



City of Emeryville

INCORPORATED 1896

1333 Park Avenue

Emeryville, California 94608-3517

Tel: (510) 596-4300 | Fax: (510) 596-4389

Budget & Governance Committee

Diane Martinez, Chair

Nora Davis, Vice Chair

Budget Advisory Committee

William C. Reuter, Chair

Benay Curtis-Bauer, Vice Chair

Brian Cross, Business Rep

Fran Quittel, Resident

Michael Costello, Labor Rep

A Joint Meeting of the Budget & Governance and Budget Advisory Committees

Special Meeting

Emeryville City Hall, Garden Room

1333 Park Avenue

Emeryville, CA 94608

April 25, 2016, 5:30 pm

All writings that are public records and relate to an agenda item below which are distributed to a majority of the Budget & Governance and Budget Advisory Committees (including writings distributed to a majority of the Committees less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, CA, during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the committee secretary at (510) 596-4352 as far in advance as possible but no later than 72 hours before the scheduled meeting. The best effort to fulfill the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the committee secretary prior to the meeting, and must be returned to the committee secretary at the end of the meeting. All documents are available in alternative formats, upon request.

No dogs, cats, birds or any other animal or fowl shall be allowed at or brought in to a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which is defined as a guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability, or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties. All committee meetings are recorded and are available through the City's website.

DATED: April 19, 2016

Post on: April 20, 2016

Post until: April 26, 2016

AGENDA

1. Roll Call
2. Public Comment
3. Approval of December 7, 2015 Minutes
4. Action Items
 - 4.1. Discussion on the Sewer Rate Study
5. Information items
 - 5.1. 3rd Quarter FY 15-16 Financial Update
 - 5.2. Update on Alameda County Fire Agreement
 - 5.3. Update on Long-Term Debt Currently Outstanding
 - 5.4. Presentation of the 2016-17 and 2017-18 General Fund Baseline Budget and Reserve Policy
 - 5.5. Discussion Regarding the City's Five-Year Capital Improvement Program for FY 2017-2021
6. Future Agenda Items
7. Announcements/Member Comments
8. Adjournment

FURTHER INFORMATION may be obtained by contacting Susan Hsieh, Committee Secretary, at (510) 596-4352 or shsieh@emeryville.org. The next special meeting is scheduled for May 16, 2016.



Deputy City Clerk

City of Emeryville
Joint Meeting of Budget & Governance Committee and Budget Advisory Committee Minutes
December 07, 2015, 5:30 p.m.

Members Present:

Budget & Governance Committee

Dianne Martinez, Chair
Nora Davis, Vice Chair

Staff Present:

Carolyn Lehr, City Manager
Michelle Strawson O'Hara, Finance Supervisor
Peggy Xu, Senior Accountant
Tanya Harris, Child Development Center Manager

Budget Advisory Committee

William C. Reuter, Chair
Brian Cross, Business Rep
Fran Quittel, Resident

Excused:

Benay Curtis-Bauer, Vice Chair
Michael Costello, Labor Rep

1. **Call to Order:** The meeting was called to order at 5:30 p.m.
2. **Public Comments:** None
3. **Minutes from May 18, 2015 & October 19, 2015 (Budget Advisory) and October 15, 2015 (Budget & Governance) Meetings:** Approved
4. **Action Items:**
 - A. **Review and Acceptance of Fiscal Year 2014-15 CAFR** - Finance Supervisor Michelle Strawson O'Hara presented the highlights on the Comprehensive Annual Financial Report (CAFR) and noted that staff will present options for use of the unassigned General Fund reserves for City Council consideration in 2016 as the budget process kicks off.
 - ◆ City Manager Carolyn Lehr noted that options may include increasing Capital Improvement Program (CIP) reserve balances and funding pension liabilities.
 - ◆ Council Member Nora Davis noted that the City should have a long-term strategy for the pension plan and also consider other responsibilities such as global warming.
 - ◆ Member Fran Quittel questioned the vacant positions and requested more information regarding the \$19 million transfer from the Successor Agency. Ms. Lehr and Ms. Strawson O'Hara responded that there were ongoing recruitments for the vacant positions and the \$19 million transfer occurred in FY2014-15 and did not represent a "net" amount paid from the Agency. Staff will follow-up to provide a "net" contribution amount between the City and Successor Agency to date.
 - ◆ Member Davis suggested that an analysis may be needed for staffing and services provided as the population changes and the services may have changed.
 - ◆ Chair Dianne Martinez suggested doing a comparison with other cities pension liabilities and funding levels to use as a guide in developing a funding plan.
 - ◆ Chair William Reuter suggested the City should find new sources for revenues and continue optimizing current revenue streams as well as look at new investment opportunities.

Audit Partner Bryan Gruber from Lance Soll Lunghard (LSL) discussed the responsibilities and role of being the City's independent auditor and noted there were no significant findings for the City's FY2014-15 CAFR. Mr. Gruber also discussed the new Government Accounting Standards Board (GASB) 68 note disclosures and the four findings from the Emeryville Child Development Center audit.

- ◆ ECDC Manager Tanya Harris discussed the related challenges: high staff turnover and hiring difficulties, structural issues with the fees, workers compensation claims, safety training, and teacher-to-student ratios.

Members voted to recommend acceptance of the FY14-15 CAFR by the full City Council at their December 15, 2015 meeting.

5. **Informational items:**

- A. **1st Quarter FY15-16 Financial Update** – Ms. Strawson O’Hara discussed the highlights for the 1st quarter.
 - ◆ Member Davis questioned the department name of Community Development Services and noted the similarity with Community Services. Ms. Lehr noted she would consider this during the upcoming budget process.
- B. **Update on the Alameda County Fire Agreement** – informational only
- C. **Update on Long-Term Debt Currently Outstanding** – informational only

6. **Future Agenda Items:**

- ◆ Committee members Quittel and Davis requested a staffing analysis to determine appropriate staffing levels for the City of Emeryville.
- ◆ Staff will review investment policy in coming year and look at the potential for City investments to work more effectively while remaining safe while considering resources needed to continue providing core municipal services.

7. **Announcements/Member Comments:** None.

8. **Adjournment:** The meeting was adjourned at 6:55 p.m.



TO: Maurice Kaufman, Director of Public Works / City Engineer
FROM: Bartle Wells Associates
DATE: April 18, 2016
SUBJECT: City of Emeryville - Sewer Rate Study

MEMORANDUM

Introduction

The City of Emeryville (City) provides sewer sanitary collection services to a population of approximately 10,000. The collection system serves the entire City and includes about 15 miles of sewer mains. In addition, approximately 11 miles of sanitary sewer mains from 370 acres of primarily residential property in the City of Oakland and 0.25 acres of residential property in the City of Berkeley drain into Emeryville's sanitary sewer system. The City's sewer collection system feeds into treatment facilities managed by East Bay Municipal Utility District (EBMUD).

The City last conducted a detailed review of collection rates in the early 1990's and have not increased rates since 1996. The City engaged Bartle Wells Associates (BWA) to analyze and update the City's sewer collection rates to reflect the City's up to date operating and capital costs. The City currently charges all single family residential customers a flat \$8 per month rate and all multiple family and non-residential customers a volumetric rate of \$1.25 per hundred cubic feet of water consumed (ccf). An overview of current and proposed rates with 9% annual increases based on the preliminary results of the study are shown in **Table ES-1**.

Accounts and Wastewater Flow

As of December of 2015, the City serves about 538 single family residential accounts and 434 non-residential accounts (see **Table 1**). Water consumption has decreased due to the historic drought California is facing. Consumption has decreased from about 610,000 ccf in calendar year 2013 to 536,000 ccf in calendar year 2015. The State Water Resource Control Board has ordered a statewide cutback of water consumption for all agencies in California. For the City of Emeryville (as a satellite agency to EBMUD) this cutback is 16% (See **Figure 1**).

Table ES-1: Executive Summary of Proposed Rates

	Current	Proposed				
	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Single Family Residential [1]						
Monthly (\$\$ / Month)	\$8.00	\$8.72	\$9.50	\$10.36	\$11.29	\$12.31
Bimonthly (\$\$ / Bimonthly)	\$16.00	\$17.44	\$19.01	\$20.72	\$22.59	\$24.62
Triplex / Duplex / Fourplex (\$\$ / ccf) [2]	\$1.25	\$1.36	\$1.49	\$1.62	\$1.76	\$1.92
All other Classes [3]	\$1.25	\$1.36	\$1.49	\$1.62	\$1.76	\$1.92
Minimum Charges						
Daily (\$\$ / day)	\$0.2667	\$0.2907	\$0.3168	\$0.3453	\$0.3764	\$0.4103
Monthly (\$\$ / month)	\$8.00	\$8.72	\$9.50	\$10.36	\$11.29	\$12.31
Bi-monthly (\$\$ / bimonthly)	\$16.00	\$17.44	\$19.01	\$20.72	\$22.59	\$24.62

[1] Accounts charged a flat rate monthly or bimonthly.

[2] Accounts charged a volumetric rate. Accounts are NOT charged a minimum daily rate.

[3] Accounts charged a volumetric rate. Accounts ARE charged a minimum daily rate.

Table 1: Accounts and Water Consumption

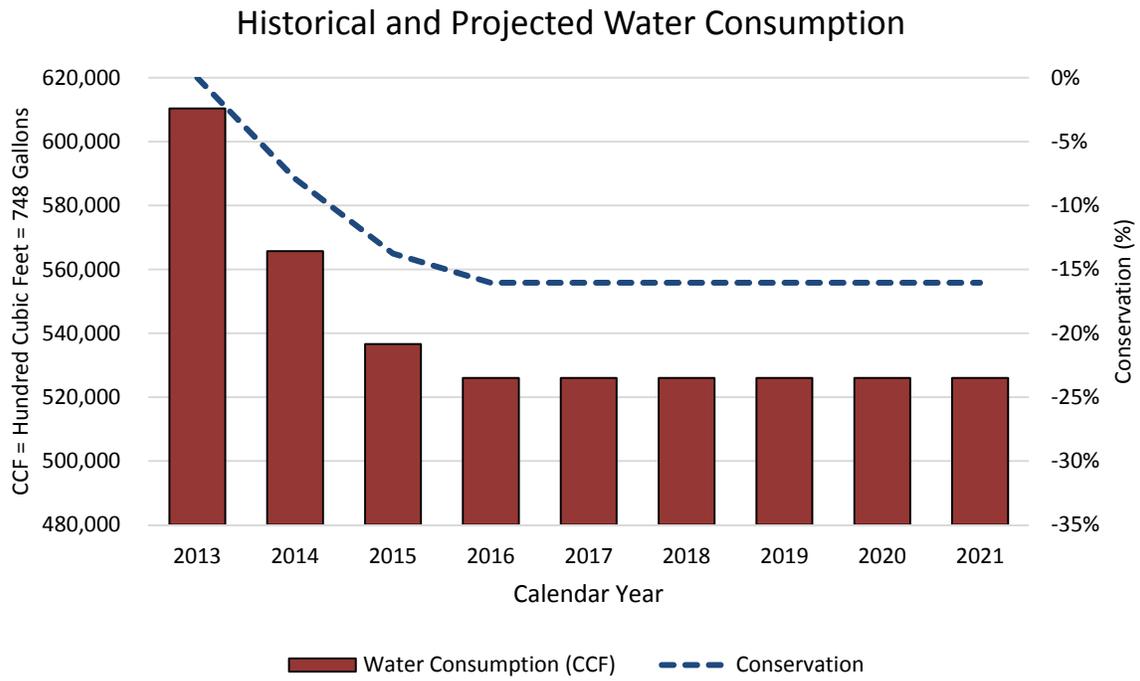
City of Emeryville
Sewer Rate Study

	2013	2014	2015
Single Family Residential	538	538	538
All Other	<u>421</u>	<u>427</u>	<u>434</u>
Total Accounts	959	965	972
	2013	2014	2015
Wastewater Flow (ccf) [1]	610,400	565,700	536,600

[1] Does not include single family residential accounts

Figure 1: Historical and Projected Wastewater Flow

City of Emeryville
Sewer Rate Study



-EBMUD Conservation Mandated by State Water Resource Control Board: 16%

-2013 to 2015: Actuals

-2016 to 2022: Projections (Based on 16% reduction in water consumption as mandated by the SWRCB)

Revenue

Based on historical data provided by the City and EBMUD, an estimation of revenue for FY2016 is calculated, see **Table 2**. For this study, BWA assumes the City will continue to meet its water conservation goal in all projected years through FY2021, as shown in **Figure 1**. Duplex, Triplex, and fourplex accounts are charged a volumetric rate of \$1.25 per ccf. These accounts are not charged a minimum.

All other volumetric accounts are charged a volumetric rate or a minimum equal to \$0.2667 per day, whichever is greater. The current \$0.2667 per day charge is equivalent to \$8 per month based on a 30 day month.

BWA finds the City's sewer rate structure to be appropriate. The typical single family residential customer is assumed to generate 6.4 ccf of sewer flow monthly. BWA finds this generation rate to be reasonable. Calendar year 2013 to 2015, single family sewer flow (based on winter water use) has ranged from 7.2 ccf to 6.2 ccf. For comparison, from 2012 to 2014, the City of Berkeley average water use (and assumed sewer flow) per single family home was 6.5 ccf per month. Indoor sewer flow from basic health and sanitation activities is about 50 to 60 gallons per day per capita. An assumed sewer flow of 6.4 ccf equates to a three person household generating about 53 gallons per day per capita.

Table 2: Current Rates and Estimated FY2016 Revenue

City of Emeryville
Sewer Rate Study

	Variable Revenue		
	WW Flow (ccf)	Rate (\$\$/ccf)	Revenue
Duplex/Triplex/Fourplex [1]	22,500	\$1.25	\$28,125.00
All other classes [2]	509,100	\$1.25	\$636,375.00
Minimum Charges [3]	2,900	N/A	\$9,121.87
	534,500		\$673,621.87
	Fixed Revenue		
	Accounts	Rate (\$\$/Month)	Revenue
Single Family Residential [4]	538	\$8.00	\$51,648
Total Estimated Fiscal Year 2016 Revenue			\$725,270

Source: Revenue estimated using flow data provided by East Bay Municipal Utility District

[1] Duplex/Triplex/Fourplex accounts are not charged a minimum and are charged based on actual volume.

[2] Charged a minimum of \$.2667 / day

[3] Usage that did not exceed the daily minimum. Revenue amount reflects the daily minimum amount collected at \$.2667 / day

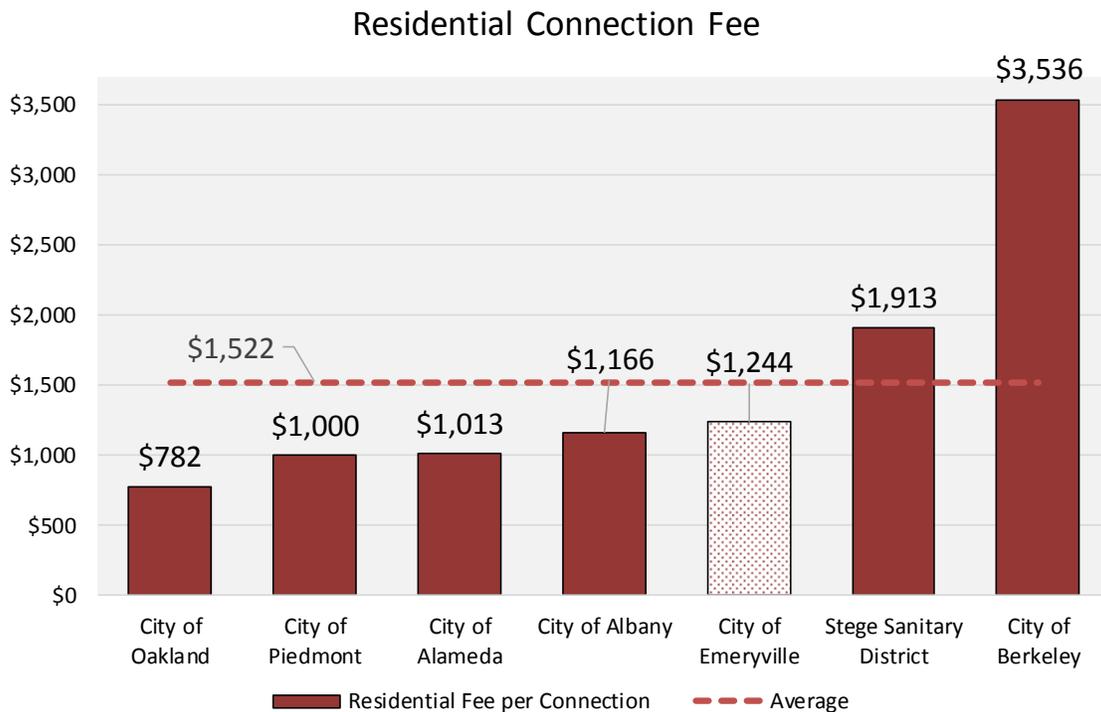
[4] Charged a flat \$8 / month or \$16 / bimonthly

The City also collects revenues from new development via sewer connection fees. Connection fees are one-time hookup fees paid by new customers with their building permits. Connection fee revenues may only be used to fund sewer capital improvements that directly benefit development. The City’s current residential sewer connection fee is \$1,244 per residential dwelling unit. Non-residential development is charged a connection fee of \$249 per sewer trap. Historically, the City has collected significant connection fee revenues from redevelopment. These revenues have offset the need to raise the sewer rates to fund capital improvement projects.

BWA conducted a sewer connection fee survey of the EBMUD satellite sanitation agencies. The City of Emeryville’s fee is in the mid-range, see **Figure 2**.

Figure 2: Regional Connection Fee Survey

City of Emeryville
Sewer Rate Study



Fund Reserves

The cost of providing wastewater collection service includes operating expenses, capital improvements, and building fund reserves for emergencies and major sewer projects. Bartle Wells Associates recommends that the City of Emeryville maintain four reserves: an operating fund reserve, a project delivery reserve, an emergency reserve, and a major project reserve. An overview of fund reserves is shown in **Figure 3**. The operating fund will maintain a reserve equal to 50% of that year's operating expenses. In its capital funds, it is recommended that the City maintain a \$100,000 reserve for project deliveries and \$2.5 million reserve for catastrophic emergencies. There is also a need to set aside \$2.5 million in funds for the rehabilitation of the Powell Street sewer main west of Interstate 80. This project is not mandated by the Consent Decree but is anticipated to be necessary in the next seven to ten years due to soil conditions. It is anticipated that the City will accumulate the Powell Street rehabilitation reserve over time at a rate of \$357,000 annually. The total recommended reserve in FY2021 (the last year of the proposed rate increase) is about \$5.3 million, see **Table 3**, and the actual reserve is projected to miss the target slightly at \$5.1 million. However, the City is projected to fully meet the recommended reserve by FY2022, one year after the final proposed rate increase.

Figure 3: Fund Reserves (All Funds)

City of Emeryville
Sewer Rate Study

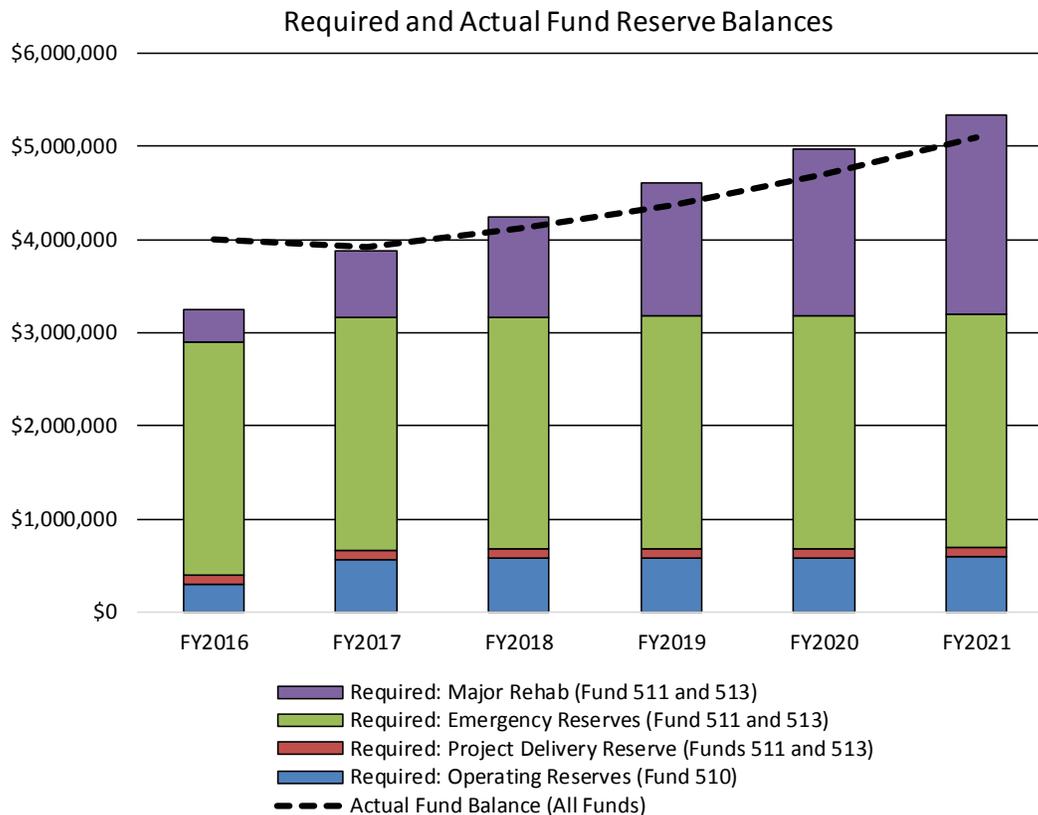


Table 3: Recommended and Actual Reserve Cash BalancesCity of Emeryville
Sewer Rate Study

Fund	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Operating Reserves (Fund 510)	296,750	567,600	571,100	577,421	583,901	590,542
Project Delivery Reserve (Funds 511 & 513)	100,000	100,000	100,000	100,000	100,000	100,000
Emergency Reserves (Fund 511 & 513)	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Major Rehab (Fund 511 & 513)	<u>357,000</u>	<u>714,000</u>	<u>1,071,000</u>	<u>1,428,000</u>	<u>1,785,000</u>	<u>2,142,000</u>
Total recommended reserve	3,253,750	3,881,600	4,242,100	4,605,421	4,968,901	5,332,542
Actual Cash Balance (All Funds)	3,998,902	3,925,578	4,114,945	4,367,642	4,690,204	5,089,771

Operating Expenses

The budgeted and projected operating expenses for the City are found in **Table 4**. The City has historically transferred about \$95,000 per year from the operations fund to the Sewer Rehab Fund. In order to meet fund cash balance targets, it is recommended the City increase the transfer to the sewer rehab expense to \$505,000 per year from FY2017 to FY2021.

Table 4: Operating Expenses (Fund 510)

City of Emeryville
Sewer Rate Study

	Budget	Projected [1]				
	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
<u>Operations / Maintenance</u>						
Other	10,000	10,000	10,000	10,250	10,506	10,769
<u>Administration / Engineering</u>						
Salaries and Benefits	135,000	182,000	189,000	193,725	198,568	203,532
Insurance	50,000	50,000	50,000	50,000	50,000	50,000
Professional Fees/Services	15,000	75,000	75,000	76,875	78,797	80,767
Fees and Charges						
Sewer Collection Charges	0	27,000	27,000	27,675	28,367	29,076
II TAB	15,000	30,000	30,000	30,750	31,519	32,307
Transfer to General Fund [2]	51,500	51,500	51,500	51,500	51,500	51,500
Transfer to Litigation Fund [3]	30,000	30,000	30,000	30,000	30,000	30,000
Transfer to Sewer Rehab Fund [4]	95,000	505,000	505,000	505,000	505,000	505,000
<u>Maintenance</u>						
Salaries and Benefits	35,000	42,000	42,000	43,050	44,126	45,229
Utilities	1,200	1,200	1,200	1,230	1,261	1,292
Maintenance [5]	77,800	132,000	132,000	135,300	138,683	142,150
Other	<u>88,000</u>	<u>9,500</u>	<u>9,500</u>	<u>9,738</u>	<u>9,981</u>	<u>10,230</u>
	593,500	1,135,200	1,142,200	1,154,843	1,167,801	1,181,084

Source: Expense Budget from Maurice Kaufman 4-1-16

[1] FY2019 to FY2021 increased 2.5% each year to account for inflation

[2] To reimburse the general fund for operating or administrative activities.

[3] To cover litigation expenses for activities related to capital improvement projects

[4] To Sewer Rehab Fund.

[5] Major cleaning needed once every 5 years. \$132,000 is a 5 year average. Annual cost shown here includes escalation.

Capital Projects and Consent Decree

A complete list of completed and proposed/planned capital improvement projects is provided in **Table 5**. In November of 2009, the USEPA issued the City of Emeryville an Administrative Order to reduce Sanitary Sewer Overflows from its collection system and to control I/I into the collection as to not harm the EBMUD facilities. In September of 2014, after several years of negotiations, a final Consent Decree (CD) was approved in the US District Court. The CD contained “Work” requirements for the City and is reflected in many of the projects listed in Table 4. A complete description of work that was performed or is to be performed can be found in the City’s “Wastewater Collection System: Asset Management Implementation Plan (October 2014)”.

Table 5: 10 Year Capital Improvement Project List

City of Emeryville
Sewer Rate Study

	Completed		Proposed / Planned					Totals
	FY2012/13	FY2014/15	FY2017	FY2018	FY2019	FY2020	FY2021	
Year 1	1,600,000							1,600,000
Year 3		2,000,000						2,000,000
Year 5			500,000					500,000
Year 6				300,000				300,000
Year 7					300,000			300,000
Year 8						300,000		300,000
Year 9							300,000	300,000
Total	1,600,000	2,000,000	500,000	300,000	300,000	300,000	300,000	5,300,000

Source: City of Emeryville Asset Management and Implementation Plan with Keely Nelson notes

Year 1: Completed

Year 3: Completed

Year 5: Includes \$300K in spot repairs, final amount TBD

Cash Flow Projection

A cash flow projection for the sewer enterprise is constructed using the data from Tables 2, 4, and 5. The City operates three funds for the enterprise. Table 6 represents Fund 510 (Operating Fund) and accounts for all of the operational expenses associated with the collection system. Service charge revenue from collection services are deposited into this account on behalf of EBMUD. Rate increases of 9% per fiscal year from FY2017 to FY2021 are needed to fully fund all of the enterprises operating expenses and capital projects, see **Table 6**.

Table 7 represents fund 511 and 513 (Sewer Rehab Fund). The Sewer Rehab Fund collects connection fee revenue from developers in the City and also receives a transfer of funds from the operating fund.

Table 6: Operating Cash Flow and Rate Proposal (Fund 510)

City of Emeryville
Sewer Rate Study

	Budget	Projected				
	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Proposed Rate Increase		9.0%	9.0%	9.0%	9.0%	9.0%
Single Family Accounts [1]		539	540	541	542	543
Wastewater Flow (ccf) [2]		526,000	526,000	526,000	526,000	526,000
Single Family Rate (\$\$/Month)	\$8.00	\$8.72	\$9.50	\$10.36	\$11.29	\$12.31
Volumetric Rate (\$\$/ccf)	\$1.25	\$1.36	\$1.49	\$1.62	\$1.76	\$1.92
Beginning Cash Balance [3]	\$1,349,332	\$1,481,102	\$1,118,978	\$819,545	\$583,442	\$417,204
Service Charge Revenue [4]						
Fixed	51,648	56,401	61,591	67,259	73,447	80,205
Volumetric	673,622	716,675	781,176	851,482	928,115	1,011,645
Total Service Charge Revenue	725,270	773,076	842,767	918,740	1,001,562	1,091,851
Investment Earnings						
Interest	5,000	5,000	5,000	5,000	5,000	5,000
Operating Expenditures	593,500	1,135,200	1,142,200	1,154,843	1,167,801	1,181,084
Ending Cash Balance	\$1,481,102	\$1,118,978	\$819,545	\$583,442	\$417,204	\$327,971
Minimum Reserve: Operating [5]	296,750	567,600	571,100	577,421	583,901	590,542
Total Minimum Reserves	296,750	567,600	571,100	577,421	583,901	590,542

[1] 1 single family account added each year to account for growth

[2] Based on 16% reduction in water consumption as mandated by the SWRCB

[3] FY2016: Balance as of June 30, 2015

[4] Collection Revenue only. Does not include connection fees

[5] 50% of annual operating expenditures

Table 7: Sewer Rehab and Connection Fee Fund Cash Flow (Fund 511 and 513)

City of Emeryville

Sewer Rate Study

	Fund	Budget	Projected				
		FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Beginning Cash Balance [1]	511 and 513	\$1,739,000	\$2,517,800	\$2,806,600	\$3,295,400	\$3,784,200	\$4,273,000
Transfer In: Operating Fund	510	95,000	505,000	505,000	505,000	505,000	505,000
Interest	511 and 513	10,000	10,000	10,000	10,000	10,000	10,000
Connection Fees							
Residential [2]	513	246,700	246,700	246,700	246,700	246,700	246,700
Commercial [3]	513	27,100	27,100	27,100	27,100	27,100	27,100
Other [4]	513	400,000	0	0	0	0	0
Capital Projects	511	0	500,000	300,000	300,000	300,000	300,000
Ending Cash Balance	511 and 513	\$2,517,800	\$2,806,600	\$3,295,400	\$3,784,200	\$4,273,000	\$4,761,800
Minimum Reserves							
Project Delivery Reserve [5]		100,000		100,000	100,000	100,000	100,000
Emergency Reserves [6]		2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Major Rehab [7]		357,000	714,000	1,071,000	1,428,000	1,785,000	2,142,000
Total Minimum Reserve		\$2,957,000	\$3,314,000	\$3,671,000	\$4,028,000	\$4,385,000	\$4,742,000

[1] Fund 511 and fund 513 combined cash balances as of June 30, 2015

[2] 1,190 dwelling units projected through FY2021 @ \$1,244 each. \$246,700 annual average

[3] 652 traps projected through FY2021 @ \$249 each. \$27,100 annual average

[4] City of Oakland payment for previous capital projects

[5] Reserve needed for under budgeted projects

[6] Emergency reserves for catastrophic events (earthquake)

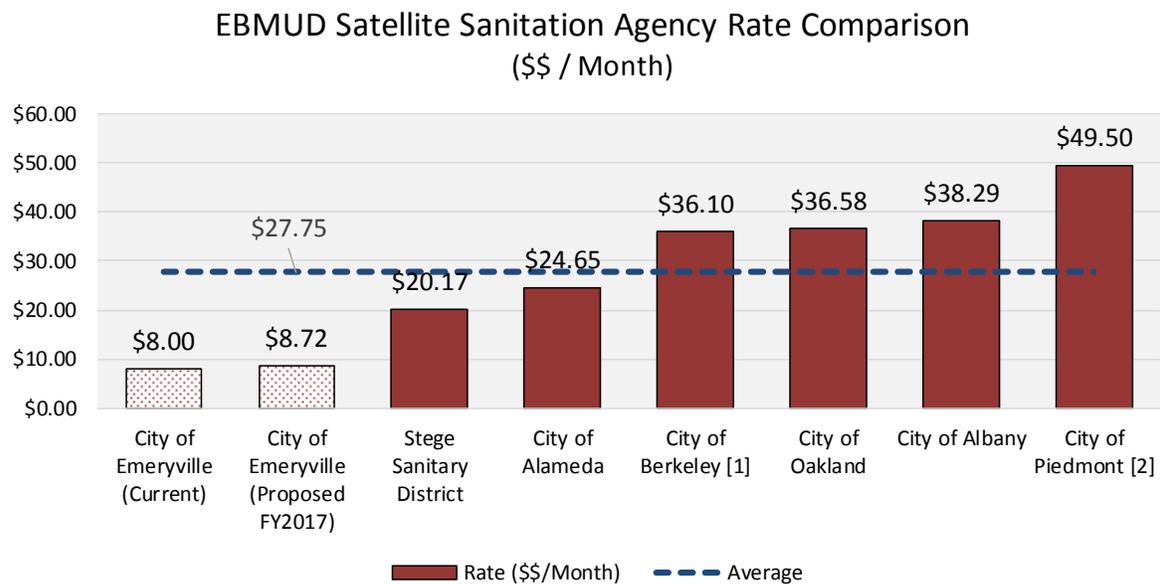
[7] Major rehab needed on Powell Street in FY2022, estimated at \$2,500,000. \$357,000 saved each year FY2016 to FY2022

Regional Collection Survey

Figure 4 provides a collection rate survey of other EBMUD satellite sanitation agencies. Where available, the figure includes known FY2017 rates. Otherwise, the current FY2016 rates are provided. As shown, the City is by far the lowest in the area and far below the average in the surrounding area.

