

# **Proposed 2018 Certificates of Participation for Debt Issuance**

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General Services Department

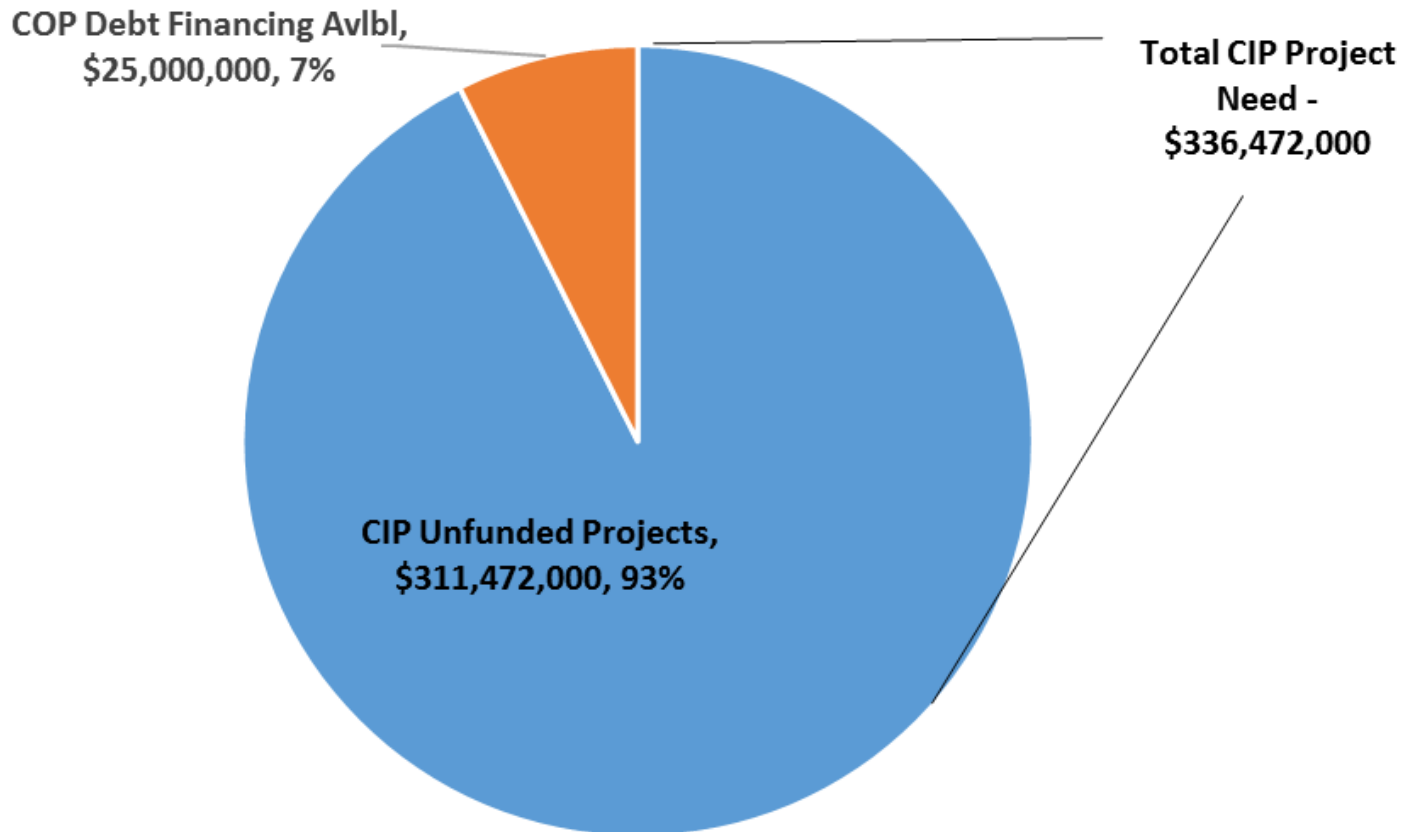
# Process for Selecting Projects



1. Department submitted CIPs for FY2017-18
2. \$336M of unfunded projects in the CIP
3. Departments ranked and prioritized top projects
4. GFOA criteria applied to projects for final list
5. CEO's office established a COP threshold at \$25 million
6. Project List Reviewed by CEO's office
7. Final review by Departments

# Disparity of Total Projects vs Debt Financing Available

*CIP Funding Needed vs. Funding Available (COP)*  
*(Excluding Public Works, Equipment, and IT Requests)*



# Projects Ranked According to GFOA Priority Criteria



**Priority I: IMPERATIVE (Must-Do)** – Projects that cannot reasonably be postponed in order to avoid harmful or otherwise undesirable consequences.

