



**2015-2016 CAPITAL BUDGET**

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**2016-2020 CAPITAL  
IMPROVEMENT PROGRAM**



**STRATEGIC SUPPORT  
CSA**

# City Service Area Strategic Support



City Hall



San José Museum of Art

**Mission:** To effectively develop, manage and safeguard the City’s fiscal, physical, technological, and human resources to enable and enhance the delivery of City services and projects.

The Strategic Support City Service Area (CSA) is comprised of internal functions that enable the other five CSAs to deliver services to the community and to customers. The partners in the Strategic Support CSA design, build, and maintain City facilities while managing the City’s financial and technology systems. The Strategic Support CSA includes the Communications, Municipal Improvements, and Service Yards Capital Programs.

There are several large capital investments in the Strategic Support CSA. The largest project included in this CSA is the United States Patent and Trademark Office – Tenant Improvements project, which funds the design and construction costs for approximately 35,200 square feet in the existing City Hall Wing to accommodate the United States Patent and Trademark Office (USPTO). Other investments include addressing some unmet deferred infrastructure needs at the West Yard, Animal Care and Services Shelter, Police Administration Building, City Hall, Convention Center, Children’s Discovery Museum, History San José locations, Mexican Heritage Plaza, Plaza de Cesar Chavez, San José Civic Auditorium, San José Museum of Art, and the Tech Museum of Innovation.

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## CSA CAPITAL PROGRAMS

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- Communications
- Municipal Improvements
- Service Yards

## Recent Accomplishments

- Completed the City Hall Bamboo Courtyard Renovation in fall 2014
- Completed the City Hall security camera improvements in spring 2015
- Expected completion of the Police Administration Building security improvements in summer 2015
- Expected completion of the Police visitor lot repaving and Municipal Garage repainting in summer 2015
- Expected completion of the City Hall security gate replacement in summer 2015

## Program Highlights

### Communications Capital Program

2016-2020 CIP: \$10.7 million

- Communications Equipment Replacement and Upgrade
- Silicon Valley Regional Communications System - Radios
- Silicon Valley Regional Interoperability Authority

### Municipal Improvements Capital Program

2016-2020 CIP : \$46.5 million

- Airport West Property Caltrain Connection
- Animal Care and Services Waterproofing
- Children's Discovery Museum Chiller Replacements
- City Hall Audio Visual Upgrade
- City Hall Waterproofing
- Convention Center Boiler Protection
- Convention Center Escalator Upgrades
- Household Hazardous Waste Las Plumas Facility
- Permit Center Breakroom and Restrooms
- Police Communications Electrical System Upgrade
- Police Communications Center Elevator Retrofit
- Police Communications Emergency Uninterrupted Power Supply
- Police Communications Fire Protection System Upgrade
- Police Fleet Management System
- San José Civic Auditorium HVAC Renovations
- Unanticipated/Emergency Maintenance and Repairs of City Facilities
- United States Patent and Trademark Office – Tenant Improvements

### Service Yards Capital Program

2016-2020 CIP : \$37.1 million

- Debt Service on Phase I Bonds for the Central Service Yard Expansion
- Mabury Yard Improvements
- Repayment of Phase II Commercial Paper
- Roof Replacement, Painting, and Supplemental Needs
- West Yard – Restroom Retrofit

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## CSA OUTCOMES

(Supported by the Capital Programs)

- ✓ Safe and Functional Public Infrastructure, Facilities and Equipment
- ✓ Effective Use of State-Of-The-Art Technology

## Performance Measures

A set of consistent and comprehensive performance measurements along with targets and goals have been established for the entire capital program and adopted for each individual CSA. Measures focus on schedule (cycle time) and project delivery cost. Please see Budget Guide section narrative for additional information on capital performance measures.

### ***Outcome: Quality CIP Projects Delivered On-Time and On-Budget***

5 Year Strategic Goals		2013-2014 Actual	2014-2015 Target	2014-2015 Estimate	2015-2016 Target	5-Year Goal
Strategic Support CSA delivers quality Capital Improvement Program (CIP) projects on-time and on-budget	1. % of CIP projects delivered* within 2 months of approved baseline schedule	50% (1/2)	85%	80% (4/5)	85%	85%
	2. % of CIP projects that are completed within the approved baseline budget**	50% (1/2)	90%	75% (3/4)	90%	90%

*Changes to Performance Measures from 2014-2015 Adopted Budget: No*

\* Projects are considered to be "delivered" when they are available for their intended use.

