City of La Palma
Agenda Item No. 8

MEETING DATE: March 18, 2013

TO: CITY COUNCIL

FROM: CITY MANAGER

SUBMITTED BY: Mike Belknap, Community Services Director
Don Pruyn, Interim Finance Director

AGENDA TITLE: Long-Term Capital Improvement Program (CIP) Projections and Funding Plan

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PURPOSE:

This report presents the 10 year Capital Improvement Program projections and funding plan in preparation and inclusion in the FY 2014-15 Budget.

BACKGROUND:

As part of the annual budget process, Community Services and Finance staff develops a five-year Capital Improvement Plan (CIP). The CIP lists the major infrastructure projects planned for the subsequent fiscal year, and four additional future years. In addition to listing the specific projects and their estimated cost, funding sources are identified. Generally, La Palma focuses its CIP on arterial and residential roadway rehabilitation (i.e., paving projects). However, the CIP also lists major projects such as water and sewer system upgrades, intersection improvements or major repairs to City facilities (e.g., roof replacement, Americans with Disability Act required improvements, seismic improvements, etc.).

Over the last several fiscal years, the primary source of funding for CIP projects, not including Water and Sewer system projects, has been the Capital Outlay Reserve (COR), Measure M and Gas Tax funds. To a lesser extent, the Building Maintenance fund also supplies funding when appropriate. Prior to the statewide dissolution of redevelopment, the former Community Development Commission (CDC) also had provided funding for various road projects. Finally, when the City receives Federal, State or County grants, those funding sources are earmarked for the specific eligible projects.

In an effort to present a longer estimate of the City's ability to meet its infrastructure needs beyond the traditional five-year CIP, this report and the attached schedule, Attachment 1 presents a ten-year plan. The intent is to provide, per City Council direction, a plan that illustrates the City's commitment to maintaining its infrastructure as well as indicating the proposed funding sources.

SUMMARY:

In recent years, the Maintenance and Water Divisions stepped up efforts to address a backlog of residential and arterial rehabilitation projects. Recent adopted CIP budgets demonstrate larger than normal amounts of funding committed for road rehabilitation projects. Seeing that the City's annual apportionment of Measure M (and later, Measure M2) and Gas Tax funds would be insufficient to meet these needs, the City Council has committed General Fund reserves in excess of the 100% policy level to the Capital Outlay Reserve (COR) fund.

The COR fund has hence served as the primary source of funding for street rehabilitation projects in recent years. Due to large transfers of excess reserves to COR – $1.04 million in Fiscal Year 2010-11, $3.50 million in FY 2011-12 and $1.70 million in FY 2012-13, and $400,000 anticipated this fiscal year – that fund has accumulated a sizeable fund balance ($5,247,709 million in spendable fund balance as of June 30, 2014). However, with the recent changes to the City's General Fund revenue stream, it can be safely assumed that future fiscal years may not afford the same amounts of excess reserves that have been available for transfer to COR in recent years.

Therefore, Staff is presenting a ten-year CIP to illustrate that sufficient funding exists through FY 2023-24 to meet La Palma's projected infrastructure needs. The ten-year CIP assumes a base amount of funding from Measure M2 and Gas Tax of at least $473,000 with anticipated adjusted increases annually. This is a safe assumption since Measure M2 was approved for a thirty year term by Orange County voters in 2006. Measure M2 extends the ½ cent sales tax until 2041, proceeds of which are allocated to Orange County cities (Measure M2 Turnback) to fund various road projects. In addition, with the passage of Proposition 22 by State voters in 2010, the Highway Users Tax (Gas Tax) is safe from reductions or transfer by the State of California.

Staff looked at each year's (beginning with FY 2014-15) total, projected CIP expenditure amount. The variance was then calculated showing the amount above the assumed base annual funding of $473,000 from Measure M2 and Gas Tax. That "overage" in estimated expenditures needed for the various projects would then be funded using COR, Water or Sewer funds (depending on the project). As discussed at the March 4, 2014, City Council meeting, staff is recommending moving all significant projects to COR, along with corresponding funds from Facility Maintenance is the amount of $875,000 so this amount has been included in COR fund balance.

