



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING

### FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, May 3, 2017 at 8:30 a.m.

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

## AGENDA

**1. CALL TO ORDER/ESTABLISHMENT OF QUORUM**

**2. PLEDGE OF ALLEGIANCE**

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE**

**4. PUBLIC COMMENT PERIOD**

*Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Committee action. Whenever possible, written correspondence should be submitted to the Committee in advance of the meeting, to provide adequate time for its consideration.*

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. April 12, 2017 Meeting Minutes

**6. May 12, 2017 BOARD MEETING DRAFT AGENDA REVIEW**

**INFORMATION**

**7. BUSINESS ITEMS**

**INFORMATION/ACTION**

*Business items are for Committee discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.*

a. Draft FY 17/18 FORA Capital Improvement Program

i. 2017 Fee Reallocation Study

ii. Biennial Fee Calculation Report

iii. Budget/Program Adoption

b. Draft Groundwater Sustainability Act Support Letter

c. FY 17/18 Marina Coast Water District Annual Budget

**8. ITEMS FROM MEMBERS**

**INFORMATION**

*Receive communication from Committee members as it pertains to future agenda items.*

**9. ADJOURNMENT**

**NEXT MEETING: Wednesday, May 17, 2017**



**FORT ORD REUSE AUTHORITY**  
**ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES**  
**8:30 a.m., Wednesday, April 12, 2017 | FORA Conference Room**  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Co-Chair, Michael Houlemard called the meeting to order at 8:30 a.m.

The following members were present:

AR = After Roll Call; \* = voting member

Layne Long\* (City of Marina)

Craig Malin\* (City of Seaside)

Melanie Beretti\* (Monterey County)

Dino Pick\* (City of Del Rey Oaks)

Elizabeth Caraker\* (City of Monterey)

Anya Spear (CSUMB)

Steve Matarazzo (UCMBEST)

Michelle Overmeyer (MST)

Vicki Nakamura (MPC)

Patrick Breen (MCWD)

Mike Zeller (TAMC)

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Keith Van Der Maaten.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

There were no acknowledgements, announcements or correspondence presented from staff, committee or the public.

**4. PUBLIC COMMENT PERIOD**

*Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.*

There were no verbal comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

**ACTION**

a. March 29, 2017 Regular Meeting Minutes

The regular meeting minutes for March 29, 2017 were deemed accepted by the Administrative Committee as presented by the Deputy Clerk.

There were no comments received from the public or Committee.

**6. APRIL 7, 2017 FORA BOARD MEETING AGENDA FOLLOW-UP**

Jonathan Brinkmann, Principal Planner, reviewed the items on the April 7, 2017 Board meeting agenda. The items that were removed from the agenda were also reviewed.

There were no questions or comments from the Committee or public.

## 7. BUSINESS ITEMS

## INFORMATION

### a. 2017 FORA Fee Reallocation Study

Mr. Brinkmann introduced the item and Transportation Agency of Monterey County (TAMC) Principal Transportation Planner, Mike Zeller. Mr. Zeller reviewed study and Mr. Brinkmann reviewed the memorandum which provided the staff recommendation to approve "Option B". "Option B" follows the "fund local projects first" approach previously adopted by the 2005 FORA Fee Reallocation Study. This option assigns 100% of the construction cost to the local (On-Site, and some Off-Site) improvements, and then assigns a respective share to the remaining regional improvements".

Staff responded to questions and comments from the public and Committee.

*MOTION: On motion by Committee member Pick and second by Committee member Malin and carried by the following vote, the Administrative Committee moved to approve Option B for use as the updated Capital Improvement Program (CIP) transportation baseline because it aligns with existing Board direction and best fits current budgetary resources.*

*AYES: Malin, Pick, Beretti, Caraker*

*NOES: Long*

### **MOTION PASSED**

### b. FY 2017/18 Capital Improvement Program Budget

Peter Said, Project Manager, provided a review of the CIP budget and the 2017/18 obligatory project offsets and remaining obligations, completed projects, 2017/18 transportation network and transit elements by priority and the 2017/18 draft evidence based method for priority ranking.

Staff responded to questions and comments from the public and Committee.

*MOTION: On motion by Committee member Malin and second by Committee member Pick and carried by the following vote, the Administrative Committee moved to recommend the Board adopt the FY 17/18 CIP Budget and CIP ranking with the amendment to move "2<sup>nd</sup> Avenue Extension" to ranking #9 and obtain a description of the historical context of the ranking priorities.*

*AYES: Malin, Pick, Beretti, Caraker*

*NOES: Long*

### **MOTION PASSED**

### c. MCWD Request for Groundwater Sustainability Agency (GSA) support from FORA

Steve Endsley, Assistant Executive Officer, provided an overview of MCWD's request for support regarding the GSA. Keith Van Der Maaten, MCWD General Manager, provided background and reasoning behind the request for support. It was discussed that the jurisdictions should consider their position individually and if action is to be taken by FORA, it would go to the Board in May 2017 with a recommendation from the Administrative Committee.

**8. ITEMS FROM MEMBERS**

There were no items reported from members.

**9. ADJOURNMENT** at 10:21 a.m.

DRAFT

**- START -**

**DRAFT  
BOARD PACKET**



# FORT ORD REUSE AUTHORITY

## REGULAR MEETING FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Friday, May 12, 2017 at 2:00 p.m.

910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

### AGENDA

**ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY NOON MAY 11, 2017.**

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE *(If able, please stand)*

#### 3. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code 54956.9(a): Keep Fort Ord Wild v. Fort Ord Reuse Authority, Monterey County Superior Court, Case No.:M114961
- b. Conference with Legal Counsel – Gov. Code 54956.9(a): Successor Agency of the Redevelopment Agency of the County of Monterey v. California Department of Finance, et al. Fort Ord Reuse Authority Real Party in Interest, County of Sacramento Superior Court, Case No.: 34-2016-80002403

#### 4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

#### 5. ROLL CALL

*FORA is governed by 13 voting members as follows: (a) One member appointed by the City of Carmel; (b) One member appointed by the City of Del Rey Oaks; (c) Two members appointed by the City of Marina; (d) One member appointed by Sand City; (e) One member appointed by the City of Monterey; (f) One member appointed by the City of Pacific Grove; (g) One member appointed by the City of Salinas; (h) Two members appointed by the City of Seaside; and (i) Three members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.*

#### 6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

#### 7. CONSENT AGENDA

#### INFORMATION/ACTION

*CONSENT AGENDA consists of routine items accompanied by staff recommendation. Background information has been provided to the FORA Board on all matters listed under the Consent Agenda. The Consent Agenda items are normally approved by one motion unless a Board member or the public request discussion or a separate vote. Prior to a motion being made, any member of the public or the Board may ask a question or make comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and be considered separately at the end of the Consent Agenda.*

- a. Approve April 7, 2017 Board Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Water/Wastewater Oversight Committee
- e. Finance Committee
- f. Legislative Committee
- g. Transition Task Force Status Update
- h. Groundwater Sustainability Agency Report
- i. Eastside Parkway Environmental Review Report
- j. Outstanding Receivables
- k. Prevailing Wage Status Report
- l. Annual Statement of Investment Policy and Local Agency Investment Fund Resolutions
- m. Public Correspondence to the Board
- n. Executive Officer Travel Report

**8. BUSINESS ITEMS**

**ACTION**

*BUSINESS ITEMS are for Board discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.*

- a. University of California Monterey Bay Education Science and Technology Status Report
- b. Consider Adoption of FORA FY 2017/18 Annual Budget
- c. Capital Improvement Program
  - i. 2017 Fee Reallocation Study
  - ii. EPS Biennial Fee Calculation Report
  - iii. Budget/Program Adoption
- d. RUWAP Recycled Water Report
- e. Consider Resolutions Adopting Marina Coast Water District's Compensation Plan
  - i. Adopt 2017-18 Proposed Budget and Ord Community Compensation Plan
  - ii. Adopt 2017-18 Proposed Ord Community Capital Elements

**9. PUBLIC COMMENT PERIOD**

**INFORMATION**

*Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Board action. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

**10. ITEMS FROM MEMBERS**

**INFORMATION**

*Receive communication from Board members as it pertains to future agenda items.*

**11. ADJOURNMENT**

**NEXT REGULAR BOARD MEETING: June 9, 2017**

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Channel 25. The video and meeting materials are available online at [www.fora.org](http://www.fora.org).

# **Placeholder for Item 7a**

**April 7, 2017 Board Meeting Minutes**

---

**This item will be included in the final Board packet.**



# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Administrative Committee	
<b>Meeting Date:</b>	May 12, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7b	

### **RECOMMENDATION:**

Receive a report from the Administrative Committee.

### **BACKGROUND/DISCUSSION:**

The Administrative Committee met on March 29, 2017 and April 12, 2017. The approved minutes for both dates are attached (**Attachment A & Attachment B**).

### **FISCAL IMPACT:**

Reviewed by the FORA Controller\_\_\_\_\_

Staff time for the Administrative Committee is included in the approved annual budget.

### **COORDINATION:**

Administrative Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Dominique L. Jones Michael A. Houlemard, Jr.

# **Placeholder for Attachment A to Item 7b**

**March 29, 2017 Administrative Committee meeting  
minutes**

---

**This attachment will be included in the final Board packet.**

# **Placeholder for Attachment B to Item 7b**

**April 12, 2017 Administrative Committee meeting  
minutes**

---

**This attachment will be included in the final Board packet.**

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>CONSENT AGENDA</b>	
<b>Subject:</b>	Veterans Issues Advisory Committee
<b>Meeting Date:</b>	May 12, 2017
<b>Agenda Number:</b>	7c
	<b>INFORMATION/ACTION</b>

**RECOMMENDATION:**

Receive an update from the Veterans Issues Advisory Committee (VIAC).

**BACKGROUND/DISCUSSION:**

The Veteran’s Issues Advisory Committee met on March 23, 2017. The approve minutes for this meeting is attached (**Attachment A**).

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

**COORDINATION:**

VIAC

Prepared by \_\_\_\_\_  
 Dominique L. Jones

Approved by \_\_\_\_\_  
 Michael A. Houlemard, Jr.

# **Placeholder for Attachment A to Item 7c**

**March 23, 2017 VIAC meeting minutes**

---

**This attachment will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Water/Wastewater Oversight Committee	
<b>Meeting Date:</b>	March 10, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7d	

### **RECOMMENDATION:**

Receive a recommendation from the Water/Wastewater Oversight Committee (WWOC).

### **BACKGROUND/DISCUSSION:**

The WWOC met on March 15, 2017 and April 12, 2017. The agendas included review of Marina Coast Water District (MCWD) Fiscal Year (FY) 2017-2018 draft budget and the Fiscal Year 2017-2018 draft 5 year Capital Improvement Program (CIP). The approved minutes for both dates are attached (**Attachment A & Attachment B**). The Committee reviewed MCWD's past performance with analysis on actual versus estimated revenues and expenditures. It was determined the analysis would best inform the upcoming 2018 process.

On April 26, 2017, the WWOC voted 3-1 to recommend the MCWD's proposed Budget and CIP for FY 2017-2018 as presented.

### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

### **COORDINATION:**

WWOC, Administrative Committee, Executive Committee, Marina Coast Water District

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Peter Said Steve Endsley

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY  
WATER/WASTEWATER OVERSIGHT COMMITTEE  
MEETING MINUTES**

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 | FORA Community Information Center  
9:45 A.M., Wednesday, March 15, 2017

**1. CALL TO ORDER**

Confirming quorum, Chair Rick Riedl called the meeting to order at 9:45 A.M. The following were present:

**Committee Members:**

Nick Nichols, Monterey County  
Steve Matarazzo, UCSC  
Mike Lerch, CSUMB  
Brian McMinn, City of Marina  
Rick Riedl, City of Seaside  
Dennis Allion, City of Del Rey Oaks

Bob Schaffer  
Doug Yount, MCP  
Ken Nishi  
Sean Kranyak, M.P.P.

**Other Attendees:**

Mike Wegley, Marina Coast Water District  
Kelly Cadiente, Marina Coast Water District  
Patrick Breen, Marina Coast Water District

**FORA Staff:**

Steve Endsley  
Jonathan Brinkmann  
Peter Said

**2. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Rick Riedl

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Mr. Dennis Allion announced that he was attending as an alternate Committee Member representing the City of Del Rey Oaks.

**4. PUBLIC COMMENT PERIOD**

There were no verbal comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

**a. February 22, 2017 Minutes**

**MOTION:** Committee member Rick Riedl moved to approve the February 22, 2017 Water/Wastewater Oversight Committee (WWOC) minutes. Seconded by Steve Matarazzo. Dennis Allion abstained.

**MOTION PASSED:** UNANIMOUSLY.

**6. BUSINESS ITEMS**

**a. Review Fiscal Year (FY) 2017-18 Draft Budget**

Ms. Kelly Cadiante of Marina Coast Water District (MCWD) provided the Committee with the FY 2017/18 Draft Budget. Ms. Cadiante requested members to email questions to her. In an effort to maintain consistency of information shared and questions answered, Ms. Cadiante will include the entire Committee email distribution list when responding. The final budget will be presented at the April 2017 meeting.

MOTION: Committee member Steve Matarazzo moved that all Committee members review the FY 2017-2018 draft budget, email Ms. Cadiante with any questions, and include Peter Said of FORA in any communications. Seconded by Committee member Nick Nichols.

MOTION PASSED UNANIMOUSLY.

**b. Frequently Asked Questions (F.A.Q) on Local Water Supply**

Peter Said of FORA presented a draft Local Water Supply F.A.Q document to address misinformation in the public regarding water issues. He requested the Committee review and provide input on the questions and answers. Mr. Steve Endsley of FORA highlighted major ideas of the document. It currently contains four main categories of questions – and staff would welcome additional questions. Mr. Mike Wegley of MCWD proposed to add a question regarding where MCWD is with annexation.

Mr. Endsley stated that next steps would involve providing any changes to Mr. Said. The WWOC will review and Mr. Said will forward to Michael Houlemard, Executive Director and Sheri Damon, Risk Coordinator, followed by Keith Van Der Maaten of MCWD. After all reviews are complete, WWOC will review the final version prior to endorsing the Local Water Supply Frequently Asked Questions document for release through various outlets.

The Committee continued the topic to a future meeting.

**7. ITEMS FROM MCWD**

None.

**8. ITEMS FROM MEMBERS**

None.

**9. ADJOURNMENT**

Chair Riedl adjourned the meeting at 10:50 a.m.

**NEXT MEETING: April 12, 2017**





**FORT ORD REUSE AUTHORITY  
WATER/WASTEWATER OVERSIGHT COMMITTEE  
MEETING MINUTES**

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 | FORA Conference Room  
10:30 a.m., Wednesday, April 12, 2017

**1. CALL TO ORDER**

Confirming quorum, Scott Ottmar called the meeting to order at 10:30 a.m. The following were present:

**Committee Members:**

Scott Ottmar, City of Seaside  
Mike Lerch, CSUMB  
Brian McMinn, City of Marina  
Steve Matarazzo UCSC

**Other Attendees:**

Mike Wegley, MCWD  
Kelly Cadiente, MCWD  
Patrick Breen, MCWD  
Bob Schaffer  
Kristie Reimer, RAC  
Dino Pick, City of Del Rey Oaks

**FORA Staff:**

Steve Endsley  
Jonathan Brinkmann  
Peter Said

**2. PLEDGE OF ALLEGIANCE** led by Peter Said.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Peter Said reported to the Committee that Marina Coast Water District (MCWD) delivered a letter to the Fort Ord Reuse Authority Administrative Committee seeking support to remain the exclusive Groundwater Sustainability Agency for the area.

Brian McMinn announced that a ribbon cutting ceremony is scheduled for Thursday, April 20, 2017 for completion of the roundabout on Del Monte Road in Marina.

**4. PUBLIC COMMENT PERIOD**

None.

**5. APPROVAL OF MEETING MINUTES**

a. MOTION: Steve Matarazzo moved to approve the March 15, 2017 Water/Wastewater Oversight Committee (WWOC) minutes. Seconded by Brian McMinn.

MOTION PASSED: UNANIMOUSLY.

**6. BUSINESS ITEMS**

a. MCWD Draft FY 2017-18 Budget Updates

Ms. Kelly Cadiente of Marina Coast Water District (MCWD) presented the Committee with the list of changes included in the revised draft FY 2017-18 budget, and provided highlights. The original draft budget was provided to the Committee at the last meeting on March 15, 2017. Mr. Mike Wegley of MCWD shared updates to Capital Improvement Projects. Ms. Cadiente reminded the Committee that a special meeting is scheduled for April 26, 2017 where further budget discussions will be had to ultimately recommend adoption of the budget to the FORA Board. Ms. Cadiente answered questions from the Committee.

**7. ITEMS FROM MCWD**

None.

**8. ITEMS FROM MEMBERS**

None.

**9. ADJOURNMENT**

Peter Said adjourned the meeting at 11:15 a.m.

**NEXT MEETING: April 26, 2017**

5-12-17 DRAFT BOARD PACKET

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

**Subject:** Finance Committee

**Meeting Date:** May 12, 2017

**Agenda Number:** 7e

**INFORMATION/ACTION**

### **RECOMMENDATION:**

Receive a report from the Finance Committee.

### **BACKGROUND/DISCUSSION:**

The Finance Committee met on February 28, 2017 and April 19, 2017. The approved minutes of the February 28, 2017 are attached (**Attachment A**).

### **FISCAL IMPACT:**

Reviewed by the FORA Controller\_\_\_\_\_

Staff time for the Finance Committee is included in the approved annual budget.

### **COORDINATION:**

Finance Committee

Prepared by \_\_\_\_\_  
Helen Rodriguez

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY  
FINANCE COMMITTEE MEETING MINUTES**  
3:00 p.m., February 28, 2017 | FORA's Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER**

Chair Gunter called the meeting to order at 3:00 PM.

Members Present:

Joe Gunter (City of Salinas) (Chair)  
Gail Morton, City of Marina  
Alan Haffa, City of Monterey  
John Phillips, County of Monterey  
Cynthia Garfield (City of Pacific Grove)

Members Absent:

Andre Lewis, CSUMB

**2. PLEDGE OF ALLEGIANCE** led by Chair Gunter

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Michael Houlemard, Executive Officer, acknowledged the newly appointed chair and members of the Finance Committee.

**4. PUBLIC COMMENT PERIOD**

There were no comments received from the public.

**5. APPROVAL OF MEETING MINUTES**

a. Regular Meeting Minutes of December 2, 2016

Staff responded to questions and provided information regarding the December 2, 2016 meeting minutes. Public comment was received.

**MOTION:** *On motion by Committee member Haffa, second by Committee member Morton and carried by the following vote, the Committee approved the minutes of December 2, 2016.*

**MOTION PASSED UNANIMOUSLY**

## 6. **BUSINESS ITEMS**

- a. FY 16-17 Mid-Year Budget  
Mid-Year Adjustments, Review and Discussion  
Consider Recommending FORA Board budget approval

Mr. Houlemard and Helen Rodriguez, Controller reviewed the FY 16-17 Mid-Year budget and defined the budget categories. The Committee discussed the numbers provided in the draft budget and staff explained the programs and missions associated with the proposed budget.

The Committee acknowledged that there is adequate funding for the Mid-Year Budget adjustments and recommended increasing the CalPers termination liability set aside to \$2.0M. Additionally, Chair Gunther asked the FC members for recommendation to the Executive Committee regarding the proposed staff benefit adjustment. Member Morton and Garfield expressed concerns with the staff proposed health benefit adjustment and proposed no adjustment to staff health benefits. Member Haffa expressed support for the proposed increased staff health benefit.

**MOTION:** *On motion by Committee member Morton, second by Committee member Garfield, and carried by the following vote, the Committee recommended the mid-year budget as revised for the CalPers termination liability set aside and FC committee members' concern regarding the proposed staff health benefit adjustment be relayed to the Executive Committee.*

### **MOTION PASSED UNANIMOUSLY**

- b. Auditor Selection  
Ms. Rodriguez noted that, in the past, it was required that the audit firm rotate every 5 years. With the change in audit standards, the requirement is that only the auditor in charge rotate every five years, not audit firms. Due to the unknown future of FORA within the next five years – staff recommended to remain with the current auditor firm, Moss Levy Hartzheim. The 2017 meeting calendar was also discussed in attempt to determine a date in which the Committee could reconvene. Staff responded to questions and comments from the Committee.

**MOTION:** *On motion by Committee member Morton and second by Committee member Garfield and carried by the following vote, the Committee moved to remain with Moss Levy Hartzheim Auditing Firm for the next FY 16/17.*

### **MOTION PASSED UNANIMOUSLY**

c. 2017 Meeting Calendar

***MOTION:*** *On motion by Committee member Morton and second by Committee member Garfield and carried by the following vote, the Committee moved to meet on April 19, 2017 at 2:30 p.m. and May 3, 2017 at 2:00 p.m.*

**MOTION PASSED UNANIMOUSLY**

7. **ITEMS FROM MEMBERS**

Committee Haffa suggested the Committees review FORA's priorities and forward them to the Board of Directors for consideration.

8. **ADJOURNMENT** at 4:09 PM.

5-12-17 DRAFT BOARD PACKET

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Legislative Committee	
<b>Meeting Date:</b>	May 12, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7f	

### **RECOMMENDATION:**

Receive a report from the Legislative Committee.

### **BACKGROUND/DISCUSSION:**

The Legislative Committee met on April 20, 2017 and approved the October 31, 2016 meeting minutes (**Attachment A**).

The Legislative Committee also reviewed the 2017 Annual FORA Legislative Agenda (**Attachment B**) which was approved by the Board on November 4, 2016; and received a report on proposed positions on State Legislation (**Attachment C**).

The Executive Officer reported to the Committee that any federal and state legislative missions may be postponed. The status of the mission will be reported back at a later date as to whether a legislative mission is needed.

The Committee recommended the Board schedule the 2017 legislative session with the elected State legislators at the June 9, 2017 Board meeting. The proposed date is subject to the availability of the State legislators.

### **FISCAL IMPACT:**

Reviewed by the FORA Controller \_\_\_\_\_

Staff time for the Legislative Committee is included in the approved annual budget.

### **COORDINATION:**

Legislative Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Dominique L. Jones Michael A. Houlemard, Jr.



# **FORT ORD REUSE AUTHORITY (FORA)**

## **LEGISLATIVE COMMITTEE MEETING MINUTES**

2:30 p.m., Monday, October 31 2016  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### **1. CALL TO ORDER**

Mayor Jerry Edelen called the meeting to order at 2:33 p.m.

#### **Voting Members Present:**

Chair/Supervisor Potter (Monterey County)  
Mayor Rubio (City of Seaside)  
Mayor Pro-Tem O'Connell (City of Marina)  
Mayor Edelen (City of Del Rey Oaks)

#### **Voting Members Absent:**

Mayor Pendergrass (City of Sand City)

### **2. PLEDGE OF ALLEGIANCE**

Pledge of allegiance was led by Mayor Edelen.

### **3. ACKNOWLEDGMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Michael Houlemard, Executive Officer, announced the upcoming Prevailing Wage training to be held on November 1, 2016.

### **4. PUBLIC COMMENT PERIOD**

There were no verbal comments received from the public.

### **5. APPROVAL OF MEETING MINUTES**

- a. May 4, 2016 Legislative Committee Minutes

At the time the item was presented, a quorum had yet to be established. There was no action taken on this item.

### **6. BUSINESS ITEMS**

- a. 2017 Annual Fort Ord Reuse Authority Legislative Agenda  
Mr. Houlemard reviewed the FORA Legislative Agenda. The committee provided comments and staff answered questions regarding the details of the legislative agenda. At the time the item was presented, a quorum had yet to be established. There was no action taken on this item.
- b. Report on Fort Ord Reuse Authority Transition Planning and Update on Transition Task Force



Steve Endsley, Assistant Executive Officer and Sheri Damon, Prevailing Wage/Risk Coordinator presented the item. Staff provided a status overview that included the proposed recommendation for legislative extension through 2030, details of the CEQA mitigations, the post FORA CIP obligations and scenario analysis. The committee discussed the transition plan as presented, provided comments and staff answered questions.

**7. ITEMS FROM MEMBERS**

There were no items from members.

**8. PUBLIC COMMENT PERIOD**

The Committee received public comment.

**9. ADJOURNMENT**

Chair Potter adjourned the meeting at 3:40 p.m.

5-12-17 DRAFT BOARD PACKET



## Fort Ord Reuse Authority 2017 LEGISLATIVE AGENDA

This report outlines the 2017 Fort Ord Reuse Authority (FORA) legislative program and tasks. The FORA 2017 Legislative Agenda defines Board policy, sets legislative, regulatory, or federal/state resource allocation/direction, and supports the 1997 Base Reuse Plan's (BRP) and the 2012 BRP Reassessment Report guidance for replacing former Fort Ord military regional economic contributions with comparable level civilian activity/programs. The Legislative Agenda is meant to assist state and federal agencies/legislative offices regarding property transfer, economic recovery/reuse, environmental remediation, habitat management/conservation, and infrastructure and mitigation funding. The order in which the tasks are presented herein does not imply ranking or priority. Each item is considered a "priority" in achieving FORA's objectives.

### **A. HABITAT CONSERVATION PLAN (HCP). Continue/enhance ongoing coordination with federal and state legislative representatives to secure/expedite HCP issuance.**

#### **Issue:**

HCP approval remains critical to former Fort Ord reuse. Alternatives to a base wide HCP, such as project by project permitting, are costly and time consuming and are not as effective in managing or protecting endangered species.

#### **Benefits:**

HCP approval both protects valuable habitat and enables effective regional job and housing creation.

#### **Challenges:**

HCP processing over the past ten years has been difficult and costly. Insufficient federal and state agency resources and overlapping regulatory barriers have thwarted the HCP process. Multiple agency coordination requires communication and encouraging cooperation.

#### **Proposed Position:**

- Support legislative and regulatory coordination, state and federal resources, and strong advocacy to enable speedy reviews and processing.
- Coordinate with U.S. Fish and Wildlife Service, U.S. Department of Interior/ Bureau of Land Management (BLM), California Department of Fish and Wildlife (CDFW), the 20th Congressional District, the 17th State Senate District and the 29th State Assembly District to finalize agreements regarding habitat management on BLM's Fort Ord National Monument, UC Natural Reserve and CA State Parks land in order to complete/implement the HCP.

**B. ECONOMIC RECOVERY SUPPORT. Support statewide and regional efforts to create local jurisdiction economic recovery, base reuse financing and consider/support innovative building removal funds.**

**Issue:**

The loss of “redevelopment financing” and other refinancing tools to assist in implementing base closure recovery programs was a heavy blow to FORA’s member jurisdictions. Jurisdictional funding has dropped and substitute financial tools to support economic reuse/recovery initiatives do not match past vehicles set up to support the replacement infrastructure and mitigations. FORA provided an initial two years of funding for an economic development program including staffing, engaging with regional partnerships and local agency program support. Additional programs are still required for building removal.

**Benefits:**

Sufficient funding resources for the reuse and recovery from former Fort Ord closure and other military bases. Funding support for economic development programs, habitat management protection, building removal, or other infrastructure demands associated with the reuse programs. Removal of buildings that create a “ghost town” effect are a disincentive to investment.

**Challenges:**

1. Obtaining agreement to use tax or special district funds to create special financing districts to support targeted economic recovery, affordable housing and/or infrastructure in the climate of limited resources.
2. State funding sources remain unclear.

**Proposed Position:**

Support legislation, activating local agency processes for economic development.

- Support establishment of Military Base Reuse “Recovery Zones.”
- Support legislation for incentive based mechanisms to strengthen jurisdictions’ ability to enable/implement base closure recovery programs.
- Consider the addition of newly adopted financing mechanisms for jurisdictional support.
- Continue funding and resource development for economic recovery.

**C. VETERANS CEMETERY. Continue support/expansion of the California Central Coast Veterans Cemetery (CCCVC) development on the former Fort Ord.**

**Issue:**

Burial space for California Central Coast veterans is inadequate. The former Fort Ord is both ideally suited and centrally located and an appropriate facility has now been opened to serve the veteran community. A site was set aside/designated in the 1990s for a veterans’ cemetery and the FORA Board of Directors gave support through previous actions of the establishment of the California Central Coast Veterans Cemetery (CCCVC). After multiple actions over 20 years the CCCVC was opened by the CA Department of Veterans Affairs (CDVA) for above ground columbaria, administration and maintenance buildings, a committal shelter, landscaping, and infrastructure for initial operation in October 2016. Future expansion requires additional design, planning, and review and includes in-ground gravesites and additional columbaria, as well as other potential ancillary uses and would complete the project anticipated in the Base Reuse

Plan.

**Benefits:**

The CCCVC offers final resting places for the region's 50,000 (approx.) veterans. Burial plots would enable an option for those who for religious or other reasons prefer such an option.

**Challenges:**

Cemetery expansion will require significant coordination between FORA, the CCCVC Foundation, the California Department of General Services (DGS), CDVA, US Department of Veterans Affairs (USDVA), the City of Seaside, the County of Monterey, and other state/federal agencies.

**Proposed Position:**

- Support DGS and CDVA construction expansion efforts.
- Support efforts to sustain priority standing for the CCCVC with CDVA and USDVA.
- Promote continued vigilance and cooperation among the regulatory agencies.
- Coordinate with federal agencies, the City of Seaside, the County of Monterey, the 20th Congressional District, the 17th State Senate District, and the 29th State Assembly District to sustain efforts to generate federal funding and/or status for future CCCVC expansion.

**D. AUGMENTED WATER SUPPLY. Work with local, regional and federal agencies to secure State and Federal funding and/or resources to augment FORA's water supply needs.**

**Issue:**

The FORA Capital Improvement Program includes approximately \$24M to fund Regional Water Augmentation necessary to implement the Base Reuse Plan. Six million (\$6M) has been committed to the Pure Water Project to support use of reclaimed resources in the region. Securing outside funds to assist with augmented supply options help the timely implementation of conservation, recycled water and/or desalination water facilities and smooth out upfront costs of infrastructure. Monitor implementation of Ground Water Sustainability Act as it relates to contractual amounts of water to support the implementation of Base Reuse Plan.

**Benefits:**

Development projected under the Base Reuse Plan depends on an augmented water supply. Additional grant funding reduces FORA and Marina Coast Water District (MCWD) costs to secure water resources and reduces required capital charges.

**Challenges:**

Scarce funding and competing water projects throughout the region and state. No current federal/state program exists for this funding.

**Proposed Position:**

- Continue to work with MCWD to enable them to fulfill their contractual obligation to FORA for water resource augmentation.
- Support and coordinate efforts with MCWD, Monterey County Water Resources Agency, Monterey Regional Water Pollution Control Agency, other agencies, and FORA jurisdictions to secure funding and/or support other funding mechanisms proposed for this purpose.

- Coordinate potential water bond funding for Monterey Bay region and FORA augmentation needs.
- Coordinate with the Department of Defense to acquire additional water rights that might become available.

**E. LEGISLATIVE COOPERATION WITH MONTEREY BAY AGENCY LEGISLATIVE ISSUES.**

**Issue:**

Monterey-Salinas Transit, Transportation Agency for Monterey County, and the County of Monterey have adopted legislative programs that may have Fort Ord reuse impacts.

**Benefits:**

Collaborative funding efforts by agencies involved in the same or interdependent projects increase the chances to obtain critical funding and enhanced partnering for matching funds.

**Challenges:**

State and federal funding is limited, legislative actions that benefit/impact multiple parties requires coordination, and competition for available funds will be keen.

**Proposed Position:**

- Coordinate and support other legislative programs in the Monterey Bay area when they interface with former Fort Ord reuse programs.

**F. ASSURING LONG TERM STEWARDSHIP OF MUNITIONS CLEANUP AREAS.**

Coordinate with Federal, State and local agencies on post-cleanup stewardship of munitions and explosives ordnance issues/areas. Seek additional funds from federal resources and pursue optimizing review processes to complete property transfers

**Issue:**

FORA is scheduled to sunset June 30, 2020 and certain munitions funding terminates in 2019. There will be significant post FORA property management and post-remediation issues that will need to be managed. Those issues require resources, coordination and cooperation which are still being defined.

**Benefits:**

Collaborative partnering for resources by agencies involved in the same or interdependent projects increase the chances to obtain critical funding. Some long term stewardship issues are unfunded but defined as remedies in federal documents.

**Challenges:**

State and federal funding resources are limited. Federal and State agencies have not funded long term stewardship in many cases. In addition local jurisdictions have limited funding for long-term stewardship.

**Proposed Position:**

- Seek federal and state cooperation to assure responsiveness, document completion, and crucial funding for long-term stewardship for munitions response areas.

## **G. LEGISLATIVE COORDINATION REGARDING FORA TRANSITION ISSUES**

### **Issue:**

FORA's legislative sunset in 2020 calls for coordination of many items. Specifically, a report to the State Legislature, Local Agency Formation Commission (LAFCO) coordination, jurisdiction interface, and risk analysis. Working with local agencies is crucial. Coordination is beneficial/essential in traversing the long list of issues and reporting requirements.

### **Benefits:**

Collaborative efforts will assure effective transition decisions or potential legislative extension prior to 2020 sunset or possible legislative extension.

### **Challenges:**

State law requirements, contractual obligations, and inter-agency agreements will require intensive legislative multi-agency negotiations. One of FORA's funding mechanisms (Mello Roos/Community Facilities District/developer fee) is not within LAFCO's jurisdiction and terminates upon FORA dissolution. Replacement funding processes may have a lengthy implementation timeline.

### **Proposed Position:**

- Coordinate and seek support from State Legislature (17<sup>th</sup> State Senate District and 29<sup>th</sup> State Assembly District) to assure post-FORA funding for jurisdictions following FORA's sunset on June 30, 2020 in compliance with Title 7.85 of the Government Code entitled Fort Ord Reuse Authority Act and the pursuit of a reasonable FORA extension not beyond June 30, 2037.

## **H. PREVAILING WAGES COORDINATION**

Coordinate with 17<sup>th</sup> State Senate Districts and 29<sup>th</sup> State Assembly District to clarify the implementation of the FORA Prevailing Wage Policy and the enforcement provisions of SB 854 with the State Department of Industrial Relations.

### **Issue:**

Ongoing confusion continues related to various interpretations of how the FORA Prevailing Wage Policy interfaces with the registration, reporting and enforcement provisions of state public works laws amended in state law in recent years.

### **Benefits:**

Collaborative efforts between the designated military base Reuse Authority and Department of Industrial Relations is needed to promote, coordinate and harmonize state public works laws with state laws requiring speedy transition of military bases to civilian use.

### **Challenges:**

SB 854 is in the third year of implementation and there is little experience within DIR of working with Base Reuse Programs.

### **Proposed Position:**

Support legislative and regulatory coordination, state and federal resources, and strong advocacy to enable speedy reviews, compliance, enforcement and coordinated decisions.

I. **PUBLIC SAFETY OFFICER TRAINING.** Work with the County of Monterey to assist Monterey Peninsula College (MPC) to obtain capital and program funding for its former Fort Ord Public Safety Officer Training Programs.

**Issue:**

FORA/County agreed to assist MPC in securing program funds in 2003.

**Benefits:**

The Public Safety Officer Training Program is an important component of MPC's Fort Ord reuse efforts and enhances public safety training at the regional and state levels. Adequate funding is critical.

**Challenges:**

Funds available through the Office of Homeland Security, the Office of Emergency Services, or other sources may be restricted. MPC has begun interim program efforts but is yet to accept the property for the permanent former Fort Ord facilities.

**Proposed Position:**

- Pursue legislative or other actions to support MPC efforts to secure funding sources.

## FORA Thursday, April 20, 2017

### [AB 18](#) ([Garcia, Eduardo](#) D) **California Clean Water, Climate, Coastal Protection, and Outdoor Access For All Act of 2018.**

**Introduced:** 12/5/2016 **Last Amended:** 2/23/2017 **Summary:** Would enact the California Clean Water, Climate, Coastal Protection, and Outdoor Access For All Act of 2018, which, if approved by the voters, would authorize the issuance of bonds in an amount of \$3,105,000,000 pursuant to the State General Obligation Bond Law to finance a clean water, climate, coastal protection, and outdoor access for all program. This bill contains other related provisions.

**Position:** Support

### [AB 30](#) ([Caballero](#) D) **Environmental quality: judicial review: strip mall conversion housing projects.**

**Introduced:** 12/5/2016 **Last Amended:** 4/3/2017 **Summary:** CEQA requires that an action or proceeding to attack, review, set aside, void or annul a determination, finding, or decision of a public agency, as provided, on the grounds of noncompliance with its provisions be brought in accordance with specified law governing administrative mandamus. CEQA requires a court to make specified orders if it finds that any determination, finding, or decision of a public agency has been made without compliance with CEQA, but prohibits a court from enjoining certain projects unless the court makes specified findings. This bill would similarly prohibit a court from enjoining a qualified strip mall conversion housing projects, as defined, unless the court makes specified findings.

**Position:** Support

### [AB 59](#) ([Thurmond](#) D) **Local Housing Trust Fund Matching Grant Program.**

**Introduced:** 12/7/2016 **Summary:** Under the Local Housing Trust Fund Matching Grant Program, the department is authorized to make matching grants available to cities, counties, cities and counties, and existing charitable nonprofit organizations that have created, funded, and operated housing trust funds. This bill would recast these provisions to instead authorize the department to make grants to eligible recipients, defined as cities that meet specified criteria and charitable nonprofit organizations organized under certain provisions of the Internal Revenue Code that apply jointly with a qualifying city, that have created or are operating or will operate housing trust funds.

**Position:** Watch

### [AB 71](#) ([Chiu](#) D) **Income taxes: credits: low-income housing: farmworker housing.**

**Introduced:** 12/16/2016 **Last Amended:** 3/2/2017 **Summary:** Would, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for calendar years beginning in 2018, increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects to \$300,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount. The bill would delete that special needs exception and authorization to request state credits provided the applicant is not requesting a 130% basis adjustment for purposes of the federal credit amount.

**Position:** Support

### [AB 73](#) ([Chiu](#) D) **Planning and zoning: housing sustainability districts.**

**Introduced:** 12/16/2016 **Last Amended:** 3/28/2017 **Summary:** Would authorize a city, county, or city and county, including a charter city, charter county, or charter city and county, to establish by ordinance a housing sustainability district that meets specified requirements, including authorizing residential use within the district through the ministerial issuance of a permit. The bill would authorize the city, county, or city and county to apply to the Office of Planning and Research for approval for a zoning incentive payment and require the city, county, or city and county to provide specified information about the proposed housing sustainability district ordinance.

**Position:** Watch



**AB 190 (Steinorth R) Local government: development permits: design review.**

**Introduced:** 1/19/2017 **Last Amended:** 3/27/2017 **Summary:** Would require a lead agency, where an ordinance requiring design review applies to a development project, to approve or disapprove the design of the development project within 30 days of the application being determined to be complete, as specified. The bill would provide, that if the lead agency has not approved or disapproved the design of the development project within that 30-day period, the project is deemed to be approved on the 31st day.

**Position:** Watch

**AB 455 (Voepel R) Veterans buildings, memorials, and cemeteries.**

**Introduced:** 2/13/2017 **Summary:** Current law authorizes the establishment and operation of memorial districts to provide and maintain memorial halls, assembly halls, buildings, or meeting places for the use of veteran soldiers, sailors, and marines who have honorably served the United States in any wars or campaigns, or for the use of patriotic, fraternal, or benevolent associations of those persons, as specified. This bill would state the intent of the Legislature to enact legislation relating to the building of veterans memorials, buildings, and cemeteries.

**Position:** Support

**AB 577 (Caballero D) Disadvantaged communities.**

**Introduced:** 2/14/2017 **Last Amended:** 3/9/2017 **Summary:** Current law defines a disadvantaged community as a community with an annual median household income that is less than 80% of the statewide annual median household income for various purposes, that include, but are not limited to, the Water Quality, Supply, and Infrastructure Improvement Act of 2014, eligibility for certain entities to apply for funds from the State Water Pollution Cleanup and Abatement Account, and authorization for a community revitalization and investment authority to carry out a community revitalization plan. This bill would expand the definition of a disadvantaged community to include a community with an annual per capita income that is less than 80% of the statewide annual per capita income.

**Position:** Support

**AB 696 (Caballero D) Department of Transportation: Prunedale Bypass: County of Monterey: disposition of excess properties.**

**Introduced:** 2/15/2017 **Summary:** Would require the net proceeds from the sale of any excess properties originally acquired for a replacement alignment for State Highway Route 101 in the County of Monterey, known as the former Prunedale Bypass, to be reserved in the State Highway Account for programming and allocation by the commission, with the concurrence of the Transportation Agency for Monterey County, for other state highway projects in the State Highway Route 101 corridor in that county. The bill would exempt these funds from the distribution formulas otherwise applicable to transportation capital improvement funds.

**Position:** Support

**SB 2 (Atkins D) Building Homes and Jobs Act.**

**Introduced:** 12/5/2016 **Last Amended:** 3/23/2017 **Summary:** Would enact the Building Homes and Jobs Act. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225.

**Position:** Support

**SB 3 (Beall D) Affordable Housing Bond Act of 2018.**

**Introduced:** 12/5/2016 **Last Amended:** 3/28/2017 **Summary:** Would enact the Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$3,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided.

**Position:** Support

**SB 5 (De León D) California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018.**

**Introduced:** 12/5/2016 **Last Amended:** 3/28/2017 **Summary:** Would enact the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018, which, if approved by the voters, would authorize the issuance of bonds in an amount of \$3,000,000,000 pursuant to the State General Obligation Bond Law to finance a drought, water, parks, climate, coastal protection, and outdoor access for all program.

**Position:** Support

**SB 35 (Wiener D) Planning and zoning: affordable housing: streamlined approval process.**

**Introduced:** 12/5/2016 **Last Amended:** 4/4/2017 **Summary:** The Planning and Zoning Law requires a planning agency, after a legislative body has adopted all or part of a general plan, to provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the general plan and progress in meeting the community's share of regional housing needs. This bill would require the planning agency to include in its annual report specified information regarding units of housing, including rental housing and housing designated for homeownership, that have secured all approvals from the local government and special districts needed to qualify for a building permit.

**Position:** Watch

**SB 62 (Jackson D) Affordable Senior Housing Act of 2017.**

**Introduced:** 12/22/2016 **Last Amended:** 3/20/2017 **Summary:** Would enact the Affordable Senior Housing Act of 2017, which would establish the Affordable Senior Housing Program within GO-Biz, as part of the Economic Revitalization Act. The bill would declare that the purpose of this program is to guide and serve as a catalyst for the development of affordable senior housing dwelling units within this state and would require the director of GO-Biz to undertake various actions in implementing this program.

**Position:** Watch

**SB 231 (Hertzberg D) Local government: fees and charges.**

**Introduced:** 2/2/2017 **Summary:** Articles XIIC and XIID of the California Constitution generally require that assessments, fees, and charges be submitted to property owners for approval or rejection after the provision of written notice and the holding of a public hearing. Current law, the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with Articles XIIC and XIID of the California Constitution and defines terms for these purposes. This bill would define the term "sewer" for these purposes. The bill would also make findings and declarations relating to the definition of the term "sewer" for these purposes.

**Position:** Support

Total Measures: 15  
Total Tracking Forms: 15

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Transition Task Force Status Update	
<b>Meeting Date:</b>	May 12, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7g	

### **RECOMMENDATION:**

Accept Transition Task Force Status Report

### **BACKGROUND/DISCUSSION:**

In December 2015, FORA Staff began presenting transition information to the Finance Committee, the Executive Committee, and the Board. In April 2016, the Fort Ord Reuse Authority (FORA) Board chair convened an *ad hoc* committee to provide additional information and a recommendation to the Board regarding the 2020 FORA transition. Over the next several months, the Transition Task Force was provided information on key FORA documents and contracts, mitigation measures and outstanding obligations outlined in the Capital Improvement Program and different scenario models outlining the anticipated financial risks for a 2020 transition and a 2030 transition. The magnitude of the main Capital Improvement obligations (Water, Transportation/Transit and Habitat) was in a range of \$94.1 million to over \$126 million. To meet these obligations, they must be allocated/distributed to the underlying jurisdictions in the absence of cross-jurisdictional entity. Background materials for the presentations to the 2016 Transition Task Force may be found in the Transition Task Force archives at the following link: <http://www.fora.org/Transitiontaskforce.html>. The financial scenario analysis noted above projected that FORA's entire mitigation measures and outstanding Capital Improvement Program obligations could be completed prior to 2030, minimizing financial risk and uncertainty to the jurisdictions. Accordingly, FORA staff recommended that a legislative extension be sought, while simultaneously working through a transition plan which could be utilized at whichever date the transition occurs. The Transition Task Force by majority voted to recommend this course of action to the Board. In November 2016, the Board considered the TTF recommendation to pursue the dual courses of action. The vote on the TTF item was not unanimous and was carried over to the December meeting. Also in November, the Board considered the Legislative Agenda and voted unanimously to seek a legislative extension for a reasonable time period not to exceed 2037. Although, the financial analyses indicated that the Capital Improvement Program could be completed by 2030, the year 2037 was selected because under the environmental (munitions) cleanup requirements, that is the final year for reporting to state and federal regulators. In December 2016, the Board by second vote adopted the dual track TTF recommendation.

From December 2016, FORA staff began a series of meetings, some ongoing, with stakeholders in the FORA transition process. Meetings with the Army, Environmental Protection Agency, Department of Toxic Substance Control, Local Agency Formation Commission, Marina Coast Water District, Seaside County Sanitation District, Transportation Agency of Monterey County, City Managers from Marina, Seaside and Del Rey Oaks.

In January 2017, the Board Chair appointed members to both the Legislative Committee and the Transition Task Force. The Transition Task Force charge however, was required to be updated. In March 2017, FORA Board Chair Ralph Rubio re-formed the Transition Task Force

as a limited term ad hoc committee with a new charge. The new charge focuses the Task Force on building consensus for the methodology for allocating obligations and assets, a methodology for determining priority of infrastructure improvements and modification, financing mechanisms and finally a form of structure for a transition entity. These four items will be the underpinning of what is anticipated to be interagency agreements for the ultimate transition plan.

The Task Force Members met April 18, 2017. At the April 18, 2017 meeting a general background was presented and the rigorous work plan was presented in order to accomplish the above items. Information on the presentation to the 2017 Transition Task Force may be found at <http://www.fora.org/Transitiontaskforce.html>. The target date for consensus on the Methodology for allocation of obligations is July 1, 2017, for basewide facilities August 1, 2017, for financing by September 1, 2017 and finally the form of structure by October 1, 2017. It is anticipated that each target will require 3-4 meetings of the Task Force in order to complete the work on the schedule presented. The next meeting of the Task Force is set for May 9, 2017.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time and legal costs for this item was not fully anticipated but to date is within the approved annual budget.

**COORDINATION:**

TTF, Legislative Committee, Finance Committee, Executive Committee, Legislative offices

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Steve Endsley Michael A. Houlemard, Jr.

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>CONSENT AGENDA</b>	
<b>Subject:</b>	Groundwater Sustainability Agency Report
<b>Meeting Date:</b>	April 7, 2017
<b>Agenda Number:</b>	7h
<b>INFORMATION</b>	

**RECOMMENDATION(S):**

Receive a report regarding Groundwater Sustainability Agency (GSA) formation.

**BACKGROUND:**

In the fall of 2014, the California legislature adopted, and the Governor signed into law, three bills (SB 1168, AB 1739, and SB 1319) collectively referred to as the “Sustainable Groundwater Management Act” (SGMA) that initially became effective on January 1, 2015, and have been amended from time-to-time thereafter. The stated purpose of the SGMA, as set forth in California Water Code section 10720.1, is to provide for the sustainable management of groundwater basins, to enhance local management of groundwater to the greatest extent feasible, and to provide local groundwater agencies with the authority, and technical and financial assistance necessary to manage groundwater sustainably.

The SGMA requires the designation of GSAs to achieve groundwater sustainability through the adoption and implementation of Groundwater Sustainability Plans (GSPs) or alternative plans, for all medium and high priority basins/sub-basins as designated by the California Department of Water Resources (DWR). The Salinas Valley Groundwater Basin (Basin) is a high priority basin, and the 180/400 foot aquifer sub-basin is designated in critical overdraft. The SGMA also requires that basins and sub-basins have a designated GSA by no later than June 30, 2017, and high or medium priority basins in critical overdraft have an adopted GSP by no later than January 31, 2020.

**DISCUSSION:**

Marina Coast Water District (MCWD) and the County of Monterey Water Resources Agency (MCWRA) have each submitted Notices of Intents (NOIs) to DWR to be GSA’s over the Monterey sub-basin of the Salinas Valley basin (a large portion of former Fort Ord). The newly formed Salinas Valley Groundwater Basin GSA voted in April, 2017 to also submit an NOI to be the GSA. This creates a circumstance of service area overlap (**Attachment A**), which must be resolved before a GSA can be recognized for the sub-basin.

If The Department of Water Resources (DWR) does not identify an exclusive GSA(s) by June 30, 2017, according to Water Code section 10735.2(a), the State Water Control Board (SWCB), after notice and a public hearing, may designate a high (or medium) priority basin as a probationary basin, if a local agency or a collection of local agencies has not decided to become a GSA(s) and develop GSP(s) for the entire basin – or if a local agency has not submitted an Alternative Plan for the entire basin. If multiple local agencies have decided to become GSAs in a basin, but those decisions have not taken effect due to unresolved service area overlap, then those disputed areas would be considered unmanaged areas for the purposes of groundwater extraction reporting, as no exclusive GSA(s) for the entire basin has/have been established. The

local agencies involved in the GSA formation dispute need to reach agreement to allow prompt designation of a GSA. Otherwise, the SWCB could intervene if necessary.

The groundwater extraction reporting requirements for unmanaged areas of a basin will begin on July 1, 2017, and are described in Part 5.2 of Division 2 of the Water Code, commencing with section 5200. The SWCB's schedule of fees to recover costs associated with its intervention role is described in Water Code section 1529.5. Water Code References: section 1529.5, section 5200 et seq., section 10723 et seq., section 10724. The proposed SGMA Fee Schedule is provided under **Attachment B**.

The proposed SGMA Fee Schedule includes different tiers ranging from \$10 per acre-foot per year pumped to \$55 per acre-foot per year pumped. Also, if the state intervention requires special studies and the fees are insufficient to cover these costs, the state will assess groundwater extractors for these costs as well. If the GSA overlap dispute for the Monterey sub-basin of the Salinas Valley basin (Fort Ord) continues past the June 30, 2017 deadline and the State assesses fees for its intervention, MCWD, serving as the water purveyor under contract with FORA, would be assessed the fees. As a result, MCWD would most likely be required to recover these additional costs from its former Fort Ord ratepayers (The Ord Community) until MCWD and MCWRA resolve the GSA formation dispute.

In summary, prompt resolution to the GSA formation dispute before June 30, 2017 would benefit local agencies and avoid state intervention and fees. The FORA Administrative Committee as an advisory committee to the Board has requested an analysis of key questions. This Analysis has been provided in **Attachment C**.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

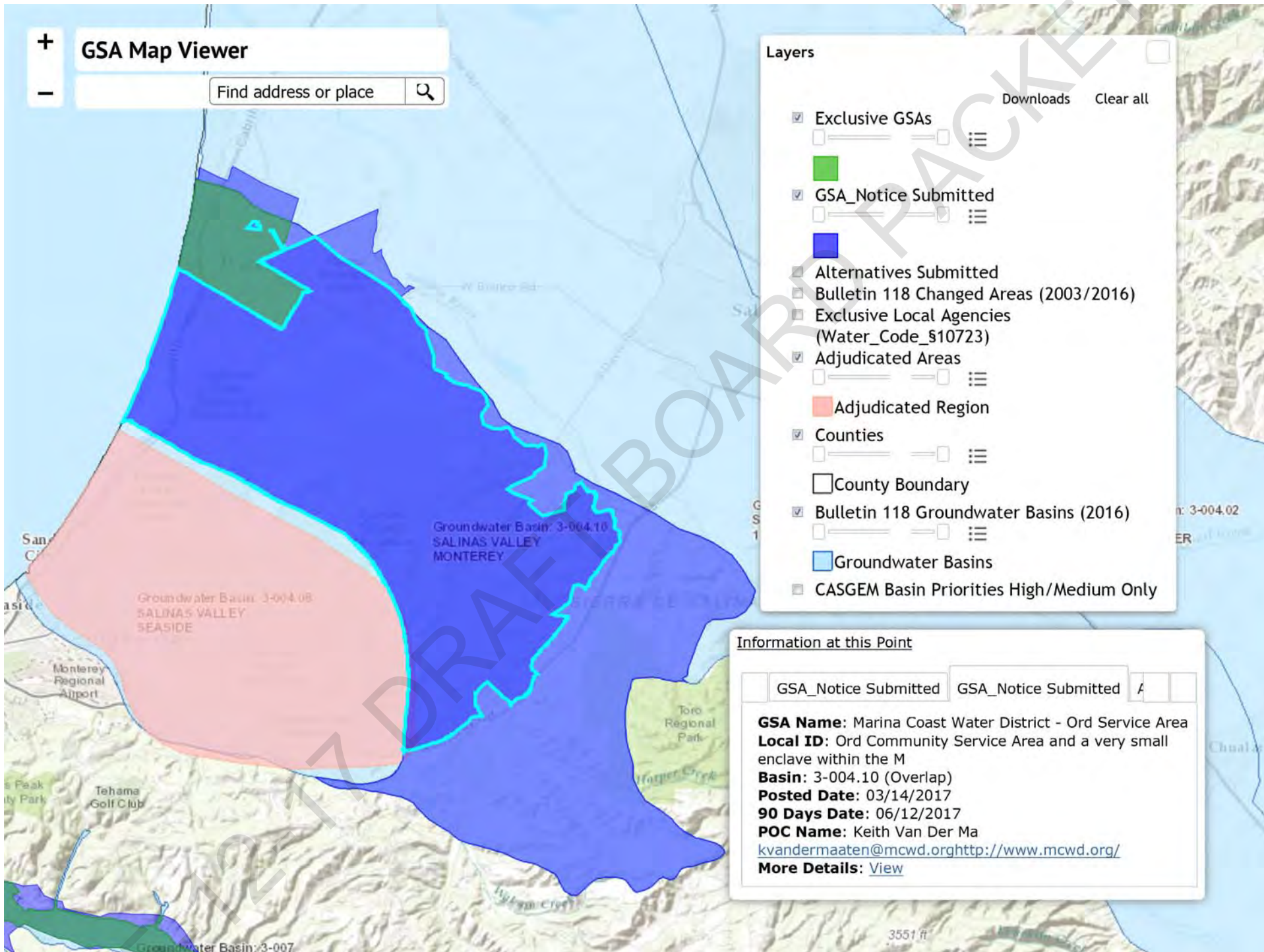
**COORDINATION:**

Administrative Committees, land use jurisdictions.

Prepared by \_\_\_\_\_  
Jonathan Brinkmann

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.





**GSA Map Viewer**

Find address or place

- Layers** Downloads Clear all
- Exclusive GSAs
  - GSA\_Notice Submitted
  - Alternatives Submitted
  - Bulletin 118 Changed Areas (2003/2016)
  - Exclusive Local Agencies (Water\_Code\_\$10723)
  - Adjudicated Areas
  - Adjudicated Region
  - Counties
  - County Boundary
  - Bulletin 118 Groundwater Basins (2016)
  - Groundwater Basins
  - CASGEM Basin Priorities High/Medium Only

**Information at this Point**

GSA\_Notice Submitted GSA\_Notice Submitted A

**GSA Name:** Marina Coast Water District - Ord Service Area  
**Local ID:** Ord Community Service Area and a very small enclave within the M  
**Basin:** 3-004.10 (Overlap)  
**Posted Date:** 03/14/2017  
**90 Days Date:** 06/12/2017  
**POC Name:** Keith Van Der Ma  
[kvandermaaten@mcwd.org](mailto:kvandermaaten@mcwd.org)<http://www.mcwd.org/>  
**More Details:** [View](#)

# Proposed Sustainable Groundwater Management Act (SGMA) Fee Schedule

## INTRODUCTION

---

The State Water Resources Control Board (State Water Board) is conducting a series of stakeholder meetings throughout summer and fall 2016 to assist in the development of a groundwater extraction reporting fee schedule, as required by the Sustainable Groundwater Management Act (SGMA). The objectives of the stakeholder meetings are as follows:

- Engage stakeholders in the SGMA fee schedule development process.
- Explain issues considered in drafting the proposed fee schedule.
- Gain a better understanding of stakeholder interests and concerns.

Following the stakeholder meetings, State Water Board staff will develop and release a draft fee schedule emergency regulation for public comment and hold at least one public meeting to receive public comment on the draft emergency regulation. The State Water Board will consider adoption of the proposed fee schedule emergency regulation in spring 2017. The fee schedule must be effective by July 1, 2017.

## BACKGROUND

---

SGMA requires the formation of local groundwater sustainability agencies (GSAs) in California's high- and medium-priority groundwater basins. Sustainability agencies are required to develop groundwater sustainability plans that will bring basins into sustainability within 20 years of plan implementation. If locals are unable or unwilling to sustainably manage their basin, the State Water Board is authorized to intervene. State intervention can only be triggered by one of the following events:

Date	Trigger
July 1, 2017	Failure to form a GSA.
January 31, 2020	Failure to adopt and/or adequately implement a groundwater sustainability plan for a basin in a critical condition of overdraft.
January 31, 2022	Failure to adopt and/or adequately implement a groundwater sustainability plan in all other high- or medium-priority basins.
January 31, 2025	There are significant depletions of interconnected surface waters and the sustainability plan is not being implemented adequately.

## STATE WATER BOARD FEE AUTHORITY

---

Portions of basins that are not within the management area of a GSA by July 1, 2017, are considered unmanaged areas. Groundwater extractors in unmanaged areas are required to file an annual groundwater extraction report with the State Water Board. (Wat. Code §5202, subd. (a)(2).) If locals fail to form a GSA, fail to develop an adequate sustainability plan, or fail to implement the plan adequately (based on the deadlines outlined above), the State Water Board may designate the basin as probationary and step in to directly manage groundwater extractions in the basin. (Wat. Code §§ 10735.2 & 10735.8.) All extractors in a probationary basin are required to submit an annual groundwater extraction report, although the State Water Board has discretion to exempt certain probationary extractors from reporting if appropriate. (Wat. Code §5202(a)(1).) Each annual extraction report must be accompanied by a fee to cover associated programmatic costs. (Wat. Code §§ 1529.5 & 5202, subd. (f).)

The State Water Board is required to adopt, by emergency regulation, a fee schedule to cover SGMA-related costs. (Wat. Code §1530.) The emergency regulation format allows the State Water Board to update the fee



## Proposed Sustainable Groundwater Management Act (SGMA) Fee Schedule

schedule annually to reflect changing conditions and programmatic costs. It also important to note that the fees described below will not be applicable if local implementation of SGMA is successful.

### PROPOSED FEE SCHEDULE

There are three “levels” of State Water Board intervention, each level is associated with greater staff workloads and associated costs.

1. Unmanaged Area Intervention. Unmanaged areas are portions of basins that are outside of a GSA service area. Groundwater extractors in unmanaged areas are required to submit an annual report to the State Water Board detailing monthly groundwater extraction volumes, place of use, and purpose of use, and may be required to submit other information necessary to evaluate the basin.
2. Probationary Basin Intervention. A probationary basin is a basin that the State Water Board has designated to be probationary in accordance with the procedures described in Chapter 11 of SGMA. (Wat. Code §10735, et. seq.) The State Water Board will evaluate conditions in the basin and may designate the basin once one of the probationary triggers described by Water Code section 10735.2 has occurred. Probationary status will result in an increased amount of staff activities as solutions to deficiencies in basin management are developed or additional information necessary for basin management is acquired.
3. Interim Plan Intervention. The State Water Board may need to manage groundwater conditions in a probationary basin if the deficiencies that resulted in probation are not corrected. In such a scenario, the State Water Board will develop and implement an interim plan to manage groundwater extractions. (Wat. Code §10735.8.) The development and implementation of interim plans will require significant staff time, in addition to technical studies or data collection performed under contract.

The draft fee schedule ties the fees to the type of Board activity occurring in the basin, as follows:

Fee Category	Applicable Parties – Reporting Extractors	Fee Amount
Base Filing Fee <sup>(a)</sup>	Any extractor submitting an extraction report	\$100 per well
Fees based on intervention status <sup>(a)</sup>		
1. Unmanaged Area Rate	Extractors in an unmanaged area.	\$10 per acre-foot per year, if metered
		\$25 per acre-foot per year, if unmetered
2. Probationary Basin Rate	Extractors in a probationary basin.	\$40 per acre-foot per year
3. Interim Plan Rate	Extractors in a probationary basin after the time period identified by § 10735.4 or § 10735.6 (180 days or one year, accordingly).	\$55 per acre-foot per year
Fees independent of intervention status <sup>(b)</sup>		
Late Fee	Extractors that do not file reports by the due date.	25% of total fee amount, accrued monthly
Special Studies Fee	May apply to extractors when basin-specific special studies are required and the probationary or interim plan rates are insufficient. The additional cost of developing special technical studies such as groundwater investigations or modeling will be apportioned to extractors based on volume of water extracted.	

(a) Can apply to de minimis extractors in probationary basins at the Board’s discretion.

(b) These fees are paid in addition to the “Fees based on intervention status.”

# Proposed Sustainable Groundwater Management Act (SGMA) Fee Schedule

## CHALLENGES TO DEVELOPING THE SGMA FEE SCHEDULE

---

There are two primary challenges in developing the SGMA fee schedule that create difficulties in anticipating programmatic costs: 1) uncertainty regarding the number and scope of unmanaged areas and probationary basins, and 2) the level of reporting compliance.

- 1) Staff workload, and resulting fees, are contingent on the number and scope of unmanaged areas and probationary basins. However, at this time there is significant uncertainty regarding the number and scope of unmanaged areas and probationary basins. In addition, the State Water Board's authority to designate probationary basins is phased in over a 10-year period and is ongoing from that point forward. Because the Board cannot pre-determine the number of unmanaged areas and probationary basins, it must rely on estimating the level of program activities.
- 2) State Water Board staff anticipate 30 to 50 percent reporting and fee submittal compliance in the first year of collecting fees; 50 to 60 percent in the second year; and 70 to 80 percent through year five. This anticipated compliance rate is applicable to the total number of extractors that must report, not the number of basins or areas generally in compliance with SGMA deadlines. SGMA authorizes the State Water Board to recover costs over a period of years, which will allow staff to create a workload history to better estimate future fees.

As a note, although there is uncertainty regarding the magnitude of program actions, the nature of the emergency regulations allows the State Water Board to update its fee schedule as the challenges described above are better understood over time.

## DISCUSSION ON PROPOSED FEE CATEGORIES

---

The following questions are aimed at focusing input on elements of the draft fee schedule.

### Establishing the Fee Structure

1. What are other options the State Water Board should consider? Examples include a cap on the maximum fee amount, a larger base fee, or tiered rates.
2. Is it appropriate to scale the fees based on volumes of water used? Examples of other options include scaling by irrigated acreage, service area size, or crop type.

### Incorporating Incentives

1. Will the late fee incentivize report submittal compliance?
2. Are there are other incentives the State Water Board should consider?
3. Will the metering discount for unmanaged areas incentivize more accurate data reporting?

### Fee Stability

1. Is it appropriate to apply the Special Studies Fee to individual basins?
2. Do you have suggestions on how the State Water Board can recover programmatic costs resulting from activities in specific basins during probationary or interim plan periods?