\*\* Projects are considered "completed" when final cost accounting has occurred and the project has been accepted; projects are considered "on budget" when the total expenditures do not exceed 101% of the baseline budget.

For the Strategic Support CSA, many of the projects are ongoing in nature and do not necessarily have discrete end dates. Four projects are expected to reach beneficial use in 2014-2015, including two projects at the Police Administration Building (PAB) consisting of the Installation of Security Card Access System and the Chiller Replacement projects. The Fuel Station Upgrades and the Eagle Rock Cell Tower Replacement are the other two projects in this CSA.

In 2014-2015, three projects are estimated to reach completion and acceptance and are expected to be within the baseline budgets. The projects are the PAB Chiller Replacement, the Eagle Rock Cell Tower Replacement, and the Civic Auditorium Air Conditioning Design phase for the replacement of the heating, ventilation, and air conditioning (HVAC) system.

# Capital Program Summary by City Service Area

## Strategic Support

	2015-2016 Budget	2016-2020 CIP Budget	Total Budget (All Years)	Start Date	End Date
<b><u>Communications</u></b>					
Communications Equipment Replacement and Upgrade	300,000	700,000	*	Ongoing	Ongoing
Communications Maintenance	469,000	2,473,000	*	Ongoing	Ongoing
Silicon Valley Regional Communications System - Radios	500,000	2,450,000	*	Ongoing	Ongoing
Silicon Valley Regional Interoperability Authority - Administration	143,000	776,000	*	Ongoing	Ongoing
Silicon Valley Regional Interoperability Authority - Maintenance	497,000	4,096,000	*	Ongoing	Ongoing
Transfer to the City Hall Debt Service Fund	6,000	32,000	*	Ongoing	Ongoing
Transfer to the General Fund - Human Resources/Payroll/ Budget Systems Upgrade	2,000	2,000	2,000	N/A	N/A
Transfer to the General Fund - Interest Income	8,000	60,000	*	Ongoing	Ongoing
<b>Total: Construction/Non-Construction</b>	<b>1,925,000</b>	<b>10,589,000</b>			
Ending Fund Balance	894,419	92,419 **			
<b>Total: Communications</b>	<b>2,819,419</b>	<b>10,681,419 **</b>			
<b><u>Municipal Improvements</u></b>					
Airport West Property Caltrain Connection	5,973,000	5,973,000	5,973,000	3rd Qtr. 2015	2nd Qtr. 2016
Animal Care and Services Fire Alarm and Security Upgrade	225,000	225,000	225,000	3rd Qtr. 2015	2nd Qtr. 2016
Animal Care and Services Waterproofing	800,000	800,000	800,000	4th Qtr. 2015	2nd Qtr. 2016
Arc Flash Hazard Analysis	350,000	350,000	350,000	3rd Qtr. 2015	2nd Qtr. 2016
Arena Repairs	450,000	850,000	*	Ongoing	Ongoing
Children's Discovery Museum Chiller Replacements	700,000	700,000	700,000	3rd Qtr. 2015	2nd Qtr. 2016
Children's Discovery Museum Fencing	350,000	350,000	350,000	3rd Qtr. 2015	2nd Qtr. 2016
Children's Discovery Museum Portico Reroof	220,000	220,000	250,000	3rd Qtr. 2014	2nd Qtr. 2016
City Hall Audio Visual Upgrade	500,000	500,000	500,000	3rd Qtr. 2015	2nd Qtr. 2016
City Hall Chiller Media Replacement	250,000	250,000	250,000	3rd Qtr. 2015	2nd Qtr. 2016
City Hall Waterproofing	1,445,000	1,445,000	1,600,000	3rd Qtr. 2013	2nd Qtr. 2016
City Hall and Police Communications Uninterrupted Power Supply Capital Maintenance	200,000	1,000,000	*	Ongoing	Ongoing
City-wide Building Assessment	400,000	400,000	400,000	3rd Qtr. 2015	2nd Qtr. 2016
Closed Landfill Compliance	350,000	1,750,000	*	Ongoing	Ongoing

