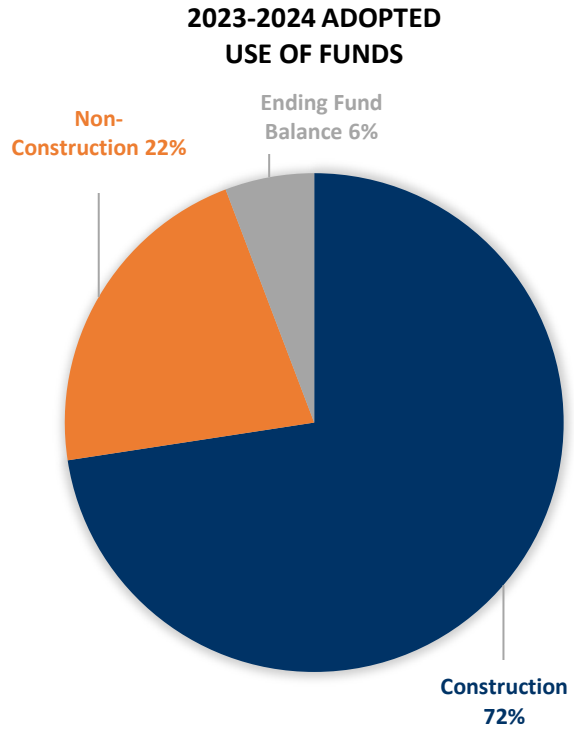
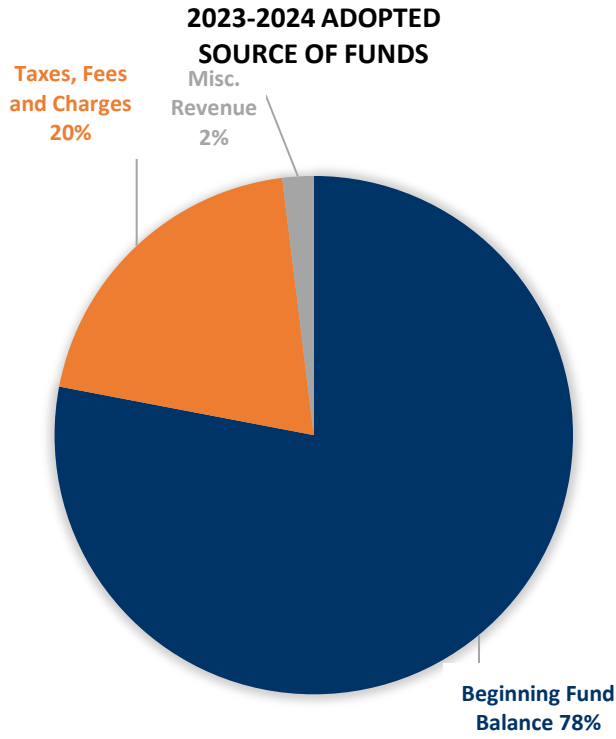
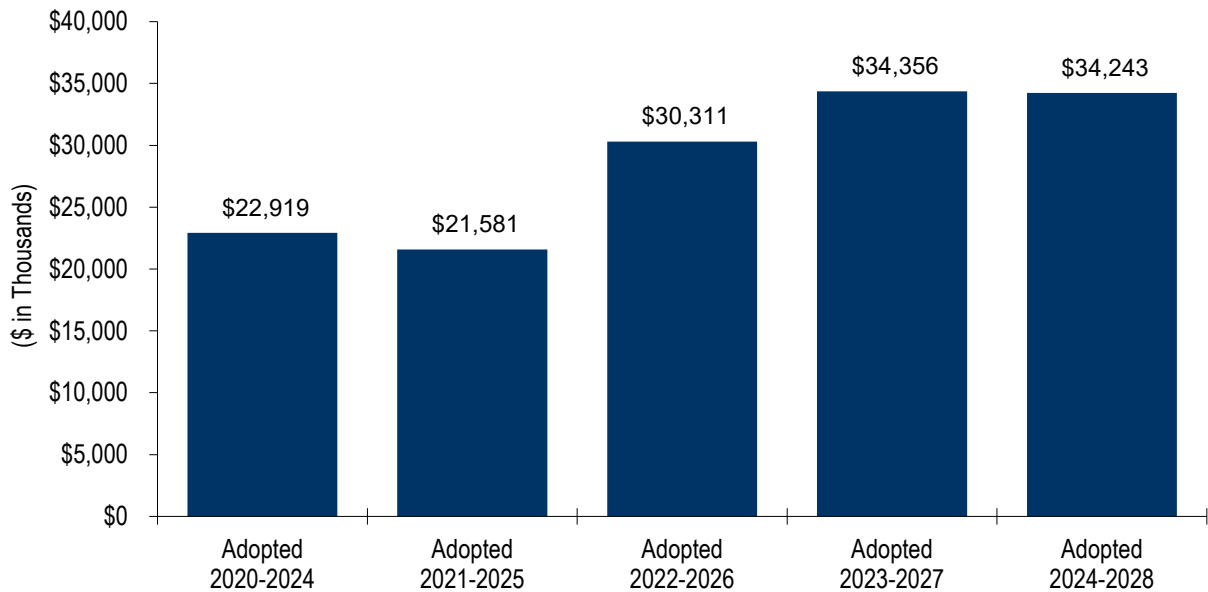