# Proposed Sustainable Groundwater Management Act (SGMA) Fee Schedule

## SUPPORTING INFORMATION AND CLARIFICATIONS

### Fee Example Scenarios

- The following table provides examples of how the proposed probationary fee rates for eight hypothetical farms would approximately relate to a fee based on irrigated acreage:

Crop	Irrigated Acreage	Acre Feet of Water Applied Annually Per Acre (DWR <sup>(b)</sup> )	Probationary Rate	Cost per Acre	Total Cost
Alfalfa	150	5.05	\$40	\$202	\$30,300
Almonds	150	3.54	\$40	\$142	\$21,240
Corn	150	2.83	\$40	\$113	\$16,980
Cotton	150	3.09	\$40	\$124	\$18,540
Grapes	150	1.86	\$40	\$74	\$11,160
Misc. Fruit Trees	150	3.3	\$40	\$132	\$19,800
Pistachios	150	3.54	\$40	\$142	\$21,240
Rice	150	4.56	\$40	\$182	\$27,360

(b) State-wide averages, Department of Water Resources, Agricultural Land and Water Use Estimates, 2010

- The following table provides examples of how the proposed probationary fee rates would apply to a municipal water supplier and industrial user:

Purpose of Use	Example Volume	Probationary Rate	Total Cost
Municipal Water Supply	3,600 acre-feet	\$40	\$144,000
Semiconductor Factory (Industrial)	5,200 acre-feet	\$40	\$208,000

### De Minimis Extractors

Water Code Section 10721, subdivision (e), defines a de minimis extractor as “a person who extracts, for domestic purposes, two-acre feet or less per year.” A person who extracts two acre-feet or less per year for a non-domestic purpose will not be considered a de minimis extractor. Domestic purposes do not include growing commercial crops or supporting commercial livestock. De minimis users are exempt from reporting in unmanaged areas. However Water Code Section 10735.2, subdivision (c)(2), authorizes the State Water Board to require de minimis extractors to report in a probationary basin if necessary. De minimis extractors that are required to report in a probationary basin will only pay the base filing fee and, if applicable, the late fee, but will not pay a per acre-foot rate.

### Interim Plans and Groundwater Sustainability Plans

State intervention is intended to be a temporary measure to address conditions of long-term overdraft or significant depletions of interconnected surface waters. An interim plan is not intended for permanent management of a basin. Local efforts to address the deficiencies that caused state intervention will need to be funded by local agencies while groundwater extractors are also paying intervention fees to the State Water Board, likely resulting in the potential scenario of extractors paying both local and state fees.

### State Water Board Flexibility during Intervention

SGMA provides the State Water Board flexibility in how intervention proceeds in three important ways:

- Areas in compliance with the sustainability goal will be excluded from probation. (Wat. Code §10735.2, subd. (e).);
- Extractors may be exempted from probationary reporting and related fees if appropriate. (Wat. Code §10735.2, subd. (c).); and
- Successful elements of a GSP will be incorporated into an interim plan. (Wat. Code §10735.8, subd. (e).)

## Technical and Legal Analysis of Fort Ord Groundwater Sustainability Agency Application Overlap

Question	MCWD	Salinas Valley Basin GSA
<b>How would the work plan of the GSA be different for each entity?</b>	<ul style="list-style-type: none"> <li>• Focus on Groundwater Sustainability Plan within Fort Ord and MCWD Service Area</li> <li>• Coordinate with Salinas Valley Basin GSA and other GSAs on their Groundwater Sustainability Plans</li> </ul>	<ul style="list-style-type: none"> <li>• Focus on Groundwater Sustainability Plan within the majority of the Salinas Valley Groundwater Basin</li> <li>• Coordinate with MCWD, Arroyo Seco GSA and neighboring GSAs such as Paso Robles</li> </ul>
<b>Who has the right to set the pumping levels or amount of water available for Fort Ord customers?</b>	<ul style="list-style-type: none"> <li>• MCWD</li> </ul>	<ul style="list-style-type: none"> <li>• Salinas Valley Basin GSA</li> </ul>
<b>How would Fort Ord ratepayers be represented?</b>	<ul style="list-style-type: none"> <li>• FORA Board currently represents Fort Ord ratepayers</li> <li>• When MCWD annexes Fort Ord, voters living within former Fort Ord would also elect MCWD Board members</li> </ul>	<ul style="list-style-type: none"> <li>• Salinas Valley JPA has an 11-member Board, one of whom is appointed by the Monterey County Board of Supervisors as an “other GSA eligible entity” (Fort Ord could be represented by this member)</li> </ul>
<b>How does each entity facilitate the FORA Board objective to Implement 1997 Fort Ord Reuse Plan?</b>	<ul style="list-style-type: none"> <li>• MCWD is accountable to FORA through FORA Board and committee oversight</li> <li>• MCWD owns, updates and expands the existing facilities on Fort Ord at FORA’s direction.</li> <li>• MCWD Provides Water Augmentation</li> </ul>	<ul style="list-style-type: none"> <li>• Salinas Valley Basin GSA is not accountable to FORA Board and committee oversight</li> <li>• GSA responsible to ensure sustainability of the sub-basin from which BRP water resources are based</li> <li>• GSA would identify and facilitate implementation of projects that reduce water demands or augment water supplies for the Salinas valley groundwater Basin</li> </ul>
<b>What legal basis does each entity rely on in a</b>	<ul style="list-style-type: none"> <li>• Through the 1998 FA, MCWD currently serves Fort Ord customers.</li> </ul>	<ul style="list-style-type: none"> <li>• Monterey County is eligible to be the GSA if no claim for the sub-basin is made</li> </ul>

<p><b>making their GSA application?</b></p>	<ul style="list-style-type: none"> <li>• SGMA rules do not limit GSA to district boundaries but include Service Area and boundaries of the basin</li> <li>• MCWD already managing groundwater sustainability of sub-basin</li> <li>• Water Code Permits written agreements for fair funding in lieu of rate setting though MCWD intends to annex the service area as part of FORA dissolution plan</li> <li>• SGMA states Department of Water Resources (DWR) determines GSA Eligibility prior to SWRCB oversight (set for 2022) making SWRCB staff opinion letter unenforceable</li> </ul>	<ul style="list-style-type: none"> <li>• Salinas Valley Basin GSA is eligible as the Monterey County selected GSA.</li> <li>• Monterey County claims there is no representation of FORA area after 2020 FORA dissolution</li> <li>• SVB-GSA eligibility relies on staff opinion from State Water Resource Control Board (SWRCB) the agency responsible to oversee the Groundwater Sustainability Plan after GSA Formation</li> <li>• MCWD claim is limited to its district boundary as it cannot impose fees outside of its limits</li> </ul>
<p><b>Which entity has a stronger legal claim in the GSA application?</b></p>	<ul style="list-style-type: none"> <li>• The uncertainty of FORA assigning the 1998 FA to another entity and MCWD not yet annexing Fort Ord may weaken MCWD's legal claim after 2020 FORA dissolution</li> <li>• MCWD's 20-year record of serving Fort Ord strengthens its legal claim.</li> <li>• Existing rulings within Monterey County support the Claim of MCWD</li> </ul>	<ul style="list-style-type: none"> <li>• Appointing a Fort Ord representative on the Salinas Valley Basin GSA Board would strengthen their legal claim.</li> </ul>
<p><b>How does FORA's legislated 2020 dissolution affect each entity's GSA application?</b></p>	<ul style="list-style-type: none"> <li>• FORA dissolution creates uncertainty for MCWD until FORA assigns its role in the 1998 FA or MCWD annexes Fort Ord.</li> </ul>	<ul style="list-style-type: none"> <li>• FORA dissolution is the basis for the claim, as Monterey County assumes no transition plan, assigns or MCWD Service Area annexation by 2020</li> </ul>

# **Placeholder for Item 7i**

**Eastside Parkway Environmental Review Report**

---

**This report will be included in the final Board packet.**

# Placeholder for Item 7j

**Outstanding Receivables**

---

**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Prevailing Wage Status Report	
<b>Meeting Date:</b>	May 12 , 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7k	

### RECOMMENDATION(S):

Accept Prevailing Wage Status Report

### DISCUSSION:

From January 1, 2017 – March 31, 2017, multiple construction workers were employed on Fort Ord projects. From reported information (CSU and County), approximately 85,049 man hours were utilized and approximately 1232 workers employed. Approximately 40% of those workers were from the tri-County area. (Santa Cruz, Monterey and San Benito County). It should be noted that three large projects in Marina are not included in these numbers. The estimated amount of man hours on the Seahaven and MCWD pipeline projects is estimated at 4855 man hours. These numbers do not include the amount of man hours on the Dunes housing project as they have not agreed to be in our Elation system and the City of Marina has not provided any reporting on projects within their jurisdictional area. Additionally, the estimated hours do not include the number of workers or the location of where those workers are from as this information is not easily distillable from the payroll records filed with the State.

Two jurisdictions have registered to utilize the Elation software, however, neither jurisdiction has begun to require projects to use the software and provide them with access. To encourage usage of the product for Fort Ord purposes, staff is recommending extending the pre-paid licensing period through the next fiscal year.

FORA has been made aware that the state is investigating several issues. One stems from a contract dispute on the Springhill Suites project. Another involves whether or not rehabilitation of the East Garrison chapel is a public works project. There remains confusion about the interpretation of the state laws and the master resolution provisions and how these respective provisions are enforced. Additionally, there have been at least five (5) Public Records Act requests seeking records related to projects being built on Fort Ord.

Related to the prevailing wage program are changes in state labor codes. Budget trailer bill 502 makes significant changes to prevailing wage monitoring and enforcement by the Department of Industrial Relations. In particular, contractor registrations may increase from \$1,000 to \$25,000 for new construction and \$15,000 for maintenance. Stop orders on public works projects could be issued for unregistered contractors and/or subcontractors. Additionally, new civil penalties could be imposed for infractions of the contractor registration program. The State Labor Commissioner would be given new authority to crack down on contractors, subcontractor and **public agencies** that fail to fulfill program requirements. Agencies who 1) utilize unregistered contractors or subcontractor on a project or 2) fail to notify DIR of a public works project subject to registration could be fined



up to \$100 per day up to \$10,000 for each offense. Of major consequence to public agencies, a public agency who is found to have willfully violated the requirements of the program twice in one calendar year would be ineligible to receive state funding for *any project* for one year. The actual language of the bill can be found at the following link: [http://www.dof.ca.gov/Budget/Trailer\\_Bill\\_Language/documents/502PublicWorksEnforcement\\_001.pdf](http://www.dof.ca.gov/Budget/Trailer_Bill_Language/documents/502PublicWorksEnforcement_001.pdf)

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved annual budget.

Prepared by \_\_\_\_\_  
Sheri Damon

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

5-12-17 DRAFT BOARD PACKET

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Annual Statement of Investment Policy and Local Agency Investment Fund Resolutions	
<b>Meeting Date:</b>	May 12, 2017	<b>ACTION</b>
<b>Agenda Number:</b>	71	

### **RECOMMENDATION:**

Staff recommends that the Board adopt Resolution No. 17-XX Statement of Investment Policy and Resolution No. 17-xx Local Agency Investment Fund (LAIF) Authorization.

### **BACKGROUND/DISCUSSION:**

Government Code § 53646(a)(2) provides that the Treasurer or Chief Fiscal Officer of a local agency may render annually to the legislative body of the local agency a Statement of Investment Policy, which the legislative body must consider at a public meeting. State law further requires the Treasurer or Chief Financial Officer to submit detailed information on all securities, investments and monies of FORA on a quarterly basis.

The attached investment policy covers FORA's investments. The attached policy was originally adopted in 2003, revised in 2006 and 2009. A monthly report will be made as required by Government Code §53607 regarding transactions. The most common transaction is the transaction from the money market accounts to the operating checking account. Detailed investment activity and information required by state legislation will be reported to the Board on a quarterly basis. There are no changes from the last policy revision adopted in 2009. Minor revisions have been made to the Procedures for Operation of Investment Policy to reflect staff title changes.

The second resolution being requested is specific to investing in the State of California's Department of Treasury Local Agency Investment Fund (LAIF). In order to make deposits and withdrawals to that fund, the Department of Treasury requires a separate resolution. The FORA Investment policy currently provides that LAIF is an eligible investment. The current rates of return on the LAIF are better than FORA's current investments and the Executive Officer would like specific authorization in order to effectively utilize the LAIF as an investment vehicle.

### **FISCAL IMPACT:**

Total cash and investments of FORA as of March 31, 2017 is \$43.8M, of which \$43.0M is invested in money market funds and \$262,000 is in a CD. The following investments are restricted or designated by the Board as follows:

- \$7.3M for CalPERS Retirement Termination Liability
- \$10.7M for the Habitat Conservation Plan
- \$1.2M for ESCA
- \$7.0M for Building Removal
- \$3.9M for Capital Improvement Projects
- \$4.7M for Operations

### **COORDINATION:**

Finance Committee, Executive Committee

Prepared by \_\_\_\_\_  
Helen Rodriguez

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

## RESOLUTION NO. 17-xx

### A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY LOCAL AGENCY INVESTMENT FUND (LAIF) AUTHORIZATION

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. WHEREAS, the Fort Ord Reuse Authority (“FORA”) adopted an investment policy on or about October 10, 2003, as revised February 13, 2009, which authorizes the Executive Officer to invest or deposit public funds in accordance with that policy. The Investment Policy states that the State of California’s Local Agency Investment Fund (“LAIF”) is an eligible investment; and
- B. WHEREAS, the LAIF is established in the State Treasury under Government Code section 16429.1 and following, for the deposit of money of a local agency for purposes of investment by the State Treasurer; and
- C. WHEREAS, the State Treasury Department requires that an agency investing in the LAIF provide a resolution specifically authorizing investment in the LAIF and identifying specific officers which are authorized to make deposits and withdrawals from the fund.

NOW THEREFORE, BE IT RESOLVED:

Section 1: The FORA Board of Directors hereby authorizes the deposit and withdrawal of Fort Ord Reuse Authority monies in the LAIF in the State Treasury in accordance with Government Code section 16429.1 and following for the purposes of investment as provided therein;

Section 2: The Fort Ord Reuse Authority officers holding the title(s) specified herein below or their successors in office are each hereby authorized to order the deposit or withdrawal of monies in the LAIF and may execute and deliver all documents necessary or advisable in order to effectuate the purposes of this resolution and the transactions contemplated hereby:

**Michael A. Houlemard, Executive Officer**

Section 3: This resolution shall remain in full force and effect until rescinded by the Board of Directors by resolution and a copy of the resolution rescinding this resolution is filed with the State Treasurer’s office.

Adopted at a regular meeting of the Fort Ord Reuse Authority Board of Directors at 920 2<sup>nd</sup> Avenue, Marina, California, upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on at this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Clerk

\_\_\_\_\_  
Ralph Rubio, Chair

## RESOLUTION NO. 17-xx

### A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY ADOPTING THE STATEMENT OF INVESTMENT POLICY

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. WHEREAS, Government Code section 53607 provides that the Legislative Body of a local agency may delegate the authority to invest or reinvest funds of a local agency or to sell or exchange securities for a one year period to the Treasurer who shall make a monthly report of those transactions to the legislative body; and
- B. WHEREAS, Government Code sections 53601 and 53635 outline the types of investments in which a local agency may invest; and
- C. WHEREAS, Government Code section 53646 of the State of California requires the Treasurer or Chief Fiscal Officer of a local agency to render annually to the legislative body of the local agency a Statement of Investment Policy, which the legislative policy must consider at a public meeting; and
- D. WHEREAS, FORA has previously adopted a Statement of Investment Policy, as revised February 14, 2009 and Procedures for Operation of Investment Policy adopted February 14, 2009. The Procedures for Operation have been updated to reflect changes in staff title; and
- E. WHEREAS, State law and further requires the Treasurer or Chief Fiscal Officer to submit on a quarterly basis detailed information on all securities, investments, and monies of FORA; and
- F. WHEREAS, the Authority Board has previously appointed the Executive Officer to manage the investment program and approve and sign all investment transactions. The Executive Officer has delegated certain investment program management to the Controller and to the Accounting Officer in accordance with the attached Procedures for Operation of Investment Policy.

NOW THEREFORE, BE IT RESOLVED by the FORA Board of Directors:

Section One. Adopts the Statement of Investment Policy and Procedures for Operation as set forth in the attached document.

Section Two. Confirms that for purposes of Government Code section 53607, the Executive Officer shall act as Treasurer for FORA.

Adopted at a regular meeting of the Fort Ord Reuse Authority Board of Directors at 920 2<sup>nd</sup> Avenue, Marina, California, upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on at this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

\_\_\_\_\_  
Ralph Rubio, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Clerk

<b>FORT ORD REUSE AUTHORITY BOARD REPORT</b>	
<b>CONSENT AGENDA</b>	
<b>Subject:</b>	Public Correspondence to the Board
<b>Meeting Date:</b>	May 12, 2017
<b>Agenda Number:</b>	7m
	<b>INFORMATION/ACTION</b>

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>

Correspondence may be submitted to the Board via email to [board@fora.org](mailto:board@fora.org) or mailed to the address below:

FORA Board of Directors  
 920 2<sup>nd</sup> Avenue, Suite A  
 Marina, CA 93933

5-12-17 DRAFT BOARD PACKET

**FORT ORD REUSE AUTHORITY BOARD REPORT**  
**CONSENT AGENDA**

<b>Subject:</b> Executive Officer Travel Report	
<b>Meeting Date:</b> May 12, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b> 7n	

**RECOMMENDATION:**

Receive a report from the Executive Officer

**BACKGROUND/DISCUSSION:**

Per the FORA Travel Policy, the Executive Officer (EO) submits travel requests to the Executive Committee on FORA Board/staff travel. The Committee reviews and approves requests for EO, Authority Counsel and board members travel; the EO approves staff travel requests. Travel information is reported to the Board.

**UPCOMING TRAVEL**

*Dates:* June 13–15, 2017

*Location:* Washington D.C.

*Purpose:* Department of Defense Office of Economic Adjustment Base Re-Alignment and Closure Discussion Session

*Attendees:* Michael A. Houlemard Jr.

*Note:* Travel arrangements and accommodations funded by OEA

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Dominique L. Jones Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

Subject:	University of California Monterey Bay Education Science and Technology Status Report	
Meeting Date:	May 12, 2017	<b>INFORMATION</b>
Agenda Number:	8a	

### **RECOMMENDATION:**

Receive a University of California Monterey Bay Education Science and Technology (UCMBEST) Status Report.

### **BACKGROUND:**

In 1994 the University of California (UC) obtained approximately 1,000 acres of Fort Ord land, approximately 600 acres for habitat conservation, and 400 acres to provide research and development opportunities associated with the UCMBEST Center, which was to be managed by the UC Santa Cruz (UCSC) campus. Despite high aspirations, market demand for the Center has failed to meet expectations. Over the course of the last fifteen years, UC engaged in two unsuccessful attempts to partner with a master developer. The UCSC Campus has managed the property for more than 20 years.

UCSC Chancellor George Blumenthal announced in March 2010 that UC intended to shrink the footprint of the Center and consider alternative uses for peripheral lands. In response to a request from Congressman Sam Farr, a group of stakeholders was assembled to discuss and make recommendations regarding a future vision for UCMBEST Center lands. UCSC and the Fort Ord Reuse Authority (FORA) hosted a series of facilitated stakeholder meetings. Stakeholder recommendations from that effort are summarized in the 2011 UCMBEST Center Visioning Process Report (<http://bit.ly/1SBPITt>), and memorialized in a letter executed by stakeholders. Stakeholders agreed on the following intended outcomes:

- UC's presence continues to be valued. Stakeholders recommend that UC retain control of the UCMBEST Center;
- The local institutions of higher education (and potentially others) should be invited to join an advisory group to help guide the UCMBEST Center;
- UC to actively seek new UCMBEST Center tenants and work to streamline the approval process;
- UC peripheral lands may be used in the near term for economic development opportunities; and
- UC may be expected to retain and utilize reasonable revenues for development.

Next steps outlined in the 2011 Report include:

- 1) Convene a special Working Group meeting to explore potential federal initiatives;
- 2) Convene a meeting between UCSC and CSUMB to explore Eighth Street parcel uses;
- 3) Invite local higher education institutions to collaborate in supporting UCSC development of the UCMBEST Center and to establish a process for expanding the range of potential research uses;
- 4) Seek funding for entitlements and additional water resources; and
- 5) Complete entitlements.

While many of the recommendations above remain valid, continued lack of progress at the UCMBEST project area has repeatedly raised Board and community concerns. Recently, following Board direction, the strengthening of Monterey County Economic Development staffing, and the hiring of a new FORA Economic Development Coordinator, efforts have renewed to catalyze reuse activity at UCMBEST. To this end a series of meetings were held in the fall of 2015 culminating with an Executive-level meeting at UCSC on December 22, 2015.

FORA staff and Board representatives met again with UC Santa Cruz representatives on 2/11/16, 3/4/16, and 3/17/16 to define paths forward including drafting a Memorandum of Agreement (MOA) on collaboration including establishment of a staff-level UCMBEST Working Group. Subsequently, UCSC presented at the March 11, 2016 FORA Board meeting to present the current UCMBEST project status and clarify their commitments to moving the project forward. The MOA was formally completed at the July 8, 2016 FORA Board meeting. Since then, bi-weekly status calls with UC Santa Cruz and Monterey County representatives have continued with the MOA collaboration and new development interests as the main focus.

Vice Chancellor Scott Brandt provided a UCSC-UCMBEST Status Report at the November 14, 2016 Board meeting. Since then Mr. Metz has continued to represent FORA in bi-weekly status update calls with UC Santa Cruz and Monterey County representatives. An executive level meeting with Chancellor Blumenthal and the UCSC team with Supervisor Potter, Supervisor Phillips, Mr. Houlemard, Mr. Spaur and Mr. Metz was held at UCSC on Dec 12, 2016. The outcome of this meeting was an acknowledgement of the 2016 progress and commitment to build on the momentum during the year ahead. In particular, discussion focused on a planned near-term auction of West Campus parcels, as well as potential mixed-use development including job generating and affordable housing on the East Campus. Staff was directed to further develop these initiatives, schedule future meetings to include additional County and FORA representatives and report back at a planned spring 2017 meeting.

**DISCUSSION:**

Efforts have continued on all fronts to advance the UCMBEST property to active use. UCMBEST and FORA representatives supported the City of Marina staff in conducting a joint City Council/Planning Commission special meeting focused on the UCMBEST/Airport Specific Plan. UC staff is working with broker contractors to advance its West Campus Parcels to public auction in May 2017. County, FORA, City of Marina, MCWD, and UC staff are supporting recruitment of an out-of-state company through the Governors Office of Economic Development. Each of these efforts has the potential to catalyze long-planned economic development and jobs growth at the UCMBEST properties.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_.

Staff time for this item is in the approved annual budget.

**COORDINATION:**

UCSC and Administrative Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Josh Metz Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Consider Adoption of FORA FY 2017-18 Annual Budget	
<b>Meeting Date:</b>	May 12, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8b	

### **RECOMMENDATION:**

- |  |        |
|--|--------|
| i. Approve staff proposed compensation and benefit adjustments | ACTION |
| ii. Approve continued funding for Economic Development         | ACTION |
| iii. Adopt fiscal year 2017-18 (FY 17-18) Annual Budget        | ACTION |

### **BACKGROUND:**

The FORA Annual Budget is typically presented to the Board in May of each year. Prior to the budget being presented to the Board, the budget is first reviewed by the Finance Committee (FC). After completing their deliberations, the FC makes recommendations to the Board regarding budget matters, including the presentation format and fund availability for programmed projects, staffing, consultant support and obligations. Prior to Board consideration of those recommendations, the Executive Committee (EC), who is charged to provide Board recommendation regarding employment and personnel matters, considers staff proposed adjustments specific to staffing and/or benefit. On April 19, the FC reviewed the draft budget and on May 3, the EC reviewed the staffing and benefit adjustments recommendations.

### **DISCUSSION:**

This fiscal year budget was prepared in conjunction with the FY 17-18 CIP Budget. The CIP Budget will be presented in Business Item 6b.

The proposed budget charts with fund balance notes as directed by the FC are:

**Attachment A** - illustrates the overall budget combining all funds

**Attachment B** - depicts the budget by individual funds

**Attachment C** - itemizes expenditures

**Attachment D** - provides background/analysis of proposed Salary/Benefits adjustment

Principal budget impacts areas are discussed below:

**FORA Pension Plan:** FORA participates in the defined benefit pension plan, administered through CalPERS. CalPERS acts as a common investment and administrative agent for participating public employers within the State of California. As required, FORA participates in a risk pool with other public agencies of less than 100 employees. An Annual Valuation Report issued by Calpers each October provides detailed information regarding the plan's assets, liabilities, future contribution rates, etc. The last valuation report shows \$566,315 in current unfunded liabilities (UAL) which includes FORA's share of risk pool UAL and investment gains

and losses. In addition, FORA faces a financial liability when the pension plan terminates in 2020. The current CalPERS estimate for this obligation is between \$7.1 million and \$10.5 million (including the current UAL). Staff was informed by CalPERS that the actual termination payment cannot be determined until 2018 (two years before the termination date). The Board approved in FY 15-16 to designate a reserve of \$5.3 million should the plan terminate in 2020.

The current Annual Valuation Report (dated November 2016) are available on the FORA website at:

[http://fora.org/Reports/HR/costDisclosureValuationReport\\_0816.pdf](http://fora.org/Reports/HR/costDisclosureValuationReport_0816.pdf) [http://fora.org/Reports/HR/costDisclosureValuationReport\\_PEPRA\\_0816.pdf](http://fora.org/Reports/HR/costDisclosureValuationReport_PEPRA_0816.pdf)

The following summarizes the FY 17-18 (**Attachment A**) draft annual budget figures:

#### **REVENUES**

- **\$307,000 MEMBERSHIP DUES**

In addition to State law stipulated fixed membership dues of \$224,000, FORA collects dues from Marina Coast Water District (MCWD) under contract terms.

- **\$415,000 FRANCHISE FEES**

This amount represents MCWD's projected FY 17-18 payments to FORA from water and sewer operations on Fort Ord and associated fees.

- **\$1,002,580 ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT**

FORA holds the remaining funds for the ESCA remediation program, scheduled to complete munitions cleanup and transfer of remaining Economic Development Conveyance (EDC) properties in 2019. In 2007, FORA was awarded a \$99.3 million federal grant to undertake Army munitions removal requirements on EDC parcels. FORA collected an adjusted amount of \$97.7 million (final payment in December 2008), which pre-paid all ESCA management related services and expenditures through project completion (the US Army earned a \$1.6 million credit against the \$99.3 million for the early payment). The draft annual budget includes the FY 17-18 ESCA grant regulatory response and management/related expenses.

- **\$6,118,763 DEVELOPMENT FEES**

This reflects jurisdictional forecasts included in the CIP FY 17-18 budget.

- **\$0 LAND SALE PROCEEDS**

There are no land sale revenue anticipated in the FY 17-18 CIP budget.

- **\$50,000 RENTAL PROCEEDS**

Rental payments from leasing projects on the Former Fort Ord, including Ord Market, Las Animas Concrete, etc.

- **\$2,318,884 PROPERTY TAX**

Anticipated payments from the County Auditor/Controller. Property tax revenue exceeding \$1.3 million in annual distribution to FORA collected from all assessed value after July 1, 2012 has been committed to funding the CIP. The 10% of such revenue scheduled to be

shared with certain member jurisdictions has been designated by the Board to fund the Prevailing Wage program (PW). If the 10% exceeds the PW program needs, the excess will be distributed to certain member jurisdictions.

- \$5,000 IN REIMBURSEMENT AGREEMENTS

Net payments by future property owners to fund FORA ESCA access services to assist in pending project processing.

- \$110,000 INVESTMENT/INTEREST INCOME

Anticipated income from FORA bank accounts and certificates of deposit (CD) including the Habitat Management CD.

### **EXPENDITURES**

- \$3,259,090 SALARIES AND BENEFITS (Attachments C, D show breakdown)

Staffing remains at the approved FY 16-17 level. Proposed budget amount includes the final of three payments to CalPERS to reduce the unfunded actuarial liability (UAL).

The FC and EC reviewed proposed compensation and pension adjustments for FY 17-18 and are *recommending* Board consider approving the following items:

- 1) \$575,000 – final payoff of the risk pool UAL, saving interest charges and reduces the 2020 termination liability.
- 2) 3.0% COLA for eligible personnel. Fiscal impact up to \$65,000.  
*Eligibility: Must be full time, employed with FORA for the past 12 months.*
- 3) Retention benefit - In light of FORA's nearing sunset date, staff recommends a pool of funds to provide for employee retention, special assignments, and coverage for employee losses.
- 4) Staff Health Insurance Benefit. Fiscal impact up to \$17,000.  
The FORA Board adopted Resolution 17-05, increasing the staff health benefit for the period January 1, 2017 through June 30, 2017. Staff recommends extension of these benefit for FY17-18 and up to 5% increase for anticipated health cost increases effective January 1, 2018.

*\*FC recommends item 1) and acknowledges availability of funding for item 2), 3) and 4)  
EC recommends item 2), 3) and 4)*

- \$475,300 SUPPLIES AND SERVICES (Attachment C)

This expense category is increased \$59,300 from prior year. Significant increases are:

- 1) \$11,200 – Membership Dues resulting from reclassification of expenditure from Economic Development.
- 2) \$2,000 – Public & Legal Notices – cost associated with increase size of notices.
- 3) \$9,500 – Equipment & Furniture – to replace defunct hardware.

- 4) \$25,000 – Community Outreach/Marketing – New this year.
- 5) \$5,000 – Printing & Copy – increase attributed to HCP Public Review Draft

- **\$2,312,500 IN CONTRACTUAL SERVICES (Attachment C)**

Contractual services increased \$153,075 from the previous FY. In addition to FORA's recurring consulting expenses such as the Annual Auditor, Public Information, Human Resources, and Legislative consultants, the budget includes increased and or significant costs for:

- 1) \$75,000 - Prevailing Wage Consultants, a consultant was not required in the prior year.
- 2) \$555,000 – Architect & Engineers for Eastside Parkway environmental and reclassification of CEQA consultants cost.
- 3) \$50,000 – Base Reuse Plan Implementation.
- 4) \$50,000 – Legal/Litigation Fees and Special Practice.

Significant decreases for:

- 1) \$10,000 – Special Counsel for ESCA/EDC
- 2) \$75,000 – Financial Consultant – EPS biennial study completed FY 16-17.
- 3) \$12,000 – Public Information/Outreach – Completion of video, and reclassification to supplies and services above for FY 17-18.
- 4) \$300,000 – CEQA consultants – reclassified to CIP/Architect & Engineers above.
- 5) \$24,500 – Economic Development due to reclassification of expenditures (Dues, Travel, and Training).
- 6) \$25,000 – FORA Transition/Sunset Study cost

- **\$8,544,357 IN CAPITAL PROJECTS (Attachments B, C)**

The upcoming budget includes \$4.4M for the completion of the FORA building removal obligations and mandated/obligatory expenditures such as habitat management and UC Natural Reserve annual cost. Other capital projects are development fee collection dependent. The FY 17-18 CIP budget provides itemization and timing of capital projects.

<b>OTHER/ACCOUNTING ENTRIES/FUND DESIGNATIONS</b>
---

- 1) Continued funding for Economic Development – The Board approved on March 13, 2015 the Economic Development Business Plan and included accountability and performance measures to determine success of such a position and limited funding through June 30, 2017. Annual performance evaluation of the Economic Development Program demonstrates ongoing benefits to the jurisdictions, region and small businesses
- 2) Maintain \$7.3 million Reserve held in a segregated, interest bearing account for PERS pension liabilities and restrict interest.
- 3) Maintain \$4.7 million Reserve for operating funds.

**ENDING BALANCE/FORA RESERVE**

It is anticipated that the combined fund balance at the end of the FY 17-18 will be more than \$35 million. To address the FORA sunset financial obligations, the Board has designated \$7.3 million for PERS pension liabilities, \$4.7 million balance for operating obligations through FORA 2020 sunset; specific future designations/ spending of this \$4.7 million balance must be approved by the FORA Board. The Board set aside \$7.0 million in FY 15-16 for building removal until obligations are fully met (anticipated balance is \$3.3 million at end of FY 17-18). The set aside of \$13.3 million for Habitat Conservation reflects FORA Board policy of reserving 30.2 percent of the CFD fee collections for this purpose.

**COORDINATION:**

Finance Committee, Executive Committee, FORA Annual Auditor.

Prepared by \_\_\_\_\_  
Helen Rodriguez, CPA

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

5-12-17 DRAFT BOARD PACKET

**FORT ORD REUSE AUTHORITY - FY 17-18 ANNUAL BUDGET - BY FUND**

CATEGORY	SPECIAL REVENUE FUNDS (SRF)				TOTAL ANNUAL BUDGET
	GENERAL FUND	LEASES/ LAND SALE	CFD/Tax Developer Fees	ARMY ESCA	
<b>REVENUES</b>					
	307,000	-	-	-	
Membership Dues					307,000
Franchise Fees - MCWD	415,000	-	-	-	415,000
Federal Grants	-	-	-	1,002,580	1,002,580
Development Fees	-	-	6,118,763	-	6,118,763
Land Sale Proceeds	-	-	-	-	-
Rental/Lease Revenues	50,000	-	-	-	50,000
Property Tax Payments	1,300,000	-	1,011,884	-	2,311,884
Reimbursement Agreements	5,000	-	-	-	5,000
Investment/Interest Income	90,000	-	20,000	-	110,000
Other Income	-	-	-	-	-
<b>Total Revenues</b>	<b>2,167,000</b>	<b>-</b>	<b>7,150,647</b>	<b>1,002,580</b>	<b>10,320,227</b>
<b>EXPENDITURES</b>					
Salaries & Benefits	2,072,862	150,479	629,868	405,880	3,259,090
Supplies & Services	307,444	19,457	94,200	54,199	475,300
Contractual Services	639,000	2,000	1,129,000	542,500	2,312,500
Capital Projects	-	3,750,000	8,544,357	-	12,294,357
<b>Total Expenditures</b>	<b>3,019,306</b>	<b>3,921,936</b>	<b>10,397,425</b>	<b>1,002,580</b>	<b>18,341,247</b>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(852,306)</b>	<b>(3,921,936)</b>	<b>(3,246,778)</b>	<b>-</b>	<b>(8,021,020)</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer In/(Out)	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>REVENUES &amp; OTHER SOURCES OVER (UNDER) EXPENDITURES</b>	<b>(852,306)</b>	<b>(3,921,936)</b>	<b>(3,246,778)</b>	<b>-</b>	<b>(8,021,020)</b>
FUND BALANCE-BEGINNING 7/1/17	13,484,008	11,191,406	18,383,195	-	43,058,609
<b>FUND BALANCE-ENDING 6/30/18</b>	<b>12,631,703</b>	<b>7,269,470</b>	<b>15,136,417</b>	<b>-</b>	<b>35,037,590</b>

**Fund Balances**

**Committed/Assigned for:**

CalPers Termination	\$ 7,300,000	\$ -	\$ -	\$ -	\$ 7,300,000
Operations	4,700,000	-	-	-	4,700,000
Habitat Management (HM/HCP)	-	-	13,253,306	-	13,253,306
Building Removal	-	3,339,000	-	-	3,339,000
CIP	-	3,930,470	1,883,110	-	5,813,580

**Unassigned**

	<b>631,703</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>631,703</b>
--	----------------	----------	----------	----------	----------------

**Ending Fund Balance**

	12,631,703	7,269,470	15,136,417	-	35,037,590
--	------------	-----------	------------	---	------------

FORT ORD REUSE AUTHORITY - FY 17-18 ANNUAL BUDGET - BY FUND

CATEGORIES	FY 16-17 APPROVED MID-YEAR	FY 16-17 <u>Variations</u> Projected thru 6/30/17	FY 16-17 <u>PROJECTED</u>	FY 17-18 PRELIMINARY	NOTES
<b>REVENUES</b>					
Membership Dues	\$ 331,000	\$ (18,000)	\$ 313,000	\$ 307,000	MCWD FY 17-18 Budget
Franchise Fees - MCWD	615,000	(170,000)	445,000	415,000	MCWD FY 17-18 Budget
Federal Grants	922,410	90,000	1,012,410	1,002,580	ESCA
Development Fees	5,239,869	1,182,750	6,422,619	6,118,763	CIP Budget
Land Sale Proceeds	-	-	-	-	
Rent Proceeds	50,000	-	50,000	50,000	
Property Taxes	1,722,472	275,000	1,997,472	2,311,884	CIP Budget
Reimbursement Agreements	-	-	-	5,000	ESCA agency reimbursements net of of expense
Investment/Interest Income	105,000	-	105,000	110,000	
<b>TOTAL REVENUES</b>	<b>8,985,750</b>	<b>1,359,750</b>	<b>10,345,501</b>	<b>10,320,227</b>	
<b>EXPENDITURES</b>					
Salaries & Benefits	2,955,973	-	2,955,973	3,259,090	COLA and staff benefit adjustments
Supplies & Services	413,305	2,695	416,000	475,300	Reclassification of expenditures and new Community Outreach/Marketing
Contractual Services	1,932,813	90,000	2,022,813	2,312,500	CIP Budget
Capital Projects (CIP)	3,881,674	(1,000,000)	2,881,674	12,294,357	CIP Budget
<b>TOTAL EXPENDITURES</b>	<b>9,183,765</b>	<b>(907,305)</b>	<b>8,276,460</b>	<b>18,341,247</b>	
<b>REVENUES &amp; OTHER SOURCES OVER (UNDER) EXPENDITURES</b>	<b>(198,015)</b>	<b>2,267,055</b>	<b>2,069,041</b>	<b>(8,021,020)</b>	<i>Use of Fund Balance</i>
<b>FUND BALANCES</b>					
Beginning	40,989,569	-	40,989,569	43,058,609	
Ending	\$ 40,791,554	\$ 2,267,055	\$ 43,058,610	\$ 35,037,590	<b>Ending Fund Balance</b>
<b>Fund Balances</b>					
<i>Committed/Assigned for:</i>					
CalPers Termination	\$ 7,300,000		\$ 7,300,000	\$ 7,300,000	
Operations	4,700,000		4,700,000	4,700,000	
Habitat Management (HM/HCP)	11,385,440		11,385,440	13,253,306	
Building Removal	7,089,000		7,089,000	3,339,000	
CIP	8,642,411	2,457,750	11,100,161	5,813,580	
<i>Unassigned</i>	1,674,703	(190,695)	1,484,008	631,703	
<b>Ending Fund Balance</b>	<b>\$ 40,791,554</b>	<b>\$ 2,267,055</b>	<b>\$ 43,058,609</b>	<b>\$ 35,037,590</b>	

**FORT ORD REUSE AUTHORITY - FY 17-18 ANNUAL BUDGET - BY FUND**

EXPENDITURE CATEGORIES	FY 16-17 Approved Mid-Year	FY 16-17 Variance Projected thru 6/30/17	Projected 6/30/17	FY 17-18 Preliminary	Change from Prior Year	NOTES
	16 positions + 1 intern	16 positions + 1 intern	16 positions + 1 intern	16 positions + 1 intern		"N" indicates a new expense in FY 17-18 budget
<b><u>SALARIES AND BENEFITS (S &amp; B)</u></b>						
SALARIES	1,765,777	-	1,765,777	1,911,684	145,907	Includes 3% COLA and Step/Longevity
BENEFITS/HEALTH, RETIREMENT, OTHER	625,196	-	625,196	672,406	47,210	Health Ins anticipated 5% increase Jan '18
TEMP HELP/VACTION CASH OUT/STIPENDS	65,000	-	65,000	100,000	35,000	Retention
<b>SUBTOTAL S &amp; B</b>	<b>2,455,973</b>	<b>-</b>	<b>2,455,973</b>	<b>2,684,090</b>	<b>228,117</b>	
<b><u>CalPERS UNFUNDED LIABILITIES (UAL)</u></b>						
SHARE OF RISK POOL UAL - PARTIAL PAYMENT	500,000	-	500,000	575,000	75,000	Final installment of unfunded actuarial liability - reduces
<b>SUBTOTAL PERS UAL</b>	<b>500,000</b>	<b>-</b>	<b>500,000</b>	<b>575,000</b>	<b>75,000</b>	termination liability, save interest.
<b>TOTAL SALARIES , BENEFITS AND UAL</b>	<b>2,955,973</b>	<b>-</b>	<b>2,955,973</b>	<b>3,259,090</b>	<b>303,117</b>	
<b><u>SUPPLIES AND SERVICES</u></b>						
PUBLIC & LEGAL NOTICES	6,000	-	6,000	8,000	2,000	Cost due to increased font size of required notices
COMMUNICATIONS	8,000	-	8,000	8,000	-	
DUES & SUBSCRIPTIONS	11,105	2,695	13,800	25,000	11,200	Reclassification of expenditures from Economic Development
PRINTING & COPY	8,000	-	8,000	13,000	5,000	HCP Public Review Draft - community engagement
SUPPLIES	14,500	-	14,500	16,000	1,500	
EQUIPMENT & FURNITURE	15,500	-	15,500	25,000	9,500	Replace defunct hardware
TRAVEL & LODGING	34,000	-	34,000	33,000	(1,000)	
CONFERENCE, TRAINING & SEMINARS	17,500	-	17,500	19,000	1,500	
MEETING EXPENSES	13,500	-	13,500	15,000	1,500	Carpenter's Hall rental fee increase
TELEVISED MEETINGS	7,000	-	7,000	7,000	-	
BUILDING MAINTENANCE & SECURITY	10,000	-	10,000	10,000	-	
FORA OFFICES RENTAL	180,000	-	180,000	180,000	-	
UTILITIES	12,000	-	12,000	13,500	1,500	Anticipated rate increase
INSURANCE	26,000	-	26,000	27,300	1,300	Anticipated 5% increase
PAYROLL/ACCOUNTING SERVICES	7,000	-	7,000	7,500	500	Anticipated rate increase
IT/COMPUTER SUPPORT	29,000	-	29,000	29,000	-	
RECORD ARCHIVING	1,000	-	1,000	1,000	-	
PREVAILING WAGE TECH SUPPORT/SOFTWARE	10,000	-	10,000	10,000	-	
<b>N</b> Community Outreach/Marketing	-	-	-	25,000	25,000	Open House, Community meetings, marketing, etc.
OTHER (POSTAGE, BANK FEES, MISC)	3,200	-	3,200	3,000	(200)	
<b>TOTAL SUPPLIES AND SERVICES</b>	<b>413,305</b>	<b>2,695</b>	<b>416,000</b>	<b>475,300</b>	<b>59,300</b>	
<b><u>CONTRACTUAL SERVICES</u></b>						
AUTHORITY COUNSEL	200,000	-	200,000	200,000	-	
LEGAL/LITIGATION FEES	100,000	-	100,000	125,000	25,000	Potential Litigation
LEGAL FEES - SPECIAL PRACTICE	-	-	-	25,000	25,000	Alan Waltner - contract amendment
AUDITORS	22,813	-	22,813	24,000	1,187	Anticipated standard 5% increase
SPECIAL COUNSEL (EDC-ESCA)	110,000	-	110,000	100,000	(10,000)	
ESCA/REGULATORY RESPONSE/ QUALITY ASSURANCE	370,000	90,000	460,000	460,000	-	
FINANCIAL CONSULTANT	100,000	-	100,000	25,000	(75,000)	EPS - biennial study
LEGISLATIVE SERVICES CONSULTANT	43,000	-	43,000	43,000	-	
PUBLIC INFORMATION/OUTREACH	32,000	-	32,000	20,000	(12,000)	
HCP CONSULTANTS	150,000	-	150,000	150,000	-	
FORA Sunset/Transition	75,000	-	75,000	50,000	(25,000)	EPS
REUSE PLAN IMPLEMENTATION	100,000	-	100,000	150,000	50,000	Cat III
CEQA CONSULTANTS	300,000	-	300,000	-	(300,000)	Consolidated with CIP/Architects & Engineer
CIP/ARCHITECTS & ENGINEERS	195,000	-	195,000	750,000	555,000	Consolidation plus Eastside Pkwy environmental
PROPERTY TAX SHARING/REUSE	-	-	-	-	-	
ECONOMIC DEVELOPMENT	110,000	-	110,000	85,500	(24,500)	Sponsorship/Local support
PW WAGE CONSULTANTS	-	-	-	75,000	75,000	
OTHER CONSULTING/CONTRACTUAL EXP	25,000	-	25,000	30,000	5,000	New Special District Reporting Requirements
<b>TOTAL CONTRACTUAL SERVICES</b>	<b>1,932,813</b>	<b>90,000</b>	<b>2,022,813</b>	<b>2,312,500</b>	<b>289,687</b>	
<b><u>CAPITAL PROJECTS</u></b>						
TRANSPORTATION/OTHER CIP PROJECTS	3,381,674	-	3,381,674	8,544,357	5,162,683	CIP Budget
HCP ENDOWMENT	-	-	-	-	-	
BUILDING REMOVAL	500,000	-	500,000	3,750,000	3,250,000	
<b>TOTAL CAPITAL PROJECTS</b>	<b>3,881,674</b>	<b>-</b>	<b>3,881,674</b>	<b>12,294,357</b>	<b>8,412,683</b>	
<b>TOTAL EXPENDITURES</b>	<b>9,183,765</b>	<b>92,695</b>	<b>9,276,460</b>	<b>18,341,247</b>	<b>8,974,722</b>	



**PROPOSED SALARY AND BENEFITS  
ADJUSTMENT**

**Staff recommends the following:**

- 1) Effective October 1, 2016, pursuant to independent human resources consultant and FC/EC recommendations, the FORA Board adjusted salary ranges to bring FORA employees to equity with other Monterey Bay Regional labor market agencies and affiliated jurisdictions. To sustain this equity, the preliminary budget includes scheduled salary step increases for eligible staff. Proposed Cost-of-Living adjustment (COLA) is provided.

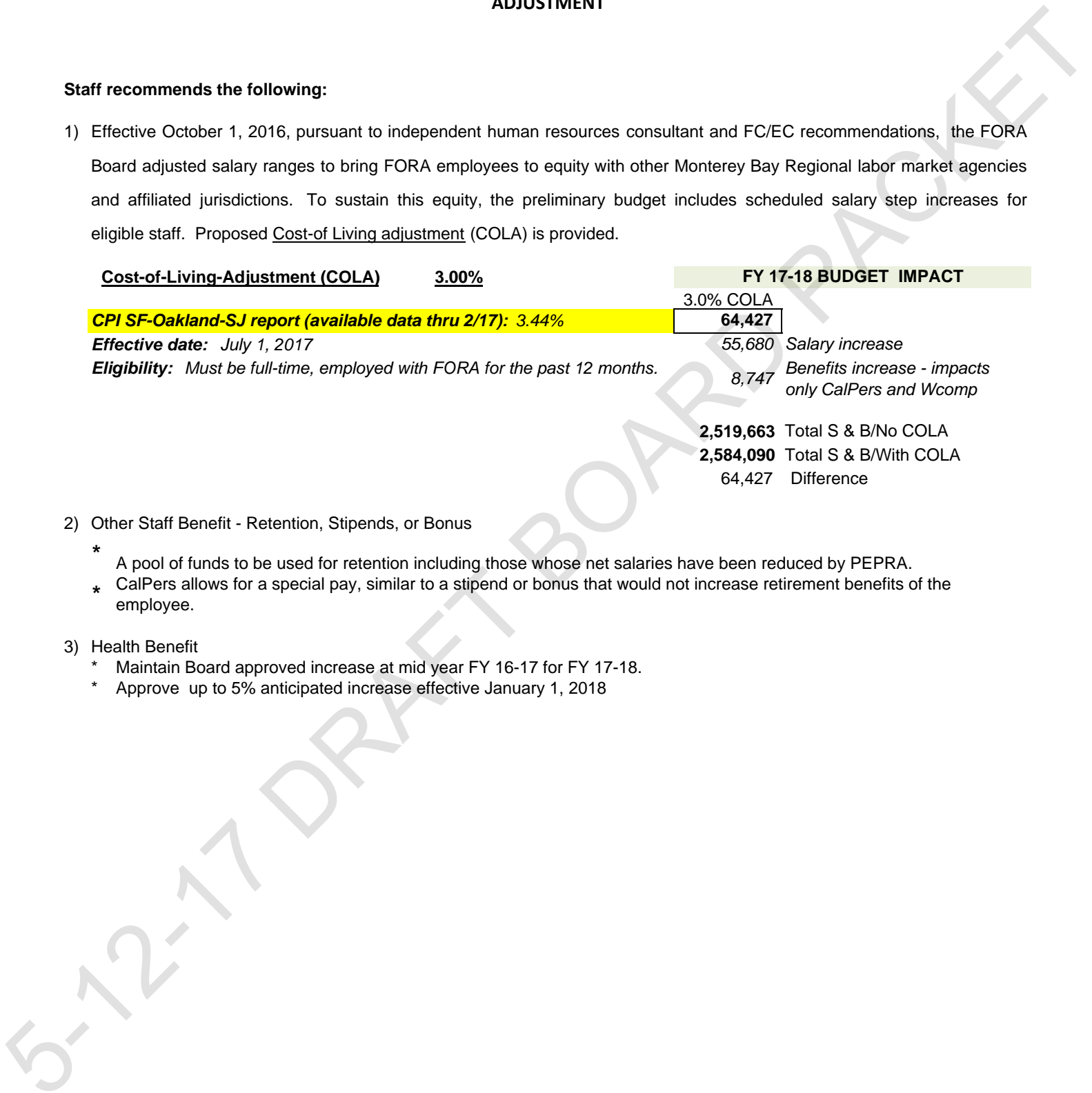
<b><u>Cost-of-Living-Adjustment (COLA)</u></b>	<b><u>3.00%</u></b>	
		<b>FY 17-18 BUDGET IMPACT</b>
		3.0% COLA
<b><i>CPI SF-Oakland-SJ report (available data thru 2/17): 3.44%</i></b>		<b>64,427</b>
<b><i>Effective date:</i></b> July 1, 2017		55,680 <i>Salary increase</i>
<b><i>Eligibility:</i></b> Must be full-time, employed with FORA for the past 12 months.		8,747 <i>Benefits increase - impacts only CalPers and Wcomp</i>
		<b>2,519,663</b> Total S & B/No COLA
		<b>2,584,090</b> Total S & B/With COLA
		64,427 Difference

- 2) Other Staff Benefit - Retention, Stipends, or Bonus

- \* A pool of funds to be used for retention including those whose net salaries have been reduced by PEPRA.
- \* CalPers allows for a special pay, similar to a stipend or bonus that would not increase retirement benefits of the employee.

- 3) Health Benefit

- \* Maintain Board approved increase at mid year FY 16-17 for FY 17-18.
- \* Approve up to 5% anticipated increase effective January 1, 2018



# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Capital Improvement Program	
<b>Meeting Date:</b>	May 12, 2017	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8c	

### RECOMMENDATION(S):

- i. Approve Option B 'fund local transportation projects first' for use as the updated Capital Improvement Program (CIP) transportation baseline in the 2017 FORA Fee Reallocation Study and adopt the 2017 FORA Fee Reallocation Study (**Attachment A**).
- ii. Adopt Resolution 17-XX to implement a FORA Community Facilities District (CFD) special Tax/Development Fee adjustment based on the Economic & Planning Systems (EPS) Biennial Fee Calculation Report (**Attachment B**).
- iii. Adopt the FY 2017/18 FORA CIP (**Attachment C**).

### BACKGROUND/DISCUSSION:

#### 2017 FORA Fee Reallocation Study

The 1997 Fort Ord Base Reuse Plan (BRP) requires FORA to work with TAMC to monitor current and projected traffic service levels on links identified as "on-site" and "off-site" segments in the BRP and to annually update the Capital Improvement Program (CIP) to reflect the proposed capital projects (3.11.5.3(d) on page 196 and 3.11.5.6 on page 202). To meet these requirements, after coordinating with FORA, TAMC prepared the *Fort Ord Transportation Study* Final Report on July 8, 1997 and the *FORA Fee Reallocation Study* on April 15, 2005.

To meet BRP requirements and to facilitate completion of FORA transition planning before December 30, 2018, the FORA Board authorized a reimbursement agreement with TAMC in July 2015 to complete a FORA Fee Reallocation Study. In July 2016, the FORA Board approved the annual FORA CIP with direction to staff to provide any proposed CIP revisions as a result of the 2016 FORA Fee Reallocation Study and EPS Biennial Formulaic Review at the September FORA Board meeting.

To complete the reallocation study, TAMC hired and directed their consultant Kimley-Horn to build a region wide transportation network model based on the Association of Monterey Bay Area Governments (AMBAG) Regional Travel Demand Model (RTDM). Kimley-Horn's work was delayed a number of months due to the level of effort needed to validate the RTDM for the Fort Ord area. The FORA Administrative Committee reviewed Kimley-Horn's draft work products including two FORA fee reallocation options, Option A the nexus approach and Option B the fund local transportation projects first approach. At its April 12, 2017 meeting, the FORA Administrative Committee recommended that the FORA Board approve Option B, which is the existing FORA policy. At its May 3, 2017 meeting, the FORA Administrative Committee reviewed the 2017 FORA Fee Reallocation Study.

#### EPS Biennial Fee Calculation Report

Staff has worked with EPS using the jurisdictions' development forecasts to assess FORA's projected revenues and expenses. The period between 2014 and 2017 has seen a substantial increase in receipt of Community Facilities District (CFD) revenues. However, based on EPS's

Analysis Tables (**Attachment B**), an X% change to the FORA CFD Special Tax would be recommended to align CIP revenues with expenses. Three key expenditure areas affect the CIP: 1) Habitat Conservation Plan (HCP) funding and contingencies, 2) Water Augmentation, and 3) transportation allocations and contingencies. The three key expenditure areas have remained relatively constant with slight adjustments due to Construction Cost Indexing and HCP cost assumptions. Changes in FORA's forecasted revenues are the main driver to the proposed fee change.

**FY 2017/2018 FORA CIP**

At its May 3, 2017 meeting, the FORA Administrative Committee reviewed the FY 2017/2018 FORA CIP. The FORA CIP aligns FORA capital obligations (expenditures) with available revenue sources. FORA's key capital obligations include: Transportation/Transit, Water Augmentation, Habitat Conservation Plan endowment set aside, and Building Removal. Significant CIP changes this year include:

- Lengthened planning horizon from 2017-18 to 2027-28 to facilitate FORA transition planning
- Incorporation of 2017 FORA Fee Reallocation Study project list, cost estimates, and FORA allocation funding
- Clarification of CIP transportation/transit funding prioritization process – Administrative Committee recommends project funding prioritization and Board makes final prioritization decisions
- Caretaker costs funding increased to \$500,000 per year and reimbursement process begins earlier in the fiscal year (submittal deadline now August 31<sup>st</sup> instead of January 31<sup>st</sup>)
- Marina has expressed an interest in discussing with FORA if reallocation of the remainder of the stockade removal obligation can be shifted to another location

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

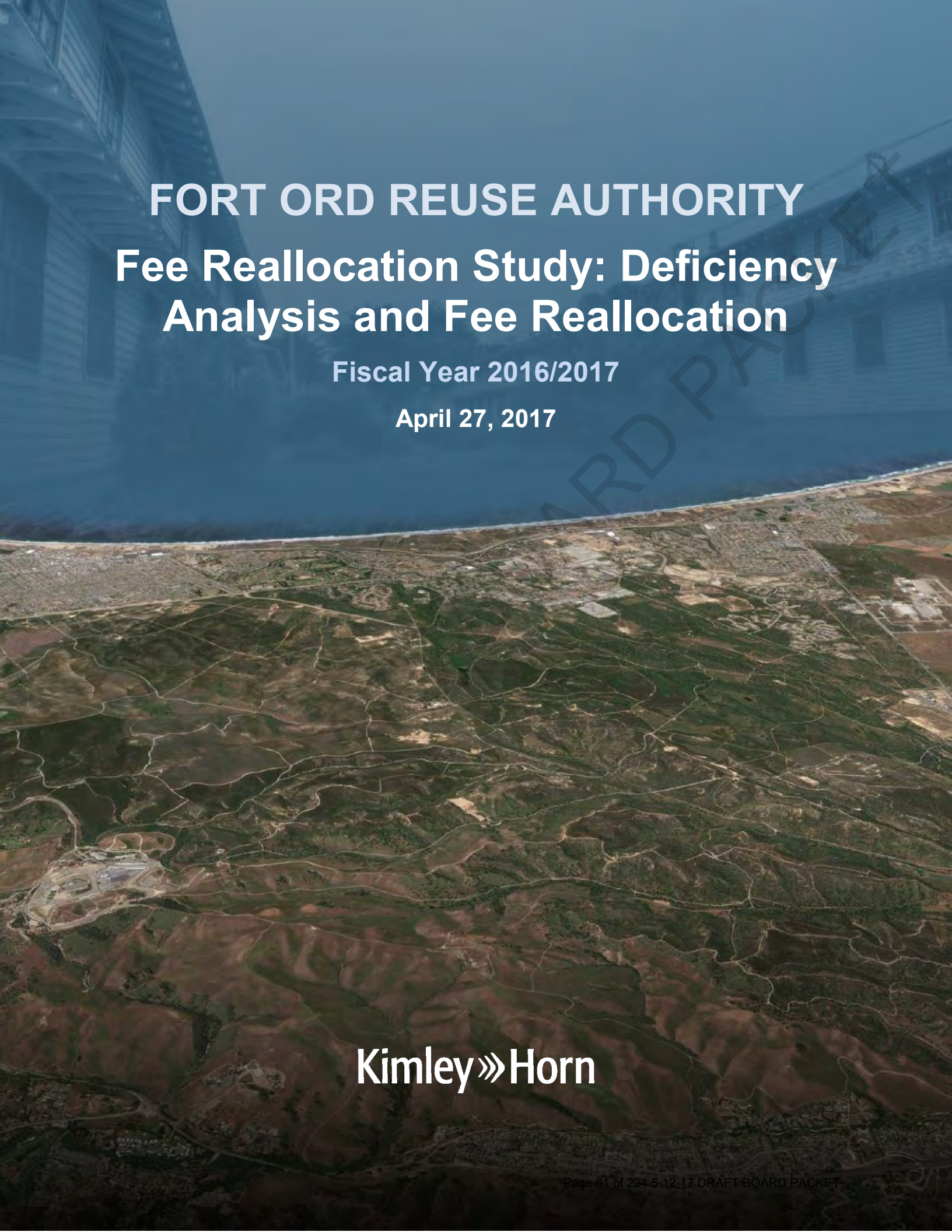
Staff time for this item is included in the approved annual budget.

**COORDINATION:**

Authority Counsel, Administrative and Executive Committees, land use jurisdictions, Transportation Agency for Monterey County, and EPS.

Prepared by \_\_\_\_\_  
Jonathan Brinkmann

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



# **FORT ORD REUSE AUTHORITY Fee Reallocation Study: Deficiency Analysis and Fee Reallocation**

**Fiscal Year 2016/2017**

**April 27, 2017**

**Kimley»»Horn**





5-12-17 DRAFT BOARD PACKET



# Table of Contents

Executive Summary .....	1
Purpose .....	1
Recommendations .....	2
Introduction .....	3
Project Background .....	3
Key Terms .....	3
Key Findings .....	3
Scope .....	4
Fee Reallocation Study .....	5
Review & Update of Land Use Assumptions .....	5
Model Validation .....	9
FORA Capital Improvement Program Roadway Projects .....	15
Deficiency Analysis .....	17
Highway 1 Widening Analysis .....	32
Nexus Analysis .....	34
Conclusion .....	39
Recommendations .....	39

5-12-17 DRAFT BOARD PACKET



## EXECUTIVE SUMMARY

### Purpose


The purpose of this report is to present the results of the Fort Ord Reuse Authority (FORA) Fee Reallocation Study including the deficiency analysis and fee reallocation, and to describe the final project steps.

The analysis looked at a Build 2015 Capital Improvement Program (CIP), a Build Alternative, and No Build scenario and the resulting future traffic congestion under each. The results of the No Build scenario shows that, by 2035, if FORA does not build the FORA CIP transportation projects, seven of the existing roadways in the current FORA project list will operate at deficient levels (Levels of Service E or F). If FORA completes the CIP transportation projects (Build 2015 or Build Alternative scenario), the study roadways would operate at acceptable levels of service (Levels of Service D or better). The **Build 2015 CIP** and **Build Alternative CIP** analysis shows two roadways (Reservation Road between Davis and Watkins Gate Roads, and Eastside Parkway) would operate at a LOS D/E by 2035 (however, these two LOS D/E roadways are within the margin of error to the acceptable LOS D). This analysis shows that the FORA CIP projects provide sufficient improvement to the roadway network to address future growth-related transportation deficiencies.

Due to costs and other constraints of widening Highway 1 between Fremont Boulevard and Del Monte Boulevard, the **Build Alternative CIP** was considered that provides enhanced transit service, interchange, and other roadway operational improvements. Conceptual transit improvements analyzed included Bus-On-Shoulder operations along Highway 1 and enhanced transit service along corridors. Kimley-Horn's major findings were that 1) approximately 70% of the future traffic growth that would have otherwise been accommodated by a Highway 1 widening is anticipated to be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore, and that 2) transit ridership in the Association of Monterey Bay Area Government's Regional Travel Demand Model is projected to increase in the future.

Using the resultant analysis included within this document, a revised cost allocation of the remaining FORA obligations was prepared. It is important to note that although the FORA fee was previously calculated in a manner similar to a typical impact fee, it is in fact a Mello-Roos tax, and, as such, this allows for flexibility in determining specific methods for cost reallocation such that they best support the Fort Ord Reuse Authority and local jurisdiction goals and policies. As such, two options are presented for the reallocation methodology: Nexus Approach and Fund Local Projects First Approach.

Accordingly, for the purpose of maintaining consistency with prior work, the cost obligation maintained 2005 as the basis for determining existing deficiency. This avoids substantial changes in FORA funding prioritizations that might otherwise occur as the result of new improvements or



other circumstances resulting in changes to existing deficiencies. Furthermore, recognizing that the FORA obligation can not be increased beyond the limit originally established in the 2005 study (as inflated by the Construction Cost Index), the results of the fair share analysis were recalculated using a weighting methodology so that the total obligation for the projects in aggregate remained within the funding limit. Similarly to what was undertaken in the 2005 study, it is anticipated that the resultant reallocation will be further refined to reflect the priorities of FORA and local jurisdictions.

## Recommendations

Based on these findings, Kimley-Horn recommends that FORA confirm the **Build Alternative CIP** transportation network as the same as the **Build 2015 CIP** transportation network with the following changes:

- Broaden the description of “regional” project R3a widening Highway 1 between Fremont Boulevard and Del Monte Boulevard to be renamed as Highway 1 Corridor improvements and include new enhanced transit improvements and service (Bus on Shoulder or Monterey Branch Line Bus Rapid Transit, and Local Monterey-Salinas Transit Service), and improvements to the Highway 1 – Fremont Boulevard Interchange in Seaside; and
- At the request of the City of Marina, include the 2<sup>nd</sup> Avenue Extension in the FORA CIP, redistributing funds from the other road projects in the City of Marina.

It is further recommended that the cost reallocation included within this document as **Table 20** be used as the starting point for updating the FORA CIP Obligations, recognizing that it is likely that further adjustments will be necessary based on Fort Ord Reuse Authority and local jurisdiction direction. In particular, the FORA Administrative Committee has recommended using Option B from **Table 21** as the basis for the reallocation.





