

# Capital Improvement Program

May 11, 2018 Board Presentation

*Peter Said, Project Manager  
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- ▶ Administrative Committee Coordination
- ▶ CIP Obligations & Revenues
- ▶ FORA Transportation Projects
- ▶ Consider recommendations



## A Robust Dialogue:

- ▶ **Jan – May, 2018** Administrative Committee (AC) held 9 meetings to coordinate the FORA CIP
  - Development, Land Sale and Revenue Forecast
  - Transportation Priorities
  - Impact of the Development Resource Management Plan (DRMP)
  - Methods of adjusting the Base Reuse Plan
  - Formed a CIP Taskforce to discuss future issues
  
- ▶ **March 14, 2018** - AC Confirmed development forecasts

## A Robust Dialogue:

- ▶ **April 12, 2018** Transportation Priorities reviewed
  - Subject Matter Experts from 5 Jurisdiction and CSUMB
  - Scored ALL the roadways per CIP Appendix A  
*(including NE/SW Connector & S. Boundary Road)*
  - Came to consensus on 8 criteria for each CIP project (20 roads)
  
- ▶ **April 18, 2018** - AC Received Transportation Priorities
  - Considered the underlying criteria definitions / re-prioritizing
  - Recommended the priorities as presented

## A Robust Dialogue:

### ▶ **April 18, 2018** CIP Task Force Met

- Considered CIP Re-Prioritization
- Considered DRMP Housing Caps
- *CIP Task Force Recommended FORA staff :*
  - 1. Return to AC in June with a Draft Presentation*
  - 2. Exploring financing mechanisms for removal of remaining buildings (which are not obligated in the CIP)*

### ▶ **May 2, 2018** Administrative Committee

- Reviewed the FY 2018-19 CIP and recommends FORA Board Approval Re-affirming Transportation and Transit project priorities

## Base Reuse Plan - DRMP Requirements:

### ▶ 1. Maintain a CIP

*FORA shall annually update the CIP to reflect the proposed capital projects. The extension of infrastructure shall be made on a first-come-first-served basis consistent with funding capabilities and best engineering practices. (BRP Vol. 1, pg 202)*

### ▶ 2. FORA Board review prior to Fiscal Year (FY) adoption

- **May – Consider Adoption**, Provide Staff Direction on changes, if any
- **June – Consider Adoption**

# Capital Improvement Program

- The Capital Improvement Program (CIP) outlines improvements in the following categories:

Transportation/  
Transit

Water  
Augmentation

Storm Drainage  
System

Habitat  
Management

Fire-Fighting  
Enhancement

Water & Wastewater  
Collection

Building  
Removal

- The CIP is updated annually to ensure effectiveness, maintain pace with inflation, and align project timing/funding with planning/mitigation.



## RETIRED

- Storm-water Drainage Outfalls
- Wildfire Mitigation
- Transferred Water and Wastewater
- Several Roadway Projects (Table 1B)

## REMAINING

- **Transportation/Transit (\$136.4 M)**
- **Water Augmentation (\$23.2 M)**
- **Habitat Management (\$34.1 M)**
- *Caretaker Costs (\$500 K annual)*
- *Building Removal (\$9.5 M)*

▶ **Community Facilities District (CFD) Special Tax Development Fees:**

- *30% of collections to Habitat Conservation*
- *Remainder funds base-wide impact mitigations (Transportation/Transit and Water Augmentation)*