Figure 4: Regional Sewer Collection Rate Survey

City of Emeryville
Sewer Rate Study



[1] Based on 4,787 gallons per month or 160 gallons per calendar day; approved increase for FY2017

[2] Based on 5,000 to 9,999 square foot lot sizes

Recommendation

BWA recommends the City increase its current rates by 9% annually over the next five years in order to maintain operations and fund capital expenditures. BWA also recommends implementing fund reserves to account for future projects and emergencies. See **Table ES-1** for a summary of the proposed rates.

Implementation

Proposition 218, the “Right to Vote on Taxes Act”, was approved by California voters in November 1996 and is codified as Articles XIII C and XIII D of the California Constitution. Proposition 218 establishes requirements for imposing or increasing property related taxes, assessments, fees and charges. For many years, there was no legal consensus on whether water and sewer rates met the definition of “property related fees”. In July 2006, the California Supreme Court essentially confirmed that Proposition 218 applies to water rates. The prevailing legal consensus is that Proposition 218 also applies to wastewater rates.

BWA recommends the City of Emeryville follow the procedural requirements of Proposition 218 for all sewer rate increases. These requirements include:

- **Noticing Requirement:** The City must mail a notice of proposed rate increases to all affected property owners. The notice must specify the basis of the fee, the reason for the fee, and the date/time/location of a public rate hearing at which the proposed rates will be considered/adopted.
- **Public Hearing:** The City must hold a public hearing prior to adopting the proposed rate increases. The public hearing must be held not less than 45 days after the required notices are mailed.
- **Rate Increases Subject to Majority Protest:** At the public hearing, the proposed rate increases are subject to majority protest. If more than 50% of affected property owners submit written protests against the proposed rate increases, the increases cannot be adopted.



City of Emeryville

CALIFORNIA

Quarterly Financial Report

Third Quarter FY 2015-16

Ending March 31, 2016

April 25, 2016

OVERVIEW

The City budgets revenue and expenditures on a straight-line basis meaning that one month equals one twelfth of the total annual budget amounts. This report summarizes the third quarter results of the General Fund for fiscal year 2015-16 and reflects 75% of the City of Emeryville's FY 2015-16 Operating Budget. General Fund key revenues are discussed along with General Fund expenditures. Revenue and expenditure data for the same point in time of the prior budget period (FY 2014-15) are shown for comparative purposes.

GENERAL FUND REVENUES

Key Revenues

The City's top ten budgeted revenues are presented below. These revenues account for 94% of total General Fund revenues. The year-to-date revenues exceeded budget primarily due to the increase in real property transfer tax and licenses and permits revenue (refer to explanations below).

Top 10 Budgeted Revenues	FY15-16 Budget	FY15-16 Actual	Budget vs. Actual Variance	% of Budget	FY14-15 Actual	FY15-16 vs. FY14-15 Variance
Sales Tax	\$ 7,916,737	\$ 4,507,171	\$ (3,409,566)	57%	\$ 5,779,234	\$ (1,272,063) -22%
Transient Occupancy Tax	5,599,800	4,494,776	(1,105,024)	80%	3,883,702	611,073 16%
Business License Tax	5,035,500	5,140,159	104,659	102%	4,763,476	376,683 8%
Utility Users Tax	2,948,000	2,021,901	(926,099)	69%	1,987,435	34,466 2%
Cardroom Tax	2,300,000	1,900,445	(399,555)	83%	1,811,373	89,072 5%
Licenses and Permits	4,765,036	4,561,327	(203,709)	96%	3,487,393	1,073,934 31%
Property Tax	1,905,448	1,026,194	(879,254)	54%	1,250,553	(224,358) -18%
Franchises	1,494,522	1,172,620	(321,902)	78%	1,190,520	(17,901) -2%
V.L.F. In Lieu	669,002	759,623	90,621	114%	679,813	79,810 12%
Real Property Transfer Tax	530,000	2,493,910	1,963,910	471%	515,781	1,978,129 384%
Total	\$ 33,164,045	\$ 28,078,127	\$ (5,085,918)	85%	\$ 25,349,281	\$ 2,728,846 11%

The following highlights key revenue results:

Sales Tax: Sales tax receipts of \$4.5M were 57% of budget through the third quarter due to the timing of receipts (March 2016 receipts will be included in the Quarter 4 reporting). These receipts include net reductions of \$479k for the East Bay Bridge (EBB) shopping center revenue sharing agreement with the City of Oakland. When compared to prior year, the \$1.3M decrease is a result of the end of the State's Triple Flip statute in 2016. Final Triple Flip true-up payments of approximately \$1.2M are expected and

the local 1% sales tax will be restored to offset this variance by year-end. With sales tax being the General Fund's top revenue generator, staff will continue to monitor its results closely.

Transient Occupancy Tax (TOT): Year-to-date revenues of \$4.5M (July through February 2016 remittances) were 80% of budget and 16% higher than the same time period last year. Hotel revenues for all four hotels exceeded prior year, the result of increased occupancy combined with higher room rates.

Business License Tax (BLT): Business license renewals are on a calendar year basis and are delinquent if not paid by March 1st. As a result, the majority of tax revenues for the year were received by March 31, 2016 resulting in 102% actual to budget for the third quarter. Staff continues to employ an active discovery program to collect revenue in this area.

Utility Users' Tax (UUT): UUT of \$2M is reflected at 69% of budget due to the timing of the monthly PG&E receipt (March 2016 receipt will be included in the Quarter 4 reporting). Results are 2% above prior year.

Licenses and Permits: Licenses and Permits revenues are derived primarily from the Planning & Building divisions including reimbursement/cost recovery income from development projects. FY2015-16 results of \$4.6M through March 2016 are reflected at 96% of budget primarily due to several large projects that pulled permits during the first half of the year: Stanford Health Care at 5800 Hollis and The Towers at 2000 Powell Street, and the Public Market development projects on Shellmound. Results are 31% above prior year.

Property Tax: Property taxes of \$1M are at 54% of budget and 18% below prior year. They are projected to reach the \$1.9M budget for fiscal year 2015-16.

Real Property Transfer Tax: Revenues of \$2.5M include receipts through February 2016 and are \$2M greater than budget and the same period of the prior year as a result of a one-time commercial sale in December 2015. The increased revenue is a result of the new tax ordinance that was effective January 1, 2015 which imposed a tax of \$12 per \$1,000 of property valuation.

GENERAL FUND EXPENDITURES

Generally the third quarter represents 75% of the fiscal year or approximately \$25,687,000 of the annual budget. The year-to-date expenditures are \$23,324,000 or 7% below budget for the nine months ended March 2016.

Expenditures by Type

Expenditures by type are summarized below:

Expenditures By Type	FY15-16 Budget	FY15-16 YTD Actual	Budget vs. Actual Variance	% of Budget	FY14-15 YTD Actual	FY14-15 vs. FY15-16 Variance
Staffing	\$ 18,536,701	\$ 13,580,642	\$ (4,956,059)	73%	\$ 12,230,976	\$ 1,349,666 11%
Contract Services	9,815,109	5,438,151	(4,376,958)	55%	4,981,900	456,251 9%
Maintenance	2,129,840	1,351,918	(777,922)	63%	1,400,539	(48,622) -3%
Supplies	970,207	535,451	(434,756)	55%	598,616	(63,164) -11%
Utilities	687,780	479,102	(208,678)	70%	457,289	21,813 5%
Insurance	523,750	427,045	(96,705)	82%	355,333	71,712 20%
Education & Training	252,233	112,341	(139,892)	45%	158,295	(45,954) -29%
Advertising/Printing & Publication	145,600	70,264	(75,336)	48%	66,707	3,557 5%
Fees & Charges	99,500	7,336	(92,164)	7%	8,216	(881) 0%
Programs & Grants	118,000	16,232	(101,768)	14%	15,465	768 5%
Rental & Leases	80,300	67,010	(13,290)	83%	58,517	8,493 15%
Other	17,600	45,364	27,764	258%	(52,306)	97,671 -187%
Capital	5,000	10,006	5,006	200%	1,845	8,161 0%
Interfund Transfers*	867,793	1,183,527	315,734	136%	802,784	380,743 47%
Total	\$34,249,413	\$ 23,324,389	\$ (10,925,024)	68%	\$ 21,084,175	\$ 2,240,214 11%

Significant variances are noted below:

Staffing: Salary savings are a result of several vacancies, including the Finance Director (filled 3/28/16), Information Systems Analyst II (filled 1/19/16), Building Inspector, Civilian Commander, Police Service Technician, Economic Development Manager, Crew Chief, and a Maintenance Worker. The departure of the Operation & Facility Manager (Public Works Department) in early March 2016 and the departure of a Program Coordinator in late January 2016 (Adult Division) also contributed to the savings.

These savings are offset by the reclassification of the PERS unfunded liabilities payment of \$1,067,959 to the General Fund departments. The expense was budgeted in the PERS reserve fund. The reclassification properly reflects the benefit costs associated with each department and maintains a healthy balance in the reserve fund.

Contract Services and Maintenance: Professional services and maintenance are below budget primarily due to the timing of receiving invoices.

Supplies: Supply expenses are below budget by 20% due to lower spending on supplies in the first nine months of the fiscal year.

Insurance: Insurance expenses are reflected at 82% of the annual budget due to the annual liability payment made in July 2015. The payment was lower than budgeted.

Education & Training and Advertising/Printing/Publication: The majority of these expenses are cyclical in nature, resulting in expenses for the first nine months of the fiscal year being below budget by 30% and 27%.

Fees & Charges and Programs & Grants: These expenses are below budget due to low activities and timing of payments/contributions to outside organizations.

Capital: A laminator machine was purchased by the Community Services Department in the second quarter. The cost is higher than the annual amount budgeted for this line item.

Other Operating Expenses: These expenses include contract obligations, animal control services, disaster preparedness, K-9 program, and the PBID senior rebate program. These expenses are netted against an expense recovery of \$175,000 and \$9,500 from the EMS Fund and Sewer Fund. Payments were made in the third quarter for animal control services (\$94k annual payment) and other services (\$16k) resulting in higher than budgeted expenses.

Inter-fund transfers: Year-to-date transfers are above budget due to the transfer of \$ \$738,077 to the Economic Development Fund (5% Economic Development & Housing residual payment allocation). The new fund was set up in FY 15-16. This separation provides more transparency and creates a better tracking system.

Expenditures by Department

Expenditures by department are summarized below:

Expenditures By Department	FY15-16 Budget	FY15-16 YTD Actual	Budget vs. Actual Variance	% of Budget	FY14-15 YTD Actual	FY14-15 vs. FY15-16 Variance	
City Council	\$ 163,550	\$ 123,131	\$ (40,419)	75%	\$ 108,535	\$ 14,596	13%
City Manager	723,078	521,455	(201,624)	72%	320,856	200,598	63%
City Clerk	308,760	267,812	(40,948)	87%	241,321	26,491	11%
Public Information Office	132,000	41,119	(90,881)	31%	51,259	(10,140)	-20%
City Attorney	605,438	281,344	(324,094)	46%	420,496	(139,153)	-33%
Information Technology	646,237	421,941	(224,296)	65%	438,854	(16,912)	-4%
Finance	1,028,707	613,352	(415,355)	60%	662,968	(49,616)	-7%
Human Resources	817,397	554,529	(262,868)	68%	474,687	79,842	17%
Community Development Services	4,541,677	2,237,506	(2,304,171)	49%	1,825,206	412,299	23%
Public Works	3,266,403	2,116,089	(1,150,314)	65%	1,992,742	123,347	6%
Non-Departmental Operations	2,488,243	2,287,040	(201,203)	92%	1,758,921	528,119	30%
Police	10,862,424	7,827,560	(3,034,864)	72%	7,481,403	346,157	5%
Fire	5,781,300	4,318,070	(1,463,230)	75%	3,747,720	570,350	15%
Community Services	2,884,199	1,713,443	(1,170,756)	59%	1,559,207	154,236	10%
Total	\$34,249,413	\$ 23,324,389	\$ (10,925,024)	68%	\$ 21,084,175	\$ 2,240,214	11%

Overall departmental expenditures are considered to be on target if they are within 10% of the budget target through the quarter ended March 2016, which is 75%. Departmental expenditures that vary more than 10% from the budget target are reviewed below.

City Clerk: Expenditures are above budget due to personnel transition, higher than budgeted professional service costs, and additional storage usage associated with the records retention project.

Public Information Office: Expenditures are below budget due to lower than budgeted expenses for the first nine months.

City Attorney's Office: Expenditures are below budget resulting from the vacancy of the Assistant City Attorney position (filled 12/1/15), the delay in processing contract services invoices and lower than budgeted operating expenses for utilities and education/training.

Finance Department: Expenditures are below budget resulting from the vacancy of the Finance Director position (filled 3/28/16) and the lower than budgeted operating expenses such as contract services, supplies, advertising/printing/publications, and education/training although maintenance expenses are higher than budgeted.

Community Development Services: Expenditures are below budget due to delayed payment for contract services and the vacancy of the Building Inspector position in the Building Division. Also, professional services, maintenance, advertising/printing/publications and education/training expenses are lower than budgeted. The vacancy of the Economic Development Manager position (to be filled 5/2/16) in the Economic Development and Housing Division also contributed to the savings.

Non-Departmental Operations: Expenditures are above budget due to the transfers-out mentioned above although some operating expenses are lower than budgeted such as utilities, fees/charges, programs/grants and other operating expenses as these expenses will be paid towards the end of the fiscal year.

Fire Department: Year-to-date contract expenditures paid to Alameda County include costs through February 2016. The March 2016 fire services invoice is expected in April 2016. Of the \$1,067,959 PERS payment/reclassification mentioned above, \$621,375 was for the fire pension plan. As a result of this reclassification, actual expenses are projected to exceed budget at year-end.

Community Services: Expenditures are below budget due to the departure of the Program Coordinator in late January 2016 and lower than budgeted operating expenses such as contract services, maintenance, supplies, utilities, although rental/leases and capital expenses are higher due to the purchase of a cold laminator machine.

OTHER FINANCIAL INFORMATION

Early this year Committee Member Fran Quittel requested information regarding contributions from employers located in Emeryville and whether there are adequate revenue sources to support city-wide services. Also, she inquired about budget allocation for shoreline protection due to climate change. Staff has prepared the following responses to the requests. We hope the Committees find this information useful.

Employers doing business in Emeryville are subject to the taxes, fees, and charges listed below. Similar to Emeryville, many cities charge their businesses these standard taxes/fees.

- Property tax
- Sales tax
- Business license tax
- Cardroom tax (Oaks Card Club)
- Transient occupancy tax (the four Emeryville hotels)
- License and permit fees for remodeling/construction projects
- Special assessment fee for the Emery Go Round Shuttle (this fee applies to residential and commercial property owners)

In addition, employees/daytime workers make purchases from restaurants and stores in Emeryville. They contribute to the City's sale tax revenue. With these contributions, employers have access to the services provided by the City. For example, their employees can use the City's Childcare Center (pay a monthly fee).

Revenues collected are used to support the City's infrastructure (streets/roads, parks, facilities, etc.) and city-wide services such as police, fire, public works, and community services. On an ongoing basis, staff evaluates whether there is sufficient revenue to cover the services provided by the City. For example, the City hired a consultant to conduct a detailed cost of services study of user fee to ensure that fees are aligned to the cost of providing the services. The consultant will determine whether the current fee structure is appropriate or recommend changes to the fees. Staff is currently working on the City's Two Year Operating Budget. Part of the process is to evaluate the City's overall services and determine the resources required to fund these services. These studies/evaluations are also conducted based on direction from the City Council and advisory bodies. New revenue measures are implemented as needed to ensure there are adequate revenues to cover costs.

The Sustainability Committee is responsible for shoreline protection due to climate change. Budget allocation for these activities is evaluated and determined by the committee. Our Environmental Programs Supervisor Nancy Humphrey (tel: 596-3728) can provide specific information about the program and the allocation process.

If the Committees need additional information or clarification, please let us know. We will be happy to provide further information.



CITY OF EMERYVILLE

MEMORANDUM

DATE: April 25, 2016
TO: Budget Advisory Committee
FROM: City Manager's Department
SUBJECT: Status of Alameda County Fire Services Contract

Recommendation

This is an information item only.

Discussion

Staff has attached the FY 2015-16 Second Quarter Report from Alameda County Fire Department as a discussion item. The Alameda County Fire Department (ACFD) started providing fire and emergency response services to the City of Emeryville on a contract basis beginning July 1, 2012. The contract requires that ACFD provide a quarterly report in order to monitor the service levels and contract costs. The results of the current and prior reports are reflected below:

FY 2015-16:

Summary of Fire Service Costs	Contract Budgeted Expenditures	Contract Actual Expenditures	Year End Estimate favorable/ (unfavorable)	Notes
First Quarter	\$1,438,282	\$1,354,226	\$58,201	1% Estimate under budget
Second Quarter	\$1,438,282	\$1,348,259	\$2,311	0.04% Estimate under budget
Third Quarter	\$1,438,282			
Fourth Quarter	\$1,438,282			
Total	\$5,753,127	\$2,702,485	\$2,311	0.04% under budget

Attachments: FY 2015-16 Second Quarter and Year End Estimated Expenditures Report



Alameda County Fire Department

6363 Clark Avenue • Dublin, CA 94568
Tel (925) 833-3473 • (510) 632-3473 • Fax (925) 875-9387
www.acgov.org/fire

DAVID A. ROCHA
Fire Chief

SERVING:

City of Dublin

City of Emeryville

City of Newark

City of San Leandro

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Lawrence Berkeley
National Laboratory

Lawrence Livermore
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Unincorporated Areas
of Alameda County

Alameda County
Regional Emergency
Communications Center
"Accredited Center
of Excellence"

January 26, 2016

Carolyn Lehr, City Manager
City of Emeryville
1333 Park Avenue
Emeryville, CA 94608

Dear Carolyn:

Subject: 2015-16 Second Quarter and Year End Estimated Expenditures Report

Attached for your review are the Second Quarter and Year End Estimated Expenditures Report for the City of Emeryville. The 2015-16 approved City contract amount is \$5,753,127, year-end projection for the City's contract is \$5,743,964, and it is estimated to be 0.04% or \$2,311 under budget. The Second Quarter expenditures were \$1,348,259 or 23.4% of budget.

The level of spending during the Second Quarter was consistent with initial contract projections. For the remainder of 2015-16:

- Salaries and Benefits are estimated to be 0.3% or \$14,363 over budget due to the net change of the following:
 - Salaries are estimated to be over budget due to anticipated higher than budgeted (assumed 2%) cost of living adjustment (COLA) for Represented group, effective January 1, 2016;
 - Overtime is estimated to be close to budget based on YTD actual and COLA impact;
 - Health insurance costs are estimated to be under budget due to 2016 Kaiser Bay Area family plan premiums increasing by 4.5% vs budgeted increase of 7.5% (3% lower than initially estimated) and due to budgeting all employees at 3-party rate;
 - Actual dental premium costs are estimated to be under budget due to budgeting all employees at 3-party rate;
 - Worker's compensation is under budget based on County actual allocation.
- Services and Supplies expenditures are estimated to be 3.6% or \$15,580 under budget due to the following:
 - Apparatus and Equipment is estimated to be under budget based on year to date actual and the condition of City's apparatus.
 - Building Lease is estimated to be under budget based on year to date actual;
 - Fuel program is estimated to be under budget based on year to date actual;
 - All the other programs are estimated to be at budget based on year to date expenditure trend.
- Countywide Overhead is estimated to be 0.9% or \$1,094 under budget based on County YTD allocation and credit applied from FY 14-15 True-Up.
- Fixed Assets program is estimated to be at budget.

- Local match for grant is under budget due to not receiving APEX Radio grant.

Quarterly Payment Reconciliation

The method of payment used by the City is to make monthly payment to the ACFD; the Second two months' payment is based on the monthly average of the annual budget amount. The ACFD provides the City with a quarterly expenditure report that reconciles actual expenditures with payments made by the City and invoices the City the difference.

The City has paid \$958,854.50 for the Second Quarter. Second Quarter actual expenditures were \$1,348,259. The following is a summary of year-to-date reconciliation:

Service for FY 2015-16	Monthly Budget Payment	City Quarterly Payments	Actual Expenditures	Quarter-end Invoice Amount
1 st Quarter	\$479,427.25	\$958,854.50	\$1,354,226.00	\$395,371.50
2 nd Quarter	\$479,427.25	\$958,854.50	\$1,348,259.00	\$389,404.50

Should you have questions or require additional information concerning this report, please feel free to contact me or Shu-Mei Chen.

Sincerely,



David A. Rocha
Fire Chief

cc: Accounts Payable, City of Emeryville
Walter Anderson, Division Chief, ACFD

ALAMEDA COUNTY FIRE DEPARTMENT

CITY OF EMERYVILLE CONTRACT COSTS FOR FY 2015-16

PROGRAM	2015-16 Estimated Actual					Total Estimated Actual	Variance (Over)/Under Budget		COMMENTS
	2015-16 Contract 5.71%	Jul - Sept 15 Actual 5.71%	Oct - Dec 15 Actual 5.71%	Jan - Jun 16 Estimates 5.71%			\$	%	
PROGRAM SERVICES & SUPPLIES	\$432,227	\$70,302	\$83,787	\$262,558	\$416,647	\$15,580	3.6%		
APPARATUS & EQUIPMENT	\$60,563	\$3,463	\$10,784	\$44,709	\$58,956	\$1,607	2.7%	Estimated based on YTD actual and condition of City's apparatus	
BUILDINGS & GROUNDS	\$1,350	\$0	\$271	\$1,079	\$1,350	\$0	0.0%		
PPE & UNIFORMS	\$34,440	\$1,682	\$3,554	\$29,205	\$34,441	(\$1)	0.0%		
BLDG RENTS & LEASES	\$25,085	\$6,126	\$5,778	\$12,408	\$24,312	\$773	3.1%	Estimated based on YTD actual	
EQUIP RENTS & LEASES	\$2,194	\$573	\$616	\$1,006	\$2,195	(\$1)	0.0%		
RADIOS	\$17,387	\$724	\$1,200	\$15,462	\$17,386	\$1	0.0%		
INFORMATION TECHNOLOGY	\$93,799	\$20,917	\$19,370	\$53,511	\$93,798	\$1	0.0%		
PROFESSIONAL SERVICES	\$10,720	\$3,302	\$4,072	\$3,461	\$10,835	(\$115)	-1.1%	Estimated based on YTD actual	
DISPATCH CONTRACT	\$67,546	\$16,887	\$16,887	\$33,773	\$67,547	(\$1)	0.0%		
DISASTER PREPAREDNESS	\$415	\$22	\$0	\$393	\$415	\$0	0.0%		
EMS	\$21,765	\$1,214	\$3,640	\$15,483	\$20,337	\$1,428	6.6%	Estimated based on YTD actual	
FIRE PREVENTION	\$2,120	\$338	\$150	\$1,635	\$2,123	(\$3)	-0.1%		
FUEL/TRANSP	\$31,714	\$4,667	\$5,204	\$10,152	\$20,023	\$11,691	36.9%	Estimated based on YTD actual	
HAZARDOUS MATERIALS	\$4,649	\$440	\$448	\$3,747	\$4,635	\$14	0.3%		
HOUSEHOLD SUPPLIES	\$6,516	\$1,848	\$1,736	\$3,056	\$6,640	(\$124)	-1.9%	Estimated based on YTD actual	
LAUNDRY	\$5,824	\$1,435	\$1,306	\$2,870	\$5,611	\$213	3.7%	Estimated based on YTD actual	
MAPPING	\$1,719	\$0	\$571	\$1,148	\$1,719	\$0	0.0%		
ADMINISTRATION	\$3,305	\$607	\$628	\$1,965	\$3,200	\$105	3.2%	Estimated based on YTD actual	
PUB ED & COMM RELATIONS	\$10,507	\$1,423	\$2,318	\$6,758	\$10,499	\$8	0.1%		
SCBA	\$7,635	\$109	\$592	\$6,934	\$7,635	\$0	0.0%		
STAFF VEHICLES	\$4,397	\$917	\$543	\$2,936	\$4,396	\$1	0.0%		
TRG & STAFF DEV.	\$9,188	\$1,198	\$2,123	\$5,866	\$9,187	\$1	0.0%		
RESCUE	\$1,867	\$181	\$239	\$1,448	\$1,868	(\$1)	-0.1%		
WILDLAND	\$1,856	\$1,318	\$554	\$0	\$1,872	(\$16)	-0.9%		
HUMAN RESOURCES	\$4,539	\$765	\$1,189	\$2,586	\$4,540	(\$1)	0.0%		
RESERVE	\$1,127	\$146	\$14	\$967	\$1,127	\$0	0.0%		
NONDISCRETIONARY SERVICES & SUPPLIES (COUNTY RISK MGMT, COUNSEL)	\$84,891	\$19,242	\$21,189	\$43,367	\$83,798	\$1,093	1.3%	Due to FY 14-15 cost True-Up	
COUNTY INDIRECTS	\$27,366	\$6,841	\$6,841	\$13,683	\$27,365	\$1	0.0%		
FIXED ASSETS	\$13,079	\$1,580	\$8,457	\$3,042	\$13,079	\$0	0.0%		
ALL PROGRAMS AND OVERHEAD SUBTOTAL:	\$557,563	\$97,965	\$120,274	\$322,650	\$540,889	\$16,674	3.0%		

CITY OF EMERYVILLE CONTRACT COSTS FOR FY 2015-16

PROGRAM	2015-16 Estimated Actual				Variance (Over)/Under Budget			
	2015-16 Contract	Jul - Sept 15 Actual	Oct - Dec 15 Actual	Jan - Jun 16 Estimates	Total Estimated Actual	\$	%	COMMENTS
SALARIES AND BENEFITS	\$5,015,363	\$1,213,614	\$1,185,338	\$2,630,774	\$5,029,726	(\$14,363)	-0.3%	
BASE SALARY	\$2,686,215	\$659,692	\$647,485	\$1,399,069	\$2,706,246	(\$20,031)	-0.7%	Due to anticipated higher than budgeted (assumed 2%) COLA increase for Safety group, effective 1/1/2016
OVERTIME	\$611,405	\$137,251	\$120,140	\$350,601	\$607,992	\$3,413	0.6%	Based on YTD actual and COLA impact
HOLIDAY PAY	\$147,987	\$39,017	\$39,017	\$71,706	\$149,740	(\$1,753)	-1.2%	Due to COLA impact
PERS RETIREMENT	\$766,365	\$187,543	\$187,966	\$399,038	\$774,547	(\$8,182)	-1.1%	Due to COLA impact
EMPLOYEE CONTRIBUTION TO EMPLOYER RETIREMENT COSTS	(\$48,072)	(\$11,807)	(\$11,806)	(\$25,068)	(\$48,681)	\$609	-1.3%	
PAYROLL TAXES	\$48,056	\$11,730	\$11,754	\$24,805	\$48,289	(\$233)	-0.5%	Due to COLA impact
HEALTH INSURANCE - ACTIVE EMPLOYEE CONTRIBUTION TO HEALTH INSURANCE	\$446,005	\$103,789	\$104,308	\$236,287	\$444,384	\$1,621	0.4%	Due to 2016 Kaiser Bay Area family plan premiums increasing by 4.5% vs budgeted increase of 7.5% (3% lower than initially estimated) and due to budgeting all employees at 3-party rate
RENTAL	\$35,784	\$7,506	\$7,560	\$16,660	\$31,726	(\$162)	0.4%	
401A CONTRIBUTION	\$40,670	\$9,950	\$9,949	\$21,278	\$41,177	(\$507)	-1.2%	Due to budgeting all employees at 3-party rate
OTHER BENEFITS	\$40,139	\$9,557	\$9,632	\$20,498	\$39,687	\$452	1.1%	
WORKERS COMP	\$285,410	\$69,765	\$69,764	\$139,529	\$279,058	\$6,352	2.2%	Based on County allocation
CONTRACT WITH OAKLAND FIRE DEPARTMENT FOR ADDITIONAL COVERAGE SUPPLEMENTAL RECOMMENDATIONS	\$163,164	\$40,791	\$40,791	\$81,582	\$163,164	\$0	0.0%	
LOCAL MATCH FOR GRANT	\$9,614	\$0	\$0	\$2,762	\$2,762	\$6,852		AFG grant for Mobile Live Fire Simulator, no APEX Radio Grant
TRAINING TOWER IMPROVEMENT PROJECT	\$7,423	\$1,856	\$1,856	\$3,711	\$7,423	\$0		Training Tower Asphalt Replacement (5 years spread) and classroom replacement (10 years spread)
RECOMMENDED CONTRACT TOTAL	\$5,753,127	\$1,354,226	\$1,348,259	\$3,041,479	\$5,743,964	\$2,311	0.04%	
RECONCILIATION								
Month 1 of Quarterly Payment		479,427.25	\$479,427.25					
Month 2 of Quarterly Payment		479,427.25	\$479,427.25					
Quarter-end True-up Invoice Amount		395,371.50	\$389,404.50					

