

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
September 3, 2008  
9:30 a.m.

To: Board of Supervisors

From: Department of Facility Planning, Architecture and Real Estate

Subject: Fiscal Year 2008-09 Five-Year Capital Improvement Plan

Supervisory District: All

Contact: Carl W. Mosher, Director, 876-6301

**Overview:**

Under the provisions of County Ordinance 21.15, approved by the Board of Supervisors on March 15, 1979, the County Executive is responsible for the preparation of a long-range capital improvement plan and the submission of the plan to the Board of Supervisors for review and adoption. As part of the procedure, the Board of Supervisors submits the plan as recommended by the County Executive to the Policy Planning Commission for their review. The Policy Planning Commission is to provide recommendations regarding consistency of the projects with the General Plan.

**Recommendation:**

It is recommended that the Board conceptually approve the Five-Year Capital Improvement Plan (CIP) as an adjunct to the Fiscal Year 2008-09 Final Budget and instruct the Director of the Department of Facility Planning, Architecture and Real Estate to submit the Fiscal Year 2008-09 CIP to the Policy Planning Commission for their recommendations and request a report back regarding the consistency of the projects with the General Plan.

**Fiscal Impact:**

None

**BACKGROUND**

Under the provisions of County Ordinance 21.15, approved by the Board of Supervisors on March 15, 1979, the County Executive is responsible for the preparation of a long-range capital improvement plan and the submission of the plan to the Board of Supervisors for review and adoption. As part of the procedure, the Board of Supervisors directs the Director of Facility Planning, Architecture and Real Estate to submit the plan as recommended by the County Executive to the Policy Planning Commission for review. The Policy Planning Commission is to provide recommendations regarding consistency of the projects with the General Plan.

**DISCUSSION**

Attached is the Fiscal Year 2008-09 Five-Year Capital Improvement Plan for Sacramento County, which cumulatively totals \$2.3 billion, including the Sacramento County Airport System. Due to current financial limitations and uncertainties, it is not possible to determine or recommend specific project implementation and funding for each fiscal year at this time. The inclusion of projects in this Five-Year CIP should not be interpreted as a firm recommendation to implement a project in some future fiscal year. Projects will only be recommended for implementation when it is considered that they are essential and when they may be funded within available resources. The recommendation is that project implementation and cost data for each fiscal year be approved for planning purposes only, and that the approval of the specific annual project implementation and funding be determined during the annual budget hearing process, at which time additional information should be available; thereby, making specific recommendations to the Board.

Prior to the Board's final approval of the attached Fiscal Year 2008-09 Five-Year CIP, State Code requires the CIP to be reviewed by the Policy Planning Commission for a determination as to the consistency of the projects with the General Plan and report back to the Board with their recommendations.

## **NEW FACILITIES PLANNED IN THE CIP AND ASSOCIATED OPERATING COSTS**

### **County Facilities**

The Fiscal Year 2008-09 CIP includes projects for several new facilities. This report will address the linkage between operating costs and the following new facilities:

- Animal Care - New Facility – The project was awarded in July 2007 and construction completion is anticipated by March 2009.
- Juvenile Hall - Expansion and Modification Project with Construction Packages Phase I through III. Phases I and II are complete. Phase III construction is anticipated to be completed in the 3<sup>rd</sup> quarter of 2010.
- Juvenile Hall - Construct Four 30-Bed Housing Units, Construction Package Phase IV, was awarded in August 2007 and construction completion is expected in October 2008.
- Sheriff South Area Substation – Remodel for New 911 Communication Center was approved by the Board of Supervisors May 8, 2007, with a planned completion in Fiscal Year 2009-10.

The Animal Care Facility will replace the existing facility and provide new animal shelters, offices, a spay/neuter clinic, parking and a dog park. The estimate includes the cost for construction of the new facility and demolition of the old facility. The estimated cost decreased due to a favorable bid award which allowed for the addition of the spay/neuter clinic in the project budget.

The Juvenile Hall - Expansion and Modification project has completed the initial 90-bed expansion (Phase I) which is now occupied. Phase II was completed August 2007. Phase III is expected to be completed in 2010. Additional support/operational staff will be required to carry out the Probation Department's mission. The California State Correction Standards Authority (CSA) mandates that new institutional space be accompanied with an operational plan and a

commitment to provide adequate staffing. For each juvenile institution they operate, the Probation Department develops an approved staffing and operating plan that is incorporated in their annual budget request. Juveniles housed in the facility must be classified, segregated, and supervised. The additional costs of staffing for Juvenile Hall Phase III expansion will be reflected in the Probation Department's annual budget request for the appropriate fiscal year.

The third project is to construct four new 30-bed housing units (Construction Package Phase IV). The project is necessary to meet expansion needs of the Juvenile Hall facility and to ensure compliance with the current CSA Suitability Plan. The project was awarded in August 2007 and construction completion is expected in October 2008. Additional maintenance and operations staff and equipment costs will be included in the Department of General Services' operating budget for the appropriate fiscal year.

The fourth project is the Sheriff's Department South Area Substation remodel to become the new 911 Communication Center. A new Computer Aided Dispatch (CAD) system will be installed that combines mobile computing, mapping and dispatching in a format that enhances the ability of emergency responders to arrive quickly on the scene and enhance the department's ability to share information with other regional agencies and the State. The project is in the design development stage and request for bids are anticipated for Fall 2008. If any additional maintenance and operations staff and equipment for the remodel are needed, it will be included in the Department of General Services operating budget.

### **Regional Parks**

Regional Parks capital projects are generally improvements, renovations and enhancements, to existing facilities and land, and are mainly cost neutral since the facilities are already being maintained. Two projects of interest are:

The Regional Dog Park will be located adjacent to the new Animal Care and Regulation facility and maintained and operated by the department. Construction completion is anticipated by March 2009.

The development of the Dry Creek Parkway will require increased outlays for maintenance and operations.

- The Dry Creek Parkway development, which when completed will include acquisitions, multiuse trails, and the construction of the Hayer Bridge; will eventually provide a smaller version of the American River Parkway to the north and northeast portions of the County.

### **CONCLUSION**

If the Policy Planning Commission finds the projects are consistent with the General Plan, the Director of Facility Planning, Architecture and Real Estate in conjunction with the County Executive's Office, will recommend that the Board confirm the findings that the projects are consistent with the General Plan and approve the Fiscal Year 2008-09 Five-Year Capital

Improvement Plan for planning purposes only. Approval of specific project implementation and funding occurs during the annual budget hearings.

Respectfully submitted,

APPROVED:

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CARL W. MOSHER, Director  
Department of Facility Planning,  
Architecture and Real Estate

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TERRY SCHUTTEN  
County Executive

CONCUR:

By: \_\_\_\_\_  
MARK NORRIS, Administrator  
Internal Services Agency

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NAV GILL  
Chief Financial Officer

Attachment: Fiscal Year 2008-09 Five-Year Capital Improvement Plan

cc: Planning and Community Development Department  
Policy Planning Commission  
All Departments with Projects