▶ **Property Tax funds:**

- *Operations, Prevailing Wage Coordination, Caretaker Costs*

▶ **Land Sales proceeds fund:**

- *Building removal according to prior FORA Board direction*

▶ **Grants fund:**

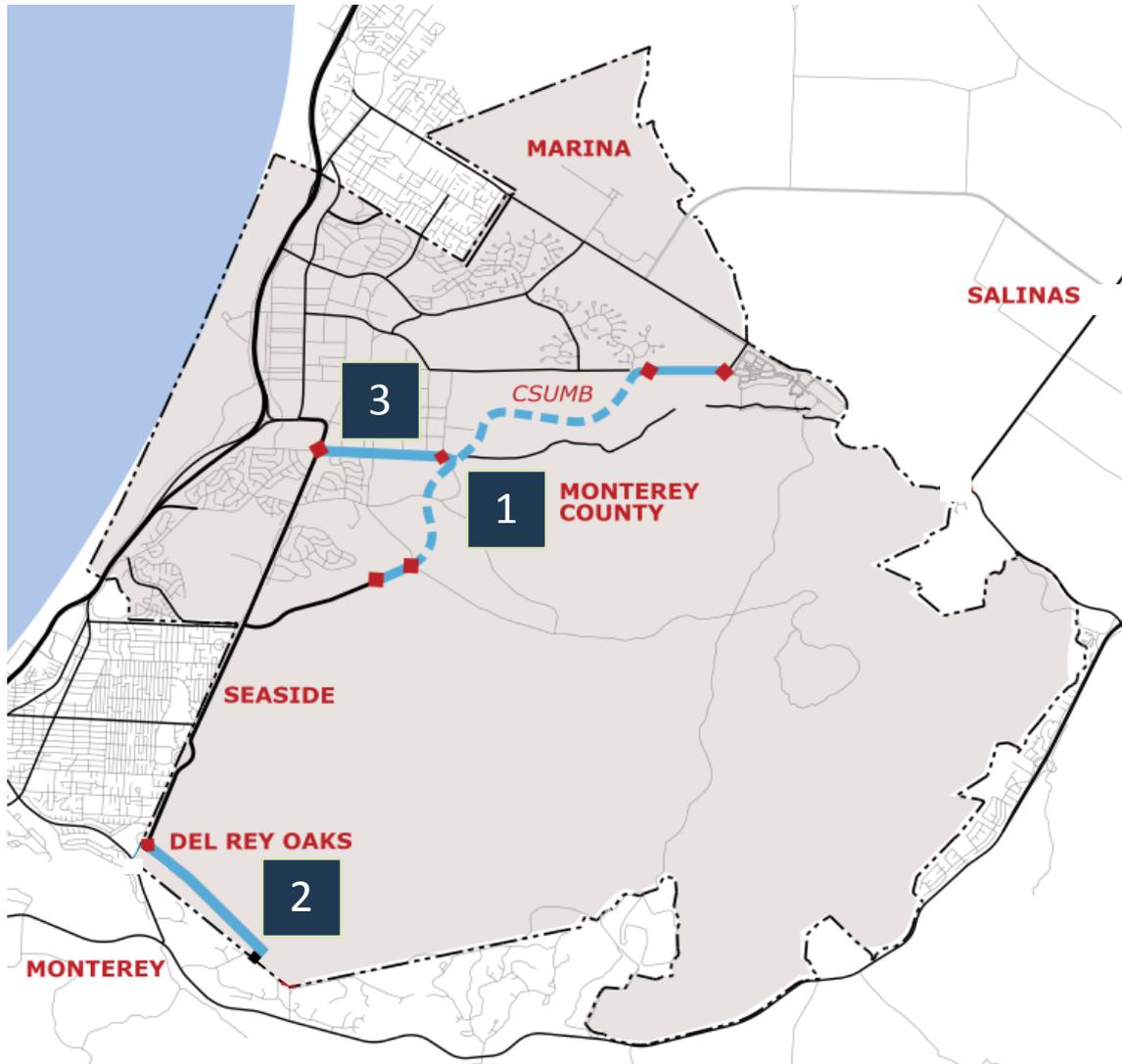
- *Specific projects, i.e. transportation projects*

# FORA CFD/Development Fee Reductions and Increases

- ▶ **2010 \$46,164 per unit**  
*To encourage development, Board directed analysis to right size the Development Fee*
- ▶ **2011 -27.0% (\$33,700 per unit)**  
*Further analysis reduced contingencies*
- ▶ **2013 -23.6% (\$26,440 per unit)**
- ▶ **2014 -17.0% (\$22,560 per unit) *Implemented Fee Calculation***
- ▶ **2015 +3.2% (\$23,279 per unit) *Construction Cost Index (CCI)***
- ▶ **2016 +1.6% (\$23,655 per unit) *Construction Cost Index (CCI)***
- ▶ **2017 +0.8% (\$23,837 per unit) *Biennial Fee Review***
- ▶ **2018 +3.2% (\$24,621 per unit) *Construction Cost Index (CCI)***

# FY 18/19 Changes

- ▶ **Updated Project Plans** (Jurisdiction Reimbursement Plan)
  
- ▶ **Staff updated Project Budgets based on cost increases & internal Engineering Estimates**
  - Marina Stockade + \$2.0 M
  - South Boundary Road + \$3.9 M
  