**ALAMEDA COUNTY FIRE DEPARTMENT
CITY OF EMERYVILLE
RESPONSE TIMES
FY 2015-2016**

STRUCTURE FIRE CALLS									
Percentage of first alarm assignments meeting response time of 11 minutes or less (3 Engines/1 Truck)									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
3	3	8	8					11	11
100.00%		100.00%						100.00%	

OTHER FIRE CALLS									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
10	10	6	8					16	18
100.00%		75.00%						88.89%	

MEDICAL CALLS									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
333	365	338	362					671	727
91.23%		93.37%						92.30%	

HAZARDOUS CONDITIONS									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
6	8	5	5					11	13
75.00%		100.00%						84.62%	

SERVICE CALLS									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
11	14	24	24					35	38
78.57%		100.00%						92.11%	

GOOD INTENT									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
22	25	20	22					42	47
88.00%		90.91%						89.36%	

FALSE CALLS									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
59	61	61	63					120	124
96.72%		96.83%						96.77%	

CANCELLED ENROUTE									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
	79		71						150
565		563		-		-		1,128	

ALL INCIDENTS									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
444	486	462	492	0	0	0	0	906	978
91.36%		93.90%						92.64%	

EMERGENCY INCIDENTS ONLY									
Percentage of Calls meeting response time of 7 minutes or less									
First Quarter		Second Quarter		Third Quarter		Fourth Quarter		YTD Totals	
352	386	357	383					709	769
91.19%		93.21%						92.20%	

CITY OF EMERYVILLE OUTSTANDING LONG-TERM DEBT

CITY DEBT (as of 3/31/2016)

Issue	Rating	Interest Rate	Maturity	Par Amount	FY 15-16 Principal Due 5/1/16	FY 15-16 Interest Due 11/1/15 & 5/1/16
2013A Lease Revenue Bond	N/A Private Placement	3.02% fixed	May 2028	\$4,390,000	\$252,700	\$118,157
TOTAL				<u>\$4,390,000</u>	<u>\$252,700</u>	<u>\$118,157</u>
Curr. Outstanding				<u>\$3,912,500</u>		

SUCCESSOR AGENCY DEBT (as of 3/31/2016)

Issue	Rating	Interest Rate	Maturity	Par Amount	FY 15-16 Principal Due 9/1/15	FY 15-16 Interest Due 9/1/15 & 3/1/16
2014A Tax-exempt	S&P: A+	0.19-3.58%	Sept 2034	\$ 95,450,000	\$5,215,000	\$ 4,381,100
2014B Taxable	S&P: A+	0.7-4.82%	Sept 2031	14,270,000	875,000	460,101
TOTAL				<u>\$ 109,720,000</u>	<u>\$6,090,000</u>	<u>\$ 4,841,201</u>
Curr. Outstanding				<u>\$103,630,000</u>		

EMERYVILLE PUBLIC FINANCING AUTHORITY (as of 3/31/2016)

Issue	Rating	Interest Rate	Maturity	Par Amount	FY 15-16 Principal Due 9/2/15	FY 15-16 Interest Due 9/2/15 & 3/2/16
1999 Revenue Bond	Not rated	4.10-5.90%	Sept 2021	\$ 14,420,000	\$745,000	\$ 282,975
TOTAL				<u>\$ 14,420,000</u>	<u>\$745,000</u>	<u>\$282,975</u>
Curr. Outstanding				<u>\$4,430,000</u>		



CITY OF EMERYVILLE

MEMORANDUM

DATE: May 3, 2016

TO: Carolyn Lehr, City Manager

FROM: Susan Hsieh, Finance Director

SUBJECT: Presentation of the 2016-17 and 2017-18 General Fund Baseline Budget and Reserve Policy

RECOMMENDATION

Staff is requesting that the Budget and Governance and Budget Advisory Committees discuss the General Fund Baseline Budget projections for the upcoming two year budget cycle. Reserve policies and strategies to invest one-time funds to advance the City's mission will also be presented for discussion. Committee feedback is requested to assist Staff in preparing the proposed budget for City Council consideration at an upcoming budget study session scheduled for May 24, 2016.

DISCUSSION

Staff is presenting the Committees with a General Fund Baseline Budget projection to frame the development of the upcoming two year budget for fiscal year 2016-17 (FY 2017) and fiscal year 2017-18 (FY 2018).

The purpose of the Baseline Budget is to project the annual revenues available to support city services, and to compare these revenues with the current cost to maintain existing services. With this objective, the Baseline Budget projection assumes current staffing levels, professional services, supplies, maintenance and utilities with cost estimates projected for the next two fiscal years. The focus of the Baseline Budget is the General Fund since it comprises the unrestricted funds of the City that are most flexible to implement the City's program objectives.

This budget discussion includes the following information to provide the Committees with context for evaluating its General Fund financial position and considering its strategy to move into the next budget cycle:

- A. Summary of City's Budget Principles
- B. General Fund Revenues – Trend Analysis and Projections
- C. General Fund Expenditures – Trend Analysis and Projections
- D. Fund Balance Projection and Reserve Policy Analysis
- E. Strategies to Invest One-Time Funds to Advance City Mission
- F. Next Steps

After receiving feedback from the Committees on the Baseline Budget projections and reserve policy strategies, staff will further develop the proposed two year 2017 and 2018 budget. Department proposals to augment the Baseline Budget are currently under evaluation. The 2017 and 2018 proposed budget for all City funds will be presented for City Council consideration at a budget study session on May 24, 2016.

A. Summary of City Budget Principles

As published in prior budget documents, the City of Emeryville has established a long-term budget philosophy with the following major principles. As the City steps into the next budget cycle, it is timely to revisit and reaffirm this budget philosophy. The City's budget principles continue to reflect best practices for municipal budgeting. No changes are recommended at this time.

Summary of City's Budget Principles

Source: 2014-16 Published Budget

- 1) Current year expenditures should be supported by current year revenues. One-time revenues should not be used for ongoing costs, but should instead be used for necessary one-time expenditures or to strengthen fund reserves.
- 2) Fund balances should be maintained in all major operating funds that provide for unforeseen circumstances per the Reserve Policies adopted.
- 3) Unfunded liabilities should be identified and funded with surplus funds when they are available. Liabilities that are currently accruing should be funded currently.
- 4) When necessary, a strategy should be formulated and implemented to address potential impacts of the State budget and other State actions that may affect City and Agency revenues.
- 5) The operating costs of any planned capital improvement should be estimated in the planning stage, so that these amounts can be recognized and budgeted.
- 6) Capital improvement projects, including related maintenance costs, should be identified and prioritized. The funding of many of these projects will require current, planned resources, such as special revenues, grants, and surplus general funds. The City will adhere to prudent spending of discretionary funds to allow the City to provide the necessary resources for capital improvements, including one-time expenditures and adequate replacement reserves.

B. General Fund Revenues - Trend Analysis and Projections

The City's General Fund revenues have performed well over during the two years of the current 2015/2016 budget cycle. Total revenues have grown from \$33 million in 2014 million to a projected \$40 million for 2016, as presented in the following table. Two revenue sources in particular reflect unusual growth. Licenses and permits, including current development fees, have reached \$6 million. Also, the City's new real property transfer tax has generated \$2.9 million in 2016 revenues. In total, revenues are projected to exceed the 2016 budget by \$4.7 million. This contributes to a growth in fund balance and opportunities for investment that are addressed later in this report.

Current Year: 2016 General Fund Revenue Projection

	2013-14 Actuals	2014-15 Actuals	2015-16 Projection
Sales Tax	\$ 7,656,969	\$ 7,976,069	\$ 8,000,118
Transient Occupancy Tax	5,276,554	5,911,821	6,500,000
Business License Tax	5,162,004	5,223,903	5,129,900
Licenses and Permits	2,602,326	3,177,750	6,131,331
Utility Users Tax	3,016,700	2,870,024	2,900,000
Property Tax/VLF In Lieu	2,437,549	2,672,168	2,613,000
Real Property Transfer Tax	485,751	1,503,485	2,900,000
Other	7,039,692	6,828,180	6,113,228
	\$ 33,677,545	\$ 36,163,400	\$ 40,287,577
			Memo: Budget \$ 35,586,548
			Budget Surplus \$ 4,701,029

With this updated 2016 revenue base, we next look ahead to projected revenues for the 2017 and 2018 budget cycle. General Fund revenue projections include conservative revenue estimates developed using historical information, economic forecasts, revenue consultants and local information about current events in Emeryville.

Future Years: General Fund Revenue Projection

	2014-15 Actuals	2015-16 Projection	2016-17 Projection	2017-18 Projection
Sales Tax	\$ 7,976,069	\$ 8,000,118	8,149,000	8,450,000
Transient Occupancy Tax	5,911,821	6,500,000	7,400,000	8,300,000
Business License Tax	5,223,903	5,129,900	5,196,000	5,300,000
Licenses and Permits	3,177,750	6,131,331	4,601,100	2,363,900
Utility Users Tax	2,870,024	2,900,000	3,000,000	3,000,000
Property Tax/VLF In Lieu	2,672,168	2,613,000	2,648,200	2,687,000
Cardroom Tax	2,444,594	2,400,000	2,400,000	2,400,000
Franchises	1,553,715	1,565,891	1,567,400	1,570,900
Real Property Transfer Tax	1,503,485	2,900,000	1,800,000	1,800,000
Other	2,829,871	2,147,337	1,950,136	1,969,356
Total	\$36,163,400	\$40,287,577	\$38,711,836	\$37,841,156

Transient Occupancy Tax (TOT) revenue is becoming one of the City's primary revenue sources. While the existing TOT base is showing strong growth, this tax source will grow further with the opening of a new hotel during this budget cycle. Sales Tax and TOT are each projected to exceed \$8 million per year by 2018, and when combined, exceed 44% of the total projected General Fund revenue budget. These particular revenue sources will fluctuate with economic cycles. Budget dependence on these cyclical revenue sources is mitigated by the City's reserve for economic contingency.

The two revenue sources with strong growth in 2016, Licenses/Permits and Real Property Transfer Tax, are projected conservatively for 2017 and 2018 to be sure that revenue targets are achievable and cash flow is available to support planned payroll and other program expenditures. Current permit/development revenues in particular

reflect anticipated development projects now in progress for expected 2017 delivery, but the 2018 projection tapers back closer to the 2015 level. The 2017 and 2018 projections have likewise been scaled back for Real Property Transfer Tax, and reflect historical trends for the residential portion of the transfer tax. Because of its volatility, staff recommends a policy that targets investment of the commercial portion of the transfer tax, as and when it materializes, into the capital improvement program. This allows the matching of periodic revenues with longer-term capital infrastructure requirements that can be funded as commercial transfer tax revenues are realized.

For these reasons, the total 2017 and 2018 revenue projections trend down from the unusual \$40 million level in 2016, to \$38 million for 2017 and \$37 million for 2018, respectively. Note that these 2017 and 2018 projected revenues still show growth and exceed the actual revenues of \$36 million from 2015.

C. General Fund Expenditures - Trend Analysis and Projections

General Fund program departments continue to operate within their budget allocations for 2016, as presented in the following tables. Expenditure savings of approximately \$1.4 million are anticipated across expenditure categories and programs. Vacancies are contributing to the salary and benefit savings. Anticipated operating contributions for the Emeryville Center for Community Life have been deferred until opening, also generating 2016 expenditure savings.

Current Year: 2016 Expenditure Projection

	2014-15	2015-16		
	Actual	Budget	Projection	Variance
Salaries and Benefits	16,572,961	18,536,702	17,979,922	556,781
Professional Services	8,603,914	9,815,109	9,482,496	332,613
Utilities & Maintenance	2,701,634	2,817,620	2,752,136	65,484
Supplies	843,695	970,207	825,482	144,725
Insurance	369,908	523,750	430,771	92,979
Other	586,987	888,233	700,420	187,813
Capital	1,845	5,000	12,000	(7,000)
Operating Transfers	2,149,671	639,000	634,000	5,000
	31,830,614	34,195,621	32,817,227	1,378,394

By Program Department

Administration	\$ 3,791,483	\$ 4,425,166	\$ 3,978,625	\$ 446,541
Community Development	3,367,673	4,541,679	4,235,625	306,054
Police	10,200,762	10,862,425	10,542,237	320,188
Fire	5,572,386	5,781,300	5,760,457	20,843
Fire Pension Liability	-	-	621,375	(621,375)
Public Works	2,934,038	3,266,403	3,083,332	183,071
Community Services	2,167,037	2,501,199	2,343,713	157,485
ECCL Operations	-	383,000	-	383,000
Non-Department	3,797,236	2,434,450	2,251,863	182,587
	31,830,614	34,195,621	32,817,227	1,378,394

One significant 2016 budget expenditure exception is the CalPERS pension contribution for former employees of the fire department. During the current budget cycle, CalPERS has updated its billing practice, and now direct bills for the amortization of prior actuarial losses (the “unfunded pension liability”) as a flat dollar charge. While the City has established a pension fund balance reserve to cover unfunded pension liability costs, and had budgeted to draw from this reserve to fund fire pension costs in 2016, new information indicates that the City has increasing pension liabilities. As discussed later in this report, the debt service on the City’s pension liabilities will consume a growing portion of the city’s operating budget unless pension reserves are increased. For this reason, the City’s full 2016 pension contribution has been charged as a current expenditure against current revenues, and the CalPERS fund balance reserve has been maintained through 2016.

A portion of the overall 2016 revenue and expenditure budget surplus will be recommended to invest/”buy down” a portion of the City’s pension liabilities to reduce and stabilize future pension plan contributions.

Moving ahead to 2017 and 2018, the expenditure cost to sustain current service levels is projected to grow by over \$5 million from projected 2016 levels of \$32.8 million to \$38.5 million in 2018. The increase is primarily in salaries and benefits, as presented in the following table.

Future Years: Baseline Expenditure Projection

	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
	Actual	Projection	Projection	Projection
Salaries and Benefits	\$ 16,572,961	\$ 17,031,066	\$ 18,497,907	\$ 18,709,235
Mid cycle new positions		191,674	614,704	643,490
Pension liability, all plans		757,182	1,697,932	2,128,849
	16,572,961	17,979,922	20,810,543	21,481,574
Professional Services	8,603,914	9,482,496	9,018,966	9,629,328
Utilities & Maintenance	2,701,634	2,752,136	3,005,579	3,072,139
Supplies	843,695	825,482	980,700	983,250
Insurance	369,908	430,771	499,000	550,000
Other	588,831	712,420	1,461,493	1,468,433
Operating Transfers	2,149,671	634,000	1,276,000	1,387,000
	\$ 31,830,614	\$ 32,817,227	\$ 37,052,281	\$ 38,571,724

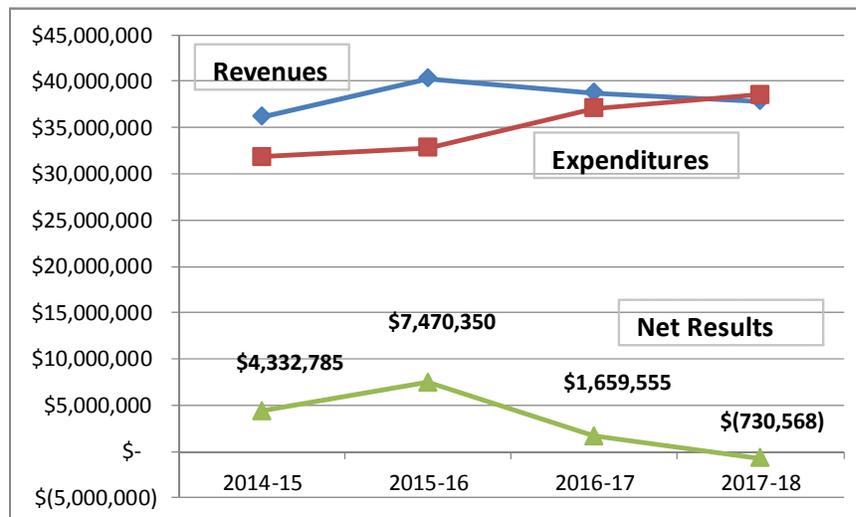
By Program

Administration	\$ 3,791,483	\$ 3,978,625	\$ 4,678,614	\$ 4,653,392
Community Development	3,367,673	4,235,625	3,622,165	3,682,636
Police	10,200,762	10,542,237	12,234,949	12,483,368
Fire	5,572,386	5,760,457	6,142,616	6,878,328
Fire Pension Liability		621,375	763,806	927,453
Public Works	2,934,038	3,083,332	3,408,892	3,495,878
Community Services	2,167,037	2,343,713	3,092,339	3,177,469
Non-Department	3,797,236	2,251,863	3,108,900	3,273,200
	\$ 31,830,614	\$ 32,817,227	\$ 37,052,281	\$ 38,571,724

The increasing cost of Salaries and Benefits for the 2017 and 2018 budget comes from four primary sources. First, the projection reflects 4% contractual salary increases for Police (3% for 2017 and an additional 1% for 2018, partially offset by a 1% employee contribution to the city’s CalPERS normal cost contribution). While the non-safety employee agreements expire in June 2016 and are in negotiation, no adjustment is included in this Baseline Budget projection, which reflects current contract provisions. Second, seven full time positions have been added mid-cycle, during the 2015 and 2016 budget periods. The cost of these positions will annualize as positions are filled, adding \$600,000 to annual salary and benefit costs. Third, the workers comp rates historically charged to program departments have not kept pace with the cost of premiums and the City’s self-insured claims cost. The workers compensation fund has accumulated a deficit over the years. The workers comp rates charged to departments have been doubled for 2017 and 2018 to restore the City’s workers comp internal service fund, with a \$500,000 budget impact per year. Finally, the annual CalPERS debt payment charge for past actuarial losses, which actuaries term the “unfunded liability,” will increase to \$2.1 million by 2018. The CalPERS funding plan for these liabilities extends between 20 and 30 years, and is expected to grow as CalPERS implements its announced policy to phase down its investment earnings assumption from 7.5% to 6.5%. Collectively, these four sources contribute to a \$3.8 million increase in salary/benefit costs over two years, or 10% of the \$38 million expenditure budget.

D. Fund Balance Projection and Reserve Policy Analysis

With these projected results for 2016 and the Baseline Budget presented for 2017 and 2018, the City is in a situation where it has an unusually significant build-up of fund balance resources at June 2016, while ongoing revenues don’t cover baseline expenditures by 2018. Before consideration of employee contracts and department program augmentation requests, the 2018 Baseline Budget reflects an annual deficit of \$730,000. The financial planning challenge for the City is to find ways to invest its 2016 fund balance surplus in ways to buy down operating costs and rebalance the budget into 2018.



In December 2015, City Council received a staff presentation with the results of the 2015 financial audit. At that time, the City’s Comprehensive Annual Financial Report (CAFR) showed a combined General Fund Economic Contingency and Undesignated reserve of \$20 million, or over 60% of annual expenditures. The following chart provides a recap of the fund balance reserves from June 2015, including other earthquake and pension reserves, totaling \$26 million. The June 2016 fund balance is expected to increase further with combined 2016 revenue and expenditure results contributing \$7.4 million in operating surplus for the year. Also, the State Department of Finance has recently approved the Successor Agency’s repayment of the City’s pre-dissolution housing loan to the former redevelopment agency. With this newly approved loan repayment to the City’s Housing Fund, the City Housing Fund will in turn repay the City’s General Fund for \$6.9 million in loans extended in conjunction with acquisition of the Christie Avenue parcels, further increasing General Fund balance. Finally, an additional \$1 million of accumulated surplus will be returned from the City’s vehicle replacement fund. In total, \$42 million of fund balance resources are expected to be available at June 2016, prompting this discussion of the City’s fund balance reserve policies and opportunities to invest these funds to advance the City’ mission.

**Projected Fund Balance Resources
 June 2016**

Reserves at June 2015	
Earthquake	1,335,717
PERS	4,683,559
Economic Uncertainty/Unassigned	<u>20,614,387</u>
	26,633,663
Projected 2016 Additions	
2016 Net Revenue/Expenditures	7,470,350
Repayment of SERAF Housing Fund Loan	6,900,000
Surplus Vehicle Replacement Reserve	<u>1,000,000</u>
	42,004,013
Reserve Policy Discussion	
Economic Contingency Target - 50% 2017 Expenditures	18,526,140
Available for Discussion	23,477,872
	42,004,013

E. Strategies to Invest One-Time funds to Advance City Mission

During the December 2015 CAFR presentation to City Council, the following framework was introduced with a range of policy objectives to consider for the investment of one-time fund balance resources.

Policy Framework for Investing One-time Resources



Grow for the Future	<ul style="list-style-type: none"> • <i>Economic Development Projects/Reserves</i>
Preserve/ Enhance Capital Infrastructure	<ul style="list-style-type: none"> • <i>Capital Improvement Program</i>
Pay Down Unfunded Benefit Obligations	<ul style="list-style-type: none"> • <i>Pension/Health Trusts</i> • <i>Mitigate future rates</i>
Support Community Programs	<ul style="list-style-type: none"> • <i>One-time Non-Profit Grants</i>
Plan for Economic Cycles/the Unexpected	<ul style="list-style-type: none"> • <i>Contingency Reserves</i>

Investment strategies for each of these policy areas have been developed and are presented here for Committee consideration. After receiving Committee input on these strategies, staff will update and incorporate recommendations into the proposed budget for further City Council consideration and action in conjunction with the 2017 and 2018 budget adoption.

1. Strategy #1 - Grow for the Future

The City has an existing policy to contribute 5% of surplus tax increment receipts (“Boomerang Funds”) to an economic development fund to support development opportunities. This internal City revenue allocation has not been recorded for several years.

Recommendations

- a. Invest (Transfer) \$730,000 of General Fund balance to cover three years catch-up of 5% surplus tax increment receipts to establish an Economic Development Fund for future use. The Economic Development staff will administer these funds and return to City Council with program recommendations.
- b. Continue to allocate 5% of future surplus tax increment receipts to the Economic Development Fund. With the winding down of Successor Agency obligations, this revenue source is estimated to provide approximately \$200,000 per year for ongoing program objectives.

2. Strategy #2 - Preserve/Enhance Capital Infrastructure

The City currently supports building and improvement capital assets with a historical cost of over \$50 million, as reported in the annual financial

statements. This balance does not include street and road infrastructure. A capital infrastructure reserve is recommended to protect the annual operating budget from long-term capital asset support costs.

Further, the City has developed a \$100 million 5-year 2017-21 Capital Improvement Program that is scheduled for City Council consideration on May 17, 2016. Several large projects will consume the most significant portions of the capital program in the next two years: South Bayfront Bridge, Corporation Yard, Transit Center, and Arts Center.

To responsibly manage this capital asset infrastructure, and to manage the scope of planned construction projections, the following updates are proposed to the City's capital asset funding and reserve policies.

Recommendations

- a. Infrastructure Reserve – Invest (Transfer) \$5 million of General Fund Balance to the General Capital Fund #475 to hold as a reserve to ensure funds are available to support the long-term stewardship of the City's capital assets.
- b. Implementation Reserve – Using existing General Capital Fund #475 resources, set aside \$2.5 million of fund balance as an "Implementation Reserve" contingency to ensure that the City can deliver and implement its \$100 million 5-year 2017-21 Capital Improvement Program. This recommendation dedicates existing General Capital Fund #475 resources and does not require a current draw on General Fund Balance.
- c. Commercial Real Estate Transfer Tax - Commit revenues to Capital Improvement Program. As commercial transfer tax revenues are realized, deposit to the General Capital Fund to support the City's capital program. The 2017-21 Capital Improvement Program anticipates an average of \$1 million of this revenue source per year. Specific projects can be phased to match the timing of when Commercial Transfer Tax revenue is realized.
- d. Tax Increment Surplus ("Boomerang Funds") – Adjust Capital Program allocation from 75% to 50%. The City's current allocation of Surplus Tax Increment is 75% for the City's capital program; 20% for low/moderate income housing; and 5% for Economic Development. Releasing 25% of capital program allocation, from 75% to 50%, would free approximately \$1 million per year to support, restore, and augment services funded by the General Fund, and contribute to a balanced General Fund operating budget. Capital program funding is replaced through commitment of the Commercial Real Estate Transfer Tax discussed above. The net effect is to provide the General Fund with a predictable, property tax based revenue source to support its operating budget, while placing the unpredictable Commercial Transfer Tax into the capital program where

cash flow can be better managed. Recently implemented development impact fees for Streets, Parks, and Housing are also now contributing to the stability of the overall capital program.

3. Strategy #3 - Pay Down Unfunded Benefit Obligations

The City provides pension benefits through CalPERS and also provides a supplemental Police pension benefit for certain employees through a PARs trust. Collectively, the present value of the unfunded pension liabilities, measured using the Government Accounting Standards Board methodology for financial reporting, was \$25 million at June 2015. However, the CalPERS Board adopted a new policy in November 2015 to phase in a reduction of the investment earnings assumption on plan assets from 7.5% to 6.5%. The long-term impact to the City will be to increase the City's unfunded liability from \$25 million to \$45 million. This information was presented to City Council along with the 2015 CAFR in December 2015.

CalPERS is charging the City for this unfunded pension liability over a 20-30 year amortization period. The debt service cost on unfunded pension liabilities for 2018 is projected at \$2.1 million, covering the collective CalPERS and PARs plans. This annual charge is addition to the normal pension contribution cost for current year employee service credits. At \$2.1 million, this payment is consuming an increasing share of the City's operating budget.

Net Pension Liability
CalPERS Adopts Risk Reduction Plan
Discount Rate Phasing from 7.5% to 6.5%
1% change in discount rate adds \$20 Million to Net Pension Liability



To lessen the impact to the City's operating budget, and to further stabilize the City's pension plans, staff is recommending that the City invest a very substantial sum of \$15 million in a dedicated supplemental pension trust fund to "buy down" the pension liability and provide assets to meet pension contributions as billed by CalPERS. Currently, the City invests its operating cash in compliance with the Government Code, which limits the City's investments to short- and mid-term instruments providing a nominal annual investment return. By establishing a supplemental pension trust under IRS Code Section 115, assets can be invested with a longer-term view, similar to the existing CalPERS plans and to the City's OPEB

(retiree health) trust fund, with potential for higher investment returns. The City can evaluate and select a trust fund administrator from any of several fiduciaries that offer these plans. CalPERS is in the process of establishing such a trust for Agencies that would like to consolidate pension assets with CalPERS. A supplemental trust is important, rather than direct investment in the existing City pension plan trusts, since some of the City's plans are "pooled" plans that share risks with other cities and government employers. A supplemental trust will allow the City to maintain control of the timing of use of trust assets, while dedicating the use to meet future pension obligations.

Recommendation

Add \$10 million to the City's existing \$5 million PERS reserve and contribute the combined \$15 million to a Section 115 qualified pension trust to "buy down" the City's unfunded pension liability; reduce the annual unfunded pension liability payment; and increase the stability of the city's pension plans.

4. Strategy #4 - Support Cultural Arts and Community Programs

A direct contribution to cultural arts and community programs will provide balance in the allocation of one-time funds. Two options are presented for Committee consideration.

Recommendations

- a. Contribute \$1 million towards improvements to the Art Center capital improvement project. This direct General Fund contribution will increase the quality of the build-out of this facility that will provide community meeting space and enhance quality of life for residents. The proposed contribution will augment other funds assigned to the Art Center project through the 5-year 2017-21 Capital Improvement Program.
- b. Contribute \$400,000 for cultural arts and community programs. This investment provides direct quality-of-life programs for the community. Specific programs will be developed for future City Council consideration.

5. Strategy #5 - Plan for Economic Cycles/the Unexpected

The City has an existing policy that targets a combined economic contingency and undesignated fund balance reserve at 50% of annual expenditures. An update is recommended to increase the economic contingency section of this reserve to the full 50% target. Undesignated reserves will fluctuate from time to time, reflecting annual operating results.

The following chart summarizes these policy recommendations and proposed fund balance reserves at June 2016. With a substantial investment to "buy down" the City's pension unfunded liability payments, the operating budget line for pension costs can be reduced, and the baseline budget for 2018 rebalanced. Adjusting the capital allocation

of surplus tax increment to 50% will further allow capacity in the General Fund operating budget to address program augmentation requests from departments.

Proposed General Fund Reserve Status

Economic Contingency Reserve Benchmark

2017 Expenditures	<u>\$ 37,052,281</u>
Proposed Policy: 50% Reserve Target	<u>18,526,140</u>

	<u>Reserves at June 2015</u>	<u>Proposed Updates</u>	<u>Reserves at June 2016</u>
Economic Development	-	730,000	730,000
Pension Trust Fund	4,683,559	10,316,441	15,000,000
Capital Fund - Infrastructure Reserve	-	5,000,000	5,000,000
Cultural Arts/Community Programs	-	1,400,000	1,400,000
Economic Uncertainty (50%)	1,894,755	16,631,385	18,526,140
Earthquake	1,335,717	-	1,335,717
Unassigned	<u>18,719,632</u>	<u>12,155</u>	<u>12,155</u>
	26,633,663	34,089,981	42,004,012

F. NEXT STEPS

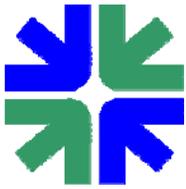
After receiving Committee feedback, staff will update the General Fund Baseline Budget and will further incorporate program department requests for program and staff augmentations. The budget calendar for consideration of the two year 2017 and 2018 budget is as follows.