## INTRODUCTION

### Project Background

The 1997 Base Reuse Plan (BRP) states that FORA shall fund its “Fair Share” of “on-site,” “off-site,” and “regional” roadway and transit capital improvements based on a nexus analysis from the Transportation Agency for Monterey County (TAMC). The BRP also requires that FORA work with TAMC to monitor projected traffic levels within the transportation network. To meet these requirements, TAMC prepared the *Fort Ord Transportation Study Final Report* on July 8, 1997 and the *FORA Fee Reallocation Study* on April 15, 2005. To continue to meet these requirements, in 2015, FORA entered into a reimbursement agreement with TAMC to fund a new FORA Fee Reallocation Study.

### Key Terms

**Deficiency analysis** is a methodology used to determine weaknesses found in a system. In terms of a transportation network study, a deficiency analysis uses Level of Service (LOS).

**Level of Service (LOS)** is a measure for qualitatively assessing roadway quality. TAMC and FORA have established acceptable service levels as LOS D or better.

**Regional Travel Demand Model** is a forecasting tool used to estimate the number of vehicles that will use a specific transportation facility in the future.

**Traffic Analysis Zone (TAZ)** is the unit of geography used in the Regional Travel Demand Model. It includes input data for households and employment that the Regional Travel Demand Model requires.

**Average Daily Traffic (ADT)** is the average weekday traffic counted in a location over several days during a period of the year of considered typical.


**Peak Hour** is the “rush hour” or highest hourly traffic volume in either the AM or the PM.

**Capital Improvement Plan (CIP)** is a short-range plan that identifies capital projects including financing options.

### Key Findings

Kimley-Horn prepared analysis which included completing model runs using with the Association of Monterey Bay Area Governments (AMBAG) Regional Travel Demand Model for the following conditions (tables summarizing the evaluation results are noted in parenthesis):

1. **Existing Conditions:** which includes existing land use on the existing roadway network (**Table 9**). Although, existing count data is actually used as the basis for analyzing LOS, this run is necessary for post-processing and other analysis purposes.
2. **No-Build:** which considers 2035 land use conditions on the existing roadway network (**Table 10**).
3. **Future Deficiency Analysis:** which considers 2035 land use conditions with the 2014 Regional Transportation Plan roadway improvements only (no FORA CIP) (**Table 11**).

- 
4. **Build 2015 CIP:** which is 2035 land use conditions with FORA CIP and the 2014 Regional Transportation Plan roadway improvements (**Table 12**).
  5. **Build Alternative CIP:** which includes 2035 land use conditions with the FORA CIP, including alternative Highway 1 Corridor Improvements, 2<sup>nd</sup> Avenue Extension in City of Marina, and the 2014 Regional Transportation Plan roadway improvements (**Table 13**).

In addition to BRP requirements, FORA has engaged with TAMC to complete the 2017 FORA Fee Reallocation Study for the following reasons:

1. FORA's transportation cost estimates were developed through the *2005 FORA Fee Reallocation Study* and have not been updated since that time. Updating transportation costs using most recent estimates will provide greater certainty regarding FORA's funding obligations.
2. AMBAG and TAMC updated the Regional Transportation Plan (RTP) in 2014/15. FORA's transportation obligations need to be consistent with current RTP projects.
3. Former Fort Ord land use jurisdictions have new land use plans since 2005, which may result in changes to the "on-site" BRP transportation network. Such changes could affect the capacity of the "on-site" roadway network. TAMC and FORA need to analyze the net effect of these modifications to assure that the required capacity of the "on-site" network can support planned BRP development.
4. FORA can use updated information regarding its transportation obligations from the 2017 FORA Fee Reallocation Study to assist in preparing the FORA transition plan, which must be completed prior to 2019.

## Scope

The study's workplan was to produce the 2017 FORA Fee Reallocation Study, which includes the following tasks:

1. Review/modify land use assumptions on former Fort Ord primarily based on the 2016/17 FORA CIP;
2. Review the 2014 AMBAG Regional Travel Demand Model for use in this study;
3. Review/modify future network assumptions – includes creating three transportation networks for travel forecast analysis: **No-Build**, **Build 2015 CIP**, and **Build Alternative CIP**;
4. Complete deficiency analysis – conduct model runs on three transportation networks, identify deficiencies/weaknesses attributed to growth, and summarize results;
5. Complete fee reallocation – run select link analysis to determine the fair share proportions for the fee allocation;
6. Complete project funding analysis



## FEE REALLOCATION STUDY

The purpose of the 2017 FORA Fee Reallocation Study is to assess the current conditions of the transportation network (**Existing Conditions**) and how the proposed developments within the former Fort Ord boundaries will impact the future transportation network (**Future Deficiency Analysis**) and the effectiveness of the FORA Capital Improvement Program (CIP) at mitigating those impacts (**Build 2015 CIP** and **Build Alternative CIP**).

### **Methods:**

The 2014 AMBAG Regional Travel Demand Model was used to determine the deficiencies for the roadway network, focusing on the FORA CIP road network. AMBAG completed an update of the model for the Metropolitan Transportation Plan / Sustainable Communities (2035 MTP/SCS and RTP) for Monterey, San Benito, and Santa Cruz Counties. The model includes detailed transportation and transit networks, as well as a geographically based TAZ layer containing socioeconomic data for the base year 2010 and forecast years 2020 and 2035. The AMBAG Regional Travel Demand Model is estimated and calibrated to 2010 conditions using data from the 2011-12 California Household Travel Survey, US Census, employment, and traffic data from that same year.

### [Review & Update of Land Use Assumptions](#)

The 2005 FORA Fee Reallocation Study presented land use data that reflected the total development levels included in the Base Reuse Plan and reflected the planning efforts at the time of the study.

Kimley-Horn, in consultation with FORA staff, completed additional updates to the model to refine the model's transportation network, reflect the Base Reuse Plan land use assumptions, as well as include more recent development data for the former Fort Ord area. Since the Base Reuse Plan allows a limited amount of development to occur within former Fort Ord, this analysis assumes the resource constrained Base Reuse Plan buildout described in FORA's Development and Resource Management Plan (DRMP) (BRP section 3.11.5) for scenarios that include 2035 land use.

**Table 1** and **Table 2** summarize the updated Fort Ord land use data for full buildout of projects that contribute to the 2017 FORA Fee Reallocation Study. Land use development data includes any relevant land use, employment, and household information available from development plans and regulatory documents. Data collected from the development plans and regulatory documents were categorized in accordance to the demographic and land use attributes in the 2014 AMBAG Regional Travel Demand Model (RTDM). This maintains consistency between the housing and employment totals from the collected data with the model's land use inputs. Note that **Table 1** and **Table 2** reflect readily available current project information obtained during the course of this project (detailed employment information is only presented for FORA land use projects). **Figure 1** shows the TAZ structure in which the land use information for this model is contained.



**Table 1: Development Forecasts FORA 2016/17 CIP: Residential (1)**

Land Use Location & Description	TAZ	Future Units
<b>NEW RESIDENTIAL</b>		
<b><u>Marina</u></b>		
Marina Heights	839, 855, 870, 848	1,050
The Promontory	826	0
Dunes	788, 790, 791, 815, 821	970
TAMC	788	200
<b>Marina Subtotal</b>		<b>2,220</b>
<b><u>Seaside</u></b>		
Seaside Highlands (1)	765	0
Seaside Resort	762	125
Seaside	771, 801	995
<b>Seaside Subtotal</b>		<b>1,120</b>
<b><u>Other</u></b>		
UC	801	240
Del Rey Oaks	1782	691
East Garrison	1035, 1039, 1042, 1052, 1065, 1068, 1070	1,151
<b>Other Subtotal</b>		<b>2,082</b>
<b>TOTAL NEW RESIDENTIAL</b>		<b>5,422</b>
<b>Existing/Replacement Residential</b>		
Preston Park (Entitled)	853	0
Seahaven (Planned)	813	400
Abrams B (Entitled)	853	0
MOCO Housing Authority (Entitled)	815	0
Shelter Outreach Plus (Entitled)	815	0
VTC (Entitled)	815	0
Interim Inc (Entitled)	815	0
Sunbay (Entitled)	769	0
Bayview (Entitled)	769	0
Seaside Highlands (Entitled)	761	0
<b>TOTAL EXISTING/REPLACE</b>		<b>400</b>
<b>CSUMB (Planned)</b>		<b>492</b>
<b>TOTAL RESIDENTIAL UNITS</b>		<b>6,314</b>

(1) Land use information based on FORA 2016/17 CIP with updates based on agency input.

Table 2: Development Forecasts FORA 2016/17 CIP: Non-Residential (1)

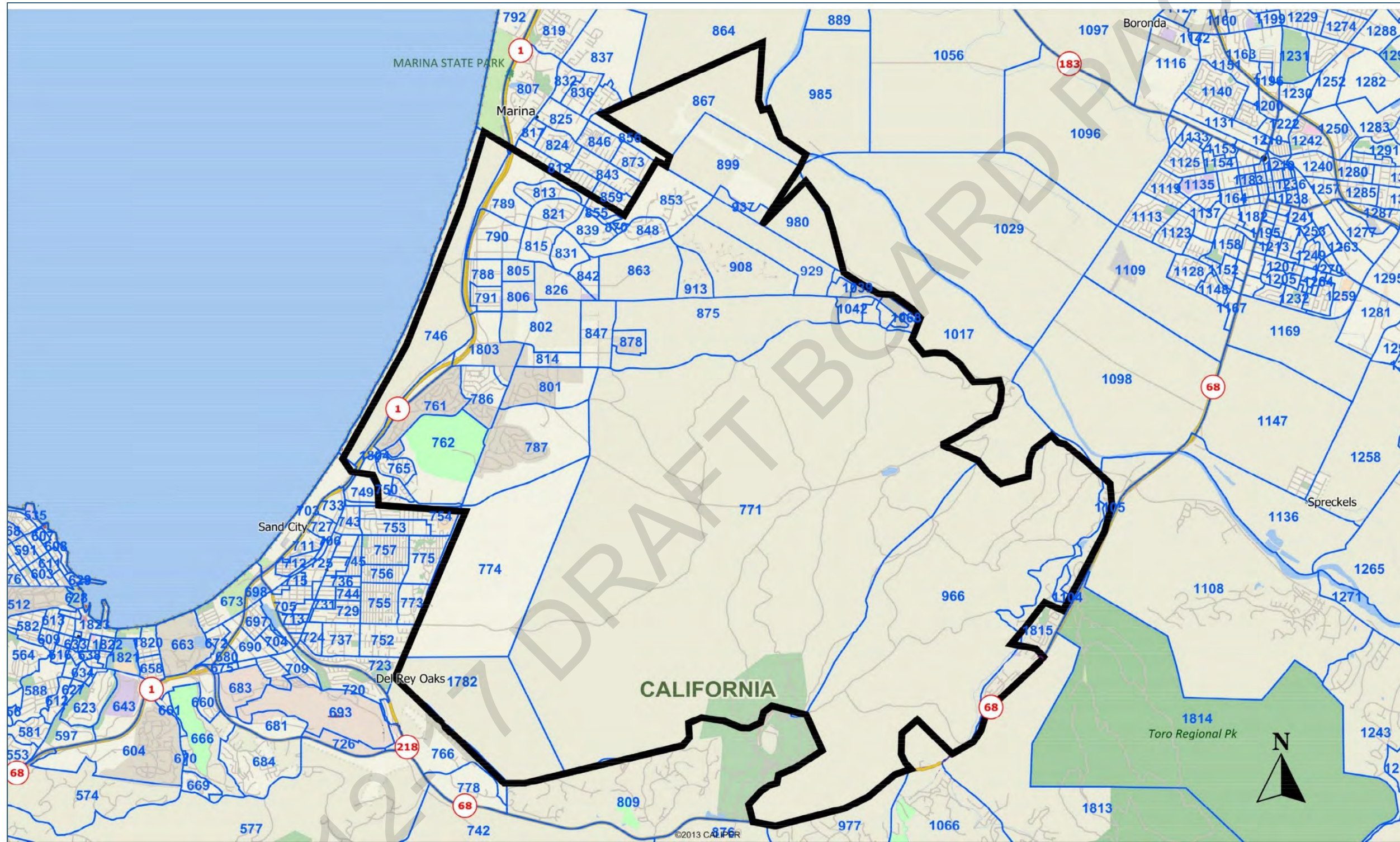
Land Use Location & Description	TAZ	Future Square Footage	Future Employees
<b>NON-RESIDENTIAL</b>			
<b><u>Office</u></b>			
Del Rey Oaks	1782	400,000	1,143
Monetary	1782	721,524	2,061
East Garrison	1052	34,000	97
Imjin Office Park	789		0
Dunes	788, 790, 791, 815, 821	349,000	997
Seahaven	813	16,000	46
Interim Inc.	815	0	0
Marina CY	899	177,000	506
TAMC	791	40,000	114
Seaside	1803	202,000	577
UC	980	680,000	1,943
<b><u>Industrial</u></b>			
Monterey	1782, 875	1,466,275	1,466
Marina CY	899	0	0
Dunes	788, 790, 791, 815, 821	0	0
Seahaven	813	6,000	6
Marina Airport	899	0	0
TAMC	791	35,000	35
Seaside	1803	125,320	125
UC	980	100,000	100
<b><u>Retail</u></b>			
Del Rey Oaks	1782	5,000	9
East Garrison	1052	40,000	73
Seahaven	813	0	0
Dunes	788, 790, 791, 815, 821	175,600	319
TAMC	791	75,000	136
Seaside Resort	762	16,300	30
Seaside	1803	1,666,500	3,030
UC	980	310,000	564
		<b>6,640,519</b>	<b>13,378</b>
Land Use Location & Description	TAZ	Future Hotel Rooms	
<b>HOTEL ROOMS</b>			
<b><u>Hotel Rooms</u></b>			
Del Rey Oaks	1782	550	
Dunes	790	0	
Dunes	789	310	
Seaside Resort	762	330	
Seaside Resort TS	762	170	
Seaside	1803	660	
UC	980	0	
		<b>2,020</b>	

(1) Land use information based on FORA 2016/17 CIP with updates based on agency input.





Figure 1: FORA Traffic Analysis Zones







## Model Validation

The development of the travel demand model used for the 2017 FORA Fee Reallocation Study was based on the validated 2014 AMBAG Regional Travel Demand Model. In addition to the updates to the land use data, the FORA model includes refinements to the free flow speeds coded into the model's roadway network to improve the model's traffic assignment for FORA area roadways. A series of static validation tests were then conducted to compare the FORA model's base year traffic volume estimates to traffic counts using standard statistical measures recommended in the Caltrans Travel Forecasting Guidelines (1992). As part of the model validation process, two-way, Average Annual Daily Traffic (AADT) counts from the 2014 AMBAG Regional Travel Demand Model was obtained for 407 roadway segments within Monterey County.

At the 407 roadway segments, the daily (24-hour) traffic assignment for the FORA model was validated for a 2010 base year using the AADT counts. The validation process was carried out at the aggregate level (the entire model) and using screenlines to cordon off discrete areas of Monterey County near FORA. The validation results by roadway classification is also reported.

The principle validation criteria used to validate the overall FORA model reference those prescribed by Caltrans guidelines that identify the correlation coefficient for the entire model and the percentage of screen lines and roadway links that should be within an allowable percent error.

- The Correlation Coefficient (R) estimates the correlation between the model volume and the actual count. The model-wide correlation coefficient should be greater than 0.88.
- The Percent Error is the difference between the model volume and the actual count divided by the actual count. The higher the percent error, the greater the difference is between the model volume and the actual count. A minimum of 75% of the screenlines should be within their maximum desirable deviation and a minimum of 75% of the roadway links should be within their maximum desirable deviation.

### Model-wide Validation Summary

Both the AMBAG Regional Travel Demand Model and the FORA model met model-wide validation criteria for the correlation coefficient and number of links within their maximum desirable deviation for percent error according to Caltrans and Federal Highway Administration guidelines. The FORA model had more links overall and more freeway and principal arterial links that were within their maximum desirable deviation.

The FORA model's ability to meet or exceed the model-wide validation criteria in **Table 3** establishes a reasonable level of confidence that the model can be used as a forecasting tool for the analysis of future conditions.



**Table 3: Model-wide Validation Summary**

<b>Model Validation Criteria</b>	<b>2014 AMBAG RTDM</b>	<b>FORA TIF Model</b>
The model-wide correlation coefficient should be greater than 0.88	0.95	0.95
A minimum of 75% of the screen lines should be within their maximum desirable deviation	100%	100%
A minimum of 75% of the roadway links should be within their maximum desirable deviation (all links)	75%	76%
A minimum of 75% of the roadway links should be within their maximum desirable deviation (freeway and principal arterial links)	85%	86%

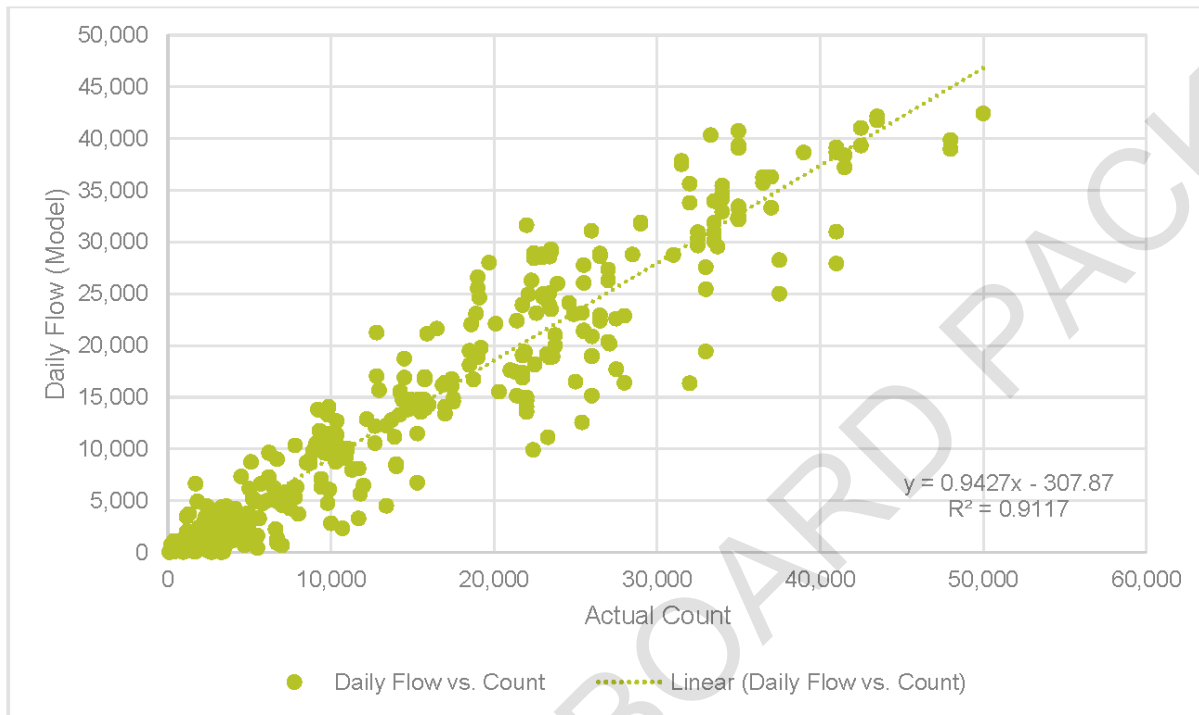
### **Correlation Coefficient**

The scatter plot in **Figure 2** graphs the FORA model's volume for each roadway link and the corresponding traffic count using a linear regression to show the relationship between the two. The model volumes and the actual counts have a positive correlation as shown by the slope of the trend line. The correlation coefficient for the overall model is 0.95, which indicates a strong relationship between the two variables and exceeds the targeted criteria of 0.88. The R2 for the overall model is 0.91, which indicates that the model volumes and the actual counts are good predictors of each other.





**Figure 2: FORA Model Correlation Coefficient**



### Functional Roadway Classification

Link level validation of the FORA TIF Model was reported by functional roadway classification. The following are suggested percent error targets by functional roadway classification identified in the Caltrans guidelines:

- Freeways < 7%
- Principal Arterials < 10%
- Minor Arterials < 15%
- Collectors and Frontage Roads < 25%

The validation by functional roadway classification for the FORA model saw similar results with the AMBAG Regional Travel Demand Model where the total traffic volume assigned by the model was lower compared to the aggregate count total – but within the 10% target for overall percent error. Both models met the percent error targets for freeways and principal arterials; however, the models were outside of the targets for lower capacity roadways such as Minor Arterials, Major Collectors, Minor Collectors and Local roads that had lower levels of traffic assigned compared to the count. The link speed refinements made for the FORA model had the effect of shifting traffic off the higher capacity freeways and principal arterials to the lower capacity roadways. As a result, the FORA model had a lower total traffic assigned, which increased the overall percent error to -7.8%; however, the base year saw an improvement with a smaller percent error for the Minor Arterials and Major Collectors. **Table 4** summarizes the

results of the validation by functional roadway classification for the AMBAG Regional Travel Demand Model, and Figure 4 summarizes the results of the validation by functional roadway classification for the FORA model.

**Table 4: Validation by Functional Roadway Classification (AMBAG Regional Model)**

Functional Roadway Classification	# of links	Traffic Count (AADT)	Model Output (Daily)	Difference	Percent Error	Target
Freeways or Expressways	53	1,607,100	1,568,349	-38,751	-2.4%	+/- 7%
Principal Arterial	172	3,509,399	3,452,431	-56,968	-1.6%	+/- 10%
Minor Arterial	76	516,804	430,020	-86,784	-16.8%	+/- 15%
Major Collector	40	206,860	118,029	-88,831	-42.9%	+/- 25%
Minor Collector	17	58,370	33,695	-24,675	-42.3%	+/- 25%
Local	49	116,771	74,926	-41,845	-35.8%	+/- 25%
	407	6,015,304	5,677,450	-337,854	-5.6%	+/- 10%

**Table 5: Validation by Functional Roadway Classification (FORA model)**

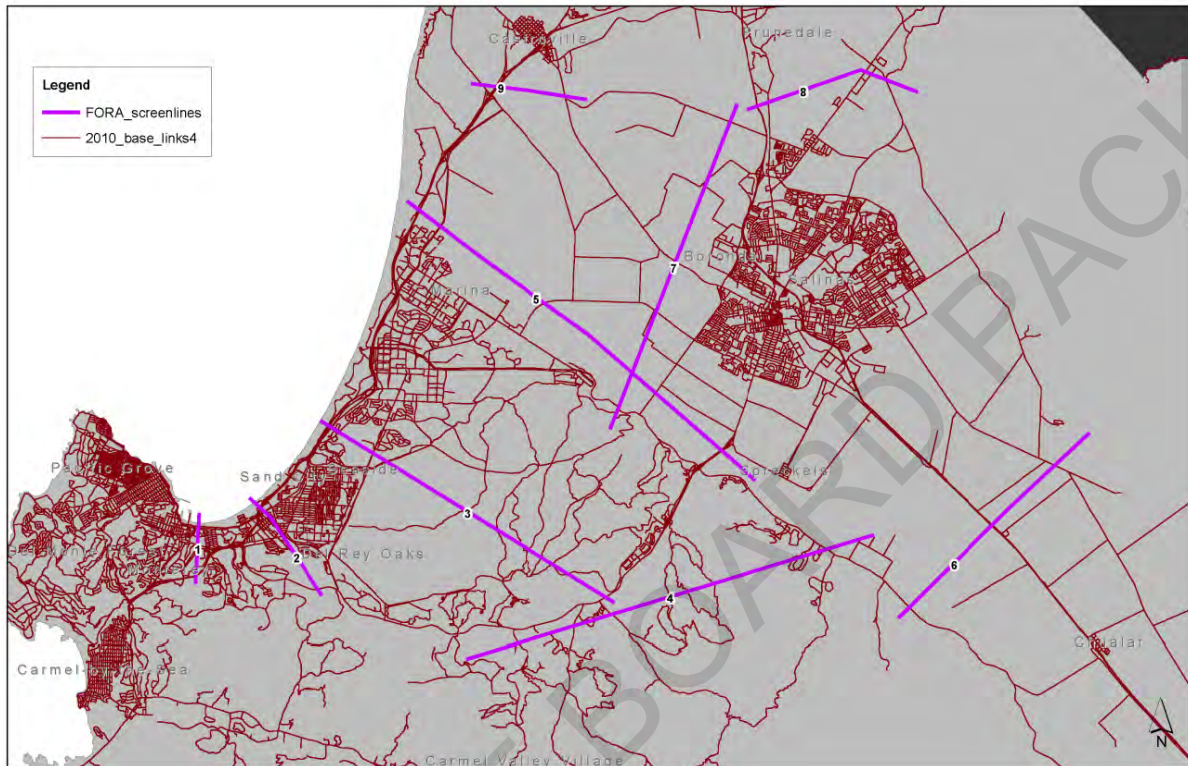
Functional Roadway Classification	# of links	Traffic Count (AADT)	Model Output (Daily)	Difference	Percent Error	Target
Freeways or Expressways	53	1,607,100	1,499,368	-107,732	-6.7%	+/- 7%
Principal Arterial	172	3,509,399	3,387,120	-122,279	-3.5%	+/- 10%
Minor Arterial	76	516,804	432,590	-84,214	-16.3%	+/- 15%
Major Collector	40	206,860	116,947	-89,913	-43.5%	+/- 25%
Minor Collector	17	58,370	34,481	-23,889	-40.9%	+/- 25%
Local	49	116,771	74,891	-41,880	-35.9%	+/- 25%
	407	6,015,304	5,545,397	-469,907	-7.8%	+/- 10%

### Screenline Validation

The daily traffic assignment was validated at nine screen line locations in Monterey County as shown in **Figure 3**. A screenline represents a group of individual links that are bisected by an imaginary line. Analysis of the traffic assignment using screenlines allows for evaluating traffic flows in subareas of the model area in a directional basis. The model volumes and the actual counts on the links that constitute the screenline are evaluated by comparing the percent error to the allowable limits.



**Figure 3: Model Screenline Locations**



The validation by screenlines shown in **Table 6** and **Table 7** demonstrate that the FORA model has 100% of the screenlines meeting the thresholds for maximum percent deviation.

**Table 6: Validation by Screenlines (AMBAG Regional Travel Demand Model)**

Screenline ID	Screenline Location	Traffic Count (AADT)	Model Output (Daily)	Percent Error	NCHRP 255 Tolerance
1	East of Monterey (Between Camino El Estero and Camino Aguajito)	127,552	113,475	-11.0%	±22.7%
2	West of Canyon Del Rey	153,615	132,024	-14.1%	±21.2%
3	FORA	124,221	122,989	-1.0%	±22.9%
4	South of Salinas Hwy	29,900	22,113	-26.0%	±37.6%
5	North of Reservation Rd	111,612	127,798	14.5%	±23.7%
6	Southeast of Salinas	63,400	48,233	-23.9%	±28.9%
7	Northwest of Salinas	54,500	57,426	5.4%	±30.5%
8	North of Salinas	78,300	76,965	-1.7%	±26.9%
9	North of Reservation Rd	71,600	82,628	15.4%	±27.7%
<b>TOTAL</b>		<b>814,700</b>	<b>783,652</b>	<b>-3.8%</b>	<b>±11.9%</b>



**Table 7: Validation by Screenlines (FORA model)**

Screenline ID	Screenline Location	Traffic Count (AADT)	Model Output (Daily)	Percent Error	NCHRP 255 Tolerance
1	East of Monterey (Between Camino El Estero and Camino Aguajito)	127,552	111,620	-12.5%	±22.7%
2	West of Canyon Del Rey	153,615	126,057	-17.9%	±21.2%
3	FORA	124,221	118,693	-4.5%	±22.9%
4	South of Salinas Hwy	29,900	20,890	-30.1%	±37.6%
5	North of Reservation Rd	111,612	123,816	10.9%	±23.7%
6	Southeast of Salinas	63,400	46,907	-26.0%	±28.9%
7	Northwest of Salinas	54,500	55,891	2.6%	±30.5%
8	North of Salinas	78,300	77,044	-1.6%	±26.9%
9	North of Reservation Rd	71,600	79,496	11.0%	±27.7%
<b>TOTAL</b>		814,700	760,415	-6.7%	±11.9%

**Individual Link Validation**

The daily traffic assignment for individual roadway links was analyzed for the 407 count locations. The model volumes and the actual counts on the links are evaluated by comparing the percent error to the allowable limits.

**Table 8** compares the validation results for the AMBAG Regional Travel Demand Model and the FORTA model; overall, the FORA model had a greater number of links (all and freeways and principal arterials) that were within recommended limits. Seventy-six percent of all links and 86% of the freeway and principal arterial links were within the recommended limits for percent error; the validation criteria according to Caltrans guidelines is 75% of all links.

**Table 8: Validation by Individual Link Summary**

		AMBAG RTDM		FORA TIF Model	
<b>All Links</b>	Pass	304	75%	309	76%
	Fail	103	25%	98	24%
	Total Links	407	100%	407	100%
<b>Freeways and Principal Arterials</b>	Pass	192	85%	194	86%
	Fail	33	15%	31	14%
	Total Links	225	100%	225	100%





## FORA Capital Improvement Program Roadway Projects

To support the proposed developments within the FORA area and provide mitigation for impacts to the transportation network, the 2016 FORA CIP includes the following transportation improvement projects, which receive funding from the Community Facilities District Special Tax and are shown in **Figure 4**. Note that the projects have been identified as being Regional, Off-Site, or On-Site based on their context and relative location. Additional detail regarding improvements is provided in the exhibits detailing LOS for the various analysis scenarios later section in this study.

### Regional

- SR 156 between US 101 and SR 1
- Highway 1 widening between Sand City and Seaside
- A new Monterey Road Interchange on Highway 1 in the City of Seaside

### Off-Site

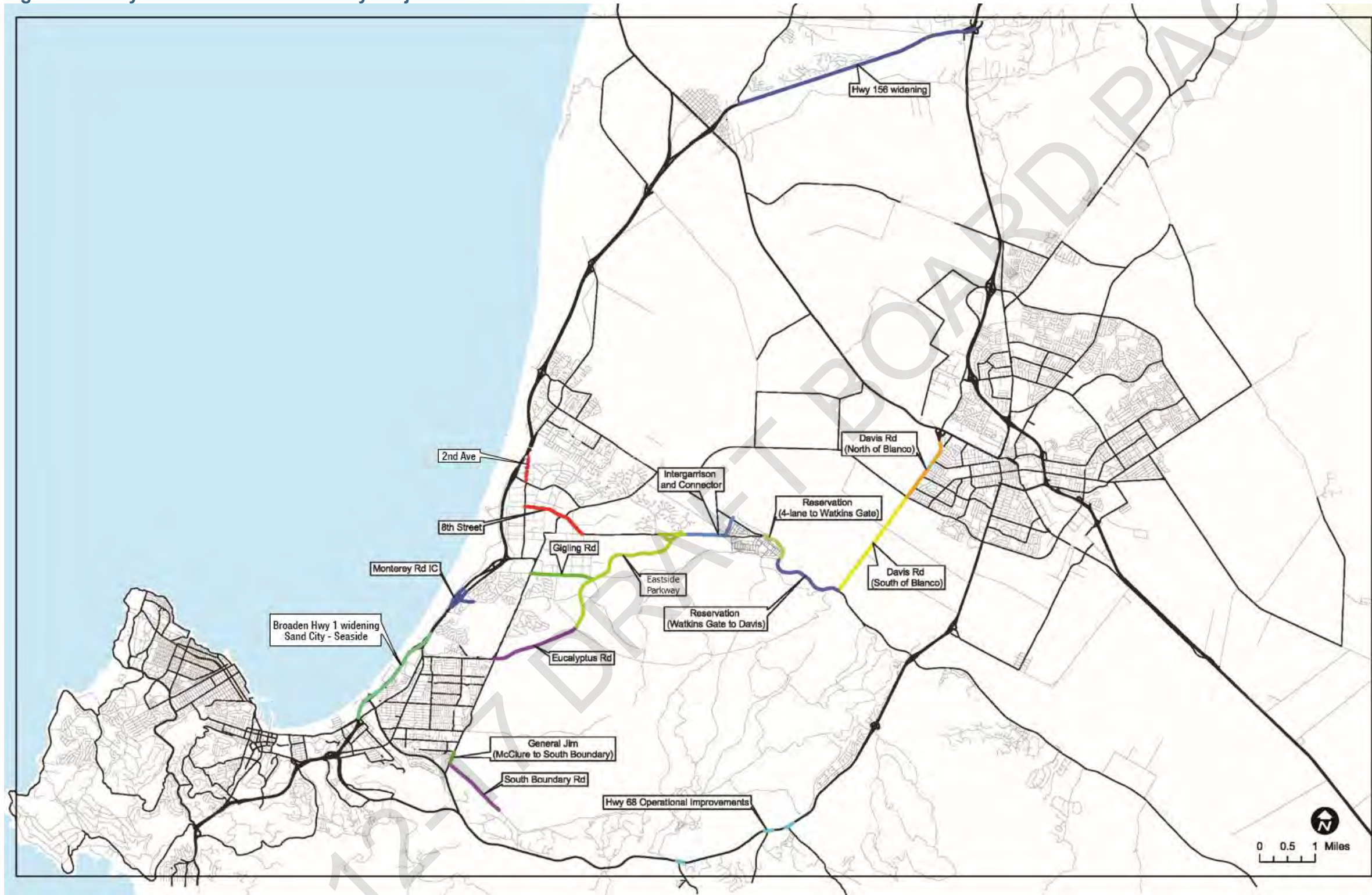
- Davis Road between Blanco Road and SR 183
- Davis Road between Blanco Road and Reservation Road
- Reservation Road between Davis Road and Watkins Gate Road
- Reservation Road between Watkins Gate Road and East Garrison Road
- Crescent Avenue in the City of Marina
- Abrams Road in the City of Marina
- Salinas Road in the City of Marina
- 8<sup>th</sup> Street in Marina between Inter-Garrison Road and Second Avenue

### On-Site

- Eastside Parkway between Schoonover Road and Eucalyptus Road
- Inter-Garrison Road between Schoonover Road and East Garrison
- South Boundary Road between York Road and General Jim Moore Boulevard
- Gap closure of Eucalyptus Road to where Eastside Parkway starts
- Giggling Road between Eastside Parkway and General Jim Moore Boulevard
- General Jim Moore Boulevard from the four-lane section to South Boundary Road.



Figure 4: Study Area and FORA Roadway Projects







## Deficiency Analysis

The following exhibits present the deficiency analysis and establishes the nexus for the FORA roadway projects to demonstrate that the proposed transportation improvements in the FORA CIP will provide adequate mitigation for future roadway deficiencies.

For the purposes of this analysis, a roadway has an acceptable service level at LOS D or better (BRP page 285). A roadway is considered deficient if the service level falls below LOS D. Data is provided for both existing and 2035 conditions.

**Table 9** shows the **Existing Conditions** analysis results. As shown, Highway 1 and Davis Road between SR 183 and Blanco Road are currently deficient. Note that the findings of this analysis are based on traffic counts and not model run analysis.

**Table 10** shows the **No-Build** analysis results. As shown, seven of the roadway projects would operate at deficient LOS in 2035 conditions with planned land use development as contained in the AMBAG Regional Travel Demand Model.

**Table 11** shows the **Future Deficiency Analysis** results. As shown, the effect of the completion of the 2014 Regional Transportation Plan projects on the FORA CIP is that the **No-Build** impacts are reduced from seven roadway project locations that are deficient to five roadway project locations.

**Table 12** shows the **Build 2015 CIP** analysis results. As shown, with implementation of both the FORA CIP projects along with the 2014 Regional Transportation Plan roadway projects, many of the deficient roadway segments will be eliminated and only two roadways would operate at a LOS D/E by 2035 (however, these two LOS D/E roadways are within the margin of error to the acceptable LOS D; therefore, they have been coded as 'orange' on **Table 13**). Those two roadway segments are:

- Reservation Road would be operating at LOS D/E between Davis Road and Watkins Gate Road in the eastbound direction in the PM peak and in the westbound direction in the AM peak.
- Eastside Parkway would be operating at LOS D/E between Eucalyptus Road and Schoonover Drive in the westbound direction in the AM peak.

**Table 13** shows the **Build Alternative CIP** analysis results. As shown, the only major difference between the **Build 2015 CIP** and the **Build Alternative CIP** is that Highway 1 is identified as being deficient. The reason for this deficiency appearing in the modeling is due to the fact that the proposed enhanced transit improvements for Highway 1 in the **Build Alternative CIP** are not modelable, and thus the results shown are strictly related to vehicle traffic and do not account for the potential reduction in traffic congestion from increased transit service. The following section on the "Highway 1 Widening Analysis" provides more discussion on this issue.



**Table 14** shows the results of LOS for Select Non-FORA Roadways that have been identified as being of particular importance within the study area. Specifically, this exhibit shows the results of analysis for Imjin Parkway, Del Monte Boulevard, and Fremont Boulevard for **Existing Conditions, No-Build, Build 2015 CIP**, and **Build Alternative CIP**. As shown, only Imjin Parkway under the **No-Build** and the **Build 2015 CIP** has an identified deficiency.

### Key Findings

**Table 15** and **Table 16** provide a comparison of the **No-Build** and **Build Alternative CIP**; and the **Future Deficiency Analysis** and the **Build Alternative CIP**, respectively. As shown, the number of deficient roadway project locations decrease from seven under the **No-Build** and from five under the **Future Deficiency Analysis** to three periods of LOS D/E, which are within the acceptable margin of error, with implementation of the **Build Alternative CIP** (two under the **Build 2015 CIP**). This demonstrates that FORA CIP projects provide measurable improvement to the roadway network to address future development-related transportation deficiencies.

5-12-17 DRAFT BOARD PACKET



Table 9: Level of Service for Existing Conditions

Roadway	FORA Project Descriptions	Existing Conditions					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	D	NB	D	E
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	NB Off	N/A	N/A
		SB On	N/A	N/A	NB On	N/A	N/A
Highway 156	4 Lane Freeway	EB	B	C	WB	B	B
Highway 68	Operational Improvements	EB	A	C	WB	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	C	C	NB	C	E
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	A	A	SB	A	A
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	A	WB	A	A
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	A	A	WB	A	A
8th Street <sup>(1)</sup>	2 Lanes 2nd Ave→Intergarrison Rd	EB	A	A	WB	B	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	WB	N/A	N/A
Inter-Garrison <sup>(1)</sup>	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	B	B	EB/NB	B	B
Gigling Road <sup>(1)</sup>	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	A	A	WB	A	A
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	A	NB	A	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	A	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	A	NB	A	B
Salinas Avenue	2 Lanes Reservation Rd→Abrams Dr	SB	N/A	N/A	NB	N/A	N/A
Eucalyptus Road <sup>(1)</sup>	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	EB	A	A
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	EB	N/A	N/A
South Boundary <sup>(2)</sup>	2 Lanes General Jim Moore Blvd→York Blvd	EB	C	D	WB	C	D
Imjin Parkway <sup>(1)</sup>	4 Lane Minor Arterial	WB	D	B	EB	B	D
Del Monte Blvd <sup>(1)</sup>	4 Lane Principal Arterial	NB	A	A	SB	A	A
Fremont Blvd <sup>(1)</sup>	4 Lane Minor Arterial	NB	A	A	SB	A	A
(1) LOS based on base year model volumes due to the lack of traffic counts							
(2) LOS based on traffic volumes from the 2005 study due to the lack of traffic counts							
Check mark indicates that the project has been constructed.							

Table 10: Level of Service for No-Build– (at horizon year 2035)

Roadway	FORA Project Descriptions	No-Build					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	NB	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	NB Off	N/A	N/A
		SB On	N/A	N/A	NB On	N/A	N/A
Highway 156	4 Lane Freeway	EB	C	E	WB	E	C
Highway 68	Operational Improvements	EB	B	D	WB	C	C
Davis Road	4 Lanes SR-183→Blanco Rd	SB	E	D	NB	C	F
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	SB	B	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	WB	B	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	C	WB	C	B
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	WB	N/A	N/A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	E	C	EB/NB	B	E
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	WB	E	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	NB	A	B
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	EB	A	A
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	EB	N/A	N/A
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	WB	C	E
Imjin Parkway	4 Lane Minor Arterial	WB	F	D	EB	C	F
Del Monte Blvd	4 Lane Principal Arterial	NB	A	A	SB	A	A
Fremont Blvd	4 Lane Minor Arterial	NB	A	A	SB	A	A

Check mark indicates that the project has been constructed.

Table 11: Level of Service for Future Defeciency Analysis – (at horizon year 2035)

Roadway	FORA Project Descriptions	Future Deficiency Analysis					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	NB	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	NB Off	N/A	N/A
		SB On	N/A	N/A	NB On	N/A	N/A
Highway 156	4 Lane Freeway	EB	E	C	WB	C	E
Highway 68	Operational Improvements	EB	A	D	WB	C	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	D	NB	C	E
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	SB	B	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	WB	B	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	B	WB	B	B
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	WB	N/A	N/A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	B	EB/NB	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	WB	E	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	C	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	NB	A	B
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	EB	A	A
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	EB	N/A	N/A
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	WB	C	E

*Check mark indicates that the project has been constructed.*



Table 12: Level of Service for Build 2015 CIP – (at horizon year 2035)

Roadway	FORA Project Descriptions	Build 2015 CIP					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	D	NB	D	D
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	A	A	NB Off	A	A
		SB On	A	A	NB On	A	A
Highway 156	4 Lane Freeway	EB	B	C	WB	C	B
Highway 68	Operational Improvements	EB	A	C	WB	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	C	NB	B	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	D	SB	D	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	B	D	WB	D	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	A	A	WB	B	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	A	A	WB	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	C	EB/NB	C	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	C	WB	C	C
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	NB	B	A
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	A
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	C	NB	C	B
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	B	B	EB	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	E	C	EB	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	B	WB	B	B
Imjin Parkway	4 Lane Minor Arterial	WB	E	C	EB	C	D
Del Monte Blvd	4 Lane Principal Arterial	NB	A	A	SB	A	A
Fremont Blvd	4 Lane Minor Arterial	NB	A	A	SB	A	A

Check mark indicates that the project has been constructed.

Table 13: Level of Service for Build Alternative CIP – (at horizon year 2035)

Roadway	FORA Project Descriptions	Build Alternative CIP					
		Direction	AM	PM	Direction	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	NB	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	A	A	NB Off	A	A
		SB On	A	A	NB On	A	A
Highway 156	4 Lane Freeway	EB	B	C	WB	C	B
Highway 68	Operational Improvements	EB	A	C	WB	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	C	NB	C	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	SB	C	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	B	C	WB	C	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	WB	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	A	A	WB	A	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	C	A	WB	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	B	EB/NB	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	B	B	WB	B	B
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	B	B	NB	B	B
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	NB	A	B
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	C	C	NB	B	C
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	B	B	EB	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	E	C	EB	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	C	B	WB	B	C

Check mark indicates that the project has been constructed.

Table 14: Level of Service for Select Non-FORA Roadways

Roadway	Existing Conditions						No-Build					
	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM
Imjin Parkway <sup>(1)</sup>	WB	D	B	EB	B	D	WB	F	D	EB	C	F
Del Monte Blvd <sup>(1)</sup>	NB	A	A	SB	A	A	NB	A	A	SB	A	A
Fremont Blvd <sup>(1)</sup>	NB	A	A	SB	A	A	NB	A	A	SB	A	A
Roadway	Future Deficiency Analysis						Build Alternative CIP					
	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM	Dir	AM	PM
Imjin Parkway <sup>(1)</sup>	WB	E	C	EB	C	E	WB	D	C	EB	C	D
Del Monte Blvd <sup>(1)</sup>	NB	A	A	SB	A	A	NB	A	A	SB	A	A
Fremont Blvd <sup>(1)</sup>	NB	A	A	SB	A	A	NB	A	A	SB	A	A
(1) LOS based on base year model volumes due to the lack of traffic counts												

5-12-17 DRAFT FORA COMMUNITY ENGAGEMENT PARTICIPATION PACKET



Table 15: Comparison: No-Build vs Build Alternative CIP

Roadway	FORA Project Descriptions	Direction	No-Build		Build Alternative CIP		Direction	No-Build		Build Alternative CIP	
			AM	PM	AM	PM		AM	PM	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	C	E	NB	E	F	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	A	A	NB Off	N/A	N/A	A	A
		SB On	N/A	N/A	A	A	NB On	N/A	N/A	A	A
Highway 156	4 Lane Freeway	EB	C	E	B	C	WB	E	C	C	B
Highway 68	Operational Improvements	EB	B	D	A	C	WB	C	C	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	E	D	D	C	NB	C	F	C	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	B	C	SB	B	B	C	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	B	C	WB	B	B	C	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	B	E	WB	E	C	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	C	A	A	WB	C	B	A	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	C	A	WB	N/A	N/A	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	E	C	D	B	EB/NB	B	E	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	B	B	WB	E	C	B	B
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	B	B	B	NB	B	A	B	B
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	A	B	NB	A	A	A	B
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	C	C	NB	A	B	B	C
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	B	B	EB	A	A	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	E	C	EB	N/A	N/A	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	C	B	WB	C	E	B	C

Check mark indicates that the project has been constructed.

Table 16: Comparison: Future Deficiency Analysis vs Build Alternative CIP

Roadway	FORA Project Descriptions	Direction	Future Deficiency Analysis		Build Alternative CIP		Direction	Future Deficiency Analysis		Build Alternative CIP	
			AM	PM	AM	PM		AM	PM	AM	PM
Highway 1	4→6 Lanes (Fremont to Del Monte)	SB	C	E	C	E	NB	E	F	E	F
Monterey Rd Interchange	New Interchange @ Monterey Rd/Hwy 1	SB Off	N/A	N/A	A	A	NB Off	N/A	N/A	A	A
		SB On	N/A	N/A	A	A	NB On	N/A	N/A	A	A
Highway 156	4 Lane Freeway	EB	E	C	B	C	WB	C	E	C	B
Highway 68	Operational Improvements	EB	A	D	A	C	WB	C	B	B	B
Davis Road	4 Lanes SR-183→Blanco Rd	SB	D	D	D	C	NB	C	E	C	D
Davis Road	4 Lanes Blanco Rd→Reservation Rd	NB	B	C	B	C	SB	B	B	C	B
Reservation Road	4 Lanes East Garrison Gate→Watkins Gate	EB	A	C	B	C	WB	B	B	C	B
Reservation Road	4 Lanes Watkins Gate→Davis Rd	EB	B	E	B	E	WB	E	C	E	C
8th Street	2 Lanes 2nd Ave→Intergarrison Rd	EB	B	B	A	A	WB	B	B	A	A
2nd Avenue	2 Lanes Imjin Parkway→Del Monte Blvd	EB	N/A	N/A	C	A	WB	N/A	N/A	A	A
Inter-Garrison	4 Lanes Eastside Pkwy→Reservation Rd	WB/SB	D	B	D	B	EB/NB	B	D	B	D
Gigling Road	4 Lanes General Jim Moore Blvd→Eastside Rd	EB	C	E	B	B	WB	E	C	B	B
General Jim Moore Blvd	2→4 Lanes Normandy Rd→McClure Way ✓	SB	A	C	B	B	NB	B	A	B	B
General Jim Moore Blvd	2→4 Lanes McClure Way→Coe Ave ✓	SB	A	B	A	B	NB	B	A	A	B
General Jim Moore Blvd	2→4 Lanes Coe Ave→S Boundary Rd ✓	SB	B	B	C	C	NB	A	B	B	C
Eucalyptus Road	2 Lanes General Jim Moore Blvd→Parker Flats ✓	WB	A	A	B	B	EB	A	A	B	B
Eastside Parkway	2 Lanes Eucalyptus Rd→Schoonover Dr	WB	N/A	N/A	E	C	EB	N/A	N/A	C	D
South Boundary	2 Lanes General Jim Moore Blvd→York Blvd	EB	B	E	C	B	WB	C	E	B	C

Check mark indicates that the project has been constructed.





### Additional Model Outputs

The graphics below (**Figure 5** to **Figure 8**) present the resultant volume change for the **Build 2015 CIP** and **Build Alternative CIP**, respectively, as compared to the **Future Deficiency Analysis**. Note that in some instances, volume changes could not easily be displayed given that the coding of some improvements resulted in changes to the unique identifiers that were the basis for calculation. The importance of **Figures 5** through **8** is that they demonstrate the impact that the FORA CIP projects have on the roadway network in the context of the existing Regional Transportation Plan. In these exhibits, roadways marked in blue show an increase of at least 500 vehicle trips per day, while roadways marked in orange show a decrease of at least 500 vehicle trips per day. What this demonstrates is how traffic shifts around the study area with the completion of the FORA CIP projects, particularly with vehicle trips moving away from the center of the study area and onto improved roadways, such as Eastside Parkway.

5-12-17 DRAFT BOARD PRESENT



Figure 5: ADT Volume Shifts Resultant from Build 2015 CIP – Seaside and Monterey

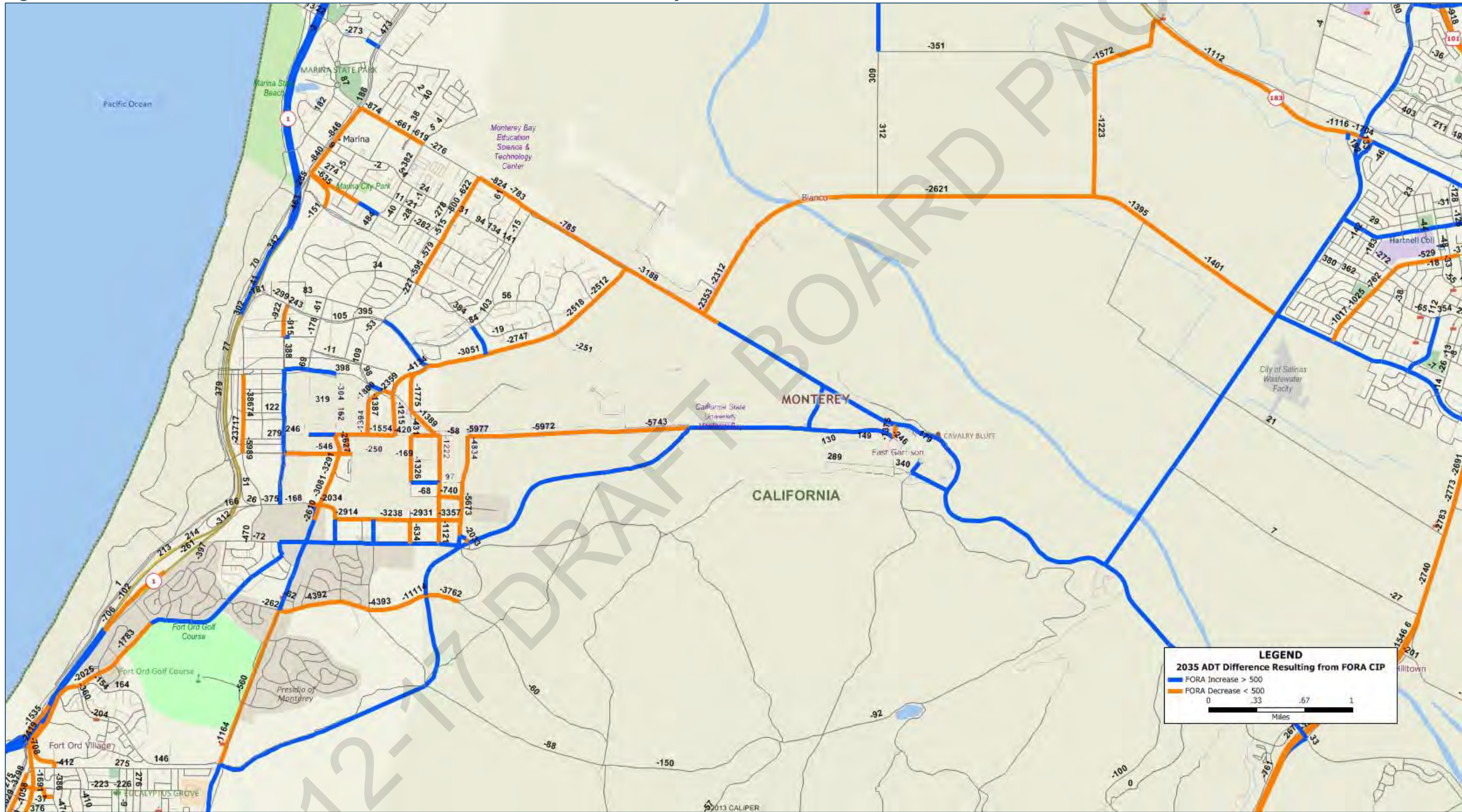




Figure 6: ADT Volume Shifts Resultant from Build 2015 CIP – Marina and Salinas

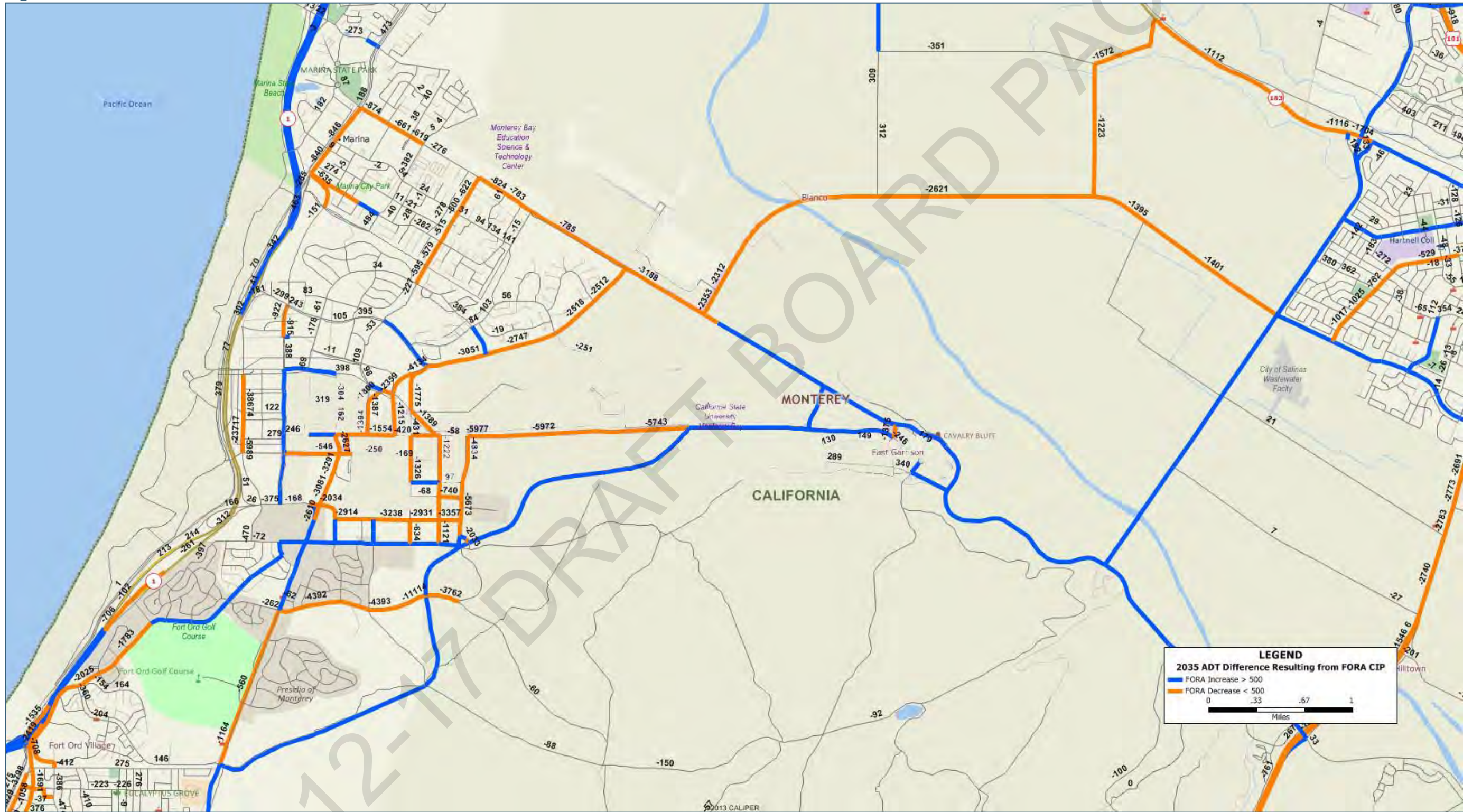






Figure 7: ADT Volume Shifts Resultant from Build Alternative CIP – Seaside and Monterey

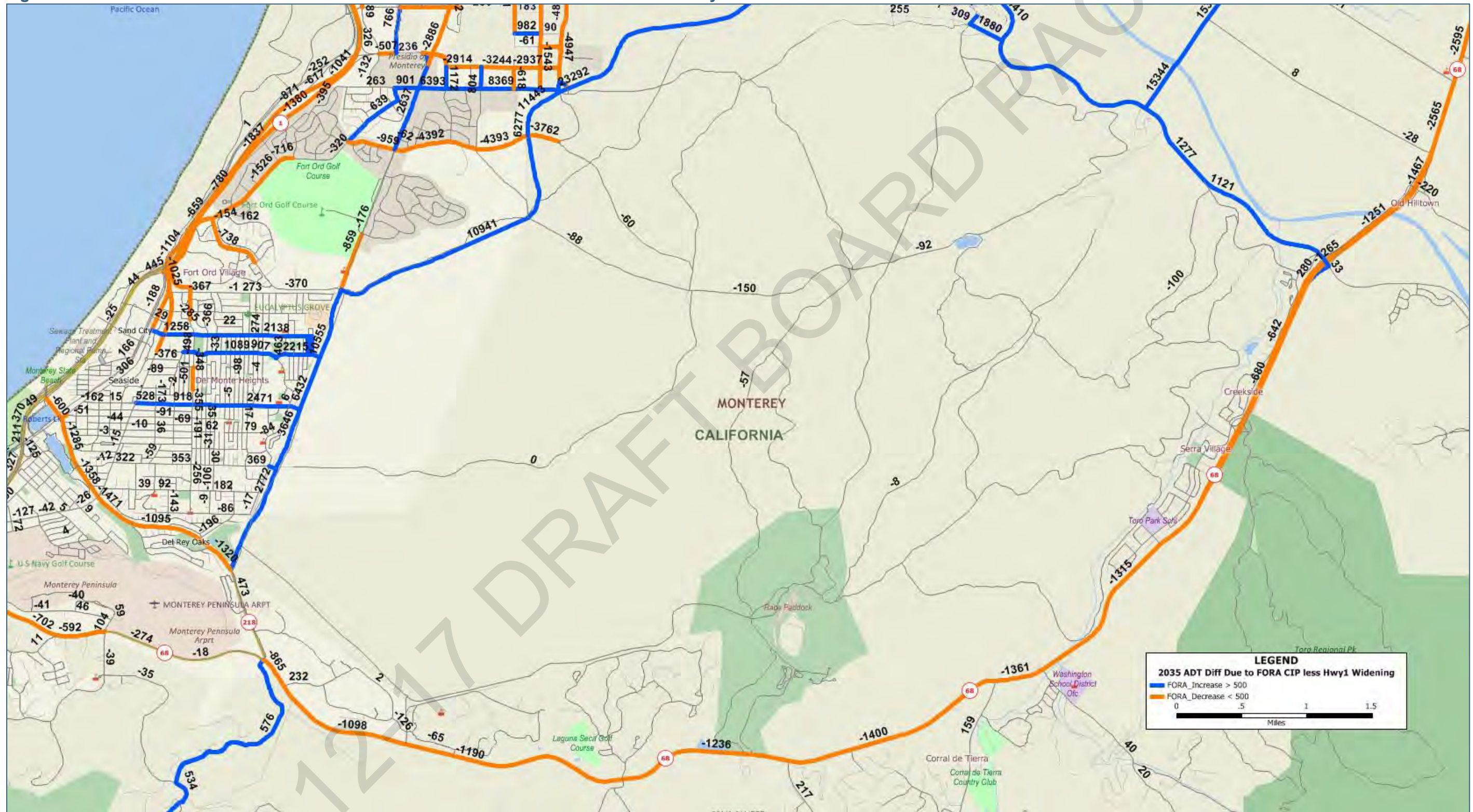
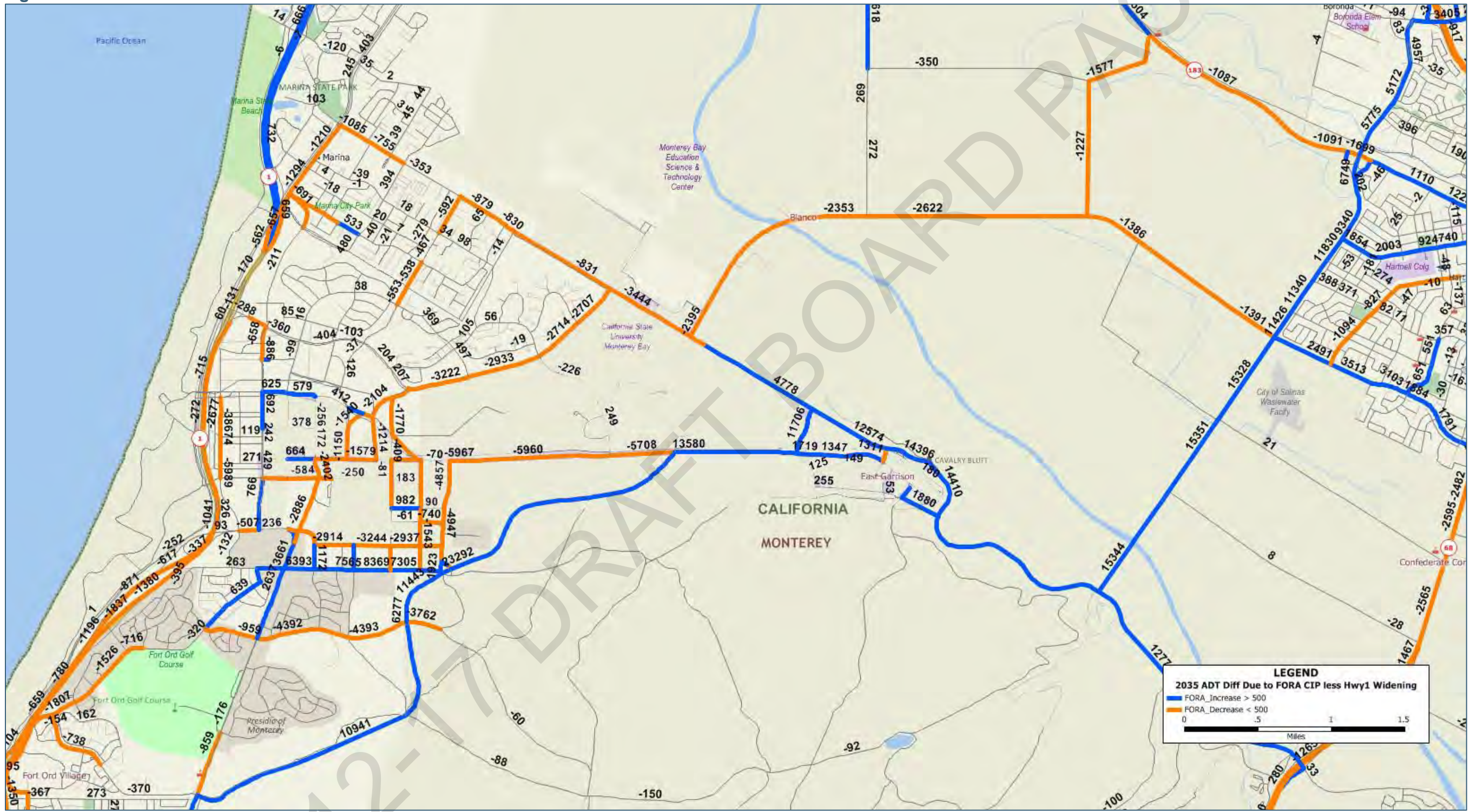




Figure 8: ADT Volume Shifts Resultant from Build Alternative CIP – Marina and Salinas







## Highway 1 Widening Analysis

Due to costs and other constraints of widening Highway 1 between Fremont Boulevard and Del Monte Del Monte, the **Build Alternative CIP** was considered that provides enhanced transit service, as well as interchange and roadway operational improvements. Although a detailed plan was not developed as part of this analysis, conceptual transit improvements were identified for which preliminary analysis was completed. The identified conceptual transit improvements included Bus-On-Shoulder operations along Highway 1 and enhanced transit service along corridors that carry traffic that would otherwise be accommodated by Highway 1 widening. Enhanced transit service could include improvements to the Monterey Branch Line, Bus Rapid Transit, and local Monterey-Salinas Transit service through the provision of new service, increased headways, and/or improved connectivity through realignment or the introduction of new routes. In order to reasonably characterize the potential benefits of transit to Highway 1 traffic and the FORA project the following activities were undertaken:

- Analysis was completed to determine changes in transit boarding under the condition without the proposed Highway 1 widening project. Note that this analysis did not consider the implications of enhanced transit service being provided (based on current model coding).
- Volume difference plots to compare traffic volumes with and without the proposed Highway 1 widening were completed.
- Select link analysis with and without the proposed Highway 1 widening were completed.
- Future and base model output was analyzed to determine the overall and localized changes related to transit service. This analysis was used to determine the overall percentage growth in transit boarding in Monterey County.
- A literature review related to bus on shoulder impacts was completed in order to assess potential growth based on real world experience.
- A determination of impacts to other potential FORA projects based on analysis of a future condition where all other projects were constructed and the Highway 1 widening was not was completed.