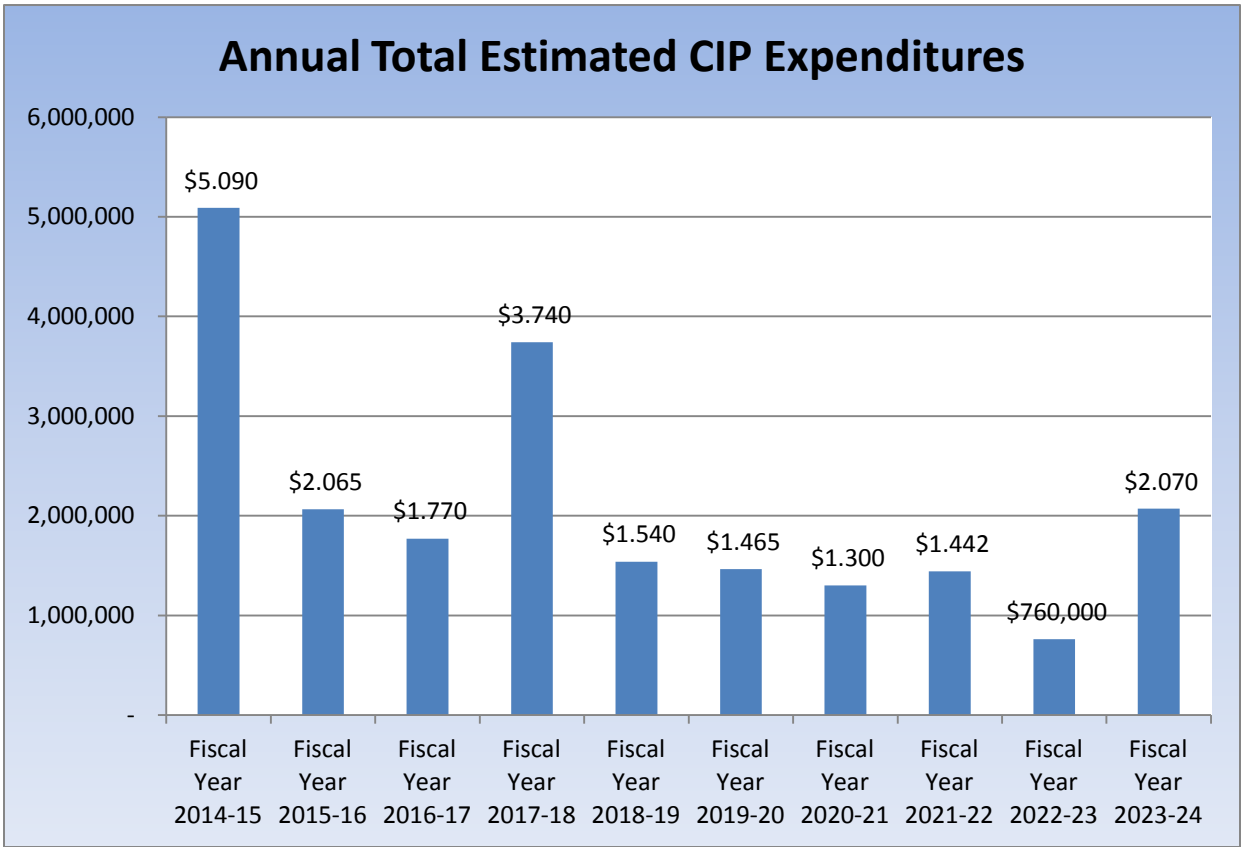
It should be noted that the ten-year CIP is only as good as the estimates which go into forming it. That is, predicting what asphalt and construction costs will be three years out, let alone ten years from now, is a difficult prospect. The key to the long-term CIP is illustrating the City's commitment to maintain its infrastructure at a level residents have come to expect. That is, using the latest pavement management plan, the water and sewer master plans, and the long-term facilities master plan, staff is able to provide estimated dates of when each project should be completed, as well as well-informed estimates of the scope and cost of the particular project.

Given the relative stability of Measure M2 and Gas Tax funding, as well as the continued presence of Water and Sewer funding, the key variable in the 10 year funding plan is determining how much COR funding is needed and available each year. This determination in turn drives consideration of how much General Fund reserves should be committed to COR for funding of needed infrastructure projects on an annual basis. It should be noted that both M2 and Gas Tax funds aren't always received in time prior to Council awarding contracts for a paving project; which requires the City to either float the funds until the start the project or possibly delaying projects until all funding is received. Additionally, the renewed Measure M Ordinance requires a Maintenance of Effort (MOE), a minimum

level of local streets and roads expenditures from the City's General Fund. While the City may exceed the MOE benchmark, any City budgeting less than this amount risks becoming ineligible for M2 funds. This MOE is benchmarked every three years by the Orange County Transportation Authority (OCTA). The new benchmark for FY 2014-15 is estimated to be $173,004, with corresponding project costs of $1.75M for arterial projects and $450,000 for residential projects. The FY 2014-15 MOE benchmark will be presented to the Technical Advisory Committee on March 26, 2014, and to the OCTA Board of Directors on April 14, 2014.