<i>Date</i>	<i>Item</i>
Tuesday, May 3	City Council Meeting – Baseline Budget Discussion
Tuesday, May 17	City Council Meeting – 5-Year Capital Improvement Program
Tuesday, May 24	Special City Council Meeting - Budget Study Session
Tuesday, June 21	Regular Council Meeting - Budget Adoption

Prepared By: Susan Hsieh, Finance Director

**APPROVED AND FORWARDED TO THE
 CITY COUNCIL AND BUDGET ADVISORY COMMITTEES**

Carolyn Lehr
 City Manager



MEMORANDUM

DATE: April 25, 2016

TO: Carolyn Lehr, City Manager

FROM: Susan Hsieh, Finance Director
Maurice Kaufman, Public Works Director
Charles S. Bryant, Community Development Director

SUBJECT: Discussion Regarding the City's Five-Year Capital Improvement Program for FY 2017-2021

RECOMMENDATION

Staff recommends that the Budget and Governance and Budget Advisory Committees review the Capital Improvement Program and provide feedback.

BACKGROUND

The City has drafted a \$115 million Five-year Capital Improvement Program (CIP) with 86 projects to support capital funding and expenditure requests for the 2017-21 capital planning horizon. This CIP reflects the vision and goals of the Emeryville Community. It is an integral part of the City's strategy for developing the infrastructure required to support a vibrant City. Over the years, the City Council has effectively used CIP plans to guide the design and construction of capital projects.

This current Five-Year CIP updates the previous 2015-19 CIP with current revenue projections and proposed project spending. The first two years of the Five-Year CIP will be submitted for appropriation with the City-wide 2017 and 2018 budget. The remaining three years are presented for planning and analysis purposes but are not submitted for appropriation.

As further discussed below, the 2017-19 CIP updates several related financial policies, including revenue allocations committed to the capital program; new infrastructure and implementation fund balance reserves, and the allocation of staff costs to support implementation of the capital program.

Progress in implementing the prior 2015-19 CIP plan

For context in considering the new CIP plan, the following update is provided on the status of former projects included in the prior 2015-19 CIP plan. The 2015-19 CIP was

approved in June 2014 and included 80 projects costing \$106 million. The following are highlights of projects from that plan that have been successfully completed or are currently underway.

1. Completed the design and construction of the following projects:

Big Daddy's Community Garden Rehabilitation	\$ 120,000
Sanitary Sewer Rehabilitation Program 14/15	\$1,800,000
Peninsula Fire Station Rehab (Station 34)	\$1,650,000
Safe Route to Transit - Star Intersection & 40th St - SRTT Grant	\$ 560,000
Joseph Emery Park Skate Spot	\$ 810,000
Sidewalk Improvement Program	\$ 572,000
Christie Avenue Bay Trail - VRF Grant	\$ 850,000
Annual Street Rehabilitation/Preventive Maintenance Program	\$ 990,000
Marina Park Improvements, Restroom Painting and Floors	\$ 40,000
3706 San Pablo Site Remediation	\$ 440,000
Senior Center Rehabilitation	\$2,600,000
Temescal Creek Park Adeline Street Connection, concept plans	\$ 18,000

2. Completed design and awarded construction contracts for the following projects:
 - Stanford Avenue Park and 61st Street Mini Park Rehabilitation
 - Safe Route to Schools - 43, 45, and 47th St - SR2S Grant
 - Sanitary Sewer Rehabilitation Program 15/16

3. Began work on the design of the following projects:
 - South Bayfront Bridge and Horton Landing Park
 - Corporation Yard Improvements
 - Halleck Beach Dog Park
 - Underground Tank Closures
 - Hollis Street Fire Station and EOC (Station 35)
 - Horton Street Experimental Traffic Calming Measures
 - City Wide Trash Recepticle Replacement
 - Lumec Streetlight Pole Painting and LED Retrofit
 - Storm Drain Inventory and CCTV Inspection
 - Survey Monument and Benchmark Preservation Program
 - Public Art Master Plan
 - Bus Shelter Art Program Phase III
 - Emeryville Center of Community Life Public Art
 - Joseph Emery Skate Spot Public Art
 - Shellmound/Powell Street Bridge Art Project
 - Utility Box Art III – Sign of the Times

DISCUSSION

Capital Improvement Program – Principles and Development Process

The City's budget philosophy and mission guide the overall preparation of the Capital Improvement Program. These principles promote long-term financial planning and development of infrastructure to create a livable and sustainable city. At its January 23,

2016 Budget and Goal Setting Workshop, the City Council also provided guidance for the CIP development.

In an effort to create a comprehensive Capital Improvement Program, the City's advisory bodies are asked to review proposed projects in areas under their scope of authority and provide feedback on the prioritization of projects.

Staff used the *Priority-Driven Budgeting* process recommended by the Government Finance Officers Association (GFOA) to prepare this CIP budget. Priority-driven budgeting allocates resources to projects that meet the community's goals and objectives. The steps include the following: identifying available resources; identifying priorities; defining priority results; preparing a list of proposed projects for evaluation; developing a priority listing of proposed projects; and finally allocating resources.

1. Identify Available Resources

Current Revenues

The City uses restricted and unrestricted resources to fund CIP projects. Restricted funds include developer impact fees and contributions, grants, bond proceeds, and funds provided by the Successor Agency. Unrestricted funds include discretionary General Fund and operating budget program contributions.

The following are sources of restricted City funds:

- Impact fees and developer contributions (Parks, Traffic, and Housing Impact Fees; Public Art fees; Urban Forestry fees; and other developer contributions)
- Measure B/BB/and Vehicle registration fee grants
- Other grants (FTA, STIP, Prop 84, etc.)
- Housing Successor Funds (former 20% low/moderate housing funds)
- Sewer Connection Fees and other sewer fund capital allocations
- 1999 Assessment District funds
- Marina Fund

The following are sources of restricted funds from the former Redevelopment Agency:

- Redevelopment Agency Project Funds
- Redevelopment Implementation Plan Bond Proceeds
- Current Redevelopment Property Tax Trust Fund (RPTTF) allocations for 3706 San Pablo Avenue remediation

Sources of unrestricted (committed) City funds include:

- General Fund contributions
- Allocated Surplus Tax Increment ("Boomerang") Funds for capital (75%) and housing programs (20%)

Proposed Policy Update

The current CIP Plan reduces the capital allocation of Surplus Tax Increment Receipts from 75% to 50%, and replaces this funding with a new allocation of Commercial Real Estate Transfer Tax revenues. This proposed policy is scheduled for discussion with City Council on May 3, 2016. The purpose of this exchange is to provide the General Fund with a predictable, property tax based revenue source for its operating budget, while committing the less predictable Commercial Real Estate Transfer Tax revenue to the capital program, where cash flow can be better managed by phasing projects when these revenues are realized and available.

- (New) Commercial Real Estate Transfer Tax revenues
- Operating budget contributions to the Major Maintenance, Vehicle Replacement and Information Technology Funds

Fund Balance Reserves

The Fund Balance Projections report (part of the draft CIP) presents the projected fund balance at June 2016, projected revenues and expenditures over the next five fiscal years, and the projected fund balance at June 2021 after implementation of proposed capital projects. Substantial cash balances have accumulated in the General Capital Fund from the flow of Surplus Tax Increment as the Successor Agency winds down its obligations. This accumulation is funding a significant portion of discretionary projects during the five year planning horizon.

New for the 2017-21 CIP

Staff is recommending augmentation and formalization of two fund balance reserve policies to strengthen the financial capacity of the CIP program and to provide stewardship for the City's investment in capital assets. The following reserve policies are scheduled for discussion with City Council on May 3, 2016.

- Infrastructure Reserve – A \$5 million reserve is proposed in the General Capital Fund #475, which holds discretionary resources. The purpose of the reserve is to ensure funds are available to support the long-term stewardship of the City's capital assets. Funding is proposed from a one-time transfer from the City's General Fund from surplus funds projected at June 2016.
- Implementation Reserve – An additional \$2.5 million reserve is also proposed in the General Capital Fund #475. The purpose of the reserve is to provide contingency funding to ensure that the City can deliver and implement its \$115 million 5-year 2017-21 Capital Improvement Program. This 2% contingency reserve can be used to cover cost overruns incurred during the implementation period. This recommendation dedicates existing General Capital Fund #475 resources and does not require a new contribution from the General Fund.

2. Identify Priorities

In the prior CIP cycle, staff established a set of organizational strategic priorities based on the City Council's direction. The strategic priorities are organized into twelve prioritization factors as presented below. They are used to evaluate potential projects in terms of need, urgency, and value to the Community. These factors are noted for each project on the project detail sheets.

Public Safety	Parks/Open Space	Citywide Impact
Mandated Program	Preventive Maintenance	Leverages Outside Funding
Hazard Elimination	Connectivity	Economic Development
Affordable Housing	Family Friendly	Climate Action Plan

At the January 23, 2016 Budget and Goal Setting Workshop, the City Council considered the following projects as having high priority: South Bayfront Bridge, better lighting, Transit Center, and Cultural Arts Center. The City Council directed staff to develop realistic goals for the art center project.

3. Evaluate Proposed Projects

Staff prepared a list of proposed projects that match the priorities identified. The projects are arranged into eleven categories as described below.

Community Facilities, Facilities Maintenance, and Marina

These three categories include projects to construct, improve or rehabilitate City-owned facilities, including buildings, parks, parking facilities, street lights, and the public marina.

Housing

This category includes projects to develop affordable housing throughout the City.

Information Technology

This category includes projects to enhance and upgrade the information and communication systems capacity of the City.

Pedestrian/Bicycle

This category consists of projects to improve circulation through the construction of new pedestrian and bike ways, modification of existing infrastructure and reconstruction of sidewalks and curb cuts.

Public Art

This category consists of projects that help in creating visual identities that distinguishes the city for its residents and visitors alike.

Sanitary Sewer

This category includes projects to improve the City's sanitary sewer infrastructure.

Streetscape System

This category includes projects to improve the appearance of city streets with landscaping, street trees, street lights, and trash receptacles.

Transportation

This category includes projects to enhance transportation facilities and services, install traffic signals, and reconstruct or resurface existing streets.

Vehicles

This category includes projects to replace aging vehicles and invest in a more efficient city vehicle fleet.

The following criteria were used to evaluate proposed projects.

- a) Is this project mandated by a federal, state or local agency?
- b) Is this a high priority project for the Community?
- c) Is this project a continuation of an existing project?
- d) Is this project partially or fully funded by grant and/or private development funds? How much local match fund is required to leverage outside funds?
- e) Is this project responding to an emergency situation or critical need?
- f) Is this project improving or replacing current facilities and/or infrastructure?

4. Rank Proposed Projects

The draft CIP was developed after evaluating projects using the above criteria with consideration of the City Council and advisory bodies' ongoing priorities.

Summary of Capital Improvement Program Funding

The draft CIP proposes capital investment of \$115 million through 86 projects over five years as shown in the CIP Project Summary sheet. Of the 86 projects, 22 are new projects that have been added since the 2015-19 CIP. The proposed funding plan includes appropriations of \$51.7 million in fiscal year 16/17 and \$9.4 million in fiscal year 17/18. All project appropriations in the 16/17 and 17/18 fiscal years are fully funded. Some projects for later fiscal years 18/19, 19/20, and 20/21 are only partially funded.

The following large projects comprise \$69 million or 60% of the Five Year CIP proposal:

South Bayfront Bridge	\$18,850,000
Transit Center	8,430,952
Corporation Yard Improvements	6,300,000

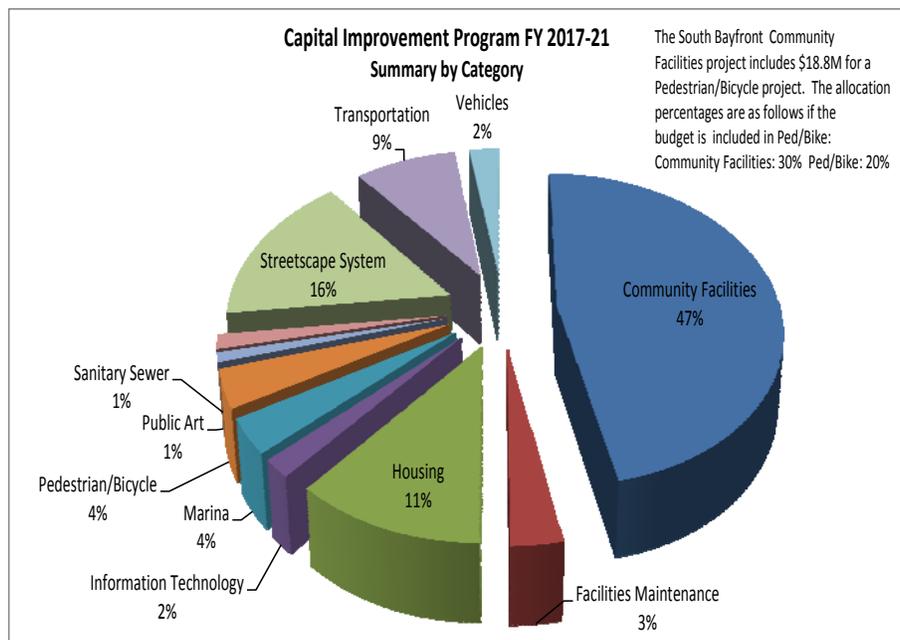
Art Center	11,200,000
Christie Housing Site	6,133,000
North Hollis Undergrounding	14,000,000 (Partially funded)
Quiet Zone Railroad Crossing	4,964,000 (Partially funded)
	<u>\$69,877,952</u>

New for the 2017-21 Five-Year CIP

Additional staff resources are proposed to be hired and paid from unrestricted General Capital Fund resources to provide focused resources to facilitate the implementation and delivery of the Five Year capital program. Portions of four staff positions will be allocated to the General Capital Fund with an annual cost of \$550,000 per year.

The table below summarizes proposed CIP projects by category and the pie chart depicts the percentage allocation to each category.

Summary by Category						
Category	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	Total
Community Facilities	\$ 37,319,952	\$ 4,205,000	\$ 12,025,000	\$ 383,000	\$ -	\$ 53,932,952
Facilities Maintenance	830,000	1,450,000	1,053,775	125,000	125,000	\$ 3,583,775
Housing	4,313,000	625,000	3,925,000	3,900,000	400,000	\$ 13,163,000
Information Technology	530,000	735,000	375,000	250,000	250,000	\$ 2,140,000
Marina	1,275,000	-	2,825,000	-	-	\$ 4,100,000
Pedestrian/Bicycle	2,145,000	650,000	515,000	215,000	965,000	\$ 4,490,000
Public Art	410,500	150,000	332,500	125,000	135,000	\$ 1,153,000
Sanitary Sewer	500,000	300,000	300,000	300,000	300,000	\$ 1,700,000
Streetscape System	2,345,000	451,000	1,973,000	13,535,000	35,000	\$ 18,339,000
Transportation	1,668,000	615,000	1,590,000	490,000	5,454,000	\$ 9,817,000
Vehicles	395,000	240,000	65,000	1,856,000	253,000	\$ 2,809,000
Total	\$ 51,731,452	\$ 9,421,000	\$ 24,979,275	\$ 21,179,000	\$ 7,917,000	\$ 115,227,727



Unfunded Projects

The 2017-19 CIP fully funds a substantial scope of capital project improvements over the next five years. However, in fiscal years 18/19 through 20/21, three projects will require additional future funding to fully implement the project objectives:

6150, 5890 and 5900 Christie Housing Site Remediation (Grant Funding anticipated but not yet secured)	\$2,500,000
North Hollis Undergrounding (Existing allocations can complete a portion but not all of geographic area targeted for improvement; project can be phased or deferred until additional resources are identified)	6,250,000
Quiet Zone Railroad Crossing Quadrant Gates (Funds have been allocated to begin the planning phase of this project. Additional resources will be needed prior to implementation)	<u>4,714,000</u>
	\$13,464,000

NEXT STEPS

Advisory bodies are scheduled to review the draft CIP in March, April, and May (refer to Exhibit A for the proposed meeting schedule). After receiving the feedback, the draft CIP will be revised and presented to the City Council for consideration and approval. The committee recommendations will be summarized and presented to the City Council. Staff will present the final draft to the City Council on May 17, 2016 and seek adoption of the capital improvement program on June 21, 2016.

LEGAL CONSIDERATIONS

California Government Code Section 65403(c) requires that the CIP be referred to the Planning Commission for review of its consistency with the General Plan at least 60 days prior to final adoption by the City council. This was accomplished when the Planning Commission reviewed the draft CIP on March 24, 2016 and made the requisite findings that the CIP is consistent with the General Plan.

PREPARED BY: Susan Hsieh, Finance Director
Maurice Kaufman, Public Works Director
Charles S. Bryant, Community Development Director

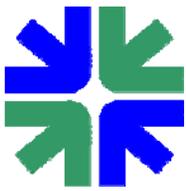
**APPROVED AND FORWARDED TO THE
CITY COUNCIL AND BUDGET ADVISORY COMMITTEES:**



Carolyn Lehr, City Manager

Attachments:

1. Exhibit A: Proposed Advisory Committee Meetings
2. Exhibit B: Draft Capital Improvement Program



**Capital Improvement Program
Fiscal Years 2016-17 through 2020-21**

Proposed Meeting Schedule

Date	Community Advisory Committee(s)	Comment
Saturday, January 23; 11 am	City Council - Study Session	Budget and goal setting
Thursday, March 24; 6:30 pm	Planning Commission	Review of CIP's consistency with General Plan
Thursday, April 14; 5:30 pm	Public Art Committee	
Wednesday, April 20; 11:30 am	Economic Development Advisory Committee	
Thursday, April 21; 11:00 am	Public Works Committee	
Monday, April 25; 5:30 pm	Budget & Governance and Budget Advisory Committee	
Wednesday, May 4; 6:00 pm	Housing Committee	
Tuesday, May 17; 7:16 pm	City Council - Regular Meeting	Presentation of Proposed CIP
Wednesday, May 18; 5:30 pm	Parks & Recreation Committee	
Tuesday, June 21; 7:16 pm	City Council – Regular Meeting	Adoption of FY 16-17 – FY 20-21 CIP and adoption of appropriations for FY 16-17 and FY 17-18

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	CF-05	Corporation Yard Improvements/Emergency Operations
	CF-06	Halleck Beach Dog Park
	CF-07	Underground Tank Closures
	CF-08	Art Center
	CF-09	Emery-Go-Round Shuttle Bus Yard
	CF-10	Hollis Street Fire Station/EOC Upgrade (Station 35)
	CF-11	Point Emery Shoreline Protection
	CF-12	New Temescal Creek Park Adeline Street Connection
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	IT-05	Computer Aided Dispatch/Records Management System (CAD/RMS)

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**City of Emeryville
2017-21 Capital Improvement Program
Project Summary**

CIP No.	Project Description	Priority Level	Total Project Cost	Prior Spending Encumbrance and Carryover	5 Year Appropriation	16/17	17/18	18/19	19/20	20/21
Community Facilities										
CF-01	Eastshore State Park/Powell Street Bioswale	Restricted Funds	\$ 500,000		\$ 500,000	\$ 70,000	\$ 430,000			
CF-02	South Bayfront Bridge and Horton Landing Park	Restricted Funds	22,100,000	3,250,000	18,850,000	16,850,000	2,000,000			
CF-03	Transit Center - Plaza and Platform Extension -FTA Grant	Restricted Funds	1,043,000		1,043,000	1,043,000				
CF-04	Transit Center -Public Parking and Bus Bays - STIP Grant	Restricted Funds	8,430,952		8,430,952	8,430,952				
CF-05	Corporation Yard Improvements/Emergency Operations	Prev. Maint.	6,770,000	470,000	6,300,000	6,300,000				
CF-06	Halleck Beach Dog Park	Discretionary	300,000	20,000	280,000	280,000				
CF-07	Underground Tank Closures	Discretionary	100,000	64,000	36,000	36,000				
CF-08	Art Center	Discretionary	16,734,512	5,534,512	11,200,000	200,000	500,000	10,500,000		
CF-09	Emery-Go-Round Shuttle Bus Yard	Discretionary	1,000,000		1,000,000			1,000,000		
CF-10	Hollis Street Fire Station/EOC Upgrade (Station 35)	Discretionary	2,600,000	225,000	2,375,000	2,375,000				
CF-11	Point Emery Shoreline Protection	Discretionary	300,000		300,000	300,000				
CF-12	New Temescal Creek Park Adeline Street Connection	Discretionary	400,000	17,000	383,000				383,000	
CF-13	New Horton Landing Park Expansion	Discretionary	2,000,000		2,000,000	725,000	1,275,000			
CF-14	New Police Substation at Former Recreation Center Trailers	Discretionary	275,000		275,000	275,000				
CF-15	New Electric Vehicle Chargers for City Hall Parking Lot	Discretionary	35,000		35,000	35,000				
CF-16	New Carport Solar Installation at City Hall Parking Lot	Discretionary	525,000		525,000			525,000		
CF-17	New ADA Transition Plan	Discretionary	400,000		400,000	400,000				
	Subtotal		63,513,464	9,580,512	53,932,952	37,319,952	4,205,000	12,025,000	383,000	-
Facilities Maintenance										
FM-01	General Major Maintenance Program	Prev. Maint.	750,000	125,000	625,000	125,000	125,000	125,000	125,000	125,000
FM-02	Child Development Center Rehabilitation	Prev. Maint.	825,000	65,000	760,000	50,000	710,000			
FM-03	Civic Center Carpet Replacement	Prev. Maint.	200,000		200,000	200,000				
FM-04	Civic Center Exterior Painting	Prev. Maint.	150,000		150,000			150,000		
FM-05	Civic Center Garden Level Conf Rm/Permit Counter Upgrade	Prev. Maint.	466,390	166,390	300,000	300,000				
FM-06	Civic Center HVAC	Prev. Maint.	750,000	31,225	718,775		40,000	678,775		
FM-07	Civic Center Fire Sprinkler System Repair	Prev. Maint.	89,000	9,000	80,000	25,000	25,000	30,000		
FM-08	Davenport Mini Park Rehabilitation	Prev. Maint.	25,000		25,000		25,000			
FM-09	Emergency Generator and Fuel Tank Upgrades	Prev. Maint.	525,000		525,000		525,000			
FM-10	Shorebird Park Boardwalk Rehabilitation	Prev. Maint.	50,000	25,000	25,000	25,000				
FM-11	Stanford Avenue Park Rehabilitation	Prev. Maint.	245,000	175,000	70,000	40,000		30,000		
FM-12	New Amtrak Pedestrian Bridge Modifications	Prev. Maint.	141,400	36,400	105,000	65,000		40,000		
	Subtotal		4,216,790	633,015	3,583,775	830,000	1,450,000	1,053,775	125,000	125,000
Housing										
H-01	3706 San Pablo Avenue Housing Site	Mandated	3,625,000		3,625,000	3,625,000				
H-02	New 6150, 5890 and 5900 Christie Housing Site	Mandated	6,133,000		6,133,000	108,000	25,000	2,500,000	3,500,000	
H-03	3706 San Pablo Avenue Remediation - EPA Grant	Mandated	495,000	445,000	50,000	50,000				
H-04	New Affordable Senior Housing	Mandated	1,265,000	40,000	1,225,000		200,000	1,025,000		
H-05	New South Bay Front Site B	Mandated	130,000		130,000	130,000				
H-06	New Below Market Rate Housing Acquisition	Mandated	2,000,000		2,000,000	400,000	400,000	400,000	400,000	400,000
	Subtotal		13,648,000	485,000	13,163,000	4,313,000	625,000	3,925,000	3,900,000	400,000

**City of Emeryville
2017-21 Capital Improvement Program
Project Summary**

CIP No.	Project Description	Priority Level	Total Project Cost	Prior Spending Encumbrance and Carryover	5 Year Appropriation	16/17	17/18	18/19	19/20	20/21
Information Technology										
IT-01	IT Replacements and Purchases	Prev. Maint	900,000	30,000	870,000	170,000	250,000	150,000	150,000	150,000
IT-02	Electronic Document Management System (EDMS)	Prev. Maint	270,000	20,000	250,000	50,000	50,000	50,000	50,000	50,000
IT-03	Geographic Information Systems (GIS) Development	Prev. Maint	550,000	50,000	500,000	50,000	175,000	175,000	50,000	50,000
IT-04	Computerized Maintenance Management System (CMMS)	Prev. Maint	20,000		20,000	10,000	10,000			
IT-05	New Computer Aided Dispatch/Records Management System	Discretionary	500,000		500,000	250,000	250,000			
	Subtotal	Subtotal	2,240,000	100,000	2,140,000	530,000	735,000	375,000	250,000	250,000
Marina										
M-01	Marina Navigation Channel Maintenance Dredging Program	Restricted Funds	2,825,000		2,825,000			2,825,000		
M-02	Marina Park Improvements	Restricted Funds	265,000	40,000	225,000	225,000				
M-03	New Marina Park and Powell Street Lighting	Restricted Funds	1,050,000		1,050,000	1,050,000				
	Subtotal		4,140,000	40,000	4,100,000	1,275,000	-	2,825,000	-	-
Pedestrian/Bicycle										
PB-01	Sidewalk Improvement Program	Mandated	1,400,000	600,000	800,000	160,000	160,000	160,000	160,000	160,000
PB-02	Emeryville Greenway - Stanford to Powell (Peladeau Park)	Restricted funds	1,450,000	135,000	1,315,000	1,315,000				
PB-03	Horton Street Experimental Traffic Calming	Discretionary	96,800	46,800	50,000	50,000				
PB-04	Safe Routes to Schools, 43rd, 45th, 47th St - SR2S Grant	Restricted funds	750,000	750,000	-					
PB-05	Bicycle and Pedestrian Plan Implementation	Discretionary	293,000	18,000	275,000	55,000	55,000	55,000	55,000	55,000
PB-06	ECCL - North-South Pedestrian Path from 47th St to 53rd St	Discretionary	750,000		750,000					750,000
PB-07	Frontage Road Bay Trail Upgrades	Discretionary	300,000		300,000			300,000		
PB-08	Transit Stop Improvements	Discretionary	100,000		100,000	15,000	85,000			
PB-09	Video Detection Traffic Signal Enhancement	Discretionary	487,720	37,720	450,000	450,000				
PB-10	New 40th-San Pablo Bus Hub Feasibility Study	Discretionary	100,000		100,000	100,000				
PB-11	New Bike Share Stations	Discretionary	240,000		240,000		240,000			
PB-12	New Greenway Crossings Safety Enhancement	Discretionary	110,000		110,000		110,000			
	Subtotal		6,077,520	1,587,520	4,490,000	2,145,000	650,000	515,000	215,000	965,000
Public Art										
PA-01	Arts Master Plan	Mandated	40,000	15,000	25,000	25,000				
PA-02	Implementing Art Projects	Mandated	510,000		510,000		125,000	125,000	125,000	135,000
PA-03	New Bus Shelter Public Art Program, Phase IV	Mandated	75,000		75,000	50,000	25,000			
PA-04	Emeryville Center for Community Life (ECCL) Public Art	Mandated	229,500	30,000	199,500	199,500				
PA-05	Point Emery Art Project	Mandated	242,500	35,000	207,500			207,500		
PA-06	Shellmound/Powell Street Bridge Art Project and District Plan	Mandated	303,000	167,000	136,000	136,000				
	Subtotal		1,400,000	247,000	1,153,000	410,500	150,000	332,500	125,000	135,000
Sanitary Sewer										
SS-01	Sanitary Sewer Rehabilitation Program	Mandated	3,800,000	2,100,000	1,700,000	500,000	300,000	300,000	300,000	300,000
	Subtotal		3,800,000	2,100,000	1,700,000	500,000	300,000	300,000	300,000	300,000

**City of Emeryville
2017-21 Capital Improvement Program
Project Summary**

CIP No.	Project Description	Priority Level	Total Project Cost	Prior Spending Encubrance and Carryover	5 Year Appropriation	16/17	17/18	18/19	19/20	20/21
Streetscape System										
ST-01	40th Street Bridge-Paint Railing	Prev. Maint.	185,000	165,000	20,000	20,000				
ST-02	40th Street/San Pablo Ave Median Rehabilitation	Prev. Maint.	600,000		600,000			600,000		
ST-03	City Wide Trash Receptacle Replacement	Prev. Maint.	130,000	5,000	125,000	125,000				
ST-04	Lumec Streetlight Pole Painting and LED Retrofit	Prev. Maint.	2,025,000	3,000	2,022,000	2,022,000				
ST-05	Storm Drain Cleaning and System Repair Program	Prev. Maint.	250,000		250,000	150,000	25,000	25,000	25,000	25,000
ST-06	Storm Drain Inventory and CCTV Inspection	Prev. Maint.	100,000	100,000	-					
ST-07	Street Tree Program	Prev. Maint.	300,000	10,000	290,000	20,000	240,000	10,000	10,000	10,000
ST-08	Survey Monument and Benchmark Preservation Program	Prev. Maint.	41,000	25,000	16,000	8,000		8,000		
ST-09	Frontage Road Landscape Median Island	Discretionary	300,000		300,000			300,000		
ST-10	I-80/Caltrans Right of Way Landscape Improvements	Discretionary	25,000		25,000			25,000		
ST-11	Traffic Signal LED Relamping	Prev. Maint.	150,000		150,000		150,000			
ST-12	New Additional Storm Drain Inlet Trash Capture Devices	Mandated	11,000		11,000		11,000			
ST-13	New Large Trash Separator in Storm Drain Line	Mandated	530,000		530,000		25,000	505,000		
ST-14	New North Hollis Undergrounding District	Discretionary	14,000,000		14,000,000			500,000	13,500,000	
	Subtotal		18,647,000	308,000	18,339,000	2,345,000	451,000	1,973,000	13,535,000	35,000
Transportation										
T-01	Annual Street Rehabilitation/Preventive Maintenance	Prev. Maint.	2,450,000		2,450,000	490,000	490,000	490,000	490,000	490,000
T-02	Powell Street Bridge Seal Coat and Joint Seal Replacement	Prev. Maint.	510,000	20,000	490,000	490,000				
T-03	Temescal Creek Bridge Seal Coat	Prev. Maint.	44,000		44,000	44,000				
T-04	Quiet Zone Railroad Crossing Quadrant Gates	Discretionary	4,964,000		4,964,000					4,964,000
T-05	Traffic Signal - 40th/Harlan	Discretionary	307,000	15,000	292,000	292,000				
T-06	Traffic Signal - Powell/Doyle	Discretionary	307,000	15,000	292,000	292,000				
T-07	New North Hollis Paid Parking and Trans. Demand Management	Discretionary	1,200,000		1,200,000		100,000	1,100,000		
T-08	New Powell Street Bridge Widening	Discretionary	25,000		25,000		25,000			
T-09	New 40th and San Pablo Eastbound Right-Turn Lane	Discretionary	60,000		60,000	60,000				
	Subtotal		9,867,000	50,000	9,817,000	1,668,000	615,000	1,590,000	490,000	5,454,000
Vehicles										
V-01	Vehicle Replacements and Purchases		2,809,000		2,809,000	395,000	240,000	65,000	1,856,000	253,000
	Subtotal		2,809,000	-	2,809,000	395,000	240,000	65,000	1,856,000	253,000
	Totals		\$130,358,774	\$ 15,131,047	\$115,227,727	\$ 51,731,452	\$ 9,421,000	\$ 24,979,275	\$ 21,179,000	\$ 7,917,000

