



OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
5th FLOOR
915 I STREET
SACRAMENTO, CA
95814-2684

July 1, 2007

PH 916-808-5704
FAX 916-808-7618

Mayor and City Council
Sacramento, California

Honorable Members in Session:

I respectfully submit the Approved 2007-2012 Capital Improvement Program (CIP) for your consideration. The CIP includes the Capital Budget for Fiscal Year (FY) 2007/08 and a five-year expenditure plan. The FY2007/08 CIP Budget totals \$128.5 million, funding 252 projects in all program areas in various geographic areas of the City of Sacramento. The General Fund total for capital expenditures in FY2007/08 is \$4.5 million. The five-year program totals \$347.5 million from all funding sources. The General Fund portion of the five-year program is \$22.9 million.

The 2007-2012 CIP incorporates projects supportive of Council adopted policies and plans, which include the City's Transportation Programming Guide, Utility Master Plans, Parks and Recreation Master Plan, and the Parks and Recreation Programming Guide. The 2006 Community Reinvestment Capital Improvement Program (CRCIP) projects funded by bonds authorized by the City Council in 2006 are also reflected in the CIP.

The 2007-2012 CIP reflects the financial challenges currently faced by the City. We are constantly challenged to prioritize competing capital needs. The ability to provide General Fund support to the CIP is very limited beyond the debt-financed CRCIP. However, given the significance of our ongoing investment in the City's capital assets, we continue to look for opportunities to augment the CIP. While capital needs have been identified beyond the current resources, we continue to look for one-time funding sources to fund identified projects.

The CIP is a five-year expenditure plan which provides the City with a financial strategy for its infrastructure and facility needs. It is critical that the City reinvest in its existing assets, achieve a balance of capital improvements throughout the City and support our mission to protect, preserve and enhance the quality of life for present and future generations.

Respectfully submitted,

RAY KERRIDGE
City Manager

THE 2007-2012 CAPITAL IMPROVEMENT PROGRAM (CIP)

The 2007-2012 CIP totals **\$347.5 million** from all funding sources. The General Fund portion of the five-year program is \$22.9 million or 7 percent of the total. The FY2007/08 CIP Budget totals **\$128.5 million**.

The following is a summary of the larger projects included in the FY2007/08 CIP Budget:

- Americans with Disabilities Act (ADA) Improvements (CC01, Section D);
- Citywide Deferred Maintenance for City Facilities (CE21, Section D);
- ERP Systems Replacement (AB81, Section D);
- Freeport and 21st Conversion (SL01, Section I);
- I-5 Freeway Landscaping (WN06, Section J);
- Neighborhood Street Light Replacement Program (SK01, Section I);
- North 10th Street (TR26, Section I);
- Public Right-of-Way Accessibility (RG76, Section I);
- Redding Avenue Bike Pedestrian (TW81, Section I);
- Shasta (LV42), Valley Oak (LY53) & Wild Rose Park Development (LY81), (Section G);
- South Basin Dock Replacement (IA66, Section F);
- South Sacramento 3 Million Gallon (MG) Reservoir (ZL66, Section J); and
- West El Camino Avenue Bridge (TZ71, Section I).

Detailed information on the projects listed above can be found on the project detail sheets in the appropriate CIP Sections as referenced.

Program Highlights & Issues

The scope of an existing CIP description may include only the preliminary aspects of a project such as master planning or environmental review. In such projects, additional funding and a new CIP approved by the Mayor and City Council are required to fully develop the project. Other projects may include the development of Phase I of a new facility or the entire project. The level of funding and the project scope description in the CIP determine the parameters of the project at that point in time.

General Government Projects:

The 2007-2012 General Government CIP totals \$21.3 million. The FY2007/08 CIP budget for General Government projects totals \$8.2 million. The General Government section reflects the City's commitment to focus resources toward existing facilities and programs like the Citywide ADA Project (CC01) and the Deferred Maintenance Program (CE21) for City facilities. One of the key initiatives for the Deferred Maintenance Program will be to the City's commitment to "green building" practices, including upcoming energy surveys of existing City buildings.