Attachment 1 provides a detailed projected ten-year CIP (out to FY 2023-24), listing individual projects in the various CIP categories and their estimated completion dates (fiscal year). Figure 1 is a summary graph of the estimated total annual CIP expenditures for FY 2014-15 through FY 2023-24:

Figure 1



The summary table below (Figure 2) indicates the total CIP estimated budget each year for the next ten years, by source of funding. As can be seen, it is the funding from COR that fluctuates the most, from year to year, as Measure M2 and Gas Tax funding remain relatively constant and any Water and Sewer projects are adequately funded from their respective funds.

Figure 2

Funding Source	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19
Capital Outlay Reserve (COR)	3,916,553	943,386	584,374	236,630	353,723
Facility Maintenance	-	-	-	-	-
Gas Tax/HUTA	182,215	186,358	190,595	194,931	199,366
Measure M	291,232	308,756	325,031	338,439	346,911
Sewer	275,000	284,000	275,000	275,000	275,000
Water	425,000	342,500	395,000	2,695,000	365,000
	5,090,000	**2,065,000**	**1,770,000**	**3,740,000**	**1,540,000**

Funding Source	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24
Capital Outlay Reserve (COR)	360,501	381,957	430,584	95,000	557,391
Facility Maintenance	-	-	-	-	-
Gas Tax/HUTA	203,904	208,546	213,295	218,152	223,122
Measure M	355,595	364,497	373,621	81,848	694,487
Sewer	300,000	300,000	300,000	300,000	400,000
Water	245,000	45,000	125,000	65,000	195,000
	1,465,000	**1,300,000**	**1,442,500**	**760,000**	**2,070,000**

Due to City Council's priorities on street projects and staff's efforts, a backlog of much needed infrastructure improvement projects have been completed. The positive gain from this schedule is a reduced need for funding arterial and residential paving projects as the scope of the projects turns from rehabilitation to slurry seal. This shift from major rehabilitation to less expensive slurry seal and maintenance projects can be seen in the table below (Figure 3), beginning in FY 2016-17 and continuing to FY 2023-24 for arterial projects and beginning in FY 2015-16 to FY 2022-23 for residential projects. Based on pavement conditions in the out years, City Council may also decide to extend the residential and arterial pavement schedule beyond the seven years which would extend COR funding further.

Figure 3

Project Summary	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19
Arterial Street Rehabilitation	1,750,000	1,000,000	200,000	350,000	450,000
Residential Street Rehabilitation	425,000	125,000	375,000	325,000	325,000
Water and Sewer Projects	700,000	626,500	670,000	2,970,000	640,000
Facilities Upgrades and Repairs	2,215,000	313,500	525,000	95,000	125,000
	5,090,000	**2,065,000**	**1,770,000**	**3,740,000**	**1,540,000**

Project Summary	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24
Arterial Street Rehabilitation	400,000	375,000	137,500	175,000	425,000
Residential Street Rehabilitation	425,000	425,000	475,000	125,000	975,000
Water and Sewer Projects	545,000	345,000	425,000	365,000	595,000
Facilities Upgrades and Repairs	95,000	155,000	405,000	95,000	75,000
	1,465,000	**1,300,000**	**1,442,500**	**760,000**	**2,070,000**

As part of the ten year CIP plan, and illustrated in Figure 2 above, Staff has analyzed the estimated expenditure needs and matched those with appropriate areas of funding: Measure M2, Gas Tax and Capital Outlay Reserve. The process sought to maximize Measure M2 and Gas Tax. Then, any additional funding needed in a given year was taken from the Capital Outlay Reserve fund. This method minimizes the amount of COR funding utilized for street projects.

It should be noted that other potential capital needs or projects not in this plan may be added at a future time and impact funding requirements for a given fiscal year. For example, the plan does not include estimates for possible energy projects including the purchase of the City's street lights, changes to street lights in order to realize energy efficiency savings, or other projects for which there are not reliable costs or funding estimates available at this time.

Additional Significant CIP

Civic Center

Last fall City Council approved a Civic Center Seismic Study to be conducted. In preparation for this report, staff asked the contractor to provide an estimate for seismic retrofitting of the Civic Center. The projected CIP includes a placeholder of $1.5M for seismic retrofit (including $535,000 already included for reroofing) of the Civic Center in FY 2014-15. Unfortunately this estimate doesn't include addressing the impacts of the liquefaction that will likely happen in La Palma. An additional $885,000 is estimated for energy improvements as part of an entire energy assessment presented earlier in the meeting. $75,000 annually for ADA improvements is also included for the ten year period. Both of these items, the Civic Center Seismic Study and ADA Transition Facility Plan, will be presented to the City Council for consideration in April. The contractor and staff will also present phasing options for the City Council to consider. Based on the amount of improvements identified in these projects as well as the age of the current buildings, the City Council may want to consider the option of building a new Civic Center rather than fund the seismic, energy upgrades, and ADA improvements.. If the City Council wishes to explore this option, staff would need to develop a proposal for feasibility and needs assessment as well as begin conversations with our Civic Center fire and library partners.