City of Emeryville
2017-21 Capital Improvement Program
Revenue Projection

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	2015-16 Annual	Five Year CIP Projection					Total
		2016-17	2017-18	2018-19	2019-20	2020-21	
475 General Capital Projects							
<u>Successor Agency Surplus Tax Increment</u>							
0% Conservative Growth Assumption							
January County Tax Distribution	4,026,939	551,883	620,892	857,274	883,060	936,958	3,850,066
June County Tax Distribution	2,716,550	2,649,512	3,130,662	3,158,821	3,212,579	3,212,579	15,364,153
Subtotal	6,743,490	3,201,394	3,751,554	4,016,095	4,095,639	4,149,537	19,214,219
75% Policy	5,057,617	2,401,046	2,813,665	3,012,071	3,071,729	3,112,153	14,410,664
Proposed: Reduction to 50%			(937,888)	(1,004,024)	(1,023,910)	(1,037,384)	(4,003,206)
Proposed: Commercial Transfer Tax	5,057,617	2,401,046	1,875,777	2,008,047	2,047,819	2,074,769	10,407,458
General Fund - One-time Reserve Contribution		1,000,000	1,000,000	1,000,000			3,000,000
General Fund - One-time Arts Center Contribution		5,000,000					5,000,000
General Fund - One-time Arts Center Contribution		1,000,000					1,000,000
Total	5,057,617	9,401,046	2,875,777	3,008,047	2,047,819	2,074,769	19,407,458
475 General Capital Projects - Developers							
Developer Contribution	76,420	303,423	500,000	2,437,500	-	-	3,240,923
650 Major Maintenance							
Operating budget contribution		476,000	490,300	500,000	500,000	500,000	2,466,300
Capital budget contribution		370,700	370,700	370,700	370,700	370,700	1,853,500
Total	852,000	846,700	861,000	870,700	870,700	870,700	4,319,800
220 Gas Tax							
Source: League of Cities/California City Finance	110,432	222,645	222,645	222,645	222,645	222,645	1,113,225
Currently allocated to Operating Budget							
225 General Plan Maintenance							
Development fees	635,000	406,000	406,000	-	-	-	812,000
237 Park/Recreation Impact Fees							
2015-16 YTD Actual at 2-11-16	342,897						-
Projected development activity		3,490,507	2,426,574				5,917,081
Total	342,897	3,490,507	2,426,574	-	-	-	5,917,081
239 Affordable Housing Impact Fees							
2015-16 YTD Actual at 2-11-16	360,771						-
Projected development activity		600,000	250,000	250,000			1,100,000
Total	360,771	600,000	250,000	250,000	-	-	1,100,000
240 Measure B/VRF							
Measure B - Streets and Roads	257,364	257,364	257,364	257,364	257,364	257,364	1,286,820
Measure B - Bicycle and Pedestrian	31,247	31,247	31,247	31,247	31,247	31,247	156,235
VRF - Streets and Roads	42,167	42,167	42,167	42,167	42,167	42,167	210,835
Source: Local Transportation Authority Projection	330,778	330,778	330,778	330,778	330,778	330,778	1,653,890
242 Measure BB							
Measure BB - Streets and Roads	242,218	242,218	242,218	242,218	242,218	242,218	1,211,090
Measure BB - Bicycle and Pedestrian	25,515	25,515	25,515	25,515	25,515	25,515	127,575
Source: Local Transportation Authority Projection	267,733	267,733	267,733	267,733	267,733	267,733	1,338,665
243 Public Art							
Zero revenue assumption							
Expenditures appropriated after cash receipt							
Developers have option to deliver project							
YTD Actual at 2-1-16	279,000						-
Total	279,000	-	-	-	-	-	-
247 EPA Grant							
FY 2015-16 YTD at 2-11-16	43,743						-
Total	43,743	-	-	-	-	-	-
250 Traffic Imp Impact Fees							
2015-16 YTD Actual at 2-11-16	879,415						-
Projected development activity		2,389,784	1,289,270	100,000	100,000	100,000	3,979,054
Total	-	2,389,784	1,289,270	100,000	100,000	100,000	3,979,054
251 Urban Forrest							
2015-16 YTD Actual at 2-11-16	10,570						-
Zero revenue assumption							
Expenditures appropriated after cash receipt							
Total	10,570	-	-	-	-	-	-
254 Grant							
Reimbursement of eligible expenditures	759,069	5,798,077	2,350,000	100,000	1,000,000	-	9,248,077
282 Successor Agency							
RPTTF/Enforceable Obligation	245,000	50,000					-
Total							50,000

**City of Emeryville
2017-21 Capital Improvement Program
Revenue Projection**

Page 2 of 2

299 Affordable HSG - Unrestricted							-
20% Successor Agency Surplus Tax Increment	1,348,698	640,279	750,311	803,219	819,128	829,907	3,842,844
Below Market Rate Acquisitions - Resales		250,000	250,000	250,000	250,000	250,000	1,250,000
20% Successor Agency Surplus Tax Increment	<u>1,348,698</u>	<u>890,279</u>	<u>1,000,311</u>	<u>1,053,219</u>	<u>1,069,128</u>	<u>1,079,907</u>	<u>5,092,844</u>
477 ECCL							-
\$600K grant	<u>600,000</u>	-	-	-	-	-	-
495 Marina							-
Lease revenues - project at prior year level	555,041	550,000	550,000	550,000	550,000	550,000	2,750,000
2015-16 loan payoff, with interest	413,180						-
Restricted in use by State Lands Commission	<u>968,221</u>	<u>550,000</u>	<u>550,000</u>	<u>550,000</u>	<u>550,000</u>	<u>550,000</u>	<u>2,750,000</u>
511 Sewer - Replacement							-
Source: Transfers from 510 Sewer Operations and Transfers from 513 Sewer Connection	<u>424,801</u>	<u>500,000</u>	<u>300,000</u>	<u>300,000</u>	<u>300,000</u>	<u>300,000</u>	<u>1,700,000</u>
513 Sewer - Connection Fees							-
Zero revenue assumption; appropriate after receipt 2015-16 - City of Oakland reimbursement	400,000						
2015-16 YTD at 2-11-16	100,000						
	<u>500,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>500,000</u>
660 Vehicle Replacement							-
Operating budget contributions	<u>233,500</u>	<u>298,600</u>	<u>303,000</u>	-	-	-	601,600
670 Information Technology							-
Operating budget contributions	<u>200,000</u>	<u>500,000</u>	<u>500,000</u>	<u>600,000</u>	<u>600,000</u>	<u>600,000</u>	<u>2,800,000</u>
This funding level will require an increase in General Fund contributions over the 5-year period							
Total	<u><u>13,646,251</u></u>	<u><u>26,945,572</u></u>	<u><u>14,533,088</u></u>	<u><u>10,190,622</u></u>	<u><u>7,458,803</u></u>	<u><u>6,496,532</u></u>	<u><u>65,624,617</u></u>

City of Emeryville
2017-21 Capital Improvement Program
Fund Balance Projections

Page 1 of 5

	General Capital 475	RDA Projects 475	RDA Bond Funds 479	General Plan Maintenance 225	Park/Rec Impact Fee 237	Capital Grants 254
Beginning Fund Balance						
Projected Working Capital June 2016	\$ 19,754,209	\$ 15,030,952	\$ 3,868,473	\$ 2,015,887	\$ 533,143	\$ 0
Revenues						
General Fund - One-time Reserve Contribution	5,000,000					
General Fund - One-time Arts Center Contribution	1,000,000					
2016-17	3,401,046			406,000	3,490,507	5,798,077
2017-18	2,875,777			406,000	2,426,574	2,350,000
2018-19	3,008,047			-		100,000
2019-20	2,047,819			-		1,000,000
2020-21	2,074,769			-		-
	<u>19,407,458</u>	-	-	812,000	5,917,081	9,248,077
Operating Expenditures in Capital Funds	2,925,000	-	-	2,120,034	-	-
Capital Improvement Projects						
CF-01 Eastshore State Park/Powell Street Bioswale	100,000					400,000
CF-02 South Bayfront Bridge and Horton Landing Park		10,800,000			3,400,000	2,000,000
CF-03 Transit Center - Plaza and Platform Extension -FTA Grant						834,077
CF-04 Transit Center -Public Parking and Bus Bays - STIP Grant		4,230,952				4,200,000
CF-05 Corporation Yard Improvements/Emergency Operations	4,400,000					
CF-06 Halleck Beach Dog Park	280,000					
CF-07 Underground Tank Closures	36,000					
CF-08 Art Center	5,775,000		3,800,000	200,000		
CF-10 Hollis Street Fire Station/EOC Upgrade (Station 35)	2,075,000					
CF-11 Point Emery Shoreline Protection	300,000					
CF-12 Temescal Creek Park Adeline Street Connection	383,000					
CF-13 Horton Landing Park Expansion					2,000,000	
CF-14 Police Substation at Former Recreation Center Trailers	275,000					
CF-15 Electric Vehicle Chargers for City Hall Parking Lot	35,000					
CF-16 Carport Solar Installation at City Hall Parking Lot	525,000					
CF-17 ADA Transition Plan	400,000					
FM-11 Stanford Avenue Park Rehabilitation	70,000					
H-02 6150, 5890 and 5900 Christie Housing Site	108,000					
H-05 South Bay Front Site B	130,000					
PB-01 Sidewalk Improvement Program	800,000					
PB-02 Emeryville Greenway - Stanford to Powell (Peladeau Park)					305,500	695,000
PB-09 Video Detection Traffic Signal Enhancement	450,000					
PB-10 40th-San Pablo Bus Hub Feasibility Study				100,000		
ST-01 40th Street Bridge-Paint Railing	20,000					
ST-02 40th Street/San Pablo Ave Median Rehabilitation	500,000					100,000
ST-03 City Wide Trash Receptacle Replacement	106,000					19,000
ST-04 Lumec Streetlight Pole Painting and LED Retrofit	2,022,000					
ST-05 Storm Drain Cleaning and System Repair Program	250,000					
ST-07 Street Tree Program	165,000					
ST-08 Survey Monument and Benchmark Preservation Program	16,000					
ST-10 I-80/Caltrans Right of Way Landscape Improvements	25,000					
ST-11 Traffic Signal LED Relamping	150,000					
ST-12 Additional Storm Drain Inlet Trash Capture Devices	11,000					
ST-13 Large Trash Separator in Storm Drain Line	530,000					
ST-14 North Hollis Undergrounding District	6,750,000					1,000,000
T-02 Powell Street Bridge Seal Coat and Joint Seal Replacement	490,000					
T-03 Temescal Creek Bridge Seal Coat	44,000					
T-04 Quiet Zone Railroad Crossing Quadrant Gates	250,000					
T-07 North Hollis Paid Parking and Trans. Demand Management	1,200,000					
	<u>28,671,000</u>	15,030,952	3,800,000	300,000	5,705,500	9,248,077
Ending Fund Balance						
Projection at June 2021	\$ 7,565,668	\$ -	\$ 68,473	\$ 407,853	\$ 744,724	\$ 0
Infrastructure Reserve	5,000,000					
CIP Implementation Reserve	2,500,000					
Undesignated	65,668					
	<u>7,565,668</u>					

**City of Emeryville
2017-21 Capital Improvement Program
Fund Balance Projections**

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	Major Maintenance	Traffic Impact Fee	Measure B/VRF Streets Road	Measure B/VRF Bike/Ped	Measure BB Streets Road	Measure BB Bike/Ped
	650	250	240	240	242	242
Beginning Fund Balance						
Projected Working Capital June 2016	\$ 3,972,852	\$ 728,283	\$ 411,824	\$ 107,335	\$ 293,024	\$ 30,503
Revenues						
2016-17	846,700	2,389,784	299,531	31,247	242,218	25,515
2017-18	861,000	1,289,270	299,531	31,247	242,218	25,515
2018-19	870,700	100,000	299,531	31,247	242,218	25,515
2019-20	870,700	100,000	299,531	31,247	242,218	25,515
2020-21	870,700	100,000	299,531	31,247	242,218	25,515
	<u>4,319,800</u>	<u>3,979,054</u>	<u>1,497,655</u>	<u>156,235</u>	<u>1,211,090</u>	<u>127,575</u>
Operating Expenditures in Capital Funds	<u>2,466,300</u>	-	-	-	-	-
Capital Improvement Projects						
CF-02 South Bayfront Bridge and Horton Landing Park		1,200,000				
CF-05 Corporation Yard Improvements/Emergency Operations	1,900,000					
CF-09 Emery-Go-Round Shuttle Bus Yard		1,000,000				
CF-10 Hollis Street Fire Station/EOC Upgrade (Station 35)	300,000					
FM-01 General Major Maintenance Program	625,000					
FM-02 Child Development Center Rehabilitation	760,000					
FM-03 Civic Center Carpet Replacement	200,000					
FM-04 Civic Center Exterior Painting	150,000					
FM-05 Civic Center Garden Level Conf Rm/Permit Counter Upgrade	300,000					
FM-06 Civic Center HVAC	718,775					
FM-07 Civic Center Fire Sprinkler System Repair	80,000					
FM-08 Davenport Mini Park Rehabilitation	25,000					
FM-09 Emergency Generator and Fuel Tank Upgrades	525,000					
FM-10 Shorebird Park Boardwalk Rehabilitation	25,000					
FM-12 Amtrak Pedestrian Bridge Modifications	50,000					
PB-02 Emeryville Greenway - Stanford to Powell (Peladeau Park)		300,000				
PB-03 Horton Street Experimental Traffic Calming		50,000				
PB-05 Bicycle and Pedestrian Plan Implementation				150,000		125,000
PB-06 ECCL - North-South Pedestrian Path from 47th St to 53rd St		750,000				
PB-07 Frontage Road Bay Trail Upgrades		300,000				
PB-08 Transit Stop Improvements		100,000				
PB-11 Bike Share Stations		240,000				
PB-12 Greenway Crossings Safety Enhancement		110,000				
ST-09 Frontage Road Landscape Median Island		200,000				
T-01 Annual Street Rehabilitation/Preventive Maintenance			1,250,000		1,200,000	
T-06 Traffic Signal - Powell/Doyle		292,000				
T-08 Powell Street Bridge Widening		25,000				
T-09 40th and San Pablo Eastbound Right-Turn Lane		60,000				
	<u>5,658,775</u>	<u>4,627,000</u>	<u>1,250,000</u>	<u>150,000</u>	<u>1,200,000</u>	<u>125,000</u>
Ending Fund Balance						
Projection at June 2021	\$ 167,577	\$ 80,337	\$ 659,479	\$ 113,570	\$ 304,114	\$ 33,078

**City of Emeryville
2017-21 Capital Improvement Program
Fund Balance Projections**

	Housing Impact Fee 239	Housing Restricted 298	Housing Unrestricted 299	Successor Agency RPTTF 282	Public Art 243	Urban Forestry 251
Beginning Fund Balance						
Projected Working Capital June 2016	\$ 840,387	\$ 3,590,526	\$ 4,042,745	\$ -	\$ 1,351,757	\$ 149,360
Revenues						
2016-17	600,000		890,279	50,000		
2017-18	250,000		1,000,311	-		
2018-19	250,000		1,053,219			
2019-20			1,069,128			
2020-21			1,079,907			
	1,100,000	-	5,092,844	50,000	-	-
Capital Improvement Projects						
H-01 3706 San Pablo Avenue Housing Site	840,000	2,785,000				
H-02 6150, 5890 and 5900 Christie Housing Site	1,000,000		2,525,000			
H-03 3706 San Pablo Avenue Remediation - EPA Grant				50,000		
H-04 Affordable Senior Housing			1,225,000			
H-06 Below Market Rate Housing Acquisition			2,000,000			
PA-01 Arts Master Plan					25,000	
PA-02 Implementing Art Projects					510,000	
PA-03 Bus Shelter Public Art Program, Phase IV					75,000	
PA-04 Emeryville Center for Community Life (ECCL) Public Art					199,500	
PA-05 Point Emery Art Project					207,500	
PA-06 Shellmound/Powell Street Bridge Art Project and District Plan					136,000	
ST-07 Street Tree Program						125,000
	1,840,000	2,785,000	5,750,000	50,000	1,153,000	125,000
Ending Fund Balance						
Projection at June 2021	\$ 100,387	\$ 805,526	\$ 3,385,588	\$ -	\$ 198,757	\$ 24,360

**City of Emeryville
2017-21 Capital Improvement Program
Fund Balance Projections**

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	Developer Contributions 475	Marina 495	Sewer Capital 511	Catellus Development 215	1999 Bonds Assmt Dist 444	Vehicle Replacement 660
Beginning Fund Balance						
Projected Working Capital June 2016	\$ 1,425,000	\$ 3,383,180	\$ 1,468,932	\$ 140,835	\$ 182,168	\$ 3,292,769
Revenues						
2016-17	303,423	550,000	100,000			298,600
2017-18	500,000	550,000	100,000			303,000
2018-19	2,437,500	550,000	100,000			
2019-20		550,000	100,000			
2020-21		550,000	100,000			
	<u>3,240,923</u>	<u>2,750,000</u>	<u>500,000</u>	-	-	<u>601,600</u>
Operating Expenditures in Capital Funds	-	25,000	-	-	-	-
Capital Improvement Projects						
CF-01 Eastshore State Park/Powell Street Bioswale						
CF-02 South Bayfront Bridge and Horton Landing Park	1,450,000					
CF-03 Transit Center - Plaza and Platform Extension -FTA Grant	208,923					
CF-08 Art Center	1,425,000					
FM-12 Amtrak Pedestrian Bridge Modifications	55,000					
M-01 Marina Navigation Channel Maintenance Dredging Program	1,412,500	1,412,500				
M-02 Marina Park Improvements		225,000				
M-03 Marina Park and Powell Street Lighting		1,050,000				
PB-02 Emeryville Greenway - Stanford to Powell (Peladeau Park)	14,500					
SS-01 Sanitary Sewer Rehabilitation Program			1,700,000			
ST-09 Frontage Road Landscape Median Island	100,000					
T-05 Traffic Signal - 40th/Harlan				140,000	152,000	
V-01 Vehicle Replacements and Purchases						2,809,000
	<u>4,665,923</u>	<u>2,687,500</u>	<u>1,700,000</u>	<u>140,000</u>	<u>152,000</u>	<u>2,809,000</u>
Ending Fund Balance						
Projection at June 2021	\$ -	\$ 3,420,680	\$ 268,932	\$ 835	\$ 30,168	\$ 1,085,369

**City of Emeryville
2017-21 Capital Improvement Program
Fund Balance Projections**

	Info Tech 670	Unfunded -	Total -
<u>Beginning Fund Balance</u>			
Projected Working Capital June 2016	\$ 881,727	\$ (0)	
<u>Revenues</u>			
2016-17	500,000		
2017-18	500,000		
2018-19	600,000		
2019-20	600,000		
2020-21	600,000		
	2,800,000	-	
<u>Operating Expenditures in Capital Funds</u>			
	1,466,335	-	
<u>Capital Improvement Projects</u>			
H-02 6150, 5890 and 5900 Christie Housing Site		2,500,000	
IT-01 IT Replacements and Purchases	870,000		
IT-02 Electronic Document Management System (EDMS)	250,000		
IT-03 Geographic Information Systems (GIS) Development	500,000		
IT-04 Computerized Maintenance Management System (CMMS)	20,000		
IT-05 Computer Aided Dispatch/Records Management System	500,000		
ST-14 North Hollis Undergrounding District		6,250,000	
T-04 Quiet Zone Railroad Crossing Quadrant Gates		4,714,000	
	2,140,000	13,464,000	\$ 115,227,727
<u>Ending Fund Balance</u>			
Projection at June 2021	\$ 75,392	\$(13,464,000)	

New Project Existing Project

CIP#: CF-01

Project Category: Community Facilities

Project Number: 16475010

Title: **Eastshore State Park / Powell Street Bioswale**

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project, in coordination with the East Bay Regional Park District, includes the preparation of a conceptual design of the Eastshore State Park on Powell Street to include a bioswale to accommodate the stormwater drainage on Powell Street. The project includes obtaining all regulatory permit approvals, the preparation of plans and specifications, and construction of the project in multiple phases as available funding permits with a minimum first phase of the project to include the construction of the Powell Street Bioswale.



Justification:

The Powell Street Bioswale, to be located on the East Shore State Park property, is required to resolve a flooding problem on Powell Street. The East Bay Regional Park District desires the City to act as the lead agency in the development of the East Shore State Park on Powell Street.

Current Status:

The City must negotiate a development and maintenance agreement with the Park District in order to move forward on this project. The Park District has \$400,000 in grant funds with the State Coastal Conservancy to be used on the development of the park.

Endorsing Authority:

The Parks and Recreation Strategic Plan

Prioritization Factors:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	150,000
Construction	\$	325,000
Construction Admin	\$	25,000
Contingency		
Total:	\$	500,000

Operating Budget Impact

FY 16-17	TBD
FY 17-18	TBD
FY 18-19	TBD

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund		\$20,000	\$ 80,000			
Grant-Coastal Conservancy		\$50,000	\$ 350,000			

New Project Existing Project

CIP#: CF-02

Project Category: Community Facilities

Project Number: 16475006

Title: **South Bayfront Bridge and Horton Landing Park**

Lead Department: Public Works Department

Priority Level: **Restricted**

Description

Construction of a steel tied-arch pedestrian/bicycle bridge over the UPRR tracks with concrete approach ramps along the east and west sides. The bridge landing on the west side of the UPRR is located at the east end of Ohlone Way with a pedestrian connection to the parking structure at the Bay Street development. The landing on the west side of the UPRR is located at Horton Landing Park behind the Novartis Campus. Horton Landing Park consists of a mixed use pedestrian/bicycle path with landscaping, park lighting and seating areas beginning at the intersection of Horton/Stanford Avenue and terminating near the Temescal Creek culvert at Horton Street.



COLOR OPTION 1: INTERNATIONAL ORANGE

Justification:

The bridge implements the General Plan goals to create bike and pedestrian linkages. Improvement of Horton Landing Park is a requirement of Chiron (Novartis) as a Condition of Approval for the Final Development Plan for the first phase of the "Building 12" parking structure.

Current Status:

The Design Consultant is now under contract to update plans and specifications for code changes. Plans have been submitted to the UPRR for review and approval. A permit application to the CPUC is underway and must be approved before construction can begin.

Endorsing Authority:

The General Plan; the Pedestrian and Bicycle Plan.

Prioritization Factors:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition (UPRR)	\$ 600,000
Design/Prof Svc	\$ 3,250,000
Construction	\$ 14,000,000
Construction Admin	\$ 2,250,000
Contingency	\$ 2,000,000
Total:	\$ 22,100,000

Operating Budget Impact

FY 16-17	
FY 17-18	
FY 18-19	
FY 19-20	\$ 20,000

Estimated Costs and Funding Source:	Encumbrance and Carryover					
	thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
RDA Funds	\$ 2,682,000					
Gen Cap RDA Funds	\$ 400,000	\$ 10,800,000				
Private Development	\$ 168,000	\$ 1,450,000				
Park Impact Fee		\$ 3,400,000				
Traffic Impact Fee		\$ 1,200,000				
Grant, Measure BB			\$ 2,000,000			

New Existing Project

CIP#: CF-03

Project Category: Community Facilities

Project Number: 16254011

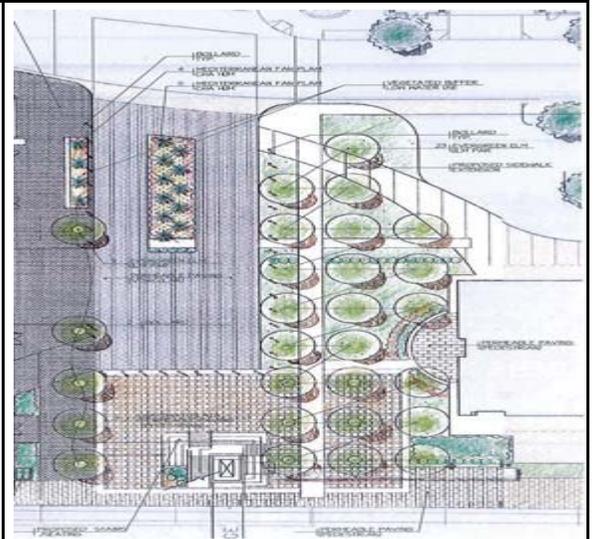
Title: Transit Center Plaza and Platform Extension

Lead Department: Economic Development and Housing

Priority Level: Restricted

Description and

This project consists of a pedestrian plaza located between the Emeryville Amtrak Station and the proposed EmeryStation West office building and an extension of the loading platform abutting the new bus bays in the Transit Center parking podium. The plaza will include new landscaping, hardscape, lighting, and street furniture. It will also serve as a visual terminus of 59th Street. A Federal Transportation Authority earmark will provide \$8834077 in funding with a required 20% local match to be paid for by the developer of the Transit Center/EmeryStation West project.



Justification:

The plaza will significantly improve the area between the Amtrak station and EmeryStation West, creating an important public space and visual terminus of 59th Street focusing on the pedestrian bridge over the tracks. The plaza will enhance pedestrian connections by providing east/west pedestrian connections across the site from Horton Street Bicycle Boulevard (a Transit Priority Street) and 59th Street to the pedestrian/bicycle bridge.

Current Status:

FTA funding was allocated in 2008. The plaza will be developed after the adjacent EmeryStation West is completed and will be constructed by the Developer of the EmeryStation West project.

Endorsing Authority:

The City, through the Alameda-Contra Costa Transit District has obtained grants from the Federal Transit Administration in the total amount of \$834,077, which have been earmarked to pay for the Plaza Improvements.

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input checked="" type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition	
Design/Prof Svc	
Construction	\$ 1,043,000
Construction Admin	\$ -
Other	
Total:	\$ 1,043,000

Operating Budget Impact

FY 16-17	TBD
FY 17-18	TBD
FY 18-19	TBD

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
FTA Grant		\$ 834,077				
Developer		\$ 208,923				

New Project Existing Project

CIP#: CF-04

Project Category: Community Facilities

Project Number: 16254012

Title: **Transit Center - Public Parking and Bus Bays**

Lead Department: Economic Development and Housing

Priority Level: **Restricted**

Description and

The Transit Center project is a multi-modal, high density project directly adjacent to the Amtrak Station that includes both public and private components. The private use on the site will be office and laboratory space, expanding Emeryville's vital research and development cluster. The public uses promote mass transit and connect rail to bus travel modes and include 125 public parking spaces and up to six bus bays serving Amtrak. The project will also include significant improvements to public plazas and enhance the linkage across the railroad by improving the existing pedestrian/bicycle bridge. Construction of the project will require remediation of the existing parking lot site, which is highly contaminated.



Justification:

When completed, the project will remove contamination, enhance public space, improve Emeryville's mass transit, pedestrian, and bicycle connections, bring approximately 500 new high-quality jobs to Emeryville, and expand Emeryville's bio-technology presence in the region.

Current Status:

The City has secured a \$4.2 million State STIP grant and entered into an agreement with the Successor Agency. The City also entered into an agreement with the Successor Agency for another \$4.2 million in redevelopment funds to construct the public improvement, which was subject to a litigation challenge by the State and determined in the Agency's favor. The City has entered into a parking lease agreement with the developer to offset the cost of site remediation. The developer covers operating costs the first 12 years of operation

Endorsing Authority:

This project was included in the Emeryville Redevelopment Agency Implementation Plan, the Alameda County Transportation Improvement Program, the U.S. Department of Transportation, the State of California State Transportation Improvement Program, and is en

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside | <input checked="" type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Remediation	\$ 4,230,952
Design/Prof Svc	
Construction	\$ 4,200,000
Construction Admin	
Other	
Total:	\$ 8,430,952

Operating Budget Impact

FY 14-15	\$0
FY 15-16	\$0
FY 16-17	\$0
FY 17-18	\$0
FY 18-19	\$0

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Grant-STIP		\$ 4,200,000				
General Capital Fund-RDA		\$ 4,230,952				

New Project Existing Project

CIP#: CF-05

Project Category: Community Facilities

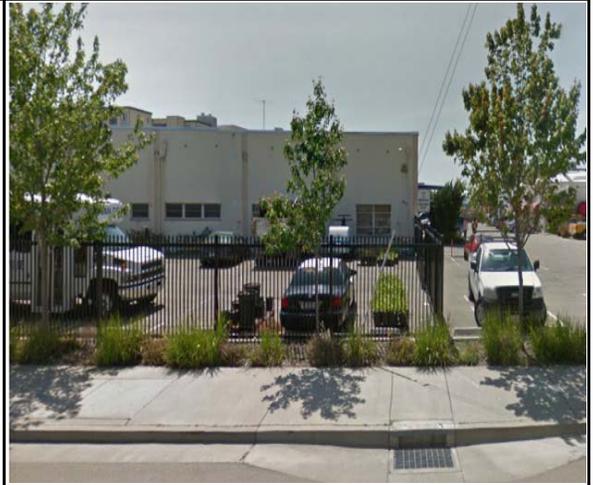
Project Number: 14650003

Title: Corporation Yard Improvements

Lead Department: Public Works Department

Priority Level: Prev Maint

Description and
The project includes renovation of the City corporation yard's warehouse to provide Public Works' storage, shop space, work furlough roll call space, Public Works office space, solar panels, yard storage, police evidence storage, City Clerk storage, and fleet fueling station. The project also includes exterior painting of the facility.



Justification: The project will maintain an existing facility and improve public safety.

Current Status: A design consultant is under contract, and plans and specifications and cost estimate are being developed.