- ▶ **Transit Vehicle Purchase** +\$500,000
  
- ▶ **CEQA Planning, in process for:**
  - City of Marina Del Monte Boulevard (DMB) Extension (Reimbursement)
  - NE/SE Connector (formerly Eastside Parkway)
  
- ▶ **Completed Crescent Avenue** (Reimbursement) Remaining funds shifted to DMB per Agreement

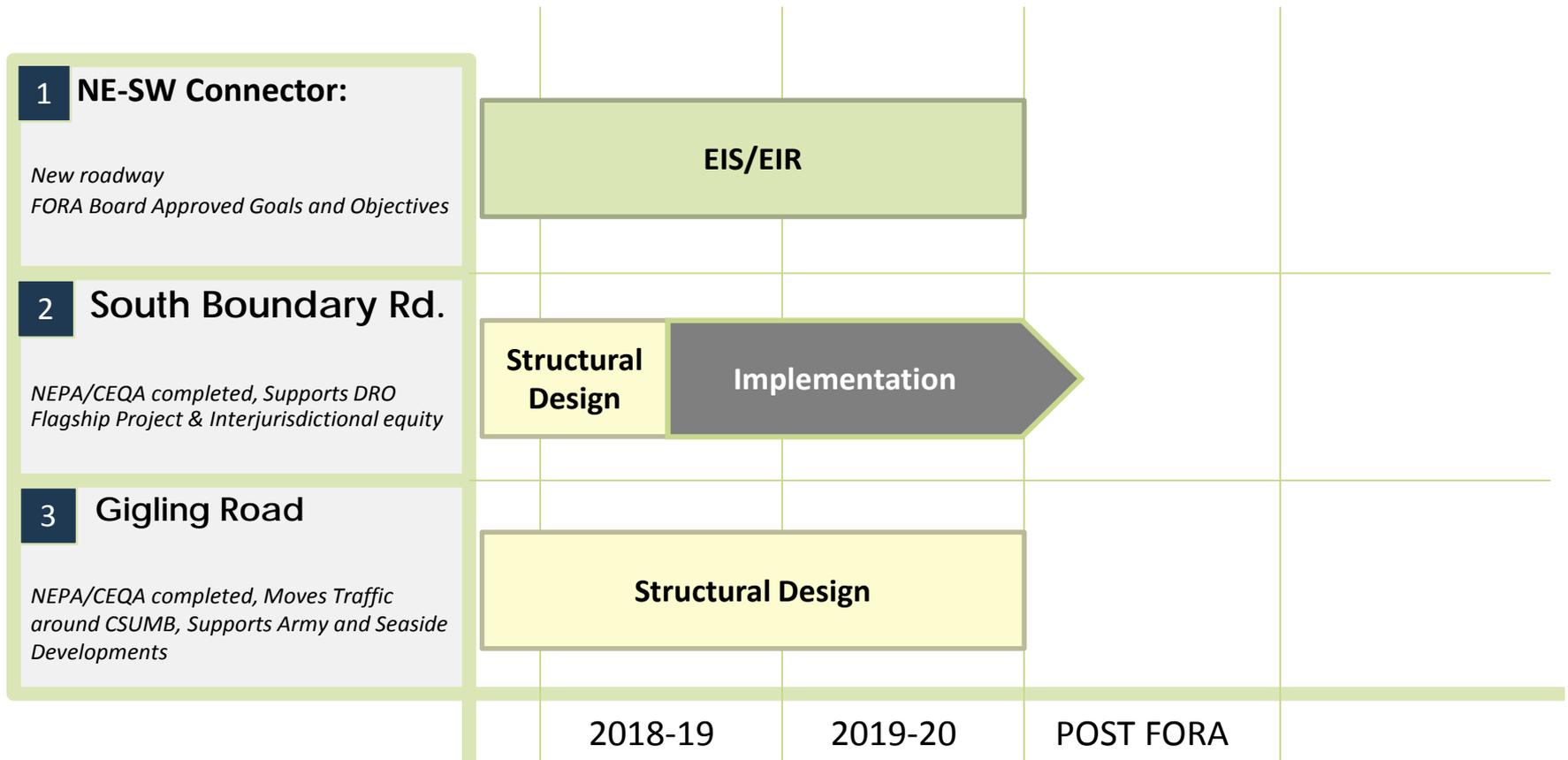


## Remaining FORA Lead Improvements

1. NE-SW Connector
2. South Boundary Rd.
3. Gigling Rd.

**All others are Reimbursements**

# Transportation Action Plan



**Remaining CIP Roadways are Reimbursement Projects**

# Building Removal Obligation

- ▶ East Garrison contribution complete (**\$2.1 M**)
  