Meadowlark Well

In the Utility Funds, there is a projection of $2.2M to build a water treatment plant at the City Yard to address the arsenic levels coming from the Meadowlark Well. Arsenic is an odorless, colorless, naturally occurring trace metal found unevenly distributed in the rock and soil layers underground. As water moves over these deposits they are oxidized and dissolve into the water. The Maximum Contaminant Level (MCL) was set in 1974 at 50 Parts per Billion (ppb) when the Safe Drinking Water Act was enacted. The earliest tests staff found for arsenic in the Meadowlark Well was on March 15, 1984, at 5.4 ppb. The Meadowlark Well was drilled in 1983 and at that time arsenic testing was required every three years. In 1994 the Environmental Protection Agency (EPA) began to investigate feasibility of lowering the MCL to 10 ppb. Due to newer, more accurate testing methods the EPA determined that it was practical to lower the MCL and established 10 ppb as the new regulatory limit in 2001 and all public water systems were required to come into compliance by 2006.

How much is 10 ppb?
10 parts per billion (ppb) of arsenic in water means that there are 10 molecules of arsenic for every 999,999,990 molecules of water. That is roughly equivalent to a few drops of ink in an Olympic-sized swimming pool.

Higher arsenic detections began in 1989 when we received a 10.0 ppb result and then again in 2003 with a 9.4. At the time the state required testing every three years; however in 2006 the Orange County Water District changed our testing frequency due to the results being so close to the MCL. Subsequent results were as follows: 2/22/2006 @ 8.6 ppb, 5/12/2008 @ 9.4 ppb, and 9/20/2010 @ 10.6 ppb. Upon receipt of the last sample result, Water Supervisor Tsumura contacted the California Department of Public Health (CDPH) to get direction on how to proceed. Due to the regulation requiring a Locational Running Annual Average (LRAA) to determine compliance, the well was under the 10 ppb MCL but the City was required to increase the frequency of its monitoring and began pulling quarterly samples starting in October of 2010. Additionally, in April of 2011, staff began investigating possible treatment options and contracted with Bucknam Engineering for assistance to begin work on a Water Quality Study. In November, 2011, the Water Quality Study was completed with analysis of the water quality at both of the well sites and recommendations for possible treatment options.

On September 4, 2012, the City received a sample result of 10.8 ppb and Supervisor Tsumura again contacted the CDPH to notify of the result. Although under the LRAA for the quarter, he offered to further increase our monitoring to monthly. Below is the current report that we send to CDPH each month. Currently the LRAA levels are slightly under the reportable limit due to the results being calculated using milligrams per liter result which is in the actual regulation from the EPA. 10 ppb is calculated at 0.010 mg/L meaning the amounts would not exceed the MCL unless the LRAA exceeds 0.0106 mg/L. As the chart indicates, as of February the LRAA is currently at 0.0105 mg/L prior to the March sample.

Sample Date	Result (pnb)	Monthly Average	Quarter	Quarterly Average	LRAA
11/21/2011	8.2	8.2	2011 4th	8.20	8.200
2/29/2012	9.5	9.5	2012 1st	9.50	8.975
6/11/2012	9.5	9.5	2012 2nd	9.50	9.125
9/4/2012	10.8	10.8	2012 3rd	10.80	9.500
10/31/2012	9.7	9.8	2012 4th	9.68	9.871
10/31/2012	10.2				
10/31/2012	9.7				
10/31/2012	9.4				
11/26/2012	10.0	10.0			
12/17/2012	9.3	9.3			
1/28/2013	9.0	9.0	2013 1st	9.83	9.954
2/4/2013	11.0	11.0			
2/12/2013	11.2				
2/12/2013	10.8				
3/4/2013	9.5	9.5			
4/22/2013	10.1	10.1	2013 2nd	9.73	10.013

5/6/2013	**8.7**	**8.7**			
6/3/2013	**10.4**	**10.4**			
7/1/2013	**-**	**-**	**2013 3rd**	**-**	**9.750**
8/1/2013	**-**	**-**			
9/1/2013	**-**	**-**			
10/1/2013	**-**	**-**	**2013 4th**	**10.79**	**10.118**
11/6/2013	**12.0**	**10.9**			
11/18/2013	**10.6**				
11/25/2013	**10.3**				
11/25/2013	**10.6**				
12/9/2013	**10.7**	**10.7**			
1/13/2014	**10.5**	**10.5**	**2014 1st**	**11.10**	**10.540**
2/3/2014	**11.7**	**11.7**			

In January of 2013 staff began the preliminary work with BESST Technologies to test and identify zones within our well column at the Meadowlark Well to determine if the arsenic levels can be isolated. This contractor has successfully isolated out sections of well column using mechanical packers and engineered pump suction piping to selectively pump from specific zones within the aquifer to improve overall water quality. On February 20, 2014, staff received the final report with a recommendation to install engineered pump suction and mechanical packers to isolate several zones within the well column to isolate the areas of high arsenic concentrations to try to improve water quality. Staff has projected this work in FY 2014-15 with an estimated cost of $55,000 and is identifying companies that would be able to perform the work.

