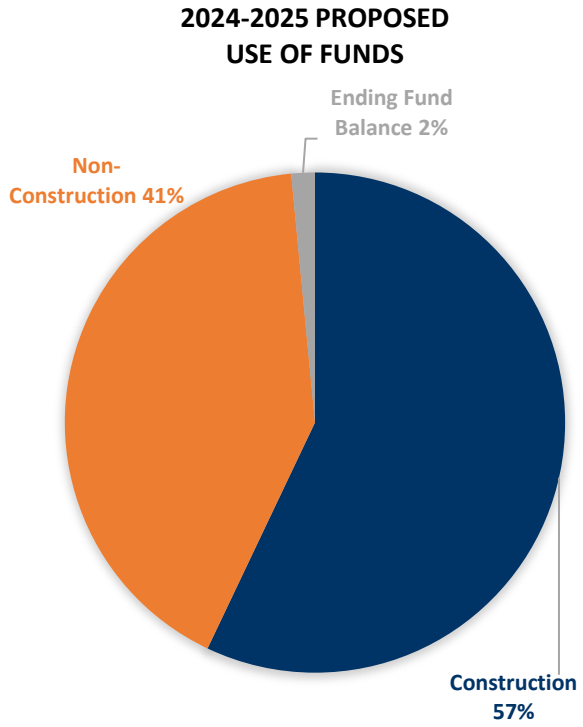
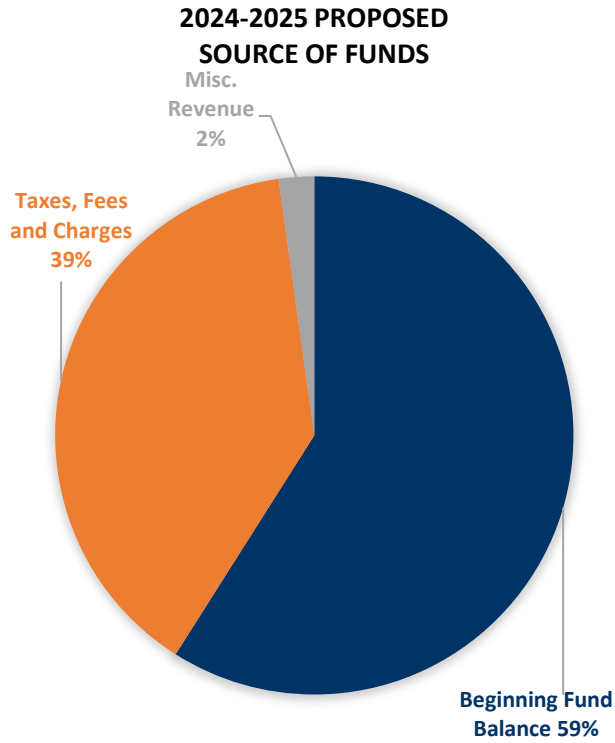
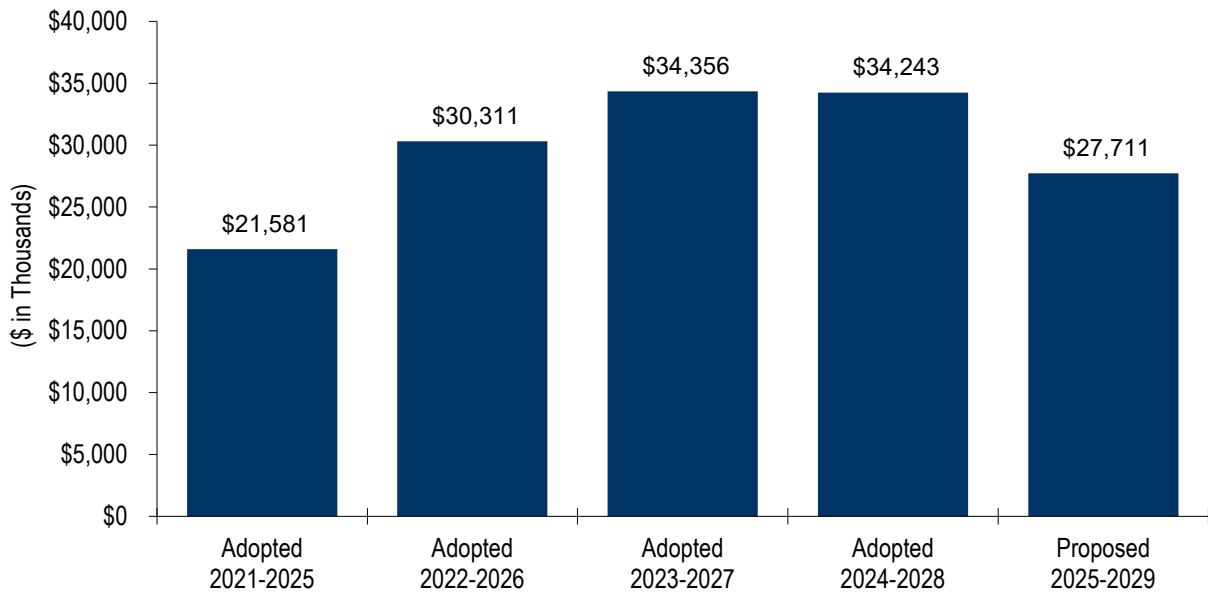