- ▶ Dunes on Monterey Bay
  - FORA cash contribution complete (**\$22 M**)
  - FORA land sale credit complete (**\$4.6 M**)
  - Remaining land sale to be realized (**\$19.4 M**)
  
- ▶ Seaside Surplus II
  - **\$5.5 M** cash obligation remaining
  - **\$500 K** complete
  
- ▶ Marina Stockade
  - **\$4.2 M** cash obligation remaining
  - **\$190 K** complete

# Building Removal Action Plan

## Completed Building Removal:

- Pilot Project
- East Garrison
- Dunes Building Removal (half of buildings removed)
- 12<sup>th</sup> Street / Imjin Parkway
- 2<sup>nd</sup> Avenue

## SURPLUS II Area (27 buildings)

*\$ Obligation = \$5.4M*

*Remove as much as possible with dollar amount*

**Bid**

**Implementation**

## Marina Stockade

*Obligation to Remove Building*

*\$2.2M Estimated cost*

**Bid**

**Implementation**

2018-19

2019-2020

▶ **Staff Recommendation:**

- Receive report and provide direction
  - Consider Adoption FY 18/19 CIP
- ▶ Administrative Committee recommends adoption, & Re-Affirms their commitment to the Transportation Priorities

**TABLE 2: 2017-2018 TRANSPORTATION NETWORK AND TRANSIT ELEMENTS BY PRIORITY**

Roadway Info					Program Status			
Priority	Proj#	Description	BRP	LEAD	CEQA	PA&ED	PS&E	BID
1	FO13B	Eastside Parkway	On-Site	FORA	1%			
5	FO12	Eucalyptus Road	On-Site	FORA	1%			
8	FO6	Intergarrison	On-Site	FORA	1%			
2	FO14	South Boundary Road Upgrade	On-Site	FORA	100%	100%	60%	
7	FO7	Gigling	On-Site	FORA	100%	100%	60%	
14	FO9C	GJM Blvd (SBR Intersection)	On-Site	FORA	100%	100%	60%	
9	10	Del Monte Blvd Extension	Off-Site	Marina				
11	FO5	8th Street	On-Site	Marina				
19	FO11	Salinas Ave	On-Site	Marina				
20	FO2	Abrams	On-Site	Marina				
3	2B	Davis Rd south of Blanco	Off-Site	MoCo	100%	100%	65%	
15	4E	Widen Reservation, WG to Davis	Off-Site	MoCo				
16	4D	Widen Reservation-4 lanes to WG	Off-Site	MoCo				
17	1	Davis Rd north of Blanco	Off-Site	MoCo				
13	T22	Intermodal Centers	Transit	MST				
10	R3a	Hwy 1-Del Monte-Fremont-MBL	Regional	TAMC				
12	R11	Hwy 156-Freeway Upgrade	Regional	TAMC	75%	75%		
18	R10	Hwy 1-Monterey Rd. Interchange	Regional	TAMC				

## FY 2018/19 Evidence Based Method for Priority Ranking

2018-19 Priority Order Set by Rank		
Priority	Score	Improvement - Description
1	13.60	FO13B - Eastside Parkway
2	21.14	FO14 - S. Boundary Road Upgrade
3	17.63	2B - Davis Rd. S of Blanco
4	16.57	FO7 - Gigling
5	15.63	FO9D - GJMB/SBR Intersection
6	15.57	10 - Del Monte Extension
7	12.97	FO5 - 8th Street
8	12.80	T3 - Purchase/Replace Transit
9	12.11	R3 - Hwy 1 - Seaside/Sand City
10	11.46	T22 - Inter-modal Centers
11	11.23	FO6 - Intergarrison
12	11.17	FO12 - Eucalyptus Rd
13	10.80	R11 - Hwy 156 Freeway Upgrade
14	9.89	4D - Widen Reservation to Watkins Gate
15	9.89	4E - Widen Reservation, Watkins to Davis
16	9.86	FO11 - Salinas Ave
17	8.66	FO2 - Abrams
18	8.31	1 - Davis Rd. N. of Blanco
19	8.29	R10 - Monterey Rd. Interchange