Although the BESST solution may be effective in lowering the overall concentration of arsenic levels, staff believes that a treatment option should still be explored. Staff is recommending conducting a Pilot Water Treatment Plant study to determine overall effectiveness and costs of the treatment process recommended in the 2012 Water Quality Study. The projected cost of $75,000 is also included in FY 2014-15. This study will provide more information to possibly build a treatment plant as well as identify grant funding for which this project may qualify. The study would also provide estimates for ongoing operational costs which need to be added to the Water Operating fund. A placeholder of $2.2M has been projected in FY 2017-18. If it is determined that we do not currently have the funds to construct the treatment facility we can shelf the project until the construction can be funded.

CONCLUSIONS:

This presentation shows the City's long-term commitment to infrastructure maintenance and presents a funding plan through FY 2023-24. One of the goals of this ten-year plan is to assist the City Council in making near-term determinations about the use of General Fund reserves.

Future presentations to the City Council on updating reserve policies will necessarily impact available funding for future CIP projects. That is, the ten-year CIP presented here assumes the City Council maintains the 60% and 40% uncertainties reserves policy and these funds are not available for transfer. Should that be amended to a different level, then additional General Fund

reserves could be available for transfer to COR. Additional one-time funding for capital and other uses is being discussed at the March 18, 2014 City Council meeting (as are target fund balances) as a part of the overall Sustainable Financial Plan and General Fund Revenue Policy.

Based on feedback received with this plan, Staff will prepare the standard five year CIP for inclusion with the FY 2014-15 Budget, to be presented to City Council in April.

ALTERNATIVES:

Based on available funds, City Council may choose to postpone or eliminate some of the CIP. In addition to pursuing grants for the water treatment plant (less likely to find grants for Civic Center), public financing for the Civic Center as well as the treatment plant should be considered to preserve fund balance in COR and Utility funds.

FISCAL IMPACT:

This 10-year CIP projection requires significant COR funding ($3.9M) for FY 2014-15 with substantial decreases in the remaining nine years Almost half of this $3.9M is for Civic Center rehabilitation related to seismic retrofitting. Any postponement of this project would then shift funding requirements accordingly. Additionally, COR fund balance includes the transfer of $875,000 from the internal service Facilities Maintenance Fund.

This plan assumes City Council's commitment to funding infrastructure remains at least at the same level as recent years. In addition, the ten year plan assumes the necessary annual transfers to COR are made when needed. Furthermore, any future discussion of reserve policies will help further guide Staff when considering how best to fund its infrastructure needs. The proposed CIP includes the Water Treatment Plant which would require an increase in annual operating costs that aren't identified at this time but would be part of the feasibility study.

RECOMMENDED ACTION:

It is recommended that the City Council review the long-term (ten year) Capital Improvement Plan (CIP) projected project and funding plan and provide feedback on the projected use of various funding sources to meet the City's long-term infrastructure needs. City Council feedback will help Staff in finalizing the CIP as part of the budget process. Formal presentation of the CIP will occur as part of the regular Fiscal Year 2014-15 budget development process (April) with anticipated adoption occurring in June.

APPROVED:

Department Director	Finance	City Manager

Attachments: 1. Ten-Year Capital Improvement Plan (CIP) Funding Plan, FY 2014-15 through FY 2023-24