The CIP also includes General Funded projects that are supported by user fees. These projects include Planning Technology (AA64), City Treasurer Investment Reserve (AB51), and Information Technology Improvements (AB66, AB71 and AB76).

Public Safety Projects:

The 2007-2012 Public Safety CIP totals \$11.6 million. The Public Safety section reflects the City's efforts to provide/replace public safety emergency generators throughout the City and to ensure sustainable funding for long-term capital equipment necessary for advanced life safety and fire fighting services. The FY2007/08 CIP budget for these projects is \$2.3 million.

Parks and Recreation Projects:

Sacramento's parks and recreation system provides the City with significant personal, social, environmental, and economic benefits. All great cities have great parks systems. Our unique parks and recreation programs form the green and social "infrastructure" of a vital, livable City. Our parks, bikeways, community centers, swimming pools, sports fields, skate parks, dog parks, rivers and waterways, urban forest, and nature areas are public places for people to gather, celebrate, learn, connect, grow, relax, and recreate.

The City's park system is expanding as new parks are master planned and developed primarily in northern and southern neighborhoods. Through community involvement during outreach meetings and input from the City Council, the Department's Planning & Development Services Division developed or oversaw eight park master plans in FY2006/07. These were approved by the City Council, and 21 construction contracts were awarded. Twelve new neighborhood and community parks were completed: eight in North Natomas (Cottonwood Park, Egret Park, Elderberry Park, Linden Park, Quail Park, Harrier Park, San Juan Reservoir, and Hummingbird Park), two in South Natomas (South Natomas Community Park and Ninos Park), one in Airport Meadowview (Silva Park), and one in the Pocket Area (Jensen Park). Staff worked on a total of 76 projects (master plan, development, renovation and acquisition) in FY2006/07, completing 24.

Rehabilitating older parks and facilities is also a priority for the Department. A focus of the FY2007/08 CIP is the addition and renovation of facilities at existing community parks including: McKinley, Southside, Robertson, and McClatchy. These projects are almost entirely funded by the Park Impact Fee (PIF) collected from infill areas where new homes are developed. These new amenities help meet the deficiencies identified in the Parks and Recreation Master Plan and the Parks and Recreation Programming Guide.

The 2007-2012 CIP for Parks and Recreation totals \$107 million; and includes an \$18.3 million budget for FY2007/08. This includes \$8.1 million in projects funded from PIF and \$8.9 million in Quimby Act fees. In addition, capital grants supplement the PIF and Quimby Act fees and are often the primary source of funding for Regional Park development.

Transportation Projects:

The Transportation Department's mission is to ensure the City's transportation system supports and enriches the quality of life for present and future generations. The department actively works with local, state and federal agencies to plan and deliver transportation improvements, which support the City's Strategic Plan Goals to improve and expand public safety, achieve sustainability and enhance livability, and expand economic development throughout the City.



The 2007-2012 Transportation Capital Improvement Program (CIP) is designed to optimize the use of available local funds by leveraging federal funds to achieve the City's strategic transportation priorities. A total of \$42.3 million will be programmed to new and ongoing projects and programs. In FY 2007/08, 55 transportation projects and programs will receive new or additional funding.

The Transportation CIP is divided into seven major areas: Major Streets (major roadway construction); Parking (parking facility maintenance and upgrades); Road Reconstruction and Bridges (rehabilitation, maintenance, and replacement); Street Maintenance (overlays and seals); Traffic Operations and Safety (new traffic signals and signal modifications, Traffic Operations Center, Neighborhood Traffic Management Program, speed humps, pedestrian safety and safety light program); Community Enhancements/Economic Development (street light program, streetscaping, and economic development); and Public Rights-of-Way Accessibility (ADA compliance).

Approximately 62 percent (\$26.1 million) of funding is programmed to maintenance and operations projects and programs, 10 percent (\$4.4 million) of funding to Major Street construction projects, 14 percent (\$6.0 million) of the funding is programmed to projects and programs related to public rights-of-way accessibility pursuant to the ADA settlement agreement, and 14 percent (\$5.8 million) of funding to pedestrian and bicycle projects, community enhancements and economic development.