Endorsing Authority: Public Works Committee, City Council, Facilities Analysis

Prioritization Factors:

- Public Safety
- Mandated Program
- Hazard Elimination
- Affordable Housing
- Parks/Open
- Preventive Maintenance
- Connectivity
- Family Friendly
- Citywide Impact
- Leverages Outside
- Economic
- Climate Action Plan

Anticipated Costs:	
Acquisition	
Design/Prof Svc	\$ 470,000
Construction	\$ 5,500,000
Construction Admin	\$ 250,000
Contingency	\$ 550,000
Total:	\$ 6,770,000

Operating Budget Impact	
FY 16-17	none
FY 17-18	none
FY 18-19	none
FY 19-20	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 470,000	\$ 4,400,000				
Major Maintenance		\$ 1,900,000				

New Project Existing Project

CIP#: CF-06

Project Category: Community Facilities

Project Number: 15475025

Title: **Halleck Beach Dog Park**

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project includes the construction of a dog park beneath the 40th Street Bridge in Oakland adjacent to the Target store at the intersection of Beach Street and Halleck Street. The improvements would include the removal of the existing landscaping, installation of fencing, benches, lighting, establishment of an ADA accessible entrance and mulching.



Justification:

This facility was requested by residents living in the Park Avenue District in Emeryville.

Current Status:

The project site is located within the City of Oakland. A conceptual plan and cost estimate has been developed.

Endorsing Authority:

The Parks and Recreation Strategic Plan encourages the creation of new parks and recreation for dogs and has provided input on the conceptual plan.

Prioritization Factors:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input checked="" type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition				
Design/Prof Svc	\$	20,000		
Construction	\$	250,000	FY 16-17	TBD
Construction Admin	\$	15,000	FY 17-18	TBD
Contingency	\$	15,000	FY 18-19	TBD
Total:	\$	300,000		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 20,000	\$ 280,000				

New Project Existing Project

CIP#: CF-07

Project Category: Community Facilities

Project Number: 15475011

Title: **Underground Tank Closures**

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project includes completing the Regulatory Compliance reporting with Alameda County for the closure of the underground fuel tanks at the Emeryville Marina, the Fire Station on Hollis Street, and the old fire station site on San Pablo Avenue (currently CVS). The work will involve working with an Environmental Consultant to perform groundwater testing and prepare a final closure report for acceptance by the County.



Justification:

Alameda County has ordered the City to complete the closure reporting as mandated by their regulations.

Current Status:

No work has been performed on these sites since the underground tanks were removed.

Endorsing Authority:

Alameda County Regulations.

Prioritization Factors:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition	
Design/Prof Svc	\$ 100,000
Construction	
Construction Admin	
Other	
Total:	\$ 100,000

FY 16-17	none
FY 17-18	none
FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 64,000	\$ 36,000				

New Project Existing Project

CIP#: CF-08

Project Category: Community Facilities

Project Number: 06466107

Title: **Art Center**

Lead Department: Economic Development and Housing

Priority Level: Discretionary

Description and

A 30,000 square foot building at 4060 Hollis, adjacent to City Hall, was acquired in March 2006 to serve as art and cultural center. The building needs to be seismically upgraded and needs a roof, water, and lighting prior to any use, such as the Emeryville Celebration of the Arts annual show. The Center may be expanded and adaptively reused to include additional space for exhibitions, lectures, films, workshops, and arts related activities and a creative community center with arts programming for adults and youth. The elimination of the Redevelopment Agency stopped the operational planning; despite previous Planning approvals in 2012. New construction estimates, program definition and operating models are needed in a fiscally constrained environment. This project consists of commissioning a feasibility study for the Center and committing available funds to a capital campaign for the development of a feasible project including a new roof, earthquake retrofit, and basic improvements needed for an Art Center.



Justification:

The project would transition an existing, dilapidated building owned by the City and adjacent to Old City Hall into a vital community space. The City of Emeryville has need of a center of the arts to showcase its artistic community and provide a permanent home for the annual Celebration of the Arts exhibit. The 2016 Public Art Master Plan outreach process identified strong community interest in the Art Center's development.

Current Status:

Feasibility study needed. City owns site as Successor to the Redevelopment Agency. Prior project entitled - unfunded. Limited funding available from Pixar and PGE and Redevelopment bond proceeds (\$4.7 M), additional funding needed to construct and operate project.

Endorsing Authority:

Park Avenue District Plan, adopted August 2006; City of Emeryville Successor Agency Amended Long Range Management Plan. Redevelopment Implementation Plan (2009-2014)

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Design/Prof Svc	\$ 16,734,512
Construction	TBD
Construction Admin	TBD
Total:	\$ 16,734,512

Operating Budget Impact

FY 16-17	NA
FY 17-18	NA
FY 18-19	TBD
FY 19-20	TBD

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
RDA (Acquisition)	\$ 5,303,882					
EPA Grant	\$ 230,630					
General Plan Maintenance Fund		\$ 200,000				
Pixar/PGE Donations			\$ 500,000	\$ 925,000		
Implementation Plan Fund				\$ 3,800,000		
General Capital Fund				\$ 5,775,000		

New Project Existing Project

CIP#: CF-09

Project Category: Community Facility

Project Number: 12475005

Title: **Emery-Go-Round Shuttle Bus Yard**

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project would provide assistance to the Emeryville Transportation Management Association (TMA) to establish a long term bus yard for the Emery Go Round shuttle. The project includes tenant improvements to as well as possible purchase of a bus yard located in or nearby Emeryville.



Justification:

Current Status: New Project

Endorsing Authority: General Plan

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition	
Design/Prof Svc	
Construction	
Construction Admin	
Other	\$ 1,000,000
Total:	\$ 1,000,000

Operating Budget Impact

FY 14-15
 FY 15-16
 FY 16-17
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June				
	2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20

Traffic Impact Fee \$ 1,000,000

New Project Existing Project

CIP#: CF-10

Project Category: Community Facility

Project Number: 16475004

Title: Hollis Street Fire Station / EOC Upgrade (Station 35)

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project includes a seismic upgrade of the fire station building structure, remodel/expansion of the existing Emergency Operations Center, installation of solar panels, interior and exterior painting, replacement of refrigerators in the kitchen, lighting upgrades, communication/IT upgrades and relocation, miscellaneous building code upgrades, slurry seal of the parking lot, and miscellaneous deferred maintenance items.



Justification:

The project will maintain an existing facility and improve public safety.

Current Status:

New Project

Endorsing Authority:

Public Works Committee, City Council, Facilities Analysis, and Risk Management Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | |

Anticipated Costs:

Acquisition	
Design/Prof Svc	\$ 300,000
Construction	\$ 2,050,000
Construction Admin	\$ 100,000
Other	\$ 150,000
Total:	\$ 2,600,000

Operating Budget Impact

FY 16-17 savings
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016					
		FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance		\$ 300,000				
General Capital Fund	\$ 225,000	\$ 2,075,000				

New Project Existing Project

CIP#: CF-11

Project Category: Community Facilities

Project Number: 16243031

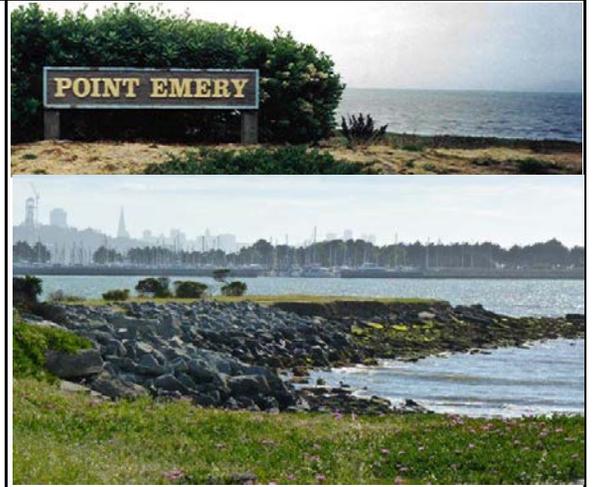
Title: Point Emery Shoreline Protection

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

The project would install shoreline protection (rip rap) along the unprotected portions of the northern shoreline and the western most portions of the south shoreline of Point Emery.



Justification: Rip rap improvements will maintain and preserve existing park land in danger of erosion.

Current Status: No work done to date.

Endorsing Authority: Parks and Recreation Strategic Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	25,000
Construction	\$	250,000
Construction Admin	\$	15,000
Other	\$	10,000
Total:	\$	300,000

Operating Budget Impact

FY 16-17	none
FY 17-18	none
FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund		\$ 300,000				

New Project Existing Project

CIP#: CF-12

Project Category: Community Facilities

Project Number: 15475002

Title: **Temescal Creek Park Adeline Street Connection**

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project includes the construction of a new park entrance to Temescal Creek Park on Adeline Street and a new public restroom.



Justification:

There is interest in the Triangle neighborhood for a more convenient and visible entrance to Temescal Creek Park from Adeline Street.

Current Status:

A budget of \$17,000 is needed to develop a conceptual plan and cost estimate for the new park entrance. It may be possible to have a private developer pay for the final design and construction of the improvements.

Endorsing Authority:

Parks and Recreation Strategic Plan

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition				
Design/Prof Svc	\$	50,000		
Construction	\$	325,000	FY 16-17	TBD
Construction Admin	\$	25,000	FY 17-18	TBD
Other			FY 18-19	TBD
Total:	\$	400,000		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 17,000				\$ 383,000	

New Project Existing Project

CIP#: CF-13

Project Category: Community Facilities

Project Number: NEW

Title: Horton Landing Park Expansion

Lead Department: Public Works Department

Priority Level: Discretionary

Description and This project includes the purchase of excess UPRR right-of-way at UPRR's Emeryville Yard located adjacent to the Horton Landing Park site. It also includes the environmental remediation of the property, and the development of the park open space in conjunction with the South Bayfront Bridge and Horton Landing Park project.

Justification: The excess property is available for purchase. The Parks and Recreation Strategic Plan includes the expansion of Horton Landing Park within the proposed UPRR property.

Current Status: Discussions have started with the UPRR real estate division.

Endorsing Authority: The purchase of the UPRR is noted in an MOU between the City and the UPRR. It is also included in the project list for the Park Impact Fee.

Prioritization Factors:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition	\$600,000
Design/Prof Svc	\$ 125,000
Construction	\$ 1,100,000
Construction Admin	\$ 75,000
Other	\$ 100,000
Total:	\$ 2,000,000

Operating Budget Impact

FY 16-17	none
FY 17-18	none
FY 18-19	\$ 2,500

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Park Impact Fee	\$	725,000	\$	1,275,000		

New Project Existing Project

CIP#: CF-14

Project Category: Community Facilities

Project Number: NEW

Title: **Police Substation at Former Recreation Center Trailers**

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project includes the conversion of the existing Recreation Center Trailers on San Pablo Avenue at 43rd Street to a temporary police substation. The improvements would include modifications of the north play yard into a parking lot with a new driveway on San Pablo Avenue, minor modifications to the interior spaces to accommodate the police use, and purchase of required furniture and IT equipment.

Justification:

The police department has out grown the existing Police Station on Powell Street. In the event of a major earthquake, it would be safer to have an alternative police station off of the peninsula.

Current Status:

The recreation trailers will be vacant once the ECCL is completed in summer 2016.

Endorsing Authority:

General Plan, Risk Management Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition		
Design/Prof Svc	\$	25,000
Construction	\$	225,000
Construction Admin	\$	25,000
Other		
Total:	\$	275,000

FY 16-17	none
FY 17-18	none
FY 18-19	\$ 2,500

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$	275,000				

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Project Existing Project

CIP#: CF-15

Project Category: Community Facilities

Project Number: New

Title: **Electric Vehicle Chargers for City Hall Parking Lot**

Lead Department: Public Works

Priority Level: Discretionary

Description: Purchase and install two dual-point EV chargers in the City Hall parking lot for public fee-based use and for City fleet use. Alameda County has an RFP for CT 4000 Chargepoint chargers with three years' software license and warranty, below sticker price. The J1772 connectors are the industry standard. Installation is a separate item.



Justification: EV charging will enable the City to purchase EVs for the fleet, will facilitate and promote the use of Evs in the community, and will demonstrate the City's commitment to Climate Action.

Current Status: Staff has researched the various options for EV Chargers and is working on an operational policy that will be brought to City Council for approval.

Endorsing Authority: Climate Action Plan

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:	
Acquisition	\$ 15,000
Design/Prof Svc	\$ 5,000
Construction	\$ 15,000
Construction Admin	
Other	
Total:	\$ 35,000

Operating Budget Impact	
FY 16-17	\$ -
FY 17-18	\$ -
FY 18-19	\$ -
FY 19-20	\$ 1,000
FY 20-21	\$ -

Estimated Costs and

Funding Source:	Prior Spending	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ -	\$ 35,000	\$ -	\$ -		

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Project Existing Project

CIP#: _____ CF-16

Project Category: Community Facilities

Project Number: _____ New

Title: Carport Solar Installation at City Hall Parking Lot

Lead Department:

Priority Level: Discretionary

Description:

Install solar carports totalling 3,000 s.f. in the City Hall parking lot, which will generate approximately 90,000 kWh electricity annually.



Justification:

This power could be used to operate City Hall and/or to power electric vehicle chargers. They will also be a visible symbol of Emeryville's commitment to Climate Action.

Current Status:

No work has been performed on this project to date.

Endorsing Authority:

Climate Action Plan, General Plan.

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	25,000
Construction	\$	500,000
Construction Admin		
Other		
Total:	\$	525,000

Operating Budget Impact

FY 16-17	
FY 17-18	Negative
FY 18-19	Negative
FY 19-20	Negative
FY 20-21	Negative

Estimated Costs and

Funding Source:	Prior Spending	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund				\$ 525,000		

New Project Existing Project

CIP#: CF-17

Project Category: Community Facilities

Project Number: NEW

Title: ADA Transition Plan

Lead Department: Public Works Department

Priority Level: Discretionary

Description and

This project includes the development of an updated ADA Transition Plan. The Plan will define all disabled access code compliance deficiencies within City's public rights-of-way, parks, and building facilities.

Justification:

The City is under mandate by Federal regulations to prepare an ADA Transition Plan

Current Status:

Staff is seeking a proposal from an Consultant to prepare the Plan.

Endorsing Authority:

General Plan, Risk Management Plan

Prioritization Factors:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	400,000
Construction		
Construction Admin		
Other		
Total:	\$	400,000

Operating Budget Impact

FY 16-17	none
FY 17-18	none
FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund		\$ 400,000				

New Project Existing Project

CIP#: FM-01

Project Category: Facilities Maintenance

Project Number: 15650008

Title: **General Major Maintenance Program**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

Every fiscal year the City contracts with outside maintenance providers for general routine building maintenance. These contracts also contain a value for "major maintenance" which is work needed in excess of routine preventative maintenance. This project includes the general repair and replacement of materials and equipment needed within building or park facilities.



Justification:

Existing facilities and parks must be kept in good working order. When materials and equipment exceed their useful life there is a need to replace them. Historically, these cost have been in the order of \$115,000 per year.

Current Status:

on-going program

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	
Design/Prof Svc	
Construction	\$ 625,000
Construction Admin	
Other	
Total:	\$ 625,000

Operating Budget Impact

FY 16-17	none
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Projected Spending Thru											
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21						
Major Maintenance	\$	125,000	\$	125,000	\$	125,000	\$	125,000	\$	125,000	\$	125,000

New Project Existing Project

CIP#: FM-02

Project Category: Facilities Maintenance

Project Number: 16475013

Title: **Child Development Center Rehabilitation**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

Rehabilitation of the Child Development Center to include a new roof, rain gutters, HVAC upgrades, solar panels, interior painting, lighting upgrades, earthquake anchoring of furniture and water heaters, as well as miscellaneous operational and maintenance upgrades.



Justification:

The roof was installed in 1991 when building was constructed, has been patched numerous times, and has reached the end of its useful lifespan. The HVAC system functions overtime and wastes energy and should be upgraded while working on the roof. The lights are inefficient. Earthquake anchoring is a safety issue that must be addressed. Solar panels will help to achieve goals of the Climate Action Plan. This project will help control operational budget maintenance and energy expenditures.

Current Status:

A facilities analysis performed in 2010 identified many issues with the building.

Endorsing Authority:

Climate Action Plan, Facilities Analysis.

Prioritization Factors:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials	
Design/Prof Svc	\$ 50,000
Construction	\$ 750,000
Construction Admin	\$ 25,000
Other	
Total:	\$ 825,000

FY 16-17
FY 17-18 savings
FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 65,000					
Major Maintenance		\$ 50,000	\$ 710,000			

New Project Existing Project

CIP#: FM-03

Project Category: Facilities Maintenance

Project Number: 16475014

Title: **Civic Center Carpet Replacement**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the replacement of worn carpeting within the Civic Center offices. The project will concentrate on those areas of the office that are in most need of new carpet. Optional flooring material will be considered for areas with high foot traffic.



Justification:

The carpet within the Civic Center is 14 years old and contains areas that are worn out or heavily stained and can not be properly cleaned.

Current Status:

No work has been performed on this project to date

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials			
Design/Prof Svc			
Construction	\$ 200,000	FY 16-17	none
Construction Admin		FY 17-18	
Other		FY 18-19	
Total:	\$ 200,000		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance		\$ 200,000				

New Project Existing Project

CIP#: FM-04

Project Category: Facilities Maintenance

Project Number: 16650015

Title: **Civic Center Exterior Painting**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

Paint the exterior of the Old Town Hall and Civic Center Building.



Justification:

It is necessary to maintain existing facilities. These structures have not been painted since they were renovated in the year 2000.

Current Status:

No work has been performed on this project to date.

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials				
Design/Prof Svc				
Construction	\$	150,000		FY 16-17
Construction Admin				FY 17-18
Other				FY 18-19
				none
Total:	\$	150,000		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance				\$	150,000	

New Project Existing Project

CIP#: FM-05

Project Category: Facilities Maintenance

Project Number: 16650016

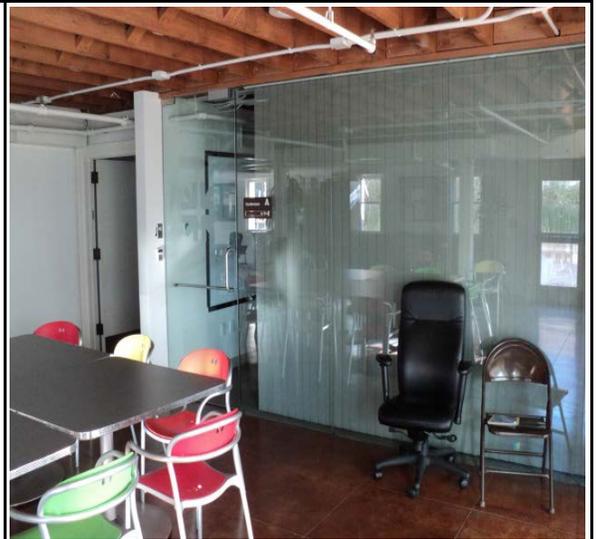
Title: **Civic Center Garden Level Conference Room and Permit Counter Upgrade**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes a remodel of the Garden Level area at the Civic Center to incorporate better use of the existing rarely used glassed-in small conference room. The project will include the removal of the glass wall, furring out and closing off of the northern conference room windows, creation of an IT cabinet in the western wall of the conference room, a white board on the west wall of the conference room, a smart board on the north wall, ceiling mounted microphones for audio recording of committee meetings, lighting, a conference table and chairs. The project will also expand the planning/building permit counter.



Justification:

The Garden Level area is the only ADA accessible conference room available at the Civic Center for Public Meetings. Since it was not originally designed for this purpose, upgrades are needed to make better use of the space, and to modernize it to include audio recording equipment and a large computer screen (smart board). The Permit Counter must be updated to include space for customers to roll out plans while waiting to be served by Staff.

Current Status:

Plans have been prepared by an architect and are ready for issuance of a permit by the building department.

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials		
Design/Prof Svc	\$	166,390
Construction	\$	275,000
Construction Admin	\$	25,000
Other		
Total:	\$	466,390

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance	\$	166,390	\$	300,000		

New Project Existing Project

CIP#: FM-06

Project Category: Facilities Maintenance

Project Number: 15650018

Title: Civic Center HVAC Upgrade

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project include the renovation of the existing HVAC system in the Civic Center. The project will include the replacement of the existing roof top forced air unit, construction of a shed roof above the new forced air unit to extend the life of the new system, upgrade of control sensors, replacement of worn piping, and upgrade of system computer software.



Justification:

The HVAC system is now 14 years old and the roof top unit is in need of replacement. The existing system is not energy efficient and can't sustain a comfortable temperature throughout the building. The HVAC system is inconsistent with regards to heating and cooling different areas of the building. Some areas are "meat locker" cold while, at the same time, other areas run warm. The airflow from the vents tends to run heavy and has generated numerous complaints from staff, especially those who occupy desks directly under a vent.

Current Status:

An assesment of the HVAC system was performed by a mechanical engineer which included recommendations on how to improve the system. Major repairs were performed to the system.

Endorsing Authority:

Climate Action Plan

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials			
Design/Prof Svc	\$	35,000	
Construction	\$	700,000	
Construction Admin	\$	15,000	FY 17-18
Other			FY 18-19
Total:	\$	<u>750,000</u>	FY 19-20 savings

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance	\$ 31,225		\$ 40,000	\$ 678,775		

New Project Existing Project

CIP#: FM-07

Project Category: Facilities Maintenance

Project Number: 15650016

Title: **Civic Center Fire Sprinkler Repair**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the renovation / repair of the existing fire sprinkler system in the Civic Center.



Justification:

The pipes for the existing fire sprinkler system are failing due to corrosion and must be replaced since they are starting to form leaks at many of the joints. An assesment of the cause of corrosion has been completed and it confirmed that the pipes have been failing due to to bad workmanship and faulty materials. A repair was made to stop the leaking pipes.

Current Status:

A large section of the piping has been replaced and other sections of pipe replacement may be needed in the next two years.

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials	
Design/Prof Svc	\$ 9,000
Construction	\$ 75,000
Construction Admin	\$ 5,000
Other	
Total:	\$ 89,000

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance	\$ 9,000	\$ 25,000	\$ 25,000	\$ 30,000		

New Project Existing Project

CIP#: FM-08

Project Category: Facilities Maintenance

Project Number: 16475017

Title: **Davenport Mini Park Rehabilitation**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description and This project includes rehabilitation of landscaping, the stairway, and decking.



Justification: The project maintains existing facilities.

Current Status: The park landscaping has been cleared and mulch has been placed on site until the drought is over.

Endorsing Authority: Parks and Recreation Strategic Plan

Prioritization Factors:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition				
Design/Prof Svc				none
Construction	\$	25,000	FY 16-17	none
Construction Admin			FY 17-18	\$ 2,000
Other			FY 18-19	\$ 2,000
Total:	\$	25,000		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance			\$ 25,000			

New Project Existing Project

CIP#: FM-09

Project Category: Facilities Maintenance

Project Number: 16650018

Title: **Emergency Generator and Fuel Tank Upgrades**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project will upgrade or replace the existing fuel tanks and emergency generators at the Police Station and at Fire Station 34 and 35 as needed to comply with current standards.



Justification:

The existing fuel tanks and emergency generators at the Police Station and at Fire Station 34 and 35 are more than 20 years old. The generators do not comply with current " Air Quality " requirements. The fuel tank site containment areas do not comply with current codes. It is necessary to maintain these existing facilities, These facilities are needed in good working order in case of an emergency.

Current Status:

No work has been performed on this project

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials		
Design/Prof Svc	\$	45,000
Construction	\$	450,000
Construction Admin	\$	30,000
Other		
Total:	\$	525,000

Operating Budget Impact

FY 16-17	none
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance			\$ 525,000			

New Project Existing Project

CIP#: FM-10

Project Category: Facilities Maintenance

Project Number: 16475019

Title: Shorebird Park Boardwalk Rehabilitation

Lead Department: Public Works Department

Priority Level: Prev Maint

Description and

The project provides plastic jackets on wood pilings to provide protection from dry rot.



Justification:

The project maintains existing facilities

Current Status:

Endorsing Authority:

Parks and Recreation Strategic Plan

Prioritization Factors:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition		
Design/Prof Svc		
Construction	\$	25,000
Construction Admin		
Other		
Total:	\$	25,000

Operating Budget Impact

FY 14-15	none
FY 15-16	none
FY 16-17	none
FY 17-18	none
FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Major Maintenance	\$	25,000				

New Project Existing Project

CIP#: FM-11

Project Category: Facilities Maintenance

Project Number: 16475008

Title: **Stanford Avenue Park Rehabilitation**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description and
This project includes resurfacing the basketball court, replacing playground equipment, replacing resilient surface, and repairing fencing. The project also includes a budget of \$30,000 for fitness equipment if the Park and Recreation Committee and City Council approve of it as a separate process from the CIP. .



Justification: The project maintains an existing facility.

Current Status: The resilient surfacing and play structures are under contract for rehabilitation.

Endorsing Authority: Facilities Analysis

Prioritization Factors:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition				
Design/Prof Svc				
Construction	\$	235,000	FY 16-17	none
Construction Admin	\$	5,000	FY 17-18	none
Contingency	\$	5,000	FY 18-19	none
Total:	\$	<u>245,000</u>		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 175,000	\$ 40,000		\$ 30,000		

New Project Existing Project

CIP#: FM-12

Project Category: Facilities Maintenance

Project Number: NEW

Title: **Amtrak Pedestrian Bridge Modifications and Preventive Maintenance**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description and This project includes the preparation of improvement plans for modifying the west tower of the Amtrak Pedestrian Bridge. The tower modifications will be incorporated into the design and construction by a private developer of Site A of the Market Place Redevelopment project. The improvement plans will also include preventive maintenance items needed to the bridge including joint and deck seals and painting.

Justification: The City has entered into a property exchange agreement with the developer that includes the requirement for the developer to modify the pedestrian bridge to accommodate the redevelopment of Site A.

Current Status: A Seismic Assessment and Conceptual Retrofit of the bridge was completed and a design approach for the bridge modifications has been developed. .

Endorsing Authority: General Plan

Prioritization Factors:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	101,400
Construction	\$	40,000
Construction Admin		
Other		
Total:	\$	141,400

Operating Budget Impact

FY 16-17	none
FY 17-18	none
FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Gen Cap/Developer	\$ 36,400	\$ 55,000				
Major Maintenance		\$ 10,000		\$ 40,000		

New Project Existing Project

CIP#: H-02

Project Category: Housing

Project Number: 16299023

Title: **6150, 5890 and 5900 Christie Housing Site**

Lead Department: Economic Development And Housing

Priority Level: **Mandated**

Description and

The project is three parcels and are currently City Housing Assets. 6150 Christie Avenue was purchased by the former Redevelopment Agency through eminent domain using Low/Mod Housing Funds. 5890 and 5900 Christie include two buildings, a street easement and a large parking lot. The 5890/5900 parcels are currently used as the temporary Corp Yard. The 6150 site includes a foundation system for an abandoned development project. The project provides funding for fence screen replacement for 6150 Christie, followed by predevelopment funding and development funding for an mixed income/ mixed use and/or an affordable housing project and includes funds for construction management consultant during predevelopment through the Certificate of Occupancy. The site will require environmental assessment and remediation.



Justification:

This site was vacant and/or underutilized and represents an opportunity to provide affordable family-friendly housing near transit and services. Providing housing affordable to a variety incomes is a goal of the Housing Element as well as providing family-friendly housing.

Current Status:

The 6150 site is fenced and screened. The screen will need to be replaced. The site maintenance includes debris removal and weed abatement. The 5890 and 5900 sites are currently used as the City's Corp Yard.

Endorsing Authority:

The City of Emeryville as Housing Successor continues to implement the Housing Compliance Plan which supported the use of 20% of Tax Increment Funds to support below rate market housing. The Housing Element supports development of housing for low and moderate income households.

Prioritization Factors:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition	\$ -
Design/Prof Svc	\$ 100,000
Construction	\$ 3,500,000
Construction Admin	\$ 25,000
Other (screen and site remediation)	\$ 2,508,000
Total:	\$ 6,133,000

Operating Budget Impact

FY 16-17	none
FY 17-18	none
FY 18-19	none
FY 19-20	none
FY 20-21	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital fund		\$ 108,000				
AHP Impact Fee 239					\$ 1,000,000	
Affordable Housing 299			\$ 25,000		\$ 2,500,000	
Grant (future) Remediation Costs				\$ 2,500,000		

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Project Existing Project

CIP#: _____ H-04

Project Category: Housing

Project Number: _____ NEW

Title: **Affordable Senior Housing**

Lead Department: Economic Development And Housing

Priority Level: Mandated

Description:

This is the site of the temporary Rec Center. It was originally purchase with housing set aside funds, later the City reimbursed the housing fund and used the site for a variety of public uses. The site is 0.47 acres, 20,600 total sq.ft. The zoning allows a total of 28 dwelling units. The project includes environmental assessment and remediation as well as predevelopment costs leading to an RFP. The project will likely require City subsidy in order to receive leveraged funding. The project includes construction management during predevelopment and construction.

Justification:

This site is currently the temporary Rec Center. It is near the Senior Center, ECCL and services. Providing housing affordable to a variety of incomes and affordable senior housing are both goals of the Housing Element.

Current Status:

The site currently occupied by temporary buildings and is being used by the senior center during its rehabilitation and for the Rec Center. Both uses will move into their permanent facilities in 2016.

Endorsing Authority:

The City of Emeryville as Housing Successor continues to implement the Housing Compliance Plan which supported the use of 20% of Tax Increment Funds to support below rate market housing. The Housing Element supports development of housing for low and moderate income households as well as special needs populations.

Prioritization Factors:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input checked="" type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Time Line:

Acquisition:	Remediation:
Design:	Construction:

Anticipated Costs:	
Acquisition	
Design/Prof Svc	\$ 40,000
Construction	
Construction Admin	\$ 25,000
Other (dev. subsidy-remediation)	\$ 1,200,000
Total:	\$ 1,265,000

Operating Budget Impact	
FY 16-17	\$ -
FY 17-18	\$ -
FY 18-19	\$ -
FY 19-20	\$ -
FY 20-21	\$ -

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
		Housing Assets 298				
Affordable Housing 299	\$ 40,000		\$ 200,000	\$ 1,025,000		

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Project Existing Project

CIP#: _____ H-05

Project Category: Housing

Project Number: _____ New

Title: South Bay Front Site B

Lead Department: Economic Development And Housing

Priority Level: Mandated

Description:

Site B is a vacant 3 acre lot composed of five parcels purchased by the Redevelopment Agency between 2006 and 2010. The site is located in the commercial corridor of west-central Emeryville, just north of the existing mixed-use Bay Street Shopping Center and residential development. Remediation is completed and is under long term monitoring. The project includes a feasibility study for the site in advance of issuing an RFP for development proposals.