# SERVICE YARDS

## 2025-2029 Capital Improvement Program

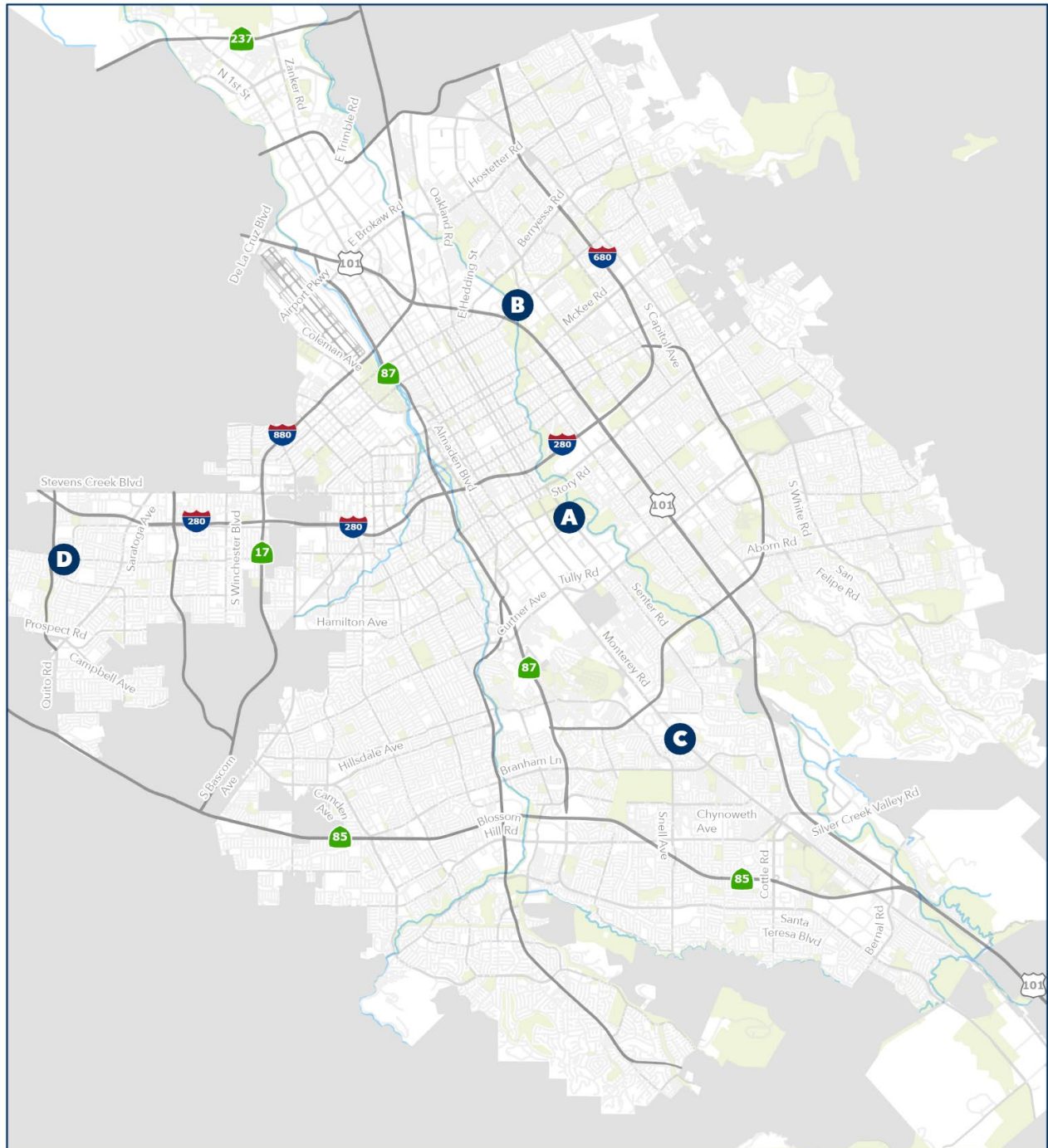


### CIP History



# Service Yards

## 2025-2029 Proposed Capital Improvement Program



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

# Service Yards

## 2025-2029 Proposed Capital Improvement Program

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### 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	252,637	5.79
Mabury Yard	37,612	0.86
South Yard	18,124	0.42
West Yard	6,546	0.15
<b>Total</b>	<b>314,919</b>	<b>7.22</b>