The major findings from this analysis included:

- Approximately 70% of the traffic that would have otherwise been accommodated by a Highway 1 Widening could be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore Boulevard.



- **Table 17** shows the relative distribution of traffic that uses Highway 1 in the area of the potential widening. As shown, there is strong connectivity between destinations along Highway extending from Carmel-by-the-Sea to the south all the way to Santa Cruz to the north. This section of Highway 1 also has numerous origins/destinations to the east, extending out past Prunedale along SR 156. This information is useful for understanding the extent of trips that potential transit improvements would need to consider.

**Table 17: Resultant Traffic Shift if Highway 1 is not Widened (Build 2015 CIP vs Build Alternative CIP)**

Facility	Not Widening Hwy 1 vs Widening		
	AM Diff	PM Diff	Day Diff
Hwy 1	-950	-975	-8,725
Del Monte Blvd	550	575	4,875
Fremont Blvd	50	50	225
Gen Jim Moore	75	75	775

- As shown in **Table 18**, transit ridership is forecasted to continue to increase between 2010 and 2035. This increase suggests that additional opportunities to capture transit ridership exist into the future as a result of already planned improvements and anticipated growth. Corridor specific analysis would be required to more accurately forecast potential ridership related to transit improvements along Highway 1 and elsewhere.

**Table 18: AMBAG Regional Travel Demand Model Forecasted Transit Ridership in Monterey County (2010-2035)**

Year	Peak	Off-Peak
2010	6,600	7,900
2035	8,300	9,700
Change	126%	123%





## NEXUS ANALYSIS

Although the FORA Community Facilities District Special Tax is technically a Mello-Roos Special Tax, the original cost allocation in 1997 was done as a development impact fee nexus analysis. The consultants have taken the same approach as a starting point here. For those projects where there are existing deficiencies (LOS E or F in the Base Year), the nexus calculation needs to separate the cost share for existing development from that of new development. For the purpose of maintaining consistency with prior work, the cost obligation maintained 2005 as the basis for determining existing deficiency. This avoids substantial changes in FORA funding prioritizations that might otherwise occur as the result of new improvements or other circumstances that could change the results of the existing deficiency analysis. Four projects were previously determined to have existing deficiencies in the 2005 Base Year: Highway 68, Highway 156, Davis n/o Blanco, and Highway 1 at Monterey Road where a new interchange is planned.

The fee calculations for these projects first deduct the amount of project cost attributable to existing traffic. For all the other projects, new development is assigned 100 percent of the cost, since no LOS deficiencies exists in the Base Year. The FORA allocation, therefore, reflects the share of trips generated by new development at the former Fort Ord compared to new development elsewhere.

Based on the travel demand modeling previously completed as part of this study and the 2005 existing conditions deficiency analysis, the fair share determinations shown in **Table 19** were determined. **Table 20**, **Table 21**, and **Table 22** present a comparative analysis of the adopted 2005 Study Option B: Fund Local Projects First with the 2016 analysis reflecting a Nexus only analysis (Option A). As shown, the 2016 analysis considers the impact of a revised project cost estimate using the Engineering News Record Construction Cost Index between January 2005 and January 2016. Recognizing that the total FORA obligation can not be increased beyond that originally established in the 2005 study (allowing for annual Construction Cost Index increases), the results of the fair share analysis were used as the basis for establishing a weighting methodology such that the total financial obligation for the projects in aggregate remained the same. Note that this weighting scheme excludes General Jim Boulevard given its nearly complete status and 2<sup>nd</sup> Avenue given that it was added as a reallocation of funds from the Crescent Avenue project. It is anticipated that this initial starting point will be further refined based on direction from the FORA Board and local jurisdictions.

**Table 19: FORA 2016 Reallocation Based on Build Alternative CIP**

Project #	Road Name	Project Limits	2005 Study Existing Deficiency	Project Growth in I- I Trips	Project Growth in I/X Trips	Non-Project Growth in X- X Trips	Project Total Traffic Growth	2035 Raw Model	2010 Raw Model	2035-2010 Raw Model	2017 Study Existing Traffic Nexus Share (2005 Existing Deficiency)	2017 Study Non-FORA Nexus Share	2017 Study FORA Nexus Share
<b>Regional Improvements</b>													
R3	Highway 1 Corridor	Corridor improvements and enhanced transit service along corridors which will carry traffic that would otherwise be accommodated by Highway 1 widening		0	17,178	0	17,178	80,271	68,231	12,040	0.0%	0.0%	100.0%
R10	Highway 1/Monterey Rd	Construct new interchange at Monterey Road	Yes	0	799	2,115	2,915	2,915	0	2,915	0.0%	72.6%	27.4%
R11	Highway 156	Widen existing highway to 4 lanes and upgrade highway to freeway status with appropriate interchanges. Interchange modification as needed at US 156 and 101.	Yes	0	7,391	20,857	28,248	41,758	13,510	28,248	32.4%	49.9%	17.7%
R12	Highway 68	Operational improvements at San Benancio, Laureles Grade and at Corral De Tierra including left turn lanes and improved signal timing.	Yes	0	1,524	245	1,769	31,049	29,279	1,769	94.3%	0.8%	4.9%
<b>Off-Site Improvements</b>													
1	Davis Road	Widen to 4 lanes from SR 183 bridge to Blanco Rd	Yes	0	10,699	3,120	13,819	34,520	20,700	13,819	60.0%	9.0%	31.0%
2B	Davis Road	Widen to 4 lanes from Blanco to Reservation; Build 4 lane bridge over Salinas River		0	15,351	6,053	21,404	31,500	10,096	21,404	0.0%	28.3%	71.7%
4D	Reservation Road	Widen to 4 lanes from existing 4 lane section East Garrison Gate to Watkins Gate.		0	15,316	2,204	17,520	28,797	11,278	17,520	0.0%	12.6%	87.4%
4E	Reservation Road	Widen to 4 lanes from Watkins Gate to Davis Rd		0	17,925	5,359	23,284	34,562	11,278	23,284	0.0%	23.0%	77.0%
8	Crescent Court	Extend existing Crescent Court Southerly to join proposed Abram Dr (FO2)		0	50	325	375	375	0	375	0.0%	86.6%	13.4%
<b>On-Site Improvements</b>													
FO2	Abrams Road	Construct a new 2-lane arterial from intersection with 2nd Ave easterly to intersection with Crescent Court Extension *		0	200	27	226	226	0	226	0.0%	11.8%	88.2%
FO5	8th Street	Upgrade/construct new 2-lane arterial from 2nd Ave to Intergarrison Rd		1,265	1,695	0	2,960	4,327	3,632	695	0.0%	0.0%	100.0%
FO6	Inter-Garrison	Upgrade to a 4-lane arterial from Eastside Rd to Reservation		1,454	11,392	3,331	16,177	22,643	6,466	16,177	0.0%	20.6%	79.4%
FO7	Gigling Road	Upgrade/construct new 4-lane arterial from General Jim Moore Blvd easterly to Eastside Rd		2,859	10,848	582	14,288	15,532	1,244	14,288	0.0%	4.1%	95.9%
FO9B (Ph-II)	General Jim Moore Blvd	Widen from 2 to 4 lanes from Normandy to McClure		2,384	9,908	0	12,292	15,175	3,996	11,179	0.0%	0.0%	100.0%
FO9B (Ph-III)	General Jim Moore Blvd	Widen from 2 to 4 lanes from McClure to Coe Ave		1,206	8,786	0	9,992	13,460	5,360	8,100	0.0%	0.0%	100.0%
FO9C	General Jim Moore Blvd	Widen from 2 to 4 lanes from s/o Coe to South Boundary Rd		1,891	12,132	4,458	18,482	22,378	3,897	18,482	0.0%	24.1%	75.9%
FO11	Salinas Avenue	Construct new 2 lane arterial from Reservation Rd southerly to Abrams Dr		0	30	0	30	177	205	-27	0.0%	0.0%	100.0%
FO12	Eucalyptus Road	Upgrade to 2 lane collector from General Jim Moore Blvd to Eastside Rd to Parker Flats cut-off		686	3,453	5,102	9,241	9,241	0	9,241	0.0%	55.2%	44.8%
FO13B	Eastside Parkway	Construct new 2 lane arterial from Eucalyptus Rd to Parker Flats cut-off to Schoonover Dr		1,358	10,363	6,864	18,586	18,586	0	18,586	0.0%	36.9%	63.1%
FO14	South Boundary	Upgrade to a 2 lane arterial, along existing alignment from General Jim Moore Blvd to York Blvd		1,891	13,602	3	15,496	15,496	0	15,496	0.0%	0.0%	100.0%
FO15	2nd Avenue	Construct new 2 lane arterial from Del Monte Blvd southerly to Imjin Pkwy		0	3,422	640	4,061	4,061	0	4,061	0.0%	15.8%	84.2%

Table 20: Option A – CAP Adjusted Nexus

Option A - Nexus, Adjusted to Implementation Agreement Cap								
Total Transportation Obligation (Fixed by Implementation Agreement, Indexed to 2016 Dollars)							TOTAL	\$ 114,195,961
Proj	Description	BRP Designation	% New Trips	2016 Indexed Construction Estimate	Nexus	% of Total	Cap Adjusted Nexus	
-	-		A	B	D= [A x B]	D/E	114,195,961	
<b>In-Progress Obligations / Fixed Amount</b>								
<b>2B</b>	Davis Rd s/o Blanco	Off-Site	100.0%	\$ 12,733,317	\$ 12,733,316.71	6.2%	\$ 7,129,343	
<b>FO9C</b>	GJM Blvd-to 218	On-Site	100.0%	\$ 1,083,775	\$ 1,083,774.94	0.5%	\$ 606,802	
<b>FO12</b>	Eucalyptus Rd	On-Site	100.0%	\$ 532,830	\$ 532,830.00	0.3%	\$ 298,330	
<b>Local Improvements</b>								
<b>8</b>	Crescent Ave extend to Abrams	Off-Site	13.0%	\$ 1,346,475.00	\$ 175,042	0.1%	\$ 98,005	Completed
<b>FO2</b>	Abrams	On-Site	88.0%	\$ 1,127,673.00	\$ 992,352	0.5%	\$ 555,615	
<b>FO5</b>	8th Street	On-Site	100.0%	\$ 6,443,262.00	\$ 6,443,262	3.2%	\$ 3,607,562	
<b>FO6</b>	Intergarrison	On-Site	79.0%	\$ 6,324,492.00	\$ 4,996,349	2.4%	\$ 2,797,440	
<b>FO7</b>	Gigling	On-Site	96.0%	\$ 8,495,961.00	\$ 8,156,123	4.0%	\$ 4,566,587	
<b>FO11</b>	Salinas Ave	On-Site	100.0%	\$ 4,510,693.00	\$ 4,510,693	2.2%	\$ 2,525,523	
<b>FO13B</b>	Eastside Pkwy (New alignment)	On-Site	63.0%	\$ 18,611,779.00	\$ 11,725,421	5.7%	\$ 6,565,026	
<b>FO14</b>	S Boundary Road Upgrade	On-Site	100.0%	\$ 3,733,921.00	\$ 3,733,921	1.8%	\$ 2,090,610	
<b>10</b>	2nd Ave Extention	Off-Site	84.0%	\$ -	\$ 847,000	0.4%	\$ 474,233	
<b>Regional Improvements</b>								
<b>R3</b>	Hwy 1-Seaside Sand City	Regional	100.0%	\$ 66,808,021.00	\$ 66,808,021	32.8%	\$ 37,405,598	
<b>R10</b>	Hwy 1-Monterey Rd. Interchange	Regional	27.5%	\$ 28,356,293.00	\$ 7,793,166	3.8%	\$ 4,363,369	
<b>R11</b>	Hwy 156-Freeway Upgrade	Regional	18.0%	\$ 292,470,673.00	\$ 52,644,721	25.8%	\$ 29,475,611	
<b>R12</b>	Hwy 68 Operational Improvements	Regional	5.0%	\$ -	\$ -	-	-	Completed
<b>1</b>	Davis Rd n/o Blanco	Off-Site	31.0%	\$ 4,678,046.00	\$ 1,450,194	0.7%	\$ 811,959	
<b>4D</b>	Widen Reservation-4 lanes to WG	Off-Site	87.0%	\$ 14,994,689.00	\$ 13,045,379	6.4%	\$ 7,304,066	
<b>4E</b>	Widen Reservation, WG to Davis	Off-Site	77.0%	\$ 8,165,424.00	\$ 6,287,376	3.1%	\$ 3,520,282	
E = Nexus Sub-Total					\$ 203,958,942			
<b>OPTION A TOTAL</b>							<b>\$ (114,195,961)</b>	



Table 21: Option B – Local First

Option B - Local First ( New, Local Improvements receive 100% funding)									
Total Transportation Obligation (Fixed by Implementation Agreement, Indexed to 2016 Dollars)									TOTAL
Proj	Description	BRP Designation	% New Trips	Attributal cost ( to new traffic)	16 Indexed Construction Estimate	Fee Basis	% Obligation	2017 \$ Obligation	
-	-		A	B	C	D= [A x B x C]	E	[ D x E ]	
<b>In-Progress Obligations / Fixed Amount</b>									
2B	Davis Rd s/o Blanco	Off-Site	100%	-	\$ 12,733,317	\$ 12,733,317	100%	\$ 12,733,317	
FO9C	GJM Blvd-to 218	On-Site	100%	-	\$ 1,083,775	\$ 1,083,775	100%	\$ 1,083,775	
FO12	Eucalyptus Rd	On-Site	100%	-	\$ 532,830	\$ 532,830	100%	\$ 532,830	
<b>Local Improvements</b>									
8	Crescent Ave extend to Abrams	Off-Site	100%	100%	\$ 1,346,475.00	\$ 1,346,475	100%	\$ 399,475	Completed
FO2	Abrams	On-Site	100%	100%	\$ 1,127,673.00	\$ 1,127,673	100%	\$ 1,127,673	
FO5	8th Street	On-Site	100%	100%	\$ 6,443,262.00	\$ 6,443,262	100%	\$ 6,443,262	
FO6	Intergarrison	On-Site	100%	100%	\$ 6,324,492.00	\$ 6,324,492	100%	\$ 6,324,492	
FO7	Gigling	On-Site	100%	100%	\$ 8,495,961.00	\$ 8,495,961	100%	\$ 8,495,961	
FO11	Salinas Ave	On-Site	100%	100%	\$ 4,510,693.00	\$ 4,510,693	100%	\$ 4,510,693	
FO13B	Eastside Pkwy (New alignment)	On-Site	100%	100%	\$ 18,611,779.00	\$ 18,611,779	100%	\$ 18,611,779	
FO14	S Boundary Road Upgrade	On-Site	100%	100%	\$ 3,733,921.00	\$ 3,733,921	100%	\$ 3,733,921	
10	2nd Ave Extention	Off-Site	100%	100%	\$ -	\$ 947,000	100%	\$ 947,000	
<b>Sub-Total of Local Improvements and In-Progress Obligations</b>								<b>Sub-Total</b>	<b>\$ (64,944,178)</b>
<i>Total Transportation Obligation - (Less Local Improvements + In-Progress Obligations)</i>								<i>Remainder</i>	<i>\$ 49,251,783</i>
<b>Regional Improvements</b>									
Proj	Description		% New Trips	Attributal cost	2016 Indexed Construction Estimate	Fee Basis	% of Remaining Obligation	2017 \$ Obligation	
			A	B	C	D = [A x B x C]	F = D / E	F x Remainder [ F x \$49,251,783 ]	
R3	Hwy 1-Seaside Sand City	Regional	100.0%	18.9%	\$ 66,808,021.00	\$ 12,607,122	27.5%	\$ 13,565,097	
R10	Hwy 1-Monterey Rd. Interchange	Regional	27.5%	43.0%	\$ 28,356,293.00	\$ 3,349,716	7.3%	\$ 3,604,250	
R11	Hwy 156-Freeway Upgrade	Regional	18.0%	30.0%	\$ 292,470,673.00	\$ 15,793,416	34.5%	\$ 16,993,507	
R12	Hwy 68 Operational Improvements	Regional	5.0%	5.0%	\$ -	\$ -		\$ -	Completed
1	Davis Rd n/o Blanco	Off-Site	31.0%	46.2%	\$ 4,678,046.00	\$ 669,346	1.5%	\$ 720,208	
4D	Widen Reservation-4 lanes to WG	Off-Site	87.0%	66.9%	\$ 14,994,689.00	\$ 8,727,134	19.1%	\$ 9,390,281	
4E	Widen Reservation, WG to Davis	Off-Site	77.0%	73.6%	\$ 8,165,424.00	\$ 4,626,860	10.1%	\$ 4,978,440	
						<b>\$ 45,773,595</b>	<b>E= Fee Basis Sub-Total</b>		
<b>Sub-Total of Regional Improvements</b>								<b>Sub-Total</b>	<b>\$ (49,251,783)</b>
								<b>OPTION B TOTAL</b>	<b>\$ (114,195,961)</b>

Table 22: Option Comparison

Option Comparison					
Total Transportation Obligation (Fixed by Implementation Agreement, Indexed to 2016 Dollars) - \$114,195,961.00					
Project No.	Description	BRP Designation	2016-2017 FORA CIP	Option A: Cap Adjusted Nexus	Option B: Local First Distribution
<b>Option Totals</b>			<b>\$ 106,904,495.00</b>	<b>114,195,961</b>	<b>114,195,961</b>
<b>In-Progress Obligations / Fixed Amount</b>			<b>\$ 14,028,367</b>	<b>\$ 8,034,475</b>	<b>\$ 14,349,922</b>
<b>2B</b>	Davis Rd s/o Blanco	Off-Site	\$ 12,447,987.00	\$ 7,129,343	\$ 12,733,317
<b>FO9C</b>	GJM Blvd-to 218	On-Site	\$ 1,059,490.00	\$ 606,802	\$ 1,083,775
<b>FO12</b>	Eucalyptus Rd	On-Site	\$ 520,890.00	\$ 298,330	\$ 532,830
<b>Local Improvements</b>			<b>\$ 46,423,123</b>	<b>\$ 23,280,600</b>	<b>\$ 50,594,256</b>
<b>8</b>	Crescent Ave extend to Abrams	Off-Site	\$ 1,359,239.00	\$ 98,005	\$ 399,475
<b>FO2</b>	Abrams	On-Site	\$ 1,138,362.00	\$ 555,615	\$ 1,127,673
<b>FO5</b>	8th Street	On-Site	\$ 5,392,321.00	\$ 3,607,562	\$ 6,443,262
<b>FO6</b>	Intergarrison	On-Site	\$ 4,380,385.00	\$ 2,797,440	\$ 6,324,492
<b>FO7</b>	Gigling	On-Site	\$ 8,097,846.00	\$ 4,566,587	\$ 8,495,961
<b>FO11</b>	Salinas Ave	On-Site	\$ 4,553,449.00	\$ 2,525,523	\$ 4,510,693
<b>FO13B</b>	Eastside Pkwy (New alignment)	On-Site	\$ 18,198,908.00	\$ 6,565,026	\$ 18,611,779
<b>FO14</b>	S Boundary Road Upgrade	On-Site	\$ 3,302,613.00	\$ 2,090,610	\$ 3,733,921
<b>FO20</b>	2nd Ave Extention	Off-Site	\$ -	\$ 474,233	\$ 947,000
<b>Regional Improvements</b>			<b>\$ 46,453,004</b>	<b>\$ 82,880,886</b>	<b>\$ 49,251,783</b>
<b>R3</b>	Hwy 1-Seaside Sand City	Regional	\$ 22,903,427.00	\$ 37,405,598	\$ 13,565,097
<b>R10</b>	Hwy 1-Monterey Rd. Interchange	Regional	\$ 3,741,714.00	\$ 4,363,369	\$ 3,604,250
<b>R11</b>	Hwy 156-Freeway Upgrade	Regional	\$ 10,629,001.00	\$ 29,475,611	\$ 16,993,507
<b>R12</b>	Hwy 68 Operational Improvements	Regional	\$ -	\$ -	\$ -
<b>1</b>	Davis Rd n/o Blanco	Off-Site	\$ 759,776.00	\$ 811,959	\$ 720,208
<b>4D</b>	Widen Reservation-4 lanes to WG	Off-Site	\$ 5,097,496.00	\$ 7,304,066	\$ 9,390,281
<b>4E</b>	Widen Reservation, WG to Davis	Off-Site	\$ 3,321,590.00	\$ 3,520,282	\$ 4,978,440



## CONCLUSION

Baseline conditions and future land use and transportation network assumptions have changed since TAMC completed the *2005 FORA Fee Reallocation Study*. The BRP also requires FORA and TAMC to monitor projected traffic levels within the FORA transportation network. For these reasons, FORA engaged with TAMC in completing the 2017 FORA Fee Reallocation Study. As part of their scope of work, Kimley-Horn completed the following tasks:

- a) Review/modify land use assumptions on former Fort Ord;
- b) Review/modify AMBAG Regional Travel Demand Model future network assumptions – including creating five scenarios for travel forecast analysis: **Existing Conditions**, **No-Build**, **Future Deficiency Analysis**, **Build 2015 CIP**, and **Build Alternative CIP**.

This study presented initial Deficiency Analysis results after running the roadway network scenarios with the AMBAG Regional Travel Demand Model. A key finding was that the **No-Build** scenario results in fifteen periods of deficiency (LOS E or F), whereas the **Build Alternative CIP** scenario results in five periods of LOS D/E (results within a margin of error of acceptable LOS D). These results demonstrated that the FORA CIP projects provide measurable improvement to the roadway network to address future development-related transportation deficiencies.

This study also analyzed transit improvements as potential alternatives to Highway 1 widening between Fremont Boulevard and Del Monte Boulevard and enhanced transit service along or parallel to Highway 1. This analysis found that approximately 70% of the traffic that would have otherwise been accommodated by a Highway 1 widening is anticipated to be accommodated by Del Monte Boulevard, Fremont Boulevard, and General Jim Moore Boulevard, with increased transit ridership projected in the future.

### Recommendations

Based on these findings, Kimley-Horn recommends that FORA confirm the **Build Alternative CIP** transportation network as the same as the **Build 2015 CIP** transportation network with the following changes:

- Broaden the description of “regional” project R3a widening Highway 1 between Fremont Boulevard and Del Monte Boulevard to include adding new enhanced transit improvements and service (Bus on Shoulder or Monterey Branch Line Bus Rapid Transit, and Local Monterey-Salinas Transit Service), and improvements to the Highway 1 – Fremont Boulevard Interchange in Seaside; and
- Replace existing Marina FORA Fee projects with a new “off-site” project, 2<sup>nd</sup> Avenue, from Imjin Parkway to Del Monte Boulevard in Marina

It is further recommended that the cost reallocation included within this document as **Table 20** be used as the starting point for updating the FORA CIP Obligations, recognizing that it is likely that further adjustments will be necessary based on Fort Ord Reuse Authority and local





jurisdiction direction. In particular, the FORA Administrative Committee has recommended using Option B from **Table 21** as the basis for the reallocation.

5-12-17 DRAFT BOARD PACKET

# **Placeholder for Attachment B to Item 8c**

**EPS Biennial Fee Review Report**

---

**This item will be distributed prior to the May 3, 2017  
Administrative Committee meeting.**

# **FORT ORD REUSE AUTHORITY**



## **PHOTO**

**Capital Improvement Program  
Fiscal Year 2017/18 through 2026/27**

## TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
<b>I Introduction</b>	<b>1</b>
<b>II Obligatory Program of Projects (Description of CIP)</b>	<b>4</b>
a. Transportation/Transit	4
Figure 1 – Transportation Map	6
Figure 2 – Remaining Transportation Obligations (FORA Lead)	7
b. Water Augmentation	8
c. Storm Drainage System	9
d. Habitat Management Requirements	10
e. Fire Fighting Enhancement Requirements	11
f. Building Removal Program	11
g. Water and Wastewater Collection Systems	12
h. Property Management and Caretaker Costs	13
<b>III FY 2017/2018 through Post-FORA Capital Improvement Program</b>	<b>14</b>
Table 1A – Obligatory Project Offsets and Remaining Obligations	15
Table 1B – Obligatory Project Offsets, Remaining Obligations, and Completed Projects	16
Table 2 – Transportation Network and Transit Elements	17
Table 3 – Summary of Capital Improvement Program	18
Table 4 – Community Facilities District Revenue	19
Table 5 – Land Sales Revenue	20
Table 6 – Development Forecasts – Residential	21
Table 7 – Development Forecasts – Non-Residential	22
Table 8 – Development Forecasts – By Acre	23
Table 9 – Estimated Property Taxes	24
<b>Appendices</b>	
<b>A. Protocol for Review/Reprogramming of FORA CIP</b>	<b>A-1</b>
<b>B. Building Removal Program to Date</b>	<b>A-6</b>
<b>C. Jurisdiction-Incurred Caretaker Costs Reimbursement Policy</b>	<b>A-11</b>
<b>D. Marina Coast Water District CIP</b>	<b>A-14</b>

## I. INTRODUCTION

---

The Fort Ord Reuse Authority (FORA) Capital Improvement Program (CIP) was created in 2001 to comply with and monitor mitigation obligations from the 1997 Fort Ord Base Reuse Plan (BRP). These mitigation obligations were described in the BRP Appendix B as the 1996 Public Facilities Implementation Plan (PFIP) – which was the initial capital programming baseline. The CIP is a policy approval mechanism for the ongoing BRP mitigation requirements as well as other capital improvements established by FORA Board policy. The FORA Board facilitates project implementation on a timely basis through annual consideration of the CIP.

Staff has prepared this FY 2017/18 – 2027/28 CIP document using current reuse forecasts provided by the FORA land use jurisdictions, Administrative Committee feedback, and Board policies. The document includes current annual forecasts in Tables 6 and 7 of this document. Current State law sets FORA's sunset for June 30, 2020 or when 80% of the BRP has been implemented, whichever occurs first. For this CIP document, "Post-FORA" means the time period after June 30, 2020 needed to complete CIP funding collections and project expenditures by FORA or its successor(s). The revenue and obligation forecasts are currently being addressed in the Board's FORA Transition Task Force and, under State law, will require significant coordination with the Local Agency Formation Commission. The Transition Task Force recommended a dual track approach to the FORA Board in Fall 2016: 1) to seek a legislative extension to FORA from 2020 up to 2037 and 2) continue FORA transition planning efforts for June 30, 2020 end date.

### **Periodic CIP Review and Reprogramming**

National, regional, and local markets such as the housing market affect recovery forecasting. However, annual jurisdictional forecast updates remain the best method for CIP programming since timing of project implementation is the purview of the individual on-base FORA members. Consequently, FORA annually reviews and adjusts its jurisdictional forecast-based CIP to reflect project implementation and market changes. The protocol for CIP review and reprogramming was adopted by the FORA Board on June 8, 2001. Appendix A defines how FORA and its member agencies review reuse timing to forecast revenue. A March 8, 2010 revision incorporated additional protocols by which projects could be prioritized or placed in time. Once approved by the FORA Board, this CIP sets project priorities.

In previous updates, the Finance Committee has expressed their concern for a higher degree of accuracy and predictability in FORA's revenue forecasts. FORA works with its member jurisdictions to hone and improve CIP development forecasts and resulting revenue projections. This approach has continued into the 2017/18 document.

## **CIP Development Forecasts Methodology**

From January to May 2014, FORA Administrative and CIP Committees formalized a methodology for developing jurisdictional development forecasts: 1) Committee members recommended differentiating between entitled and planned projects (Appendix A) and correlate accordingly; 2) Market conditions necessary for housing projects to proceed should be recognized and reflected in the methodology. On average, a jurisdiction/project developer will market three or four housing types/products and sell at least one of each type per month; 3) As jurisdictions coordinate with developers to review and revise development forecasts each year, FORA staff and committees review submitted jurisdiction forecasts, using the methodology outlined in #2, translated into number of building permits expected to be pulled between July 1 and June 30 of the prospective fiscal year and consider permitting and market constraints in making additional revisions; and 4) FORA Administrative and CIP Committees confirm final development forecasts, and share those findings with the Finance Committee.

In FY 2010/11, FORA contracted with Economic & Planning Systems (EPS) to perform a review of CIP costs and contingencies (CIP Review – Phase I Study), which resulted in a 27% across-the-board Community Facilities District (CFD)/development fee reduction in May 2011. On August 29, 2012, the FORA Board adopted a formula to calibrate FORA CIP costs and revenues on a biennial basis, or if a material change to the program occurs. Results of the EPS Phase II Review resulted in a further 23.6% CFD/development fee reduction. A Phase III review, to update CIP costs and revenues, resulted in an additional 17% CFD/development fee reduction which took effect on July 5, 2014. The two-year review of the fees mandated by the Board approved formula is currently ongoing with results expected to be presented to the FORA Board in May 2017. EPS's Biennial Fee Review was delayed one year due to project delays in TAMC's FORA Fee Reallocation Study.

### **1) CIP Costs**

The costs assigned to individual CIP elements were first estimated in May 1995 and published in the draft 1996 BRP. The Transportation/Transit Costs were updated in 2005 and have been adjusted to reflect actual changes in construction expenses noted in contracts awarded on the former Fort Ord and to reflect the Engineering News Record (ENR) Construction Cost Index (CCI) inflation factors. This routine procedure has been applied annually since the adoption of the CIP. FORA and TAMC staff will present the 2017 FORA Fee Reallocation Study to the FORA Board in May 2017, which will be the basis for Transportation/Transit costs in this CIP document.

### **2) CIP Revenues**

The primary CIP revenue sources are CFD special taxes/development fees and land sale proceeds. These primary sources are augmented by loans, property taxes, and grants. The CFD and development fee are adjusted annually to account for inflation using the ENR CCI, with an annual cap of 5%. Development fees were established under FORA policy to govern fair share contributions to the base-wide infrastructure and capital needs,



including CEQA mitigations. CFD and development fee reductions are described in Section I of this Introduction.

The CFD implements a portion of the development fee policy by funding CEQA mitigations described in the BRP Final Environmental Impact Report (FEIR). These include Transportation/Transit projects, Habitat Management obligations, and Water Augmentation. Property tax revenues fund FORA operation and CIP projects. Land sale proceeds are designated to cover Building Removal program costs as a first priority and other CIP projects as a second priority per FORA Board policy.

Tables 4 and 5 herein contain a tabulation of the proposed developments with their corresponding fee and land sale revenue forecasts. Capital project obligations are balanced against forecasted revenues on Table 3.

### **3) Projects Accomplished to Date (Table 1B)**

FORA has actively implemented capital improvement projects since 1995. As of this writing, FORA has completed approximately:

- a) \$72M in roadway improvements, including underground utility installation and landscaping, funded by US Department of Commerce – Economic Development Administration (EDA) grants (with FORA paying any required local match), FORA CFD fees, loan proceeds, payments from participating jurisdictions/agencies, property tax payments (formerly tax increment), and a FORA bond issue. These improvements include the MBEST Research Drive project which pre-dated the FORA Capital Improvement Program.
- b) \$1.6M in storm drainage system improvements to design and construct alternative storm water runoff disposal systems that allowed for the removal of storm water outfalls.
- c) \$31.5M to date in building removal at the Dunes on Monterey Bay, East Garrison, Imjin Parkway and Imjin Office Park site. \$19.4M credit to future land sale is allocated for Marina Community Partners' phase II and III.
- d) \$11M in Habitat Management and other capital improvements instrumental to base reuse, such as improvements to the water and wastewater systems, and Water Augmentation obligations.
- e) \$1.1M in fire-fighting enhancement with the final payment on the lease-purchase of five pieces of fire-fighting equipment which were officially transferred to the appropriate agencies (Cities of Marina, Seaside and Monterey, Ord Military Community, and Salinas Rural Fire District) in April 2014.

Section III provides detail regarding how completed projects offset FORA base-wide obligations. As revenue is collected and offsets obligations, the offsets will be enumerated in Tables 1A and 1B.

This CIP provides the FORA Board, Administrative Committee, Finance Committee, jurisdictions, and the public with a comprehensive overview of the capital programs and expectations involved in former Fort Ord recovery programs. Additionally, the CIP offers a basis for annually reporting on FORA's compliance with its environmental mitigation obligations and policy decisions by the FORA Board. It can be accessed on the FORA website at: [www.fora.org](http://www.fora.org).

# PHOTO

5-12-17 DRAFT BOARD PACKET

## II. Obligatory Program of Projects

As noted in the Executive Summary, four key programs in the Capital Improvement Program (CIP) remain: Transportation/Transit, Water Augmentation, Habitat Management Requirements, and Building Removal. Community Facilities District (CFD)/Development Fee revenues fund the Transportation/Transit, Water Augmentation, and the Habitat Management Requirements programs. Of the CFD revenues, 30.2% is set aside for funding the Habitat Conservation Plan (HCP) program first, the Water Augmentation pipeline financing obligation second, with the remaining revenue divided among the Transportation/Transit programs. CIP contingency funds include \$18.5 million for transportation projects and \$22.3 million for the HCP endowment. Land sale proceeds fund the Building Removal Program to the extent of FORA's building removal obligation first. Beyond that obligation, land sale proceeds may be allocated to CIP projects by the FORA Board per the MOA with the US Army.

### Summary descriptions of each CIP element follow:

#### a) Transportation/Transit

During the preparation of the BRP and associated FEIR, the Transportation Agency for Monterey County (TAMC) undertook a regional study (The Fort Ord Regional Transportation Study, July 1997) to assess Fort Ord development impacts on the study area (North Monterey County) transportation network.

When the Board adopted the BRP and the accompanying FEIR, the transportation and transit obligations as defined by the 1997 TAMC Study were also adopted as mitigations to traffic impacts resulting from BRP development. The Study established a total obligation for each improvement and assigned a "share" of the obligation to FORA and the remaining share to the Interested Area (i.e. the Jurisdictions) or another Public Agency (i.e. Cal-Trans). The FORA Board subsequently included the Transportation/Transit elements (obligation) as CFD-funded improvements in annual CIPs.

In 2004 and 2005, FORA and TAMC re-evaluated FORA transportation obligations related fee allocations. TAMC and FORA completed that re-evaluation by working with the Association of Monterey Bay Area Governments (AMBAG) to determine key inputs such as population estimates. TAMC's recommendations were enumerated in the "2005 FORA Fee Reallocation Study" dated April 8, 2005; the date corresponds to when the FORA Board of Directors approved the study for inclusion in the FORA CIP. The complete study can be found online at [www.fora.org](http://www.fora.org), under the Governing Documents menu.

The 2005 FORA Fee Reallocation Study resulted in a refined list of FORA transportation obligations emphasizing a 'fund local first' reallocation option. In 2016, FORA and TAMC again cooperatively re-evaluated FORA transportation obligations using the Region Travel Demand Model (RTDM) and related fee allocations. This study has resulted in a draft recommendation to add the 2<sup>nd</sup> Avenue extension Regional Improvement (R3) to the FORA CIP, and has broadened the description for the

Highway 1 Regional Improvement (R3) identified in the study. The study also resulted in a redistribution of the obligation dollar amounts to reflect changes in land-use and population, though the FORA jurisdictions Implementation Agreement Amendments cap the total amount of Transportation dollars in the CIP. **Figure 1** shows the transportation obligations which are further defined in **Table 1A**. Table 1A shows the Regional Transportation Plan's obligations set by the 2005 study, FORA's share in 2005 dollars, the amount of the new obligations as informed by the 2017 Fee Reallocation Study, the obligation met by the close of Fiscal Year, and FORA's remaining share of the obligation in 2017 dollars. **Table 1B** shows the remaining CIP projects, budgets, off-sets, and remaining obligations.

This year the Administrative Committee recommended the Capital Improvement Project priorities and the inclusion of Second Avenue Extension during the budget process using an evidence based approach, assigned to the FORA staff in consultation with the jurisdictions' public works/engineering staff. Staff scored projects by the criteria set in **Appendix A**. The process multiplied scores by the assigned weights set by the Administrative Committee in 2016, resulting in priorities ranked from highest to lowest. The results were then presented to the Administrative Committee members and discussed. **Table 2** shows the recommended list of priorities for the 2017/2018 CIP. The top two priorities, as previously set by the Board, are Eastside Parkway and South Boundary Road. The priority ranking informed the transportation portion of the CIP. (i.e. Priority transportation projects are often funded on a pay as you go or phased schedule).

### **(1) Transportation**

Transportation improvements within the CIP consist of two types: FORA Lead Agency projects or reimbursement projects. FORA serves as lead agency to accomplish design, environmental review, and construction activities for capital improvements considered base-wide obligations under the BRP and this CIP. Where FORA is not the lead agency, reimbursement agreements control how the lead agency receives FORA's share of funding. FORA's obligation with respect to those improvements is financial. Reimbursement agreements are currently in place with Monterey County and the City of Marina for a number of FORA CIP transportation improvements. Table 2 identifies those improvements, the current obligations (in 2017 dollars), and shows a ten-year plan to complete the obligation. The ten-year plan is dependent upon the estimated cash flow from CFD collections, and land sales, and the priorities set by FORA Board approval of the CIP.

The transportation contingency is 15% of the overall transportation project costs to cover unforeseen costs such as utility relocation, Munitions and Explosives of Concern (MEC) support, and other unknown project costs.

### **(2) Transit**

Transit obligations enumerated in Table 1 remain unchanged from the 1997 TAMC Study and adopted BRP. However, long-range planning by TAMC and Monterey-Salinas Transit (MST) reflect a preferred route for the multi-modal corridor (MMC) different than originally presented in the BRP, FEIR and previous CIPs. The BRP provided for a MMC along Imjin Parkway/Blanco Road

5-12-17 DRAFT BOARD PACKET

serving to and from the Salinas area to the TAMC/MST intermodal center planned at 8th Street and 1st Avenue in the City of Marina portion of the former Fort Ord. Long-range planning for transit service resulted in an alternative Intergarrison/Reservation/Davis Roads corridor to increase habitat protection and fulfill transit service needs between the Salinas area and Peninsula cities and campuses.

A series of stakeholder meetings were conducted to advance adjustments and refinements to the proposed multi-modal corridor plan-line. Stakeholders included, but were not limited to: TAMC, MST, FORA, City of Marina, Monterey County, California State University Monterey Bay (CSUMB), and the University of California Monterey Bay Education, Science and Technology Center. The stakeholders completed a Memorandum of Agreement (MOA) outlining the new alignment of the multi-modal transit corridor plan line in February 2010. Since all stakeholders have signed the MOA, the FORA Board designated the new alignment and rescinded the original alignment on December 10, 2010.

In 2015, TAMC re-evaluated the MMC route once again, holding stakeholder and public outreach meetings to determine how to best meet the transit needs of the community. They have selected 2<sup>nd</sup> Avenue/Imjin Parkway/Reservation Road/Davis Road as the new preferred alternative. On March 10, 2017, the FORA Board concurred, terminating the 2010 MOA and adopting a new MOA to supersede it. Full build-out of the MMC route is expected to take 20 years.

Figure 1: 2017 Transportation Map and Remaining Projects

**LEGEND**

- Remaining FORA CIP
- Completed FORA CIP
- Existing Network
- Existing Roads
- Improvement Begin/End

**FORA - Capital Improvements - Transportation**

- 1 Marina Completion Project (2nd Avenue)
- 2 California Avenue
- 3 Salinas Avenue
- 4 Reservation Rd, to Watkins Gate (WG)
- 5 Reservation Rd, WG to Davis
- 6 Davis Rd, South
- 7 Davis Rd, North
- 8 Second Avenue
- 9 Eighth Street
- 10 Gigling Road
- 11 Imjin Parkway (formerly 12th Avenue)
- 12 Eastside Parkway Concept (Eastside Road)
- 13 Intergarrison Road
- 14 General Jim Moore Boulevard (GJMB)
- 15 Eucalyptus Rd (Monterey County)
- 16 GJMB, McClure to Coe
- 17 Eucalyptus Rd (Seaside)
- 18 GJMB, Normandy to McClure
- 19 GJMB, S. Boundary to 218
- 20 South Boundary Road
- 21 Highway 156
- 22 Monterey Road Interchange
- 23 Highway 1 Widening
- 24 Rancho Saucito Road
- 25 Crescent Avenue
- 26 Abrams Drive

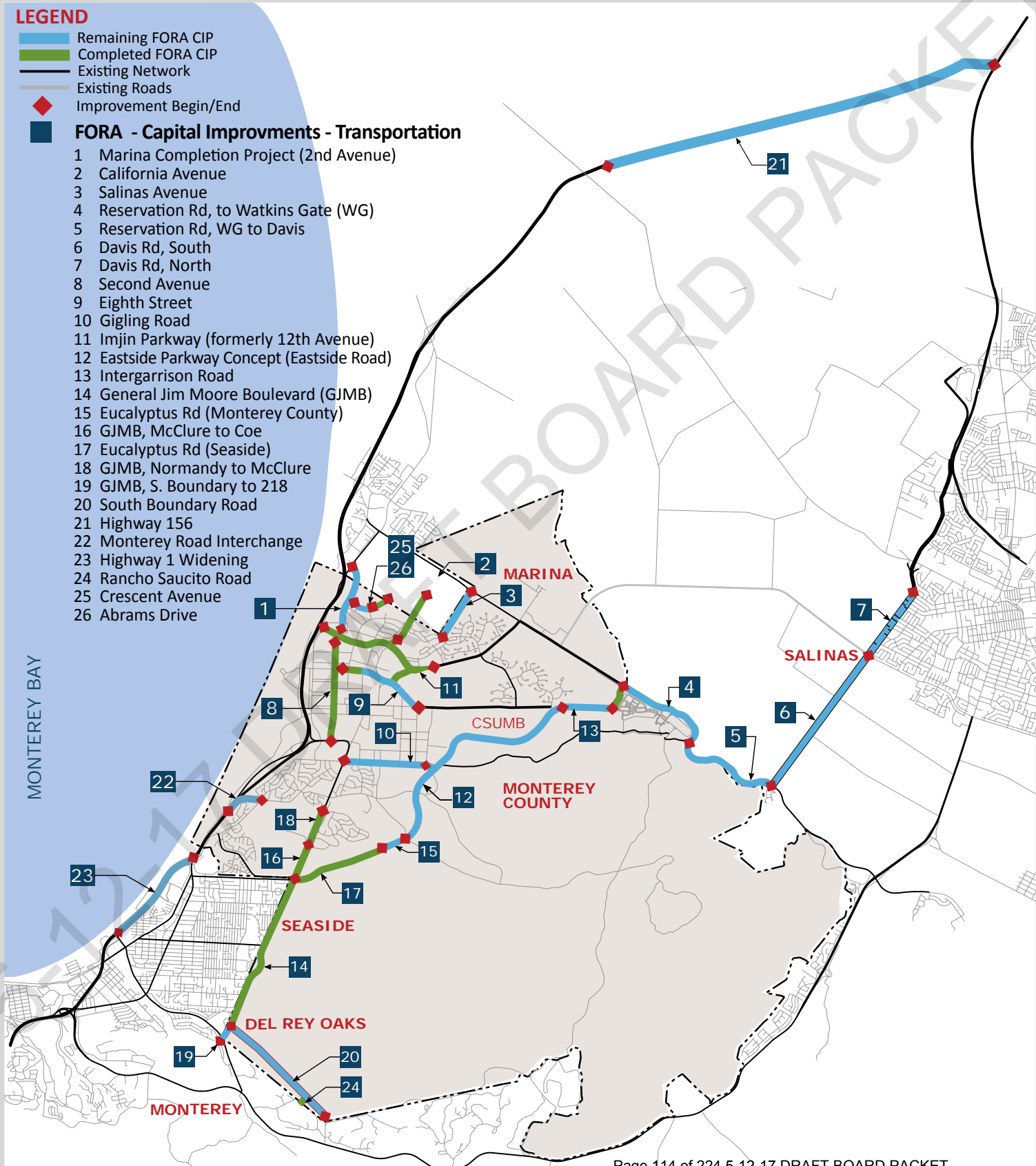


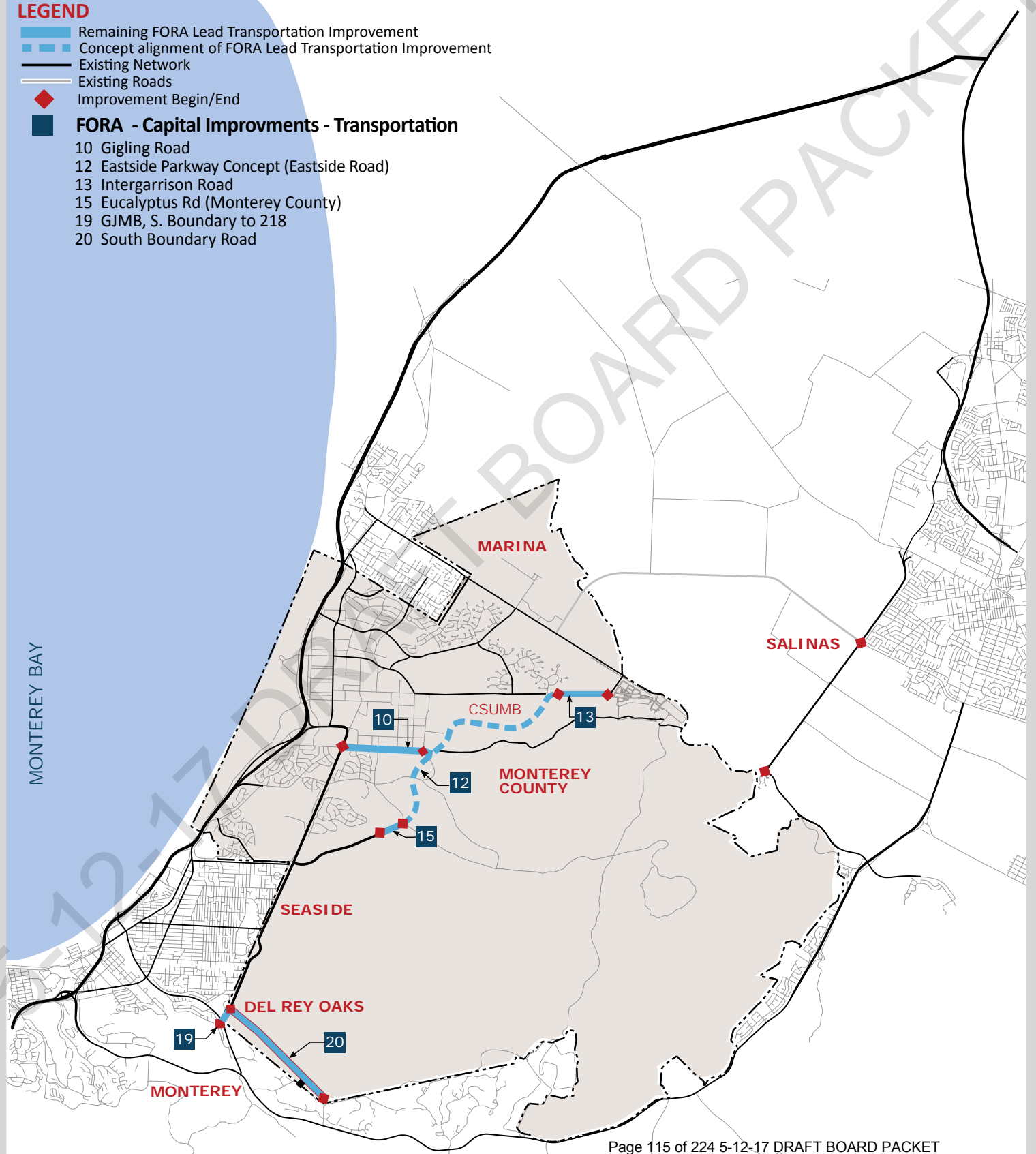
Figure 2: 2017 Remaining Transportation Obligations (FORA Lead)

**LEGEND**

- Remaining FORA Lead Transportation Improvement
- Concept alignment of FORA Lead Transportation Improvement
- Existing Network
- Existing Roads
- Improvement Begin/End

**FORA - Capital Improvements - Transportation**

- 10 Gigling Road
- 12 Eastside Parkway Concept (Eastside Road)
- 13 Intergarrison Road
- 15 Eucalyptus Rd (Monterey County)
- 19 GJMB, S. Boundary to 218
- 20 South Boundary Road





## **b) Water Augmentation**

### **Background**

In 1993, the U.S. Army purchased from Monterey County Water Resources Agency (MCWRA) rights to draw 6,600 Acre Feet of Water per Year (AFY) from the Salinas Valley Ground Water Basin. In 1996, the U.S Army further refined the terms of the agreement to ensure management and protection of the Salinas Valley Ground Water Basin, and Annexation of Marina Area Lands into Zones 2 and 2A. With close of former Fort Ord, FORA was authorized to establish the 1998 Facilities Agreement (FA) with Marina Coast Water District (MCWD) providing for ownership and operation of the base wide public capital facilities through FORA's Water/Wastewater Oversight Committee (WWOC) and in support of the Base Reuse Plan (BRP); whereby FORA may identify future Capital Improvements to be implemented by MCWD. The Fort Ord BRP identifies availability of water as a resource constraint, anticipating a development density at full buildout which utilizes the 6,600 AFY of available groundwater supply; as described in BRP Appendix B (PFIP section p 3-63). In 2000, the U.S. Army gave FORA the right to transfer the facilities and pumping rights through an Economic Development Conveyance Memorandum of Agreement (MOA). Between 2001 and 2006, FORA transferred property, facilities, and the right to draw 6,600 AFY from the Salinas Valley Groundwater Basin to MCWD. FORA retained the right to allocate the water rights to its member jurisdictions.

In addition to groundwater supply, the BRP assumes an estimated 2,400 AFY of augmentation (non-potable, irrigation water) needed to achieve its permitted development level (Volume 3, figure PFIP 2-7). Following a comprehensive two-year process evaluating viable options, the MCWD Board of Directors certified, in October 2004, the Regional Urban Water Augmentation Project (RUWAP) and its accompanying program-level Environmental Impact Report (EIR) analyzing three potential augmentation projects. The projects included a desalination project, a recycled water project and a hybrid project (containing components of both recycled water and desalination projects).

In June 2005, FORA and MCWD Boards approved the RUWAP hybrid alternative for implementation by MCWD per the FA.

Additionally, it was recommended that FORA-CIP funding toward the former Fort Ord Water and Wastewater Collection Systems be increased by an additional \$17M to avert additional burden on rate payers due to increased capital costs. A 2013 MCWD rate study recommended removing that "voluntary contribution" from the FORA CIP budget and the EPS Phase III CIP Review results concurred, resulting in a commensurately lowered FORA CFD/developer fee.

Several factors required reconsideration of the water augmentation program. Those factors included: 1) Increased augmentation program & project costs (identified as designs were refined), 2) negotiations by other agencies regarding the recycled component of the project were not

accomplished and, 3) the significant economic downturn from 2008-2012. These factors deferred the RUWAP as the identified augmentation project and provided an opportunity to consider the alternative "Regional Plan" as the preferred project to meet water augmentation program requirements.

In April 2008, the FORA Board endorsed the Regional Plan as the preferred project to deliver the requisite 2,400 AFY of augmenting water to the 6,600 AFY groundwater entitlements. The Regional Plan consisted of a large desalinization plant able to meet the region's demand. In 2012, the parties halted the project. With the cessation of the Regional Plan, the identified solution for FORA's water augmentation program defaulted back to the prior Board approved RUWAP. MCWD as provider under the FA still holds the contractual obligation to continue the implementation of the California Environmental Quality Act (CEQA) approved 'hybrid' project. In 2016, the FORA Board approved a capital improvement solution to provide the recycled water component (see below). The remaining task is to identify other water augmentation alternatives to complement the recycled water project. Among the alternatives are groundwater replacement, desalinization, conservation, and intensified recycled programs.

### **Current Status**

#### **RUWAP Recycled**

In 2014, Monterey Regional Water Pollution Control Agency's (MRWPCA's) Pure Water Monterey (PWM) project presented a solution to the 'Recycled' portion of the RUWAP. PWM would use water collected at the MRWPCA facility and apply their Advanced Water Treatment (AWT) thereby creating recycled water of a higher quality than the Tertiary Treated Water originally planned for the RUWAP. In October 2015, the FORA Board approved using Pure Water Monterey as the recycled water source, and, then, recommended the project to the California Public Utilities Commission in March 2016. In April 2016, MCWD and MRWPCA came to an agreement whereby MCWD would use AWT in lieu of Tertiary Treated Water. As part of the agreement, the two agencies agreed to split the cost of building the RUWAP Trunk-line/conveyance facilities ('Pipeline'). In September 2016, through a three-party negotiation among MRWPCA, MCWD, and FORA in support of the PWM, a Pipeline Reimbursement Agreement was executed whereby FORA would fund up to six million (\$6M) of the cost of constructing a pipeline able to provide recycled water to the land use jurisdictions.

#### **RUWAP Other**

A solution for the 'other' portion of the RUWAP came in 2015 when MCWD's Budget/Compensation Plan was approved along with a Memorandum of Agreement wherein FORA and MCWD agreed to enter into a Three-Party Planning effort with MRWPCA to identify what the 'other' portion of the project will be. This solution allows the three agencies to determine what Alternatives are available in place of the Large Desalinization Plant identified in the previous Regional Plan, while ensuring cost-effective rate increases are applied to the appropriate CIPs. A Memorandum of Understanding has been negotiated between the three

parties enabling a study of alternatives and their possible combinations such as Conservation methods, ground water recharge, increased AWT, urban storm-water capture, small scale desalinization, and others. FORA Staff have released a Request for Proposals (RFP) and expect the Board to award a Professional Services Contract in 2017/18 with the identification of a water augmentation program provided to the FORA Board for approval and MCWD for implementation by the end of the fiscal year.

**c) Storm Drainage System Projects**

FORA completed the construction of new facilities and demolition of dilapidated out-falls as of January 2004. Table 3 reflects this obligation having been met. Background information can be found in previous CIP documents online at [www.fora.org](http://www.fora.org).

**d) Habitat Management Requirements**

The BRP Appendix A, Volume 2 contains the Draft Habitat Management Plan (HMP) Implementing/Management Agreement. This Management Agreement defines the respective rights and obligations of FORA, its member agencies, California State University (CSU) and the University of California (UC) with respect to implementation of the HMP. To allow FORA and its member agencies to implement the HMP and BRP in compliance with the Endangered Species Act, the California Endangered Species Act, and other statutes, the US Fish & Wildlife Service (USFWS) and the California Department of Fish & Wildlife (CDFW) must also approve the Fort Ord Habitat Conservation Plan (HCP) and its funding program, as paid for and prepared by FORA.

The funding program is predicated on an earnings rate assumption acceptable to USFWS and CDFW for endowments of this kind, and economies of scale provided by unified management of the habitat lands by qualified habitat managers selected by the future Fort Ord Regional Habitat Cooperative (Cooperative). Prior to issuance of state and federal permits, the Permittees will execute a Joint Exercise of Powers Agreement to create the Cooperative, which will be the entity responsible for ensuring HCP implementation. The Cooperative will consist of the following members: FORA, County of Monterey, City of Marina, City of Seaside, City of Del Rey Oaks, City of Monterey, State Parks, UC, CSU Monterey Bay, Monterey Peninsula College (MPC), Monterey Peninsula Regional Park District, MCWD, and Bureau of Land Management. The Cooperative will hold the Cooperative endowment, and UC will hold the Fort Ord Natural Reserve (FONR) endowment. The Cooperative will control expenditure of its annual line items. FORA will fund the endowments and the initial and capital costs to the agreed upon levels.

FORA has provided upfront funding for management, planning, capital costs and HCP preparation. In addition, FORA has dedicated 30.2% of Development Fee collections to build to a total endowment of principal funds necessary to produce an annual income sufficient to carry out required habitat management responsibilities in perpetuity. The original estimate was developed by an independent consultant retained by FORA and totaled \$6.3 million.

Based upon conversations with the regulatory agencies, it has become apparent that the Habitat Management obligations will increase beyond the costs originally projected. Therefore, this document contains a ± \$46.6M line item of forecasted requisite expenditures (see Table 3 column 'Estimated Year-End Balance' amount of \$11,385,440 plus columns '2017-2020 Subtotal' and '2020-2027 Subtotal' totaling \$35,262,029).

As part of the FY 2010-11 FORA CIP Review process conducted by EPS, TAMC, and FORA, at the FORA Board's April 8, 2011 direction, included \$19.6M in current dollars as a CIP contingency for additional habitat management costs should the assumed payout rate for the endowment be 1.5% less than the current 4.5% assumption. It is hoped that this contingency will not be necessary, but USFWS and CDFW are the final arbiters as to what the final endowment amount will be, with input from FORA and its contractors/consultants. The final endowment amount is expected to be agreed upon in the upcoming fiscal year. FORA's annual operating budget has funded the annual costs of HCP preparation, including consultant contracts. HCP preparation is funded through non-CFD/Development fee sources such as FORA's share of property taxes.

The current screencheck draft HCP prepared in March 2015 includes a cost and funding chapter, which provides a planning-level cost estimate for HCP implementation and identifies necessary funds to pay for implementation. Concerning the annual costs necessary for HCP implementation and funded by FORA, of approximately \$2 million in annual costs, estimated in 2017 dollars, approximately 34% is associated with habitat management and restoration, 27% for program administration and reporting, 23% for species monitoring, and 16% for changed circumstances and other contingencies.

**e) Fire Fighting Enhancement Requirements**

FORA transferred equipment titles to the appropriate fire-fighting agencies in April 2014. FORA's obligation for fire-fighting enhancement has been fully met. Background information can be found in previous CIP documents online at [www.fora.org](http://www.fora.org).

**f) Building Removal Program**

As a base-wide obligation, the BRP includes the removal of building stock and related environmental hazards/blight in certain areas of the former Fort Ord to make way for reuse. All jurisdictions have been treated in a similar manner but have varying building removal needs that FORA accommodates with available funds. FORA has studied indexing the original agreed-upon cost estimate to compensate for delayed implementation of this effort and the increase in removal costs during the intervening period.

Since 1996, FORA has aggressively reused, redeveloped, and/or deconstructed former Fort Ord buildings. FORA works with regulatory agencies and local contractors to safely abate hazardous materials, maximize material reuse and recycling, and create an educated workforce to take advantage of jobs created on the former Fort Ord. FORA, CSUMB, and jurisdictions leverage their accumulated expertise focusing on environmentally sensitive reuse and recycling remnant

structural and site materials, while applying lessons learned from past FORA efforts to “reduce, reuse, and recycle” materials from former Fort Ord structures (see **Appendix C**).

In FY 01/02, the FORA Board established policy regarding building removal obligations. Per Board direction, building removal is funded by land sales revenue and/or credited against land sale valuation. In the City of Marina, since 2005, FORA obligated itself to fund \$46M in WWII wooden building removal through a combination of cash payments and credits to land value. Another of FORA’s obligations includes City of Seaside Surplus II buildings for a fixed obligation of \$4M (FY 05/06 CIP) (and the City of Seaside decides which buildings to remove). FORA also obligated to fund \$2.1M of East Garrison building removal.

Two MOAs with Marina and the County, described below, were finalized to implement FORA Board policy:

- In August 2005, FORA entered into an MOA with the City of Marina Redevelopment Agency (now Successor Agency) and Marina Community Partners (MCP) assigning to FORA \$46M in building removal costs within the Dunes on Monterey Bay (Dunes) project and to MCP the responsibility for the actual removal. In 2006, FORA and MCP entered into a Reimbursement Agreement governing the implementation of the \$46M in building removal. Under the Reimbursement Agreement, FORA’s maximum obligations were \$22M in cash and \$24M in land sales credits. To date, MCP has only partially performed its obligation to deconstruct \$46M in buildings in the amount of \$26.6M. FORA paid \$22M cash and MCP received \$4.6M in land sale credits out of a total \$24M in available credits for building removal costs. Both agreements contained removal timing requirements and revenue timing requirements which to date have not been met. Nevertheless, FORA maintains a \$19.4M credit against the phased take down by MCP when it fulfills its purchase and deconstruction obligations.
- In February 2006, FORA entered into an MOA with Monterey County, the Monterey County Redevelopment Agency, and East Garrison Partners (EGP). In this MOA, EGP agreed to undertake FORA’s responsibility for removal of certain buildings in the East Garrison Specific Plan for which they received a credit of \$2.1M against FORA’s portion of land sale proceeds. Building removal in the East Garrison project area is now complete. The property was acquired by a new developer and the MOA has been reassigned to them.

FORA’s remaining obligations include removal of the former Fort Ord (Marina) stockade (currently estimated at \$2.1M deconstruction cost). In FY 05/06 the Board set a financial obligation of \$4M to be applied to the building removal effort in the City of Seaside’s Surplus II area. In 2011, FORA, at the direction of the City of Seaside, removed an Army cafeteria in the Surplus II area (see Appendix C). During the FY 16/17 CIP process, FORA indexed the Seaside Surplus II financial obligation for building removal effort to \$5.2M. In the second half of 2016, FORA, Seaside, and Marina engaged FORA staff to begin the different building removal obligations.



FORA met with Seaside to coordinate the potential application of FORA building removal obligation funds to Surplus II, although FORA's funds will not be enough to remove the hazardous materials and buildings from the site. Seaside and FORA staff determined that the first step in removing buildings from Surplus II was to survey buildings for hazardous materials commissioning a hazardous materials removal estimate. In 2016, FORA conducted hazardous material surveys in Surplus II. At the City of Seaside's request, FORA will plan, contract, and complete Surplus II hazardous material and building removal for 17 buildings with estimated completion in 2018.