SERVICE YARDS

2024-2028 Capital Improvement Program

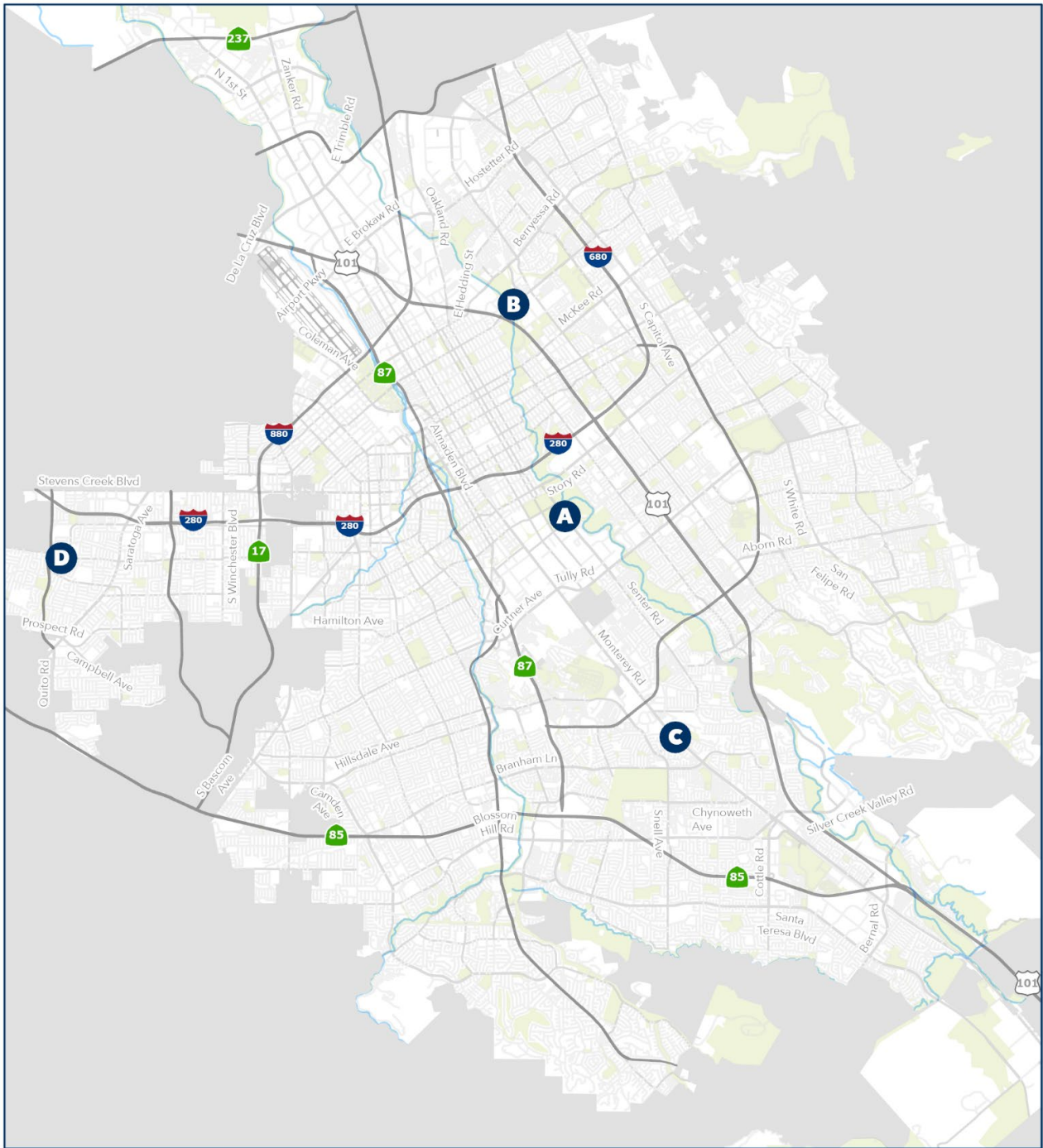


CIP History



Service Yards

2024-2028 Adopted Capital Improvement Program



- | | |
|---|---|
| <p>A Central Yard
1661 Senter Road</p> | <p>C South Yard
4420 Monterey Road</p> |
| <p>B Mabury Yard
1404 Mabury Rd</p> | <p>D West Yard
5090 Williams Road</p> |

Service Yards

2024-2028 Adopted Capital Improvement Program

OVERVIEW

INTRODUCTION

City Service Yards house City staff from various departments that maintain City vehicles, buildings, sewer systems, pavement, and related public infrastructure facilities. The Service Yards Capital Program funds the construction and capital improvements for the facilities, which support these maintenance functions. The current Service Yards include the Central Service Yard (at Senter Road and Phelan Avenue), the Mabury Yard (on Mabury Road near Highway 101), the South Yard (at Monterey Road and Skyway Drive), and the West Yard (on Williams Road near Lawrence Expressway).

SERVICE YARDS		
Location	Facilities Sq. Ft.	Site Acreage
Central Service Yard	268,517	6.16
Mabury Yard	37,612	0.86
South Yard	18,124	0.42
West Yard	6,546	0.15
Total	330,799	7.59

The 2024-2028 Adopted Capital Improvement Program (CIP) provides funding of \$34.2 million, of which \$17.5 million is allocated in 2023-2024. This program is part of the Strategic Support City Service Area (CSA) and supports the following outcome: *Safe and Functional Public Infrastructure, Facilities, and Equipment*. The maintenance operations located in the Service Yards support the following CSAs: Environmental and Utility Services, Neighborhood Services, Public Safety, Strategic Support, and Transportation and Aviation Services.