Priority by Rank

Weight Set by Survey of Administrative Committee										
No	Criteria	Survey Number							Average	Weight
		#1	#2	#3	#4	#5	#6	#7		
1	Necessary to mitigate reuse plan	5	2	5	4	5	5	4	4.3	0.9
2	Environmental / Design is complete	4	3	4	2	4	4	2	3.3	0.7
3	Can be completed prior to FORA's 2020 transition	3	1	3	2	3	3	2	2.4	0.5
4	Uses FORA CIP funding as matching funds to leverage grant dollars	4	1	4	5	4	4	5	3.9	0.8
5	Can be coordinated with other agencies projects	4	3	3	4	4	3	4	3.6	0.7
6	Further inter-jurisdictional equity	5	4	3	5	5	3	5	4.3	0.9
7	Supports jurisdictions "flagship" project	5	4	3	3	5	3	3	3.7	0.7
8	Project links to jurisdictional development programs	5	2	3	4	5	3	4	3.7	0.7

\*\* Criteria Scoring Survey's are not shown due to size. Survey's are available upon request.

Improvement Ranking Data																						
Criteria	Criteria																					
	R3 - Hwy 1 - Seaside/Sand City	R10 - Monterey Rd. Interchange	R11 - Hwy 156 Freeway Upgrade	R12 - Hwy 68 Operational Improvements	1 - Davis Rd. N. of Blanco	2B - Davis Rd. S of Blanco	4D - Widen Reservation to Watkins Gate	4E - Widen Reservation, Watkins to Davis	8 - Extend Crescent Ave to Abrams	FO2 - Abrams	FO5 - 8th Street	FO6 - Intergarrison	FO7 - Gigling	FO9D - General Jim to 218	FO11 - Salinas Ave	FO12 - Eucalyptus Rd	FO13B - Eastside Parkway	FO14 - S. Boundary Road Upgrade	T3 - Purchase/Replace Transit	T22 - Inter-modal Centers	10 - 2nd Ave Del Monte Extension	Hwy 1 - + Transit or Bus on Shoulder
Ranking (Sum of Criteria Scores)	12.11	8.29	10.80	0.00	8.31	17.63	9.89	9.89	0.74	8.66	12.97	11.23	16.57	15.63	9.86	11.17	13.60	21.14	12.80	11.46	15.57	0.00
1 Necessary to mitigate reuse plan	1.71	1.71	1.71	0.00	1.71	1.71	1.71	1.71	0.00	1.71	1.71	1.71	2.57	2.57	1.71	1.71	0.86	2.57	1.71	1.71	2.57	0.00
2 Environmental / Design is complete	0.66	0.66	0.66	0.00	0.66	3.29	0.66	0.66	0.00	0.66	0.66	0.66	1.97	1.97	0.66	3.29	0.66	1.97	1.97	0.66	0.66	0.00
3 Can be completed prior to FORA's 2020 transition	0.97	0.49	0.49	0.00	0.49	0.97	0.49	0.49	0.00	0.97	0.49	0.97	0.49	0.49	1.46	0.00	0.49	1.94	0.49	0.49	0.97	0.00
4 Uses FORA CIP funding as matching funds to leverage grant dollars	1.54	0.77	2.31	0.00	1.54	3.09	0.77	0.77	0.00	0.77	1.54	0.77	0.77	0.77	0.77	0.77	0.77	1.54	1.54	0.77	2.31	0.00
5 Can be coordinated with other agencies projects	0.71	0.71	0.71	0.00	0.71	1.43	0.71	0.71	0.00	0.71	1.43	0.71	2.14	1.43	1.43	0.71	0.71	2.14	1.43	1.43	2.14	0.00
6 Further inter-jurisdictional equity	4.29	1.71	3.43	0.00	1.71	3.43	2.57	2.57	0.00	0.86	3.43	3.43	3.43	1.71	0.86	1.71	3.43	4.29	3.43	3.43	1.71	0.00
7 Supports jurisdictions "flagship" project	0.74	0.74	0.74	0.00	0.74	1.49	1.49	1.49	0.00	0.74	1.49	0.74	2.97	3.71	0.74	2.23	2.97	3.71	1.49	1.49	2.23	0.00
8 Project links to jurisdictional development programs	1.49	1.49	0.74	0.00	0.74	2.23	1.49	1.49	0.74	2.23	2.23	2.23	2.23	2.97	2.23	0.74	3.71	2.97	0.74	1.49	2.97	0.00

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