In 2016, FORA staff met with the City of Marina to coordinate access to the Marina Stockade which currently hosts Las Animas concrete production and operations under a lease from the City of Marina. Marina is taking the lead to negotiate with Las Animas for access to the building for removal. In March 2017, FORA contracted with Vista Environmental to survey the Stockade for hazardous materials. FORA will coordinate with the City of Marina to plan and implement building removal on their property.

**g) Water and Wastewater Collection Systems**

Following a competitive selection process in 1997, the FORA Board approved MCWD as the purveyor to own and operate water and wastewater collection systems on the former Fort Ord. By agreement with FORA, MCWD is tasked to assure that a Water and Wastewater Collection Systems Capital Improvement Program is in place and implemented to accommodate repair, replacement, and expansion of the systems. To provide uninterrupted service to existing customers and to track with system expansion to keep pace with proposed development, MCWD and FORA staff coordinate system(s) needs with respect to anticipated development. MCWD is engaged in the FORA CIP process, and adjusts its program coincident with the FORA CIP.

In 1998, the FORA Board established a Water/Wastewater Oversight Committee (WWOC), which serves in an advisory capacity to the Board. A primary function of the WWOC is to meet and confer with MCWD staff in the development of operating and capital budgets and corresponding customer rate structures. Annually, the WWOC and FORA staff prepare recommended actions for the Board's consideration with respect to budget and rate approvals. Capital improvements for system(s) operations and improvements are funded by customer rates, fees, and charges. Capital improvements for the system(s) are approved on an annual basis by the MCWD and FORA Boards. See **Appendix E** for the FY 2016/17 Ord Community CIP list.

#### **h) Property Management and Caretaker Costs**

During the 2010/2011 Phase I CIP Review, FORA jurisdictions expressed concern over accepting 1,200+ acres of former Fort Ord properties without sufficient resources to manage them. Since the late 1990's, FORA carried a CIP contingency line item for "caretaker costs." These obligations are not BRP required CEQA mitigations, but are considered base-wide obligations (similar to FORA's building removal obligation). In order to reduce contingencies, EPS proposed contingencies of \$16M be excluded from the CIP cost structure and this was used as a basis for the 2011-12 CFD Special Tax fee reductions.

Since then, the Board recommended a "Property Management/Caretaker Costs" line item be added back as an obligation to cover base-wide property management costs. In FY 2015/16, the Board approved a Jurisdiction-Incurred Caretaker Costs Reimbursement Policy (**Appendix C**).

This policy clarifies that FORA funding for caretaker costs shall be determined by "allocating a maximum of \$500,000 in the prior fiscal year's property taxes collected and designated to the FORA CIP. ... Each subsequent year, the maximum funding for caretaker costs may be decreased assuming that, as land transfers from jurisdictions to third party developers, jurisdictions' caretaker costs will decrease. If FORA does not collect and designate to the CIP sufficient property taxes in a given fiscal year to fund the maximum amount of caretaker costs allowed that fiscal year, the actual amount of property taxes collected and designated to the CIP during the fiscal year shall be used to determine the amount of caretaker costs funding. FORA shall set caretaker costs funding through the approved FORA CIP."

Caretaker Costs funding designated in the FY 17-18 CIP is \$575,000.

### **III. FY 2017/18 THROUGH POST-FORA CAPITAL IMPROVEMENT PROGRAM**

---

The following tables depict the Capital Improvement Program: Tables 1A and 1B illustrate the obligatory project offsets and remaining obligations. Table 3 is a summary of the Capital Improvement Program from FY 2017/18 through post-FORA. Table 4 itemizes the jurisdictions' projections for new building that will generate Community Facilities District revenue to FORA. Table 5 shows the land sale revenues that are anticipated in association with jurisdiction land sale projections on former Fort Ord lands. Tables 6 and 7 break out residential and non-residential development forecasts by jurisdiction. Table 8 provides information on estimated development acreage. Table 9 models estimated property tax revenue collections.

# PHOTO

2017-2018 OBLIGATORY PROJECT OFFSETS AND REMAINING OBLIGATIONS

PROJECT #	PROJECT TITLE	PROJECT LIMITS / DESCRIPTION	TAMC Reallocation Study 2005			TAMC Reallocation Study 2017			FORA Offsets	Remaining Obligation	Obligation Indexed by CCI	% of Obligation Complete
			TOTAL COST	%	FORA PORTION	TOTAL COST	%	FORA PORTION				
<b>REGIONAL IMPROVEMENTS</b>												
R3	Hwy 1-Seaside Sand City	Hwy 1 Traffic Relief	\$ 45,000,000	34.0%	\$ 15,282,245	\$ 66,808,021.00	31%	\$ 20,948,367	\$ -	\$ 20,948,367	21,773,541	0%
R10	Hwy 1-Monterey Rd. Interchange	Hwy 1 Traffic Relief @ Monterey Rd. Interchange	19,100,000	13.1%	2,496,648	7,356,088	31%	2,306,580	-	2,306,580	2,397,438	0%
R11	Hwy 156-Freeway Upgrade	Widen existing highway to 4 lanes and upgrade highway to freeway status with appropriate interchanges. Interchange modification as needed at US 156 and 101.	197,000,000	3.6%	7,092,169	57,587,105	31%	18,057,051	-	18,057,051	18,768,334	0%
<b>SUB-TOTAL - REGIONAL IMPROVEMENTS</b>			<b>\$ 261,100,000</b>		<b>\$ 24,871,062</b>	<b>\$ 131,751,214</b>		<b>\$ 41,311,997</b>	<b>\$ -</b>	<b>\$ 41,311,997</b>	<b>\$ 42,939,313</b>	
<b>OFF-SITE IMPROVEMENTS</b>												
1	Davis Rd n/o Blanco	Davis-Blanco Intersection Improvements & Roadway Widening	\$ 3,151,000	16.1%	\$ 506,958	\$ 2,161,257	31%	\$ 677,685	\$ -	\$ 677,685	704,380	0%
2B	Davis Rd s/o Blanco	Widen to 4 lanes from Blanco to Reservation; Build 4 lane bridge over Salinas River	22,555,000	41.0%	9,242,411	12,733,317	F	12,733,317	537,203	12,196,114	12,676,529	4%
4D	Widen Reservation-4 lanes to WG	Widen to 4 lanes from existing 4 lane section East Garrison Gate to Watkins Gate	10,100,000	37.8%	3,813,916	14,994,689	31%	4,701,745	476,584	4,225,161	4,391,593	10%
4E	Widen Reservation, WG to Davis	Widen to 4 lanes from Watkins Gate to Davis Rd	5,500,000	40.3%	2,216,321	8,165,424	31%	2,560,356	-	2,560,356	2,661,210	0%
8	Crescent Ave extend to Abrams	Extend existing Crescent Court Southerly to join proposed Abrams Dr (FO2)	906,948	100%	906,948	399,956	100%	399,956	399,956	-	-	100%
FO20	2nd Ave Extension	Connection between Del Monte and Intersection at Imjin/2nd Ave	-		-	847,000	100%	847,000	-	847,000	880,364	0%
<b>SUB-TOTAL - OFF-SITE IMPROVEMENTS</b>			<b>\$ 42,212,948</b>		<b>\$ 16,686,554</b>	<b>\$ 39,301,643</b>		<b>\$ 21,920,058</b>	<b>\$ 1,413,743</b>	<b>\$ 20,506,315</b>	<b>\$ 21,314,077</b>	
<b>ON-SITE IMPROVEMENTS</b>												
FO2	Abrams	Construct a new 2-lane arterial from intersection with 2nd Ave easterly to intersection with Crescent Court extension	\$ 759,569	100%	\$ 759,569	\$ 1,127,673	100%	\$ 1,127,673	\$ -	\$ 1,127,673	1,172,093	0%
FO5	8th Street	Upgrade/construct new 2-lane arterial from 2 <sup>nd</sup> Ave to Intergarrison Rd	4,340,000	100%	4,340,000	6,443,262	100%	6,443,262	1,018,890	5,424,372	5,638,043	16%
FO6	Intergarrison	Upgrade to a 4-lane arterial from Eastside Rd to Reservation	4,260,000	100%	4,260,000	6,324,492	100%	6,324,492	1,559,469	4,765,023	4,952,721	25%
FO7	Gigling	Upgrade/Construct new 4-lane arterial from General Jim Moore Blvd easterly to Eastside Rd	5,722,640	100%	5,722,640	8,495,961	100%	8,495,961	353,510	8,142,451	8,463,189	4%
FO9C	GJM Blvd-s/o Coe to S Boundary	Widen from 2 to 4 lanes from s/o Coe to South Boundary Rd	24,065,000	100%	24,065,000	1,083,775	F	1,083,775	-	1,083,775	1,126,466	0%
FO11	Salinas Ave	Construct new 2 lane arterial from Reservation Rd southerly to Abrams Dr	3,038,276	100%	3,038,276	4,510,693	100%	4,510,693	-	4,510,693	4,688,373	0%
FO12	Eucalyptus Rd	Upgrade to 2 lane collector from General Jim Moore Blvd to Eastside Rd to Parker Flats cut-off	5,800,000	100%	5,800,000	532,830	F	532,830	-	532,830	553,819	0%
FO13B	Eastside Pkwy (New alignment)	Construct new 2 lane arterial from Eucalyptus Rd to Parker Flats cut-off to Schoonover Dr	12,536,370	100%	12,536,370	18,611,779	100%	18,611,779	510,000	18,101,779	18,814,824	3%
FO14	S Boundary Road Upgrade	Upgrade to a 2 lane arterial, along existing alignment from General Jim Moore Blvd to York Rd	2,515,064	100%	2,515,064	3,733,921	100%	3,733,921	338,986	3,394,936	3,528,665	9%
<b>SUB-TOTAL - ON-SITE IMPROVEMENTS</b>			<b>\$ 63,036,919</b>		<b>\$ 63,036,919</b>	<b>\$ 50,864,386</b>		<b>\$ 50,864,386</b>	<b>\$ 3,780,855</b>	<b>\$ 47,083,532</b>	<b>\$ 48,938,193</b>	
<b>TRANSPORTATION TOTALS</b>			<b>\$ 366,349,867</b>		<b>\$ 104,594,535</b>	<b>\$ 221,917,243</b>		<b>\$ 114,096,442</b>	<b>\$ 5,194,598</b>	<b>\$ 108,901,844</b>	<b>\$ 113,191,583</b>	
<b>Transit Capital Improvements</b>												
T3	Transit Vehicle Purchase/Replace	15 MST buses	\$ 15,000,000	42%	\$ 6,298,254	\$ 6,298,254	100%	\$ 6,298,254	\$ 1,000,000	\$ 5,298,254	5,506,957	16%
T22	Intermodal Centers	(PFIP T-31) includes 3 elements: 1. Intermodal Transportation Center @ 1st. Avenue South of 8th. Street 2. Park and Ride Facility @ 12th Street and Imjin, and 3. Park and Ride Facility @ 8th. Street and Gigling	3,800,000	126%	4,786,673	4,786,673	100%	4,786,673	1,000,000	3,786,673	3,935,833	21%
<b>SUB-TOTAL - TRANSIT</b>			<b>\$ 18,800,000</b>		<b>\$ 11,084,926</b>	<b>\$ 11,084,926</b>		<b>\$ 11,084,926</b>	<b>\$ 2,000,000</b>	<b>\$ 9,084,926</b>	<b>\$ 9,442,790</b>	
<b>TRANSPORTATION / TRANSIT - TOTALS</b>								<b>\$ 125,181,368</b>	<b>\$ 7,194,598</b>	<b>\$ 117,986,771</b>	<b>\$ 122,634,373</b>	<b>5.5%</b>

2017-2018 OBLIGATORY PROJECT OFFSETS, REMAINING OBLIGATIONS AND COMPLETED PROJECTS

PROJECT #	PROJECT TITLE	PROJECT LIMITS / DESCRIPTION	FORA BUDGET	TOTAL OFFSETS To Date	REMAING OBLIGATION	OBLIGATION INDEXED BY CCI	% of OBLIGATION COMPLETE
<b>TRANSPORTATION / TRANSIT OBLIGATION - TOTALS</b>			<b>\$ 125,181,368</b>	<b>\$ 7,194,598</b>	<b>\$ 117,986,771</b>	<b>\$ 122,634,373</b>	<b>5.5%</b>
<b>15% TRANSPORTATION CONTINGENCY</b>			<b>\$ 18,777,205</b>	<b>\$ -</b>	<b>\$ 18,777,205</b>	<b>\$ 18,395,156</b>	<b>0.0%</b>

Transportation and HCP Contingency funds are reserved for unforeseen projects costs (Munitions Removal, Utility Relocation and other unknowns)

<b>Building Removal</b>			FOR BUDGET	TOTAL OFFSET	REMAINING	INDEXED	% Complete
<i>FORA Remaining Building Removal Obligations</i>							
S201	Seaside Surplus II	Hazardous material identification and removal, building removal, and site restoration	5,499,572	166,371	5,333,201	5,543,280	3%
S202	Marina Stockade	Hazardous material identification and removal, building removal, and site restoration	2,200,000	16,278	2,183,722	2,269,741	1%
<b>TOTAL CUMMULATIVE BUILDING REMOVAL TO DATE</b>			<b>7,699,572</b>	<b>182,649</b>	<b>7,516,923</b>	<b>7,813,021</b>	<b>2%</b>

<b>Water Augmentation</b>			FOR BUDGET	TOTAL OFFSET	REMAINING	INDEXED	% Complete
<i>FORA Water Augmentation, BRP required CEQA Mitigations</i>							
WA01	Pipeline Reimbursement	MCWD Recycled Water Pipeline Reimbursement (Reimbursement Agreement)	6,000,000	314,140	5,685,860	NA	5%
WA02	Secondary Component	Secondary Component (Identification, Planning, Implementation)	157,000	-	157,000	NA	0%
WA00	General	CEQA mitigations	18,115,615	561,780	17,553,835	18,245,296	3%
<b>TOTAL CUMULATIVE OFFSETS AGAINST WATER AUGMENTATION PROJECTS TO DATE</b>			<b>24,272,615</b>	<b>875,920</b>	<b>23,396,695</b>	<b>18,245,296</b>	<b>4%</b>

<b>Habitat Mitigations</b>			FOR BUDGET	TOTAL OFFSET	REMAINING	INDEXED	% Complete
<i>FORA Habitat Management and Conservation, BRP required CEQA Mitigations</i>							
	Joint Powers Authority Set Aside	30.2% CFD Set Aside	46,647,469	11,385,440	35,262,029	36,651,031	24%
	HCP Contingency	Provides interim funding for UC Fort Ord Natural Reserve until adoption of HCP endowment and potential increase to cost	19,567,546	1,116,685	18,450,861	19,177,657	6%
<b>TOTAL CUMULATIVE OFFSETS AGAINST WATER AUGMENTATION PROJECTS TO DATE</b>			<b>66,215,015</b>	<b>12,502,125</b>	<b>53,712,890</b>	<b>55,828,688</b>	<b>19%</b>

<b>Completed Capital Improvements</b>			FOR BUDGET	TOTAL OFFSET	REMAINING	INDEXED	% Complete
<i>Total offsets against transportation/transit network obligations per 1995 &amp; 2005 TAMC Study. Funded by EDA grant funds, state and local matching funds, revenue bond proceeds, development fees.</i>							
FO9	General Jim Moore Blvd	Improvements to No.-So. Rd at Hwy 218, GIMB Phase 1-1V, Utility and Landscaping (FO9A, FO9B)	\$ 30,812,841	\$ 30,812,841	-	-	100%
FO3	Imjin Parkway	12th St. Improvements, Utilities, and Imjin Parkway Construction	8,247,818	8,247,818	-	-	100%
FO8	2nd Ave	2nd Ave. Roadway Improvements from Lightfighter to Imjin, Utilities	5,605,525	5,605,525	-	-	100%
FO10	California Ave.	California Ave. Roadway Improvements, and Utilities.	2,227,906	2,227,906	-	-	100%
FO12	Eucalyptus Rd.	Eucalyptus Rd. Construction	5,328,032	5,328,032	-	-	100%
-	South Boundary - Connector	Rancho Saucito Road - prior to 2005	1,336,241	1,336,241	-	-	100%
-	Reservation Road	Reservation Road - bike lanes	6,289,483	6,289,483	-	-	100%
-	Blanco Road	Blanco Road	2,586,767	2,586,767	-	-	100%
R12	Hwy 68 Operational Improvements	Operational improvements at San Benancio, Laureles Grade and Corral De Tierra	312,205	312,205	-	-	100%
<b>TOTAL TRANSPORTATION COMPLETED</b>			<b>\$ 52,222,122</b>	<b>\$ 52,222,122</b>	<b>-</b>	<b>-</b>	<b>\$81,362,242 **</b>
<i>Retain/Percolate stormwater; eliminate discharge of stormwater to Monterey Bay Sanctuary. Project completed/financial obligation met in 2004. Funded by EDA grant proceeds.</i>			1,631,951	1,631,951	-	-	100%
<b>TOTAL STORMWATER COMPLETED</b>			<b>1,631,951</b>	<b>1,631,951</b>	<b>-</b>	<b>-</b>	<b>\$2,659,731 **</b>
<i>Fire Rolling Stock purchased and transferred to jurisdictions</i>			1,160,000	1,160,000	-	-	100%
<b>TOTAL FIRE-FIGHTING COMPLETED</b>			<b>1,160,000</b>	<b>1,160,000</b>	<b>-</b>	<b>-</b>	<b>\$1,429,026 **</b>
-	Pilot Project	1996 Fort Ord catalogue of buildings, site and building characterization - 8 buildings	700,000	700,000	-	-	100%
-	Dunes on Monterey Bay	2006 FORA cash obligation retired. Remaining obligation to be applied to land sales credits per contract. 405 buildings	46,000,000	26,574,592	19,425,408	NA - 19,425,408	58%
-	East Garrison	2006 FORA cash obligation retired. Developer completed.	2,177,000	2,177,000	-	-	100%
FO3	Imjin Parkway - Building Removal	Roadway implementation preparation and building removal - 37 buildings	1,289,631	1,289,631	-	-	100%
FO8	2nd Avenue - Building Removal	Roadway implementation preparation and building removal - 14 buildings	837,368	837,368	-	-	100%
<b>TOTAL BUILDING REMOVAL COMPLETED</b>			<b>51,003,999</b>	<b>31,578,591</b>	<b>19,425,408</b>	<b>19,425,408</b>	<b>\$45,921,163 **</b>

\*\* Completed Projects indexed to approximate 2017 dollars for reference.

<b>OTHER OBLIGATION - TOTALS</b>			<b>\$ 204,205,274</b>	<b>\$ 100,153,358</b>	<b>\$ 104,051,916</b>	<b>\$ 101,312,413</b>	<b>49.0%</b>
<b>TOTAL REMAINING CAPITAL IMPROVEMENT OBLIGATION</b>			<b>\$ 348,163,847</b>	<b>\$ 107,347,956</b>	<b>\$ 240,815,892</b>	<b>\$ 242,341,941</b>	<b>31%</b>



2017-18 TRANSPORTATION NETWORK AND TRANSIT ELEMENTS BY PRIORITY

Priority	Proj#	Description	Lead	Obligation	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	POST FORA	TOTAL Budget
1	FO13B	Eastside Parkway	On-Site FORA	\$ 18,814,824	\$ 500,000	500,000	625,000	600,000	4,500,000	6,000,000	4,660,025	1,429,799	-	-	(0)	18,814,824
2	FO14	South Boundary Road Upgrade	On-Site FORA	\$ 3,528,665	400,000	1,500,000	1,628,665	-	-	-	-	-	-	-	(0)	3,528,665
3	2B	Davis Rd south of Blanco	Off-Site MoCo	\$ 12,676,529	625,000	1,725,000	1,000,000	2,000,000	3,450,000	3,876,529	-	-	-	-	0	12,676,529
4	T3	Transit Vehicle Purchase/Replace	Transit MST	\$ 5,506,957	1,000,000	500,000	-	3,500,000	-	-	506,957	-	-	-	(0)	5,506,957
5	FO12	Eucalyptus Road	On-Site FORA	\$ 553,819	500,000	53,819	-	-	-	-	-	-	-	-	(0)	553,819
6	8	Crescent Ave extend to Abrams	Off-Site Marina	\$ -	415,711	-	-	-	-	-	-	-	-	-	-	415,711
7	FO7	Gigling	On-Site FORA	\$ 8,463,189	500,000	2,000,000	5,310,510	652,679	-	-	-	-	-	-	0	8,463,189
8	FO6	Intergarrison	On-Site FORA	\$ 4,952,721	100,000	100,000	300,000	695,540	3,757,181	-	-	-	-	-	0	4,952,721
9	10	2nd Ave Extention	Off-Site Marina	\$ 880,364	500,000	380,364	-	-	-	-	-	-	-	-	0	880,364
10	R3a	Hwy 1-Del Monte-Fremont-MBL	Regional TAMC	\$ 21,773,541	-	-	-	-	-	1,000,000	2,000,000	5,000,000	5,000,000	8,773,541	0	21,773,541
11	FO5	8th Street	On-Site Marina	\$ 5,638,043	375,000	500,000	750,000	768,057	3,244,986	-	-	-	-	-	(0)	5,638,043
12	R11	Hwy 156-Freeway Upgrade	Regional TAMC	\$ 18,768,334	-	-	2,000,000	3,500,000	-	5,450,000	5,450,000	2,368,334	-	-	(0)	18,768,334
13	T22	Intermodal Centers	Transit MST	\$ 3,935,833	-	-	-	-	500,000	1,700,000	1,735,833	-	-	-	0	3,935,833
14	FO9C	GJM Blvd	On-Site FORA	\$ 1,126,466	400,000	-	726,466	-	-	-	-	-	-	-	(0)	1,126,466
15	4E	Widen Reservation, WG to Davis	Off-Site MoCo	\$ 2,661,210	-	-	-	-	-	-	2,661,210	-	-	-	0	2,661,210
16	4D	Widen Reservation-4 lanes to WG	Off-Site MoCo	\$ 4,391,593	-	-	-	-	-	-	1,900,000	2,491,593	-	-	0	4,391,593
17	1	Davis Rd north of Blanco	Off-Site MoCo	\$ 704,380	-	-	-	-	-	-	-	-	704,380	-	(0)	704,380
18	R10	Hwy 1-Monterey Rd. Interchange	Regional TAMC	\$ 2,397,438	-	-	-	-	-	-	-	-	-	2,397,438	(0)	2,397,438
19	FO11	Salinas Ave	On-Site Marina	\$ 4,688,373	-	-	750,000	1,500,000	2,438,373	-	-	-	-	-	0	4,688,373
20	FO2	Abrams	On-Site Marina	\$ 1,172,093	-	-	1,172,093	-	-	-	-	-	-	-	0	1,172,093
<b>Transportation and Transit GRAND TOTALS</b>				<b>\$ 122,634,373</b>	<b>\$ 5,315,711</b>	<b>\$ 7,259,183</b>	<b>\$ 14,262,734</b>	<b>\$ 13,216,276</b>	<b>\$ 17,890,540</b>	<b>\$ 18,026,529</b>	<b>\$ 18,914,025</b>	<b>\$ 11,289,726</b>	<b>\$ 5,704,380</b>	<b>\$ 11,170,979</b>	<b>\$ -</b>	<b>\$ 123,050,084</b>

SUMMARY OF CAPITAL IMPROVEMENT PROGRAM 2017/18 - POST FORA - DRAFT 4/28/17

ESTIMATED YEAR- END BALANCE	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2017-2020 SUB-TOTAL	2020-2027 SUB-TOTAL	REMAINING OBLIGATION	TOTAL	% of Total
<b>A. CFD SPECIAL TAX / DEVELOPMENT FEE FUND</b>														<b>A. CFD FUND - ANALYSIS</b>		
<b>DEDICATED REVENUES</b>																
Development Fees	\$ 6,118,763	8,396,780	13,521,743	17,072,922	16,343,301	11,987,762	16,971,185	14,949,960	14,193,000	14,193,000	11,070,540	28,037,287	116,781,669	-	144,818,956	71.7%
<b>OTHER REVENUES</b>																
Property Taxes - CIP Allocation	\$ 1,010,835	1,609,443	2,363,691	3,421,310	4,508,495	5,148,021	6,020,480	6,761,221	7,484,134	8,219,016	8,843,368	4,983,970	50,406,045	-	55,390,015	27.4%
Miscellaneous (Investment Interest)	\$ 20,000	\$ 23,892	\$ 28,542	35,996	45,406	54,454	61,166	70,612	-	-	-	72,434	267,634	-	340,068	0.2%
<b>TOTAL REVENUES</b>	\$ 7,149,599	10,030,115	16,913,977	21,030,227	20,897,202	17,190,237	23,052,831	21,781,793	21,677,134	22,412,016	19,913,908	34,093,691	167,955,348	-	202,049,039	100.0%
<b>PROJECTS EXPENDITURES</b>																
Transportation/Transit - See CIP Table 2	\$ 5,315,711	7,259,183	14,262,734	13,216,276	17,890,540	18,026,529	18,914,025	11,289,726	5,704,380	11,170,979	0	26,837,628	96,212,455	(415,710)	122,634,373	66.0%
Transportation Contingency	\$ 265,786	725,918	4,278,820	1,982,441	2,683,581	2,703,979	2,837,104	1,693,459	172,696	-	-	5,270,524	12,073,260	1,051,371	18,395,156	9.9%
Water Augmentation - RUWAP Pipeline	\$ 2,885,860	1,700,000	1,100,000	-	-	-	-	-	-	-	-	5,685,860	0	-	5,685,860	3.1%
Water Augmentation - RUWAP Other	\$ 157,000	225,000	-	-	-	-	-	8,000,000	8,000,000	0	0	382,000	16,000,000	1,863,296	18,245,296	9.8%
<b>TOTAL CFD PROJECTS</b>	\$ 8,624,357	9,910,101	19,641,554	15,198,717	20,574,121	20,730,508	21,751,129	20,983,185	13,877,076	11,170,979	0	38,176,012	124,285,715	2,498,957	164,960,684	88.8%
<b>OTHER EXPENDITURES</b>																
Property Tax - Jurisdiction Share (all jurisdictions)	\$ -	-	-	142,131	250,850	314,802	402,048	476,122	548,413	621,902	684,337	0	3,440,605	-	3,440,605	1.9%
HCP - UC Regents	\$ 95,000	98,268	101,648	-	-	-	-	-	-	-	-	294,916	0	-	294,916	0.2%
General CIP/FORA Costs - Footnote 1	\$ 1,102,058	1,139,969	1,179,184	1,219,748	1,261,707	1,305,110	1,350,005	1,396,446	1,444,483	-	-	3,421,211	7,977,499	-	11,398,709	6.1%
Caretaker Costs (Including Caretaker Emergency Fund)	\$ 575,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	1,575,000	4,000,000	-	5,575,000	3.0%
<b>TOTAL OTHER</b>	\$ 1,772,058	1,738,237	1,780,832	1,861,879	2,012,557	2,119,912	2,252,053	2,372,568	2,492,897	1,121,902	1,184,337	5,291,127	15,418,103	-	20,709,230	11.2%
<b>TOTAL EXPENDITURES</b>	\$ 10,396,415	11,648,338	21,422,386	17,060,596	22,586,678	22,850,420	24,003,182	23,355,753	16,369,973	12,292,881	1,184,337	43,467,139	139,703,819	2,498,957	185,669,915	100.0%
Net Annual Revenue	\$ (3,246,816)	(1,618,223)	(4,508,409)	3,969,631	(1,689,475)	(5,660,183)	(950,351)	(1,573,960)	5,307,161	10,119,135	18,729,571	(9,373,448)	28,251,529	-	16,379,124	8.8%
Beginning Balance	\$ 18,383,195	1,883,072	(2,294,870)	(10,915,388)	(12,137,774)	(18,808,332)	(28,143,273)	(34,280,088)	(43,542,058)	(38,234,896)	(28,115,760)	6,997,755	(10,915,388)	-	6,997,755	-
Set Aside - HCP - See CIP Table 1B	\$ (11,385,440)	(1,867,867)	(2,559,720)	(5,192,018)	(4,981,083)	(3,674,758)	(5,186,464)	(7,688,111)	(43,542,058)	(38,234,896)	(28,115,760)	(8,539,695)	(26,722,334)	(19,567,546)	(66,215,015)	-
<b>UNRESERVED FUND BALANCE</b>	\$ 6,997,755	\$ 1,883,072	(2,294,870)	(10,915,388)	(12,137,774)	(18,808,332)	(28,143,273)	(34,280,088)	(43,542,058)	(38,234,896)	(28,115,760)	(9,386,188)	(10,915,388)	(9,386,192)	(19,567,546)	(42,838,136)
<b>ENDING CFD FUND BALANCE</b>	\$ 1,883,072	(2,294,870)	(10,915,388)	(12,137,774)	(18,808,332)	(28,143,273)	(34,280,088)	(43,542,058)	(38,234,896)	(28,115,760)	(9,386,188)		(9,386,192)	(19,567,546)	(42,838,136)	
<b>B. LAND SALES FUND</b>														<b>B. LAND SALE FUND ANALYSIS</b>		
<b>DEDICATED REVENUES</b>																
Land Sales	\$ -	-	15,732,634	12,132,135	15,151,981	16,197,360	28,795,306	6,460,000	6,215,408	-	-	15,732,634	84,952,189	-	100,684,823	123.9%
Land Sales - Building Removal Credits	\$ -	-	-	-	(6,750,000)	-	-	(6,460,000)	(6,215,408)	-	-	-	(19,425,408)	-	(19,425,408)	-23.9%
<b>TOTAL REVENUES</b>	\$ -	-	15,732,634	12,132,135	8,401,981	16,197,360	28,795,306	-	-	-	-	15,732,634	65,526,781	-	81,259,415	100.0%
<b>PROJECT EXPENDITURES</b>																
Building Removal Obligations - See Table 1B	\$ 3,750,000	3,977,002	-	-	-	-	-	-	-	-	-	7,727,002	-	-	7,727,002	77.5%
<b>OTHER EXPENDITURES</b>																
General CIP/FORA Costs (A/E, PM, CM, Staff Costs etc...)	\$ 171,638	177,542	183,650	189,967	196,502	203,262	210,254	217,487	224,968	232,707	240,712	532,830	1,715,861	-	2,248,691	22.5%
<b>TOTAL EXPENDITURES</b>	\$ 3,921,638	4,154,544	183,650	189,967	196,502	203,262	210,254	217,487	224,968	232,707	240,712	8,259,832	1,715,861	-	9,975,693	100.0%
Net Annual Revenue	\$ (3,921,638)	(4,154,544)	15,548,984	11,942,168	8,205,479	15,994,098	28,585,051	(217,487)	(224,968)	(232,707)	(240,712)	7,472,801	63,810,921	-	71,283,722	814.6%
Beginning Balance	11,191,406	4,102,406	3,930,768	3,115,223	18,664,206	30,606,373	38,811,851	54,805,948	83,390,999	83,173,512	82,948,543	4,102,406	18,664,206	-	4,102,406	-
Set Aside - Bldg Removal	(7,089,000)	3,750,000	3,339,000	-	-	-	-	-	-	-	-	7,089,000	-	-	7,089,000	-
<b>UNRESERVED FUND BALANCE</b>	4,102,406	3,930,768	3,115,223	18,664,206	30,606,373	38,811,851	54,805,948	83,390,999	83,173,512	82,948,543	82,715,835	18,664,207	82,475,126	-	82,475,128	-
<b>ENDING LAND SALES FUND BALANCE</b>	\$ 3,930,768	3,115,223	18,664,206	30,606,373	38,811,851	54,805,948	83,390,999	83,173,512	82,948,543	82,715,835	82,475,122	18,664,207	82,475,126	-	82,475,128	-
<b>TOTAL ENDING BALANCE-ALL PROJECTS</b>	\$5,813,840	\$820,353	\$7,748,818	\$18,468,599	\$20,003,519	\$26,662,675	\$49,110,911	\$39,631,454	\$44,713,647	\$54,600,075	\$73,088,934	\$73,088,934	\$ (19,567,546)	\$39,636,992		

Footnote (1) - Expenditures for transportation projects (contract change orders, general consulting, additional basewide expenditures, street landscaping, site conditions, project changes, additional habitat mitigations). General Costs provides for staff, overhead, and direct consulting costs. In 2015/2016, the FORA Board approved Prevailing Wage and Caretaker Costs to be funding with Property Taxes.

TABLE 4 Community Facilities District Revenue - DRAFT 3/23/17

CFD = Table 8 Unit of Measure x Fee/Special Tax

Development Fees

Land Use: Location & Description	CFD Fee	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Totals
<b>New Residential</b>	\$ 23,655	\$ 5,535,270	5,251,410	10,550,130	12,821,010	12,868,320	11,117,850	13,483,350	14,949,960	14,193,000	14,193,000	\$ 11,070,540	\$ 126,033,840
Seahaven (Entitled)	-	-	-	66	90	90	90	90	90	90	90	196	802
Dunes (Entitled)	90	90	90	90	90	90	90	90	90	90	90	36	936
TAMC (Planned)	-	-	60	70	70	-	-	-	-	-	-	-	200
Seaside Resort (Entitled)	4	12	36	36	34	-	-	-	-	-	-	-	122
Seaside (Planned)	-	-	50	50	50	100	200	300	300	300	300	45	1,395
East Garrison I (Entitled)	140	120	100	100	130	130	130	92	-	-	-	-	942
Del Rey Oaks (Planned)	-	-	-	20	60	60	60	60	120	120	-	191	691
UC (Planned)	-	-	110	110	20	-	-	-	-	-	-	-	240
Other Residential (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
CSUMB Planned	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Existing/Replacement Residential</b>	\$ 23,655	\$ 567,720	2,128,950	2,128,950	567,720	-	-	-	-	-	-	\$ -	\$ 5,393,340
Preston Park (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Entitled)	24.0	90	90	24	-	-	-	-	-	-	-	-	228
Abrams B (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
Sunbay (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bayview (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Highlands (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Office</b>	\$ 3,103	\$ 12,212	111,127	83,553	105,835	128,427	11,194	-	-	-	-	\$ -	\$ 452,348
Del Rey Oaks (Planned)	-	26	-	-	-	-	-	-	-	-	-	-	26
Monterey (Planned)	-	-	12	16	20	-	-	-	-	-	-	-	47
East Garrison I (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	-	4	3	3	3	3	-	-	-	-	-	-	17
Seahaven (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	-	-	-	3	7	0	-	-	-	-	-	-	10
UC (Planned)	3.9	5	12	12	12	-	-	-	-	-	-	-	45
<b>Industrial</b>	\$ 3,103	\$ 3,562	3,562	16,384	25,288	25,337	8,904	-	-	-	-	\$ -	\$ 83,038
Monterey (Planned)	-	-	4	4	4	-	-	-	-	-	-	-	12
Dunes (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	-	-	-	3	3	3	-	-	-	-	-	-	9
UC (Planned)	1.1	1	1	1	1	-	-	-	-	-	-	-	6
<b>Retail</b>	\$ 63,939	\$ -	543,100	742,726	684,012	789,697	58,713	587,135	-	-	-	\$ -	\$ 3,405,383
Del Rey Oaks (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	-	-	1	1	1	-	-	-	-	-	-	-	3
Seahaven (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	-	3	2	1	2	-	-	-	-	-	-	-	8
TAMC (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	-	-	-	-	1	1	-	-	-	-	-	-	1
Seaside (Planned)	-	-	1	1	1	1	1	9	-	-	-	-	13
UC (Planned)	-	6	8	8	8	-	-	-	-	-	-	-	28
<b>Hotel (rooms)</b>	\$ 5,274	\$ -	358,632	-	2,869,056	2,531,520	791,100	2,900,700	-	-	-	\$ -	\$ 9,451,008
Del Rey Oaks (Planned)	-	-	-	-	-	-	-	550	-	-	-	-	550
Dunes (Entitled)	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	-	-	-	394	-	-	-	-	-	-	-	-	394
Seaside Resort (Entitled)	-	-	-	-	330	-	-	-	-	-	-	-	330
Seaside Resort TS (Entitled)	-	68	-	-	-	-	-	-	-	-	-	-	68
Seaside (Planned)	-	-	-	150	150	150	-	-	-	-	-	-	450
UC (Planned)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>	\$ 6,118,763	8,396,780	13,521,743	17,072,922	16,343,301	11,987,762	16,971,185	14,949,960	14,193,000	14,193,000	\$ 11,070,540	\$ 144,818,956	

Table 5 Land Sales Revenue - DRAFT 03/23/17

Estimated Land Sales

Land Use Location & Description	\$ per acre	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Forecast Total
<b>Monterey County</b>	<b>\$ 171,000</b>	\$ -	-	-	-	-	-	-	-	-	-	-	\$ -
Ord Market		-	-	-	-	-	-	-	-	-	-	-	-
<b>Monterey City</b>	<b>\$ 171,000</b>	-	-	<b>7,696,026</b>	<b>16,354,054</b>	-	-	-	-	-	-	-	24,050,080
Ryan Ranch Parcels	<i>per acre</i>	-	-	7,696,026	16,354,054	-	-	-	-	-	-	-	-
<b>Marina</b>	<b>\$ 171,000</b>	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Phase II	<i>fixed</i>	-	-	-	-	-	-	-	-	-	-	-	-
Cypress Knolls	<i>per acre</i>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Seaside</b>	<b>\$ 171,000</b>	-	-	<b>6,769,241</b>	<b>7,910,216</b>	<b>16,803,962</b>	<b>32,394,719</b>	<b>57,590,611</b>	-	-	-	-	121,468,750
Surplus II	<i>\$ 165,852</i>	-	-	2,389,452	5,446,585	10,163,962	-	-	-	-	-	-	18,000,000
Main Gate	<i>per acre</i>	-	-	4,379,789	2,463,631	-	-	-	-	-	-	-	6,843,420
Seaside East	<i>per acre</i>	-	-	-	-	-	32,394,719	57,590,611	-	-	-	-	89,985,330
Barracks Parcel	<i>fixed</i>	-	-	-	-	6,640,000	-	-	-	-	-	-	6,640,000
<b>Del Rey Oaks</b>	<b>\$ 171,000</b>	-	-	<b>17,000,000</b>	-	-	-	-	-	-	-	-	17,000,000
270 Acres	<i>fixed</i>	-	-	17,000,000	-	-	-	-	-	-	-	-	-
CSUMB	<b>\$ 171,000</b>	-	-	-	-	-	-	-	-	-	-	-	-
UC MBEST	\$	-	-	-	-	-	-	-	-	-	-	-	-
Lump Sum Sale Forecast - Sub-total	\$	-	-	31,465,267	24,264,270	16,803,962	32,394,719	57,590,611	-	-	-	-	162,518,830
FORA Share (50% of Lump Sum Sales)	\$	-	-	15,732,634	12,132,135	8,401,981	16,197,360	28,795,306	-	-	-	-	81,259,415
Other Expenses (PLL etc..)	\$	-	-	-	-	-	-	-	-	-	-	-	-
<b>Gross Proceeds</b>	\$	-	-	30,290,529	26,705,205	19,637,378	31,279,852	54,490,047	3,258,189	3,134,187	3,014,904	435,024	172,245,315

FY 2017/18 through Post-FORA Development Forecasts - DRAFT 03/23/17

Residential Annual Land Use Construction (*dwelling units*)

Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR			Post FORA							Forecast	Forecast + Built	
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27			2027-28
<b>NEW RESIDENTIAL</b>		**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)													
<u>Marina</u>															
Seahaven (Entitled)	MAR	-	-	-	-	66	90	90	90	90	90	90	196	802	802
Dunes (Entitled)	MAR	301	90	90	90	90	90	90	90	90	90	90	36	936	1,237
TAMC (Planned)	MAR	-	-	-	60	70	70	-	-	-	-	-	-	200	200
<u>Seaside</u>															
Seaside Resort (Entitled)	SEA	3	4	12	36	36	34	-	-	-	-	-	-	122	125
Seaside (Planned)	SEA	-	-	-	50	50	50	100	200	300	300	300	45	1,395	1,395
<u>Other</u>															
East Garrison I (Entitled)	MCO	528	140	120	100	100	130	130	130	92	-	-	-	942	1,470
Del Rey Oaks (Planned)	DRO	-	-	-	-	20	60	60	60	60	120	120	191	691	691
UC (Planned)	UC	-	-	-	110	110	20	-	-	-	-	-	-	240	240
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL NEW RESIDENTIAL</b>		<b>832</b>	<b>234</b>	<b>222</b>	<b>446</b>	<b>542</b>	<b>544</b>	<b>470</b>	<b>570</b>	<b>632</b>	<b>600</b>	<b>600</b>	<b>468</b>	<b>5,328</b>	<b>6160**</b>
<b>EXISTING/REPLACEMENT RESIDENTIAL</b>															
Preston Park (Entitled)	MAR	352	-	-	-	-	-	-	-	-	-	-	-	-	352
Seahaven (Entitled)	MAR	20	24	90	90	24	-	-	-	-	-	-	-	228	248
Abrams B (Entitled)	MAR	192	-	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entitled)	MAR	56	-	-	-	-	-	-	-	-	-	-	-	-	56
Shelter Outreach Plus (Entitled)	MAR	39	-	-	-	-	-	-	-	-	-	-	-	-	39
VTC (Entitled)	MAR	13	-	-	-	-	-	-	-	-	-	-	-	-	13
Interim Inc (Entitled)	MAR	11	-	-	-	-	-	-	-	-	-	-	-	-	11
Sunbay (Entitled)	SEA	297	-	-	-	-	-	-	-	-	-	-	-	-	297
Bayview (Entitled)	SEA	225	-	-	-	-	-	-	-	-	-	-	-	-	225
Seaside Highlands (Entitled)	SEA	380	-	-	-	-	-	-	-	-	-	-	-	-	380
<b>TOTAL EXISTING/REPLACE</b>		<b>1,585</b>	<b>24</b>	<b>90</b>	<b>90</b>	<b>24</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>228</b>	<b>1,813</b>
<b>CSUMB (Planned)</b>															
			-	-	-	-	-	-	-	-	-	-	-	-	-
		<b>2,417</b>	<b>258</b>	<b>312</b>	<b>536</b>	<b>566</b>	<b>544</b>	<b>470</b>	<b>570</b>	<b>632</b>	<b>600</b>	<b>600</b>	<b>468</b>	<b>5,556</b>	<b>7,973</b>

FY 2017/18 through Post-FORA Development Forecasts - DRAFT 03/23/17

Non-Residential Annual Land Use Construction (*building square feet or hotel rooms per year*)

Land Use Location & Description	Jurisdiction	Land Transfer Type	Built To Date	FORECAST YEAR			Post FORA							Forecast	Forecast + Built	
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27			2027-28
<b>NON-RESIDENTIAL</b>																
<b>Office</b>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	400,000	-	-	-	-	-	-	-	-	-	400,000	400,000
Monterey (Planned)	MRY	EDC	-	-	-	180,524	240,000	301,000	-	-	-	-	-	-	721,524	721,524
East Garrison I (Entitled)	MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Imjin Office Park (Entitled)	MAR	EDC	28,000	-	-	-	-	-	-	-	-	-	-	-	-	28,000
Dunes (Entitled)	MAR	-	203,000	-	66,000	50,000	50,000	50,000	50,000	-	-	-	-	-	266,000	469,000
Seahaven(Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc. (Entitled)	MAR	-	14,000	-	-	-	-	-	-	-	-	-	-	-	-	14,000
Marina (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	-	14,900	-	-	-	50,000	100,000	5,000	-	-	-	-	-	155,000	169,900
UC (Planned)	UC	EDC	-	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	-	680,000	680,000
<b>Total Office</b>			<b>259,900</b>	<b>60,000</b>	<b>546,000</b>	<b>410,524</b>	<b>520,000</b>	<b>631,000</b>	<b>55,000</b>	-	-	-	-	-	<b>2,222,524</b>	<b>2,482,424</b>
<b>Industrial</b>																
Monterey (Planned)	MRY	EDC	-	-	-	72,000	72,000	72,275	-	-	-	-	-	-	216,275	216,275
Marina CY (Entitled)	MAR	EDC	12,300	-	-	-	-	-	-	-	-	-	-	-	-	12,300
Dunes (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina Airport (Entitled)	MAR	PBC	250,000	-	-	-	-	-	-	-	-	-	-	-	-	250,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	EDC	-	-	-	-	50,000	50,000	50,000	-	-	-	-	-	150,000	150,000
UC (Planned)	UC	EDC	38,000	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	100,000	138,000
<b>Total Industrial</b>			<b>300,300</b>	<b>20,000</b>	<b>20,000</b>	<b>92,000</b>	<b>142,000</b>	<b>142,275</b>	<b>50,000</b>	-	-	-	-	-	<b>466,275</b>	<b>766,575</b>
<b>Retail</b>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	-	-	-	-	10,000	12,000	12,000	-	-	-	-	-	-	34,000	34,000
Seahaven (Planned)	MAR	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	418,000	-	30,000	24,000	12,000	20,000	-	-	-	-	-	-	86,000	504,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	-	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000	10,000
Seaside (Planned)	SEA	-	-	-	-	10,000	10,000	10,000	10,000	100,000	-	-	-	-	140,000	140,000
UC (Planned)	UC	-	-	-	62,500	82,500	82,500	82,500	-	-	-	-	-	-	310,000	310,000
<b>Total Retail</b>			<b>418,000</b>	-	<b>92,500</b>	<b>126,500</b>	<b>116,500</b>	<b>134,500</b>	<b>10,000</b>	<b>100,000</b>	-	-	-	-	<b>580,000</b>	<b>998,000</b>
<b>TOTAL SF NON-RESIDENTIAL</b>			<b>978,200</b>	<b>80,000</b>	<b>658,500</b>	<b>629,024</b>	<b>778,500</b>	<b>907,775</b>	-	-	-	-	-	-	-	<b>4,246,999</b>
<b>HOTEL ROOMS</b>																
<b>Hotel (rooms)</b>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	550	-	-	-	-	550	550
Dunes (Entitled)	MAR	-	108	-	-	-	-	-	-	-	-	-	-	-	-	108
Dunes (Entitled)	MAR	-	-	-	-	-	394	-	-	-	-	-	-	-	394	394
Seaside Resort (Entitled)	SEA	Sale	-	-	-	-	-	330	-	-	-	-	-	-	330	330
Seaside Resort TS (Entitled)	SEA	Sale	-	-	68	-	-	-	-	-	-	-	-	-	68	68
Seaside (Planned)	SEA	-	-	-	-	-	150	150	150	-	-	-	-	-	450	450
UC (Planned)	UC	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL HOTEL ROOMS</b>			<b>108</b>	-	<b>68</b>	-	<b>544</b>	<b>480</b>	<b>150</b>	<b>550</b>	-	-	-	-	<b>1,792</b>	<b>1,900</b>



FY 2017/18 through Post-FORA Development Forecasts by Acre - DRAFT 3/23/17

Acre = Development Forecast / FAR / 43,560 Square feet per acre

Estimated Acreage

Land Use Location & Description	Jurisdiction	FAR	FORECAST YEAR										Forecast Total	
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28
<b>NON-RESIDENTIAL</b>		43,560												
<b>Office</b>		0.35												
Del Rey Oaks (Planned)	DRO	0.35	-	26.2	-	-	-	-	-	-	-	-	-	26.2
Monterey (Planned)	MRY	0.35	-	-	11.8	15.7	19.7	-	-	-	-	-	-	47.3
East Garrison I (Entitled)	MCO	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	0.35	-	4.3	3.3	3.3	3.3	3.3	-	-	-	-	-	17.4
Seahaven (Planned)	MAR	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc. (Entitled)	MAR	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Marina (Planned)	MAR	0.35	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	0.35	-	-	-	3.3	6.6	0.3	-	-	-	-	-	10.2
UC (Planned)	UC	0.35	3.9	5.2	11.8	11.8	11.8	-	-	-	-	-	-	44.6
<b>Total Office</b>			<b>3.9</b>	<b>35.8</b>	<b>26.9</b>	<b>34.1</b>	<b>41.4</b>	<b>3.6</b>	-	-	-	-	-	<b>145.8</b>
<b>Industrial</b>		0.40												
Monterey (Planned)	MRY	0.40	-	-	4.1	4.1	4.1	-	-	-	-	-	-	12.4
Dunes (Entitled)	MAR	0.40	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	0.40	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	0.40	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	0.40	-	-	-	2.9	2.9	2.9	-	-	-	-	-	8.6
UC (Planned)	UC	0.40	1.1	1.1	1.1	1.1	1.1	-	-	-	-	-	-	5.7
<b>Total Industrial</b>			<b>1.1</b>	<b>1.1</b>	<b>5.3</b>	<b>8.1</b>	<b>8.2</b>	<b>2.9</b>	-	-	-	-	-	<b>26.8</b>
<b>Retail</b>		0.25												
Del Rey Oaks (Planned)	DRO	0.25	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	0.25	-	-	0.9	1.1	1.1	-	-	-	-	-	-	3.1
Seahaven (Planned)	MAR	0.25	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	0.25	-	2.8	2.2	1.1	1.8	-	-	-	-	-	-	7.9
TAMC (Planned)	MAR	0.25	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	0.25	-	-	-	-	0.9	-	-	-	-	-	-	0.9
Seaside (Planned)	SEA	0.25	-	-	0.9	0.9	0.9	0.9	9.2	-	-	-	-	12.9
UC (Planned)	UC	0.25	-	5.7	7.6	7.6	7.6	-	-	-	-	-	-	28.5
<b>Total Retail</b>			-	<b>8.5</b>	<b>11.6</b>	<b>10.7</b>	<b>12.4</b>	<b>0.9</b>	<b>9.2</b>	-	-	-	-	<b>53.3</b>
<b>TOTAL ACRES: NON-RESIDENTIAL</b>			<b>5.1</b>	<b>45.5</b>	<b>43.8</b>	<b>53.0</b>	<b>61.9</b>	<b>7.4</b>	<b>9.2</b>	-	-	-	-	<b>225.8</b>
<b>HOTEL ROOMS</b>														
<b>Hotel (rooms)</b>		38												
Del Rey Oaks (Planned)	DRO	38	-	-	-	-	-	-	14.5	-	-	-	-	14.5
Dunes Marriott (Entitled)	MAR	38	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Hotel TBD (Entitled)	MAR	38	-	-	-	10.4	-	-	-	-	-	-	-	10.4
Seaside Resort (Entitled)	SEA	38	-	-	-	-	8.7	-	-	-	-	-	-	8.7
Seaside Resort Time Shares (Entitle)	SEA	38	-	1.8	-	-	-	-	-	-	-	-	-	1.8
Seaside (Planned)	SEA	38	-	-	-	3.9	3.9	3.9	-	-	-	-	-	11.8
UC (Planned)	UC	38	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ACRES: HOTEL</b>			-	<b>1.8</b>	-	<b>14.3</b>	<b>12.6</b>	<b>3.9</b>	<b>14.5</b>	-	-	-	-	<b>47.2</b>
<b>NEW RESIDENTIAL</b>														
			**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)											
<b>Marina</b>														
Seahaven (Entitled)	MAR	6	-	-	-	11.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	32.7
Dunes (Entitled)	MAR	6	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	6.0	156.0
TAMC (Planned)	MAR	6	-	-	10.0	11.7	11.7	-	-	-	-	-	-	33.3
<b>Seaside</b>														
Seaside Resort (Entitled)	SEA	6	0.7	2.0	6.0	6.0	5.7	-	-	-	-	-	-	20.3
Seaside (Planned)	SEA	6	-	-	8.3	8.3	8.3	16.7	33.3	50.0	50.0	50.0	7.5	232.5
<b>Other</b>														
East Garrison I (Entitled)	MCO	6	23.3	20.0	16.7	16.7	21.7	21.7	21.7	15.3	-	-	-	157.0
Del Rey Oaks (Planned)	DRO	6	-	-	-	3.3	10.0	10.0	10.0	10.0	20.0	20.0	31.8	115.2
UC (Planned)	UC	6	-	-	18.3	18.3	3.3	-	-	-	-	-	-	40.0
Other Residential (Planned)	Various	6	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ACRES: NEW RESIDENTIAL</b>			<b>39.0</b>	<b>37.0</b>	<b>74.3</b>	<b>90.3</b>	<b>90.7</b>	<b>78.3</b>	<b>95.0</b>	<b>105.3</b>	<b>100.0</b>	<b>100.0</b>	<b>78.0</b>	<b>888.0</b>
<b>EXISTING/REPLACEMENT RESIDENTIAL</b>														
Preston Park (Entitled)	MAR	6	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	6	4.0	15.0	15.0	4.0	-	-	-	-	-	-	-	38.0
Abrams B (Entitled)	MAR	6	-	-	-	-	-	-	-	-	-	-	-	-
Sunbay (Entitled)	SEA	6	-	-	-	-	-	-	-	-	-	-	-	-
Bayview (Entitled)	SEA	6	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Highlands (Entitled)	SEA	6	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ACRES: EXISTING/REPLACE</b>			<b>4.0</b>	<b>15.0</b>	<b>15.0</b>	<b>4.0</b>	-	-	-	-	-	-	-	<b>38.0</b>
<b>ACRES: CSUMB RESIDENTIAL</b>		CSU	6	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL ACREAGE</b>			<b>48.1</b>	<b>99.2</b>	<b>133.2</b>	<b>161.6</b>	<b>165.2</b>	<b>89.7</b>	<b>118.7</b>	<b>105.3</b>	<b>100.0</b>	<b>100.0</b>	<b>78.0</b>	<b>1,199.0</b>

Notes:

Unless specific estimates are available for a project, the acreage shown in this table is based on building square foot estimates and a floor-area ratio (FAR) of 0.35 for office, 0.40 for industrial, and 0.25 for retail.

Per FORA BRP, hotel density is assumed at 31.5 rooms per acre.

Residential units are assumed at 6 DU/AC.

Estimated Property Taxes

Location & Description	Assumption	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Forecast
<b>Office</b>													
Del Rey Oaks (Planned)	DRO	-	400,000	-	-	-	-	-	-	-	-	-	400,000.00
Monterey (Planned)	MRY	-	-	180,524	240,000	301,000	-	-	-	-	-	-	721,524.00
East Garrison I (Entitled)	MCO	-	-	-	-	-	-	-	-	-	-	-	-
Imjin Office Park (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	28,000.00
Dunes (Entitled)	MAR	-	66,000	50,000	50,000	50,000	50,000	-	-	-	-	-	469,000.00
Seahaven(Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc. (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	14,000.00
Marina (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	-	-	-	50,000	100,000	5,000	-	-	-	-	-	169,900.00
UC (Planned)	UC	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	-	680,000.00
<b>Office</b>		\$ 213	\$ 12,780,000	\$ 116,298,000	\$ 87,441,612	\$ 110,760,000	\$ 134,403,000	\$ 11,715,000	-	-	-	-	\$ 473,397,612
<b>Industrial</b>													
Monterey (Planned)	MRY	-	-	72,000	72,000	72,275	-	-	-	-	-	-	216,275
Marina CY (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	12,300
Dunes (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
Marina Airport (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	250,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	-	-	-	50,000	50,000	50,000	-	-	-	-	-	150,000
UC (Planned)	UC	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	138,000
<b>Industrial</b>		100	2,000,000	2,000,000	9,200,000	14,200,000	14,227,500	5,000,000	-	-	-	-	46,627,500
<b>Retail</b>													
Del Rey Oaks (Planned)	DRO	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	-	-	10,000	12,000	12,000	-	-	-	-	-	-	34,000
Seahaven (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	30,000	24,000	12,000	20,000	-	-	-	-	-	-	504,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	-	-	-	-	10,000	-	-	-	-	-	-	10,000
Seaside (Planned)	SEA	-	-	10,000	10,000	10,000	10,000	100,000	-	-	-	-	140,000
UC (Planned)	UC	-	62,500	82,500	82,500	82,500	-	-	-	-	-	-	310,000
<b>Retail</b>		255	-	23,587,500	32,257,500	29,707,500	34,297,500	2,550,000	25,500,000	-	-	-	147,900,000
<b>NON-RESIDENTIAL</b>			14,780,000	141,885,500	128,899,112	154,667,500	182,928,000	19,265,000	25,500,000	-	-	-	667,925,112
<b>HOTEL ROOMS</b>													
<i>\$ per unit</i>													
<b>Hotel (rooms)</b>													
162,000													
Del Rey Oaks (Planned)		-	-	-	-	-	-	550	-	-	-	-	550
Dunes (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)		-	-	-	394	-	-	-	-	-	-	-	394
Seaside Resort (Entitled)		-	-	-	-	330	-	-	-	-	-	-	330
Seaside Resort TS (Entitled)		-	68	-	-	-	-	-	-	-	-	-	68
Seaside (Planned)		-	-	-	150	150	150	-	-	-	-	-	450
UC (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
<b>HOTEL ROOMS</b>		162,000	-	11,016,000	-	88,128,000	77,760,000	24,300,000	89,100,000	-	-	-	290,304,000
<b>NEW RESIDENTIAL</b>													
<b>Marina</b>													
Seahaven (Entitled)		-	-	-	66	90	90	90	90	90	90	90	196
Dunes (Entitled)		90	90	90	90	90	90	90	90	90	90	90	36
TAMC (Planned)		-	-	60	70	70	-	-	-	-	-	-	200
<b>Marina</b>	533,000	47,970,000	47,970,000	79,950,000	120,458,000	133,250,000	95,940,000	95,940,000	95,940,000	95,940,000	95,940,000	123,656,000	1,032,954,000
<b>Seaside</b>													
Seaside Resort (Entitled)		-	-	36	36	34	-	-	-	-	-	-	122
Seaside (Planned)		4	12	50	50	50	100	200	300	300	300	45	1,395
<b>Seaside</b>	533,000	2,132,000	6,396,000	45,838,000	45,838,000	44,772,000	53,300,000	106,600,000	159,900,000	159,900,000	159,900,000	23,985,000	808,561,000
<b>Other</b>													
East Garrison I (Entitled)		140	120	100	100	130	130	130	92	-	-	-	942
Del Rey Oaks (Planned)		-	-	-	20	60	60	60	60	120	120	191	691
UC (Planned)		-	-	110	110	20	-	-	-	-	-	-	240
<b>Other Residential (Planned)</b>		-	-	-	-	-	-	-	-	-	-	-	-
<b>Other</b>	533,000	74,620,000	63,960,000	111,930,000	122,590,000	111,930,000	101,270,000	101,270,000	81,016,000	63,960,000	63,960,000	101,803,000	998,309,000
<b>NEW RESIDENTIAL</b>	533,000	124,722,000	118,326,000	237,718,000	288,886,000	289,952,000	250,510,000	303,810,000	336,856,000	319,800,000	319,800,000	249,444,000	2,839,824,000
<b>EXISTING/REPLACEMENT RESIDENTIAL</b>													
Preston Park (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Entitled)		24	90	90	24	-	-	-	-	-	-	-	228
Abrams B (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
MOCO Housing Authority (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Shelter Outreach Plus (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
VTC (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Sunbay (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Bayview (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Seaside Highlands (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
<b>EXISTING/REPLACE RES</b>	533,000	12,792,000	47,970,000	47,970,000	12,792,000	-	-	-	-	-	-	-	121,524,000
<b>CSUMB RESIDENTIAL</b>		-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>		\$ 152,294,000	\$ 319,197,500	\$ 414,587,112	\$ 544,473,500	\$ 550,640,000	\$ 294,075,000	\$ 418,410,000	\$ 336,856,000	\$ 319,800,000	\$ 319,800,000	\$ 249,444,000	\$ 3,919,577,112

## Appendix A: Protocol for Review/Reprogramming of FORA CIP (Revised June 10, 2016)

1) Conduct quarterly meetings with the CIP Committee and/or Administrative Committee. Staff representatives from the California Department of Transportation (CALTRANS) and AMBAG may be requested to participate and provide input.

These meetings will be the forum to review developments as they are being planned to assure accurate prioritization and timing of CIP projects to best serve the development as it is projected. FORA CIP projects will be constructed during the program, but market and budgetary realities require that projects must “queue” to current year priority status. To prioritize projects, the following criteria were established:

- Project is necessary to mitigate reuse plan
- Project environmental/design is complete
- Project can be completed prior to FORA’s sunset
- Project uses FORA CIP funding as matching funds to leverage grant dollars
- Project can be coordinated with projects of other agencies (utilities, water, TAMC, PG&E, CALTRANS, MST, etc.)
- Project furthers inter-jurisdictional equity
- Project supports jurisdictional “flagship” project
- Project nexus to jurisdictional development programs

The FORA Board has set the top two Transportation Priorities as Eastside Parkway and South Boundary Road. The CIP/Administrative Committee determines the remaining projects priorities. The committee is responsible for recommending project priorities and balancing projected project costs against projected revenues.

### **Evidence Based Prioritization**

Staff asks Administrative Committee members to weight the eight criteria (see previous list of eight bullets) through anonymous polling to reach consensus. The weighting resulting in assigning a higher multiplication factor to some criteria and a lower factor to other criteria. Following the weighting process, staff takes a poll of the committee members asking that they score each project by the eight criteria. Staff multiplies the project scores by the assigned weights, resulting in a score identifying the Transportation/Transit priorities from highest to lowest. Staff then presents the results to the Administrative Committee for further discussion.

To further clarify the criteria, the following definitions were agreed upon by the committee during the 2015/16 Fiscal Year. For each criterion, a measurable scale (1-5) has been created by which to measure the criterion’s impact.

#### **a) Project is necessary to mitigate reuse plan**

All projects on the list are necessary to mitigate the reuse plan. To prioritize the transportation projects, it is necessary to determine the amount of mitigation a proposed roadway could have on existing roadways. Therefore, this criterion is defined by the Level-Of-Service (LOS) ranking, determined by the North American Highway Capacity Manual which measures the amount of time a vehicle stays in one spot on a road from the shortest amount of time to the longest (A-F). This is a function of travel speed, congestion, and the number of cars on the road. This criterion asks the CIP committee to provide its best-informed estimate on the impact of each project in terms of LOS.

Use this scale to estimate the mitigation effect on an impacted roadway(s) in terms of Highway Capacity Manual's Level of Service (LOS):

1. Decreases the LOS on existing roadways (increases the travel time, congestion etc...)
2. LOS stays the same on existing roadways

3. LOS is increased one level up (i.e. from C to B)
4. LOS is increased two levels up (i.e. C to A)
5. LOS is increased two levels up from a D, E, or F (i.e. from D to B)

**b) Project environmental/design is complete**

The concept behind this criterion is to determine how ready a project is for implementation and assesses how close a project is to breaking ground in relation to key project milestones.

Use this scale to rate a project by the Key milestones:

1. California Environmental Quality Act (CEQA) Review Initiated
2. CEQA Review Complete
3. 90% Design Complete
4. Design Approval Complete
5. Notice to Proceed has been issued

**c) Project can be completed prior to FORA's 2020 transition**

Use this criterion to assess the proposed project's likeliness to complete the project on-time and on-budget prior to 2020.

Use this scale to rate the likeliness of completion:

1. Not Probable by 2020
2. Not Likely to be on-time/budget by 2020
3. Likely to be completed by 2020
4. Likely to be completed before 2019
5. Likely to be completed before 2018

**d) Uses FORA CIP funding as matching funds to leverage grant dollars**

Use this criterion to assess the likelihood a project is to gain matching funds or grants in the next three years if FORA assigns resources to the project.

Use this scale to rate the likeliness of obtaining matching/additional funding:

1. Not Possible in 3 years (July 2019)
2. Not Likely to gain funding in 3 years (July 2019)
3. Likely to gain funding in 3 years (July 2019)
4. Likely to gain funding in 2 years (July 2018)
5. Likely to gain funding in 18 months (January 2018)

**e) Project can be coordinated with other agencies projects**

The concept behind this criterion is to facilitate roadway connectivity and to determine if economies of scale (cost advantages obtained due to increased scope) are possible through planning/implementing projects in succession or in parallel with another infrastructure project. Use estimated time between the completion of one project and notice to proceed of adjacent projects to determine the level of coordination.