The 2025-2029 Proposed Capital Improvement Program (CIP) provides funding of \$27.7 million, of which \$9.1 million is allocated in 2024-2025. 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.

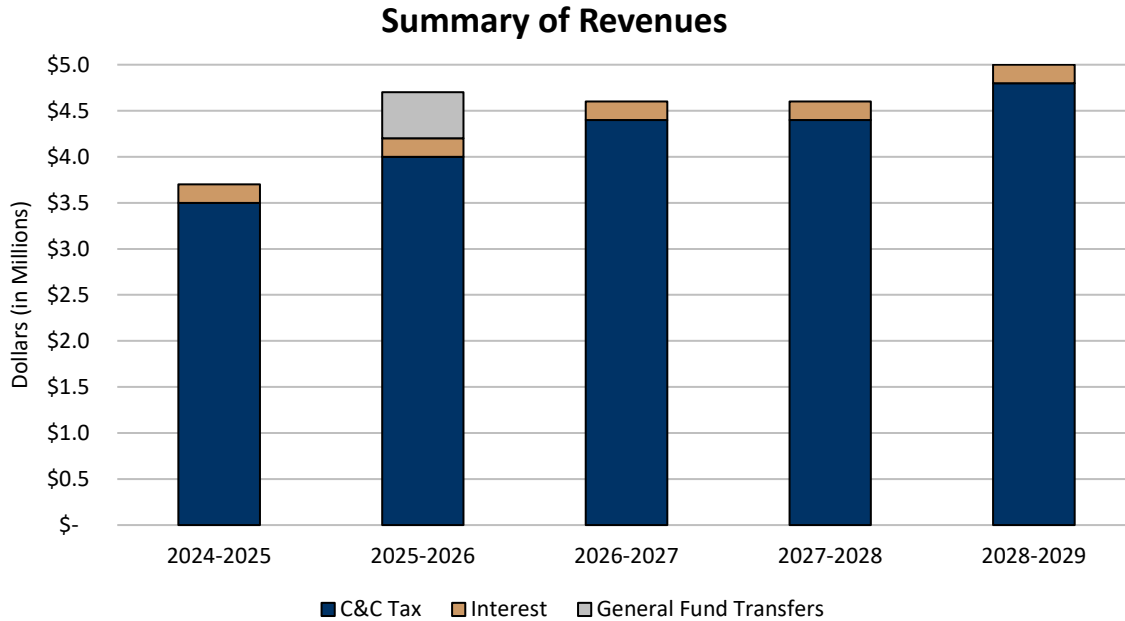
# Service Yards

## 2025-2029 Proposed Capital Improvement Program

### OVERVIEW

#### SOURCES OF FUNDING

Revenue for this CIP is primarily derived from Construction and Conveyance (C&C) Taxes (\$21.1 million), with the remaining amounts coming from interest earnings (\$800,000) and a transfer from the General Fund (\$500,000).