Justification:

This site was vacant and underutilized and represents an opportunity to provide a mixed use project.

Current Status:

The site is fenced. Remediation is complete and under long term monitoring.

Endorsing Authority:

The Property Management plan transfers the assemblage of parcels known as South Bayfront Site B to the City in order to be retained for future development of a project identified in, and in accordance with, the 1976 Redevelopment Plan (Attachment 4), the 2010-2014 Implementation Plan (Attachment 3), and the City's General Plan and any applicable specific plans.

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Time Line:

Acquisition:
Design:

Remediation:
Construction: FY 19/20

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	130,000
Construction		
Construction Admin		
Other		
Total:	\$	130,000

Operating Budget Impact

FY 16-17	\$	130,000
FY 17-18		
FY 18-19		
FY 19-20		
FY 20-21		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ -	\$ 130,000				

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Existing

CIP#: _____ H-06

Project Category: Housing

Project Number: _____ New

Title: **Below Market Rate (BMR) Unit Acquisition Program**

Lead Department: Economic Development And Housing

Priority Level: Mandated

Description:	The program provides funding for the acquisition/rehabilitation/resale of below market rate units at risk of losing permanent affordability through foreclosure. Pursuant to the Resale Restriction Agreement for BMR units, the City as Housing Successor has an option to purchase these units to preserve affordability covenants. Acquisition for each unit is expected to be between \$200,000 and \$400,000. After acquisition and any needed repairs, the units will be resold to income-eligible households. The proceeds will continue to fund the program on a revolving basis with revenues increasing the funding available in Fund 299. This program can fund 1-2 BMR units in foreclosure per year as needed.
Justification:	City support for affordable housing is mandated in the the Housing Element. The City's resale restrictions on BMR units are eliminated in the event of foreclosure, thus permanently removing that unit from the City's BMR housing stock. Purchasing the unit will allow it to retain its resale restriction related to affordable pricing and income eligibility of the purchasing household
Current Status:	This is a new project.
Endorsing Authority:	The Housing Element supports development and retention of housing affordable to low and moderate income households.

Prioritization Factors:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Public | <input type="checkbox"/> Mandated | <input type="checkbox"/> Hazard | <input checked="" type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Park | <input type="checkbox"/> Preventive | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide | <input type="checkbox"/> Leverages Outside | <input checked="" type="checkbox"/> Economic | <input type="checkbox"/> Climate |

Anticipated Time Line:

Acquisition:	Remediation:
Design:	Construction:

Anticipated Costs:	
Acquisition	\$ 1,800,000
Design/Prof Svc	
Construction	\$ 200,000
Construction Admin	
Other	
Total:	\$ 2,000,000

Operating Budget Impact	
FY 16-17	
FY 17-18	
FY 18-19	
FY 19-20	
FY 20-21	

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY				
		16/17	17/18	18/19	19/20	20/21
Fund 299	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000

New Project Existing Project

CIP#: IT-01

Project Category: Information Technology

Project Number: No project#

Title: **IT Capital Replacements and Purchases**

Lead Department: Information Technology

Priority Level: Prev Maint

Description: The Information Technology Replacement Fund was established in order to create a systematic upgrade and replacement program for the City's Information Technology needs.

Current Status: Transferring \$200,000 per fiscal year into this fund will sustain the fund throughout the budget cycle.

Justification: This fund is necessary in order to sustain a reliable and current Information Technology infrastructure.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Park/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:	
Acquisition	\$ 900,000
Design	
Construction	
Construction Admin	
Other	
Total:	\$ 900,000

Operating Budget Impact	
FY 14-15	\$0
FY 15-16	\$0
FY 16-17	\$0
FY 17-18	\$0
FY 18-19	\$0

Funding Source:	Projected Spending Thru June					
	2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Info Technology Fund	\$ 30,000	\$ 170,000	\$ 250,000	\$ 150,000	\$ 150,000	\$ 150,000

New Project Existing Project

CIP#: IT-02

Project Category: Information Technology

Project Number: 09670013

Title: **Electronic Documents Management System (EDMS)**

Lead Department: Information Technology

Priority Level: Prev Maint

Description and

<p>This project provides a means to convert documents from paper, digital and electronic sources and store them as standard word processed documents with an extensive cross indexing, routing and versioning capability. The funding for this project allows for additional hardware, licesning, and consutling expertise to maintain and expand the City's Laserfiche system to meet the needs of the various departments.</p>	
--	--

Justification: This project will increase staff productivity. Automated routing will facilitate collaboration and allow affected staff members to easily comment on documents in progress. In addition, staff will have ready access to important documents on the computer as these documents will be stored and indexed for easy location and retrieval. This will have the added benefit of reducing the amount of physical filing space required.

Current Status: The EDMS system has been purchased and is currently in use. The majority of the City's historical documents have been scanned and indexed.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Time Line:

Acquisition:	Remediation:
Design:	Construction:

Anticipated Costs:

Acquisition	\$270,000
Design/Prof Svc	
Construction	
Construction Admin	
Other	
Total:	\$ 270,000

Operating Budget Impact

FY 14-15
 FY 15-16
 FY 16-17
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Projected Spending Thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Info Technology Fund	\$ 20,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000

New Project Existing Project

CIP#: IT-03

Project Category: Information Technology

Project Number: 01670111

Title: **Geographic Information Systems (GIS) Development**

Lead Department: Information Technology

Priority Level: Prev Maint

Description and

A GIS system captures, stores, and analyzes data that is linked to a location and is graphically represented on a map. This project includes the hardware, software, equipment, and consulting, and temporary part-time labor for maintenance, data collection, and application development of the City's GIS system.

Justification:

The need for geocoded data for analysis and presentation is expected to increase in the future. Upcoming projects include creating a complete geo-coded inventory of City assets and maintenance records and an interactive map of the City's public art. Funding for this project will also continue to allow Information Technology to respond to future GIS requests from City departments.

Current Status:

This is an ongoing project that sets its priorities in response to the needs of various departments in the City. The GIS project has produced a variety of maps for publications and presentations, a proximity mailing application to reduce staff time spent on public noticing, a complete sanitary sewer infrastructure map including laterals, manholes, and sewer lines, PGE street light inventory and a variety of other data. Integration exists with the Planning and Building Department's Permit Tracking System and the Public Works Computerized Maintenance Management System.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Time Line:

Acquisition:
Design:

Remediation:
Construction:

Anticipated Costs:

Acquisition	\$550,000
Design/Prof Svc	
Construction	
Construction Admin	
Other	
Total:	\$ 550,000

Operating Budget Impact

FY 14-15
FY 15-16
FY 16-17
FY 17-18
FY 18-19

Estimated Costs and Funding Source:	Projected Spending Thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Info Technology Fund	\$ 50,000	\$ 50,000	\$ 175,000	\$ 175,000	\$ 50,000	\$ 50,000

New Project Existing Project

CIP#: IT-04

Project Category: Information Technology

Project Number: 13510107

Title: **Computerized Maintenance Management System (CMMS)**

Lead Department: Information Technology / Public Works **Priority Level:** Prev Maint

Description: The City implemented the Lucity CMMS software in the Pubic Works Department to help manage, automate, and report on the Public Works maintenance tasks. The system will help to manage time and resources, as well as provide detailed reporting on maintenance activities.

Current Status: The initial project scope is near completion, with an expansion of services expected over the next several years including remote access for field workers and tablet deployment.

Justification: This fund is necessary in order to sustain a reliable and current Information Technology infrastructure.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Park/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside | <input type="checkbox"/> Economic | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:	
Acquisition	\$ 20,000
Design	
Construction	
Construction Admin	
Other	
Total:	\$ 20,000

Operating Budget Impact	
FY 14-15	\$0
FY 15-16	\$0
FY 16-17	\$0
FY 17-18	\$0
FY 18-19	\$0

Funding Source:	Projected Spending Thru June					
	2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Info Technology Fund	\$	10,000	\$	10,000		

New Project Existing Project

CIP# _____ M-01

Project Category: Marina

Project Number: _____ NEW

Title: Marina Navigation Channel Maintenance Dredging Program

Lead Department: Public Works Department

Priority Level: Restricted

Description

This program includes maintenance dredging of the navigation channel leading to the harbors of the Emeryville Marina and Emery Cove Marina. The design depth for the channel is -8.5 MLLW plus an additional 2-foot overdredge allowance.



Justification:

The navigation channel fills up with bay mud at an average rate of approximately two to three inches per year. When the channel becomes too shallow, it is not possible to access the marina harbor at low tide. It is critical to the operations of the marinas to provide a deep navigation so that access to the marina harbor is never restricted by the tides.

Current Status:

Dredging of the navigation channel was last completed in November 2012. The costs are split 50/50 between the City and Emery Cove. It is anticipated that the next round of maintenance dredging will be needed in 2017.

Endorsing Authority:

The General Plan

Prioritization Factors:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	
Design/Prof Svc	\$ 50,000
Construction	\$ 2,750,000
Construction Admin	
Permit Fees	\$ 25,000
Total:	\$ 2,825,000

Operating Budget Impact

FY 14-15	none
FY 15-16	
FY 16-17	
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Marina Fund				\$ 1,412,500		
Gen Cap Developer				\$ 1,412,500		

New Project Existing Project

CIP#: _____ M-03

Project Category: Marina

Project Number: _____ New

Title: Marina Park and Powell Street Lighting

Lead Department: Public Works Department

Priority Level: Restricted

Description

This project includes the reconstruction of the existing street light system on Powell Street from Frontage Road to the cul-de-sac at the Marina. This project also includes the reconstruction of the existing pedestrian path lighting system at the Marina Park. The street light poles on Powell Street will be replaced with similar to existing style cobra head poles and will utilize the existing LED fixtures installed in 2013. The new park lighting poles will be of a style similar to existing with an LED fixture. New light pole foundations, conduit, wiring and metered service pedestal will be required and a light dimmer, if feasible, will be included to save on energy.

Justification: The existing lighting system is 45 years old and the poles and anchor bolts are completely rusted due to the saltwater bay environment. Three light poles have collapsed in the last two years and require new foundations for replacement. Many of the pole bases are buried in the top soil and are not easily accessible.

Current Status: No work has been performed to date on this project

Endorsing Authority: The General Plan

Prioritization Factors:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	
Design/Prof Svc	\$ 25,000
Construction	\$ 1,000,000
Construction Admin	\$ 25,000
Permit Fees	
Total:	\$ 1,050,000

Operating Budget Impact

FY 16-17	savings
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Marina Fund		\$ 1,050,000				

New Project Existing Project

CIP#: PB-01

Project Category: Pedestrian and Bicycle

Project Number: 15475023

Title: Sidewalk Improvement Program

Lead Department: Public Works Department

Priority Level: Mandated

Description

Repair existing concrete sidewalks in order to eliminate trip and fall hazards. Project shall also include saw cutting of trip and fall hazards in sidewalks, identification of concrete sidewalks needing replacment adjacent to nonresidential properties, and notification to nonresidential property owners to require them to repair damaged sidewalks adjacent to their property. Repaired sidewalks will be constructed to conform to ADA standards. Tree wells will be enlarged where possible to improve growing conditions and subgrade beneath sidewalks will consist of crushed rock to encourage deeper growth of tree roots.



Justification:

Maintain existing facility. City ordinance requires nonresidential property owners to maintain sidewalks adjacent to their property. By City ordinance, the City is only responsible to maintain sidewalks adjacent to residential properties. The project is very staff-intensive as it requires written notification to all affected nonresidential property owners and a follow up to each notice sent.

Current Status:

The repair of sidewalks adjacent to most residential properties in the Triangle neighborhood and residential areas east of Hollis Street was completed in FY 15/16.

Endorsing Authority:

ADA Transition Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials	
Design/Prof Svc	
Construction	\$ 1,175,000
Construction Admin	\$ 125,000
Contingency	\$ 100,000
Total:	\$ 1,400,000

FY 16-17	NONE
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Encumbrance and Carryover					
	thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 600,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000

New Project Existing Project

CIP#: PB-03

Project Category: Pedestrian and Bicycle

Project Number: 15475014

Title: **Horton Street Experimental Traffic Calming Measures**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project includes design and installation of experimental level 4 traffic calming measures on Horton Street between 45th Street and 53rd Street. Calming measures will incorporate temporary chicanes, pavement delineation or other measures identified in the Bicycle Plan. The project will include taking traffic counts and speed zone surveys at key locations to determine the results of the measures.



Justification:

Horton Street is a Bicycle Boulevard with vehicular traffic volumes that exceed the allowable limit of 3000 ADT. There is also a problem of speeding traffic on Horton Street. The Bicycle Plan identifies various Bicycle Boulevard treatment levels (Levels 1 through 5) to consider to address these issues. This project is necessary to determine the effectiveness of proposed traffic calming measures and to observe the impacts to traffic circulation as a result of implementing said measures.

Current Status:

Conceptual Design of the temporary measures is underway. Speed indicator signs were installed in January 2015.

Endorsing Authority:

Pedestrian and Bicycle Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition	\$	10,000
Design/Prof Svc	\$	36,800
Construction	\$	45,000
Construction Admin	\$	5,000
Other		
Total:	\$	96,800

Operating Budget Impact

FY 16-17	TBD
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Encumbrance and Carryover					
	thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 10,000					
MTC Grant Source	\$ 36,800					
Traffic Impact Fee		\$ 50,000				

Note: In 2014, the BPAC recommended to show an unfunded amount in the order of \$500,000 to cover the cost of the permanent improvements.

New Project Existing Project

CIP#: PB-04

Project Category: Pedestrian and Bicycle

Project Number: 12254009

Title: **Safe Routes to Schools 43rd, 45th & 47th & San Pablo Ave Ped. Safety Improvements**

Lead Department: Economic Development & Housing - Design/Public Works - Constr Priority Level: **Restricted**

Description and
 This project includes a series of improvements to enhance safety for children walking to and from school. It includes the installation of new Rapid Rectangular Flashing Beacons at 43rd and 45th Streets, bulbouts and a median tip at 45th Street, traffic signal modifications including new pedestrian activation posts and video detection at 47th Street, a traffic feedback sign in front of ECCL, and sharrows between 40th and 48th Streets. The Project also includes new crosswalks, warning striping at unsignalized crosswalks, signage for yielding and school zone, and landscaping. The federal government awarded \$750,000 in Safe Routes to School funding for the project's implementation.



Justification: Children walking to Emeryville's schools from the Triangle Neighborhood must cross State Highway Route 123 (San Pablo Avenue). Additional commercial users and seniors benefit from shortened crossings and crossing warning lights.

Current Status: Design was completed in the fall of 2013. This bid anticipated in Spring 2014. Construction is anticipated in summer 2014.

Endorsing Authority: Included in City of Emeryville Bicycle and Pedestrian 2012 Plan.

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:	
Acquisition	\$ -
Design/Prof Svc	\$ 55,000
Construction	\$ 370,000
Other - contingency	\$ 55,500
Construction Admin	\$ 269,500
Total:	\$ 750,000

Operating Budget Impact	
FY 14-15	\$ -
FY 15-16	\$ 1,000
FY 16-17	\$ 1,000
FY 17-18	\$ 1,000
FY 18-19	\$ 1,000

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016					
		FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Grant-SR2S	\$ 750,000					

New Project Existing Project

CIP#: PB-07

Project Category: Pedestrian and Bicycle

Project Number: NEW

Title: **Frontage Road Bay Trail Upgrades**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project reconstructs the existing sidewalk on Frontage Road from the intersection of the Chevy's access road south to the exit driveway to the Hilton Hotel parking lot in order to establish a more typical Class I mixed use pathway. The pathway cross section will include an 8 foot path of travel and a landscape parkway strip separation from the vehicular travel way.



Justification:

It is desired to have a more clearly defined bike path along this segment of the Bay Trail.

Current Status:

The section of sidewalk on Frontage Road adjacent to the Hilton Hotel has already been reconstructed in this manner. The section of sidewalk adjacent to the Shell gas station will be reconstructed as part of the redevelopment of the gas station.

Endorsing Authority:

Pedestrian Bicycle Plan

Prioritization Factors:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials		
Design/Prof Svc	\$	25,000
Construction	\$	255,000
Construction Admin	\$	15,000
Other	\$	5,000
Total:	\$	300,000

Operating Budget Impact

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Traffic Impact Fee				\$	300,000	

New Project Existing Project

CIP#: PB-09

Project Category: Pedestrian and Bicycle

Project Number: 15475006

Title: **Video Detection Traffic Signal Enhancement**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project will install video detection at existing City owned traffic signals that have not yet been upgraded to video detection. Upon completion of this project, all critical traffic signals will be converted to video detection.



Justification:

Provide improved detection for bicyclists at City operated traffic signals. Standard loop detectors in the roadway pavement use a magnetic field for detection and will not detect a bicycle with an aluminum or carbon frame. The City receives a lot of complaints from cyclists regarding not being detected by various traffic signals. When completed, all 26 of the City's traffic signals will have video detection capability.

Current Status:

Various traffic signals have already been upgraded to video detection.

Endorsing Authority:

Pedestrian Bicycle Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials		
Design/Prof Svc		
Construction	\$	477,720
Construction Admin	\$	10,000
Other		
Total:	\$	487,720

Operating Budget Impact

FY 14-15	none
FY 15-16	
FY 16-17	
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:

Encumbrance and Carryover thru

	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 37,720	\$ 450,000				

New Project Existing Project

CIP#: _____ PB-10

Project Category: Pedestrian/Bicycle

Project Number: _____ NEW

Title: 40th-San Pablo Transit Hub Feasibility Study

Lead Department: Community Development Department

Priority Level: Discretionary

Description: Concept design and cost estimate for widening sidewalk to make room for bus shelters at the seven bus stops on 40th between San Pablo and Adline. This will require removing a median, eliminating the westbound left turn lane from 40th onto San Pablo, and shortening the eastbound left turn lane from 40th to Adeline. This project also includes signs with maps of the 40th/San Pablo Bus Hub at all nine bus stops in the hub, including the two Rapid stops on San Pablo.



Justification: The City has applied for Measure BB funding for Transit Stop Improvements including stops on 40th between San Pablo and Adeline, and will need a wider sidewalk to use these funds. The bus stops on 40th between San Pablo and Adeline have about 1300 daily riders, the highest concentration in the city, and many riders transfer there.

Current Status: No work has been performed on this project to date.

Endorsing Authority: General Plan, Pedestrian and Bicycle Plan, Sustainable Transportation Plan, Emeryville Berkeley Oakland Transit Study

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:	
Feasibility Study	\$ 100,000
Total:	\$ 100,000

Operating Budget Impact	
FY 15-16	\$10,000
FY 16-17	\$0
FY 17-18	\$0
FY 18-19	\$0
FY 19-20	\$0

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
	General Plan					
Maintenance Fund		\$ 100,000				

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Project Existing Project

CIP#: _____ PB-12

Project Category: Pedestrian/Bicycle

Project Number: _____ New

Title: **Greenway Crossings Safety Enhancement**

Lead Department:

Priority Level: Discretionary

Description:

Install Rectangular Rapid Flashing Beacons (RRFBs) at the three mid-block Greenway crossings: 65th, 66th, and 67th, to match Berkeley's planned crossing at Folger and in keeping with the recommendations of the recently-completed study funded by the UC Berkeley Institute of Transportation Studies.



Justification:

Visibility for Greenway users and for vehicles on the cross streets is limited; safety will be enhanced by providing signals indicating that a pedestrian or cyclist is about to cross.

Current Status:

Staff completed a bike/pedestrian safety study of these intersections with the UC Berkeley ITS and the recommendations for improving safety include the installation of these beacon systems.

Endorsing Authority:

BPAC, General Plan, Pedestrian/Bicycle Plan

Prioritization Factors:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition	2 each @ 3 crossings		
Design/Prof Svc		\$	15,000
Construction		\$	90,000
Construction Admin		\$	5,000
Other			
Total:		\$	110,000

Operating Budget Impact

FY 16-17
FY 17-18
FY 18-19
FY 19-20

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Traffic Impact Fee			\$ 110,000			

New Project Existing Project

CIP#: PA-01

Project Category: Public Art

Project Number: 12543021

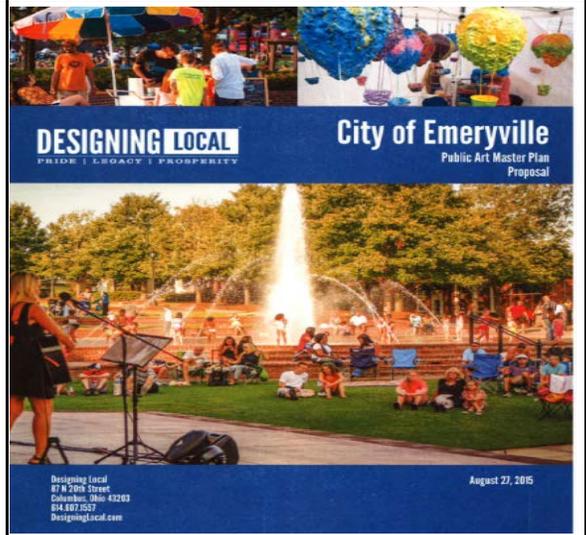
Title: **Arts Master Plan**

Lead Department: Economic Development and Housing

Priority Level: Mandated

Description and

This project consists of the development of a Public Art Master Plan for Emeryville. The Plan will prioritize future public art projects based on location, theme and/or partnerships. It will also incorporate a projection of future revenue potential and ongoing maintenance requirements. Opportunities for public art strategic locations may be identified in the Plan. Upon completion of the Public Arts Master Plan, approximately \$125,000 per year plus any new revenue may be spent on new public art projects. This funding may be split into more or fewer projects based on the Plan. The Plan's website can be found here: www.emeryvillepublicartmasterplan.org



Justification:

The Plan will identify criteria for future public art projects reflecting community priorities. It will enable the City to strategically plan investment in the future in addition to its public art collection and reserve sufficient funds for future maintenance requirements.

Current Status:

The Plan was initiated publically in February 2016. The first public workshop was conducted in March 2016 with the Plan expected to be approved before the end of 2016.

Endorsing Authority:

The Art in Public Places ordinance mandates use of funds for public art projects.

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Hous |
| <input type="checkbox"/> Parks/Open | <input type="checkbox"/> Preventive | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide | <input type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action P |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	40,000
Construction		
Construction Admin		
Other		
Total:	\$	40,000

Operating Budget Impact

FY 16-17	\$0
FY 17-18	\$0
FY 18-19	\$0

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Public Art Fund	\$ 15,000	\$ 25,000				

New Project Existing Project

CIP#: PA-02

Project Category: Public Art

Project Number: NEW

Title: **Implementing Art Projects - Master Plan**

Lead Department: Economic Development and Housing

Priority Level: Mandated

Description and Following the development of a Public Art Master Plan (PAMP), prioritizing future public art projects through out the City, based on location, theme and/or partnership, this project assumes that net Art in Public Places revenue and reserves will be spent on new public art projects, consistent with the Master Plan priorities. These projects will follow an established process including a Request for Proposals, Selection Panel and Public Art Committee recommendation. The nature of the solicitations and the location will be influenced by the Master Plan, and the process for selecting artists or specific installations will be consistent with the Art in Public Places Program.



Images include ECCL/Shellmound Plan/PAMP - potential sources of new project locations

Justification: The Art in Public Places ordinance has created a reserve of funds available for new capital projects however new revenue is limited by the elimination of the Redevelopment Agency which was the only dedicated source of revenue (private development may construct projects on site or pay into the fund).

Current Status: New project. Master Plan for Public Art must be completed prior to project initiation.

Endorsing Authority: The Art in Public Places ordinance mandates use of funds for public art projects.

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:	
Acquisition	
Design/Prof Svc	
Construction	\$ 450,000
Construction Admin	\$ 60,000
Other	
Total:	\$ 510,000

Operating Budget Impact	
FY 14-15	\$0
FY 15-16	\$0
FY 16-17	\$0
FY 17-18	\$0
FY 18-19	\$0

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Public Art Fund		\$ 125,000	\$ 125,000	\$ 125,000	\$ 135,000	

New Project Existing Project

CIP: PA-03

Project Category: Public Art

Project Number: 15243005

Title: **Bus Shelter Art Program Phase IV**

Lead Department: Economic Development and Housing

Priority Level: **Mandated**

Description and

The Bus Shelter Art Program is a temporary art program that displays the work of local artists on a rotating basis in four bus shelters. Each artist is displayed for four months. The first phase of the program showcased the work of nine artists. The second phase included another six and Phase III included six more and is programmed through December 2016. A fourth phase is proposed for funding and the PAC has recommended the program be a reoccurring program. Additionally, during the fourth phase, the project would include the framing and installation of approximately ten past bus shelter art works at public locations, prioritizing the Senior Center and Emeryville Center of Community Life.



Justification:

The Bus Shelter Art Program supports local artists, increases interest in transit uses, and expands art throughout the City .

Current Status:

Phase III of the project is being implemented. Phase IV would be initiated through a call for art proposals in Summer 2016 and installation would begin in January 2016. The City no longer has a contract with Clear Channel to install the art and maintain the bus shelters but the company continues such services at no cost to teh City, additional expenses will be incurred if this does not continue. Permanent installation of a sample in ECCL and/or the Senior Center has not been initiated.

Endorsing Authority:

The Art in Public Places ordinance mandates the use of funds for public art projects.

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	10,000
Installation/materials	\$	65,000
Contingency		
Other		
Total:	\$	75,000

Operating Budget Impact

FY 14-15	\$0
FY 15-16	\$0
FY 16-17	\$1,500
FY 17-18	\$2,500
FY 18-19	\$2,500

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Public Art Fund	\$	50,000	\$	25,000		

New Project Existing Project

CIP#: PA-04

Project Category: Public Art

Project Number: 15243020

Title: **Emeryville Center for Community Life (ECCL) Public Art**

Lead Department: Economic Development and Housing

Priority Level: Mandated

Description and

This project funds the design and installation of a major art piece or pieces at Emeryville Center for Community Life (ECCL) or in the right of way in front of ECCL on San Pablo Avenue. The City developed and issued a Request for Proposals to artists and formed a Selection Committee to evaluate artist submittals. The art could either stand alone, augment an architectural feature of ECCL, or be placed on ECCL's San Pablo Avenue street frontage.



Justification:

The ECCL project is subject to the Art in Public Places Ordinance and is required to pay the 1.5% of all City funds contributed to the project for public art. Of this .5% is reserved for maintenance and 1% for construction and design.

Current Status:

The Selection Committee has selected five finalists approved by the City Council to develop proposals. The Panel will forward a final recommendation to the Public Art Committee, which will forward a recommendation to the City Council prior to the end of Fiscal Year 2016

Endorsing Authority:

Art in Public Places ordinance mandates use of funds for public art projects.

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	30,000
Construction	\$	199,500
Contingency		
Other		
Total:	\$	229,500

Operating Budget Impact

FY 14-15	\$0
FY 15-16	\$0
FY 16-17	\$0
FY 17-18	\$0
FY 18-19	\$0

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Public Art Fund	\$ 30,000	\$ 199,500				

New Project Existing Project

CIP#: PA-05

Project Category: Public Art

Project Number: 12243006

Title: **Point Emery Art Project**

Lead Department: Economic Development and Housing

Priority Level: Mandated

Description and

This project will install 5 oystercrete mounds of decreasing scale on Point Emery. The shell covered mounds are evocative of prior Ohlone mounds found in Emeryville and the adjacent shoreline. Four mounds are located west of the existing parking cul de sac and one is located at the entrance of the site, next to the Bay Trail. Each mound has two integrated seating walls and a mountable path for climbing. A realigned trail and native plant restoration are included in the project.



Justification:

A public art installation at Point Emery will enhance the appeal of this popular shoreline amenity. The proposed project provides visitors the opportunity to enjoy public art in a beautiful setting with spectacular views. The project offers interpretation of both prior Ohlone residency and future climate changes.

Current Status:

Bay Conservation and Development Commission approval was obtained in October 2013. The City Council deferred entering into the contract for the art project until adoption of the 2015-2017 CIP, pending a decision regarding rip rap installation at Point Emery. The Rip Rap must be installed prior to the art installation or the art will preclude or raise the cost of the riprap installation.

Endorsing Authority:

Art in Public Places ordinance mandates use of funds for public art projects.

Prioritization Factors:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	54,000
Construction	\$	140,000
Contingency	\$	24,500
Other	\$	24,000
Total:	\$	242,500

Operating Budget Impact

FY 14-15	TBD
FY 15-16	TBD
FY 16-17	TBD
FY 17-18	TBD
FY 18-19	TBD

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Public Art Fund	\$ 35,000			\$ 207,500		

New Project Existing Project

CIP#: PA-06

Project Category: Public Art

Project Number: 13243005

Title: **Shellmound/Powell Street Bridge Art Project and District Plan**

Lead Department: Public Works/Economic Development and Housing

Priority Level: **Mandated**

Description and

R&R Studios of Miami have been selected to install their piece entitled Electric Rainbow under the Powell Street Bridge over Shellmound Street between Bay Street and the Public Market. When completed, it will provide a visual and psychological connection along this portion of Shellmound Street. The art work includes 51 LED lights as a central component, brightly painted aluminum tubes suspended from the bridge and will include bright repainting on the bridge columns adjacent to the Shellmound Street. The project includes a District Art Plan describing concepts for thematically related art installations and landscape improvements on adjacent private property and public rights of way.



Justification:

The project will install public art at a highly visible location in the center of Emeryville. It will also revitalize and activate Shellmound Street, an important connection between the Public Market and the Bay Street Center, two of the City's most important shopping centers. Lighting incorporated in the project will enhance a feeling of safety under the Powell Street bridge overpass.

Current Status:

The project has received a Building Permit and is developing a traffic plan for issuance of an encroachment permit.

Endorsing Authority:

The Art in Public Places ordinance mandates use of funds for public art projects.

