

GOVERNMENT FACILITY

FY 2009 will see the continuation of the repair, maintenance and rehabilitation of roofing, flooring, heating and air-conditioning systems and wall coverings in existing buildings. Funds also will be used to modify existing restrooms to ensure they are compliant with the Americans with Disabilities Act.



Project Name: Operations Center Expansion

Funding Source: G.O. Bond

Fund #: 2080

Project #: 77500

Picture Note: Phase I (pictured) of the Field Operations Center opened in August of 2004.



FY 2009 - 2018 Capital Improvement Plan Fund and Project Summary

Fund: Gov't Facilities Construction (2080)

Category: 6%

	<u>FY 08-09:</u>	<u>FY 09-10:</u>	<u>FY 10-11:</u>	<u>FY 11-12:</u>	<u>FY 12-13:</u>	<u>FY 14-18:</u>
Beginning Balance	(\$2,096,603)	\$6,045	\$6,376	\$881,012	\$40,456	\$42,176
Total Beginning Balance:	(2,096,603)	6,045	6,376	881,012	40,456	42,176
Revenue						
Bond Proceeds	4,230,000	1,495,000	1,497,000	0	0	74,389,000
Investment Income	0	212	255	39,646	2,023	10,544
Total Revenue:	4,230,000	1,495,212	1,497,255	39,646	2,023	74,399,544
Operating Expenses						
Advisor Fees	0	32	38	5,947	303	1,582
Total Operating Expenses:	0	32	38	5,947	303	1,582
Project Expenses	<u>Carrvoer</u>	<u>New Funding</u>				
77500 Operations Center Expansion	0	0	0	0	0	52,466,345
77501 City Office Building	0	0	0	0	0	14,265,300
77503 Exterior Closure (Roofing)	27,752	235,170	264,992	123,176	0	305,281
77504 City Hall - HVAC System	307,185	0	0	0	0	4,939,493
77505 Environmental (ADA Compliance)	361,926	179,103	0	0	0	0
77507 Interior Finishes (Flooring)	192,206	251,327	209,244	196,589	213,163	1,013,860
77508 Interior Finishes (Paint)	33,966	121,505	105,703	0	342,999	578,251
77509 Mechanical Upgrades	17,598	0	680,309	190,253	0	0
77510 Electrical/Lighting Upgrades	2,764	118,555	118,713	112,563	112,563	562,815
77512 Exterior Closure (Paint)	61,198	217,097	115,888	0	205,530	258,300
Total Project Expenses:	1,004,595	1,122,757	1,494,849	622,581	874,255	0
Total FY 08-09 Funding:	2,127,352					
Estimated Ending Balance:	\$6,045	\$6,376	\$881,012	\$40,456	\$42,176	\$50,493

* New Project

**A bond sale is planned in early FY09. The cash balance in other construction funds is more than adequate to cover the temporary negative fund balance in Fund 2080.

FY 2009-2018 Capital Improvement Plan Capital Project Detail

Fund: Gov't Facilities Construction (2080)

Category: 6%

Project: 77500 - Operations Center Expansion

Funding Source: General Obligation Bonds

Project Description:

Phase I of the Field Operations Center opened in August 2004. Phase II includes renovation and construction of new utilities and street maintenance facilities, possible expansion of the warehouse, construction of sanitation offices, demolition of the Spring City Building and incorporation of the adjacent trailer park into the site.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$46,500,000
Finance Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$610,000
IT/Phone/Security	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
Engineering Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$191,345
Arts	\$0	\$0	\$0	\$0	\$0	\$0	\$465,000
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$52,466,345

Operating Description:

O and M costs for the Phase I of construction were approved during the FY 2006 budget development process. O and M costs for Phase II will be developed as the project moves closer to construction.

Project: 77501 - City Office Building

Funding Source: General Obligation Bonds

Project Description:

Purchase of an existing office building or construction of a new facility to supplement current office space for city operations. There is not a specific site envisioned for the project at this time. The project would include either construction or renovation of 40,000-60,000 sq ft of office space.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Design	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200,000
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$12,200,000
Finance Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$328,300
IT/Phone/Security	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
Engineering Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$115,000
Arts	\$0	\$0	\$0	\$0	\$0	\$0	\$122,000
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$14,265,300

Operating Description:

O and M includes utilities (electrical and water), building maintenance, supplies and custodial service for approximately a 70,000 sq ft building. Other maintenance includes refuse collection \$2,400 per year.