Use this scale to determine the level of coordination with other agencies:

1. Cannot be run in succession/parallel with another project
2. Can be run in succession/parallel with another project
3. Can be run in succession/parallel with another project AND creates an economy of scale (cost advantages obtained due to increased scope)
4. Can be run in succession/parallel with another project AND creates an economy of scale on both projects

5. Can be run in succession/parallel with another project AND creates an economy of scale on both projects AND saves time

**f) Project furthers inter-jurisdictional equity**

Inter-Jurisdictional equity refers to the concept that FORA complete roadway obligations while being fair to each of the land-use jurisdictions. For the purposes of this assessment, the geographical location of the project determines the owning jurisdiction even though a project in another jurisdiction might benefit. Use this criterion to assess if the resources assigned to this project would create an imbalance in the distribution of resources to the land-use jurisdictions:

1. Would create a major change in the balance favoring one jurisdiction
2. Would create a minor change in the balance favoring one jurisdiction
3. The estimated change would be a net gain
4. Would create a minor change restoring, or furthering, the balance
5. Would create a major change restoring, or furthering, the balance

**g) Supports jurisdictions "flagship" project**

A "flagship project" is a single project on the former Fort Ord lands which a jurisdiction gives priority regarding its resources.

- a. Marina = The Dunes on Monterey Bay
- b. Seaside = Seaside Resort
- c. Monterey County = East Garrison
- d. City of Monterey = Business Park
- e. Del Rey Oaks = 73 Acres

Use this criterion to assess the amount of support a CIP project will give to Flagship projects:

1. Project provides infrastructure within ¼ mile of a Flagship project
2. Project provides infrastructure to the project area
3. Flagship project is dependent upon project being completed
4. Project enables Flagship projects to establish revenue to jurisdiction
5. Project is able to provide 2 or more benefits listed above.

**h) Project nexus to jurisdictional development programs:**

For prioritization, bias is set on links that can equitably feed multiple development programs. The concept of development programs are projects which increase Economic Development and job creation first, then increase resource support such as housing and shopping. Realistically, housing may precede jobs; however, FORA seeks to prioritize Economic Development.

Use this criterion to assess the impact of a roadway on developments:

1. The project will not create a roadway link for the development
2. Creates a roadway link to a future development, but there is currently no ongoing development project
3. Creates a roadway link and implementation coincides with future development projects
4. The project creates a roadway link and supports ongoing development projects
5. The project creates a roadway link and supports ongoing developments in two or more jurisdictions

- 2) Under this Protocol, The Administrative Committee is to provide a mid-year and/or yearly report to the Board (at mid-year budget and/or annual budget meetings) that will include any recommendations for CIP modifications from the joint committee and staff.

3) Anticipate FORA Board annual approval of a CIP program that comprehensively accounts for all obligatory projects under the BRP.

These base-wide project obligations include transportation/transit, water augmentation, storm drainage, habitat management, building removal and firefighting enhancement.

This protocol describes the method by which the base-wide development fee (Fee) and Fort Ord Reuse Authority Community Facilities District Special Tax (Tax) are annually indexed. The amount of the Fee is identical to the CFD Tax. Landowners pay either the Fee or the Tax, never both, depending on whether the land is within the Community Facilities District. For indexing purposes, FORA has always used the change in costs from January 1 to December 31. The reason for that choice is that the Fee and CFD Tax must be in place on July 1, and this provides the time necessary to prepare projections, vet, and publish the document. The second idea concerns measurement of construction costs. Construction costs may be measured by either the San Francisco Metropolitan index, or the "20-City Average." FORA has always used the 20-City Average index because it is generally more in line with the actual experience in suburban areas like the Monterey Peninsula. It should be noted that San Francisco is one of the cities used for the 20-City Average.

The Fee was established in February 1999 by Resolution 99-1. Section 1 of that Resolution states that "(FORA) shall levy a development fee in the amounts listed for each type of development in the... fee schedule until such time as ... the schedule is amended by (the) board." The CFD Tax was established in February 2002 by Resolution 02-1. Section IV of that CFD Resolution, beginning on page B-4, describes "Maximum Special Tax Rates" and "Increase in the Maximum Special Tax Rates." That section requires the Tax to be established on the basis of costs during the "...immediately preceding Fiscal Year..." The Tax is adjusted annually on the basis of "...Construction Cost Index applicable to the area in which the District is located..."<sup>1</sup>

The CFD resolution requires the adjusted Tax rate to become effective on July 1. It would be difficult to meet that deadline if the benchmark were set for a date later than January. FORA staff uses the adjusted Tax rate to reprogram the CIP. FORA staff requests development forecast projections from the land use jurisdictions in January. The forecasts allow staff to balance CIP revenues and expenditures, typically complete by April, for Administrative Committee review. The FORA Board typically adopts the CIP, and consequently updates the "Notice of Special Tax Lien" (Notice) in June.

Additionally, the Notice calls for "... (2) percentage change since the immediately preceding fiscal year in the (ENRs CCI) applicable to the area in which the District is located..." To assure adequate time for staff analysis, public debate, and FORA Board review of modifications to the Special Tax Levy, it is prudent to begin in January. In addition, the FORA Board adopted a formulaic approach to monitoring the developer fee program which is typically conducted in the spring – as will be the case in 2017. If the anticipated Fee adjustment is unknown at the time of the formulaic calculation then the level of certainty about the appropriateness of the Fee is impaired. This factor supports that the Fee should be established in January.

To determine the percentage change, the CCI (Construction Cost Index) of the immediately prior January is subtracted from the CCI in January of the current year to define the arithmetic value of the change (increase or decrease). This dollar amount is divided by the CCI of the immediately prior January. The result is then multiplied by 100 to derive a percentage of change (increase or decrease) during the intervening year. The product of that calculation is the rate presented to the FORA Board.

Since the start of the CIP program in FY 2001/02, FORA has employed the CCI for the "20-City Average" as presented in the ENR rather than the San Francisco average. The current 20-City Average places the CCI



in the range of \$9K to \$10K while the San Francisco CCI is in the \$10K to \$11K range. The difference in the two relates to factors which tend to drive costs up in an urban environment as opposed to the suburban environment of Fort Ord. These factors would include items such as time required for transportation of materials and equipment plus the Minimum Wage Rates in San Francisco as compared to those in Monterey County. Over a short term (1 year) one index may yield a lower percentage increase than the other index for the same time period.

5-12-17 DRAFT BOARD PACKET

## Appendix B: Building Removal Program to Date

### 1996 FORA Pilot Deconstruction Project (PDP)

In 1996, FORA deconstructed five wooden buildings of different types, relocated three wooden buildings, and remodeled three buildings. The potential for job creation and economic recovery through opportunities in deconstruction, building reuse, and recycling was researched through this effort.

Lessons learned from the FORA PDP project:

- A structure's type, size, previous use, end-use, owner, and location are important when determining the relevance of lead and asbestos regulations.
- Profiling the building stock by type aids in developing salvage and building removal projections.
- Specific market needs for reusable and recycled products drive the effectiveness of deconstruction.
- Knowing the history of buildings is important because:
- Reusing materials is complicated by the presence of Lead Based Paint (LBP), which was originally thinned with leaded gasoline and resulted in the hazardous materials penetrating further into the substrate material.
- Over time, each building develops a unique use, maintenance, and repair history, which can complicate hazardous material abatement survey efforts.
- Additional field surveys were needed to augment existing U.S. Army environmental information. The PDP surveys found approximately 30 percent more Asbestos Containing Material (ACM) than identified by the Army.
- Hazardous material abatement accounts for almost 50 percent of building deconstruction costs on the former Fort Ord.
- A robust systematic program is needed for evaluating unknown hazardous materials early in building reuse, recycling and cleanup planning.

### 1997 FORA Survey for Hidden Asbestos

In 1997, FORA commissioned surveys of invasive asbestos on a random sample of buildings on Fort Ord to identify hidden ACM. Before closure, the U.S. Army performed asbestos surveys on all exposed surfaces in every building on Fort Ord for their operation and maintenance needs. The Army surveys were not invasive and therefore did not identify asbestos sources, which could be spread to the atmosphere during building deconstruction or renovation. In addition to commissioning the survey for hidden asbestos, FORA catalogued the ACM found during the removal of seventy Fort Ord buildings.

The survey for hidden asbestos showed:

- The Army asbestos surveys were conducted on accessible surfaces only which is not acceptable to the Monterey Bay Unified Air Pollution Control District (MBUAPCD).
- Approximately 30 percent more ACM lies hidden than was identified in the Army surveys.
- The number one cause for slow-downs and change orders during building deconstruction is hidden asbestos (see FORA website).
- A comprehensive asbestos-containing materials survey must identify all ACM.
- All ACM must be remediated before building deconstruction begins. It is important to note that this includes non-friable ACM that has a high probability of becoming or has become friable - crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of deconstruction.

- All ACM must be disposed of legally.

### **1998 FORA Hierarchy of Building Reuse**

In response to the PDP project, FORA developed a Hierarchy of Building Reuse (HBR) protocol to determine the highest and best method to capture and save both the embodied energy and materials that exist in the buildings on Fort Ord. The HBR is a project-planning tool. It provides direction, helps contractors achieve higher levels of sustainability, and facilitates dialogue with developers to promote salvage and reuse of materials in new construction projects. The HBR protocol has only been used on WWII era wooden buildings. The HBR protocol prioritizes activities in the following order:

1. Reuse of buildings in place
2. Relocation of buildings
3. Deconstruction and salvage of building materials
4. Deconstruction with aggressive recycling of building materials

### **1998 FORA Request for Qualifications (RFQ) for Building Deconstruction Contractors**

FORA went through an RFQ process in an attempt to pre-qualify contractors throughout the U.S. to meet the Fort Ord communities' needs for wooden building deconstruction (removal), hazardous material abatement, salvage and recycling, and identifying cost savings. The RFQ also included a commitment for hiring trainees in deconstruction practices.

### **1999 FORA Lead-Based Paint Remediation Demonstration Project**

FORA initiated the LBP Remediation Demonstration Program in 1999 to determine the extent of LBP contamination in Fort Ord buildings and soil, field test possible solutions, and document the findings. The first step in controlling LBP contamination is to accurately identify the amount and characteristics of the LBP. This ensures that LBP is properly addressed during removal and reuse activities, in ways that protect the public, environment, and workers.

The FORA Compound and Water City Roller Hockey Rink were used as living laboratories to test the application of LBP encapsulating products. Local painting contractors were trained to apply various encapsulating products and the ease, effectiveness and expected product life was evaluated. This information was shared with the jurisdictions, other base closure communities and the regulatory agencies so that they could use the lessons learned if reusing portions of their WWII building stock.

### **2001 FORA Waste Characterization Protocol**

A Basewide Waste Characterization Protocol was developed for building debris generated during the deconstruction of approximately 1,200 WWII era wooden structures. By profiling standing buildings utilizing the protocol, contractors can make more informed waste management and diversion decisions resulting in savings, greater implementation of sustainable practices, and more environmentally sensitive solutions.

The following assumptions further assist decision-making for a large-scale source-based recovery program:

- Individual buildings have been uniquely modified over time within each building type.

- The basewide characterization protocol was verified by comparing it with the actual waste generated during the 12th street building removal.

### **2002 FORA Building Removal for 12th Street/Imjin Parkway**

FORA, in 2002, remediated and removed 25 WWII era buildings as the preparatory work for the realignment of 12th Street, later to be called Imjin Parkway.

### **2003 FORA Building Removal for 2nd Avenue Widening**

FORA, in 2003, remediated and removed 16 WWII era buildings and also the remains of a theater that had burned and been buried in place by the Army years before the base was scheduled for closure.

### **2004 FORA/CSUMB oversight Private Material Recovery Facility Project**

In 2004, FORA worked with CSUMB to oversee a private-sector pilot Material Recovery Facility (MRF), with the goal of salvaging and reusing LBP covered wood from 14 WWII era buildings. FORA collaborated in the development of this project by sharing its research on building deconstruction and LBP abatement. CSUMB and their private-sector partner hoped to create value added products such as wood flooring that could be sold to offset deconstruction costs. Unfortunately, the MRF operator and equipment proved to be unreliable and the LBP could not be fully removed from the wood or was cost prohibitive.

### **2005 The Dunes WWII Building Removal**

FORA, in partnership with Marina and Marina Community Partners, removed 406 WWII era buildings. Ninety percent of the non-hazardous materials from these building were recycled. FORA volunteered to be the Hazardous Waste Generator instead of the City of Marina and worked with the California Department of Toxic Substance Control, the State Board of Equalization, and the hazardous waste disposal facility so that as stipulated by state law, State Hazardous Waste Generator taxes could be avoided.

### **2006 - 2007 East Garrison Building Removal**

FORA, in 2006, provided the East Garrison developer with credits/funds to remove 31 WWII and after buildings from East Garrison.

### **2007 Imjin Office Park Building Removal**

FORA, in partnership with Marina and Marina Community Partners, removed 13 WWII era buildings to prepare the Imjin Office Park site.

### **2003 – 2013 Continuing FORA support for CSUMB Building Removal Projects**

Over the years, FORA has shared knowledge gained through various deconstruction projects with CSUMB and others, and CSUMB has reciprocated by sharing their lessons learned. Over the years, FORA has supported CSUMB with shared contacts, information, review and guidance as requested for the following CSUMB building removal efforts:

- 2003 removal of 22 campus buildings
- 2006 removal of 87 campus buildings

- 2007 removal of 9 campus buildings
- 2009 removal of 8 campus buildings
- 2010 removal of 33 campus buildings
- 2011 removal of 78 campus buildings
- 2013 removal of 24 campus buildings

### **2011 FORA Removal of Building 4470 in Seaside**

In 2011, FORA had a concrete building in Seaside removed. Building 4470 was one of the first Korean War era concrete buildings removed on the former Fort Ord. Removal revealed the presence of hidden asbestos materials. The knowledge gained during this project will be helpful in determining removal costs of remaining Korean War era concrete buildings in Seaside and on CSUMB.

### **2011 FORA/CSUMB Korean War Concrete Building Removal Grant Application**

In 2011, FORA approached the U.S. Office of Economic Adjustment (OEA) about the possibility of applying for grant funds to assist in the removal of Korean War era concrete buildings located on CSUMB Campus and Seaside Surplus II property. The OEA was receptive to the idea and encouraged an application, noting that the amount available would likely be less than \$500,000. Since a large portion of the Korean War era concrete buildings are located on CSUMB property, FORA asked CSUMB to co-apply for the grant funds, which would be used to accurately identify hazardous materials in the buildings both on CSUMB and Seaside property, and to develop a Business Plan that would harness market forces to reduce building removal costs and drive economically sound building removal decisions. After multiple applications, this grant application was not funded. In 2015 FORA determined to work directly with Seaside to address the Seaside Surplus II Korean Era cement buildings without OEA assistance.

### **2013 CSUMB Korean War Concrete Building Removal**

In late 2013, the California State University system announced \$30M in funding awarded for CSUMB campus building removal over a six months to two year period. As CSUMB implemented their building removal program, FORA and the City of Seaside worked closely with CSUMB to incorporate lessons learned, costing and building removal techniques into the Deconstruction/Building Removal Business Plan.

### **2015 FORA/Seaside Surplus II Korean War Concrete Building Removal**

Surplus II is the northeast gateway to the City of Seaside and CSUMB with Gigling Road on its southern boundary; a major artery into and out of Seaside, and difficult for police to patrol and abuts the CSUMB campus. The Seaside Surplus II area also abuts occupied military homes and the Department of Defense building on Gigling Road. Portions of the Seaside Surplus II area surround existing buildings reused in place, including the Presidio of Monterey Police station, Monterey College of Law, Monterey Peninsula College Police Officer Training Academy and National Guard buildings. The dilapidated buildings have been vandalized, copper wiring and piping has been stolen, and windows and doors have been broken. The multi-story buildings do not have elevators, are not ADA compliant, and none meet earthquake safety codes.

In late 2015 FORA staff met with Seaside to coordinate the application of FORA Building removal obligation funds to the Surplus II, knowing that FORA's funds would not be enough to remove all the hazardous materials and buildings from the site. Seaside and FORA staff determined that the first step to knowing

what was involved in removing buildings from Surplus II was to survey the buildings for Hazardous materials and commission a hazardous materials removal estimate. In early 2016 FORA releases an Request for Proposals and competitively selected an Industrial Hygienist firm to provide hazardous material surveys in Surplus II. The surveys and a hazardous materials removal estimate is estimated to be complete in mid-2016.

#### **2016 Marina Stockade Removal 2016**

In 2016 FORA staff met with the City of Marina to begin coordination for access to the Marina Stockade site which currently host Los Animas concrete production and operations under a lease from the City of Marina. Marina is taking the lead in negotiating with Las Animas for access to the building for removal. FORA will commission the Stockade hazardous material surveys while access is coordinated. Once the surveys are complete and access is achieved, FORA will begin building removal.

5-12-17 DRAFT BOARD PACKET



## Appendix C: Jurisdiction-Incurred Caretaker Costs Reimbursement Policy

Caretaker costs were first described in the Fiscal Year (FY) 01/02 FORA Capital Improvement Program (CIP) as: “Costs associated with potential delays in redevelopment and represent interim capital costs associated with property maintenance prior to transfer for development.”

FORA Assessment District Counsel opined that FORA Community Facilities District Special Tax payments cannot fund caretaker costs. For this reason, caretaker costs would be funded through FORA’s 50% share of land sale proceeds on former Fort Ord, any reimbursements to those fund balances, or other designated resources.

As a result of the FY 11/12 and FY 12/13 Phase II CIP Review analysis prepared by Economic & Planning Systems, Inc., FORA agreed to reimburse its five member jurisdictions (County of Monterey and Cities of Seaside, Marina, Del Rey Oaks, and Monterey) for these expenses based on past experience, provided sufficient land sale revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. Based on previous agreements between the U.S Army and the City of Marina, City of Seaside and County of Monterey, *examples* of caretaker costs include the following: tree trimming, mowing, pavement patching, centerline/stenciling, barricades, traffic signs, catch basin/storm drain maintenance, vacant buildings, vegetation control/spraying, paving/slurry seal, and administration (10% of total costs).

FY 15/16 caretaker costs funding was limited to the amount listed in the FORA FY 15/16 CIP (Table 5 – Land Sales Revenue), which is \$150,000. Future FORA annual CIP’s will establish caretaker costs reimbursement funding as described in the next paragraph.

For implementation, this policy clarifies that FORA funding for caretaker costs shall be determined by allocating a maximum of \$500,000 in the prior fiscal year’s property taxes collected and designated to the FORA CIP. For example, if \$525,000 in property taxes is collected and designated to the FORA CIP during FY 15/16, then FORA will program a maximum of \$500,000 for the five member jurisdictions’ eligible caretaker costs. Each subsequent year, the maximum funding for caretaker costs may be decreased assuming that, as land transfers from jurisdictions to third-party developers, jurisdictions’ caretaker costs will decrease. If FORA does not collect and designate to the CIP sufficient property taxes in a given fiscal year to fund the maximum amount of caretaker costs allowed that fiscal year, the actual amount of property taxes collected and designated to the CIP during the fiscal year shall be used to determine the amount of caretaker costs funding. FORA shall set caretaker costs funding through the approved FORA CIP.

For a member jurisdiction to be eligible for caretaker costs reimbursement:

- 1) Costs must be described using the Caretaker Costs Worksheet (**Exhibit A**) and submitted to FORA by August 31 (1<sup>st</sup> deadline) and October 31 (2<sup>nd</sup> deadline) of each year;
- 2) FORA staff must provide a written response within 30 days denying or authorizing, in part or in whole, the Caretaker Costs Worksheet in advance of the expenditure. FORA may request additional information from the member jurisdiction within 15 days of receiving the Caretaker Costs Worksheet. FORA shall provide reasons for caretaker costs reimbursement denial in its written response;

- 3) Eligible costs must be within the total amount approved in the current CIP, which shall be divided into five equal amounts, one for each of the five member jurisdictions. For example, if FORA is able to allocate \$100,000 in caretaker costs in a fiscal year, each jurisdiction shall have the ability to request up to \$20,000 in caretaker cost reimbursements. If a member jurisdiction does not submit a Caretaker Costs Worksheet to FORA by January 31 of each year, it forfeits its caretaker costs allocation for the fiscal year. Such unallocated dollars shall be available through October 31 (2<sup>nd</sup> deadline) (see #1 above) to the jurisdictions who submitted Caretaker Costs Worksheets to FORA by August 31; and
- 4) FORA staff must verify completion of caretaker costs work items through site visits prior to work initiation and after work completion.

FORA shall establish an emergency set aside of up to \$75,000 in the FY 16/17 CIP budget for urgent and unforeseen caretaker costs. The process for requesting these funds shall be the same as described above except there will not be a deadline for submitting the request.



# FORT ORD REUSE AUTHORITY CARETAKER COST WORKSHEET

Date: \_\_\_\_\_

Jurisdiction: \_\_\_\_\_

Point of Contact: \_\_\_\_\_

Contact number/email: \_\_\_\_\_

*Please answer the following questions and submit to the Fort Ord Reuse Authority for a determination of eligibility for caretaker cost reimbursement:*

1. Is the property where the Caretaker Costs are planned owned by the jurisdiction?

- Yes
- No

2. What is/are the Army Corps of Engineers parcel number(s)? \_\_\_\_\_

3. Check all Caretaker Cost work item categories that apply to the current request:

- Tree trimming
- Mowing
- Pavement patching
- Centerline/stenciling
- Barricades
- Traffic signs
- Catch basins/storm drain maintenance
- Barriers to vacant buildings
- Vegetation control/spraying
- Paving/slurry seal
- Administration (up to 10% of total costs)
- Other: \_\_\_\_\_

4. Provide a specific description of the proposed Caretaker Cost work:

---

---

---

---

---

---

---

---

5. Provide a description of potential benefit from completion of Caretaker work items (such as improved public health, public safety, reduced fire risk, etc.):

---

---

---

---

---

---

---

---

6. Provide a detailed budget of proposed Caretaker Costs with estimated costs (if caretaker work is approved for reimbursement, FORA staff will use this budget to verify work completion and issue reimbursements):

---

---

---

---

---

---

---

---

Marina Coast Water District  
DRAFT Five-Year CIP

CIP No.	PROJECT DESCRIPTION	FY 2016-17 Remaining	FY 2017-18 Proposed	FY 2018-19 Proposed	FY 2019-20 Proposed	FY 2020-21 Proposed	FY 2021-22 Proposed	OUT YEARS	TOTAL	CATEGORY
OW-0000	<b>Ord Water</b>									
OW-0206	Inter-Garrison Road Pipeline Up-Sizing - In Design	\$50,000	\$599,124	\$0	\$0	\$0	\$0	\$0	\$649,124	E
OW-0128	Lightfighter "B" Zone Pipeline Extension - In Construction	\$335,800	\$0	\$0	\$0	\$0	\$0	\$0	\$335,800	M
OW-0193	Imjin Parkway Pipeline, Reservation Rd to Abrams Drive	\$0	\$102,000	\$460,800	\$0	\$0	\$0	\$0	\$562,800	E
OW-0201	Gigling Transmission from D Booster to JM Blvd	\$0	\$109,100	\$332,100	\$0	\$0	\$0	\$0	\$441,200	E
OW-0202	South Boundary Road Pipeline	\$0	\$205,000	\$1,289,000	\$0	\$0	\$0	\$0	\$1,494,000	M
OW-0119	Demolish D-zone Reservoir	\$0	\$0	\$17,900	\$160,700	\$0	\$0	\$0	\$178,600	E
OW-0230	Wellfield Main 2B -Well 31 to Well 34	\$0	\$0	\$164,400	\$0	\$167,700	\$518,300	\$0	\$850,400	E
OW-0127	CSUMB Pipeline Up-Sizing -Commercial Fireflow	\$0	\$0	\$38,311	\$0	\$38,311	\$0	\$117,231	\$193,853	E
OW-0211	Eastside Parkway (D-Zone pipeline)	\$0	\$0	\$0	\$415,632	\$2,498,444	\$0	\$0	\$2,914,076	M
OW-0203	7th Avenue and Gigling Rd	\$0	\$0	\$0	\$0	\$61,990	\$189,689	\$0	\$251,679	E
OW-0129	Rehabilitate Well 31	\$0	\$0	\$0	\$0	\$0	\$1,707,438	\$0	\$1,707,438	E
OW-0122	Replace D & E Reservoir Off-Site Piping	\$0	\$0	\$0	\$0	\$0	\$0	\$1,016,400	\$1,016,400	E
OW-0167	2nd Ave extension to Gigling Rd	\$0	\$0	\$0	\$0	\$0	\$0	\$272,400	\$272,400	E
OW-0118	B4" Zone Tank @ East Garrison "	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116,949	\$3,116,949	S
OW-0212	Reservoir D2" + D-BPS Up-Size "	\$0	\$0	\$0	\$0	\$0	\$0	\$3,997,826	\$3,997,826	E
OW-0208	Pipeline Up-Sizing -to Stockade	\$0	\$0	\$0	\$0	\$0	\$0	\$709,391	\$709,391	S
OW-0209	Pipeline Up-Sizing -between Dunes & MainGate	\$0	\$0	\$0	\$0	\$0	\$0	\$220,050	\$220,050	M
OW-0210	Sand Tank Demolition	\$0	\$0	\$0	\$0	\$0	\$0	\$542,078	\$542,078	E
OW-0204	2nd Ave Connection, Reindollar to Imjin Pkwy	\$0	\$0	\$0	\$0	\$0	\$0	\$1,214,489	\$1,214,489	E
OW-0214	Imjin Road, 8th St. to Imjin Pkwy	\$0	\$0	\$0	\$0	\$0	\$0	\$1,104,081	\$1,104,081	E
OW-0121	C2" to "B4" Pipeline and PRV Station "	\$0	\$0	\$0	\$0	\$0	\$0	\$1,409,403	\$1,409,403	S
OW-0171	Eucalyptus Rd Pipeline	\$0	\$0	\$0	\$0	\$0	\$0	\$2,351,264	\$2,351,264	M
OW-0213	Reservoir B4/B5 to East Garrison Pipeline	\$0	\$0	\$0	\$0	\$0	\$0	\$257,487	\$257,487	S
OW-0216	UCMBEST Pipeline	\$0	\$0	\$0	\$0	\$0	\$0	\$402,493	\$402,493	S
OW-0217	Reservation Road, Imjin to MBEST Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$539,368	\$539,368	M
OW-0218	Golf Boulevard Transmission Line	\$0	\$0	\$0	\$0	\$0	\$0	\$1,104,081	\$1,104,081	M
OW-0219	B5" Zone Tank @ East Garrison "	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116,949	\$3,116,949	S
OW-0231	Wellfield Main 3A -Intergarrison to ASP Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$3,541,126	\$3,541,126	E
OW-0232A	Install Well 36 -Retire Well 29	\$0	\$0	\$0	\$0	\$0	\$0	\$2,515,243	\$2,515,243	E
OW-0232B	Wellfield Main 1B -between Wells 36 and 35	\$0	\$0	\$0	\$0	\$0	\$0	\$3,169,802	\$3,169,802	E
OW-0233	Wellfield Main 1C (Parallel) Well 36 to ASP Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$3,736,274	\$3,736,274	M
OW-0234	B-BPS at ASP Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$1,355,195	\$1,355,195	M
OW-0235	Ord Well-head Disinfection	\$0	\$0	\$0	\$0	\$0	\$0	\$2,710,391	\$2,710,391	M

Category Legend

- E= CIP supports existing Infrastructure
- EDS= Eastern Distribution System (inland well-field)
- S= CIP supports a single parcel's or owner's project
- M= CIP supports projects for multiple parcels or owners

Marina Coast Water District DRAFT Five-Year CIP										
CIP No.	PROJECT DESCRIPTION	FY 2016-17 Remaining	FY 2017-18 Proposed	FY 2018-19 Proposed	FY 2019-20 Proposed	FY 2020-21 Proposed	FY 2021-22 Proposed	OUT YEARS	TOTAL	CATEGORY
OS-0000	<b>Ord Sewer</b>									
OS-0147	Ord Village Sewer Pipeline & Lift Station Impr Project	\$110,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$610,000	E
OS-0205	Imjin LS & Force Main Improvements-Phase 1	\$50,000	\$650,000	\$0	\$0	\$0	\$0	\$558,000	\$1,208,000	M
OS-0203	Gigling LS and FM Improvements -In Design	\$65,000	\$1,316,000	\$0	\$0	\$0	\$0	\$0	\$1,316,000	E
OS-0208	Parker Flats Collection System	\$0	\$0	\$103,530	\$0	\$0	\$0	\$0	\$103,530	M
OS-0152	Hatten, Booker, Neeson LS Improvements Project	\$0	\$0	\$525,000	\$0	\$0	\$0	\$370,000	\$895,000	E
OS-0153	Misc. Lift Station Improvements	\$0	\$0	\$0	\$561,000	\$936,360	\$0	\$0	\$1,497,360	E
OS-0209	Imjin LS & Force Main Improvements-Phase 2	\$0	\$0	\$0	\$985,000	\$0	\$0	\$370,000	\$1,355,000	E
OS-0154	Del Rey Oaks-Collection System Planning	\$0	\$0	\$0	\$0	\$61,200	\$0	\$0	\$61,200	S
OS-0202	SCSD Sewer Improvements-DRO	\$0	\$0	\$0	\$0	\$502,454	\$0	\$1,537,510	\$2,039,964	S
OS-0204	CSUMB Developments	\$0	\$0	\$0	\$0	\$608,899	\$0	\$0	\$608,899	S
OS-0207	Seaside Resort Sewer Imps. Project	\$0	\$0	\$0	\$0	\$0	\$326,146	\$0	\$326,146	S
OS-0149	Dunes Sewer Pipeline Replacement Projects	\$0	\$0	\$0	\$0	\$0	\$461,923	\$0	\$461,923	M
OS-0151	Cypress Knolls Sewer Pipeline Improvements Project	\$0	\$0	\$0	\$0	\$0	\$97,424	\$0	\$97,424	S
OS-0215	Demolish Ord Main Garrison WWTP	\$0	\$0	\$0	\$0	\$0	\$0	\$1,623,648	\$1,623,648	E
OS-0148	Marina Heights Sewer Pipeline Improvements Project	\$0	\$0	\$0	\$0	\$0	\$0	\$825,863	\$825,863	M
OS-0150	East Garrison Lift Station Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$260,000	\$260,000	E
OS-0206	Fitch Park Sewer Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$127,071	\$127,071	S
OS-0210	1st Ave Sewer Pipeline Replacement Project	\$0	\$0	\$0	\$0	\$0	\$0	\$408,340	\$408,340	M
OS-0211	Gen'l Jim Moore Sewer Pipeline Replacement Project	\$0	\$0	\$0	\$0	\$0	\$0	\$49,972	\$49,972	M
OS-0212	Gen'l Jim Moore Sewer Pipeline Replacement Project III	\$0	\$0	\$0	\$0	\$0	\$0	\$187,037	\$187,037	M
OS-0214	Intergarrison/8th Ave SS (for Eastside Pkwy developments)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	M
OS-0213	MRWPCA Buy-In	\$0	\$0	\$0	\$0	\$0	\$0	\$11,040,808	\$11,040,808	M
OS-0216	SCSD Sewer Improvements-Seaside East	\$0	\$0	\$0	\$0	\$0	\$0	\$6,480,709	\$6,480,709	S
OS-0217	SCSD Sewer Improvements-City of Monterey	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444,854	\$1,444,854	S

Category Legend	
E=	CIP supports existing Infrastructure
EDS=	Eastern Distribution System (inland well-field)
S=	CIP supports a single parcel's or owner's project
M=	CIP supports projects for multiple parcels or owners

Marina Coast Water District DRAFT Five-Year CIP																				
CIP No.	PROJECT DESCRIPTION	FY 2016-17 Remaining	FY 2017-18 Proposed	FY 2018-19 Proposed	FY 2019-20 Proposed	FY 2020-21 Proposed	FY 2021-22 Proposed	OUT YEARS	TOTAL	CATEGORY										
<b>General Water (33% Marina, 67% Ord)</b>																				
GW-0112	A1 & A2 Zone Tanks & B/C Booster Station - LandAcquisition Issue	\$3,644,720	\$0	\$3,265,330	\$3,369,150	\$0	\$0	\$0	\$10,279,200	E										
GW-0123	B2" Zone Tank @ CSUMB "	\$200,000	\$0	\$0	\$0	\$1,230,000	\$1,184,871	\$0	\$2,614,871	M										
GW-0210	Reservoir A3 (1.6 MG)	\$0	\$0	\$0	\$0	\$0	\$0	\$3,469,240	\$3,469,240	M										
GW-0231	Install Well 37 -Retire well 12	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0232	Install Well 38 -Retire well 10	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0233	A-BPS at ASP Bldg + Forebay Tank	\$0	\$0	\$0	\$0	\$0	\$0	\$1,665,535	\$1,665,535	EDS										
GW-0234	Install Well 39 -Retire Well 30	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0235	B-BPS Expansion and Transmission to A1/A2 Tanks	\$0	\$0	\$0	\$0	\$0	\$0	\$13,084,043	\$13,084,043	EDS										
GW-0236	Install Well 40 -Retire Well 11	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0237	Install Well 41 -Retire Well 31	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
<b>General Sewer (37% Marina, 63% Ord)</b>																				
GS-0200	Odor Control Project	\$0	\$0	\$120,000	\$0	\$0	\$0	\$0	\$120,000	E										
GS-0201	Del Monte/Reservation Road Sewer Main Improvements	\$0	\$0	\$0	\$0	\$270,000	\$0	\$0	\$270,000	E										
<b>Water District-Wide (27% MW, 7%MS, 54%OW, 12%OS)</b>																				
<b>IOP Building E (BLM)</b>																				
WD-0202		\$3,572,479	\$0	\$0	\$0	\$0	\$0	\$0	\$3,572,479	M										
WD-0106	Corp Yard Demolition & Rehab	\$0	\$120,000	\$450,000	\$0	\$0	\$0	\$0	\$570,000	E										
WD-0110	Asset Management Program -Phase II	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000	E										
WD-0110A	Asset Management Program --Phase III	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$250,000	E										
WD-0115A	SCADA System Improvements (Security + RD integration)	\$0	\$0	\$0	\$0	\$0	\$0	\$410,000	\$410,000	E										
<b>Water Augmentation</b>																				
RW-0156	RUWAP ATW - Normandy to MRWPCA	\$4,000,000	\$24,000,000	\$6,000,000	\$2,000,000	\$0	\$0	\$2,000,000	\$38,000,000											
<table border="1"> <thead> <tr> <th colspan="2">Category Legend</th> </tr> </thead> <tbody> <tr> <td>E=</td> <td>CIP supports existing Infrastructure</td> </tr> <tr> <td>EDS=</td> <td>Eastern Distribution System (inland well-field)</td> </tr> <tr> <td>S=</td> <td>CIP supports a single parcel's or owner's project</td> </tr> <tr> <td>M=</td> <td>CIP supports projects for multiple parcels or owners</td> </tr> </tbody> </table>											Category Legend		E=	CIP supports existing Infrastructure	EDS=	Eastern Distribution System (inland well-field)	S=	CIP supports a single parcel's or owner's project	M=	CIP supports projects for multiple parcels or owners
Category Legend																				
E=	CIP supports existing Infrastructure																			
EDS=	Eastern Distribution System (inland well-field)																			
S=	CIP supports a single parcel's or owner's project																			
M=	CIP supports projects for multiple parcels or owners																			



# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

**Subject:** RUWAP Recycled Water Report

**Meeting Date:** May 12, 2017

**Agenda Number:** 8d

**INFORMATION/ACTION**

### **RECOMMENDATION:**

Receive a Water Augmentation update, Pipeline Reimbursement Agreement update.

### **BACKGROUND/DISCUSSION:**

In September 2016, the Fort Ord Reuse Authority (FORA) Board approved a \$6M RUWAP Pipeline Reimbursement Agreement with Marina Coast Water District (MCWD) as a part of a three-party effort with Monterey Regional Water Pollution Control Agency (MRWPCA).

Upon signing the Agreement, MCWD retained Carollo Engineers, utilizing \$250,000 startup funds to update engineering, bid documents and specifications of the previously approved transmission main. The project will be advertised for bids beginning May 2, 2017 with a bid opening June 20, 2017. Construction is anticipated to begin in September, 2017.

MCWD and MRWPCA are meeting regularly with the State Water Board and an approved State Revolving Fund (SRF) is expected by September. Following SRF approval, MCWD plans to negotiate and finalize end user agreements. To keep the project moving forward, MCWD is obtaining bridge financing in the case of delay. Should the SRF not come through, the MCWD will obtain bond financing.

MCWD and PCA have both extended their pipeline agreement deadlines. Many of the terms of the original agreement are outdated so PCA and MCWD will craft a replacement agreement by the first part of the next fiscal year.

### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

### **COORDINATION:**

WWOC, Seaside, Marina, CSUMB, ARMY and Marina Coast Water District

Prepared by \_\_\_\_\_  
Peter Said

Reviewed by \_\_\_\_\_  
Steve Endsley

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Consider Resolutions Adopting Marina Coast Water District's Compensation Plan		
<b>Meeting Date:</b>	May 12, 2017	<b>ACTION</b>	
<b>Agenda Number:</b>	8e		

**RECOMMENDATION(S):**

Consider Resolution Nos. 17-XX and 17-XX Adopting a Compensation Plan for Base-wide Water and Sewer Services on the Former Fort Ord (**Attachment A and B**).

**BACKGROUND/DISCUSSION:**

The 1998 Water Wastewater Facilities Agreement (FA) assigns Marina Coast Water District (MCWD) the responsibility to keep a fund for the Ord Community separate from the general MCWD operation. The Ord Community fund has its own line items and account numbers, giving MCWD the ability to report on revenues and expenses for the service area. The Water Wastewater Oversight Committee (WWOC) is responsible for reviewing and recommending Budgets and Compensation Plans for the Ord Community (per Section 4.2.2.5 and Section 7.1.3 of the FA). The Fort Ord Reuse Authority's (FORA's) responsibility is to state whether it agrees or disagrees with MCWD's proposed budget within 3 months of receipt, and adopt by resolution the compensation plan per Section 7.2 and 7.3.

The WWOC received the proposed Budget on March 13, 2017, starting the three-month clock, making FORA Board's final approval deadline June 13, 2017. Please note, there is **NO** change in the capacity charge, and they remain the same as FY 2015-2016. The WWOC met with MCWD to review the budget on March, 15th, April 12th, and April 26<sup>th</sup> of 2017. Due to their size, the proposed budget and its revisions (**Exhibit A**) are available online at the following address:

<http://fora.org/wwoc-review.html>

The WWOC voted 3-1 to recommend the following:

Adopt the compensation plan for base-wide water and sewer services on the Fort Ord Community as is, and to note the already approved rate increases authorized by the Proposition 218 process are scheduled over a five year period from 2014-2018. The increases over this term are required for capital improvement projects (CIP) and depleted reserves. The improvements yet to be completed are provided in the Draft Five-Year Plan (**Attachment C**) and include:

	2017/18	18/19	19/20	20/21
RUWAP Pipeline				
Clark & Gigling Lift Station and Force Main				
Inter-Garrison Pipeline Upsizing, & Lightfighter Extension				
Demo D-Zone Reservoir				
Eastside Parkway (D-Zone Pipeline)				
SCSD Improvements –DRO				
South Boundary Rd Pipeline				
Improvements: Seaside Resort, Dunes, CSUMB				

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

**COORDINATION:**

WWOC, MCWD, Administrative Committee, Executive Committee

Prepared by \_\_\_\_\_  
Peter Said

Reviewed by \_\_\_\_\_  
Steve Endsley

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

## Resolution No. 17-XX

*Resolution of the Fort Ord Reuse Authority Board of Directors  
Adopting the Budget and the Ord Community Compensation Plan for FY 2017-2018  
not including Capacity Charges*

May 12, 2017

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

WHEREAS, Marina Coast Water District (District) Staff prepared and presented the draft FY 2017-2018 Budget (**Exhibit A**) which includes projected revenues, expenditures and capital improvement projects for the Ord Community Water, Recycled Water and Wastewater systems, including the area within the jurisdiction of FORA and the area remaining within the jurisdiction of the U.S. Army; and,

WHEREAS, FORA is authorized by the FORA Act, particularly Government Code 67679(a)(1), to arrange for the provision of water and wastewater services to the Ord Community; and

WHEREAS, the District and FORA, entered into a "Water/Wastewater Facilities Agreement" ("the Agreement") on March 13, 1998, and have subsequently duly amended the Agreement; and,

WHEREAS, the Agreement provides a procedure for establishing budgets and compensation plans to provide for sufficient revenues to pay the direct and indirect, short-term and long-term costs, including capital costs, to furnish the water and wastewater facilities; and,

WHEREAS, the Agreement, as amended, provides that FORA and the District will each adopt the annual Budget and Compensation Plan by resolution; and,

WHEREAS, the proposed Budget and Compensation Plan for FY 2017-2018 provides for funds necessary to meet operating and capital expenses for sound operation and provision of the water, recycled water and wastewater facilities and to enable the District to provide continued water, recycled water and sewer services within the existing service areas on the former Fort Ord. The Budget and Compensation Plan for FY 2017-2018 adopted by FORA apply only to the area within FORA's jurisdictional boundaries; and,

WHEREAS, the Water/Wastewater Oversight Committee and Administrative Committee of FORA and the District Board of Directors have reviewed the proposed Budget and Compensation Plan; and,

WHEREAS, pursuant to the Agreement, FORA and the District have adopted and implemented and acted in reliance on budgets and compensation plans for prior fiscal years; and,

WHEREAS, pursuant to the Agreement, FORA and the District cooperated in the conveyance to the District of easements, facilities and ancillary rights for the water, recycled water and wastewater systems on the area of the former Fort Ord within FORA's jurisdiction; and,

WHEREAS, the District has provided water and wastewater services on the former Fort Ord by contract since 1997, and currently provides water and wastewater services to the area of the former Fort Ord within FORA's jurisdiction under the authority of the Agreement, and provides such services to the portion of the former Fort Ord still under the Army's jurisdiction by contract with the Army; and,

WHEREAS, FORA and the District have agreed that water conservation is a high priority, and have implemented a water conservation program in the Ord Community service area that includes public education, various incentives to use low-flow fixtures, and water-conserving landscaping. The rates, fees and charges in the Budget and Compensation Plan for FY 2016-2017 adopted by this Resolution are intended to support the water conservation program and encourage water conservation, pursuant to sections 375 and 375.5 of the California Water Code. This conservation program and these rates, fees and charges are in the public interest, serve a public purpose, and will promote the health, welfare, and safety of Ord Community, and will enhance the economy and quality of life of the Monterey Bay community; and,

WHEREAS, estimated revenues from the rates, fees and charges will not exceed the estimated reasonable costs of providing the services for which the rates, fees or charges are imposed, will not be used for any purpose other than that for which the fee or charge was imposed, will not exceed the proportional cost of the service attributable to each identified parcel upon which the fee or charge is proposed for imposition and no fee or charge will be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question; and,

WHEREAS, at a public meeting, the Board has determined that the Budget and Compensation Plan, including the rates, fees and charges therein, should be adopted as set forth on **Exhibit A** to this Resolution; and,

WHEREAS, on May 19, 2014, the District Board held a Proposition 218 hearing on the rates, fees and charges, not including Capacity Charges, for the Compensation Plan pursuant to and in accordance with Section 6 of Article XIID of the California Constitution; and,

WHEREAS, at the hearing, the District Board heard and considered all protests to the Compensation Plan and the rates, fees and charges proposed and found that protests were submitted by less than a majority of the record owners of each identified parcel upon which the fee or charge is proposed for imposition; and,

WHEREAS, FY 2017-2018 Capacity Charges are the subject of and will be adopted by a separate Resolution; and,

WHEREAS, The District is acting to provide continued water, recycled water and sewer service within existing service areas on the Ord Community, and that such action is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the State CEQA Guidelines codified at 14 CCR §15273.

NOW THEREFORE the Board hereby resolves that:

1. The Board of Directors of the Fort Ord Reuse Authority does hereby approve and adopt the FY 2017-2018 Budget and Compensation Plan, not including Capacity Charges, for water, recycled water and wastewater services to the Ord Community.
2. The District is authorized to charge and collect rates for provision of water and wastewater services within the boundaries of FORA in accordance with the rates, fees and charges set forth in **Exhibit A**, not including Capacity Charges. The District is further authorized to use the same rates, fees and charges in providing services to the area of Ord Community within the jurisdiction of the U.S. Army.
3. The rates, fees and charges authorized by this Resolution shall not exceed the estimated reasonable costs of providing the services for which the rates, fees or charges are imposed.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

---

Mayor Ralph Rubio, Chair

ATTEST:

---

Michael A. Houlemard, Jr., Secretary



## Resolution No. 17-XX

*Resolution of the Fort Ord Reuse Authority Board of Directors  
Adopting the Capacity Charge element of the Budget and the Ord Community  
Compensation Plan for FY 2017-2018*

May 12, 2017

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

WHEREAS, Marina Coast Water District (District) Staff prepared and presented the draft FY 2017-2018 Budget (**Exhibit A**) which includes projected revenues, expenditures and capital improvement projects for the Ord Community Water, Recycled Water and Wastewater systems, including the area within the jurisdiction of FORA and the area remaining within the jurisdiction of the U.S. Army; and,

WHEREAS, FORA is authorized by the FORA Act, particularly Government Code 67679(a)(1), to arrange for the provision of water and wastewater services to the Ord Community; and

WHEREAS, the District and FORA, entered into a "Water/Wastewater Facilities Agreement" ("the Agreement") on March 13, 1998, and have subsequently duly amended the Agreement; and,

WHEREAS, the Agreement provides a procedure for establishing budgets and compensation plans to provide for sufficient revenues to pay the direct and indirect, short-term and long-term costs, including capital costs, to furnish the water and wastewater facilities; and,

WHEREAS, the Agreement, as amended, provides that FORA and the District will each adopt the annual Budget and Compensation Plan by resolution; and,

WHEREAS, the proposed Budget and Compensation Plan for FY 2017-2018 provides for funds necessary to meet operating and capital expenses for sound operation and provision of the water, recycled water and wastewater facilities and to enable the District to provide continued water, recycled water and sewer services within the existing service areas on the former Fort Ord. The compensation plan adopted by FORA applies only to the area within FORA's jurisdictional boundaries; and,

WHEREAS, to update the capacity charge calculations contained in the 2005 financing study prepared by Citigroup Global Markets Inc., Carollo Engineers prepared a five-year water and wastewater financial plan and rate study in 2013 for the District, which recommended an increase in capacity charges for water and wastewater services to the Ord Community. The District staff provided additional information to Carollo and upon further analysis, Carollo issued in February 2014 revisions which reduced the amount of the proposed new capacity charges and were implemented July 1, 2014; and,

WHEREAS, the Water/Wastewater Oversight Committee and Administrative Committee of FORA and the District Board have reviewed the proposed Budget and Compensation Plan; and,

WHEREAS, pursuant to the Agreement, FORA and the District have adopted and implemented and acted in reliance on budgets and compensation plans for prior fiscal years; and,

WHEREAS, pursuant to the Agreement, FORA and the District have cooperated in the conveyance to the District of easements, facilities and ancillary rights for the water,

recycled water and wastewater systems on the area of the former Fort Ord within FORA's jurisdiction; and,

WHEREAS, the District has provided water and wastewater services on the former Fort Ord by contract since 1997, and currently provides water and wastewater services to the area of the former Fort Ord within FORA's jurisdiction under the authority of the Agreement, and provides such services to the portion of the former Fort Ord still under the Army's jurisdiction by contract with the Army; and,

WHEREAS, capacity charges are imposed as a condition of service to customers. The charges are not imposed upon real property or upon persons as an incident of real property ownership; and,

WHEREAS, estimated revenues from the capacity charges will not exceed the estimated reasonable costs of providing the facilities and services for which the charges are imposed; and,

WHEREAS, the capacity charges have not been calculated nor developed on the basis of any parcel map, including any assessor's parcel map; and,

WHEREAS, no written requests are on file with the District for mailed notice of meetings on new or increased fees or service charges pursuant to Government Code Section 66016. At least 10 days prior to the meeting, the District made available to the public data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service; and

WHEREAS, the amount of the increase in capacity charges exceeds the percentage increase in the Implicit Price Deflator for State and Local Government Purchases, as determined by the Department of Finance. As a result, the District cannot charge the increased capacity fee to any school district, county office of education, community college district, state agency, or the University of California before first negotiating the increases with those entities in accordance with District Code section 6.16.020 and Government Code section 54999.3. Although these sections also apply to California State University at Monterey Bay, the District has complied with its obligation to negotiate with it and can charge the increased amounts to CSUMB as a result of and as limited by a Settlement Agreement and Mutual Release dated June 1, 2006, by which the District and California State University made an agreement regarding the amount of all future capacity charges. Accordingly, the District can charge the increased capacity charges as limited by the Settlement Agreement and Mutual Release immediately to CSUMB. The increased capacity charges to any other school district, state agency, county office of education, community college district or the University of California will be effective only when negotiations are concluded with those entities; and,

WHEREAS, after a public meeting, the Board has determined that the capital elements of the Budget and Compensation Plan, including the capacity charges therein, should be adopted as set forth on **Exhibit A** to this Resolution; and

WHEREAS, the capacity charges set forth on **Exhibit A** to this Resolution have NOT increased from those approved in the FY 2015-2016 Budget and Compensation Plan; and,

WHEREAS, the District is acting to provide continued water and sewer service within existing service areas on the Ord Community, and that such action is exempt from CEQA

pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the State CEQA Guidelines codified at 14 CCR §15273.

NOW THEREFORE the Board hereby resolves that:

1. The Board of Directors of the Fort Ord Reuse Authority does hereby approve and adopt the capital elements of the FY 2017-2018 Budget for water, recycled water and wastewater services to the Ord Community.
2. The capital elements of the compensation plan for the area of Ord Community within FORA's jurisdiction, including capacity charges, set forth on **Exhibit A** to this Resolution are hereby approved and adopted. The District is authorized to charge and collect capacity charges for provision of water and wastewater services within the boundaries of the Fort Ord Reuse Authority in accordance with the schedule set forth in **Exhibit A**. The District is further authorized to use the same charges in providing services to the area of Ord Community within the jurisdiction of the U.S. Army.
3. The charges authorized by this Resolution shall not exceed the estimated reasonable costs of providing the services for which the charges are imposed.
4. The District will comply with the requirements of Government Code section 54999.3 before imposing a capital facilities fee (as defined in Government Code section 54999.1) on any school district, county office of education, community college district, the University of California or state agency. The District has negotiated and entered into that certain Settlement Agreement and Mutual Release dated June 1, 2006, with California State University.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
Mayor Ralph Rubio, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Secretary



5-12-17 DRAFT BOARD PACKET

## TABLE OF CONTENTS

Budget Calendar	2
Budget Summary Note	3-7
Summary of Rates, Fees and Charges	8-9
District Budget Summary and Comparison Reports	10-12
District Operating Budget	
Revenue	13-16
Administration	17-24
Operations & Maintenance	25-30
Laboratory	31
Conservation	32
Engineering	33-36
Operating Budget Graphs	37
District Capitalized Equipment	38
District Annual Capital Improvement Budget	39-56
District Reserve Detail	57
District Debt Summary	58-59
District Organizational Chart	60
Authorized Staff Positions	61



Marina Coast Water District  
 FY 2017/2018 Budget Calendar  
 (Includes Marina & Ord Community)  
 Revised 04/17/2017

DATE	RP	MCWD	WWOC	FORA	DESCRIPTION
12/14/2016	DAS/GM		X		Distribute 2017-2018 Draft Budget Schedule to WWOC
12/19/2016	DAS/GM	X			Distribute 2017-2018 Draft Budget Schedule to MCWD Board
02/15/2017	DAS/DH	X			Distribute 2017-2018 Budget Worksheets to Department Heads
02/21/2017	DAS/GM	X			Present 2016-2017 Mid-Year Report to MCWD Board. PUBLIC MEETING
02/22/2017	DAS/GM	X	X		Present 2016-2017 Mid-Year Report and Draft 2017-2018 5-Year CIP Plan to WWOC. PUBLIC MEETING
02/27/2017	DAS/DH	X			2017-2018 Budget Worksheets due from Department Heads
03/13/2017	DAS/GM		X		Distribute 2017-2018 Ord Community Draft Budget to WWOC 03/15/2017 meeting.
03/20/2017	DAS/GM	X			Budget Workshop Meeting (Department Heads/Board). PUBLIC MEETING
04/12/2017	DAS/GM		X		Q&A with WWOC on 2017-2018 Ord Community Draft Budget and provide WWOC with updates from the Budget Workshop. PUBLIC MEETING.
04/17/2017	DAS/GM	X			Present Revised 2017-2018 Draft Budget to the Board. PUBLIC MEETING
04/26/2017 Special Meeting	DAS/GM		X		Further discussion 2017-2018 Ord Community Revised Draft Budget with WWOC. Possible WWOC recommendation to FORA Board. PUBLIC MEETING
05/03/2017 Special Meeting	DAS/GM		X		2017-2018 Ord Community Revised Draft Budget presented to WWOC for recommendation to FORA Board (if necessary). PUBLIC MEETING
05/12/2017	DAS/GM FORAStaff	X		X	FORA Board first vote to adopt 2017-2018 Ord Community Budgets. PUBLIC MEETING
06/09/2017	DAS/GM FORAStaff	X		X	FORA Board second vote to adopt 2017-2018 Ord Community Budgets (if necessary). PUBLIC MEETING
06/26/2017	DAS//GM	X			MCWD Board adopts 2017-2018 District Budget. PUBLIC MEETING

GM= General Manager; DAS= Director of Administrative Services; DH=Department Heads

# MEMORANDUM

Marina Coast Water District

**DATE:** April 26, 2017

**TO:** Fort Ord Reuse Authority  
**FROM:** Keith Van Der Maaten, General Manager  
**SUBJECT:** Budget Summary

## Introduction.

On behalf of the District staff, I am pleased to present the Draft Fiscal Year 2017-2018 Budget. This budget was developed with a focus on cost containment of system operations and infrastructure needs.

The purpose of this Budget Summary is to provide an overview of the FY 2017–2018 Draft Budget document and the key assumptions used in developing this Budget.

The Draft Budget includes 3 separate cost centers:

- Ord Community Water
- Ord Community Wastewater Collection (Sewer)
- Recycled Water (RUWAP)

In accordance with Article 7 of the Water Wastewater Facilities Agreement between MCWD and FORA, the District maintains separate cost centers to ensure that revenues and expenses are appropriately segregated and maintained for the Marina systems, the Ord Community systems, and the accruing costs for the Regional Water Augmentation Project. On October 25, 2006, the Board adopted Ordinance No. 43 which also requires the cost centers remain separate after the expiration of the Agreement between MCWD and FORA.

District costs that are not dedicated to a specific cost center are shared among the four primary cost centers - Marina Water, Marina Sewer, Ord Community Water, and Ord Community Sewer. Sharing of these expenses, in turn, creates efficiencies and cost savings for administrative functions for the two service areas that would otherwise not be realized. The District uses the expense ratio method to allocate these shared expenses. For FY 2016-2017, the assigned percentages are as follows:

Marina Water	25%	Ord Community Water	54%
Marina Sewer	7%	Ord Community Sewer	14%

Over the past several years, direct operating expenses throughout the Ord Community have increased causing its allocation percentages of shared expenses to increase. These expenses include the administrative costs associated with fulfilling the District's responsibilities under the Facilities Agreement with the Ford Ord Reuse Authority and the operations and maintenance costs on the large and aged systems within the Ord Community.

The following tables are historical and current calculations of allocation percentages:

<sup>1</sup>Total Operating Expenses less depreciation/amortization. Recycled Water operating expenses are included in Ord Water cost center for % allocation purposes for FY 2015-16 through FY 2017-18.

\*FY 2013-2014 budget and allocation the same as FY 2012-2013.

All Cost Centers	FY 2010-11 Operating Costs <sup>1</sup>	FY 2013-14 Allocation %*	FY 2012-13 Operating Costs <sup>1</sup>	FY 2014-15 Allocation %	FY 2013-14 Operating Costs <sup>1</sup>	FY 2015-16 Allocation %	FY 2014-15 Operating Costs <sup>1</sup>	FY 2016-17 Allocation %	FY 2015-16 Operating Costs <sup>1</sup>	FY 2017-18 Allocation %
Marina Water	\$2,006,023	30%	\$2,006,023	30%	\$2,039,492	28%	\$2,015,266	26%	\$2,111,909	25%
Marina Sewer	\$627,042	9%	\$627,042	9%	\$526,952	7%	\$550,054	7%	\$528,332	7%
Ord Water	\$3,362,303	50%	\$3,362,303	50%	\$4,155,620	56%	\$4,294,101	54%	\$4,540,636	54%
Ord Sewer	\$771,433	11%	\$771,433	11%	\$893,864	12%	\$1,002,451	13%	\$1,187,678	14%

Marina Only Cost Centers	FY 2010-11 Operating Costs	FY 2013-14 Allocation %*	FY 2012-13 Operating Costs	FY 2014-15 Allocation %	FY 2013-14 Operating Costs	FY 2015-16 Allocation %	FY 2014-15 Operating Costs	FY 2016-17 Allocation %	FY 2015-16 Operating Costs	FY 2017-18 Allocation %
Marina Water	\$2,006,023	76%	\$2,006,023	76%	\$2,039,492	79%	\$2,015,266	79%	\$2,111,909	80%
Marina Sewer	\$627,042	24%	\$627,042	24%	\$526,952	21%	\$550,054	21%	\$528,332	20%

Ord Only Cost Centers	FY 2010-11 Operating Costs <sup>1</sup>	FY 2013-14 Allocation %*	FY 2012-13 Operating Costs <sup>1</sup>	FY 2014-15 Allocation %	FY 2013-14 Operating Costs <sup>1</sup>	FY 2015-16 Allocation %	FY 2014-15 Operating Costs <sup>1</sup>	FY 2016-17 Allocation %	FY 2015-16 Operating Costs <sup>1</sup>	FY 2017-18 Allocation %
Ord Water	\$3,362,303	81%	\$3,362,303	81%	\$4,155,620	82%	\$4,294,101	81%	\$4,540,636	79%
Ord Sewer	\$771,433	19%	\$771,433	19%	\$893,864	18%	\$1,002,451	19%	\$1,187,678	21%

Water Only Cost Centers	FY 2010-11 Operating Costs <sup>1</sup>	FY 2013-14 Allocation %*	FY 2012-13 Operating Costs <sup>1</sup>	FY 2014-15 Allocation %	FY 2013-14 Operating Costs <sup>1</sup>	FY 2015-16 Allocation %	FY 2014-15 Operating Costs <sup>1</sup>	FY 2016-17 Allocation %	FY 2015-16 Operating Costs <sup>1</sup>	FY 2017-18 Allocation %
Marina Water	\$2,006,023	37%	\$2,135,956	36%	\$2,039,492	33%	\$2,015,266	32%	\$2,111,909	32%
Ord Water	\$3,362,303	63%	\$3,780,430	64%	\$4,155,620	67%	\$4,294,101	68%	\$4,540,636	68%

Sewer Only Cost Centers	FY 2010-11 Operating Costs	FY 2013-14 Allocation %*	FY 2012-13 Operating Costs	FY 2014-15 Allocation %	FY 2013-14 Operating Costs	FY 2015-16 Allocation %	FY 2014-15 Operating Costs	FY 2016-17 Allocation %	FY 2015-16 Operating Costs	FY 2017-18 Allocation %
Marina Sewer	\$627,042	45%	\$590,125	42%	\$526,952	37%	\$550,054	35%	\$528,332	31%
Ord Sewer	\$771,433	55%	\$810,796	58%	\$893,864	63%	\$1,002,451	65%	\$1,187,678	69%

The District utilizes a system of tracking of expenses for specific activities through the use of task codes. Task codes are assigned to expenses within different line item accounts to track the total cost of the specific activity such as research and development of augmented water sources.

Assumptions. The key assumptions used to build this Budget include:

- Projected revenues are based on current customer accounts and projected development activity. In addition, the District conducted a 5-year rate study which proposed a 6% water rate increase and 8% sewer rate increase for Ord customers.

While these rates were formed and approved in 2014 to fund continued operations, investment in infrastructure and to increase reserve balances, the State mandated water conservation measures have impacted water revenues. This results in projected use and need to augment revenues with reserves.

- Proposed monthly rates are based on the 5-year rate study conducted in 2013. Water rates consist of a fixed charge and commodity rates.
  - o The fixed charge generates the needed revenue to cover the District's fixed costs which include:
    - Base Costs – operating and capital costs incurred by the water system to provide a basic level of service to each customer.
    - Peak Costs – those operating costs incurred to meet peak demands in excess of base demand which include basic water supply and distribution costs.
    - Customer Costs – Fixed expenditures that relate to operational support such as accounting, billing, customer services, administrative and technical support.
    - Service Costs – Meter maintenance costs and capacity related costs including debt service.
  - o The commodity rates generates revenue to cover base, peak and customer costs directly related to the production and distribution of water production.
- Wastewater collection rates consist of fixed costs to collect and transmit to the Monterey Regional Water Pollution Control Agency (MRWPCA). The rate is calculated based the total projected costs of the collection system (Base Costs and Customer Costs) divided by the projected equivalent dwelling units (edu) of the District.
- Proposed monthly rates with the proposed rate increases for the Ord Community customers as follows:

Effective January 1, 2018

<u>Water Rate (monthly)</u>	<u>Ord Community</u>
Meter Service Charge	\$38.79
Tier 1 (0 - 8 hcf)	3.68
Tier 2 (9-16 hcf)	5.65
Tier 3 (17+ hcf)	7.62
<u>Flat Rate Billing</u>	<u>153.99</u>
 Average monthly bill (13 hcf)	 \$96.48
 <u>Wastewater Collection Rate (monthly)</u>	 <u>Ord Community</u>
Flat Rate	\$32.18

- Projected revenues and funding sources of \$38.307 million for the Ord Community cost centers; Ord Community Water \$9.937 million, Ord Community Sewer \$3.670 million, and RUWAP \$24.700 million which includes contributions from FORA of \$1.750 million and \$22.950 million of loan proceeds from the State Revolving Fund which is projected to be funded in July 2017.
- Projected expenses (excluding interest) of \$7.652 million for the Ord Community cost centers; Ord Community Water \$6.095 million, and Ord Community Sewer \$1.557 million.
- Scheduled debt (principal/interest) payments on the 2010 \$8 million bond that refinanced the Armstrong Ranch Promissory Note.
- Scheduled debt (principal/interest) payments on the 2015 \$29.840 million bond for Marina and Ord Community service area that advance refunded the 2006 bond to take advantage of lower interest rates.
- Scheduled debt (principal/interest) payments on the 2017 Santa Cruz County Bank Loan for the conversion of the Rabobank N.A. Construction Loan for the construction of the building leased to the Bureau of Land Management (BLM). Lease revenues from BLM will fund the debt service over the life of the loan.
- Capital replacement reserve funding for Marina and Ord Systems per Board Policy \$0.200 million for Ord Water and \$0.100 million for Ord Sewer.
- \$27.586 million of Capital Improvement Projects and Capital Equipment Replacements; Ord Community Water \$1.382 million, Ord Community Sewer \$1.504 million and RUWAP \$24.700 million.
- Salaries adjusted 3.0% for Cost of Living Adjustment (COLA). MOU agreements with District employee groups require the COLA be based on the April Consumer Price Index which may require this COLA to be revised in May, 2016.
- Support for a staff of 38 positions:
  - Administration – 15
  - Operations & Maintenance – 14
  - Laboratory – 1
  - Conservation – 2
  - Engineering – 6
- Increased healthcare costs based on information received as of February, 2017 (a 15% increase has been included).
- Continuation of various conservation rebate program costs.
- Cost of new technology (upgrades per the District's Technology Plan).
- Annual maintenance of facilities for Operations & Maintenance.