PROGRAM PRIORITIES AND OBJECTIVES

The objective of the Service Yards Program is to maintain and improve the existing conditions at the Service Yards by implementing projects to reduce safety hazards, increase efficiencies, and provide necessary equipment and materials for operations. Projects are prioritized to meet the needs of CSAs working out of the Service Yards.

Service Yards

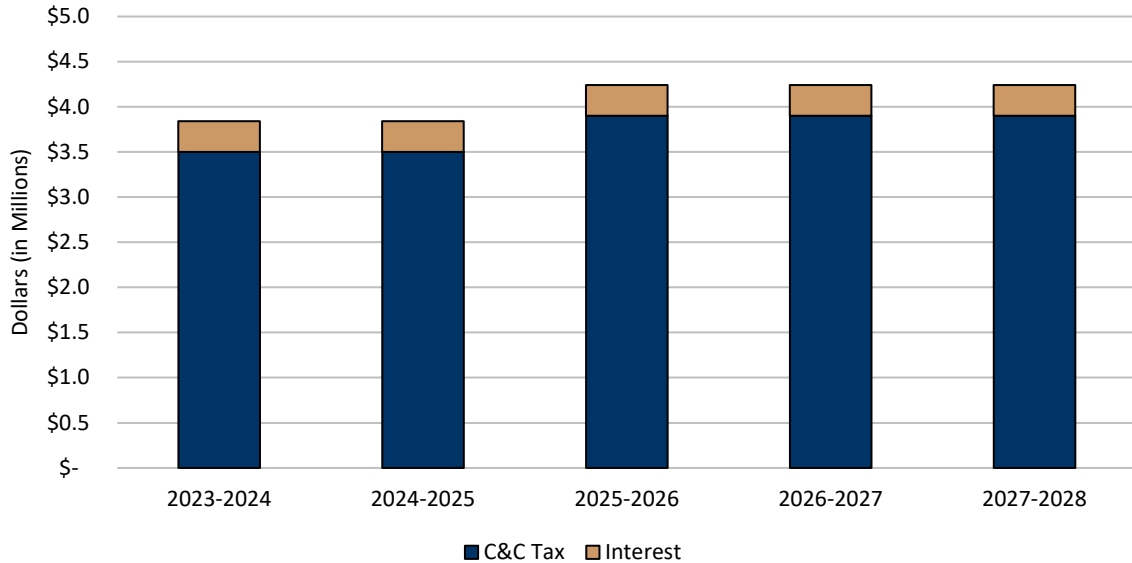
2024-2028 Adopted Capital Improvement Program

OVERVIEW

SOURCES OF FUNDING

Revenue for this CIP is primarily derived from Construction and Conveyance (C&C) Taxes (\$18.9 million), with the remaining amounts coming from interest earnings (\$1.7 million).

Summary of Revenues



The 2023-2024 Adopted Capital Budget estimate for C&C taxes is \$40 million, of which 8.78% (\$3.5 million) is allocated to the Service Yards Capital Program. Approximately 99% of the C&C tax is derived from a transfer tax imposed upon each transfer of real property, with the remaining 1% generated from a construction tax levied on most types of construction. Due to a slowdown in the local real estate market, C&C collections are anticipated to be \$40.0 million in 2022-2023, which is significantly below the 2021-2022 collection level of \$64.5 million. Collections are anticipated to remain at \$40.0 million in 2023-2024 and 2024-2025, before increasing slightly to \$45.0 million in 2025-2026 and then remaining flat for the remainder of the CIP. As a result, the Service Yards CIP contains C&C revenue estimates ranging from \$3.5 million (\$40.0 million total C&C) to \$4.0 million (\$45.0 million total C&C) annually over the course of the CIP. Over the five years of the CIP, collections allocated to the Service Yards Capital Program will total \$18.9 million.

Service Yards

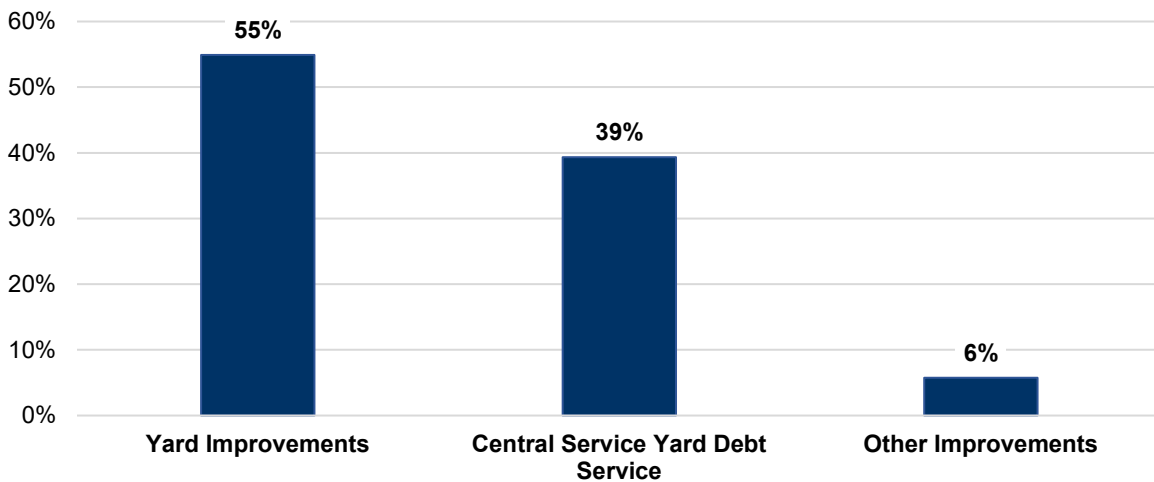
2024-2028 Adopted Capital Improvement Program

OVERVIEW

PROGRAM HIGHLIGHTS

The Service Yards Capital Program's expenditures are organized to show the use of funds in several categories. The following highlights the major projects in the program. For further information on the program's individual projects, please refer to the Detail Pages.