Attachment 1

City of La Palma

Capital Improvement Plan

Project Summary - 10 Year Plan

Project	Total Project Cost	Projected / Estimated Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24
Water System Improvements:											
SCADA PHASE 2 - Replacement of the PLC panel at Walker Street Booster Station, including installation, commisioning, and SCADA interface.	50,000	50,000									
SCADA PHASE 3 - Development and installation of new PLC for Walker Well and chemical feed systems and installation of new communications modem.	40,000		40,000								
SCADA IMPROVEMENTS - Includes development and integration of SCADA with new and existing equipment.	115,000			25,000		40,000		25,000		25,000	
SCADA SERVER REPLACEMENT - SCADA system server replacement, scheduled every ten years. Last completed FY 13/14.	100,000										100,000
SECURITY CAMERAS - Installation of security camers at City Yard and Walker Street facilities to be tied into existing SCADA system.	100,000			100,000							
FIRE HYDRANT CHECK VALVES - Installation of check valves on fire hydrants located on arterial streets to prevent damage when struck by vehicles.	100,000					100,000					
CITY YARD RESERVOIR ASSESSMENT - Condition assessment and recommendations to rehabilitate the City Yard Reservoir as it	25,000			25,000							
CITY YARD RESERVOIR REHAB - Rehabilitation based on recommendations from condition assessment.	100,000				100,000						
CITY YARD ENGINEERED PUMP SUCTION - BESST Technologies recommended pilot test to reduce the concentration of total arsenic produced from the Meadowlark Well.	55,000	55,000									
WATER TREATMENT FEASIBILITY STUDY - Perform pilot testing of selected treatment options to adjuts design parameters and evaluate cost projections.	75,000	75,000									
WATER TREATMENT PRELIMINARY DESIGN - Preliminary design to define footprint and costs and 30% designs and specifications.	75,000		75,000								
WATER TREATMENT ENGINEERING - Development of plans and specifications for Water Treatment Plant construction at City Yard facility.	150,000			150000							

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Capital Improvement Plan

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WATER TREATMENT PLANT CONSTRUCTION - Construction of water treatment plant at City Yard, including inspection, legal and administrative fees, and 15% contingency. *(Pursuing grants and/or financing)*	2,200,000				2,200,000						
CONVERSION OF NATURAL GAS MOTOR @ WALKER STREET BOOSTER STATION - Conversion of natural gas motor located at Wallker Street Booster Station to propane to allow for emergency use.	150,000						150,000				
MEADOWLARK WELL PUMP REPLACEMENT - Replacement of deep well pump and motor, historically we average every 5 years. Last performed in FY 13/14.	150,000					75,000					75,000
WALKER WELL PUMP REPLACEMENT - Replacement of deep well pump and motor, historically we average every 5 years. Last performed in FY 11/12.	150,000			75,000				75,000			
PIPELINE CONDITION ASSESSMENT - Condition assessment of water mains in the distribution system to determine replacement schedule, to be performed before Water Master Plan update.	50,000	50,000									
RESRVOIR COATING - Tenemic coatings for both water reservoirs at City Yard and Walker Street. Should be perfromed after City Yard rehabilitation project is completed.	70,000					70,000					
EMERGENCY INTERCONNECT - Installation of emergency interconnection to provide water from a neighboring agency.	250,000				250,000						
CITY YARD BUILDING PAINTING - 50% portion for the painting of all buildings in City Yard.	20,000									20,000	
CITY YARD PAVEMENT - 50% portion for the pavement repairs at the City Yard including a complete rebuild in FY 15/16 and an overlay in FY 21/22.	117,500		87,500					30,000			

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Capital Improvement Plan

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WALKER STREET RESERVOIR ASSESSMENT & REHABILITATION - Placeholder for a future project to assess and rehabilitate the Walker Street Reservoir. Tank was installed in 1992 with a 50 year expected service life. Schedule for FY 27/28.	-										
WATER VALVES & SEWER MANHOLES - Raise and repair water valves and sewer manholes (In conjunction with the residential pavement management program)	200,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
RESERVOIR MIXERS - Replacement of two Reservoir Management Systems at City Yard and Walker Street. Should be completed after City Yard rehabilitation project is completed.	60,000					60,000					
CITY YARD FENCE - 50% portion for the replacement and repairs of the perimeter fence at City Yard.	25,000			25,000							
CITY YARD STORM DRAINS (50%) - 50% portion of the installation of new storm drain interceptors and clarifiers at the City Yard.	75,000			75,000							
STORAGE BIN ROOF - 50% portion of covering for materials storage bins at the City Yard. This is required by our Stormwater permit under NPDES.	20,000			20,000							
WATER MASTER PLAN - Engineering report to develop an update for the Water System Master Plan.	125,000					125,000					
WATER RATE STUDY - Study to determine if current rates are structured to fund operations and CIP budgets properly. Typically performed every 5 years.	150,000	75,000					75,000				
CITY YARD MODERNIZATION PLAN - Engineering study to optimize use of space and buildings at the City Yard facility & Property Survey	100,000	100,000									
Total Water System Improvements	**$ 4,897,500**	**$ 425,000**	**$ 342,500**	**$ 395,000**	**$ 2,695,000**	**$ 365,000**	**$ 245,000**	**$ 45,000**	**$ 125,000**	**$ 65,000**	**$ 195,000**