# Capital Program Summary by City Service Area

## Strategic Support

	2015-2016 Budget	2016-2020 CIP Budget	Total Budget (All Years)	Start Date	End Date
<b>Municipal Improvements (Cont'd.)</b>					
Convention Center Boiler Protection	1,100,000	1,100,000	1,100,000	1st Qtr. 2015	2nd Qtr. 2016
Convention Center Elevator Upgrades	460,000	460,000	460,000	3rd Qtr. 2015	2nd Qtr. 2016
Convention Center Escalator Upgrades	1,200,000	1,200,000	1,200,000	3rd Qtr. 2015	2nd Qtr. 2016
Convention Center Exhibit Hall Lighting and Ceiling Upgrades	300,000	300,000	300,000	3rd Qtr. 2015	2nd Qtr. 2016
Convention Center Expansion and Renovation Project	217,707	217,707	32,042,673	4th Qtr. 2011	4th Qtr. 2013
Convention Center Lighting Controls Replacement	300,000	300,000	300,000	3rd Qtr. 2015	2nd Qtr. 2016
Cultural Facilities Rehabilitation/Repair - Electrical	220,000	220,000	*	Ongoing	Ongoing
Cultural Facilities Rehabilitation/Repair - Miscellaneous	100,000	100,000	*	Ongoing	Ongoing
Cultural Facilities Rehabilitation/Repair - Structures	100,000	100,000	*	Ongoing	Ongoing
Cultural Facilities Rehabilitation/Repair - Unanticipated	100,000	100,000	*	Ongoing	Ongoing
Fuel Tank Monitoring	50,000	250,000	*	Ongoing	Ongoing
History Park Safety and Security	175,000	175,000	175,000	3rd Qtr. 2015	2nd Qtr. 2016
History San José - Minor Renovations	30,000	30,000	30,000	3rd Qtr. 2015	4th Qtr. 2016
Household Hazardous Waste Las Plumas Facility	2,800,000	2,800,000	13,414,358	4th Qtr. 2008	2nd Qtr. 2015
Mexican Heritage Plaza Building Management System Upgrade	300,000	300,000	300,000	3rd Qtr. 2015	2nd Qtr. 2016
Permit Center Breakroom and Restrooms	570,000	570,000	570,000	3rd Qtr. 2015	2nd Qtr. 2016
Plaza de Cesar Chavez Stage Canopy	210,000	210,000	210,000	3rd Qtr. 2015	3rd Qtr. 2016
Police Administration Building Fencing - Employee Parking Lot Perimeter	300,000	300,000	300,000	3rd Qtr. 2015	2nd Qtr. 2016
Police Administration Building Generator Replacement	88,000	88,000	398,000	3rd Qtr. 2012	2nd Qtr. 2016
Police Administration Building Roof Replacement	350,000	350,000	350,000	3rd Qtr. 2015	2nd Qtr. 2016
Police Administration Building Security Upgrades	117,000	117,000	788,000	3rd Qtr. 2013	2nd Qtr. 2016
Police Administration Building/Police Communications Center Chiller Replacements	500,000	500,000	2,447,000	3rd Qtr. 2013	2nd Qtr. 2016
Police Communications Center Electrical System Upgrade	1,246,000	1,246,000	1,650,000	3rd Qtr. 2013	2nd Qtr. 2016
Police Communications Center Elevator Retrofit	595,000	595,000	600,000	3rd Qtr. 2013	2nd Qtr. 2016
Police Communications Center Redundant Power Circuitry System Design	90,000	90,000	199,000	3rd Qtr. 2013	2nd Qtr. 2016
Police Communications Emergency Uninterrupted Power Supply	3,551,000	3,551,000	3,754,000	3rd Qtr. 2012	2nd Qtr. 2016
Police Communications Fire Protection System Upgrade	2,866,000	2,866,000	3,000,000	3rd Qtr. 2013	2nd Qtr. 2016