**Priority II: ESSENTIAL (Should-Do)** – Projects that address clearly demonstrated needs or objectives.

**Priority III: IMPORTANT (Could-Do)** – Projects that benefit the community but may be delayed without detrimental effects to basic services.

**Priority IV: DESIRABLE (Other Year)** – Desirable projects that are not included within five-year program because of funding limitations.

# Possible COP Projects



Department	Project Title	Est'd Cost (000's)	Priority Rank
Various	Calle Real Water System Replacement (D2)	\$2.0M – \$2.3M	I
Various	SB Courthouse Roof Replacement (D1)	\$5.4M – \$5.9M	I
Public Safety Departments	Public Safety Radio Tower Enhancement (D3, D5)	\$2.1M – \$2.4M	I
Community Services/Parks	Cachuma Lake Park Infrastructure Upgrades (D3)	\$6.0M – \$6.6M	II
Probation	SB Probation Dept. HQ - Remodel and Addition (D1)	<u>\$6.9M – \$7.6M</u>	II
<i>Total Projects with General Fund as Repayment Source</i>		<b>\$22.5M - \$24.8M</b>	



# Possible COP Projects

## With a Dedicated Repayment Source

Department	Project Title	<i>Est'd Cost</i> (000's)	<i>Priority Rank</i>
Various	Renewable Energy and Energy Efficiency Upgrade Project (D2, D5)	\$4.6M – \$5.1M	II
Community Services/Parks	Cachuma Lake Renewable Energy Project (D3)	<u>\$3.5M – \$3.9M</u>	II
<i>Total Projects with Dedicated Repayment Source</i>		<b>\$8.1M - \$9.0M</b>	
<i>Grand Total All Projects</i>		<b>\$30.6M - \$33.8M</b>	

# Calle Real Water System Replacement



<b>Project Description</b>	<ul style="list-style-type: none"><li>• Replace 80-year old piping and valve systems at Lower Calle Real campus</li><li>• Subsurface piping system has outlived its designed useful life</li><li>• Failure threatens to shut down the entire system and public programs and services</li></ul>
<b>Justification</b>	<ul style="list-style-type: none"><li>• 10 failures of this major infrastructure system in the last 5 years.</li><li>• Continued intermittent failure of this water main affects County operations</li><li>• Reduce emergency and maintenance repairs</li><li>• Failures impact multiple departments: Public Health, Behavioral Wellness, Social Services, Sheriff, Main Jail, and technical service operations, and can shut down a major portion of the entire campus</li></ul>
<b>Estimated Cost</b>	\$2,085,000
<b>Repayment Source</b>	General Fund

# Calle Real Water System Replacement





# SB Courthouse Roof Replacement



Project Description	<ul style="list-style-type: none"><li>• Remove and store existing roof tiles</li><li>• Replace deteriorated underlayment materials</li><li>• Rehabilitate the gutter and downspout system</li><li>• Replace roof tiles</li></ul>
Justification	<ul style="list-style-type: none"><li>• Stabilize and rehabilitate the existing roofing materials and underlayment of the National Historic Landmark Santa Barbara Courthouse</li><li>• Eliminate continued roof leaks from the deck</li><li>• Reduce maintenance costs</li><li>• Reduce seismic risk</li><li>• Ensure the safety of the occupants and visitors</li></ul>
Estimated Cost	\$5,400,000
Repayment Source	General Fund.