2024-2028 Service Yards Capital Program Expenditures \$33.8 million (excludes Ending Fund Balance)



Central Service Yard Debt Service

The repayment of debt associated with the Central Service Yard (CSY) Phase I, Phase II, new CSY projects, and Fire Department Training Center (FDTC) represents the largest use of non-construction funds in the 2024-2028 Adopted CIP. In the 2024-2028 CIP, a total of \$11.5 million is programmed for debt service.

The CSY Phase I project included the purchase of the current property and renovation of Building A. The construction of the CSY Phase II had to be completed in 2008 before the sale of the Main Yard, and commercial paper of \$21.5 million was issued to provide interim financing.



Vehicles waiting for Maintenance at the Central Service Yard

Service Yards

2024-2028 Adopted Capital Improvement Program

OVERVIEW

PROGRAM HIGHLIGHTS

A portion of the commercial paper, \$17.5 million, was repaid as the sale of the Main Yard was completed in 2016-2017. Additional debt of \$22.8 million, in the form of lease revenue bonds (Series 2021A), was issued in November 2021 to consolidate all debt related to CSY Phase I and II and to provide funding for a portion of the construction costs for the new FDTC and various Central Service Yards rehabilitation projects.

The FDTC and the Emergency Operations Center (EOC) are two facilities that are currently being constructed as a joint facility with various funding sources. The project is being developed on the 4.5-acre vacant lot located on 1591 Senter Road, at the southwest corner of East Alma Avenue and Senter Road on an acre of the CSY. Building the two facilities together is cost effective, creates a synergy during training exercises, and allows flexible use of space during EOC activation. The cost of the EOC portion of the relocation is covered through the Measure T General Obligation Bonds as it was one of the public safety projects (see the Public Safety Capital Program). The FDTC costs are funded in the General Fund (see the Public Safety Capital Program) and through proceeds of the Series 2021A lease revenue bonds. The anticipated construction completion date is summer 2023.

To take advantage of the construction work activities currently underway, staff recommended several important rehabilitation projects at the Central Service Yard that were previously deferred due to lack of funding. Through the issuance of the Series 2021A lease revenue bonds, \$7.6 million was allocated to Central Service Yard projects as listed below and described further within their individual project detail pages.

Central Service Yard Debt Service

Project	Series 2021A Funding Allocations
Central Service Yard – Water Main Replacement	\$2.94 million
Central Service Yard – Service Yards Generators Replacement	\$1.65 million
Central Service Yard – Pavement Replacement	\$1.50 million
Central Service Yard – Fueling Island	\$0.91 million
Central Service Yard – HVAC Replacement	\$0.40 million
Central Service Yard – Perimeter Security Fencing Replacement	\$0.20 million

With the consolidation of all debt in the Service Yards CIP and the issuance of the Series 2021A lease revenue bonds, the estimated annual debt service payments over the 2024-2028 Adopted CIP is identified in the table below. The final payment on the Series 2021A lease revenue bonds is scheduled in 2034-2035.

Service Yards

2024-2028 Adopted Capital Improvement Program

OVERVIEW

MAJOR CHANGES FROM THE 2023-2027 ADOPTED CIP

The overall size of the Service Yards CIP has decreased by approximately \$0.2 million from \$34.4 million in the 2023-2027 Adopted CIP to \$34.2 million in the 2024-2028 Adopted CIP primarily due to the progression of various Central Service Yards projects. The following table outlines the most significant changes to project budgets, including new/augmented allocations and reduced/eliminated allocations.

Project	Increase/(Decrease)
Roof Replacement, Painting and Supplemental Needs	(\$0.7 million)
South Yard Perimeter Fence Replacement	(\$0.2 million)

OPERATING BUDGET IMPACT

It is anticipated that there will be no additional operating and maintenance costs associated with projects included in the 2024-2028 Adopted CIP.

COUNCIL-APPROVED REVISIONS TO THE PROPOSED CAPITAL IMPROVEMENT PROGRAM

Changes to the Proposed Capital Improvement Program were brought forward in the Mayor's June Budget Message for Fiscal Year 2023-2024 and approved by the City Council on June 13, 2023. This included rebudgeting of unexpended funding for projects totaling \$1.3 million in [Manager's Budget Addendum #60](#), the largest of which includes Central Service Yard – Fueling Island (\$420,000), Central Service Yard – Water Main Replacement (\$300,000), Central Service Yard – Painting and General Repairs (\$255,000), and Central Service Yard – Pavement Replacement (\$100,000).

For more information, please refer to the [Mayor's June Budget Message for Fiscal Year 2023-2024](#), located in the Appendices of this document, and [Manager Budget Addendum #61](#) which incorporates adjustments per the Mayor's June Budget Message.