The 2024-2025 Proposed 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 \$35.0 million in 2023-2024, which is below the 2022-2023 collection level of \$37.9 million. Collections are anticipated to revert to \$40.0 million in 2024-2025, increase to \$45.0 million in 2025-2026, increase to \$50.0 million in 2026-2027 and 2027-2028, and increase to \$55.0 million in 2028-2029. As a result, the Service Yards CIP contains C&C revenue estimates ranging from \$3.5 million (\$40.0 million total C&C) to \$4.8 million (\$55.0 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 \$21.1 million.

# Service Yards

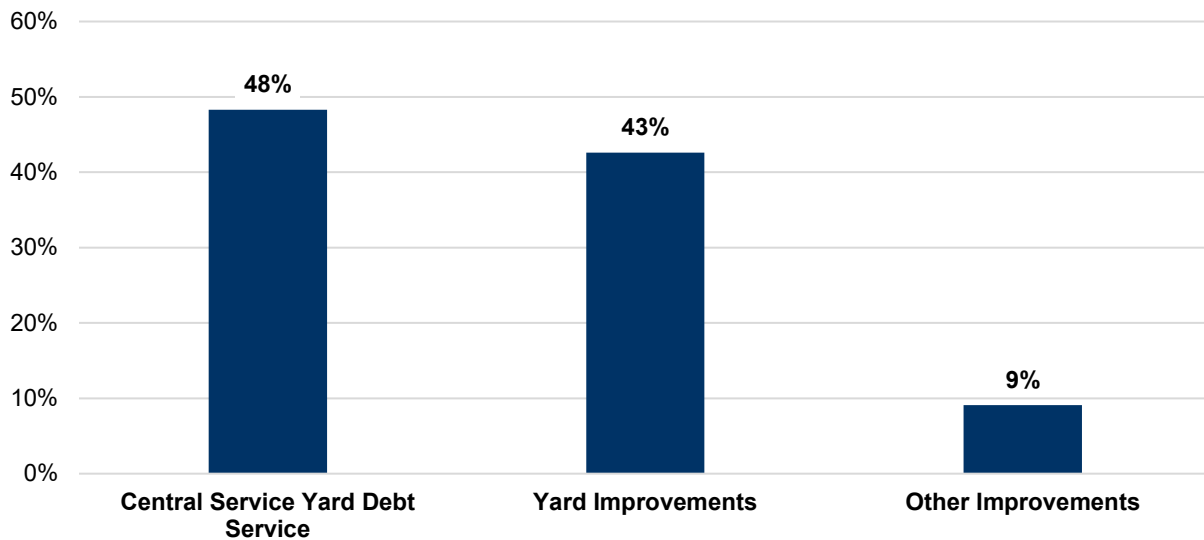
## 2025-2029 Proposed Capital Improvement Program

### 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.

#### 2025-2029 Service Yards Capital Program Expenditures \$25.7 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 2025-2029 Proposed CIP. In the 2025-2029 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

## 2025-2029 Proposed Capital Improvement Program

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### 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.

To take advantage of the construction work activities of the recently completed FDTC and Emergency Operations Center (EOC) joint facility on a nearby adjacent lot, 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 in the 2024-2028 Adopted CIP to fund Central Service Yard projects. As listed below, a majority of the projects are scheduled to be completed in 2023-2024, and the remaining projects will be completed in the 2025-2029 Proposed CIP, which are described further within their individual project detail pages.