# SB Court House Roof Replacement





# Public Safety Radio Tower Enhancements



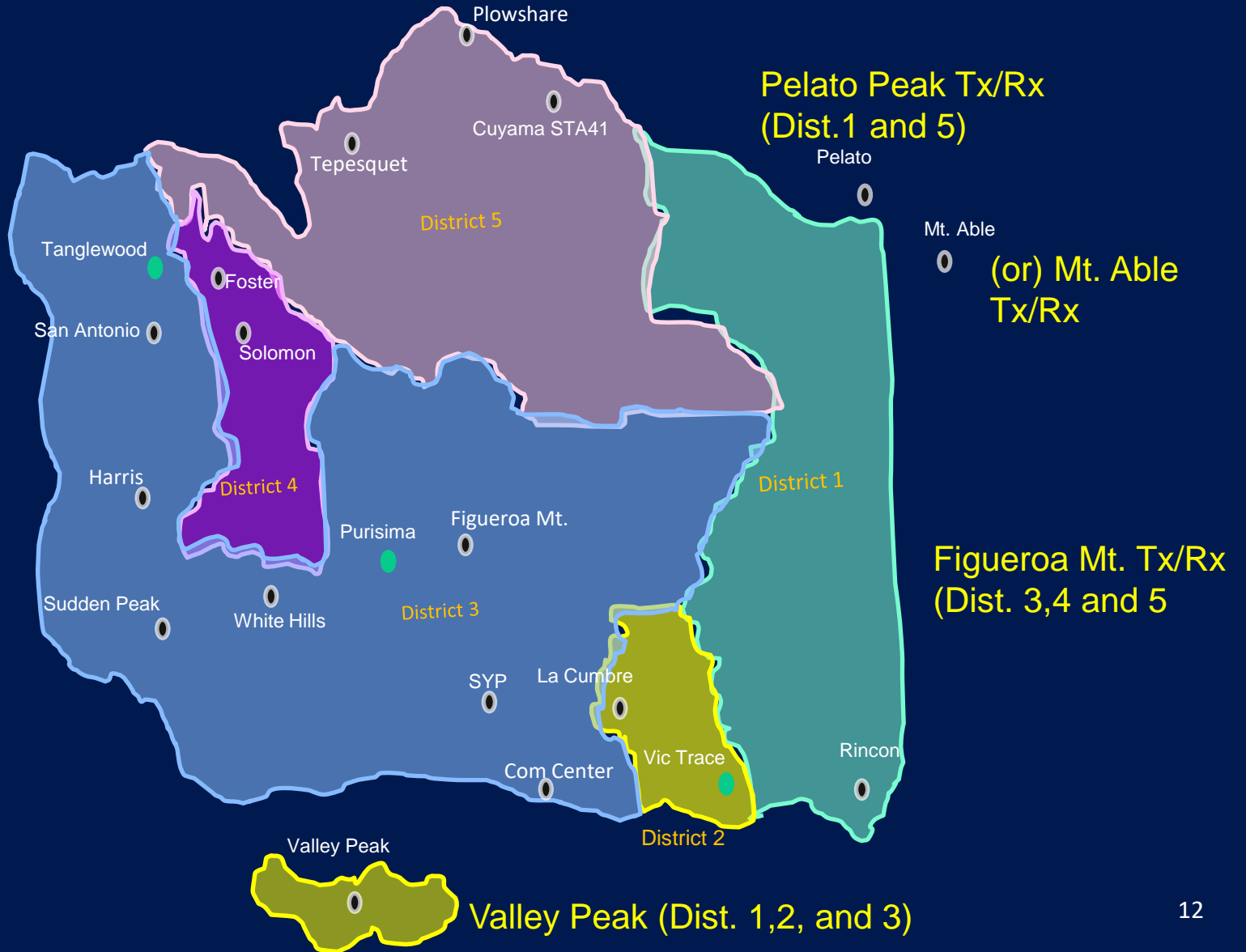
<p>Project Description</p>	<ul style="list-style-type: none"> <li>• Add radio tower infrastructure to establish radio frequency transmission sites at Figueroa Mountain</li> <li>• Add PG&amp;E utilities at Figueroa Mountain</li> <li>• Replace existing 60' tower with 100' Heavy Duty Lattice Tower at Santa Ynez Peak</li> <li>• Modify radio frequency transmission sites at Mt. Able to support multi-agency public safety radio services</li> </ul>
<p>Justification</p>	<ul style="list-style-type: none"> <li>• Dramatically improve Fire and Sheriff radio coverage across the entire Santa Ynez Valley, Los Alamos and Cuyama areas where currently poor or no radio communication can occur</li> <li>• The Santa Ynez tower replacement is in direct support of the Figueroa Mountain site build-out</li> <li>• Additional radio frequency equipment installed at various sites will enhance the Public Safety Radio Network and aide in reducing dead spots in critical areas of the County.</li> <li>• Integral to the future Public Safety Radio Network upgrade</li> </ul>
<p>Est'd Cost</p>	<p>\$2,120,000</p>
<p>Repayment Source</p>	<p>General Fund</p>