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Sewers:		425,000									
SEWER DEFICIENCY REPAIRS - Repair identified deficiencis via spot repairs, CIPP or replacement, as necessary, per Sewer Master Plan **(Ongoing)**	1,325,000	120,000	120,000	120,000	120,000	120,000	145,000	145,000	145,000	145,000	145,000
WATER VALVES & SEWER MANHOLES - Raise and repair water valves and sewer manholes (In conjunction with the residential pavement management program)	300,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
GREASE & ENCRUSTATION REMOVAL - Clean sewer lines, as necessary, to remove encrustation from sewer pipes per Sewer Master Plan **(Ongoing)**	750,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
SEWER SYSTEM EVALUATION & CCTV REVIEW **(Ongoing)**	500,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
SEWER SYSTEM MASTER PLAN - completed in 2013 (10 years)	100,000										100,000
CITY YARD FENCE - 10% portion for the replacement and repairs of the perimeter fence at City Yard.	5,000		5,000								
STORAGE BIN ROOF - 10% portion of covering for materials storage bins at the City Yard. This is required by our Stormwater permit under NPDES.	4,000		4,000								
Total Sewer System Improvements	**$ 2,984,000**	**$ 275,000**	**$ 284,000**	**$ 275,000**	**$ 275,000**	**$ 275,000**	**$ 300,000**	**$ 300,000**	**$ 300,000**	**$ 300,000**	**$ 400,000**

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Maintenance Division: City Yard											
CITY YARD PAVEMENT - 50% portion for the pavement repairs at the City Yard including a complete rebuild in FY 15/16 and an overlay in FY 21/22.	117,500		87,500						30,000		
CITY YARD BUILDING PAINTING - 50% portion for the painting of all buildings in City Yard.	20,000									20,000	
STORAGE BIN ROOF - 40% portion of covering for materials storage	16,000		16,000								
CITY YARD FENCE - 40% portion for the replacement and repairs of the perimeter fence at City Yard.	20,000		20,000								
CITY YARD STORM DRAINS (50%) - 50% portion of the installation of new storm drain interceptors and clarifiers at the City Yard.	75,000		75,000								
Total City Yard Improvements	**$ 248,500**	**$ -**	**$ 198,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30,000**	**$ 20,000**	**$ -**
Community Center and Parks:											
CENTRAL PARK PLAYGROUND - Replace playground equipment & rubberized surfacing	225,000	225,000									
EL RANCHO VERDE PARK PLAYGROUND - Replace playground equipment and rubberized surfacing	250,000								250,000		
ELECTRONIC READERBOARD - Replace readerboard at Central Park	60,000							60,000			
Total Community Center and Parks Improvements	**$ 535,000**	**$ 225,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 60,000**	**$ 250,000**	**$ -**	**$ -**

City of La Palma

Capital Improvement Plan

Project Summary - 10 Year Plan

Project	Total Project Cost	Projected / Estimated Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24
City Hall											
CITY COUNCIL CHAMBERS REHABILITATION - Replace and update electrical, voting, & sound systems; and ADA improvements	60,000	60,000									
FLOORING - Replace carpet and tile work at City Hall (throughout)	40,000		40,000								
ROOF - Reroof Civic Center	500,000	500,000									
SEISMIC RETROFIT - Retrofit of Civic Center for occupancy in emergency (Estimate Placeholder)	1,100,000	1,100,000									
OUTSIDE CONCRETE - Replace concrete outside of buildings (ADA Ramp, Southside perimeter, & front entry)	100,000	100,000									
RESTROOMS - Refurbish restrooms - ADA compliance	120,000	120,000									
AC UNITS - Replace Air Conditioning Units (5 total @ $20,000 each) penc	100,000				20,000	20,000	20,000	20,000	20,000		-
PARKING LOT - Pavement Replacement	200,000			200,000							
ELECTRICAL - Exterior & Interior Improvements	250,000			250,000							
ADA - Prioritized improvments annually (10 Years)	750,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Total City Hall Improvements	**$ 3,220,000**	**$ 1,955,000**	**$ 115,000**	**$ 525,000**	**$ 95,000**	**$ 95,000**	**$ 95,000**	**$ 95,000**	**$ 95,000**	**$ 75,000**	**$ 75,000**
Police/Fire Facilities:											
ROOF - Reroof fire building	35,000	35,000									
RESTROOMS - Refurbish lobby restrooms	30,000					30,000					
JAIL CELLS - Replace jail cells and locks	30,000					-			30,000		
Total Police/Fire Facilities Improvements	**$ 95,000**	**$ 35,000**	**$ -**	**$ -**	**$ -**	**$ 30,000**	**$ -**	**$ -**	**$ 30,000**	**$ -**	**$ -**
		35,000	**-**	**-**	**-**	**30,000**	**-**	**-**	**30,000**	**-**	**-**
Total Capital Improvement Plan Before Ongoing Projects	**$ 11,980,000**	**$ 2,915,000**	**$ 940,000**	**$ 1,195,000**	**$ 3,065,000**	**$ 765,000**	**$ 640,000**	**$ 500,000**	**$ 830,000**	**$ 460,000**	**$ 670,000**
	$ 11,980,000	**$ 2,915,000**	**$ 940,000**	**$ 1,195,000**	**$ 3,065,000**	**$ 765,000**	**$ 640,000**	**$ 500,000**	**$ 830,000**	**$ 460,000**	**$ 670,000**