Project	Project Status
Central Service Yard – Fire Alarm Panels	2 <sup>nd</sup> Qtr. 2024
Central Service Yard – HVAC Replacement	2 <sup>nd</sup> Qtr. 2024
Central Service Yard – Pavement Replacement	2 <sup>nd</sup> Qtr. 2024
Central Service Yard – Perimeter Security Fencing Replacement	2 <sup>nd</sup> Qtr. 2024
Central Service Yard – Service Yards Generators Replacement	2 <sup>nd</sup> Qtr. 2024
Central Service Yard – Water Main Replacement	2 <sup>nd</sup> Qtr. 2025
Central Service Yard – Fueling Island	4 <sup>th</sup> Qtr. 2025

#### Central Service Yard Debt Service

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 2025-2029 Proposed CIP is \$2.3 million annually. The final payment on the Series 2021A lease revenue bonds is scheduled in 2034-2035.

# Service Yards

## 2025-2029 Proposed Capital Improvement Program

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### OVERVIEW

#### MAJOR CHANGES FROM THE 2024-2028 ADOPTED CIP

The overall size of the Service Yards CIP has decreased by approximately \$6.5 million from \$34.2 million in the 2024-2028 Adopted CIP to \$27.7 million in the 2025-2029 Proposed CIP primarily due to the progression and completion 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.

<b>Project</b>	<b>Increase/(Decrease)</b>
Central Service Yard – Fueling Island	\$2.6 million
Central Service Yard – Bldg. F Expansion	(\$2.0 million)

#### OPERATING BUDGET IMPACT

It is anticipated that there will be no additional operating and maintenance costs associated with projects included in the 2025-2029 Proposed CIP.

# Service Yards

## 2025-2029 Proposed Capital Improvement Program

### Source of Funds (Combined)

	Estimated 2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	5-Year Total
<b>Service Yards Construction and Conveyance Tax Fund (395)</b>							
<b>Beginning Balance</b>	13,784,224	5,339,225	137,725	491,225	804,225	1,190,225	5,339,225
<b>Reserve for Encumbrance</b>	102,912						
<b>Transfers and Reimbursements</b>							
Transfer from the General Fund	750,000		500,000				500,000
<b>TOTAL Transfers and Reimbursements</b>	<b>750,000</b>		<b>500,000</b>				<b>500,000</b>
<b>Revenue from Use of Money and Property</b>							
Interest Income	200,000	200,000	150,000	150,000	150,000	150,000	800,000
<b>TOTAL Revenue from Use of Money and Property</b>	<b>200,000</b>	<b>200,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>800,000</b>
<b>Construction &amp; Conveyance Tax</b>							
C&C Tax Proceeds	3,073,000	3,512,000	3,951,000	4,390,000	4,390,000	4,829,000	21,072,000
<b>TOTAL Construction &amp; Conveyance Tax</b>	<b>3,073,000</b>	<b>3,512,000</b>	<b>3,951,000</b>	<b>4,390,000</b>	<b>4,390,000</b>	<b>4,829,000</b>	<b>21,072,000</b>
<b>Total Service Yards Construction and Conveyance Tax Fund (395)</b>	<b>17,910,136</b>	<b>9,051,225</b>	<b>4,738,725</b>	<b>5,031,225</b>	<b>5,344,225</b>	<b>6,169,225</b>	<b>27,711,225</b>
<b>TOTAL SOURCES</b>	<b>17,910,136</b>	<b>9,051,225</b>	<b>4,738,725</b>	<b>5,031,225</b>	<b>5,344,225</b>	<b>6,169,225</b>	<b>27,711,225</b>

\* The 2025-2026 through 2028-2029 Beginning Balances are excluded from the FIVE-YEAR TOTAL SOURCE OF FUNDS to avoid multiple counting of the same funds.



# Service Yards

## 2025-2029 Proposed Capital Improvement Program

### Use of Funds (Combined)

	Estimated 2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	5-Year Total
<b>Service Yards</b>							
Central Service Yard - Bldg. F Expansion	300,000						
Central Service Yard - Fire Alarm Panels	300,000						
Central Service Yard - Fueling Island	494,000	3,415,000					3,415,000
Central Service Yard - HVAC Replacement	230,000						
Central Service Yard - Pavement Replacement	1,171,000						
Central Service Yard - Painting and General Repairs	255,000						
Central Service Yard - Perimeter Security Fencing Replacement	181,000						
Central Service Yard - Water Main Replacement	1,395,000	1,500,000					1,500,000
Mabury Pavement Repair/Resurfacing	1,500,000						
Mabury Yard - Debris Waste Area & Sewer Lateral	200,000						
Mabury Yard - Elevator Modernization	150,000						
Mabury Yard - Generator	100,000						
Mabury Yard Sewer Pipe Replacement	43,023						
Roof Replacement, Painting, and Supplemental Needs	746,369	250,000	750,000	700,000	600,000	600,000	2,900,000
Central Service Yard - Service Yards Generators Replacement	1,615,000						
Service Yards - HVAC Repair and Replacement	140,000						