# Proposed Improvements and Supervisorial Districts

 Tx/Rx Site

 Receive Only Site

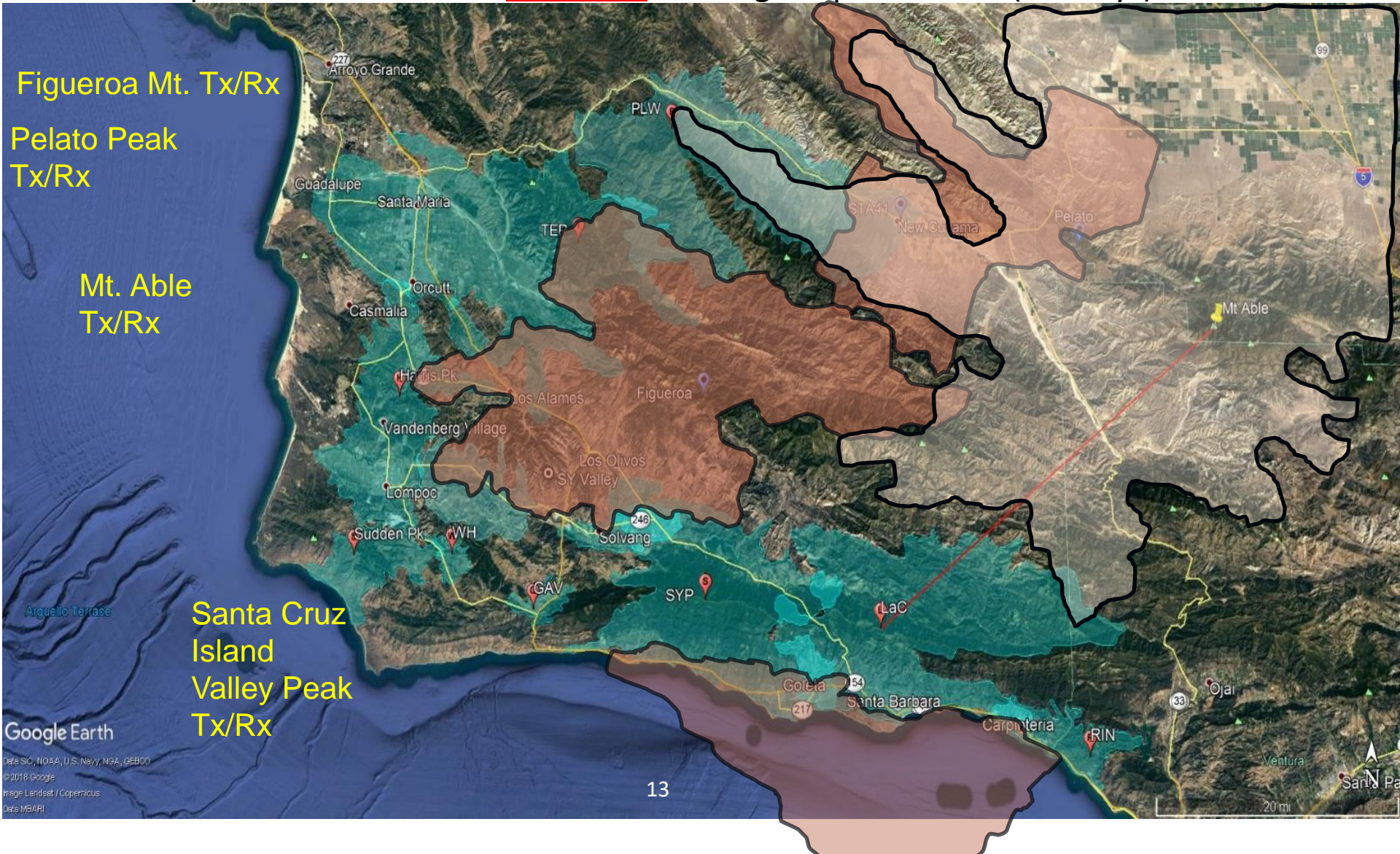
Legend Meaning





# Public Safety Radio Tower Enhancements

Proposed Site Additions: Estimated Coverage Improvements (Overlays)