City of La Palma

Capital Improvement Plan

Project Summary - 10 Year Plan

Project		Total Project Cost	Projected / Estimated Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24
Arterial Street Rehabilitation:												
CRESCENT AVE.	- W.C.L. TO E.C.L. (2013)	100,000							100,000			
HOUSTON AVE.	- Walker St. to Moody St. (2010)	425,000				100,000						325,000
LA PALMA AVE.	- Coyote Creek Channel to Moody St. (2013)	150,000							150,000			
	- Moody St. to Walker (2000)	875,000	750,000							125,000		
	- Walker St. to Valley View St. (2007)	412,500	400,000							12,500		
MOODY ST.	- S.C.L. to La Palma Avenue (2012)	150,000						150,000				
	- La Palma Ave. to Houston Ave. (2011)	200,000					200,000					
	- Houston Ave. to Orangethorpe Ave. (2012)	100,000						100,000				
ORANGETHORPE AVE.	- Moody St. to Walker St. (2002)	725,000		550,000							175,000	
	- Walker St. to 91 Frwy (2007)	150,000			-	150,000						
	- 91 Frwy to Valley View St. (2010)	100,000				100,000						
VALLEY VIEW ST.	- S.C.L. to Thelma Ave (2007)	300,000			200,000							100,000
	- Orangethorpe Ave. to 183rd St. (Pre 1998)	725,000	600,000						125,000			
WALKER ST.	- Crescent Ave. to La Palma Ave. (2012)	150,000						150,000				
	- La Palma Ave. to 183rd St. (2011)	250,000					250,000					
FRESCA/MARLIN	- Walker to Valley View	450,000		450,000								
Total Arterial Street Rehabilitation		**$ 5,262,500**	**$ 1,750,000**	**$ 1,000,000**	**$ 200,000**	**$ 350,000**	**$ 450,000**	**$ 400,000**	**$ 375,000**	**$ 137,500**	**$ 175,000**	**$ 425,000**

City of La Palma

Capital Improvement Plan

Project Summary - 10 Year Plan

Project	Total Project Cost	Projected / Estimated Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24
Residential Street Rehabilitation:											
Residential Pavement Management Program - Rehabilitate residential streets according to City Council adopted plan, using COR, Gas Tax, and Measure M funds. The project cost is based on the Residential Pavement Management Report, which includes ADA Pedestrian Ramp Construction.											
ZONE 1 - Area north of La Palma Ave., South of Houston, West of Moody St. (2009)	$ 1,100,000			250,000							850,000
ZONE 2 - Area north of Houston Ave., West of Moody St. (2010)	$ 200,000				200,000						
ZONE 3 - Area east of Walker St. (2011)	$ 200,000					200,000					
ZONE 4 - Area west of Walker St., East of Moody St., South of Houston Avenue, North of Edison ROW (2007)	$ 450,000	300,000							150,000		
ZONE 5 - Area south of Moody Creek (2012)	$ 300,000						300,000				
ZONE 6 - Area south of La Palma Ave., West of Moody St. (2013)	$ 300,000							300,000			
ZONE 7 - Area east of Moody St., west of Walker St., south of Edison ROW, north of Moody Creek (2014)	$ 200,000								200,000		
WATER VALVES & SEWER MANHOLES - Raise and repair water valves and sewer manholes (In conjunction with the residential pavement management program, using Water ($20,000) and Sewer ($30,000) funds.	$ -										
CURB & GUTTER - Repair and replace broken/settled curb & gutter	$ 1,250,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total Residential Street Projects	**$ 4,000,000**	**$ 425,000**	**$ 125,000**	**$ 375,000**	**$ 325,000**	**$ 325,000**	**$ 425,000**	**$ 425,000**	**$ 475,000**	**$ 125,000**	**$ 975,000**
Total Capital Improvement Plan	**$ 21,242,500**	**$ 5,090,000**	**$ 2,065,000**	**$ 1,770,000**	**$ 3,740,000**	**$ 1,540,000**	**$ 1,465,000**	**$ 1,300,000**	**$ 1,442,500**	**$ 760,000**	**$ 2,070,000**