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Service Yards

2024-2028 Adopted Capital Improvement Program

Source of Funds (Combined)

	Estimated 2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	5-Year Total
Service Yards Construction and Conveyance Tax Fund (395)							
Beginning Balance	14,516,305	13,661,289	1,012,289	273,789	356,289	415,289	13,661,289
Reserve for Encumbrance	630,144						
Revenue from Use of Money and Property							
Interest Income	193,000	341,000	341,000	341,000	341,000	341,000	1,705,000
TOTAL Revenue from Use of Money and Property	193,000	341,000	341,000	341,000	341,000	341,000	1,705,000
Construction & Conveyance Tax							
C&C Tax Proceeds	3,512,000	3,512,000	3,512,000	3,951,000	3,951,000	3,951,000	18,877,000
TOTAL Construction & Conveyance Tax	3,512,000	3,512,000	3,512,000	3,951,000	3,951,000	3,951,000	18,877,000
Total Service Yards Construction and Conveyance Tax Fund (395)	18,851,449	17,514,289	4,865,289	4,565,789	4,648,289	4,707,289	34,243,289
TOTAL SOURCES	18,851,449	17,514,289	4,865,289	4,565,789	4,648,289	4,707,289	34,243,289

* The 2024-2025 through 2027-2028 Beginning Balances are excluded from the FIVE-YEAR TOTAL SOURCE OF FUNDS to avoid multiple counting of the same funds.

Service Yards

2024-2028 Adopted Capital Improvement Program

Use of Funds (Combined)

	Estimated 2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	5-Year Total
Service Yards							
Central Service Yard - Bldg. F Expansion	4,000	1,796,000	500,000				2,296,000
Central Service Yard - Fueling Island	23,045	1,320,000					1,320,000
Central Service Yard - HVAC Replacement	20,000	230,000					230,000
Central Service Yard - Pavement Replacement		1,500,000					1,500,000
Central Service Yard - Painting and General Repairs	160,000	255,000					255,000
Central Service Yard - Perimeter Security Fencing Replacement		181,000					181,000
Central Service Yard - Water Main Replacement	40,000	2,900,000					2,900,000
Mabury Pavement Repair/Resurfacing	1	1,500,000					1,500,000
Mabury Yard - Debris Waste Area & Sewer Lateral		200,000					200,000
Mabury Yard - Elevator Modernization		150,000					150,000
Mabury Yard - Generator		100,000					100,000
Mabury Yard Sewer Pipe Replacement	475,000						
Roof Replacement, Painting, and Supplemental Needs	536,498	800,000	500,000	600,000	600,000	600,000	3,100,000
Central Service Yard - Service Yards Generators Replacement	108,000	1,550,000					1,550,000
Service Yards - HVAC Repair and Replacement		150,000					150,000
Service Yards - LED Lighting Upgrade	340,000	80,000					80,000

* The 2023-2024 through 2026-2027 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Service Yards

2024-2028 Adopted Capital Improvement Program

Use of Funds (Combined)

	Estimated 2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	5-Year Total
South Yard & Mabury Yard Bulk Oil Storage Tanks	3,518						
Other Service Yards - Construction	1,710,061	12,712,000	1,000,000	600,000	600,000	600,000	15,512,000
Service Yards - Construction	1,710,061	12,712,000	1,000,000	600,000	600,000	600,000	15,512,000
Asset Management Database	95,000	95,000	98,000	98,000	98,000	98,000	487,000
Central Service Yard Security Cameras		185,000					185,000
Debt Service - Commercial Paper	50,000						
Debt Service - CSY and FDTC	2,303,000	2,300,000	2,300,000	2,303,000	2,303,000	2,303,000	11,509,000
Facilities Capital Repairs	30,258	31,000	32,000	33,000	34,000	35,000	165,000
Service Yards Equipment	95,000	95,000	95,000	95,000	95,000	95,000	475,000
Service Yards Management	426,000	448,000	462,000	476,000	491,000	507,000	2,384,000
Underground Fuel Tank Renovation/Replacement	59,000	59,000	59,000	59,000	59,000	59,000	295,000
VTA Property Lease	30,000	30,000	32,500	34,500	37,000	40,000	174,000
General Non-Construction - Service Yards	3,088,258	3,243,000	3,078,500	3,098,500	3,117,000	3,137,000	15,674,000
Service Yards - Non-Construction	3,088,258	3,243,000	3,078,500	3,098,500	3,117,000	3,137,000	15,674,000
Public Art Allocation		15,000	5,000				20,000
Public Art Projects		15,000	5,000				20,000
Capital Program and Public Works Department Support Service Costs	12,000	31,000	3,000	2,000	2,000	2,000	40,000
Infrastructure Management System - Service Yards	157,825	144,000	148,000	152,000	157,000	162,000	763,000
Allocations	169,825	175,000	151,000	154,000	159,000	164,000	803,000
City Hall Debt Service Fund	16,060	16,000	16,000	16,000	16,000	16,000	80,000
Transfers to Special Funds	16,060	16,000	16,000	16,000	16,000	16,000	80,000
Transfer to the General Fund	12,956						
General Fund - Interest Income	193,000	341,000	341,000	341,000	341,000	341,000	1,705,000
Transfers to the General Fund	205,956	341,000	341,000	341,000	341,000	341,000	1,705,000

* The 2023-2024 through 2026-2027 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Service Yards

2024-2028 Adopted Capital Improvement Program Use of Funds (Combined)

	Estimated						
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	5-Year Total
<i>Transfers Expense</i>	222,016	357,000	357,000	357,000	357,000	357,000	1,785,000
Total Expenditures	5,190,160	16,502,000	4,591,500	4,209,500	4,233,000	4,258,000	33,794,000
Ending Fund Balance	13,661,289	1,012,289	273,789	356,289	415,289	449,289	449,289
TOTAL	18,851,449	17,514,289	4,865,289	4,565,789	4,648,289	4,707,289	34,243,289

* The 2023-2024 through 2026-2027 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - Bldg. F Expansion

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2025
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	
Council Districts	7	Initial Project Budget	\$2,300,000
Appropriation	A429N	FY Initiated	2022-2023

Description This allocation funds a feasibility study as well as the design and construction phases for the expansion of the Fleet Management facilities located at the Central Service Yard, Building F.