# Cachuma Lake Park Infrastructure Upgrades



<p>Project Description</p>	<ul style="list-style-type: none"> <li>• Renovate and reconfigure the 120 RV camping sites.</li> <li>• Replace water and sewer lines and upgrade the electrical service to meet the demands of today's RV camper.</li> <li>• Replace paving, concrete pads with added re-bar, and install new landscaping, campground furnishings and camp area elements.</li> </ul>
<p>Justification</p>	<ul style="list-style-type: none"> <li>• 1950s infrastructure (over 60 years old); cast iron sewer lines, galvanized water lines and aluminum direct burial electrical supply</li> <li>• 50 amp upgrades to the electrical supply at each RV site will allow larger RV units and increase revenue.</li> <li>• Addresses years of deferred maintenance and improves the economic competitiveness of the park.</li> <li>• Parks revenue growth associated with increased occupancy and fees are expected to be approximately \$700,000 of new revenue annually</li> </ul>
<p>Estimated Cost</p>	<p>\$6,000,000</p>
<p>Repayment Source</p>	<p>General Fund</p>

# Cachuma Lake Park Infrastructure Upgrades



# SB Probation Dept. HQ - Remodel and Addition



<b>Project Description</b>	<ul style="list-style-type: none"><li>• In-fill the existing Probation building courtyard</li><li>• Add 2nd story over the current first floor space that faces Carrillo Street</li><li>• Final addition will allow the Department to accommodate staff and program growth</li></ul>
<b>Justification</b>	<ul style="list-style-type: none"><li>• Facility has experienced building system challenges which compromise indoor air quality</li><li>• Department has expressed a goal (Renew '22) to combine downtown SB Juvenile Services and various services at Hollister Rd. Juvenile Hall, to provide ongoing operational cost savings and efficiencies</li></ul>
<b>Estimated Cost</b>	\$6,890,000
<b>Repayment Source</b>	General Fund



# SB Probation Dept. HQ - Remodel and Addition



# Renewable Energy and Energy Efficiency Upgrades



<p>Project Description</p>	<ul style="list-style-type: none"> <li>• Install a solar energy system (0.8 Megawatt) at the Betteravia Campus (Santa Maria) and Fire Station 12 (Calle Real, Goleta)</li> <li>• Install solar thermal for hot water heating</li> <li>• Install lithium battery storage system (800kWh)</li> <li>• Install small wind generation</li> </ul>
<p>Justification</p>	<ul style="list-style-type: none"> <li>• Updates outdated HVAC systems and controls</li> <li>• Updates roofing, lighting, and boiler</li> <li>• Upgrades fixtures to improve saving water</li> <li>• Reduces ongoing operating costs and utility costs</li> <li>• Replaces outdated equipment</li> <li>• Replaces a roof at Fire Station 12</li> <li>• Positive cash flow each year even after making the debt payments</li> <li>• Meets the County's zero net energy policy</li> </ul>
<p>Estimated Cost</p>	<p>\$4,600,000</p>
<p>Repayment Source</p>	<p>Primarily utility and maintenance savings. Estimated 12 year payback.</p>

# Renewable Energy and Energy Efficiency Upgrades



# Cachuma Lake Renewable Energy Project



Project Description	<ul style="list-style-type: none"><li>• Install a renewable energy system (450kW) at the Cachuma Lake Recreation Area</li><li>• Install a solar energy shade structure at the existing RV and boat storage area</li><li>• Update outdated systems and controls</li><li>• Install new fixtures, paving, and fencing</li><li>• Install back-up battery systems at various locations</li></ul>
Justification	<ul style="list-style-type: none"><li>• Reduces ongoing operating costs and utility costs</li><li>• Increase revenue from trailer storage</li><li>• Meets the County's zero net energy policy</li></ul>
Estimated Cost	\$3,500,000
Repayment Source	Primarily utility and maintenance savings, and increased storage revenue. Estimated 15-year payback.

# Cachuma Lake Renewable Energy Project





# Next Steps

- Refine estimates for each of the projects we're directed to move forward with
- Review the projects with the Debt Advisory Committee
- Return to the Board with a proposal for financing the selected capital improvements