Operating Costs:

	2009	2010	2011	2012	2013	2014-2018
Utilities	\$0	\$0	\$0	\$0	\$0	\$756,400
Bldg. Maint.	\$0	\$0	\$0	\$0	\$0	\$600,000
Landscape	\$0	\$0	\$0	\$0	\$0	\$9,600
TOTAL	\$0	\$0	\$0	\$0	\$0	\$1,366,000

* New Project

FY 2009-2018 Capital Improvement Plan Capital Project Detail

Fund: Gov't Facilities Construction (2080)

Category: 6%

Project: 77503 - Exterior Closure (Roofing)

Funding Source: General Obligation Bonds

Project Description:

Make city-wide roofing upgrades that would require a total of \$905,970 over the next several years to improve the condition of several facilities and extend the useful life of the infrastructure. There will be a total of approximately 89 different roofing related projects completed on all city buildings over a 10-year period. In FY 2009 the roof membrane at the airport is proposed to be replaced.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Finance Charges	\$4,383	\$5,736	\$6,463	\$3,004	\$0	\$0	\$7,446
Equipment	\$23,369	\$229,434	\$258,529	\$120,172	\$0	\$0	\$297,835
TOTAL	\$27,752	\$235,170	\$264,992	\$123,176	\$0	\$0	\$305,281

Operating Description:

No additional O and M needed at this time.

Project: 77504 - City Hall - HVAC System

Funding Source: General Obligation Bonds

Project Description:

The existing heating, ventilating and air conditioning (HVAC) system at city hall is reaching capacity with the current occupancy and use of the building that has exceeded the original design. These upgrades will improve indoor air quality and provide a new HVAC system life capacity for an additional 20+ years. In FY 2008 improvements to the air quality will be completed in the sub-basement, basement and 1st floors of City Hall. Enhancements to the remainder of the building will be completed in 2014.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Construction	\$127,375	\$0	\$0	\$0	\$0	\$0	\$1,256,000
Finance Charges	\$38,679	\$0	\$0	\$0	\$0	\$0	\$0
Engineering Charges	\$17,378	\$0	\$0	\$0	\$0	\$0	\$37,093
Arts	\$1,345	\$0	\$0	\$0	\$0	\$0	\$12,560
Equipment	\$104,476	\$0	\$0	\$0	\$0	\$0	\$3,633,840
Contingency	\$17,932	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$307,185	\$0	\$0	\$0	\$0	\$0	\$4,939,493

Operating Description:

No additional O and M needed at this time.

Project: 77505 - Environmental (ADA Compliance)

Funding Source: General Obligation Bonds

Project Description:

An independent study of 37 of the oldest city properties was conducted and as a result of that study it was determined that the most critical need was to insure that there are sufficient ADA compliant restrooms for the public and city employees. The \$174,736 in FY 2009 will allow for the remodeling of one set of restrooms at the main terminal building at the City Airport.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Design	\$223,065	\$0	\$0	\$0	\$0	\$0	\$0
Finance Charges	\$12,126	\$4,368	\$0	\$0	\$0	\$0	\$0
Equipment	\$126,735	\$174,735	\$0	\$0	\$0	\$0	\$0
TOTAL	\$361,926	\$179,103	\$0	\$0	\$0	\$0	\$0

Operating Description:

No additional O and M needed at this time.

* New Project

FY 2009-2018 Capital Improvement Plan Capital Project Detail

Fund: Gov't Facilities Construction (2080)

Category: 6%

Project: 77507 - Interior Finishes (Flooring)

Funding Source: General Obligation Bonds

Project Description:

Make city-wide interior flooring upgrades that would require a total of \$1,838,227 over the next 10 years to improve the condition age of several facilities and extend the useful life of the infrastructure. There will be a total of approximately 104 different flooring related projects completed on all city buildings over a 10-year period. The Housing Authority office building, the IT Building and the Velma Teague Library are the recommendations for FY 2009.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Finance Charges	\$4,858	\$6,130	\$5,104	\$4,795	\$5,199	\$0	\$24,728
Equipment	\$0	\$245,197	\$204,140	\$191,794	\$207,964	\$0	\$989,132
Miscellaneous/Other	\$187,348	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$192,206	\$251,327	\$209,244	\$196,589	\$213,163	\$0	\$1,013,860

Operating Description:

No additional O and M needed at this time.