Utilities Projects:

The proposed 2007-2012 City Utilities CIP totals \$117 million, which includes \$22.9 million of the estimated \$300 million construction costs for the state-mandated residential water meter installation program.

Two water projects receiving significant new or additional funding in FY2007/08 include: the Fairbairn Water Treatment Plant (FWTP) Mechanical Dewatering (ZL31) and Jibboom Street Riveted Steel Transmission Main Replacement from Sacramento River Water Treatment Plant to the intersection of I and 5th Streets (ZL46).

Sewer and Combined Sewer System (CSS) projects receiving significant new or additional funding in FY2007/08 include: Fremont Area Sewer Rehab (XN59); 11th Street Sewer Replacement, O/P to Q/R (XN50); Condition Assessment of Large Pipe (XJ16); and Combined Wastewater Treatment Plant (CWTP) Motor Control Center (MCC) Replacement (XN47). The CSS projects are part of the \$132 million CSS Improvement Project adopted by City Council and approved by the Regional Water Quality Control Board.

Solid Waste will be funding the Landfill Site Closure (YA06) project in FY2007/08.

Storm Drainage projects receiving new or additional funding in FY2007/08 include: FY04-FY08 National Pollution Discharge Elimination System Program (WM66); Sumps 157, 101, 19, and 65 Electrical Rehabilitation (WN61, WN96, WP01 and WP06); Sumps 112, 94, and 51 Electrical Rehabilitation - Design (WP16, WP21, and WP26); and Variable Frequency Drives (VFD) Replacement (WP11).



Convention, Culture and Leisure Projects:

The Convention, Culture and Leisure (CCL) Department's mission is to promote our unique culture and heritage by delivering accessible arts, leisure and educational experiences to enrich people's lives and enhance the metropolitan area. The department is unique in that it includes: Golf, Historic City Cemetery, Old Sacramento, Sacramento Archives, enterprise funds that operate like private businesses (Convention Center and Marina), non-profits (Crocker Art Museum, Discovery Museum, Fairytale Town, and Sacramento Zoo), City and County funded divisions (Metropolitan Arts Commission), membership organizations, and boards and commissions. The CIP reflects the diverse and exciting activities that provide numerous educational, cultural, and regional experiences to residents of the City of Sacramento, Northern California and beyond.

The FY2007/08 CIP budget for CCL totals \$2.7 million. The budget reflects funding of nine projects at the Convention Center (\$1.1 million), two projects at the City's golf courses (\$85,000) and two projects at the Sacramento Marina (\$1.5 million). These amounts include \$160,000 in facility improvements to meet requirements of the ADA, which is included in the General Government program.

The 2007-2012 CIP for CCL totals \$7.125 million and includes 11 projects at the Convention Center (\$4.9 million), two projects for Golf (\$425,000) and two projects at the Marina (\$1.8 million). This funding includes \$650,000 for the ADA modifications, which is included in the General Government program.

Sacramento Housing and Redevelopment Agency (SHRA) Projects:

This is the tenth year for SHRA projects to be included in the City's CIP. SHRA's budget is completed on a calendar year basis, so the projects listed in this document were approved in late 2006 for the 2007 calendar year. As part of an ongoing collaborative effort to use scarce resources more efficiently, SHRA capital projects are included in this document so that a full picture of all CIP projects can be presented. The SHRA section in this document details all Tax Increment (TI) projects by Redevelopment Area and all Community Development Block Grant (CDBG) funded projects for FY2007/08. Due to uncertainties in the future funding for both the Community Development Block Grant Program and Tax Increment revenues, SHRA is not showing the proposed use of funds for the five year period in this year's CIP. Where the City anticipates managing SHRA funds, the funded projects are also found in that department's program section.

Economic Development Projects:

In an effort to assist in the development of projects that contribute toward economic development goals and objectives, funding from a variety of sources has been identified for capital projects. Funding sources include the City's General and Utility funds, Downtown Tax Increment (TI), Community Development Block Grant (CDBG), and Measure A funds. Projects identified are matched with the appropriate fund based on the type of improvements proposed (refer to the Summary of Funding Source section for additional information on funding restrictions).