Justification The Central Service Yard serves as the main garage for citywide fleet vehicles and equipment. As the City fleet has continued to grow, so has the need for space to maintain and service the fleet. As a temporary solution, some fleet staff are located at the Police Substation, working on a variety of vehicles and equipment for the City. Currently, the Police Substation is serving as a training center until the new Police Training Center can be completed. As the Police Department moves all training activities into the the Police Training Center, the Police Substation will become a full-service police station and the garage facilities at this location will transition into servicing only police vehicles. As a result, some Fleet Management staff and City fleet maintenance services will relocate to Central Service Yard, Building F.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Project Feasibility Development		4	296					296		300
Design			500					500		500
Construction			1,000	500				1,500		1,500
Total		4	1,796	500				2,296		2,300

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)		4	1,796	500				2,296		2,300
Total		4	1,796	500				2,296		2,300

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - Fueling Island

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2018
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2019
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$500,000
Appropriation	A410F	FY Initiated	2018-2019

Description This allocation funds the design and construction of a fueling island at Central Service Yard to provide fueling capacity to City vehicles maintained at the Central Service Yard.

Justification Funding is necessary for the efficient fueling of City vehicles. Approximately 250 vehicles are stationed at the Central Service Yard. Currently, staff travel to the other service yards to refuel these vehicles.

Notes

Major Cost Changes 2022-2026 CIP - Increase of \$300,000 to reflect additional funding needed to complete the construction of the fueling island at Central Service Yard.
 2023-2027 CIP - Increase of \$560,000 to reflect additional funding needed to complete construction.

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction	24	23	1,320					1,320		1,367
Total	24	23	1,320					1,320		1,367

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)	24	23	1,320					1,320		1,367
Total	24	23	1,320					1,320		1,367

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - HVAC Replacement

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2019
CSA Outcome	Safe and Functional Public Infrastructure Facilities and Equipment	Initial End Date	2nd Qtr. 2024
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$800,000
Appropriation	A412X	FY Initiated	2019-2020

Description This allocation funds the replacement of the Heating, Ventilation, and Air Conditioning (HVAC) for Central Service Yard Buildings A & B. Replacements will be conducted in phases to align with available staff resources.

Justification HVAC equipment is 21 years old and is rapidly reaching its end of useful life. Tenants experience cold and hot spots throughout the building and replacement is necessary.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction	551	20	230					230		801
Total	551	20	230					230		801

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)	551	20	230					230		801
Total	551	20	230					230		801

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - Painting and General Repairs

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2023
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$615,000
Appropriation	A4290	FY Initiated	2022-2023

Description This allocation provides funding for painting of aging facilities and various general repairs on these facilities at the Central Service Yard. An analysis on the full scope and range of projects is currently underway.

Justification The Central Service Yard facilities house staff that maintain various vehicles, equipment, and public infrastructure facilities throughout the City. Maintaining aging facilities at this location is critical to continue providing these maintenance functions.

Notes

Major Cost Changes 2024-2028 CIP - Decrease of \$200,000 to repurpose savings to other projects within the CIP.

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Design		15								15
Construction		145	255					255		400
Total		160	255					255		415

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)		160	255					255		415
Total		160	255					255		415

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - Pavement Replacement

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2021
CSA Outcome	Safe and Functional Public Infrastructure Facilities and Equipment	Initial End Date	2nd Qtr. 2023
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$1,500,000
Appropriation	A425M	FY Initiated	2021-2022

Description This allocation provides funding to repair and replace sections of the Central Service Yard pavement throughout the facility.

Justification The Central Service Yard is a large facility with a high volume of traffic from the heavy equipment that is stationed and repaired at the yard. The pavement has significant wear in areas that now require immediate attention to avoid future failures which would be more costly to address.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction			1,500					1,500		1,500
Total			1,500					1,500		1,500

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)			1,500					1,500		1,500
Total			1,500					1,500		1,500

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - Perimeter Security Fencing Replacement

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2021
CSA Outcome	Safe and Functional Public Infrastructure Facilities and Equipment	Initial End Date	2nd Qtr. 2022
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$200,000
Appropriation	A425L	FY Initiated	2021-2022

Description This allocation provides funding to repair and replace aged and damaged sections of the Central Service Yard perimeter fence.

Justification Funding is needed to ensure the perimeter of the Central Yard is secure from intrusion. This will protect the facilities and equipment operating out of the yard from theft and vandalism.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction	19		181					181		200
Total	19		181					181		200

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)	19		181					181		200
Total	19		181					181		200

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - Service Yards Generators Replacement

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2023
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$1,650,000
Appropriation	A428D	FY Initiated	2022-2023

Description This allocation provides funding to replace the backup power generators at the Central Service Yard.

Justification The current backup generators are old and are beyond the service life. With the projected continuance of public safety power shutoff (PSPS) events in the near future, it is necessary to replace these aging generators to ensure continued operation of the Central Service Yard during a PSPS event or in response to a natural disaster.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Project Feasibility Development	2	50								52
Construction		58	542					542		600
Equipment, Materials and Supplies			1,008					1,008		1,008
Total	2	108	1,550					1,550		1,660

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)	2	108	1,550					1,550		1,660
Total	2	108	1,550					1,550		1,660

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard - Water Main Replacement

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2021
CSA Outcome	Safe and Functional Public Infrastructure Facilities and Equipment	Initial End Date	2nd Qtr. 2022
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$2,500,000
Appropriation	A425N	FY Initiated	2021-2022

Description This project provides funding to replace the main water and fire lines throughout the Central Service Yard from Senter Road to Tenth Street.