Project: 77508 - Interior Finishes (Paint)

Funding Source: General Obligation Bonds

Project Description:

Make city-wide interior paint and wall covering upgrades that would require a total of \$1,120,446 over a 10-year period to improve the condition age of several facilities and extend the useful life of the infrastructure. There will be a total of approximately 142 paint/wall covering related projects completed on all city buildings over the first four-year period. Interior painting and wall repair to all of the Historic Sahuaro Ranch buildings is planned for FY 2009.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Design	\$32,833	\$0	\$0	\$0	\$0	\$0	\$0
Finance Charges	\$1,133	\$2,964	\$2,578	\$0	\$8,366	\$0	\$14,104
Equipment	\$0	\$118,541	\$103,125	\$0	\$334,633	\$0	\$564,147
TOTAL	\$33,966	\$121,505	\$105,703	\$0	\$342,999	\$0	\$578,251

Operating Description:

No additional O and M needed at this time.

Project: 77509 - Mechanical Upgrades

Funding Source: General Obligation Bonds

Project Description:

The city-wide mechanical upgrades would require a total of \$849,329 over the next two years to improve the condition age of several facilities and extend the useful life of the infrastructure. There will be a total of 19 HVAC related projects completed on 13 different city buildings over a three-year period. Some of the major projects include; replacing all the HVAC equipment at the Airport in FY 2010, and replacing all the HVAC system controls at the Main Library in FY 2010 and the Foothills Public Safety Complex in FY 2011.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Design	\$16,351	\$0	\$0	\$0	\$0	\$0	\$0
Finance Charges	\$1,247	\$0	\$16,593	\$4,640	\$0	\$0	\$0
Equipment	\$0	\$0	\$663,716	\$185,613	\$0	\$0	\$0
TOTAL	\$17,598	\$0	\$680,309	\$190,253	\$0	\$0	\$0

Operating Description:

No additional O and M needed at this time.

* New Project

FY 2009-2018 Capital Improvement Plan Capital Project Detail

Fund: Gov't Facilities Construction (2080)

Category: 6%

Project: 77510 - Electrical/Lighting Upgrades

Funding Source: General Obligation Bonds

Project Description:

The upgrades to the lighting and electrical systems would require a total of \$1,000,205 over a multi-year program to improve the electrical and lighting capacities of several facilities. These upgrades will considerably reduce the consumption of electricity usage citywide, with an anticipated return on investment savings in approximately 3 1/2 years. Improvements are scheduled during FY 2008 for City Hall that will initially include the replacement of old coil and core light fixture ballasts with energy efficient electronic ones and the replacement of the fluorescent lamps with higher efficient ones. The focus of lighting improvements will be on the Public Safety Building in FY 2009.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Finance Charges	\$2,764	\$2,892	\$2,895	\$2,745	\$2,745	\$0	\$13,727
Equipment	\$0	\$115,663	\$115,818	\$109,818	\$109,818	\$0	\$549,088
TOTAL	\$2,764	\$118,555	\$118,713	\$112,563	\$112,563	\$0	\$562,815

Operating Description:

No additional O and M needed at this time.

Project: 77512 - Exterior Closure (Paint)

Funding Source: General Obligation Bonds

Project Description:

Make city-wide painting related upgrades that would require a total of \$774,453 over a several year period to improve the condition of several facilities and extend the useful life of the infrastructure. Some of the major projects include: a citywide exterior painting program at a cost of \$50,400 a year for 10 years, painting of City Hall and the Council Chambers in 2009, awning replacement at Sahuaro Ranch historic buildings in FY 2009, metal shade structure replacement to Main Library in FY 2011, painting of the exterior of the O'Neil Recreation Hall in FY 2012 and a number of caulking and paint related upgrades to several city buildings from 2009 to 2012.

Capital Costs:

	Carryover	2009	2010	2011	2012	2013	2014-2018
Finance Charges	\$1,493	\$5,295	\$5,754	\$0	\$5,013	\$0	\$6,300
Equipment	\$59,705	\$211,802	\$110,134	\$0	\$200,517	\$0	\$252,000
TOTAL	\$61,198	\$217,097	\$115,888	\$0	\$205,530	\$0	\$258,300

Operating Description:

No additional O and M needed at this time.