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

# Service Yards

## 2025-2029 Proposed Capital Improvement Program

### Use of Funds (Combined)

	Estimated 2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	5-Year Total
Service Yards - LED Lighting Upgrade	78,000						
South Yard & Mabury Yard Bulk Oil Storage Tanks	3,518						
<b>Other Service Yards - Construction</b>	<b>8,901,910</b>	<b>5,165,000</b>	<b>750,000</b>	<b>700,000</b>	<b>600,000</b>	<b>600,000</b>	<b>7,815,000</b>
<b>Service Yards - Construction</b>	<b>8,901,910</b>	<b>5,165,000</b>	<b>750,000</b>	<b>700,000</b>	<b>600,000</b>	<b>600,000</b>	<b>7,815,000</b>
Asset Management Database	95,000	98,000	98,000	100,000	100,000	100,000	496,000
Central Service Yard Security Cameras	185,000						
Debt Service - CSY and FDTC	2,300,000	2,300,000	2,303,000	2,303,000	2,303,000	2,303,000	11,512,000
Facilities Capital Repairs	31,001	32,000	33,000	36,000	37,000	38,000	176,000
Service Yards Equipment	95,000	95,000	95,000	95,000	95,000	95,000	475,000
Service Yards Management	448,000	499,000	518,000	535,000	553,000	570,000	2,675,000
Underground Fuel Tank Renovation/Replacement	59,000	59,000	59,000	59,000	59,000	59,000	295,000
VTA Property Lease	30,000	32,500	34,500	37,000	40,000	43,200	187,200
<b>General Non-Construction - Service Yards</b>	<b>3,243,001</b>	<b>3,115,500</b>	<b>3,140,500</b>	<b>3,165,000</b>	<b>3,187,000</b>	<b>3,208,200</b>	<b>15,816,200</b>
<b>Service Yards - Non-Construction</b>	<b>3,243,001</b>	<b>3,115,500</b>	<b>3,140,500</b>	<b>3,165,000</b>	<b>3,187,000</b>	<b>3,208,200</b>	<b>15,816,200</b>
Public Art Allocation	15,000						
<b>Public Art Projects</b>	<b>15,000</b>						
Capital Program and Public Works Department Support Service Costs	51,000	260,000	29,000	29,000	29,000	29,000	376,000
Infrastructure Management System - Service Yards	144,000	150,000	155,000	160,000	165,000	170,000	800,000
<b>Allocations</b>	<b>195,000</b>	<b>410,000</b>	<b>184,000</b>	<b>189,000</b>	<b>194,000</b>	<b>199,000</b>	<b>1,176,000</b>
City Hall Debt Service Fund	16,000	23,000	23,000	23,000	23,000	23,000	115,000
<b>Transfers to Special Funds</b>	<b>16,000</b>	<b>23,000</b>	<b>23,000</b>	<b>23,000</b>	<b>23,000</b>	<b>23,000</b>	<b>115,000</b>
General Fund - Interest Income	200,000	200,000	150,000	150,000	150,000	150,000	800,000
<b>Transfers to the General Fund</b>	<b>200,000</b>	<b>200,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>150,000</b>	<b>800,000</b>
<b>Transfers Expense</b>	<b>216,000</b>	<b>223,000</b>	<b>173,000</b>	<b>173,000</b>	<b>173,000</b>	<b>173,000</b>	<b>915,000</b>