Projects are initiated by the Economic Development Department in coordination with the Utilities and Transportation Departments, and Sacramento Housing and Redevelopment Agency (SHRA). Related budgets are established in each of the three City departments and in SHRA's budget.



The Economic Development FY2007/08 CIP budget totals \$12.8 million. The Department of Transportation and the Department of Utilities each program \$1 million annually to assist with the City's economic development efforts. Programming of these funds is subject to Mayor and City Council approval and is done in close coordination with the Economic Development, Transportation and Utilities Departments.

Developer Credit Projects:

Developer constructed parks and roads are important assets that bring value to the City. The 2007-2012 CIP includes \$16.2 million in various park and road dedications subject to the issuance of developer credits (Fund 999). Measuring this activity provides a more accurate picture of true capital activity and additions to City assets.



The Capital Improvement Program (CIP) is a comprehensive five-year plan for capital project expenditures. The program is a guide for identifying current and future fiscal requirements and becomes the basis for determining annual capital budget expenditures.

WHAT IS A CAPITAL IMPROVEMENT?

Capital Improvements are major projects undertaken by the City that are generally not recurring and are for repairs, maintenance, improvement, or acquisition with a total cost of at least \$20,000.

THE CIP REVIEW PROCESS

Each project proposal is scrutinized from a variety of approaches before it is included in the budget. Projects that are included in the CIP are identified by department staff based upon: (1) input from the community received at neighborhood meetings during the year; (2) input from the Mayor and City Council on area needs that develop or are identified during the year; (3) the Mayor and City Council approved Master Plans for growth, improvements, and rehabilitation for specific programs (examples include the Parks Master Plan, Library Master Plan, Transportation Planning Guide, etc.); (4) adopted criteria for selecting projects to meet the Mayor and City Council's goals; and (5) staff-identified projects based on critical need due to safety issues or to comply with new mandates.

All CIP projects are reviewed first by the divisions and departments. Projects are prioritized and are presented for funding based upon what level of funding is estimated to be available for the next fiscal year and subsequent fiscal years. With the assistance of the Budget, Policy & Strategic Planning Division, the City Manager's Office reviews the proposed projects and prepares the budget for submittal to the Mayor and City Council by May 1st of each year. The proposed budget is then presented, discussed and acted upon by the Mayor and City Council in public session during the budget hearings. Members of the community can comment on the budget and provide input to the Mayor and City Council, during the hearing process.

The Mayor and City Council can make changes to the proposed budget and then take action for final approval of projects to be included in the Approved Capital Improvement Budget and Program.

All projects are reviewed by Planning Division staff and/or the Planning Commission for consistency with the City's General and Specific Plan policies. In general, projects are introduced in accordance with Master Plans. This CIP incorporates several master plans, including the North Natomas Community and Financing Plan, the Parks and Recreation Programming Guide, the Transportation Programming Guide, and the Utility Master Plans.



HOW TO READ THIS DOCUMENT

The Capital Improvement Plan and Budget Document contains the following sections:

- 1) The Executive Summary contains the City Manager's transmittal letter, Program Highlights & Issues of the various capital program areas and a summary of the approved five-year plan.
- 2) The Background of the Capital Improvement Process includes information on the process and detail on how to utilize the document information.
- 3) The Sacramento Area Maps section includes Council District, Neighborhood Area, Community Plan Area, Infill Area, Neighborhood Commercial Revitalization, and Redevelopment Area maps.
- 4) Individual capital program area summaries include goals and project selection criteria, project budgets and how they are funded, program issues (including in some cases unmet needs), program long-range plans, and detail sheets for those projects that include funding in FY2007/08 through FY2011/12.
- 5) Description of Major Capital Funding Sources provides detail by various funding sources on historic levels of use of that fund, how those funds have been expended, restrictions on the use of the funds, and what legislation mandates the use of these funds.
- 6) Indexes of funding for the FY2007/08 CIP Budget by Fund (Index M) and Program (Index N) and for all active and new projects included in the 2007/2012 CIP by City Council District (Index O) and by Project Number (Index P).
- 7) A Glossary with definitions of commonly used terms.

