

GOVERNMENT FACILITY CONSTRUCTION FUND

FY 2010 will see the continuation of the repair, maintenance and rehabilitation of roofing, flooring, electrical/lighting, heating and air-conditioning systems and wall coverings in existing buildings with carryover from FY 2009. Funds also will be used to modify existing restrooms to ensure they are compliant with the Americans with Disabilities Act. Due to the decline in Glendale's secondary assessed valuation, new funding originally planned for additional repairs to existing buildings will be deferred to FY 2014 to allow for the construction of the new City Court Building to continue.



Project Name: City Hall – HVAC System
Funding Source: G.O. Bond
Fund #: 2080
Project #: 77504

Project Name: City Hall Parking Garage
Funding Source: G.O. Bond
Fund #: 2080
Project #: T1160



FY 2010 - 2019 Capital Improvement Plan Fund and Project Summary

Fund: Government Facility (2080)

Category: 6%

	<u>FY 09-10:</u>	<u>FY 10-11:</u>	<u>FY 11-12:</u>	<u>FY 12-13:</u>	<u>FY 13-14:</u>	<u>FY 14-19:</u>
Beginning Balance	(\$1,981,663)	\$510,325	\$515,428	\$523,159	\$531,006	\$2,125,922
Total Beginning Balance:	(1,981,663)	510,325	515,428	523,159	531,006	2,125,922
Revenue						
Bond Proceeds	4,725,000	0	0	0	3,080,000	9,255,000
Investment Income	10,013	5,103	7,731	7,847	7,965	31,889
Total Revenue:	4,735,013	5,103	7,731	7,847	3,087,965	9,286,889
Project Expenses						
	<u>Carrvover</u>	<u>New Funding</u>				
Existing Assets						
<i>Improvement of Existing Assets</i>						
77505 Environmental (ADA Compliance)	544,974	0	0	0	0	0
<i>Replacement of Existing Assets</i>						
77503 Exterior Closure (Roofing)	303,065	0	0	0	264,992	428,457
77504 City Hall - HVAC System	517,584	0	0	0	0	4,939,493
77507 Interior Finishes (Flooring)	336,761	0	0	0	209,244	1,423,612
77508 Interior Finishes (Paint)	154,855	0	0	0	104,803	921,250
77509 Mechanical Upgrades	0	0	0	0	680,309	190,253
77510 Electrical/Lighting Upgrades	127,027	0	0	0	118,713	787,941
77512 Exterior Closure (Paint)	258,759	0	0	0	114,988	481,830
T1160 *City Hall Parking Garage	0	0	0	0	0	1,595,110
Sub-Total - Existing Assets	2,243,025	0	0	0	1,493,049	10,767,946
Total Project Expenses:	2,243,025	0	0	0	1,493,049	10,767,946
Total FY 09-10 Funding:	2,243,025					
Estimated Ending Balance:	\$510,325	\$515,428	\$523,159	\$531,006	\$2,125,922	\$644,865

*New Project

**Bond sale planned for early FY 2010. Cash balance in other construction funds is more than adequate to cover the temporary negative fund balance in Fund 2080.

FY 2010-2019 Capital Improvement Plan Capital Project Detail

Fund: Government Facility (2080)

Category: GF

Project: 77505 - Environmental (ADA Compliance) (I)

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.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Carryover	\$544,974	\$0	\$0	\$0	\$0	\$0
TOTAL	\$544,974	\$0	\$0	\$0	\$0	\$0

Operating Description:

No O and M costs associated with this project.

Project: 77503 - Exterior Closure (Roofing) (R)

Funding Source: General Obligation Bonds

Project Description:

Make citywide roofing upgrades that would require a total of \$693,449 in FY's 2014 & 2015 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.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$25,000	\$42,000
Finance Charges	\$0	\$0	\$0	\$0	\$6,463	\$10,450
Engineering Charges	\$0	\$0	\$0	\$0	\$2,750	\$4,620
Equipment	\$0	\$0	\$0	\$0	\$230,779	\$371,387
Carryover	\$303,065	\$0	\$0	\$0	\$0	\$0
TOTAL	\$303,065	\$0	\$0	\$0	\$264,992	\$428,457

Operating Description:

No additional O and M is needed at this time.