Justification The current main and fire lines are 80 years old and show signs of failing. Over the last 10 years there have been three major breaks in the water lines. The breaks caused approximately \$100,000 in damage and repairs. Replacement of the water lines will reduce the chance of additional failures in the system.

Notes

Major Cost Changes 2023-2027 CIP - Increase of \$440,000 to reflect additional funding needed to complete the construction phase of this project.

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Design		25								25
Construction		15	2,900					2,900		2,915
Total		40	2,900					2,900		2,940

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)		40	2,900					2,900		2,940
Total		40	2,900					2,900		2,940

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Central Service Yard Security Cameras

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2018
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2019
Location	Central Service Yard, 1661 Senter Road	Revised Start Date	3rd Qtr. 2020
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	7	Initial Project Budget	\$200,000
Appropriation	A410I	FY Initiated	2018-2019

Description This allocation provides funding for the installation of security cameras at the Central Service Yard for theft prevention.

Justification Funding is necessary to help ensure theft protection.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction	14									14
Equipment, Materials and Supplies			185					185		185
Total	14		185					185		199

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)	14		185					185		199
Total	14		185					185		199

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Mabury Pavement Repair/Resurfacing

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2018
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2020
Location	Mabury Yard, 1404 Mabury Road	Revised Start Date	3rd Qtr. 2019
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	4	Initial Project Budget	\$1,200,000
Appropriation	A410G	FY Initiated	2018-2019

Description This allocation provides funding for the pavement repair and resurfacing at the Mabury Yard. Eighty-five percent of the pavement at Mabury Yard has exceeded its useful life and is deteriorating rapidly. Due to the significant size of the Mabury Yard, in addition to the fact that the space will be an active site during the paving process, the project is likely to require additional funding to complete.

Justification This project is necessary to prevent damage to City vehicles and ensure the safe movement of City employees at the Mabury Yard.

Notes

Major Cost Changes 2021-2025 CIP - Decrease of \$1.2 million to reflect the elimination of the project as a result of the rebalancing of the CIP.
 2022-2026 CIP - Increase of \$1.5 million to reflect the reinstatement of funding for pavement repair and resurfacing.

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction	31	0	1,500					1,500		1,531
Total	31	0	1,500					1,500		1,531

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)	31	0	1,500					1,500		1,531
Total	31	0	1,500					1,500		1,531

Annual Operating Budget Impact (000s)										
Total										

Service Yards
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Detail of One-Time Projects

Mabury Yard - Debris Waste Area & Sewer Lateral

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2023
Location	Mabury Yard, 1404 Mabury Road	Revised Start Date	3rd Qtr. 2023
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	4	Initial Project Budget	\$200,000
Appropriation	A429P	FY Initiated	2022-2023

Description This allocation provides funding for the replacement of the debris waste area and sewer lateral infrastructure.

Justification These infrastructure components at the Mabury Service Yard allow for the proper storage and disposal of waste. This infrastructure has reached the end of its useful life and requires replacement to prevent failure.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction			200					200		200
Total			200					200		200

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)			200					200		200
Total			200					200		200

Annual Operating Budget Impact (000s)										
Total										

Service Yards
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Detail of One-Time Projects

Mabury Yard - Elevator Modernization

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Public Infrastructure Facilities and Equipment	Initial End Date	2nd Qtr. 2023
Location	Mabury Yard, 1404 Mabury Road	Revised Start Date	3rd Qtr. 2023
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	4	Initial Project Budget	\$150,000
Appropriation	A429Q	FY Initiated	2022-2023

Description This allocation provides funding to upgrade the single staff elevator at the Mabury Yard.

Justification The elevator at Mabury Yard is old and requires frequent servicing. It is the only elevator in the two story main building and is necessary to allow accessibility for staff and the public. This funding will improve the reliability of the elevator.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction			150					150		150
Total			150					150		150

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)			150					150		150
Total			150					150		150

Annual Operating Budget Impact (000s)										
Total										

Service Yards
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Detail of One-Time Projects

Mabury Yard - Generator

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2023
Location	Mabury Yard, 1404 Mabury Road	Revised Start Date	3rd Qtr. 2023
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	4	Initial Project Budget	\$100,000
Appropriation	A429R	FY Initiated	2022-2023

Description This allocation provide funding to replace the aging generator at Mabury Yard.

Justification The generator has served its useful life and is in need of replacement. Replacement of this generator will ensure reliable back-up power in the event of power loss.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Equipment, Materials and Supplies			100					100		100
Total			100					100		100

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)			100					100		100
Total			100					100		100

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Service Yards - HVAC Repair and Replacement

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2023
Location	Various City Service Yards	Revised Start Date	3rd Qtr. 2023
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	1, 2, 4	Initial Project Budget	\$150,000
Appropriation	A429S	FY Initiated	2022-2023

Description This allocation funds the replacement and repair services of the heating, ventilation, and air conditioning (HVAC) units at Mabury, South, and West Yards.

Justification These HVAC units have served their useful life and have become difficult to service and repair. Replacement of these HVAC units will result in fewer service calls for heating and cooling issues and a more comfortable indoor working environment for staff.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction			150					150		150
Total			150					150		150

Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)			150					150		150
Total			150					150		150

Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of One-Time Projects

Service Yards - LED Lighting Upgrade

CSA	Strategic Support	Initial Start Date	3rd Qtr. 2022
CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Initial End Date	2nd Qtr. 2023
Location	All City Service Yards	Revised Start Date	3rd Qtr. 2023
Dept Owner	Public Works	Revised End Date	2nd Qtr. 2024
Council Districts	1, 2, 4, 7	Initial Project Budget	\$420,000
Appropriation	A429T	FY Initiated	2022-2023

Description This allocation provides funding to convert exterior lighting at Central, Mabury, South, and West Yards from low-pressure sodium (LPS) and high-pressure sodium (HPS) vapor lights to LED Lights.