A quick reference guide is available at the back of the Table of Contents to provide easy reference to the information contained in this document.

Program Area Summaries

The bulk of the Capital Improvement Budget includes program area summaries and detailed project pages for each project being funded within those programs during the five-year plan period. The summaries include program goals and criteria used to select projects to meet those goals (project selection criteria); a summary of planned spending; a long-range plan and list of unmet needs (if completed); a summary of projects by fund; and maps detailing project location for FY2007/2012 funded projects.

Nine program areas are presented within the Capital Budget. Each Program Area includes Subprograms that are divided alphabetically, and in turn the Subprograms include a number of different projects. Each project is assigned a four-digit account code when it is approved for funding. The first digit of this code must be the alphabetical letter assigned to the Subprogram in which the project is included, with the exception of Sacramento Housing and Redevelopment Agency (SHRA), which is numeric.



Individual projects are detailed in their respective program areas.

New Growth/Infill Areas

Various projects from other program areas and as called for in the Community and Financing Plan

Parks & Recreation

H – Bikeways
K – Recreation
L – Parks

General Government

A – Computers/Communications
B – New Buildings
C – Repair/Remodeling
D – Mechanical/Electrical

Economic Development

KC & KD – Economic Development

Transportation

R – Street Maintenance
S – Signals/Lighting/Traffic Control
T – Street Improvements
V – Parking

Public Safety

E – Police
F – Fire

Utilities

W – Drainage
X – Sewer
Y – Solid Waste
Z – Water

Convention, Culture & Leisure

I – Marina
M – Cultural/Arts
N – Zoo
O – Golf
P – Community Center

Sacramento Housing & Redevelopment Agency

3 numbers and a letter – SHRA

The discussion of an individual capital program area generally begins with summary information on total program expenditures and which major projects make up the bulk of those expenditures, what planning documents are referenced in identifying projects, the funding sources to support the projects, and issue statements that highlight significant unresolved fiscal and program policy issues. Each project is summarized within a project detail page.

Detailed project information includes:

- The Project Title, Capital Improvement Project (CIP) Number.
- Project Description: A brief but specific description of the project.
- Project Objectives: The purpose(s) of the project.
- Existing Situation: The circumstances that result in the need for the project, including any pertinent history.
- Operating Budget Impact: Any annual operating impact of the completed project.
- Fiscal Year Initiated.
- Project Costs: For each funding source, the amount of current budget, the estimated amount of unspent budget funds available as of June 30, 2007, and the funding request for each year of the five-year program.



- Timelines that show the relationship of budget expenditures to the project timeline.
- City Council District: The number of the City Council District in which the project is located.
- Neighborhood Area: The number of the Neighborhood Area in which the project is located.
- Planning Area: The number(s) of the planning area(s) in which the project is located (e.g. South Natomas, Pocket, Central City, Meadowview, etc.). Planning areas are defined in the City's General Plan. A map of these planning areas is included in the Overview Section of this document.
- Project Location (e.g., street address, intersection, building name, etc.).
- The City Charter requires that the City adopt a budget for operations and capital improvements on or before June 30 each year. In adopting a capital plan for five years, we are providing a tool to allow for prudent and longer-term planning and allocation of resources for our facility and infrastructure needs. Each year, staff reaffirms the Mayor and City Council's direction for the following fiscal year and extends the program planning period out for additional years. In some program areas, such as transportation and utilities, the Mayor and City Council have adopted strategies for planning periods exceeding five years to meet the long-term needs of the City.

Long-range needs and priorities, as well as programming guides, have not been adopted by the Mayor and City Council for all capital programs. Until current planning processes are completed and capital priorities are further identified, projects identified for approved funding within the 2007-2012 CIP should be reviewed for consistency with the City's adopted Strategic Plan.

CONTINUING PROJECTS

In addition to new capital projects with funding in FY2007/08 or current projects with additional funding identified in the 2007/2012 capital program, there are many continuing projects that have remaining budget authority but do not have additional funding allocated in future years. Section O of this document indexes these projects by City Council District and Section P of this document indexes all CIP Projects by CIP Number.