Project: 77504 - City Hall - HVAC System (R)

Funding Source: General Obligation Bonds

Project Description:

The existing heating, ventilating and air conditioning (HVAC) system at City Hall has reached its capacity with the current occupancy and use of the building that has exceeded the original design. These replacements and upgrades will improve indoor air quality and provide a new HVAC system life capacity for an additional 20+ years. Enhancements to the remainder of the building will be completed in FY 2016.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$0	\$75,000
Construction	\$0	\$0	\$0	\$0	\$0	\$1,256,000
Finance Charges	\$0	\$0	\$0	\$0	\$0	\$123,487
Engineering Charges	\$0	\$0	\$0	\$0	\$0	\$43,000
Arts	\$0	\$0	\$0	\$0	\$0	\$12,560
Equipment	\$0	\$0	\$0	\$0	\$0	\$3,429,446
Carryover	\$517,584	\$0	\$0	\$0	\$0	\$0
TOTAL	\$517,584	\$0	\$0	\$0	\$0	\$4,939,493

Operating Description:

No additional O and M is needed at this time.

* New Project

N=New Asset, R=Replacement of Existing Asset, I=Improvement of Existing Asset

FY 2010-2019 Capital Improvement Plan Capital Project Detail

Fund: Government Facility (2080)

Category: 6%

Project: 77507 - Interior Finishes (Flooring) (R)

Funding Source: General Obligation Bonds

Project Description:

Make citywide interior flooring replacements and upgrades that would require a total of \$1,632,856 over the next ten years to improve the condition age of several facilities and extend the useful life of the infrastructure. There will be a total of approximately 100 different flooring related projects completed on all city buildings over a 10-year period.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$10,000	\$0
Finance Charges	\$0	\$0	\$0	\$0	\$5,104	\$34,722
Engineering Charges	\$0	\$0	\$0	\$0	\$2,000	\$0
Equipment	\$0	\$0	\$0	\$0	\$192,140	\$1,388,890
Carryover	\$336,761	\$0	\$0	\$0	\$0	\$0
TOTAL	\$336,761	\$0	\$0	\$0	\$209,244	\$1,423,612

Operating Description:

No additional O and M is needed at this time.

Project: 77508 - Interior Finishes (Paint) (R)

Funding Source: General Obligation Bonds

Project Description:

Make citywide interior paint and wall covering replacements and upgrades that would require a total of \$1,026,053 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 in FY's 2014-2017.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$10,000	\$80,000
Finance Charges	\$0	\$0	\$0	\$0	\$2,578	\$22,470
Engineering Charges	\$0	\$0	\$0	\$0	\$1,100	\$8,800
Equipment	\$0	\$0	\$0	\$0	\$91,125	\$809,980
Carryover	\$154,855	\$0	\$0	\$0	\$0	\$0
TOTAL	\$154,855	\$0	\$0	\$0	\$104,803	\$921,250

Operating Description:

No additional O and M is needed at this time.

* New Project

N=New Asset, R=Replacement of Existing Asset, I=Improvement of Existing Asset

FY 2010-2019 Capital Improvement Plan Capital Project Detail

Fund: Government Facility (2080)

Category: 6%

Project: 77509 - Mechanical Upgrades (R)

Funding Source: General Obligation Bonds

Project Description:

The citywide mechanical replacement and upgrades would require a total of \$870,562 in FY's 2014 and 2015 to improve the conditional age of several facilities and extend the useful life of the infrastructure. There will be a total of nine heating-ventilating-air conditioning (HVAC) mechanical related projects completed on different city buildings over a two year period. Some of the major projects include; replacing all the HVAC equipment at the Glendale Airport in FY 2014, replacing the cooling tower drive motor at the Main Library in FY 2014 and the heat pumps at Fire Station 154. Activities in FY 2015 will include renovation of the mechanical systems at Velma Teague Library.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$68,000	\$0
Finance Charges	\$0	\$0	\$0	\$0	\$16,593	\$4,640
Engineering Charges	\$0	\$0	\$0	\$0	\$7,480	\$0
Equipment	\$0	\$0	\$0	\$0	\$588,236	\$185,613
TOTAL	\$0	\$0	\$0	\$0	\$680,309	\$190,253

Operating Description:

No additional O and M is needed at this time.

Project: 77510 - Electrical/Lighting Upgrades (R)

Funding Source: General Obligation Bonds

Project Description:

The replacements and upgrades to the lighting and electrical systems would require a total of \$906,654 over a multi-year program to improve the electrical and lighting systems of several facilities. These upgrades will considerably reduce the consumption of electricity usage citywide, with an anticipated return on investment savings in less than three years. Improvements are scheduled during FY 2014 for O'Neil, Rose Lane, Community Center recreation buildings, Apollo, Glendale, GCC, Cactus older pool buildings, and fire station 152, 153, 154 and 155 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.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$10,000	\$70,000
Finance Charges	\$0	\$0	\$0	\$0	\$2,895	\$19,217
Engineering Charges	\$0	\$0	\$0	\$0	\$1,100	\$7,700
Equipment	\$0	\$0	\$0	\$0	\$104,718	\$691,024
Carryover	\$127,027	\$0	\$0	\$0	\$0	\$0
TOTAL	\$127,027	\$0	\$0	\$0	\$118,713	\$787,941

Operating Description:

No additional O and M is needed at this time.

* New Project

N=New Asset, R=Replacement of Existing Asset, I=Improvement of Existing Asset

FY 2010-2019 Capital Improvement Plan Capital Project Detail

Fund: Government Facility (2080)

Category: 6%

Project: 77512 - Exterior Closure (Paint) (R)

Funding Source: General Obligation Bonds

Project Description:

Make citywide painting related replacements and upgrades that would require a total of \$596,818 over a several year period to improve the condition of several facilities and extend the useful life of the infrastructure.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$10,000	\$45,000
Finance Charges	\$0	\$0	\$0	\$0	\$5,754	\$11,313
Engineering Charges	\$0	\$0	\$0	\$0	\$1,100	\$4,950
Equipment	\$0	\$0	\$0	\$0	\$98,134	\$420,567
Carryover	\$258,759	\$0	\$0	\$0	\$0	\$0
TOTAL	\$258,759	\$0	\$0	\$0	\$114,988	\$481,830

Operating Description:

No additional O and M is needed at this time.

Project: T1160* - City Hall Parking Garage (R)

Funding Source: General Obligation Bonds

Project Description:

As part of the emergency garage repair in FY 2009, the structural engineer provided additional maintenance recommendations for the remainder of the garage related to replacement or repair of synthetic cushions. Over the past 25 years, this expansion and contraction has pushed out of place many of the synthetic cushions on which the 366 concrete beams are seated causing the concrete to wear against the bare concrete causing considerable deterioration. Also, there are four locations that have significant deterioration that will require extra maintenance and repair before the deterioration becomes more costly to repair.

Capital Costs:

	2010	2011	2012	2013	2014	2015-2019
Design	\$0	\$0	\$0	\$0	\$0	\$150,000
Construction	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Finance Charges	\$0	\$0	\$0	\$0	\$0	\$392,110
Engineering Charges	\$0	\$0	\$0	\$0	\$0	\$43,000
Arts	\$0	\$0	\$0	\$0	\$0	\$10,000
TOTAL	\$0	\$0	\$0	\$0	\$0	\$1,595,110

Operating Description:

No additional O and M is needed at this time.

* New Project

N=New Asset, R=Replacement of Existing Asset, I=Improvement of Existing Asset