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

# Service Yards

## 2025-2029 Proposed Capital Improvement Program Use of Funds (Combined)

	Estimated 2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	5-Year Total
<b>Total Expenditures</b>	12,570,911	8,913,500	4,247,500	4,227,000	4,154,000	4,180,200	25,722,200
Ending Fund Balance	5,339,225	137,725	491,225	804,225	1,190,225	1,989,025	1,989,025
<b>TOTAL</b>	<b>17,910,136</b>	<b>9,051,225</b>	<b>4,738,725</b>	<b>5,031,225</b>	<b>5,344,225</b>	<b>6,169,225</b>	<b>27,711,225</b>

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

**Service Yards**  
**2025-2029 Proposed Capital Improvement Program**  
**Detail of One-Time Projects**

**Central Service Yard - Fueling Island**

<b>CSA</b>	Strategic Support	<b>Initial Start Date</b>	3rd Qtr. 2018
<b>CSA Outcome</b>	Safe and Functional Public Infrastructure, Facilities, and Equipment	<b>Initial End Date</b>	2nd Qtr. 2019
<b>Location</b>	Central Service Yard, 1661 Senter Road	<b>Revised Start Date</b>	
<b>Dept Owner</b>	Public Works	<b>Revised End Date</b>	4th Qtr. 2025
<b>Council Districts</b>	7	<b>Initial Project Budget</b>	\$500,000
<b>Appropriation</b>	A410F	<b>FY Initiated</b>	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.  
2025-2029 CIP - Increase of \$2.6 million to reflect increased construction costs.

	<b>PRIOR YEARS</b>	<b>FY24 EST</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>5 YEAR TOTAL</b>	<b>BEYOND 5 YEARS</b>	<b>PROJECT TOTAL</b>
<b>Expenditure Schedule (000s)</b>										
Project Feasibility Development	1									1
Design	27									27
Construction	30	494	3,415					3,415		3,939
<b>Total</b>	<b>58</b>	<b>494</b>	<b>3,415</b>					<b>3,415</b>		<b>3,967</b>

<b>Funding Source Schedule (000s)</b>										
Service Yards Construction and Conveyance Tax Fund (395)	58	494	3,415					3,415		3,967
<b>Total</b>	<b>58</b>	<b>494</b>	<b>3,415</b>					<b>3,415</b>		<b>3,967</b>

<b>Annual Operating Budget Impact (000s)</b>										
<b>Total</b>										

**Service Yards**  
**2025-2029 Proposed Capital Improvement Program**  
**Detail of One-Time Projects**

**Central Service Yard - Water Main Replacement**

<b>CSA</b>	Strategic Support	<b>Initial Start Date</b>	3rd Qtr. 2021
<b>CSA Outcome</b>	Safe and Functional Public Infrastructure Facilities and Equipment	<b>Initial End Date</b>	2nd Qtr. 2022
<b>Location</b>	Central Service Yard, 1661 Senter Road	<b>Revised Start Date</b>	
<b>Dept Owner</b>	Public Works	<b>Revised End Date</b>	2nd Qtr. 2025
<b>Council Districts</b>	7	<b>Initial Project Budget</b>	\$2,500,000
<b>Appropriation</b>	A425N	<b>FY Initiated</b>	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. It also includes adding seismic bracing to the existing sprinkler system at buildings B & C

**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. Adding seismic bracing to the existing sprinkler system at buildings B & C is needed in order to meet the current fire code requirements.

**Notes**

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

	<b>PRIOR YEARS</b>	<b>FY24 EST</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>5 YEAR TOTAL</b>	<b>BEYOND 5 YEARS</b>	<b>PROJECT TOTAL</b>
<b>Expenditure Schedule (000s)</b>										
Design	45									45
Construction		1,395	1,500					1,500		2,895
<b>Total</b>	<b>45</b>	<b>1,395</b>	<b>1,500</b>					<b>1,500</b>		<b>2,940</b>

<b>Funding Source Schedule (000s)</b>										
Service Yards Construction and Conveyance Tax Fund (395)	45	1,395	1,500					1,500		2,940
<b>Total</b>	<b>45</b>	<b>1,395</b>	<b>1,500</b>					<b>1,500</b>		<b>2,940</b>

<b>Annual Operating Budget Impact (000s)</b>										
<b>Total</b>										