# Capital Program Summary by City Service Area

## Strategic Support

	2015-2016 Budget	2016-2020 CIP Budget	Total Budget (All Years)	Start Date	End Date
<b><u>Municipal Improvements (Cont'd.)</u></b>					
Police Fleet Management System	400,000	400,000	400,000	3rd Qtr. 2015	2nd Qtr. 2016
San José Civic Auditorium HVAC Replacement	2,500,000	2,500,000	2,700,000	3rd Qtr. 2014	2nd Qtr. 2016
San José Museum of Art - Minor Renovations	50,000	50,000	50,000	3rd Qtr. 2015	2nd Qtr. 2016
San José Museum of Art Roof Replacement	150,000	150,000	150,000	3rd Qtr. 2015	4th Qtr. 2015
The Tech Museum - Minor Renovations	55,000	55,000	55,000	3rd Qtr. 2015	2nd Qtr. 2016
The Tech Museum Cooling Tower Replacement - Design	25,000	25,000	25,000	3rd Qtr. 2015	2nd Qtr. 2016
The Tech Museum Terrazzo Floor Replacement	150,000	150,000	150,000	4th Qtr. 2015	2nd Qtr. 2016
Transfer to City Hall Debt Service Fund	28,000	28,000	28,000	N/A	N/A
Unanticipated/Emergency Maintenance	750,000	3,750,000	*	Ongoing	Ongoing
United States Patent and Trademark Office - Tenant Improvements Project	6,434,000	6,434,000	12,653,000	1st Qtr. 2015	4th Qtr. 2015
<b>Total: Construction/Non-Construction</b>	<b>40,690,707</b>	<b>46,490,707</b>			
Ending Fund Balance					**
<b>Total: Municipal Improvements</b>	<b>40,690,707</b>	<b>46,490,707</b>			**
<b><u>Service Yards</u></b>					
Asset Management Database	75,000	375,000		*	Ongoing
Capital Program and Public Works Department Support Service Costs	4,000	20,000		*	Ongoing
Debt Service on Phase I Bonds	1,668,000	8,315,000	43,390,249	3rd Qtr. 2003	4th Qtr. 2023
Facilities Capital Repairs	25,000	125,000		*	Ongoing
Infrastructure Management System	104,000	550,000		*	Ongoing
Mabury Yard Improvements	330,000	330,000	410,000	3rd Qtr. 2014	2nd Qtr. 2016
Phase II Commercial Paper	946,000	4,913,000	9,610,000	2nd Qtr. 2008	2nd Qtr. 2023
Repayment of Phase II Commercial Paper	17,500,000	17,500,000	17,500,000	2nd Qtr. 2016	2nd Qtr. 2016
Roof Replacement, Painting, and Supplemental Needs	350,000	1,750,000		*	Ongoing
Service Yards Equipment	95,000	475,000		*	Ongoing
Service Yards Management	350,000	1,852,000		*	Ongoing
Transfer to the City Hall Debt Service Fund	5,000	25,000		*	Ongoing

## Capital Program Summary by City Service Area

# Strategic Support

	2015-2016 Budget	2016-2020 CIP Budget	Total Budget (All Years)	Start Date	End Date
<b>Service Yards (Cont'd.)</b>					
Transfer to the General Fund - Human Resources/Payroll/ Budget Systems Upgrade	2,000	2,000	2,000	N/A	N/A
Transfer to the General Fund - Interest Income	8,000	51,000	*	Ongoing	Ongoing
Underground Fuel Tank Renovation/Replacement	79,000	315,000	*	Ongoing	Ongoing
VTA Property Lease	20,000	100,000	*	Ongoing	Ongoing
West Yard - Restroom Retrofit	300,000	300,000	300,000	3rd Qtr. 2015	2nd Qtr. 2016
<b>Total: Construction/Non-Construction</b>	<b>21,861,000</b>	<b>36,998,000</b>			
Ending Fund Balance	636,135	134,135 **			
<b>Total: Service Yards</b>	<b>22,497,135</b>	<b>37,132,135 **</b>			
<b>CSA Total: Construction/Non-Construction</b>	<b>64,476,707</b>	<b>94,077,707 **</b>			
Ending Fund Balance	1,530,554	226,554 **			
<b>CSA Total:</b>	<b>66,007,261</b>	<b>94,304,261 **</b>			

\* Total Budget information is not provided due to the ongoing nature of this project.

\*\*The 2015-2016 through 2018-2019 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.



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