Justification This project is part of a citywide effort to convert all fixtures to more efficient and longer-lasting LED lights. The current LPS and HPS lamps are no longer being manufactured anywhere in the world, which is driving up the cost of the limited inventory of replacement lamps. In addition to long term cost savings, good lighting at City facilities is a key component to the safety of the public and City staff.

Notes

Major Cost Changes

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
Construction		340	80					80		420
Total		340	80					80		420

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Funding Source Schedule (000s)										
Service Yards Construction and Conveyance Tax Fund (395)		340	80					80		420
Total		340	80					80		420

	PRIOR YEARS	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Annual Operating Budget Impact (000s)										
Total										

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

Asset Management Database

CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Council Districts	City-wide
Department Owner	Public Works	Appropriation	A7406
Description	This allocation provides funding for the ongoing support of the AssetWorks database, which tracks the City's assets.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
General Administration	95	95	95	98	98	98	98	487
Total	95	95	95	98	98	98	98	487

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	95	95	95	98	98	98	98	487
Total	95	95	95	98	98	98	98	487

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

Debt Service - CSY and FDTC

CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Council Districts	N/A
Department Owner	Public Works	Appropriation	A425J
Description	This allocation provides funding for debt servicing of lease revenue bonds for the consolidation and refunding of Phase I and II Central Service Yard (CSY) borrowing, new CSY projects and the new Fire Department Training Center.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
General Administration	2,303	2,303	2,300	2,300	2,303	2,303	2,303	11,509
Total	2,303	2,303	2,300	2,300	2,303	2,303	2,303	11,509

Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	2,303	2,303	2,300	2,300	2,303	2,303	2,303	11,509
Total	2,303	2,303	2,300	2,300	2,303	2,303	2,303	11,509

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

Facilities Capital Repairs

CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Council Districts	City-wide
Department Owner	Public Works	Appropriation	A7388
Description	This allocation funds capital repairs at the City's Service Yards. Funding is used to address the maintenance requirements of Service Yard facilities to avoid significant failures.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
Maintenance, Repairs, Other	30	30	31	32	33	34	35	165
Total	30	30	31	32	33	34	35	165

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	30	30	31	32	33	34	35	165
Total	30	30	31	32	33	34	35	165

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

Roof Replacement, Painting, and Supplemental Needs

CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Council Districts	City-wide
Department Owner	Public Works	Appropriation	A4276
Description	This allocation funds emergency repairs and miscellaneous projects such as parking site improvements and repaving, roof repair and replacement, and painting.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
Design	11	11						
Construction	1,025	525	800	500	600	600	600	3,100
Total	1,036	536	800	500	600	600	600	3,100

Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	1,036	536	800	500	600	600	600	3,100
Total	1,036	536	800	500	600	600	600	3,100

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

Service Yards Equipment

CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Council Districts	City-wide
Department Owner	Public Works	Appropriation	A6088
Description	This allocation funds the purchase of shop equipment including lifts, stands, overhead reels, air systems, and computer hardware.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
Equipment, Materials and Supplies	95	95	95	95	95	95	95	475
Total	95	95	95	95	95	95	95	475

Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	95	95	95	95	95	95	95	475
Total	95	95	95	95	95	95	95	475

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

Service Yards Management

CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Council Districts	N/A
Department Owner	Public Works	Appropriation	A5886
Description	This allocation provides funding for Service Yards program staff.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
General Administration	426	426	448	462	476	491	507	2,384
Total	426	426	448	462	476	491	507	2,384

Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	426	426	448	462	476	491	507	2,384
Total	426	426	448	462	476	491	507	2,384

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

Underground Fuel Tank Renovation/Replacement

CSA Outcome	Safe and Functional Public Infrastructure, Facilities and Equipment	Council Districts	City-wide
Department Owner	Public Works	Appropriation	A4275
Description	This allocation funds the monitoring of fuel tanks at City facilities and the removal and/or replacement of leaking fuel tanks and necessary soil clean-up. Costs for replacement and soil clean-up will vary depending on the extent of fuel leakage.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
Project Feasibility Development	59	59	59	59	59	59	59	295
Total	59	59	59	59	59	59	59	295

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	59	59	59	59	59	59	59	295
Total	59	59	59	59	59	59	59	295

Service Yards
2024-2028 Adopted Capital Improvement Program
Detail of Ongoing Projects

VTA Property Lease

CSA Outcome	Safe and Functional Public Infrastructure, Facilities, and Equipment	Council Districts	4
Department Owner	Public Works	Appropriation	A4913
Description	This allocation funds leased space owned by the Valley Transportation Authority (VTA) that is adjacent to the Mabury Yard. This funding is necessary to provide critical parking and storage for Mabury Yard operations.		

	FY23 Budget	FY23 EST	FY24	FY25	FY26	FY27	FY28	5 Year Total
Expenditure Schedule (000s)								
Property & Land	30	30	30	32	35	37	40	174
Total	30	30	30	32	35	37	40	174

Funding Source Schedule (000s)								
Service Yards Construction and Conveyance Tax Fund (395)	30	30	30	32	35	37	40	174
Total	30	30	30	32	35	37	40	174