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition	
Design/Prof Svc	
Construction	\$ 280,000
Construction Admin	
Other	\$ 23,000
Total:	\$ 303,000

Operating Budget Impact

FY 16-17	none
FY 17-18	none
FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Public Art Fund	\$ 167,000	\$ 136,000				

New Project Existing Project

CIP#: SS-01

Project Category: Sanitary Sewer

Project Number: 15511005

Title: **Sanitary Sewer Rehabilitation Program**

Lead Department: Public Works Department

Priority Level: Mandated

Description

This project includes the rehabilitation of existing sanitary sewer mains and manholes. For FY 16/17, the rehabilitation project includes 35 spot repairs at various locations within the City as well as the rehabilitation of all sewer laterals at City owned facilities. For FY17/18 the rehabilitation project will include rehabilitation determined after CCTV inspection of sewer mains performed during FY 16/17.



Justification:

The City of Emeryville along with other East Bay jurisdictions, is under a Stipulated Order with the EPA to improve its sanitary sewer collection system to reduce infiltration and inflow during wet weather. Accordingly, the City is proceeding with the rehabilitation of the existing sanitary sewer mains throughout Emeryville.

Current Status:

During fiscal years 2010/11 and 2011/12 the entire system was inspected by CCTV to evaluate the condition of the mains and to better define the rehabilitation program. More than 75% of the system has been rehabilitated in the past 25 years.

Endorsing Authority:

The approved Sanitary Sewer Management Plan (SSMP), the Asset Management Implementation Plan (AIMP), The Stipulated Order *United States of America v City of Alameda, et al.*

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition	
Design/Prof Svc	\$ 100,000
Construction	\$ 3,610,000
Construction Admin	\$ 200,000
Other	
Total:	\$ 3,910,000

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Projected Spending Thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Sewer Fund	\$ 2,210,000	\$ 500,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000

New Project Existing Project

CIP# ST-01

Project Category: Streetscape System

Project Number: 15475028

Title: 40th Street Bridge, Paint Railing

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes painting the railing on the 40th Street Bridge and repairing damaged sections of railing



Justification:

The existing paint on the railing is faded and peeling and gives a poor image of the City. The railing was constructed in 1996 and has never been repainted. Routine painting should occur approximately every 10 years.

Current Status:

The damaged railing has been repaired.

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	
Design/Prof Svc	
Construction	\$ 185,000
Construction Admin	
Other	
Total:	\$ 185,000

Operating Budget Impact

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 165,000	\$ 20,000				

New Project Existing Project

CIP#: ST-02

Project Category: Streetscape System

Project Number: 16475033

Title: **40th Street / San Pablo Avenue Median Rehabilitation**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project provides new Bay Friendly Landscaping along the existing median islands on 40th Street and on San Pablo Avenue. On the 40th Street medians, the project includes the removal of the existing trees and plantings, the replacement of the existing soil with good horticultural topsoil, irrigation modifications, new trees, new Bay Friendly plantings, and mulching. On the San Pablo Avenue medians, the project includes the removal of the existing plantings, regrading, amending and aeration of the existing top soil, irrigation modifications, new Bay Friendly Plantings, and mulching.



Justification:

The landscape medians on 40th Street have never flourished given the bad soil conditions. This fact is evident when comparing the small size of the street trees on the median islands to the large street trees behind the sidewalk. Good quality top soil is needed for the trees to grow. The mature plantings on both the 40th Street and San Pablo Avenue medians are in need of replacement. Bay Friendly Landscaping should be installed to conserve on the use of water and reduce maintenance costs.

Current Status:

No work has been performed on this project. Waiting for the drought to be over.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition		
Design/Prof Svc	\$	30,000
Construction	\$	550,000
Construction Admin	\$	20,000
Other		
Total:	\$	600,000

FY 16-17 savings
FY 17-18
FY 18-19

Estimated Costs and Funding Source:

Encumbrance and Carryover thru June 2016

	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund			\$ 500,000		
Affordable Housing & Sustainable Comm (AHSC) Grant			\$ 100,000		

New Project Existing Project

CIP#: ST-03

Project Category: Streetscape System

Project Number: 16475003

Title: **City Wide Trash Recepticle Replacement**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

Replace existing concrete top loading trash recepticles with new side loading trash recepticles. The selection of the type of recepticles will depend on the location and will either be the metal standard recepticle or an upgraded concrete recepticle. The proposed budget will cover the replacement cost of approximately 15 trash recepticles per year.



Justification:

The existing top loading trash recepticles don't have a roof to cover the opening and allow rain water to enter the trash. They are also difficult to service since the trash must be removed from the top as opposed to the side. Many of the trash cans are in very poor condition.

Current Status:

A GIS inventory of all Trash Recepticles has been completed. Staff has been working with a vendor to develop a retrofit lid for the existing concrete recepticles. A demo lid is currently installed for operator feedback.

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	\$130,000
Design/Prof Svc	
Construction	
Construction Admin	
Other	
Total:	\$ 130,000

Operating Budget Impact

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Grant		\$ 19,000				
General Capital Fund	\$ 5,000	\$ 106,000				

New Project Existing Project

CIP#: ST-04

Project Category: Streetscape System

Project Number: 15475015

Title: Lumec Streetlight Pole Painting and LED Retrofit

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the retrofit of existing Lumec streetlights to include pole painting and an upgrade of the existing 175 watt and 100 watt metal halide fixtures to 65 watt LED fixtures. Project will include rewiring poles to eliminate ballasts and to install new photo cells. New globe assemblies will also be included. The approximate number of street light poles to be addressed is as follows:
 109 3-headed poles;
 174 2-headed poles; and
 261 1-headed poles.



Justification:

The existing paint on the poles is faded and unmaintained and gives a poor image to the City. The existing metal halide fixtures use excessive energy compared to LED fixtures, have a low lamp life that requires frequent bulb replacement, and require frequent replacement of ballasts. The new LED fixtures will reduce annual maintenance and energy costs and will help in achieving the City's goals in the Climate Action Plan.

Current Status:

Sample LED fixtures were installed on two Lumec poles in order to get a better understanding of the labor involved with installing the fixtures.

Endorsing Authority:

Climate Action Plan

Prioritization Factors:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	\$825,000
Design/Prof Svc	
Construction	\$ 1,200,000
Construction Admin	
Other	
Total:	\$ 2,025,000

Operating Budget Impact

FY 14-15	
FY 15-16	savings
FY 16-17	savings
FY 17-18	savings
FY 18-19	savings

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 3,000	\$ 2,022,000				

New Project Existing Project

CIP#: ST-05

Project Category: Streetscape System

Project Number: 15475013

Title: Stormdrain Cleaning and Repair Program

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the repair and cleaning of the City's storm drain system. The major trunk storm drains in the tidal areas are full of silt that must be removed. The quantity of the initial cleaning project and the extent of repairs will be based on the results of the CCTV inspection performed on the storm drain system as a separate CIP project. This program also allows for repairs that may be needed to the storm drain system on an as-needed basis.



Justification:

Much of the City's storm drain system is tidal and has silted up with debris. These storm drain pipes are in need of major cleaning. Several of the storm drains require repairs.

Current Status:

No work has been performed on this project

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition	
Design/Prof Svc	\$ 250,000
Construction	
Construction Admin	
Other	
Total:	\$ 250,000

Operating Budget Impact

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$	150,000	\$ 25,000	25,000	25,000	25,000

New Project Existing Project

CIP#: ST-06

Project Category: Streetscape System

Project Number: 16475034

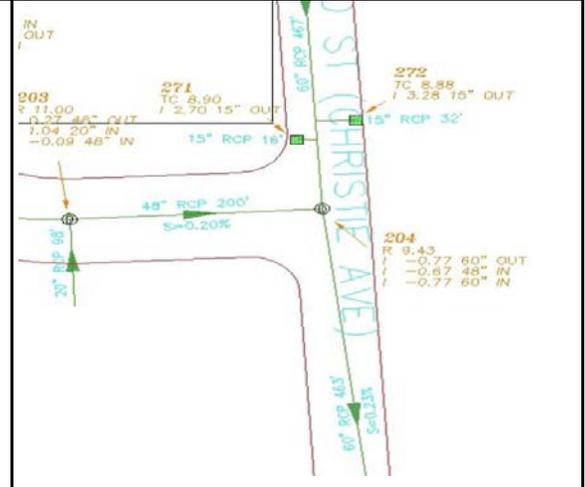
Title: Storm Drain Inventory and CCTV Inspection

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

Create a GIS basemap of the City's storm drain system. Perform a CCTV inspection of the entire storm drain system



Justification:

The Public Works Department does not have an up -to-date comprehensive basemap of the City's storm drain system. Over the last 20 years, many new storm drains have been constructed and the paper basemaps have never been updatde to refect the changes. Much of the storm drain system was constructed prior to the 1950's and should be inspected to determine its condition. A GIS based map will be easier to update and will work with the new Maintenance Management Software.

Current Status:

Staff is seeking a proposal from a GIS consultant and surveyor to perform the project.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

Acquisition		
Design/Prof Svc	\$	100,000
Construction		
Construction Admin		
Other		
Total:	\$	100,000

FY 16-17	none
FY 17-18	none
FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 100,000					

New Project Existing Project

CIP#: ST-07

Project Category: Streetscape System

Project Number: 15251024

Title: **Street Tree Program**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

The City has in excess of 3,500 street trees in its inventory. Most of these trees were planted during the past 25 years to enhance and improve the City's appearance and quality of life. The Street Tree Program is an on-going program to plant trees in treeless tree wells, and to replace diseased and/or damaged trees. This program also includes the routine City Wide group pruning of street trees on a five year cycle.



Justification:

Trees require on-going routine maintenance. Healthy trees improve the quality of life and image of the City. The last time group pruning of street trees was performed was in winter FY 2012/2013. The next cycle for routine group pruning is due in FY 2017/2018. Group pruning will reduce annual maintenance costs and emergency call outs for fallen limbs or fallen trees.

Current Status:

An updated GIS based inventory of the City's street trees is needed to reflect current conditions.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input checked="" type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	300,000
Construction		
Construction Admin		
Other		
Total:	\$	300,000

Operating Budget Impact

FY 14-15	none
FY 15-16	
FY 16-17	
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Urban Forestry Fund	\$ 10,000	\$ 20,000	\$ 75,000	\$ 10,000	\$ 10,000	\$ 10,000
General Capital Fund			\$ 165,000			

New Project Existing Project

CIP#: ST-08

Project Category: Streetscape System

Project Number: 15475012

Title: **Survey Monument and Benchmark Preservation Program**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the replacement of City of Emeryville survey monuments and benchmarks that have been destroyed by contractors performing construction or by vandalism.



Justification:

Over the years, various survey monuments have been destroyed as part of construction projects occurring on the public right-of-way. Also, various surveying benchmarks have been stolen by vandals that recycle them for their brass content. The City is required by State Law to preserve all existing survey monuments since they are needed to establish the location of property lines. When benchmarks are destroyed, it is very difficult for the general public to establish the elevations of property as needed for many redevelopment improvement plans.

Current Status:

To date, a monuments were restored on Park Avenue at Watts and at Haven Streets and on Doyle at 55th Street and on Vallejo at Peabody Lane.

Endorsing Authority:

General Plan, State Land Surveyors Act.

Prioritization Factors:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Acquisition	
Design/Prof Svc	\$ 41,000
Construction	
Construction Admin	
Other	
Total:	\$ 41,000

Operating Budget Impact

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 25,000	\$ 8,000		8,000		

New Project Existing Project

CIP#: ST-09

Project Category: Streetscape System

Project Number: New

Title: **Frontage Road Landscape Median Island**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project includes the construction of two landscaped median islands on Frontage Road from Powell St. to the Powell St. I/80 Interchange about 700 feet to the north. The medians will total approximately 4,500 sf of landscaping. In addition to beautifying the area, the medians will also help to ensure efficient traffic circulation by eliminating certain movements in and out of the parking structure/office development on the north side of the Hilton Garden Inn.



Justification:

The project will continue the City's policy of improving the City's aesthetics by landscaping, where ever possible, the City's main traffic corridors.

Current Status:

The developer of the Hilton Garden Inn Hotel has deposited \$100,000 with the City for the construction of this improvement. No work has been performed on this project to date.

Endorsing Authority:

Powell Streetscape Improvement Plan Phase 1

Prioritization Factors:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input checked="" type="checkbox"/> Affordable Housing |
| <input checked="" type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	
Design/Prof Svc	\$ 30,000
Construction	\$ 235,000
Construction Admin	\$ 15,000
Contingency	\$ 20,000
Total:	\$ 300,000

Operating Budget Impact

FY 16-17	none
FY 17-18	
FY 18-19	\$ 4,500

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Gen Cap Developer				\$ 100,000		
Traffic Impact Fee				\$ 200,000		

New Project Existing Project

CIP#: ST-10

Project Category: Streetscape System

Project Number: 16475035

Title: **I-80/Caltrans Right of Way Landscape Improvements**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

Install new Bay Friendly plantings and irrigation system upgrades along the Caltrans right-of-way at the I-80 Interchange on Frontage Road and Powell Street.



Justification:

The existing landscaping is in poor condition and creates a bad impression of the City.

Current Status:

The existing landscaping has been cleaned up and mulching has been installed. The City has taken over maintenance of this right-of-way under a Delegated Maintenance Agreement with Caltrans. Caltrans will reimburse the City for all maintenance activities up to a cost of \$18,000 per year. The project is on hold until the drought is over.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials				
Design/Prof Svc				
Construction	\$	25,000	FY 16-17	none
Construction Admin			FY 17-18	none
Other			FY 18-19	none
Total:	\$	25,000		

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund				\$ 25,000		

New Project Existing Project

CIP#: ST-11

Project Category: Streetscape System

Project Number: 16475036

Title: **Traffic Signal LED Relamping**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the relamping of existing traffic signal heads with LED lamps at 26 City owned traffic signal systems. The total number of lamps to be installed amounts to 1,153 LED modules.



Justification:

The existing LED lamps were installed over 10 years ago and are starting to fail on a more regular basis. In most locations yellow LED's were not installed since they were not cost effective to install at the time. Replacing lamps on an as needed basis costs in the order of \$450 per lamp. Group relamping brings the cost down to around \$100 per lamp and with the more efficient LED lamps will they are estimated to save approximately \$5,000 per year in energy costs. .

Current Status:

Lamps are being replaced on an as-needed basis as the fail.

Endorsing Authority:

Climate Action Plan

Prioritization Factors:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	
Design/Prof Svc	
Construction	\$ 150,000
Construction Admin	
Other	
Total:	\$ 150,000

Operating Budget Impact

FY 14-15	
FY 15-16	savings
FY 16-17	savings
FY 17-18	savings
FY 18-19	savings

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund			\$ 150,000			

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Project Existing Project

CIP#: _____ ST-12

Project Category: Streetscape System

Project Number: _____ New

Title: Additional Storm Drain Inlet Trash Capture Devices

Lead Department:

Priority Level: Mandated

Description:

Install SWQCB-compliant trash capture screens into storm drain inlets in our heaviest trash-generating areas, primarily along San Pablo Avenue. Adding these trash capture devices will get us to 50% trash avoidance/capture city-wide.



Justification:

100% trash avoidance and/or capture will be required by 2022, with milestones for improved trash capture in 2017 and 2019. This is the Water Board's preferred method of meeting the requirement.

Current Status:

The City has installed 40 of these units to date in high volume litter areas on 40th Street and Shellmound St. The proposed additional units require Caltrans approval on State Right-of-way.

Endorsing Authority:

Municipal Regional Stormwater NPDES Permit

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition	20 @ \$500 per	\$10,000
Design/Prof Svc		
Construction	included	
Construction Admin		
Other		\$ 1,000
Total:		\$ 11,000

Operating Budget Impact

FY 15-16
FY 16-17
FY 17-18
FY 18-19
FY 19-20

Estimated Costs and

Funding Source:	Prior Spending	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund			\$ 11,000			

**CITY OF EMERYVILLE
CAPITAL IMPROVEMENT PROGRAM**

New Project Existing Project

CIP#: ST-13

Project Category: Streetscape System

Project Number: New

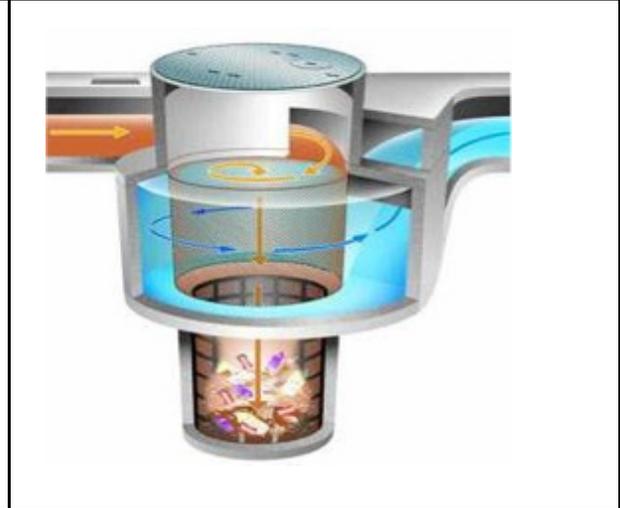
Title: **Large Trash Separator in Storm Drain Line**

Priority Level: **Mandated**

Lead Department:

Description:

When a suitable location is identified, install a large-scaled trash separator in an outflow line to ensure that any trash entering the storm drain system is removed before it enters the bay.



Justification:

100% trash avoidance and/or capture will be required by 2022. A large in-line device can effectively treat a large area of the city to this standard with minimal maintenance required.

Current Status:

More research is needed to identify a location for this device.

Endorsing Authority:

N-2

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Acquisition		
Design/Prof Svc	\$	25,000
Construction	\$	500,000
Construction Admin	staff time	\$ 5,000
Other		
Total:	\$	530,000

Operating Budget Impact

FY 15-16
FY 16-17
FY 17-18
FY 18-19
FY 19-20

Estimated Costs and

Funding Source:	Prior Spending	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund			\$ 25,000	\$ 505,000		

New Project Existing Project

CIP#: T-01

Project Category: Transportation

Project Number: 15240027

Title: Annual Street Rehabilitation/Preventive Maintenance Program

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

Rehabilitation / Preventive Maintenance of City Streets including pavement delineations, pothole/base repairs, crack sealing, slurry seals, rubberized chip seals, pavement overlays, or complete street reconstruction. Work proposed for FY 2016/17 includes pavement maintenance and rehabilitation on portions of Adeline Street, streets east of Adeline, 45th Street east of Hollis, Stanford Avenue east of Hollis, 55th Street, Vallejo, Doyle and Beaudry streets south of Powell, 50th Street, 61st Street, 64th east of Overland, and 65th Street between Overland and the Greenway. Work proposed for FY 2017/18 includes Christie Avenue, Shellmound Street south of Shellmound Way, Shellmound Way, Powell Street between Frontage Road and the overhead, 66th and 67th Streets, Vallejo Street from Peabody Lane to Powell, Peladeau Street from Haruff to 59th, Haruff Street, Park Avenue, Hubbard Street, Horton Street south of 45th, Holden, Haven, Harlan and Watts Street, Emery Street between 40th and Park.



Justification:

Preventive maintenance of streets is required to extend the life of the street. The streets to be rehabilitated were identified as needing rehabilitation in the Pavement Management Program Budget Options Report prepared as part of MTC's Technical Assistance Program P-TAP in Nov. 2014.

Current Status:

Staff is working on developing improvement plans for FY 16-17 project.

Endorsing Authority:

General Plan, City Council

Prioritization Factors:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials	
Design/Prof Svc	
Construction	\$ 2,325,000
Construction Admin	\$ 125,000
Other	
Total:	\$ 2,450,000

FY 16-17	savings
FY 17-18	
FY 18-19	

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Measure B		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Measure BB		\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000

New Project Existing Project

CIP#: _____ T-02

Project Category: Transportation

Project Number: 16475037

Title: **Powell Street Bridge Seal Coat and Joint Seal Replacement**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the installation of a methacrylate seal coat on the concrete deck driving surface and replaces the joint seals on the Powell Street Bridge. In lieu of the silicone joint seal product that was installed in 2004 with an average lifespan of 6 years, the proposed new joint seals will be a rubber based compression joint seal with a longer lifespan.



Justification:

Preventive maintenance on bridge structures includes routine sealing of cracks that form in the concrete deck and routine replacement of joint seals. These measures extend the life of the structure by preventing water from contact with the reinforcing steel and therefore preventing corrosion of the steel. The last bridge inspection report performed by Caltrans notes that the Powell Street Bridge is due for these proposed maintenance treatments.

Current Status:

No work has been performed to date on this project

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials	
Design/Prof Svc	\$ 20,000
Construction	\$ 475,000
Construction Admin	\$ 15,000
Other	
Total:	\$ 510,000

Operating Budget Impact

FY 16-17	NONE
FY 17-18	NONE
FY 18-19	NONE

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund	\$ 20,000	\$ 490,000				

New Project Existing Project

CIP#: T-03

Project Category: Transportation

Project Number: 16475038

Title: **Temescal Creek Bridge Seal Coat**

Lead Department: Public Works Department

Priority Level: Prev Maint

Description

This project includes the installation of a methacrylate seal coat on the concrete deck driving surface of the Temescal Creek Bridge on Shellmound Street.



Justification:

Preventive maintenance on bridge structures includes routine sealing of cracks that form in the concrete deck. This measure extends the life of the structure by preventing water from contact with the reinforcing steel and therefore prevents corrosion of the steel and avoids long term structural repairs.

Current Status:

No work has been performed to date on this project.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input checked="" type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials
 Design/Prof Svc
 Construction \$ 40,000
 Construction Admin \$ 4,000
 Other
 Total: \$ 44,000

FY 16-17 none
 FY 17-18
 FY 18-19

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund		\$ 44,000				

New Project Existing Project
Project Category: Transportation

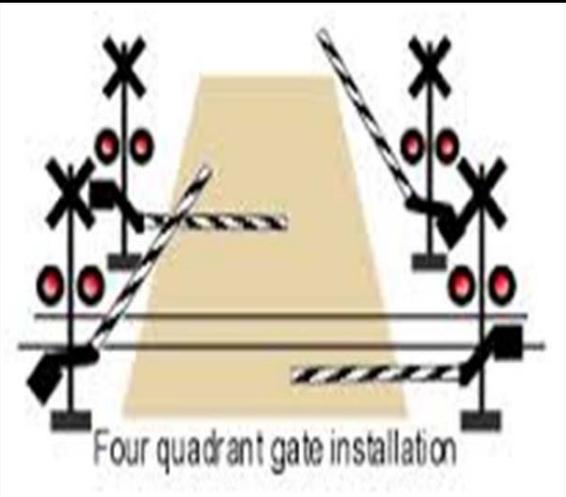
CIP#: T-04
 Project Number: NEW

Title: Quiet Zone at 65th, 66th, and 67th Street At-Grade Crossings.

Lead Department: Economic Development & Housing - Design/Public Works - Construction Priority Level: Discretionary

Description and

There are three at-grade railroad crossings within the City of Emeryville, located at 65th, 66th, and 67th Streets. Trains are required by both Federal and State law to sound their horns as they approach these intersections for safety purposes. In order to address the impacts of train horns on communities, the Federal Railroad Administration allows local jurisdictions to establish a Quiet Zone in which the routine sounding of horns is prohibited at designated rail crossings. Quiet Zones are established by installing safety measures at at-grade grade crossings. To establish a Quiet Zone in Emeryville, a 2008 Feasibility Study recommended installation of four-quadrant gates at the at-grade crossings.



Justification:

The City has received numerous complaints about the noise of train horns from Emeryville residents living close to the railroad. Residents complain of loss of sleep and interruption of phone conversations and meetings due to train noise. It is likely that train noise will increase as the Port of Oakland expands its freight capacity and the number of trains passing through Emeryville grows in the future.

Current Status:

Wilbur Smith and Associates (WSA) completed a Quiet Zone project Feasibility Study in 2008. On July 15, 2008 the City Council proposed Quiet Zone improvements be included as a mitigation measure for the Martinez Subdivision Project. The City Council also directed staff to pursue County grant funding under the Regional Transportation Plan in 2011. No grant funding has been made available due to lack of passage of Measure B in 2013.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Feasibility Analysis	\$ 29,000
Design	\$ 450,000
Construction	\$ 4,035,000
Construction Admin	\$ 450,000
Total:	\$ 4,964,000

Operating Budget Impact

FY 16-17	TBD
FY 17-18	TBD
FY 18-19	TBD

Estimated Costs and Funding Source:	Encumbrance and Carryover thru June					
	2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund						\$ 250,000
Unfunded						\$ 4,714,000

New Project Existing Project

CIP#: _____ T-05

Project Category: Transportation

Project Number: 03444125

Title: **Traffic Signal, 40th and Harlan Streets**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project includes the installation of a traffic signal at the intersection of 40th Street and Harlan Street. The new signal will be hard wire interconnected to the existing traffic signal at 40th Street and Hollis Street.



Justification:

As a condition of the East Bay Bridge project, the developer deposited \$70,000 (now accumulated to approximately \$150,000), into a special City account for the future installation of a pedestrian traffic signal at the intersection of Haven or Harlan and 40th St. The City has determined that a traffic signal at this location with a pedestrian crossing component now meets the required signal warrants needed for the installation of the traffic signal.

Current Status:

A design for the signal is 90% complete.

Endorsing Authority:

Prioritization Factors:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials		
Design/Prof Svc	\$	12,000
Construction	\$	290,000
Construction Admin	\$	5,000
Other		
Total:	\$	307,000

Operating Budget Impact

FY 14-15		
FY 15-16	\$	2,000
FY 16-17	\$	2,000
FY 17-18	\$	2,000
FY 18-19	\$	2,000

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Catellus, Fund 215	\$ 15,000	\$ 140,000				
1999 Assessment Dist		\$ 152,000				

New Project Existing Project

CIP#: T-06

Project Category: Transportation

Project Number: 16475001

Title: **Traffic Signal, Powell and Doyle Streets**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project includes the installation of a traffic signal at the intersection of Powell and Doyle Streets.



Justification:

With the completion of the Parkside Residential project, a traffic signal at the intersection of Powell and Doyle Street will be warranted. In addition, the General Plan includes the extension of the bicycle boulevard on Doyle Street from 59th Street to Stanford Avenue. A signalized crossing at the intersection of Powell and Doyle Street is warranted for safe bicycle crossing.

Current Status:

No work has been performed on this project

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials		
Design/Prof Svc	\$	12,000
Construction	\$	290,000
Construction Admin	\$	5,000
Other		
Total:	\$	307,000

Operating Budget Impact

	FY 16-17	\$ 2,000
	FY 17-18	\$ 2,000
	FY 18-19	\$ 2,000

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Traffic Impact Fee		\$ 292,000				
Gen Cap Developer	\$ 15,000					

New Project Existing Project

CIP#: T-07

Project Category: Transportation

Project Number: NEW

Title: North Hollis Paid Parking and Transportation Demand Management

Lead Department: Public Works/Police/Community Development

Priority Level: Discretionary

Description and	This project involves installation of 31 multi-space variable pricing meters timed for short term use and 63 multi-space variable pricing meters timed for long-term use in the North Hollis area, except for the low/medium density neighborhood east of Doyle Street. Project requires retaining 1 FTE to administer, operate and maintain the program and 3 FTE for enforcement. Net revenue could be achieved in 3 years. The meters would serve as a Transportation Demand Management(TDM) tool and after the stabilization of revenue, could fund additional TDM measures prioritized by the City Council.
Justification:	In 2015 it was confirmed that parking congestion limits customer access to services in the North Hollis area. Variable parking pricing will promote turnover of parking space. The City's Climate Action Plan calls for TDM measures to reduce the City Green House Gases.
Current Status:	Short term parking is striped with green zones. No funding has been identified for the program. A Request for Proposals for parking meters, staffing and a community engagement process is needed prior to installation of the meters.
Endorsing Authority:	The RDA Implementation Plan lists the project as a priority to address the Plan's objective "To improve inadequate public facilities which cannot be remedied by public or private entities without redevelopment."

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:	
Acquisition	\$0
Design:	\$ 150,000
Construction:	\$ 900,000
Construction Admin	\$ 50,000
Contingency	\$ 100,000
Total:	\$ 1,200,000

Operating Budget Impact	
FY 14-15	\$0
FY 15-16	\$0
FY 16-17	\$168,000
FY 17-18	\$362,000
FY 18-19	\$608,000

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
General Capital Fund			\$ 100,000	\$ 1,100,000		

New Project Existing Project

CIP#: _____ T-08

Project Category: Transportation

Project Number: _____ NEW

Title: **Powell Street Bridge Widening**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project includes the preparation of a scoping study of the widening of the Powell Street Bridge to accommodate an additional westbound exclusive left turn lane. The study will be prepared as needed to provide adequate project background information to ACTC in order for the project to compete for Measure BB capital funding.

Justification:

The additional westbound left turn lane will reduce congestion at the intersection of Powell and Christie and improve travel times along the Powell Street and Shellmound Loop corridors .

Current Status:

A feasibility study for widening the bridge was prepared almost 10 years ago and must be updated.

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action Plan |

Anticipated Costs:

Operating Budget Impact

City Furnished Materials	
Design/Prof Svc	\$ 25,000
Construction	
Construction Admin	
Other	
Total:	\$ 25,000

	FY 16-17	\$ 2,000
	FY 17-18	\$ 2,000
	FY 18-19	\$ 2,000

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Traffic Impact Fee			\$ 25,000			

New Project Existing Project

CIP#: _____ T-09

Project Category: Transportation

Project Number: _____ NEW

Title: **40th and San Pablo Eastbound Right Turn Lane**

Lead Department: Public Works Department

Priority Level: Discretionary

Description

This project includes consolidating the existing left turn pockets on eastbound and westbound 40th Street into a single lane in order to create an eastbound right-turn pocket on 40th Street onto San Pablo Avenue. The project also includes a traffic signal modification to accommodate a right-turn overlap phase for the new eastbound right-turn lane.

Justification:

This intersection is currently operating at capacity during the PM peak hour causing traffic to back up on 40th Street to the 40th Street Bridge during the heaviest of times. Traffic modeling has determined that the proposed right turn lane will help to reduce this congestion.

Current Status:

The proposed right-turn lane is a recommended improvement in the Traffic Impact Fee Study.

Endorsing Authority:

General Plan

Prioritization Factors:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Family Friendly |
| <input type="checkbox"/> Citywide Impact | <input type="checkbox"/> Leverages Outside Funding | <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Climate Action Plan |

Anticipated Costs:

City Furnished Materials		
Design/Prof Svc	\$	16,000
Construction	\$	40,000
Construction Admin	\$	4,000
Other		
Total:	\$	60,000

Operating Budget Impact

	FY 16-17	none
	FY 17-18	none
	FY 18-19	none

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Traffic Impact Fee		\$ 60,000				