Prior Year Accomplishments. In FY 2016-2017 the District recognized the following accomplishments:

- The District Urban Water Management Plan was completed and submitted to the State in June 2016 and was approved by the State on December 1, 2016.
- In October 2016, the District began updating the Master Plans for Sewer, Water, and Recycled Water with Akel Engineering Group, Inc. The update is slated for completion by September 2017.
- The District received the Award for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for its FY 2015-2016 Comprehensive Annual Financial Report (CAFR). This is the ninth consecutive year that the District has received this prestigious national award.
- Filled the Applications Systems Analyst position in November 2016. As the Information Technology is heavily relied upon in the District, the Analyst will develop, implement, support and manage computer applications such as Financial, Customer Information, Utility Billing, Geographic Information, Content Management, Database Management, and System Integration to ensure that the District fully utilizes existing system capabilities. In addition, the Analyst will evaluate user requirements and procedures, and make recommendations to improve workflow, and develop technical solutions as needed.
- The District replaced its 10 - year old phone system which included automation of the bill pay by phone option to provide quicker response time and increased security of customer information.



**ORD COMMUNITY  
WATER & WASTEWATER SYSTEM  
RATES, FEES and CHARGES  
FY 2017 - 2018  
Effective July 1, 2017 and January 1, 2018**

		Existing July 1, 2017	January 1, 2018
<b>Water Consumption Charge</b>			
0 - 8 hcf	First Tier	3.40 per hcf	3.68 per hcf
8 - 16 hcf	Second Tier	5.22 per hcf	5.65 per hcf
16+ hcf	Third Tier	7.03 per hcf	7.62 per hcf
	Monthly Capital Surcharge (Connections after June 30, 2005 & before July 5, 2014)	20.00 per EDU	20.00 per EDU
	Flat Rate	143.94 per unit	153.99 per unit
<b>Monthly Minimum Water Charges</b>			
<u>Size</u>		<u>Fee</u>	<u>Fee</u>
5/8" or 3/4"		37.55 per month	38.79 per month
1"		58.57 per month	60.51 per month
1 1/2"		93.62 per month	96.71 per month
2"		135.66 per month	140.14 per month
3"		233.85 per month	241.57 per month
4"		373.96 per month	386.31 per month
6"		724.39 per month	748.31 per month
8"		1,425.66 per month	1,472.72 per month
<b>Monthly Minimum Sewer Charges</b>			
	Monthly Wastewater Charge	29.80 per EDU	32.18 per EDU
	Monthly Capital Surcharge (Connections after June 30, 2005 & before July 5, 2014)	5.00 per EDU	5.00 per EDU
<b>Temporary Water Service</b>			
	Meter Deposit Fee	650.00	650.00
	Hydrant Meter Fee (Set/Remove Fee)	140.00 one time fee	140.00 one time fee
	Hydrant Meter Fee (Relocate Fee)	140.00 per occurrence	140.00 per occurrence
	Minimum Monthly Service Charge	141.69 per month	151.56 per month
	Estimated Water Consumption Deposit	1,100.00 minimum	1,100.00 minimum
<b>Private Fire Meter Charge</b>			
<u>Size</u>		<u>Fee</u>	<u>Fee</u>
1"		2.19 per month	2.26 per month
1 1/2"		6.35 per month	6.56 per month
2"		13.54 per month	13.99 per month
2 1/2"		24.35 per month	25.15 per month
3"		39.33 per month	40.63 per month
4"		83.81 per month	86.58 per month
6"		243.46 per month	251.49 per month
8"		518.81 per month	535.94 per month
<b>Capacity Charges</b>			
	Water	\$8,010.00 per edu	\$8,010.00 per edu
	Sewer	\$3,322.00 per edu	\$3,322.00 per edu

**MARINA & ORD COMMUNITY  
WATER & WASTEWATER SYSTEM  
RATES, FEES and CHARGES  
FY 2017 - 2018  
Effective July 1, 2017**

General Manager	\$156.00 per hour
District Engineer	\$130.00 per hour
Director of Administrative Services	\$105.00 per hour
Capital Projects Manager	\$95.00 per hour
Projects Manager	\$99.00 per hour
Associate Engineer	\$83.00 per hour
Application Systems Analyst	\$78.00 per hour
Engineering Administrative Assistant	\$67.00 per hour
Engineering Assistant	\$55.00 per hour
Lab Supervisor	\$85.00 per hour
O&M Superintendent	\$106.00 per hour
O&M Supervisor	\$92.00 per hour
Operations & Maintenance System Operator 3	\$81.00 per hour
Operations & Maintenance System Operator 2/Backflow Specialist	\$79.00 per hour
Operations & Maintenance System Operator 2	\$82.00 per hour
Operations & Maintenance System Operator 1	\$58.00 per hour
Conservation Specialist III	\$66.00 per hour
Conservation Specialist I/II	\$51.00 per hour

Work Truck	\$20.00 per hour
Backhoe Tractor	\$30.00 per hour
Front Loader Tractor	\$58.00 per hour
Vactor Truck	\$30.00 per hour
Dump Truck	\$30.00 per hour
Ground Penetrating Radar Uit	\$10.00 per hour
CCTV Camera	\$65.00 per hour

Photocopy Charges	\$0.20 per copy
-------------------	-----------------

<u>Size</u>	<u>Meter Installation Fee</u>
5/8" or 3/4"	\$350.00
1"	\$400.00
1 1/2"	\$450.00
2"	\$700.00
3" or Larger	Actual direct and indirect cost to district. Advance payment to be based on estimated cost.

Preliminary Project Review Fee (large projects)	\$500.00
Plan Review Fees:	
Existing Residential Modifications	\$200.00 per unit plus additional fees
Existing Commercial Modifications	\$400.00 per unit plus additional fees
Plan Review	\$500.00 per unit plus additional fees
Water/Sewer Permit Fee	\$30.00 each
Small Project Inspection Fee (single lot)	\$400.00 per unit
Large Project Inspection Fee (large projects)	\$500.00 per unit plus 3% of water & sewer construction cost
Building Modification/Addition Fee	\$200.00 per unit
Deposit for a Meter Relocation	\$200.00 deposit, plus actual costs
Mark and Locate Fee (USA Markings)	\$100.00 first mark and locate at no-charge, each additional for \$100
Backflow/Cross Connection Control Fee	\$45.00 per device
Additional Backflow/Cross Connection Device	\$30.00 per device
Deposit for New Account/Re-Establish Account	\$35.00 per edu
Meter Test Fee	\$15.00 for 3/4" meter, actual cost for 1" and larger
Returned Check Fee	\$15.00 per returned item
Basic Penalty	10% of the delinquent amount
Additional Penalty	1.50% per month of the delinquent amount

**Marina Coast Water District  
Ord Community Budget Summary  
Budget FY 2017-2018**

1 Ln #	2  REVENUE	3 WATER	4 SEWER	5 RUWAP	6 TOTAL	7 Ln #
1	WATER SALES	4,822,720	-	-	4,822,720	1
2	FLAT RATE ACCOUNTS	750,000	-	-	750,000	2
3	OTHER WATER SALES	8,197	-	-	8,197	3
4	SEWER SALES	-	2,471,605	-	2,471,605	4
5	FIRE SYSTEM CHARGE	162,614	-	-	162,614	5
6	HYDRANT METER WATER SALES	150,000	-	-	150,000	6
7	BACKFLOW PREVENTION	28,000	-	-	28,000	7
8	LATE CHARGES	50,000	-	-	50,000	8
9	PERMITS/PLAN CHECK	30,500	14,000	-	44,500	9
10	WHEELING CHARGE	24,000	-	-	24,000	10
11	DEVELOPER FEES	472,500	115,500	-	588,000	11
12	METER FEES	250,000	-	-	250,000	12
13	CAPACITY FEES/CAPITAL SURCHARGE	2,901,714	988,331	-	3,890,045	13
14	OTHER INCOME	10,800	2,800	-	13,600	14
15	INTEREST INCOME	5,250	1,737	35	7,022	15
16	DEFD REVENUE - BONDS	5,652	1,583	-	7,235	16
17	GRANT REVENUE	-	-	-	-	17
18	IOP RENTAL REVENUE	92,219	25,821	-	118,040	18
19	BLM RENTAL REVENUE	170,979	47,874	-	218,853	19
20	ARMSTRONG RANCH RENTAL REVENUE	1,960	549	-	2,509	20
21	GAIN OR LOSS ON ASSET SALES	-	-	-	-	21
22	FORA RUWAP CONTRIBUTION	-	-	1,750,000	1,750,000	22
23	LOAN PROCEEDS - STATE REVOLVING FUND <sup>1</sup>	-	-	22,950,000	22,950,000	23
24	<b>TOTAL REVENUE AND OTHER SOURCES</b>	<b>9,937,104</b>	<b>3,669,800</b>	<b>24,700,035</b>	<b>38,306,939</b>	24
	<b>EXPENSES</b>					
25	SALARIES & BENEFITS	2,618,275	787,232	-	3,405,508	25
26	DEPT. EXPENSE	2,982,678	597,234	-	3,579,912	26
27	INTEREST EXPENSE	798,889	257,492	303,704	1,360,084	27
28	FRANCHISE & ADMIN FEES	494,230	172,295	-	666,525	28
29	TOTAL C I P/CAPITALIZED EQUIPMENT	1,381,527	1,504,242	24,700,000	27,585,770	29
30	PRINCIPAL DEBT SERVICE	895,147	274,449	213,900	1,383,496	30
31	TRANSFER TO CAP REPLACEMENT FUND	200,000	100,000	-	300,000	31
32	TRANSFER TO/(FROM) RESERVES NET	566,359	(23,145)	(517,569)	25,646	32
33	<b>TOTAL EXPENSES AND OTHER USES</b>	<b>9,937,105</b>	<b>3,669,800</b>	<b>24,700,035</b>	<b>38,306,939</b>	33
34	<b>BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	34

<sup>1</sup>Includes proceeds from the State Revolving Fund to be obtained for the RUWAP Pipeline Project

**Marina Coast Water District  
Budget Expense Summary by Department  
Budget FY 2017-2018**

1 Ln #	2 EXPENSES	3 ORD COMMUNITY WATER	4 SEWER	5 RUWAP	6 TOTAL	7 Ln #
1	ADMIN					1
2	SALARIES & BENEFITS	1,196,248	308,657		1,504,905	2
3	DEPT. EXPENSE	803,393	201,251		1,004,644	3
4	INTEREST EXPENSE	798,889	257,492	303,704	1,360,084	4
5	FRANCHISE & ADMIN FEE	494,230	172,295		666,525	5
6	TOTAL - ADMINISTRATION EXP	3,292,759	939,696	303,704	4,536,159	6
7	O & M					7
8	SALARIES & BENEFITS	705,045	410,762		1,115,806	8
9	DEPT. EXPENSE	1,039,620	211,465		1,251,085	9
10	TOTAL - OPER & MAINT EXP	1,744,665	622,227		2,366,891	10
11	LABORATORY					11
12	SALARIES & BENEFITS	132,877			132,877	12
13	DEPT. EXPENSE	98,935			98,935	13
14	TOTAL - LABORATORY EXP	231,812			231,812	14
15	CONSERVATION					15
16	SALARIES & BENEFITS	174,203			174,203	16
17	DEPT. EXPENSE	104,732			104,732	17
18	TOTAL - CONSERVATION EXP	278,935			278,935	18
19	ENGINEERING					19
20	SALARIES & BENEFITS	409,903	67,813		477,716	20
21	DEPT. EXPENSE	935,998	184,518		1,120,516	21
22	TOTAL - ENGINEERING EXP	1,345,901	252,331		1,598,232	22
23	TOTAL EXPENSES	6,894,072	1,814,254	303,704	9,012,029	23
24	CAPITAL COSTS					24
25	CAPITAL IMPROVEMENT PROJ.	1,285,224	1,440,000	24,700,000	27,425,224	25
26	CAPITALIZED EQUIPMENT	88,106	64,242		152,349	26
27	SEASIDE LAND TRANSFER	8,197			8,197	27
28	TOTAL CIP/CAPITALIZED EQUIPMENT	1,381,527	1,504,242	24,700,000	27,585,770	28
29	TOTAL EXPENSES & CIP	8,275,599	3,318,496	25,003,704	36,597,799	29
30	PRINCIPAL DEBT SERVICE					30
31	PRINCIPAL (2010 Bond)	410,000	114,800		524,800	31
32	PRINCIPAL (2015 Bond)	446,400	148,800	213,900	809,100	32
33	SANTA CRUZ COUNTY BANK LOAN (BLM)	38,747	10,849		49,596	33
34	TOTAL - PRINCIPAL DEBT SERVICE	895,147	274,449	213,900	1,383,496	34
35	TRANSFER TO CAPITAL REPL FUND	200,000	100,000		300,000	35
36	TRANSFER (FROM)/TO CAP REPL RES, NET	(569,206)	(461,758)		(1,030,964)	36
37	TRANSFER (FROM)/TO CAP CHG RES, NET	1,654,701	61,076	(517,569)	1,198,209	37
38	TRANSFER (FROM)/TO OPERATING RES, NET	(519,136)	377,537		(141,599)	38
39	TOTAL - TRANSFERS (FROM)/TO RES, NET	566,359	(23,145)	(517,569)	25,646	39
40	TOTAL EXPENSES & USES	9,937,105	3,669,800	24,700,035	38,306,939	40

**Marina Coast Water District  
Budget Summary Comparison  
Budget FY 2017-2018**

	2015-2016 ACTUALS	2016-2017 EST. ACTUALS	2016-2017 ADOPTED	2017-2018 PROPOSED	BUD vs. BUD % CHANGE	BUD vs. EST % CHANGE
<b>REVENUE</b>						
1 WATER SALES	3,775,294	4,692,885	4,334,328	4,972,720	14.7%	6.0%
2 FLAT RATE ACCOUNTS	1,190,703	1,287,527	1,100,000	750,000	-31.8%	-41.7%
3 OTHER WATER SALES	51,333	7,958	-	8,197	-	3.0%
4 SEWER SALES	2,090,097	2,288,523	2,135,168	2,471,605	15.8%	8.0%
5 FIRE SYSTEM CHARGE	146,157	157,877	153,446	162,614	6.0%	3.0%
6 BACKFLOW PREVENTION	25,866	25,203	28,000	28,000	0.0%	11.1%
7 LATE CHARGES	84,240	46,884	50,000	50,000	0.0%	6.6%
8 PERMITS/PLAN CHECK	35,037	32,860	44,500	44,500	0.0%	35.4%
9 WHEELING CHARGE	24,000	48,000	24,000	24,000	0.0%	-50.0%
10 DEVELOPER FEES	677,606	482,293	590,000	588,000	-0.3%	21.9%
11 METER FEES	105,396	115,255	75,000	250,000	233.3%	116.9%
12 CAPACITY FEES/CAPITAL SURCHARGE	2,248,958	4,959,472	3,437,666	3,890,045	13.2%	-21.6%
13 OTHER INCOME	12,168	13,777	13,400	13,600	1.5%	-1.3%
14 INTEREST INCOME	590,419	16,732	6,382	7,022	10.0%	-58.0%
15 DEFD REVENUE - BONDS	127,952	7,235	7,235	7,235	0.0%	0.0%
16 RENTAL REVENUE	489,591	362,406	118,040	339,402	187.5%	-6.3%
17 GRANT REVENUE	-	-	-	-	0.0%	0.0%
18 GAIN OR LOSS ON ASSET SALES	1,273	-	169,496	-	0.0%	0.0%
19 GAIN OR LOSS BOND ACCOUNTS	(413,157)	3	-	-	0.0%	-100.0%
20 FORA RUWAP CONTRIBUTION	-	1,590,600	1,590,600	1,750,000	10.0%	10.0%
21 LOAN PROCEEDS - ST REV FUND <sup>1</sup>	-	-	11,079,400	22,950,000	107%	-
<b>22 TOTAL REVENUE</b>	<b>11,262,933</b>	<b>16,135,487</b>	<b>24,956,661</b>	<b>38,306,939</b>	<b>53.5%</b>	<b>137.4%</b>
<b>EXPENSES</b>						
23 SALARIES & BENEFITS	2,841,136	3,304,746	3,340,561	3,405,508	1.9%	3.0%
24 DEPT. EXPENSE	2,725,749	2,766,645	3,170,869	3,579,912	12.9%	29.4%
25 INTEREST EXPENSE	2,711,703	1,345,785	1,384,668	1,360,084	-1.8%	1.1%
26 FRANCHISE & ADMIN FEES	394,812	430,052	392,000	666,525	70.0%	55.0%
27 TOTAL C IP/CAPITALIZED EQUIPMENT	1,074,132	3,242,767	15,105,134	27,585,770	82.6%	750.7%
28 PRINCIPAL DEBT SERVICE	2,727,258	1,328,530	1,328,530	1,383,496	4.1%	4.1%
29 TRANSFER TO CAP REPLACEMENT FUND	300,000	300,000	300,000	300,000	100.0%	100.0%
30 TRANSFER (FROM)/TO RESERVES	(1,511,857)	3,416,962	(65,100)	25,646	-139.4%	-99.2%
<b>31 TOTAL EXPENSES</b>	<b>11,262,933</b>	<b>16,135,487</b>	<b>24,956,661</b>	<b>38,306,939</b>	<b>53.5%</b>	<b>137.4%</b>
<b>32 BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup>Includes proceeds from the State Revolving Fund to be obtained for the RUWAP Pipeline Project

Marina Coast Water District

MARINA COAST WATER DISTRICT  
REVENUE BUDGET FOR FY 2017-2018

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	ORD WATER		BUD vs BUD % CHANGE	BUD vs EST % CHANGE
				2016-2017 ESTIMATED	2017-2018 PROPOSED		
WATER SALES RESIDENTIAL	3,446,856	3,775,285	4,334,328	2,982,233	3,161,166	-27.1%	6.0%
WATER SALES BUSINESS	-	9	-	804,462	852,730	-	6.0%
WATER SALES SCHOOLS	-	-	-	333,393	353,396	-	6%
WATER SALES MULTIPLES	-	-	-	354,320	375,580	-	6.0%
WATER SALES GOVERNMENT	-	-	-	75,328	79,848	-	6.0%
FIRE SYSTEM CHARGE	123,543	146,157	153,446	157,877	162,614	6.0%	3.0%
HYDRANT METER WATER SALES	-	-	-	143,149	150,000	-	4.8%
OTHER WATER SALES	1,215,277	51,333	-	7,958	8,197	-	3.0%
LATE CHARGE FEES	48,725	84,240	50,000	46,884	50,000	0.0%	6.6%
BACKFLOW REVENUE	24,774	25,866	28,000	25,203	28,000	0.0%	11.1%
FLAT RATE ACCOUNTS	1,069,432	1,190,703	1,100,000	1,287,527	750,000	-31.8%	-41.7%
RECLAIMED WATER SALES	-	-	-	-	-	-	-
PLAN CHECK/PERMIT FEES	6,617	23,664	30,500	19,080	30,500	0.0%	59.9%
MAINTENANCE REVENUE	-	-	-	-	-	-	-
METER FEES	83,257	105,396	75,000	115,255	250,000	233.3%	116.9%
WHEELING CHARGE	24,000	24,000	24,000	48,000	24,000	0.0%	-50.0%
DEVELOPER FEES	493,572	498,525	450,000	377,514	472,500	5.0%	25.2%
SEWER SALES BUSINESS	-	-	-	-	-	-	-
SEWER SALES RESIDENTIAL	-	-	-	-	-	-	-
<b>TOTAL OPERATING REVENUES</b>	<b>6,536,053</b>	<b>5,925,177</b>	<b>6,245,274</b>	<b>6,778,182</b>	<b>6,748,530</b>	<b>8.1%</b>	<b>-0.4%</b>
CAPITAL SURCHARGE	161,948	168,185	168,260	166,295	166,300	-1.2%	0.0%
CAPACITY CHARGES	830,218	1,431,627	2,272,565	3,528,418	2,735,414	20.4%	-22.5%
INTEREST INCOME	14,461	15,719	4,740	12,214	4,740	0.0%	-61.2%
INTEREST INCOME INTERNAL LOAN	-	-	-	-	-	-	-
INTEREST INCOME - 2006 BOND	82,241	5,001	-	-	-	-	-
INTEREST INCOME - 2006 BONDS ESCROW	-	309,291	-	-	-	-	-
INTEREST INCOME - 2010 BOND	70	370	48	474	475	889.6%	0.2%
INTEREST INCOME - 2015 BONDS	-	53	4	35	35	775.0%	-1.2%
OTHER INCOME	5,355	2,999	10,800	4,446	10,800	0.0%	142.9%
INSURANCE REFUNDS	-	-	-	-	-	-	-
DEFD REVENUE -2006 SERIES BOND	19,882	-	-	-	-	-	-
DEFD REVENUE -2010 SERIES BOND	5,652	5,652	5,652	5,652	5,652	0.0%	0.0%
DEFERRED REVENUE - 2015 A BOND	-	65,436	-	-	-	-	-
DEFERRED REVENUE - 2015 B BOND	-	1,167	-	-	-	-	-
IOP RENTAL REVEUE	89,719	89,719	92,219	110,190	92,219	0.0%	-16.3%
BLM RENTAL REVEUE	-	292,773	132,419	170,979	170,979	29.1%	0.0%
ARMSTRONG RANCH RENTAL REVENUE	-	-	-	1,960	1,960	-	0.0%
GRANT REVENUE	-	-	-	-	-	-	-
GAIN/LOSS ON ASSET SALES	1,300	1,156	-	-	-	-	-
GAIN/LOSS 2006 ESCROW FUND	-	(227,948)	-	-	-	-	-
GAIN/LOSS 2010 BOND	-	-	-	2	-	-	-
FORA RUWAP REIMBURSEMENT	-	-	-	-	-	-	-
LOAN PROCEEDS - STATE REVOLVING FUND <sup>1</sup>	-	-	-	-	-	-	-
TRANSFER FROM RESERVES	-	-	-	-	-	-	-
<b>TOTAL NON OPERATING REVENUES</b>	<b>1,210,847</b>	<b>2,161,200</b>	<b>2,686,707</b>	<b>4,000,665</b>	<b>3,188,574</b>	<b>18.7%</b>	<b>-20.3%</b>
<b>TOTAL REVENUE</b>	<b>7,746,900</b>	<b>8,086,377</b>	<b>8,931,981</b>	<b>10,778,847</b>	<b>9,937,104</b>	<b>11.3%</b>	<b>-7.8%</b>

Marina Coast Water District

MARINA COAST WATER DISTRICT  
REVENUE BUDGET FOR FY 2017-2018

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	ORD SEWER		BUD vs BUD % CHANGE	BUD vs EST % CHANGE
				2016-2017 ESTIMATED	2017-2018 PROPOSED		
WATER SALES RESIDENTIAL	-	-	-	-	-	-	-
WATER SALES BUSINESS	-	-	-	-	-	-	-
WATER SALES SCHOOLS	-	-	-	-	-	-	-
WATER SALES MULTIPLES	-	-	-	-	-	-	-
WATER SALES GOVERNMENT	-	-	-	-	-	-	-
FIRE SYSTEM CHARGE	-	-	-	-	-	-	-
HYDRANT METER WATER SALES	-	-	-	-	-	-	-
OTHER WATER SALES	-	-	-	-	-	-	-
LATE CHARGE FEES	-	-	-	-	-	-	-
BACKFLOW REVENUE	-	-	-	-	-	-	-
FLAT RATE ACCOUNTS	-	-	-	-	-	-	-
RECLAIMED WATER SALES	-	-	-	-	-	-	-
PLAN CHECK/PERMIT FEES	6,117	11,373	14,000	13,780	14,000	0.0%	1.6%
MAINTENANCE REVENUE	-	-	-	-	-	-	-
METER FEES	-	-	-	-	-	-	-
WHEELING CHARGE	-	-	-	-	-	-	-
DEVELOPER FEES	186,046	179,082	140,000	104,779	115,500	-17.5%	10.2%
SEWER SALES BUSINESS	1,871,721	2,090,097	2,135,168	483,625	522,315	-75.5%	8.0%
SEWER SALES RESIDENTIAL	-	-	-	1,804,898	1,949,290	-	8.0%
<b>TOTAL OPERATING REVENUES</b>	<b>2,063,884</b>	<b>2,280,552</b>	<b>2,289,168</b>	<b>2,407,082</b>	<b>2,601,105</b>	<b>13.6%</b>	<b>8.1%</b>
CAPITAL SURCHARGE	38,350	39,866	39,900	39,883	39,900	0.0%	0.0%
CAPACITY CHARGES	292,758	609,281	956,941	1,224,877	948,431	-0.9%	-22.6%
INTEREST INCOME	3,785	4,759	1,572	3,818	1,572	0.0%	-58.8%
INTEREST INCOME INTERNAL LOAN	-	-	-	-	-	-	-
INTEREST INCOME - 2006 BOND	33,928	3,165	-	-	-	-	-
INTEREST INCOME - 2006 BONDS ESCROW	-	103,097	-	-	-	-	-
INTEREST INCOME - 2010 BOND	20	104	14	140	145	935.7%	3.8%
INTEREST INCOME - 2015 BONDS	-	18	2	19	20	900.0%	4.4%
OTHER INCOME	9,459	9,170	2,600	9,331	2,800	7.7%	-70.0%
INSURANCE REFUNDS	-	-	-	-	-	-	-
DEFD REVENUE -2006 SERIES BOND	7,809	-	-	-	-	-	-
DEFD REVENUE -2010 SERIES BOND	1,583	1,583	1,583	1,583	1,583	0.0%	0.0%
DEFERRED REVENUE - 2015 A BOND	-	21,812	-	-	-	-	-
DEFERRED REVENUE - 2015 B BOND	-	389	-	-	-	-	-
IOP RENTAL REVEUE	35,888	25,121	25,821	30,853	25,821	0.0%	-16.3%
BLM RENTAL REVEUE	-	81,977	37,077	47,874	47,874	29.1%	0.0%
ARMSTRONG RANCH RENTAL REVENUE	-	-	-	549	549	-	0.0%
GRANT REVENUE	-	-	-	-	-	-	-
GAIN/LOSS ON ASSET SALES	275	117	-	-	-	-	-
GAIN/LOSS 2006 ESCROW FUND	-	(75,983)	-	-	-	-	-
GAIN/LOSS 2010 BOND	-	-	-	1	-	-	-
FORA RUWAP REIMBURSEMENT	-	-	-	-	-	-	-
LOAN PROCEEDS - STATE REVOLVING FUND <sup>1</sup>	-	-	-	-	-	-	-
TRANSFER FROM RESERVES	-	-	-	-	-	-	-
<b>TOTAL NON OPERATING REVENUES</b>	<b>423,854</b>	<b>824,474</b>	<b>1,065,510</b>	<b>1,358,927</b>	<b>1,068,695</b>	<b>0.3%</b>	<b>-21.4%</b>
<b>TOTAL REVENUE</b>	<b>2,487,738</b>	<b>3,105,026</b>	<b>3,354,678</b>	<b>3,766,009</b>	<b>3,669,800</b>	<b>9.4%</b>	<b>-2.6%</b>



Marina Coast Water District

MARINA COAST WATER DISTRICT  
REVENUE BUDGET FOR FY 2017-2018

ACCOUNT NAME	RUWAP				2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED			
WATER SALES RESIDENTIAL	-	-	-	-	-	-	-
WATER SALES BUSINESS	-	-	-	-	-	-	-
WATER SALES SCHOOLS	-	-	-	-	-	-	-
WATER SALES MULTIPLES	-	-	-	-	-	-	-
WATER SALES GOVERNMENT	-	-	-	-	-	-	-
FIRE SYSTEM CHARGE	-	-	-	-	-	-	-
HYDRANT METER WATER SALES	-	-	-	-	-	-	-
OTHER WATER SALES	-	-	-	-	-	-	-
LATE CHARGE FEES	-	-	-	-	-	-	-
BACKFLOW REVENUE	-	-	-	-	-	-	-
FLAT RATE ACCOUNTS	-	-	-	-	-	-	-
RECLAIMED WATER SALES	-	-	-	-	-	-	-
PLAN CHECK/PERMIT FEES	-	-	-	-	-	-	-
MAINTENANCE REVENUE	-	-	-	-	-	-	-
METER FEES	-	-	-	-	-	-	-
WHEELING CHARGE	-	-	-	-	-	-	-
DEVELOPER FEES	-	-	-	-	-	-	-
SEWER SALES BUSINESS	-	-	-	-	-	-	-
SEWER SALES RESIDENTIAL	-	-	-	-	-	-	-
<b>TOTAL OPERATING REVENUES</b>	-	-	-	-	-	-	-
CAPITAL SURCHARGE	-	-	-	-	-	-	-
CAPACITY CHARGES	-	-	-	-	-	-	-
INTEREST INCOME	-	-	-	-	-	-	-
INTEREST INCOME INTERNAL LOAN	-	-	-	-	-	-	-
INTEREST INCOME - 2006 BOND	10,113	615	-	-	-	-	-
INTEREST INCOME - 2006 BONDS ESCROW	-	148,202	-	-	-	-	-
INTEREST INCOME - 2010 BOND	-	-	-	-	-	-	-
INTEREST INCOME - 2015 BONDS	-	26	2	32	35	1650.0%	9.3%
OTHER INCOME	-	-	-	-	-	-	-
INSURANCE REFUNDS	-	-	-	-	-	-	-
DEFD REVENUE -2006 SERIES BOND	3,301	-	-	-	-	-	-
DEFD REVENUE -2010 SERIES BOND	-	-	-	-	-	-	-
DEFERRED REVENUE - 2015 A BOND	-	31,355	-	-	-	-	-
DEFERRED REVENUE - 2015 B BOND	-	559	-	-	-	-	-
IOP RENTAL REVEUE	-	-	-	-	-	-	-
BLM RENTAL REVEUE	-	-	-	-	-	-	-
ARMSTRONG RANCH RENTAL REVENUE	-	-	-	-	-	-	-
GRANT REVENUE	-	-	-	-	-	-	-
GAIN/LOSS ON ASSET SALES	-	-	-	-	-	-	-
GAIN/LOSS 2006 ESCROW FUND	-	(109,225)	-	-	-	-	-
GAIN/LOSS 2010 BOND	-	-	-	-	-	-	-
FORA RUWAP REIMBURSEMENT	-	-	1,590,600	1,590,600	1,750,000	10.0%	10.0%
LOAN PROCEEDS - STATE REVOLVING FUND <sup>1</sup>	-	-	11,079,400	-	22,950,000	107.1%	-
TRANSFER FROM RESERVES	-	-	-	-	-	-	-
<b>TOTAL NON OPERATING REVENUES</b>	<b>13,413</b>	<b>71,531</b>	<b>12,670,002</b>	<b>1,590,632</b>	<b>24,700,035</b>	<b>94.9%</b>	<b>1452.8%</b>
<b>TOTAL REVENUE</b>	<b>13,413</b>	<b>71,531</b>	<b>12,670,002</b>	<b>1,590,632</b>	<b>24,700,035</b>	<b>94.9%</b>	<b>1452.8%</b>

Marina Coast Water District

MARINA COAST WATER DISTRICT  
REVENUE BUDGET FOR FY 2017-2018

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	TOTAL 2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WATER SALES RESIDENTIAL	3,446,856	3,775,285	4,334,328	2,982,233	3,161,166	-27.1%	6.0%
WATER SALES BUSINESS	-	9	-	804,462	852,730	-	6.0%
WATER SALES SCHOOLS	-	-	-	333,393	353,396	-	6%
WATER SALES MULTIPLES	-	-	-	354,320	375,580	-	6.0%
WATER SALES GOVERNMENT	-	-	-	75,328	79,848	-	6.0%
FIRE SYSTEM CHARGE	123,543	146,157	153,446	157,877	162,614	6.0%	3.0%
HYDRANT METER WATER SALES	-	-	-	143,149	150,000	-	4.8%
OTHER WATER SALES	1,215,277	51,333	-	7,958	8,197	-	3.0%
LATE CHARGE FEES	48,725	84,240	50,000	46,884	50,000	0.0%	6.6%
BACKFLOW REVENUE	24,774	25,866	28,000	25,203	28,000	0.0%	11.1%
FLAT RATE ACCOUNTS	1,069,432	1,190,703	1,100,000	1,287,527	750,000	-31.8%	-41.7%
RECLAIMED WATER SALES	-	-	-	-	-	-	-
PLAN CHECK/PERMIT FEES	12,734	35,037	44,500	32,860	44,500	0.0%	35.4%
MAINTENANCE REVENUE	-	-	-	-	-	-	-
METER FEES	83,257	105,396	75,000	115,255	250,000	233.3%	116.9%
WHEELING CHARGE	24,000	24,000	24,000	48,000	24,000	0.0%	-50.0%
DEVELOPER FEES	679,618	677,606	590,000	482,293	588,000	-0.3%	21.9%
SEWER SALES BUSINESS	1,871,721	2,090,097	2,135,168	483,625	522,315	-75.5%	8.0%
SEWER SALES RESIDENTIAL	-	-	-	1,804,898	1,949,290	-	8.0%
<b>TOTAL OPERATING REVENUES</b>	<b>8,599,937</b>	<b>8,205,728</b>	<b>8,534,442</b>	<b>9,185,263</b>	<b>9,349,635</b>	<b>9.6%</b>	<b>1.8%</b>
CAPITAL SURCHARGE	200,299	208,050	208,160	206,178	206,200	-0.9%	0.0%
CAPACITY CHARGES	1,122,975	2,040,908	3,229,506	4,753,295	3,683,845	14.1%	-22.5%
INTEREST INCOME	18,247	20,479	6,312	16,031	6,312	0.0%	-60.6%
INTEREST INCOME INTERNAL LOAN	-	-	-	-	-	-	-
INTEREST INCOME - 2006 BOND	126,282	8,781	-	-	-	-	-
INTEREST INCOME - 2006 BONDS ESCROW	-	560,589	-	-	-	-	-
INTEREST INCOME - 2010 BOND	90	473	62	614	620	900.0%	1.0%
INTEREST INCOME - 2015 BONDS	-	97	8	87	90	1025.0%	3.9%
OTHER INCOME	14,814	12,168	13,400	13,777	13,600	1.5%	-1.3%
INSURANCE REFUNDS	-	-	-	-	-	-	-
DEFD REVENUE -2006 SERIES BOND	30,992	-	-	-	-	-	-
DEFD REVENUE -2010 SERIES BOND	7,235	7,235	7,235	7,235	7,235	0.0%	0.0%
DEFERRED REVENUE - 2015 A BOND	-	118,602	-	-	-	-	-
DEFERRED REVENUE - 2015 B BOND	-	2,115	-	-	-	-	-
IOP RENTAL REVEUE	125,607	114,841	118,040	141,043	118,040	0.0%	-16.3%
BLM RENTAL REVEUE	-	374,750	169,496	218,853	218,853	29.1%	0.0%
ARMSTRONG RANCH RENTAL REVENUE	-	-	-	2,509	2,509	-	0.0%
GRANT REVENUE	-	-	-	-	-	-	-
GAIN/LOSS ON ASSET SALES	1,575	1,273	-	-	-	-	-
GAIN/LOSS 2006 ESCROW FUND	-	(413,157)	-	-	-	-	-
GAIN/LOSS 2010 BOND	-	-	-	3	-	-	-
FORA RUWAP REIMBURSEMENT	-	-	1,590,600	1,590,600	1,750,000	10.0%	10.0%
LOAN PROCEEDS - STATE REVOLVING FUND <sup>1</sup>	-	-	11,079,400	-	22,950,000	107.1%	-
TRANSFER FROM RESERVES	-	-	-	-	-	-	-
<b>TOTAL NON OPERATING REVENUES</b>	<b>1,648,115</b>	<b>3,057,205</b>	<b>5,342,819</b>	<b>6,950,224</b>	<b>28,957,304</b>	<b>442.0%</b>	<b>316.6%</b>
<b>TOTAL REVENUE</b>	<b>10,248,052</b>	<b>11,262,933</b>	<b>13,877,261</b>	<b>16,135,487</b>	<b>38,306,939</b>	<b>176.0%</b>	<b>137.4%</b>

MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	ORD WATER						BUD vs BUD % CHANGE	BUD vs EST % CHANGE
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED			
WAGES - ADM	524,044	575,763	721,898	644,841	734,315	1.7%	13.9%	
WAGES ALLOCATED TO CAPITAL	-	-	(27,000)	-	-	-	-	
OVERTIME	11,139	23,926	12,536	25,392	14,696	17.2%	-42.1%	
FICA EXPENSE	29,559	34,831	41,751	32,607	42,750	2.4%	31.1%	
MEDI EXPENSE	7,511	8,416	10,649	9,439	10,860	2.0%	15.1%	
MEDICAL INSURANCE EXPENSE	85,702	89,332	143,622	102,211	144,540	0.6%	41.4%	
DENTAL INSURANCE EXPENSE	4,235	4,165	7,516	5,144	6,159	-18.1%	19.7%	
VISION INSURANCE EXPENSE	1,225	1,310	2,498	1,463	2,498	0.0%	70.7%	
WORKERS COMP. INSURANCE	4,237	5,046	8,685	5,722	8,886	2.3%	55.3%	
LIFE INSURANCE EXPENSE	1,680	2,011	2,081	2,198	2,109	1.3%	-4.1%	
UNIFORM BENEFIT	-	-	-	1,508	1,053	-	-30.2%	
BOOT BENEFIT	-	-	-	250	272	-	9.0%	
SUI EXPENSE	1,836	1,879	1,996	475	1,996	0.0%	319.9%	
ETT EXPENSE	55	60	60	15	60	0.8%	312.3%	
CAR ALLOWANCE EXPENSE	1,560	2,795	2,916	2,916	2,916	0.0%	0.0%	
DISABILITY PLAN	1,193	1,727	1,873	2,388	1,906	1.7%	-20.2%	
MOVING EXPENSE	-	738	-	-	-	-	-	
CALPERS RETIREMENT (ER) - Classic Plan	38,854	47,406	45,909	57,536	57,465	25.2%	-0.1%	
CALPERS RETIREMENT (EE) - Classic Plan	32,296	36,377	42,936	39,523	40,293	-6.2%	1.9%	
CALPERS-62 RETIREMENT (ER)	982	2,072	19,652	4,561	13,769	100.0%	201.9%	
CALPERS-62 RETIREMENT (EE)	1,229	18	-	-	-	100.0%	-	
PENSION EXPENSE	(6,726)	(121,109)	-	-	-	100.0%	-	
PARS RETIREMENT	67,124	69,706	69,706	69,706	69,706	0.0%	0.0%	
OPEB EXPENSE	22,344	28,116	32,400	29,160	31,320	-3.3%	7.4%	
TUITION REIMBURSEMENT	-	-	-	5,440	5,440	-	0.0%	
BOARD COMPENSATION	780	1,944	3,240	2,214	3,240	0.0%	46.3%	
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>830,859</b>	<b>816,526</b>	<b>1,144,924</b>	<b>1,044,709</b>	<b>1,196,248</b>	<b>4.5%</b>	<b>14.5%</b>	
LIABILITY INSURANCE	51,133	51,963	53,460	53,541	54,000	1.0%	0.9%	
PROPERTY INSURANCE	15,708	15,216	13,500	14,234	13,500	0.0%	-5.2%	
AUTO INSURANCE	2,899	2,973	3,240	3,102	3,240	0.0%	4.5%	
PROPERTY TAXES	-	1,419	1,890	1,329	1,890	0.0%	42.2%	
OFFICE POWER/GAS	5,689	8,440	8,100	8,573	8,640	6.7%	0.8%	
BUILDING SECURITY	7,619	1,324	10,800	6,099	6,480	-40.0%	6.2%	
TRASH SERVICES	3,447	4,483	4,374	4,678	4,860	11.1%	3.9%	
ANSWERING SERVICE	1,220	1,153	1,404	1,381	1,404	0.0%	1.6%	
PHONE	18,998	20,363	21,600	19,468	18,900	-12.5%	-2.9%	
RENT/LEASE EQUIPMENT	14,696	13,514	18,900	13,995	14,040	-25.7%	0.3%	
POSTAGE	7,865	8,047	29,700	17,048	24,300	-18.2%	42.5%	
PRINTING	4,854	6,609	16,200	11,684	16,200	0.0%	38.6%	
OFFICE SUPPLY	3,222	5,314	4,320	5,114	5,400	25.0%	5.6%	
GENERAL SUPPLY	3,996	4,487	5,400	5,059	5,400	0.0%	6.7%	
COMPUTERS/DATA PROCESSING	14,383	7,477	9,180	13,450	8,100	-11.8%	-39.8%	
SOFTWARE AND LICENSING	26,751	7,709	17,874	12,651	23,004	28.7%	81.8%	
ADVERTISEMENT	4,639	5,199	8,100	10,975	8,100	0.0%	-26.2%	
MAINTENANCE AGREEMENTS	31,594	38,000	39,420	30,955	35,100	-11.0%	13.4%	
HOSPITALITY & AWARDS	1,539	1,525	2,160	2,148	2,160	0.0%	0.6%	
BOARD MEETING VIDEO RECORDING	3,468	3,532	3,240	2,765	3,240	0.0%	17.2%	
ACCOUNTING SERVICES	13,203	16,933	16,200	16,485	17,280	6.7%	4.8%	
CONSULTING SERVICES	79,268	97,938	204,120	152,559	208,980	2.4%	37.0%	
LEGAL FEES	121,410	115,473	116,100	138,811	124,200	7.0%	-10.5%	

MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	ORD WATER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WATER AUGMENTATION EXPENSE	-	-	-	-	-	-	-
CONFERENCE ATTENDANCE	2,064	386	3,977	3,085	5,958	49.8%	93.1%
CONFERENCE (BOD)	1,802	1,120	2,700	65	2,700	0.0%	4066.7%
EDUCATION EXPENSES	6,818	4,419	8,598	2,010	12,666	47.3%	530.0%
TRAVEL	4,502	955	11,930	5,316	11,442	-4.1%	115.2%
SAFETY	957	1,622	1,350	1,025	1,350	0.0%	31.7%
MEMBERSHIPS & DUES	10,854	15,741	19,400	12,504	15,673	-19.2%	25.3%
PERMITS	16,066	12,866	22,680	16,770	18,900	-16.7%	12.7%
MISCELLANEOUS	-	-	-	-	-	-	-
BANK & ADMINISTRATION FEE	33,296	39,437	40,500	47,148	48,600	20.0%	3.1%
BANK FEE - 2006 BOND	-	-	648	648	648	0.0%	0.0%
BANK FEE - 2010 BOND	-	-	648	648	648	0.0%	0.0%
INTEREST EXPENSE	62	28	-	-	-	-	-
INTEREST - INTERNAL LOAN	86	-	-	-	-	-	-
2006 BOND INTEREST EXPENSE	889,407	797,723	-	-	-	-	-
2010 BOND INTEREST EXPENSE	129,217	114,667	100,825	100,826	85,125	-15.6%	-15.6%
2015 BOND INTEREST EXPENSE	-	607,262	646,848	646,848	633,816	-2.0%	-2.0%
2006 ESCROW FUND INTEREST EXP	-	38,238	-	-	-	-	-
LEASED EQUIPMENT INTEREST	-	-	-	-	-	-	-
IOP INTEREST EXPENSE	19,544	9,054	-	-	-	-	-
BLM INT EXP LINE OF CREDIT	-	819	-	1,735	-	-	-
BLM INT EXP COMMERCIAL LOAN	-	1,835	-	3,762	-	-	-
BLM INT EXP CONSTRUCTION LOAN	-	11,331	65,000	29,125	79,948	23.0%	174.5%
BLM LOAN FEES	-	-	-	12,723	-	-	-
2015 BONDS SERIES-A FEES	-	125,291	-	-	-	-	-
2015 BONDS SERIES-B FEES	-	3,605	-	-	-	-	-
METER READER GEN MAINT/EQUIP	-	18	-	2,173	2,040	-	-6.1%
METERS (METER READER ONLY)	-	-	-	64,690	27,200	-	-58.0%
IOP GENERAL EXPENSES	1,539	927	1,000	1,464	1,500	50.0%	2.5%
IOP EXPENSE	8,339	3,375	3,375	5,500	5,500	63.0%	0.0%
IOP PERMITS	582	285	582	582	600	3.1%	3.1%
IOP MAINTENANCE	1,135	783	700	1,145	1,200	71.4%	4.8%
BLM GENERAL EXPENSES	-	7,698	9,600	20,387	20,500	113.5%	0.6%
BLM ASSOCIATION FEES	-	3,375	3,375	5,500	3,375	0.0%	-38.6%
BLM MAINTENANCE	-	25,655	-	971	975	-	0.5%
BLM LEASE COMMISSION FEES	-	94,018	-	-	-	-	-
FRANCHISE FEE	270,243	311,538	315,000	346,323	412,000	30.8%	19.0%
FORA ADMIN./LIAISON FEES	25,000	25,000	25,000	18,997	25,000	0.0%	31.6%
MEMBERSHIP ON FORA BOARD	37,000	37,000	37,000	43,000	57,230	54.7%	33.1%
BAD DEBT EXPENSE	34,212	-	13,500	13,500	13,500	0.0%	0.0%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>1,930,324</b>	<b>2,735,159</b>	<b>1,943,518</b>	<b>1,954,577</b>	<b>2,096,512</b>	<b>7.9%</b>	<b>7.3%</b>
<b>TOTAL EXPENSE</b>	<b>2,761,183</b>	<b>3,551,685</b>	<b>3,088,442</b>	<b>2,999,286</b>	<b>3,292,759</b>	<b>6.6%</b>	<b>9.8%</b>

MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	ORD SEWER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - ADM	111,178	128,000	173,790	150,229	190,378	9.5%	26.7%
WAGES ALLOCATED TO CAPITAL	-	-	(6,500)	-	-	-	-
OVERTIME	2,360	5,317	3,018	5,951	3,810	26.2%	-36.0%
FICA EXPENSE	6,267	7,752	10,051	7,544	11,083	10.3%	46.9%
MEDI EXPENSE	1,598	1,873	2,564	2,200	2,816	9.8%	28.0%
MEDICAL INSURANCE EXPENSE	17,835	19,427	34,576	22,019	37,473	8.4%	70.2%
DENTAL INSURANCE EXPENSE	902	925	1,809	1,114	1,597	-11.7%	43.4%
VISION INSURANCE EXPENSE	260	291	601	331	648	7.8%	95.8%
WORKERS COMP. INSURANCE	904	1,119	2,091	1,178	2,304	10.2%	95.6%
LIFE INSURANCE EXPENSE	355	447	501	529	547	9.1%	3.3%
UNIFORM BENEFIT	-	-	-	347	273	-	-21.3%
BOOT BENEFIT	-	-	-	-	-	-	-
SUI EXPENSE	390	418	480	90	517	7.8%	477.5%
ETT EXPENSE	12	13	15	3	16	4.5%	478.6%
CAR ALLOWANCE EXPENSE	330	621	702	700	756	7.7%	8.0%
DISABILITY PLAN	252	384	451	575	494	9.5%	-14.1%
MOVING EXPENSE	-	164	-	-	-	-	-
CALPERS RETIREMENT (ER) - Classic Plan	8,263	10,534	11,052	13,560	14,898	34.8%	9.9%
CALPERS RETIREMENT (EE) - Classic Plan	6,870	8,086	10,337	9,247	10,446	1.1%	13.0%
CALPERS-62 RETIREMENT (ER)	208	460	4,731	996	3,570	100.0%	258.4%
CALPERS-62 RETIREMENT (EE)	260	4	-	-	-	100.0%	-
PENSION EXPENSE	(1,422)	(26,910)	-	-	-	100.0%	-
PARS RETIREMENT	14,199	15,490	16,781	16,781	18,072	7.7%	7.7%
OPEB EXPENSE	4,740	6,251	7,800	7,020	8,120	4.1%	15.7%
TUITION REIMBURSEMENT	-	-	-	-	-	-	-
BOARD COMPENSATION	165	432	780	533	840	7.7%	57.6%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>175,926</b>	<b>181,099</b>	<b>275,630</b>	<b>240,945</b>	<b>308,657</b>	<b>12.0%</b>	<b>28.1%</b>
LIABILITY INSURANCE	10,870	11,411	12,870	12,647	14,000	8.8%	10.7%
PROPERTY INSURANCE	2,889	2,790	3,250	3,184	3,500	7.7%	9.9%
AUTO INSURANCE	632	637	780	761	840	7.7%	10.3%
PROPERTY TAXES	-	321	455	329	490	7.7%	49.0%
OFFICE POWER/GAS	1,799	1,852	1,950	2,038	2,240	14.9%	9.9%
BUILDING SECURITY	1,639	294	2,600	1,468	1,680	-35.4%	14.4%
TRASH SERVICES	731	996	1,053	1,126	1,260	19.7%	11.9%
ANSWERING SERVICE	258	256	338	333	364	7.7%	9.5%
PHONE	4,363	4,184	5,200	4,517	4,900	-5.8%	8.5%
RENT/LEASE EQUIPMENT	3,109	3,003	4,550	3,369	3,640	-20.0%	8.0%
POSTAGE	7,114	6,643	7,150	6,099	6,300	-11.9%	3.3%
PRINTING	2,880	5,152	3,900	4,801	4,200	7.7%	-12.5%
OFFICE SUPPLY	608	1,205	1,040	1,266	1,400	34.6%	10.6%
GENERAL SUPPLY	845	988	1,300	1,214	1,400	7.7%	15.3%
COMPUTERS/DATA PROCESSING	3,012	1,655	2,210	3,238	2,100	-5.0%	-35.1%
SOFTWARE AND LICENSING	7,665	2,224	4,303	3,046	5,964	38.6%	95.8%
ADVERTISEMENT	981	1,104	1,950	2,564	2,100	7.7%	-18.1%
MAINTENANCE AGREEMENTS	8,718	11,495	9,490	9,571	9,100	-4.1%	-4.9%
HOSPITALITY & AWARDS	326	464	520	509	560	7.7%	10.1%
BOARD MEETING VIDEO RECORDING	734	785	780	666	840	7.7%	26.2%
ACCOUNTING SERVICES	3,116	3,975	3,900	4,027	4,480	14.9%	11.2%
CONSULTING SERVICES	23,556	21,789	49,140	32,617	54,180	10.3%	66.1%
LEGAL FEES	22,979	18,422	27,950	21,142	32,200	15.2%	52.3%

MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	ORD SEWER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WATER AUGMENTATION EXPENSE	-	-	-	-	-	-	-
CONFERENCE ATTENDANCE	301	614	1,450	210	1,443	-0.5%	586.6%
CONFERENCE (BOD)	201	120	650	16	700	7.7%	4387.2%
EDUCATION EXPENSES	665	971	2,383	192	4,601	93.1%	2302.2%
TRAVEL	1,896	1,015	3,633	263	2,706	-25.5%	929.9%
SAFETY	227	120	325	218	350	7.7%	60.6%
MEMBERSHIPS & DUES	2,025	3,498	2,700	1,746	2,847	5.4%	63.0%
PERMITS	8,502	8,617	5,460	3,957	4,900	-10.3%	23.8%
MISCELLANEOUS	-	-	-	-	-	-	-
BANK & ADMINISTRATION FEE	7,050	8,760	9,750	11,377	12,600	29.2%	10.7%
BANK FEE - 2006 BOND	-	-	156	156	168	7.7%	7.7%
BANK FEE - 2010 BOND	-	-	156	156	168	7.7%	7.7%
INTEREST EXPENSE	13	6	-	-	-	-	-
INTEREST - INTERNAL LOAN	50	-	-	-	-	-	-
2006 BOND INTEREST EXPENSE	377,377	338,695	-	-	-	-	-
2010 BOND INTEREST EXPENSE	36,181	32,107	28,231	28,231	23,835	-15.6%	-15.6%
2015 BOND INTEREST EXPENSE	-	201,284	215,616	215,616	211,272	-2.0%	-2.0%
2006 ESCROW FUND INTEREST EXP	-	12,746	-	-	-	-	-
LEASED EQUIPMENT INTEREST	-	-	-	-	-	-	-
IOP INTEREST EXPENSE	8,530	2,535	-	-	-	-	-
BLM INT EXP LINE OF CREDIT	-	229	-	486	-	-	-
BLM INT EXP COMMERCIAL LOAN	-	514	-	1,053	-	-	-
BLM INT EXP CONSTRUCTION LOAN	-	3,173	18,200	8,155	22,385	23.0%	174.5%
BLM LOAN FEES	-	-	-	3,562	-	-	-
2015 BONDS SERIES-A FEES	-	41,764	-	-	-	-	-
2015 BONDS SERIES-B FEES	-	1,202	-	-	-	-	-
METER READER GEN MAINT/EQUIP	-	-	-	-	-	-	-
METERS (METER READER ONLY)	-	-	-	-	-	-	-
IOP GENERAL EXPENSES	431	255	275	406	450	63.6%	10.8%
IOP EXPENSE	4,276	945	945	1,540	1,540	63.0%	0.0%
IOP PERMITS	163	60	163	163	170	4.3%	4.3%
IOP MAINTENANCE	318	219	200	323	350	75.0%	8.5%
BLM GENERAL EXPENSES	-	2,156	2,700	5,709	5,800	114.8%	1.6%
BLM ASSOCIATION FEES	-	945	945	1,540	945	0.0%	-38.6%
BLM MAINTENANCE	-	7,183	-	272	275	-	1.2%
BLM LEASE COMMISSION FEES	-	26,325	-	-	-	-	-
FRANCHISE FEE	17,275	21,274	15,000	21,733	147,580	883.9%	579.1%
FORA ADMIN./LIAISON FEES	-	-	-	-	-	-	-
MEMBERSHIP ON FORA BOARD	-	-	-	-	24,715	-	-
BAD DEBT EXPENSE	(465)	-	3,250	3,250	3,500	7.7%	7.7%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>573,842</b>	<b>818,978</b>	<b>458,867</b>	<b>430,862</b>	<b>631,038</b>	<b>37.5%</b>	<b>46.5%</b>
<b>TOTAL EXPENSE</b>	<b>749,768</b>	<b>1,000,077</b>	<b>734,497</b>	<b>671,807</b>	<b>939,696</b>	<b>27.9%</b>	<b>39.9%</b>

MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	RUWAP						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - ADM	-	-	-	-	-	-	-
WAGES ALLOCATED TO CAPITAL	-	-	-	-	-	-	-
OVERTIME	-	-	-	-	-	-	-
FICA EXPENSE	-	-	-	-	-	-	-
MEDI EXPENSE	-	-	-	-	-	-	-
MEDICAL INSURANCE EXPENSE	-	-	-	-	-	-	-
DENTAL INSURANCE EXPENSE	-	-	-	-	-	-	-
VISION INSURANCE EXPENSE	-	-	-	-	-	-	-
WORKERS COMP. INSURANCE	-	-	-	-	-	-	-
LIFE INSURANCE EXPENSE	-	-	-	-	-	-	-
UNIFORM BENEFIT	-	-	-	-	-	-	-
BOOT BENEFIT	-	-	-	-	-	-	-
SUI EXPENSE	-	-	-	-	-	-	-
ETT EXPENSE	-	-	-	-	-	-	-
CAR ALLOWANCE EXPENSE	-	-	-	-	-	-	-
DISABILITY PLAN	-	-	-	-	-	-	-
MOVING EXPENSE	-	-	-	-	-	-	-
CALPERS RETIREMENT (ER) - Classic Plan	-	-	-	-	-	-	-
CALPERS RETIREMENT (EE) - Classic Plan	-	-	-	-	-	-	-
CALPERS-62 RETIREMENT (ER)	-	-	-	-	-	-	-
CALPERS-62 RETIREMENT (EE)	-	-	-	-	-	-	-
PENSION EXPENSE	-	-	-	-	-	-	-
PARS RETIREMENT	-	-	-	-	-	-	-
OPEB EXPENSE	-	-	-	-	-	-	-
TUITION REIMBURSEMENT	-	-	-	-	-	-	-
BOARD COMPENSATION	-	-	-	-	-	-	-
<b>TOTAL SALARY &amp; BENEFIT</b>	-	-	-	-	-	-	-
LIABILITY INSURANCE	-	-	-	-	-	-	-
PROPERTY INSURANCE	-	-	-	-	-	-	-
AUTO INSURANCE	-	-	-	-	-	-	-
PROPERTY TAXES	-	-	-	-	-	-	-
OFFICE POWER/GAS	-	-	-	-	-	-	-
BUILDING SECURITY	-	-	-	-	-	-	-
TRASH SERVICES	-	-	-	-	-	-	-
ANSWERING SERVICE	-	-	-	-	-	-	-
PHONE	-	-	-	-	-	-	-
RENT/LEASE EQUIPMENT	-	-	-	-	-	-	-
POSTAGE	-	-	-	-	-	-	-
PRINTING	-	-	-	-	-	-	-
OFFICE SUPPLY	-	-	-	-	-	-	-
GENERAL SUPPLY	-	-	-	-	-	-	-
COMPUTERS/DATA PROCESSING	-	-	-	-	-	-	-
SOFTWARE AND LICENSING	-	-	-	-	-	-	-
ADVERTISEMENT	-	-	-	-	-	-	-
MAINTENANCE AGREEMENTS	-	-	-	-	-	-	-
HOSPITALITY & AWARDS	-	-	-	-	-	-	-
BOARD MEETING VIDEO RECORDING	-	-	-	-	-	-	-
ACCOUNTING SERVICES	-	-	-	-	-	-	-
CONSULTING SERVICES	-	-	-	-	-	-	-
LEGAL FEES	-	-	-	-	-	-	-



MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	RUWAP					BUD vs BUD % CHANGE	BUD vs EST % CHANGE
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED		
WATER AUGMENTATION EXPENSE	-	-	-	-	-	-	-
CONFERENCE ATTENDANCE	-	-	-	-	-	-	-
CONFERENCE (BOD)	-	-	-	-	-	-	-
EDUCATION EXPENSES	-	-	-	-	-	-	-
TRAVEL	-	-	-	-	-	-	-
SAFETY	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	-	-	-	-	-	-	-
PERMITS	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
BANK & ADMINISTRATION FEE	-	-	-	-	-	-	-
BANK FEE - 2006 BOND	-	-	-	-	-	-	-
BANK FEE - 2010 BOND	-	-	-	-	-	-	-
INTEREST EXPENSE	-	-	-	-	-	-	-
INTEREST - INTERNAL LOAN	-	-	-	-	-	-	-
2006 BOND INTEREST EXPENSE	246,368	224,166	-	-	-	-	-
2010 BOND INTEREST EXPENSE	-	-	-	-	-	-	-
2015 BOND INTEREST EXPENSE	-	296,970	309,948	309,948	303,704	-2.0%	-2.0%
2006 ESCROW FUND INTEREST EXP	-	18,322	-	-	-	-	-
LEASED EQUIPMENT INTEREST	-	-	-	-	-	-	-
IOP INTEREST EXPENSE	-	-	-	-	-	-	-
BLM INT EXP LINE OF CREDIT	-	-	-	-	-	-	-
BLM INT EXP COMMERCIAL LOAN	-	-	-	-	-	-	-
BLM INT EXP CONSTRUCTION LOAN	-	-	-	-	-	-	-
BLM LOAN FEES	-	-	-	-	-	-	-
2015 BONDS SERIES-A FEES	-	60,035	-	-	-	-	-
2015 BONDS SERIES-B FEES	-	1,728	-	-	-	-	-
METER READER GEN MAINT/EQUIP	-	-	-	-	-	-	-
METERS (METER READER ONLY)	-	-	-	-	-	-	-
IOP GENERAL EXPENSES	-	-	-	-	-	-	-
IOP EXPENSE	-	-	-	-	-	-	-
IOP PERMITS	-	-	-	-	-	-	-
IOP MAINTENANCE	-	-	-	-	-	-	-
BLM GENERAL EXPENSES	-	-	-	-	-	-	-
BLM ASSOCIATION FEES	-	-	-	-	-	-	-
BLM MAINTENANCE	-	-	-	-	-	-	-
BLM LEASE COMMISSION FEES	-	-	-	-	-	-	-
FRANCHISE FEE	-	-	-	-	-	-	-
FORA ADMIN./LIAISON FEES	-	-	-	-	-	-	-
MEMBERSHIP ON FORA BOARD	-	-	-	-	-	-	-
BAD DEBT EXPENSE	-	-	-	-	-	-	-
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>246,368</b>	<b>601,221</b>	<b>309,948</b>	<b>309,948</b>	<b>303,704</b>	<b>-2.0%</b>	<b>-2.0%</b>
<b>TOTAL EXPENSE</b>	<b>246,368</b>	<b>601,221</b>	<b>309,948</b>	<b>309,948</b>	<b>303,704</b>	<b>-2.0%</b>	<b>-2.0%</b>

MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	TOTAL 2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - ADM	635,222	703,763	895,688	795,070	924,693	3.2%	16.3%
WAGES ALLOCATED TO CAPITAL	-	-	(33,500)	-	-	-	-
OVERTIME	13,499	29,243	15,554	31,343	18,506	19.0%	-41.0%
FICA EXPENSE	35,826	42,582	51,802	40,152	53,834	3.9%	34.1%
MEDI EXPENSE	9,109	10,289	13,213	11,639	13,676	3.5%	17.5%
MEDICAL INSURANCE EXPENSE	103,537	108,759	178,198	124,230	182,014	2.1%	46.5%
DENTAL INSURANCE EXPENSE	5,137	5,090	9,325	6,258	7,755	-16.8%	23.9%
VISION INSURANCE EXPENSE	1,486	1,602	3,099	1,794	3,146	1.5%	75.4%
WORKERS COMP. INSURANCE	5,141	6,164	10,776	6,900	11,190	3.8%	62.2%
LIFE INSURANCE EXPENSE	2,035	2,457	2,582	2,727	2,655	2.8%	-2.6%
UNIFORM BENEFIT	-	-	-	1,855	1,326	-	-28.5%
BOOT BENEFIT	-	-	-	250	272	-	9.0%
SUI EXPENSE	2,226	2,297	2,476	565	2,513	1.5%	344.9%
ETT EXPENSE	67	73	75	17	76	1.5%	338.2%
CAR ALLOWANCE EXPENSE	1,890	3,416	3,618	3,616	3,672	1.5%	1.6%
DISABILITY PLAN	1,445	2,111	2,324	2,963	2,400	3.3%	-19.0%
MOVING EXPENSE	-	902	-	-	-	-	-
CALPERS RETIREMENT (ER) - Classic Plan	47,118	57,940	56,961	71,096	72,363	27.0%	1.8%
CALPERS RETIREMENT (EE) - Classic Plan	39,166	44,463	53,273	48,770	50,739	-4.8%	4.0%
CALPERS-62 RETIREMENT (ER)	1,189	2,532	24,383	5,557	17,339	100.0%	212.0%
CALPERS-62 RETIREMENT (EE)	1,489	22	-	-	-	100.0%	-
PENSION EXPENSE	(8,148)	(148,019)	-	-	-	100.0%	-
PARS RETIREMENT	81,323	85,196	86,487	86,487	87,778	1.5%	1.5%
OPEB EXPENSE	27,084	34,367	40,200	36,180	39,440	-1.9%	9.0%
TUITION REIMBURSEMENT	-	-	-	5,440	5,440	-	0.0%
BOARD COMPENSATION	945	2,376	4,020	2,747	4,080	1.5%	48.5%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>1,006,786</b>	<b>997,626</b>	<b>1,420,554</b>	<b>1,285,654</b>	<b>1,504,905</b>	<b>5.9%</b>	<b>17.1%</b>
LIABILITY INSURANCE	62,003	63,374	66,330	66,188	68,000	2.5%	2.7%
PROPERTY INSURANCE	18,597	18,006	16,750	17,418	17,000	1.5%	-2.4%
AUTO INSURANCE	3,531	3,610	4,020	3,863	4,080	1.5%	5.6%
PROPERTY TAXES	-	1,740	2,345	1,658	2,380	1.5%	43.5%
OFFICE POWER/GAS	7,489	10,291	10,050	10,611	10,880	8.3%	2.5%
BUILDING SECURITY	9,258	1,618	13,400	7,568	8,160	-39.1%	7.8%
TRASH SERVICES	4,179	5,479	5,427	5,805	6,120	12.8%	5.4%
ANSWERING SERVICE	1,478	1,409	1,742	1,714	1,768	1.5%	3.1%
PHONE	23,361	24,546	26,800	23,986	23,800	-11.2%	-0.8%
RENT/LEASE EQUIPMENT	17,805	16,517	23,450	17,364	17,680	-24.6%	1.8%
POSTAGE	14,980	14,690	36,850	23,147	30,600	-17.0%	32.2%
PRINTING	7,733	11,760	20,100	16,485	20,400	1.5%	23.7%
OFFICE SUPPLY	3,831	6,520	5,360	6,380	6,800	26.9%	6.6%
GENERAL SUPPLY	4,842	5,475	6,700	6,273	6,800	1.5%	8.4%
COMPUTERS/DATA PROCESSING	17,395	9,132	11,390	16,688	10,200	-10.4%	-38.9%
SOFTWARE AND LICENSING	34,416	9,933	22,177	15,697	28,968	30.6%	84.5%
ADVERTISEMENT	5,621	6,303	10,050	13,539	10,200	1.5%	-24.7%
MAINTENANCE AGREEMENTS	40,311	49,495	48,910	40,526	44,200	-9.6%	9.1%
HOSPITALITY & AWARDS	1,864	1,989	2,680	2,657	2,720	1.5%	2.4%
BOARD MEETING VIDEO RECORDING	4,202	4,316	4,020	3,430	4,080	1.5%	18.9%
ACCOUNTING SERVICES	16,319	20,908	20,100	20,513	21,760	8.3%	6.1%
CONSULTING SERVICES	102,824	119,727	253,260	185,176	263,160	3.9%	42.1%
LEGAL FEES	144,390	133,894	144,050	159,953	156,400	8.6%	-2.2%

MARINA COAST WATER DISTRICT  
ADMIN BUDGET FOR FY 2016-2017

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	TOTAL 2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WATER AUGMENTATION EXPENSE	-	-	-	-	-	-	-
CONFERENCE ATTENDANCE	2,365	999	5,427	3,295	7,401	36.4%	124.6%
CONFERENCE (BOD)	2,004	1,240	3,350	80	3,400	1.5%	4128.9%
EDUCATION EXPENSES	7,483	5,391	10,981	2,202	17,267	57.2%	684.2%
TRAVEL	6,398	1,970	15,563	5,579	14,148	-9.1%	153.6%
SAFETY	1,184	1,742	1,675	1,243	1,700	1.5%	36.7%
MEMBERSHIPS & DUES	12,880	19,239	22,100	14,250	18,520	-16.2%	30.0%
PERMITS	24,568	21,483	28,140	20,727	23,800	-15.4%	14.8%
MISCELLANEOUS	-	-	-	-	-	-	-
BANK & ADMINISTRATION FEE	40,346	48,197	50,250	58,526	61,200	21.8%	4.6%
BANK FEE - 2006 BOND	-	-	804	804	816	1.5%	1.5%
BANK FEE - 2010 BOND	-	-	804	804	816	1.5%	1.5%
INTEREST EXPENSE	75	34	-	-	-	-	-
INTEREST - INTERNAL LOAN	136	-	-	-	-	-	-
2006 BOND INTEREST EXPENSE	1,513,152	1,360,584	-	-	-	-	-
2010 BOND INTEREST EXPENSE	165,397	146,773	129,056	129,056	108,960	-15.6%	-15.6%
2015 BOND INTEREST EXPENSE	-	1,105,515	1,172,412	1,172,412	1,148,792	-2.0%	-2.0%
2006 ESCROW FUND INTEREST EXP	-	69,307	-	-	-	-	-
LEASED EQUIPMENT INTEREST	-	-	-	-	-	-	-
IOP INTEREST EXPENSE	28,074	11,589	-	-	-	-	-
BLM INT EXP LINE OF CREDIT	-	1,048	-	2,221	-	-	-
BLM INT EXP COMMERCIAL LOAN	-	2,349	-	4,815	-	-	-
BLM INT EXP CONSTRUCTION LOAN	-	14,503	83,200	37,280	102,333	23.0%	174.5%
BLM LOAN FEES	-	-	-	16,285	-	-	-
2015 BONDS SERIES-A FEES	-	227,090	-	-	-	-	-
2015 BONDS SERIES-B FEES	-	6,535	-	-	-	-	-
METER READER GEN MAINT/EQUIP	-	18	-	2,173	2,040	-	-6.1%
METERS (METER READER ONLY)	-	-	-	64,690	27,200	-	-58.0%
IOP GENERAL EXPENSES	1,970	1,183	1,275	1,870	1,950	52.9%	4.3%
IOP EXPENSE	12,614	4,320	4,320	7,040	7,040	63.0%	0.0%
IOP PERMITS	745	346	745	745	770	3.4%	3.4%
IOP MAINTENANCE	1,453	1,003	900	1,468	1,550	72.2%	5.6%
BLM GENERAL EXPENSES	-	9,854	12,300	26,096	26,300	113.8%	0.8%
BLM ASSOCIATION FEES	-	4,320	4,320	7,040	4,320	0.0%	-38.6%
BLM MAINTENANCE	-	32,838	-	1,242	1,250	-	0.6%
BLM LEASE COMMISSION FEES	-	120,343	-	-	-	-	-
FRANCHISE FEE	287,518	332,812	330,000	368,055	559,580	69.6%	52.0%
FORA ADMIN./LIAISON FEES	25,000	25,000	25,000	18,997	25,000	0.0%	31.6%
MEMBERSHIP ON FORA BOARD	37,000	37,000	37,000	43,000	81,945	121.5%	90.6%
BAD DEBT EXPENSE	33,748	-	16,750	16,750	17,000	1.5%	1.5%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>2,750,534</b>	<b>4,155,358</b>	<b>2,712,333</b>	<b>2,695,386</b>	<b>3,031,253</b>	<b>11.8%</b>	<b>12.5%</b>
<b>TOTAL EXPENSE</b>	<b>3,757,319</b>	<b>5,152,983</b>	<b>4,132,887</b>	<b>3,981,041</b>	<b>4,536,159</b>	<b>9.8%</b>	<b>13.9%</b>

MARINA COAST WATER DISTRICT  
 OPER & MAINT BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD WATER				2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED			
WAGES - OPM	439,795	413,795	436,146	498,719	409,708	-6.1%	-17.8%
WAGES ALLOCATED TO CAPITAL	-	-	-	-	-	-	-
OVERTIME	5,596	6,758	15,694	11,669	14,425	-8.1%	23.6%
STANDBY WAGES	7,380	10,980	10,483	16,590	9,356	-10.7%	-43.6%
FICA - SS EXPENSE	26,906	24,987	28,648	32,218	26,853	-6.3%	-16.7%
FICA - MEDI EXPENSE	6,361	5,865	6,704	7,592	6,285	-6.2%	-17.2%
MEDICAL INSURANCE	111,252	100,963	104,953	135,070	111,799	6.5%	-17.2%
DENTAL INSURANCE	6,225	5,344	5,397	6,497	4,817	-10.7%	-25.9%
VISION INSURANCE	1,213	1,021	1,103	1,266	985	-10.7%	-22.2%
WORKERS COMP. INSURANCE	17,613	17,059	18,645	15,974	17,162	-8.0%	7.4%
LIFE INSURANCE EXPENSE	2,354	2,584	1,326	2,767	1,245	-6.1%	-55.0%
UNIFORM BENEFIT	4,890	4,174	4,368	5,776	3,898	-10.8%	-32.5%
BOOT BENEFIT	1,139	1,588	1,092	1,821	975	-10.8%	-46.5%
SUI EXPENSE	1,281	1,103	1,234	29	1,102	-10.7%	3685.3%
ETT EXPENSE	39	35	37	-	33	-9.7%	100.0%
DISABILITY PLAN	1,646	2,162	1,154	2,990	1,084	-6.1%	-63.8%
CALPERS RETIREMENT (ER) - Classic Plan	37,791	38,199	33,581	54,745	43,746	30.3%	-20.1%
CALPERS RETIREMENT (EE) - Classic Plan	31,399	28,378	32,668	37,635	30,687	-6.1%	-18.5%
OPEB EXPENSE	21,912	20,207	21,450	29,700	20,884	-2.6%	-29.7%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>724,793</b>	<b>685,203</b>	<b>724,683</b>	<b>861,059</b>	<b>705,045</b>	<b>-2.7%</b>	<b>-18.1%</b>
BOOKS & REF. MATERIALS	1,999	(518)	810	810	810	0.0%	0.0%
OFFICE SUPPLY	-	-	270	-	-	-	-
COMPUTERS/DATA PROCESSING	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	1,928	1,452	999	746	3,240	224.3%	334.5%
SAFETY EXPENSE	3,531	2,807	2,970	2,081	2,565	-13.6%	23.2%
SUPPLIES	3,307	3,500	4,050	2,850	3,645	-10.0%	27.9%
GENERAL O&M MAINT & EQUIP	102,921	81,989	110,000	87,450	110,000	0.0%	25.8%
CLARK PROJ - METERS AND PARTS	14,584	25,405	25,000	50,260	250,000	900.0%	397.4%
TANK MAINTENANCE - 5 YEAR	-	23,373	-	-	-	-	-
O&M POWER/GAS	-	-	-	-	-	-	-
LUBRICANTS	7,983	4,161	9,450	4,870	5,130	-45.7%	5.3%
GENERAL O&M CHEMICALS	-	-	-	-	-	-	-
PHONE	1,690	7,714	4,320	8,272	7,020	62.5%	-15.1%
MAINTENANCE MANAGEMENT SYSTEM	2,781	5,384	16,200	8,332	10,800	-33.3%	29.6%
ANNUAL MAINTENANCE PROGRAM	19,318	9,196	20,000	21,410	20,000	0.0%	-6.6%
REAL PROPERTY MAINT.	6,818	22,397	13,500	15,031	18,900	40.0%	25.7%
FLEET MAINT. & REPAIR	23,404	23,874	32,400	27,477	31,860	-1.7%	16.0%
TELEMETRY SYSTEM	5,463	4,446	16,200	8,100	16,200	0.0%	100.0%
METERS	61,580	85,213	35,000	6,647	12,500	-64.3%	88.1%
INTERTIE #2 MAINT & EQUIP	-	-	-	-	-	-	-
INTERTIE #2 POWER	-	-	-	-	-	-	-
WELL #10 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #10 POWER	-	-	-	-	-	-	-
WELL #11 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #11 POWER	-	-	-	-	-	-	-
WELL #12 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #12 POWER	-	-	-	-	-	-	-
WELL #2 MAINT & EQUIP	-	-	-	-	-	-	-
DESAL POWER	-	-	-	-	-	-	-
MARINA BOOSTER MAINT & EQUIP	-	-	-	-	-	-	-
MARINA BOOSTER POWER	-	-	-	-	-	-	-
L/S 2 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 2 POWER	-	-	-	-	-	-	-
L/S 3 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 3 POWER	-	-	-	-	-	-	-
L/S 5 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5 POWER	-	-	-	-	-	-	-
L/S 6 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 6 POWER	-	-	-	-	-	-	-
WELL #29 MAINT & EQUIP	-	-	5,000	-	5,000	0.0%	100.0%
WELL #29 POWER	20,438	15,125	15,000	12,355	14,500	-3.3%	17.4%
WELL #30 MAINT & EQUIP	8,449	267	1,000	5,226	2,500	150.0%	-52.2%

MARINA COAST WATER DISTRICT  
 OPER & MAINT BUDGET FOR FY 2017-2018

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	ORD WATER		BUD vs BUD % CHANGE	BUD vs EST % CHANGE
				2016-2017 ESTIMATED	2017-2018 PROPOSED		
WELL #30 POWER	590	678	60,000	13,355	65,000	8.3%	386.7%
WELL #31 MAINT & EQUIP	241	1,684	5,000	873	5,000	0.0%	472.7%
WELL #31 POWER	37,721	30,558	55,000	33,851	40,000	-27.3%	18.2%
B/C BOOSTER MAINT & EQUIP	-	2,237	250	-	250	0.0%	100.0%
B/C BOOSTER POWER	348	347	450	378	450	0.0%	18.9%
D BOOSTER MAINT & EQUIP	320	358	2,500	7,917	15,000	500.0%	89.5%
D BOOSTER POWER	36,208	15,168	25,000	14,663	16,500	-34.0%	12.5%
E BOOSTER MAINT & EQUIP	441	358	1,000	966	1,000	0.0%	3.5%
E BOOSTER POWER	5,075	5,124	-	5,727	6,500	-	13.5%
F BOOSTER MAINT & EQUIP	524	9,635	2,500	5,975	2,500	0.0%	-58.2%
F BOOSTER POWER	6,047	5,892	6,500	6,343	8,250	26.9%	30.1%
BOOSTER/SANDTANK MAINT & EQUIP	-	527	5,000	88	5,000	0.0%	100.0%
BOOSTER/SANDTANK POWER	158,498	132,122	145,000	159,111	165,000	13.8%	3.7%
WATKINS GATE WELL MAINT & EQUIP	350	1,942	2,000	3,866	2,500	25.0%	-35.3%
WATKINS GATE WELL POWER	92,554	87,597	110,000	98,294	110,000	0.0%	11.9%
WELL #34 MAINT & EQUIP	-	1,584	2,500	-	2,500	0.0%	100.0%
WELL #34 POWER	75,658	69,880	75,000	76,005	79,500	6.0%	4.6%
L/S RESERVATION MAINT & EQUIP	-	-	-	-	-	-	-
L/S RESERVATION POWER	-	-	-	-	-	-	-
L/S 528 A/FIELD MAINT & EQUIP	-	-	-	-	-	-	-
L/S 528 A/FIELD POWER	-	-	-	-	-	-	-
L/S 530 A/FIELD MAINT & EQUIP	-	-	-	-	-	-	-
L/S 530 A/FIELD POWER	-	-	-	-	-	-	-
L/S 4906 POWER	-	-	-	-	-	-	-
L/S 5398 W/MEYER MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5398 W/MEYER POWER	-	-	-	-	-	-	-
L/S 5447 LANDRUM MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5447 LANDRUM POWER	-	-	-	-	-	-	-
L/S 5713 S/OVER MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5713 S/OVER POWER	-	-	-	-	-	-	-
L/S 5790 HODGES MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5790 HODGES POWER	-	-	-	-	-	-	-
L/S 5871 IMJIN MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5871 IMJIN POWER	-	-	-	-	-	-	-
L/S 5990 ORD/V MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5990 ORD/V POWER	-	-	-	-	-	-	-
L/S 6143 CLARK MAINT & EQUIP	-	-	-	-	-	-	-
L/S 6143 CLARK POWER	-	-	-	-	-	-	-
L/S 6225 S/PABLO MAINT & EQUIP	-	-	-	-	-	-	-
L/S 6225 S/PABLO POWER	-	-	-	-	-	-	-
L/S 6634 HATTEN MAINT & EQUIP	-	-	-	-	-	-	-
L/S 6634 HATTEN POWER	-	-	-	-	-	-	-
L/S 7698 GIGLING MAINT & EQUIP	-	-	-	-	-	-	-
L/S 7698 GIGLING POWER	-	-	-	-	-	-	-
L/S 8775 BOOKER MAINT & EQUIP	-	-	-	-	-	-	-
L/S 8775 BOOKER POWER	-	-	-	-	-	-	-
L/S EG 31 MAINT & EQUIP	-	-	-	-	-	-	-
L/S EG 31 POWER	-	-	-	-	-	-	-
L/S 514 CARMEL MAINT & EQUIP	-	-	-	-	-	-	-
L/S 514 CARMEL POWER	-	-	-	-	-	-	-
EG LIFT STATION MAINT & EQUIP	-	-	-	-	-	-	-
EG LIFT STATION POWER	-	-	-	-	-	-	-
PROMONTORY LS MAINT & EQUIP	-	-	-	-	-	-	-
PROMONTORY LS POWER	-	-	-	-	-	-	-
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>700,770</b>	<b>681,479</b>	<b>809,869</b>	<b>689,327</b>	<b>1,039,620</b>	<b>28.4%</b>	<b>50.8%</b>
<b>TOTAL EXPENSE</b>	<b>1,425,562</b>	<b>1,366,682</b>	<b>1,534,552</b>	<b>1,550,386</b>	<b>1,744,665</b>	<b>13.7%</b>	<b>12.5%</b>

MARINA COAST WATER DISTRICT  
OPER & MAINT BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD SEWER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - OPM	229,755	241,079	223,664	231,621	238,698	6.7%	3.1%
WAGES ALLOCATED TO CAPITAL	-	-	-	-	-	-	-
OVERTIME	2,017	2,544	8,048	2,294	8,404	4.4%	266.3%
STANDBY WAGES	7,380	10,980	5,376	7,770	5,451	1.4%	-29.8%
FICA - SS EXPENSE	14,370	15,135	14,691	14,646	15,644	6.5%	6.8%
FICA - MEDI EXPENSE	3,386	3,549	3,438	3,440	3,662	6.5%	6.5%
MEDICAL INSURANCE	53,001	57,997	53,822	59,673	65,134	21.0%	9.2%
DENTAL INSURANCE	2,942	3,032	2,768	2,994	2,806	1.4%	-6.3%
VISION INSURANCE	594	627	566	603	574	1.4%	-4.9%
WORKERS COMP. INSURANCE	8,707	9,516	9,561	7,231	9,999	4.6%	38.3%
LIFE INSURANCE EXPENSE	498	574	680	640	726	6.7%	13.3%
UNIFORM BENEFIT	1,034	928	2,240	1,318	2,271	1.4%	72.3%
BOOT BENEFIT	241	353	560	421	568	1.4%	34.7%
SUI EXPENSE	623	747	633	6	642	1.4%	9829.2%
ETT EXPENSE	19	24	19	-	19	2.5%	100.0%
DISABILITY PLAN	348	481	592	692	631	6.7%	-8.8%
CALPERS RETIREMENT (ER) - Classic Plan	20,119	21,390	17,221	24,003	25,487	48.0%	6.2%
CALPERS RETIREMENT (EE) - Classic Plan	16,720	16,974	16,753	17,613	17,879	6.7%	1.5%
OPEB EXPENSE	11,447	11,773	11,000	6,600	12,167	10.6%	84.4%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>373,202</b>	<b>397,703</b>	<b>371,632</b>	<b>381,567</b>	<b>410,762</b>	<b>10.5%</b>	<b>7.7%</b>
BOOKS & REF. MATERIALS	423	(9)	195	180	195	0.0%	8.3%
OFFICE SUPPLY	-	-	65	-	-	-	-
COMPUTERS/DATA PROCESSING	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	2,632	2,496	241	579	780	223.7%	34.7%
SAFETY EXPENSE	747	612	715	470	618	-13.6%	31.5%
SUPPLIES	700	784	975	651	878	-10.0%	34.8%
GENERAL O&M MAINT & EQUIP	9,285	15,350	35,000	23,996	35,000	0.0%	45.9%
CLARK PROJ - METERS AND PARTS	-	-	-	-	-	-	-
TANK MAINTENANCE - 5 YEAR	-	-	-	-	-	-	-
O&M POWER/GAS	-	-	-	-	-	-	-
LUBRICANTS	3,149	1,220	2,275	1,122	1,235	-45.7%	10.0%
GENERAL O&M CHEMICALS	-	-	-	-	-	-	-
PHONE	72	-	1,040	720	1,690	62.5%	134.7%
MAINTENANCE MANAGEMENT SYSTEM	588	1,196	3,900	1,926	2,600	-33.3%	35.0%
ANNUAL MAINTENANCE PROGRAM	14,874	9,394	15,000	14,205	15,500	3.3%	9.1%
REAL PROPERTY MAINT.	1,852	7,957	3,250	3,529	4,550	40.0%	28.9%
FLEET MAINT. & REPAIR	7,568	16,317	7,800	11,031	7,670	-1.7%	-30.5%
TELEMETRY SYSTEM	2,308	927	3,900	17,360	3,900	0.0%	-77.5%
METERS	-	-	-	-	-	-	-
INTERTIE #2 MAINT & EQUIP	-	-	-	-	-	-	-
INTERTIE #2 POWER	-	-	-	-	-	-	-
WELL #10 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #10 POWER	-	-	-	-	-	-	-
WELL #11 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #11 POWER	-	-	-	-	-	-	-
WELL #12 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #12 POWER	-	-	-	-	-	-	-
WELL #2 MAINT & EQUIP	-	-	-	-	-	-	-
DESAL POWER	-	-	-	-	-	-	-
MARINA BOOSTER MAINT & EQUIP	-	-	-	-	-	-	-
MARINA BOOSTER POWER	-	-	-	-	-	-	-
L/S 2 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 2 POWER	-	-	-	-	-	-	-
L/S 3 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 3 POWER	-	-	-	-	-	-	-
L/S 5 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5 POWER	-	-	-	-	-	-	-
L/S 6 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 6 POWER	-	-	-	-	-	-	-
WELL #29 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #29 POWER	-	-	-	-	-	-	-
WELL #30 MAINT & EQUIP	-	-	-	-	-	-	-

MARINA COAST WATER DISTRICT  
 OPER & MAINT BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD SEWER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WELL #30 POWER	-	-	-	-	-	-	-
WELL #31 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #31 POWER	-	-	-	-	-	-	-
B/C BOOSTER MAINT & EQUIP	-	-	-	-	-	-	-
B/C BOOSTER POWER	-	-	-	-	-	-	-
D BOOSTER MAINT & EQUIP	-	-	-	-	-	-	-
D BOOSTER POWER	-	-	-	-	-	-	-
E BOOSTER MAINT & EQUIP	-	-	-	-	-	-	-
E BOOSTER POWER	-	-	-	-	-	-	-
F BOOSTER MAINT & EQUIP	-	-	-	-	-	-	-
F BOOSTER POWER	-	-	-	-	-	-	-
BOOSTER/SANDTANK MAINT & EQUIP	-	-	-	-	-	-	-
BOOSTER/SANDTANK POWER	-	-	-	-	-	-	-
WATKINS GATE WELL MAINT & EQUIP	-	-	-	-	-	-	-
WATKINS GATE WELL POWER	-	-	-	-	-	-	-
WELL #34 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #34 POWER	-	-	-	-	-	-	-
L/S RESERVATION MAINT & EQUIP	322	358	500	966	7,500	1400.0%	676.4%
L/S RESERVATION POWER	1,250	1,525	1,750	2,099	2,250	28.6%	7.2%
L/S 528 A/FIELD MAINT & EQUIP	203	-	500	-	35,000	6900.0%	-
L/S 528 A/FIELD POWER	258	263	300	280	325	8.3%	16.0%
L/S 530 A/FIELD MAINT & EQUIP	425	1,304	500	966	1,000	100.0%	3.5%
L/S 530 A/FIELD POWER	2,258	2,398	2,500	2,510	2,750	10.0%	9.6%
L/S 4906 POWER	-	-	-	-	-	-	-
L/S 5398 W/MEYER MAINT & EQUIP	241	267	500	873	1,000	100.0%	14.5%
L/S 5398 W/MEYER POWER	1,727	1,800	1,750	1,976	2,250	28.6%	13.8%
L/S 5447 LANDRUM MAINT & EQUIP	241	267	500	873	500	0.0%	-42.7%
L/S 5447 LANDRUM POWER	2,125	1,991	2,250	2,225	2,450	8.9%	10.1%
L/S 5713 S/OVER MAINT & EQUIP	241	267	500	873	500	0.0%	-42.7%
L/S 5713 S/OVER POWER	4,024	3,944	4,300	4,122	4,400	2.3%	6.7%
L/S 5790 HODGES MAINT & EQUIP	320	358	500	966	500	0.0%	-48.2%
L/S 5790 HODGES POWER	1,805	1,877	1,950	1,984	2,250	15.4%	13.4%
L/S 5871 IMJIN MAINT & EQUIP	2,215	6,602	500	7,771	2,500	400.0%	-67.8%
L/S 5871 IMJIN POWER	6,902	7,930	8,750	7,894	8,250	-5.7%	4.5%
L/S 5990 ORD/V MAINT & EQUIP	2,005	35,844	10,000	8,192	5,000	-50.0%	-39.0%
L/S 5990 ORD/V POWER	10,717	10,504	11,500	11,752	12,500	8.7%	6.4%
L/S 6143 CLARK MAINT & EQUIP	359	358	500	1,256	500	0.0%	-60.2%
L/S 6143 CLARK POWER	1,533	1,561	1,650	1,251	1,950	18.2%	55.9%
L/S 6225 S/PABLO MAINT & EQUIP	-	3,892	-	-	-	-	-
L/S 6225 S/PABLO POWER	-	-	-	-	-	-	-
L/S 6634 HATTEN MAINT & EQUIP	-	-	250	-	500	100.0%	100.0%
L/S 6634 HATTEN POWER	143	149	175	156	175	0.0%	12.2%
L/S 7698 GIGLING MAINT & EQUIP	1,197	3,057	2,500	6,735	5,000	100.0%	-25.8%
L/S 7698 GIGLING POWER	11,582	11,492	12,500	11,727	12,500	0.0%	6.6%
L/S 8775 BOOKER MAINT & EQUIP	488	358	500	966	1,000	100.0%	3.5%
L/S 8775 BOOKER POWER	782	854	1,150	934	1,150	0.0%	23.2%
L/S EG 31 MAINT & EQUIP	-	-	-	7,750	-	-	-
L/S EG 31 POWER	-	-	-	-	-	-	-
L/S 514 CARMEL MAINT & EQUIP	-	408	500	4,556	500	0.0%	100.0%
L/S 514 CARMEL POWER	1,282	1,347	1,450	1,510	1,650	13.8%	9.3%
EG LIFT STATION MAINT & EQUIP	7,295	7,667	15,125	8,000	15,500	2.5%	93.8%
EG LIFT STATION POWER	1,070	1,552	1,750	2,225	2,250	28.6%	1.1%
PROMONTORY LS MAINT & EQUIP	-	447	500	931	500	0.0%	100.0%
PROMONTORY LS POWER	-	1,764	1,750	2,608	2,750	57.1%	100.0%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>107,205</b>	<b>168,649</b>	<b>163,706</b>	<b>182,695</b>	<b>211,465</b>	<b>29.2%</b>	<b>15.7%</b>
<b>TOTAL EXPENSE</b>	<b>480,407</b>	<b>566,352</b>	<b>535,338</b>	<b>564,262</b>	<b>622,227</b>	<b>16.2%</b>	<b>10.3%</b>



MARINA COAST WATER DISTRICT  
OPER & MAINT BUDGET FOR FY 2017-2018

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	TOTAL 2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - OPM	669,550	654,874	659,810	730,340	648,406	-1.7%	-11.2%
WAGES ALLOCATED TO CAPITAL	-	-	-	-	-	-	-
OVERTIME	7,614	9,301	23,742	13,963	22,829	-3.8%	63.5%
STANDBY WAGES	14,760	21,960	15,859	24,360	14,807	-6.6%	-39.2%
FICA - SS EXPENSE	41,277	40,122	43,339	46,864	42,497	-1.9%	-9.3%
FICA - MEDI EXPENSE	9,747	9,413	10,142	11,032	9,947	-1.9%	-9.8%
MEDICAL INSURANCE	164,253	158,960	158,775	194,743	176,933	11.4%	-9.1%
DENTAL INSURANCE	9,167	8,376	8,165	9,491	7,623	-6.6%	-19.7%
VISION INSURANCE	1,807	1,648	1,669	1,870	1,558	-6.6%	-16.7%
WORKERS COMP. INSURANCE	26,320	26,575	28,206	23,204	27,161	-3.7%	17.1%
LIFE INSURANCE EXPENSE	2,852	3,158	2,006	3,407	1,971	-1.7%	-42.2%
UNIFORM BENEFIT	5,924	5,102	6,608	7,095	6,170	-6.6%	-13.0%
BOOT BENEFIT	1,380	1,941	1,652	2,242	1,542	-6.6%	-31.2%
SUI EXPENSE	1,904	1,850	1,867	36	1,743	-6.6%	4801.9%
ETT EXPENSE	57	59	56	-	53	-5.6%	100.0%
DISABILITY PLAN	1,994	2,643	1,746	3,683	1,715	-1.8%	-53.4%
CALPERS RETIREMENT (ER) - Classic Plan	57,910	59,590	50,802	78,748	69,233	36.3%	-12.1%
CALPERS RETIREMENT (EE) - Classic Plan	48,119	45,352	49,421	55,249	48,566	-1.7%	-12.1%
OPEB EXPENSE	33,360	31,980	32,450	36,300	33,051	1.9%	-8.9%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>1,097,995</b>	<b>1,082,906</b>	<b>1,096,315</b>	<b>1,242,626</b>	<b>1,115,806</b>	<b>1.8%</b>	<b>-10.2%</b>
BOOKS & REF. MATERIALS	2,422	(526)	1,005	990	1,005	0.0%	1.5%
OFFICE SUPPLY	-	-	335	-	-	-	-
COMPUTERS/DATA PROCESSING	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	4,560	3,949	1,240	1,325	4,020	224.2%	203.5%
SAFETY EXPENSE	4,278	3,419	3,685	2,551	3,183	-13.6%	24.8%
SUPPLIES	4,008	4,284	5,025	3,501	4,523	-10.0%	29.2%
GENERAL O&M MAINT & EQUIP	112,206	97,340	145,000	111,446	145,000	0.0%	30.1%
CLARK PROJ - METERS AND PARTS	14,584	25,405	25,000	50,260	250,000	900.0%	397.4%
TANK MAINTENANCE - 5 YEAR	-	23,373	-	-	-	-	-
O&M POWER/GAS	-	-	-	-	-	-	-
LUBRICANTS	11,132	5,381	11,725	5,992	6,365	-45.7%	6.2%
GENERAL O&M CHEMICALS	-	-	-	-	-	-	-
PHONE	1,761	7,714	5,360	8,992	8,710	62.5%	-3.1%
MAINTENANCE MANAGEMENT SYSTEM	3,369	6,580	20,100	10,258	13,400	-33.3%	30.6%
ANNUAL MAINTENANCE PROGRAM	34,192	18,589	35,000	35,615	35,500	1.4%	-0.3%
REAL PROPERTY MAINT.	8,669	30,355	16,750	18,559	23,450	40.0%	26.4%
FLEET MAINT. & REPAIR	30,971	40,191	40,200	38,507	39,530	-1.7%	2.7%
TELEMETRY SYSTEM	7,771	5,372	20,100	25,460	20,100	0.0%	-21.1%
METERS	61,580	85,213	35,000	6,647	12,500	-64.3%	88.1%
INTERTIE #2 MAINT & EQUIP	-	-	-	-	-	-	-
INTERTIE #2 POWER	-	-	-	-	-	-	-
WELL #10 MAINT & EQUIP	-	-	-	-	-	-	100.0%
WELL #10 POWER	-	-	-	-	-	-	-
WELL #11 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #11 POWER	-	-	-	-	-	-	-
WELL #12 MAINT & EQUIP	-	-	-	-	-	-	-
WELL #12 POWER	-	-	-	-	-	-	-
WELL #2 MAINT & EQUIP	-	-	-	-	-	-	-
DESAL POWER	-	-	-	-	-	-	-
MARINA BOOSTER MAINT & EQUIP	-	-	-	-	-	-	100.0%
MARINA BOOSTER POWER	-	-	-	-	-	-	-
L/S 2 MAINT & EQUIP	-	-	-	-	-	-	100.0%
L/S 2 POWER	-	-	-	-	-	-	-
L/S 3 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 3 POWER	-	-	-	-	-	-	-
L/S 5 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 5 POWER	-	-	-	-	-	-	-
L/S 6 MAINT & EQUIP	-	-	-	-	-	-	-
L/S 6 POWER	-	-	-	-	-	-	-
WELL #29 MAINT & EQUIP	-	-	5,000	-	5,000	0.0%	100.0%
WELL #29 POWER	20,438	15,125	15,000	12,355	14,500	-3.3%	17.4%
WELL #30 MAINT & EQUIP	8,449	267	1,000	5,226	2,500	150.0%	-52.2%

MARINA COAST WATER DISTRICT  
OPER & MAINT BUDGET FOR FY 2017-2018

ACCOUNT NAME	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	TOTAL 2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WELL #30 POWER	590	678	60,000	13,355	65,000	8.3%	386.7%
WELL #31 MAINT & EQUIP	241	1,684	5,000	873	5,000	0.0%	472.7%
WELL #31 POWER	37,721	30,558	55,000	33,851	40,000	-27.3%	18.2%
B/C BOOSTER MAINT & EQUIP	-	2,237	250	-	250	0.0%	100.0%
B/C BOOSTER POWER	348	347	450	378	450	0.0%	18.9%
D BOOSTER MAINT & EQUIP	320	358	2,500	7,917	15,000	500.0%	89.5%
D BOOSTER POWER	36,208	15,168	25,000	14,663	16,500	-34.0%	12.5%
E BOOSTER MAINT & EQUIP	441	358	1,000	966	1,000	0.0%	3.5%
E BOOSTER POWER	5,075	5,124	-	5,727	6,500	-	13.5%
F BOOSTER MAINT & EQUIP	524	9,635	2,500	5,975	2,500	0.0%	-58.2%
F BOOSTER POWER	6,047	5,892	6,500	6,343	8,250	26.9%	30.1%
BOOSTER/SANDTANK MAINT & EQUIP	-	527	5,000	88	5,000	0.0%	100.0%
BOOSTER/SANDTANK POWER	158,498	132,122	145,000	159,111	165,000	13.8%	3.7%
WATKINS GATE WELL MAINT & EQUIP	350	1,942	2,000	3,866	2,500	25.0%	-35.3%
WATKINS GATE WELL POWER	92,554	87,597	110,000	98,294	110,000	0.0%	11.9%
WELL #34 MAINT & EQUIP	-	1,584	2,500	-	2,500	0.0%	100.0%
WELL #34 POWER	75,658	69,880	75,000	76,005	79,500	6.0%	4.6%
L/S RESERVATION MAINT & EQUIP	322	358	500	966	7,500	1400.0%	676.4%
L/S RESERVATION POWER	1,250	1,525	1,750	2,099	2,250	28.6%	7.2%
L/S 528 A/FIELD MAINT & EQUIP	203	-	500	-	35,000	6900.0%	-
L/S 528 A/FIELD POWER	258	263	300	280	325	8.3%	16.0%
L/S 530 A/FIELD MAINT & EQUIP	425	1,304	500	966	1,000	100.0%	3.5%
L/S 530 A/FIELD POWER	2,258	2,398	2,500	2,510	2,750	10.0%	9.6%
L/S 4906 POWER	-	-	-	-	-	-	-
L/S 5398 W/MEYER MAINT & EQUIP	241	267	500	873	1,000	100.0%	14.5%
L/S 5398 W/MEYER POWER	1,727	1,800	1,750	1,976	2,250	28.6%	13.8%
L/S 5447 LANDRUM MAINT & EQUIP	241	267	500	873	500	0.0%	-42.7%
L/S 5447 LANDRUM POWER	2,125	1,991	2,250	2,225	2,450	8.9%	10.1%
L/S 5713 S/OVER MAINT & EQUIP	241	267	500	873	500	0.0%	-42.7%
L/S 5713 S/OVER POWER	4,024	3,944	4,300	4,122	4,400	2.3%	6.7%
L/S 5790 HODGES MAINT & EQUIP	320	358	500	966	500	0.0%	-48.2%
L/S 5790 HODGES POWER	1,805	1,877	1,950	1,984	2,250	15.4%	13.4%
L/S 5871 IMJIN MAINT & EQUIP	2,215	6,602	500	7,771	2,500	400.0%	-67.8%
L/S 5871 IMJIN POWER	6,902	7,930	8,750	7,894	8,250	-5.7%	4.5%
L/S 5990 ORD/V MAINT & EQUIP	2,005	35,844	10,000	8,192	5,000	-50.0%	-39.0%
L/S 5990 ORD/V POWER	10,717	10,504	11,500	11,752	12,500	8.7%	6.4%
L/S 6143 CLARK MAINT & EQUIP	359	358	500	1,256	500	0.0%	-60.2%
L/S 6143 CLARK POWER	1,533	1,561	1,650	1,251	1,950	18.2%	55.9%
L/S 6225 S/PABLO MAINT & EQUIP	-	3,892	-	-	-	-	-
L/S 6225 S/PABLO POWER	-	-	-	-	-	-	-
L/S 6634 HATTEN MAINT & EQUIP	-	-	250	-	500	100.0%	100.0%
L/S 6634 HATTEN POWER	143	149	175	156	175	0.0%	12.2%
L/S 7698 GIGLING MAINT & EQUIP	1,197	3,057	2,500	6,735	5,000	100.0%	-25.8%
L/S 7698 GIGLING POWER	11,582	11,492	12,500	11,727	12,500	0.0%	6.6%
L/S 8775 BOOKER MAINT & EQUIP	488	358	500	966	1,000	100.0%	3.5%
L/S 8775 BOOKER POWER	782	854	1,150	934	1,150	0.0%	23.2%
L/S EG 31 MAINT & EQUIP	-	-	-	7,750	-	-	-
L/S EG 31 POWER	-	-	-	-	-	-	-
L/S 514 CARMEL MAINT & EQUIP	-	408	500	4,556	500	0.0%	100.0%
L/S 514 CARMEL POWER	1,282	1,347	1,450	1,510	1,650	13.8%	9.3%
EG LIFT STATION MAINT & EQUIP	7,295	7,667	15,125	8,000	15,500	2.5%	93.8%
EG LIFT STATION POWER	1,070	1,552	1,750	2,225	2,250	28.6%	1.1%
PROMONTORY LS MAINT & EQUIP	-	447	500	931	500	0.0%	100.0%
PROMONTORY LS POWER	-	1,764	1,750	2,608	2,750	57.1%	100.0%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>807,975</b>	<b>850,128</b>	<b>973,575</b>	<b>872,022</b>	<b>1,251,085</b>	<b>28.5%</b>	<b>43.5%</b>
<b>TOTAL EXPENSE</b>	<b>1,905,969</b>	<b>1,933,034</b>	<b>2,069,890</b>	<b>2,114,648</b>	<b>2,366,891</b>	<b>14.3%</b>	<b>11.9%</b>

MARINA COAST WATER DISTRICT  
LAB BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD WATER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - LAB	81,127	85,466	88,029	80,962	90,580	2.9%	11.9%
WAGES ALLOCATED TO CAPITAL	-	-	-	-	-	-	-
OVERTIME	46	328	511	284	528	3.3%	100.0%
FICA - SS EXPENSE	4,969	5,268	5,490	5,047	5,649	2.9%	11.9%
FICA - MEDI EXPENSE	1,172	1,232	1,284	1,181	1,321	2.9%	11.8%
MEDICAL INSURANCE	7,107	7,907	8,227	8,638	9,635	17.1%	11.5%
DENTAL INS. EXPENSE	354	370	369	371	369	0.0%	-0.5%
VISION INS. EXPENSE	144	153	169	155	169	0.0%	8.8%
WORKERS COMP. EXPENSE	3,460	3,805	3,883	2,764	4,005	3.1%	44.9%
LIFE INSURANCE EXPENSE	258	274	242	290	250	3.3%	-13.7%
UNIFORM BENEFIT	366	431	442	434	442	0.0%	1.9%
BOOT BENEFIT	-	-	136	-	136	0.0%	100.0%
SUI EXPENSE	353	203	330	0	330	0.0%	1099900.0%
ETT EXPENSE	10	7	10	-	10	0.0%	-
DISABILITY PLAN	181	224	211	301	217	2.8%	-28.0%
CALPERS RETIREMENT (ER) - Classic Plan	6,416	6,880	6,124	8,285	8,769	43.2%	5.8%
CALPERS RETIREMENT (EE) - Classic Plan	5,333	5,661	5,957	5,967	6,149	3.2%	3.0%
CALPERS-62 RETIREMENT (ER)	-	-	-	-	-	-	-
CALPERS-62 RETIREMENT (EE)	-	-	-	-	-	-	-
OPEB EXPENSE	4,042	4,174	4,284	4,284	4,318	0.8%	100.0%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>115,338</b>	<b>122,383</b>	<b>125,698</b>	<b>118,962</b>	<b>132,877</b>	<b>5.7%</b>	<b>11.7%</b>
CHEMICALS	3,804	5,481	6,930	5,740	6,915	-0.2%	20.5%
GLASSWARE	1,813	477	2,727	2,521	2,719	-0.3%	7.9%
BOOKS & REF. MATERIAL	-	-	396	396	387	-2.3%	-2.3%
CONTRACT TESTING	10,812	9,132	36,659	45,161	35,416	-3.4%	-21.6%
GENERAL SUPPLY	2,963	3,836	6,577	5,269	6,568	-0.1%	24.7%
QUALITY CONTROL PROGRAM	5,892	6,989	10,783	9,039	10,777	-0.1%	19.2%
POSTAGE	867	906	906	1,046	897	-1.0%	-14.2%
PRINTING	3,651	3,516	6,162	6,162	6,298	2.2%	2.2%
OFFICE SUPPLY	-	-	430	430	421	-2.1%	-2.1%
MEMBERSHIPS & DUES	1,300	1,403	1,642	1,683	1,631	-0.7%	-3.1%
LAB PERMITS	-	2,186	8,465	9,590	9,572	13.1%	-0.2%
CERTIFICATION	-	37	362	362	353	-2.5%	-2.5%
DESAL - MONITORING	-	-	6,000	-	6,000	0.0%	-
LAB MAINT. & REPAIR	6,032	5,556	11,004	14,328	10,981	-0.2%	-23.4%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>37,134</b>	<b>39,519</b>	<b>99,043</b>	<b>101,726</b>	<b>98,935</b>	<b>-0.1%</b>	<b>-2.7%</b>
<b>TOTAL EXPENSE</b>	<b>152,472</b>	<b>161,902</b>	<b>224,741</b>	<b>220,689</b>	<b>231,812</b>	<b>3.1%</b>	<b>5.0%</b>

MARINA COAST WATER DISTRICT  
CON BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD WATER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - CON	76,421	108,412	114,641	95,897	115,120	0.4%	20.0%
OVERTIME	2,492	3,707	3,118	2,061	3,216	3.1%	56.1%
FICA - SS EXPENSE	4,403	6,633	7,301	5,886	7,337	0.5%	24.6%
FICA - MEDI EXPENSE	1,051	1,552	1,707	1,377	1,716	0.5%	24.6%
MEDICAL INSURANCE	8,777	15,081	22,470	14,387	23,117	2.9%	60.7%
DENTAL INS. EXPENSE	451	704	1,032	591	870	-15.7%	47.1%
VISION INS. EXPENSE	159	292	295	266	295	0.0%	11.0%
WORKERS COMP. EXPENSE	1,259	1,628	1,187	651	1,180	-0.6%	81.3%
LIFE INSURANCE EXPENSE	175	311	323	368	324	0.3%	-12.0%
SUI EXPENSE	334	667	503	160	503	0.0%	214.8%
ETT EXPENSE	10	21	15	6	15	0.0%	147.9%
DISABILITY PLAN	122	257	281	384	282	0.4%	-26.6%
CALPERS RETIREMENT (ER) - Classic Plan	5,365	6,476	5,497	6,504	6,960	26.6%	7.0%
CALPERS RETIREMENT (EE) - Classic Plan	4,460	4,991	7,951	4,048	4,880	-38.6%	20.6%
CALPERS-62 RETIREMENT (ER)	-	1,905	2,676	2,486	2,710	1.3%	9.0%
CALPERS-62 RETIREMENT (EE)	-	-	-	-	-	-	-
OPEB EXPENSE	3,808	5,294	3,060	5,508	5,678	85.6%	3.1%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>109,287</b>	<b>157,932</b>	<b>172,057</b>	<b>140,580</b>	<b>174,203</b>	<b>1.2%</b>	<b>23.9%</b>
BOOKS & REF. MATERIAL	-	-	136	136	136	0.0%	0.0%
PRINTING	4,645	6,147	4,300	4,300	4,300	0.0%	0.0%
GENERAL SUPPLY	359	618	680	689	680	0.0%	-1.3%
COMPUTERS/DATA PROCESSING	454	482	476	762	476	0.0%	-37.5%
ADVERTISEMENT	592	504	1,250	1,172	1,100	-12.0%	-6.1%
CONSULTING SERVICES	-	-	6,800	6,800	3,740	-45.0%	100.0%
MEMBERSHIPS & DUES	3,448	3,603	3,570	3,610	4,080	14.3%	13.0%
TOILET REBATE	26,670	12,152	40,000	39,875	50,000	25.0%	25.4%
WASHING MACHINE REBATE	9,750	6,750	7,500	7,125	7,500	0.0%	5.3%
CONSERVATION EDUCATION	12,834	4,157	18,300	12,240	18,700	2.2%	52.8%
LANDSCAPE REBATE	647	5,150	6,250	6,199	10,000	60.0%	61.3%
HOT WATER RECIR REBATE	-	-	1,500	1,500	1,000	-33.3%	-33.3%
SHOWER HEADS AND AERATORS	4,202	5,871	3,000	3,000	2,000	-33.3%	-33.3%
LANDSCAPE DEMONSTRATION	292	852	1,020	1,020	1,020	0.0%	0.0%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>63,893</b>	<b>46,287</b>	<b>94,782</b>	<b>88,427</b>	<b>104,732</b>	<b>10.5%</b>	<b>18.4%</b>
<b>TOTAL EXPENSE</b>	<b>173,180</b>	<b>204,219</b>	<b>266,839</b>	<b>229,007</b>	<b>278,935</b>	<b>4.5%</b>	<b>21.8%</b>

MARINA COAST WATER DISTRICT  
ENG BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD WATER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - ENG	233,044	290,992	346,139	295,236	352,460	1.8%	19.4%
WAGES-ALLOCATED TO CAPITAL	(34,159)	(29,475)	(100,000)	-	(80,000)	-100.0%	-100.0%
WAGE/BENEFITS TO OTHER CC PROJ	-	-	-	(20,130)	(43,200)	-100.0%	-100.0%
OVERTIME	56	-	640	-	660	3.1%	100.0%
FICA - SS EXPENSE	12,831	17,024	20,126	14,577	20,108	-0.1%	37.9%
FICA - MEDI EXPENSE	3,279	3,981	5,028	4,023	5,120	1.8%	27.3%
MEDICAL INSURANCE	42,768	48,828	63,887	51,082	74,497	16.6%	45.8%
DENTAL INSURANCE	2,412	2,673	3,430	2,842	3,430	0.0%	20.7%
VISION INSURANCE	497	558	669	558	669	0.0%	20.0%
WORKERS COMP. INSURANCE	2,156	2,799	3,485	2,177	3,562	2.2%	63.6%
LIFE INSURANCE EXPENSE	1,002	1,094	1,015	1,144	1,047	3.2%	-8.5%
BOOTS BENEFIT	161	278	540	540	540	0.0%	0.0%
SUI EXPENSE	899	711	873	714	748	-14.3%	4.8%
ETT EXPENSE	26	23	26	22	22	-15.4%	-1.6%
DISABILITY PLAN	729	899	896	1,214	931	3.9%	-23.3%
CALPERS RETIREMENT (ER) - Classic Plan	17,483	25,391	23,094	27,373	25,690	11.2%	-6.1%
CALPERS RETIREMENT (EE) - Classic Plan	14,533	17,868	22,465	18,728	23,392	4.1%	24.9%
CALPERS-62 RETIREMENT (ER)	1,539	2,059	2,999	2,510	2,623	-12.5%	4.5%
CALPERS-62 RETIREMENT (EE)	1,932	24	2,917	-	-	-	-
OPEB EXPENSE	11,611	14,210	15,930	15,930	17,280	8.5%	8.5%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>312,799</b>	<b>399,937</b>	<b>414,159</b>	<b>418,718</b>	<b>409,903</b>	<b>-1.0%</b>	<b>-2.1%</b>
POSTAGE	-	-	-	54	108	-	100.0%
PRINTING/ SCANNING SERVICES	-	-	-	1,169	1,242	-	6.3%
OFFICE SUPPLY	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	362	564	648	648	648	0.0%	0.0%
MAPPING SERVICES	-	-	20,000	20,000	20,000	0.0%	0.0%
ENGINEERING CONSULTANTS	59,529	94,935	377,000	252,319	474,000	25.7%	87.9%
ENGINEERING REIMBURSEMENTS	440,441	470,325	380,000	347,172	380,000	0.0%	9.5%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>507,220</b>	<b>565,824</b>	<b>837,648</b>	<b>651,363</b>	<b>935,998</b>	<b>11.7%</b>	<b>43.7%</b>
<b>TOTAL EXPENSE</b>	<b>820,019</b>	<b>965,761</b>	<b>1,251,807</b>	<b>1,070,081</b>	<b>1,345,901</b>	<b>7.5%</b>	<b>25.8%</b>

MARINA COAST WATER DISTRICT  
ENG BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD SEWER						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - ENG	48,709	64,670	83,330	80,663	91,378	9.7%	13.3%
WAGES-ALLOCATED TO CAPITAL	(8,620)	(15,090)	(12,000)	(13,541)	(60,000)	-100.0%	-100.0%
WAGE/BENEFITS TO OTHER CC PROJ	-	-	-	(3,413)	(10,400)	-100.0%	-100.0%
OVERTIME	12	-	154	-	171	11.0%	100.0%
FICA - SS EXPENSE	2,707	3,791	4,845	3,508	5,213	7.6%	48.6%
FICA - MEDI EXPENSE	686	886	1,211	968	1,327	9.6%	37.0%
MEDICAL INSURANCE	9,021	10,851	15,380	12,224	19,314	25.6%	58.0%
DENTAL INSURANCE	509	594	826	681	889	7.6%	30.6%
VISION INSURANCE	105	124	161	133	173	7.5%	29.6%
WORKERS COMP. INSURANCE	453	623	839	527	924	10.1%	75.4%
LIFE INSURANCE EXPENSE	212	243	244	276	272	11.5%	-1.4%
BOOTS BENEFIT	34	62	130	130	140	7.7%	7.7%
SUI EXPENSE	189	159	210	171	194	-7.6%	13.2%
ETT EXPENSE	5	5	6	5	6	0.0%	12.4%
DISABILITY PLAN	154	200	216	292	242	12.0%	-17.2%
CALPERS RETIREMENT (ER) - Classic Plan	3,660	5,643	5,560	6,591	6,661	19.8%	1.1%
CALPERS RETIREMENT (EE) - Classic Plan	3,043	3,971	5,408	4,508	6,065	12.1%	34.5%
CALPERS-62 RETIREMENT (ER)	326	457	722	604	680	-5.8%	12.6%
CALPERS-62 RETIREMENT (EE)	409	5	702	-	-	-	-
OPEB EXPENSE	2,427	3,158	3,835	3,835	4,480	16.8%	16.8%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>64,040</b>	<b>80,353</b>	<b>111,779</b>	<b>98,205</b>	<b>67,813</b>	<b>-39.3%</b>	<b>-30.9%</b>
POSTAGE	-	-	-	48	28	-	-41.1%
PRINTING/ SCANNING SERVICES	-	-	-	302	322	-	6.7%
OFFICE SUPPLY	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	77	26	156	156	168	7.7%	7.7%
MAPPING SERVICES	-	-	10,000	10,000	10,000	0.0%	0.0%
ENGINEERING CONSULTANTS	12,421	13,672	110,000	27,500	64,000	-41.8%	132.7%
ENGINEERING REIMBURSEMENTS	117,885	161,450	110,000	95,553	110,000	0.0%	15.1%
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>130,383</b>	<b>175,149</b>	<b>230,156</b>	<b>133,558</b>	<b>184,518</b>	<b>-19.8%</b>	<b>38.2%</b>
<b>TOTAL EXPENSE</b>	<b>194,423</b>	<b>255,502</b>	<b>341,935</b>	<b>231,763</b>	<b>252,331</b>	<b>-26.2%</b>	<b>8.9%</b>

MARINA COAST WATER DISTRICT  
 ENG BUDGET FOR FY 2017-2018

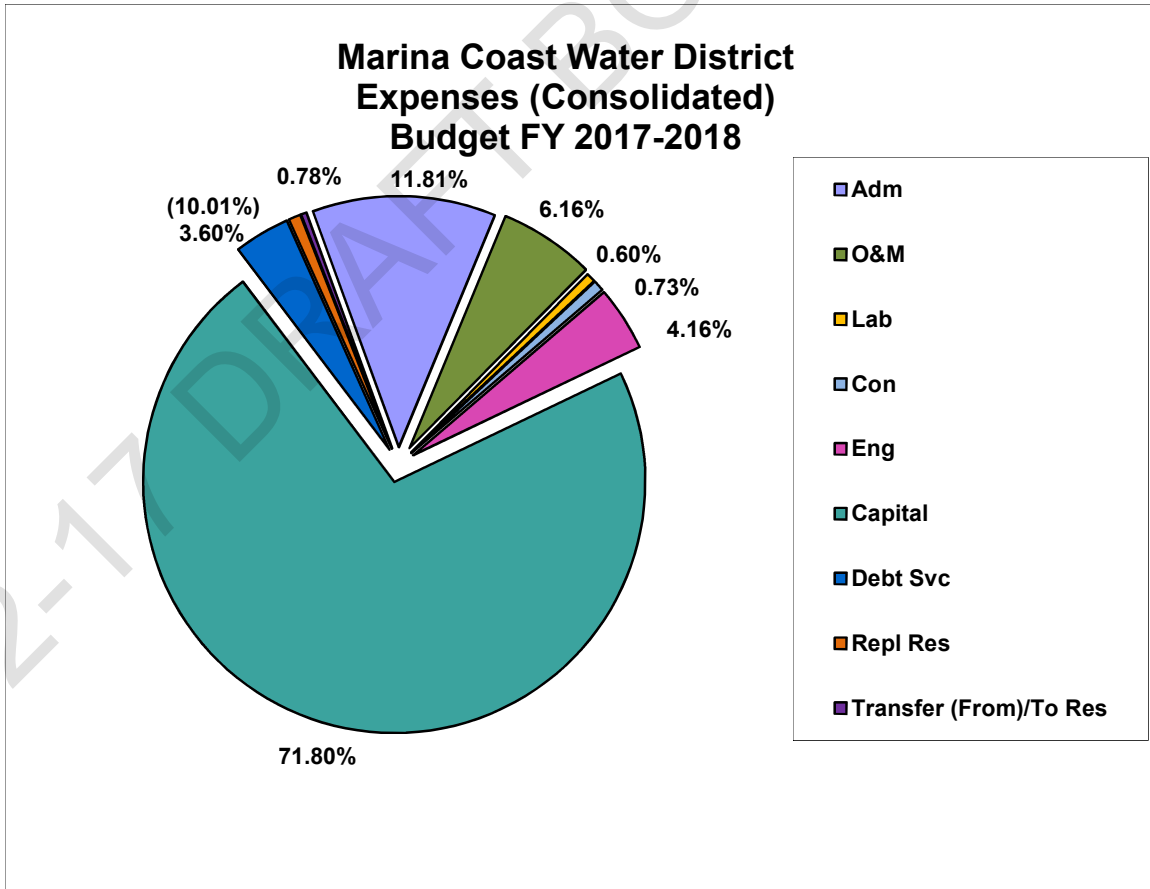
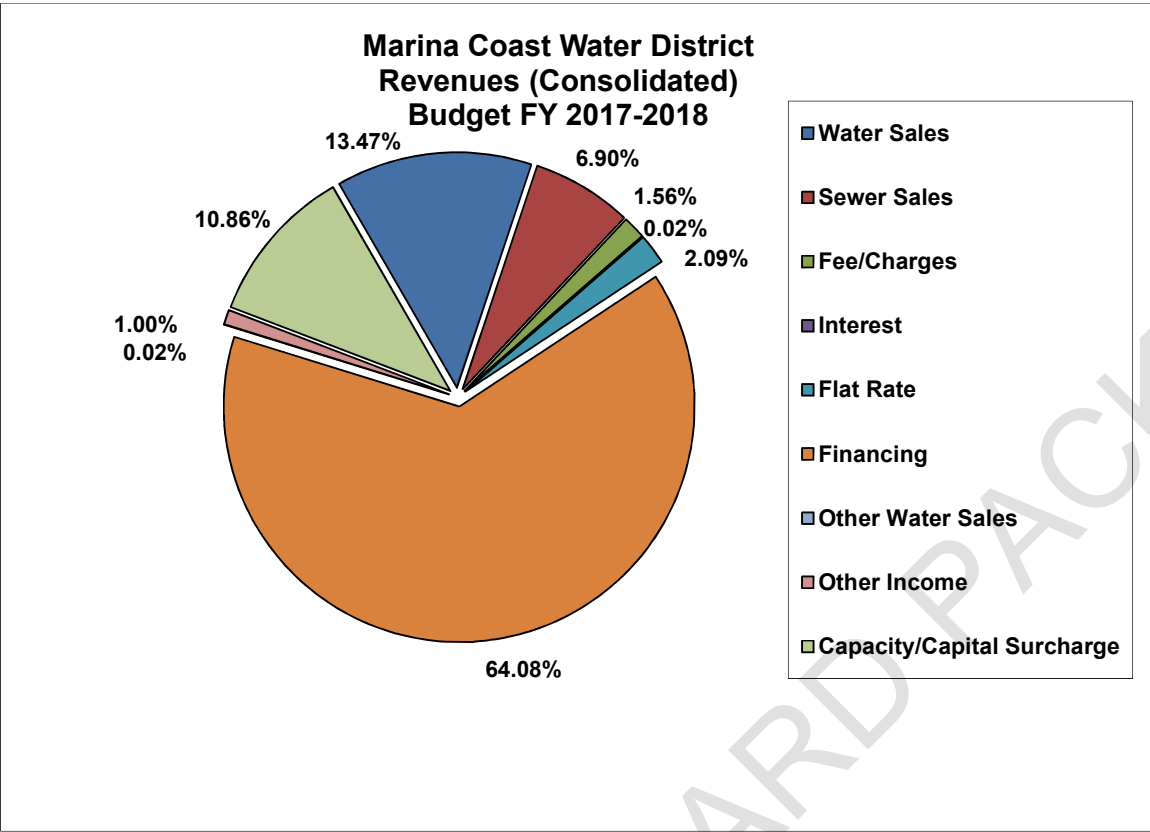
ACCOUNT NAME	RUWAP						
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	BUD vs BUD % CHANGE	BUD vs EST % CHANGE
WAGES - ENG	-	-	-	-	-	-	-
WAGES-ALLOCATED TO CAPITAL	-	-	-	-	-	-	-
WAGE/BENEFITS TO OTHER CC PROJ	-	-	-	-	-	-	-
OVERTIME	-	-	-	-	-	-	-
FICA - SS EXPENSE	-	-	-	-	-	-	-
FICA - MEDI EXPENSE	-	-	-	-	-	-	-
MEDICAL INSURANCE	-	-	-	-	-	-	-
DENTAL INSURANCE	-	-	-	-	-	-	-
VISION INSURANCE	-	-	-	-	-	-	-
WORKERS COMP. INSURANCE	-	-	-	-	-	-	-
LIFE INSURANCE EXPENSE	-	-	-	-	-	-	-
BOOTS BENEFIT	-	-	-	-	-	-	-
SUI EXPENSE	-	-	-	-	-	-	-
ETT EXPENSE	-	-	-	-	-	-	-
DISABILITY PLAN	-	-	-	-	-	-	-
CALPERS RETIREMENT (ER) - Classic Plan	-	-	-	-	-	-	-
CALPERS RETIREMENT (EE) - Classic Plan	-	-	-	-	-	-	-
CALPERS-62 RETIREMENT (ER)	-	-	-	-	-	-	-
CALPERS-62 RETIREMENT (EE)	-	-	-	-	-	-	-
OPEB EXPENSE	-	-	-	-	-	-	-
<b>TOTAL SALARY &amp; BENEFIT</b>	-	-	-	-	-	-	-
POSTAGE	-	-	-	-	-	-	-
PRINTING/ SCANNING SERVICES	-	-	-	-	-	-	-
OFFICE SUPPLY	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	-	-	-	-	-	-	-
MAPPING SERVICES	-	-	-	-	-	-	-
ENGINEERING CONSULTANTS	-	-	-	-	-	-	-
ENGINEERING REIMBURSEMENTS	-	-	-	-	-	-	-
<b>TOTAL DEPARTMENT EXPENSE</b>	-	-	-	-	-	-	-
<b>TOTAL EXPENSE</b>	-	-	-	-	-	-	-

5-12-17 DRAFT BOARD PACKET



MARINA COAST WATER DISTRICT  
ENG BUDGET FOR FY 2017-2018

ACCOUNT NAME	TOTAL					BUD vs BUD % CHANGE	BUD vs EST % CHANGE
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED		
WAGES - ENG	281,753	355,663	429,469	375,899	443,838	3.3%	18.1%
WAGES-ALLOCATED TO CAPITAL	(42,779)	(44,565)	(112,000)	(13,541)	(140,000)	-100.0%	-100.0%
WAGE/BENEFITS TO OTHER CC PROJ	-	-	-	(23,543)	(53,600)	-100.0%	-100.0%
OVERTIME	67	-	794	-	831	4.7%	100.0%
FICA - SS EXPENSE	15,538	20,814	24,971	18,085	25,321	1.4%	40.0%
FICA - MEDI EXPENSE	3,965	4,868	6,239	4,992	6,447	3.3%	29.2%
MEDICAL INSURANCE	51,790	59,679	79,267	63,306	93,811	18.3%	48.2%
DENTAL INSURANCE	2,921	3,267	4,256	3,523	4,319	1.5%	22.6%
VISION INSURANCE	601	682	830	691	842	1.4%	21.8%
WORKERS COMP. INSURANCE	2,609	3,423	4,324	2,704	4,486	3.7%	65.9%
LIFE INSURANCE EXPENSE	1,213	1,337	1,259	1,420	1,319	4.8%	-7.1%
BOOTS BENEFIT	196	340	670	670	680	1.5%	1.5%
SUI EXPENSE	1,088	870	1,083	885	942	-13.0%	6.4%
ETT EXPENSE	32	28	32	28	28	-12.5%	1.1%
DISABILITY PLAN	883	1,098	1,112	1,507	1,173	5.5%	-22.1%
CALPERS RETIREMENT (ER) - Classic Plan	21,142	31,034	28,654	33,964	32,351	12.9%	-4.7%
CALPERS RETIREMENT (EE) - Classic Plan	17,576	21,839	27,873	23,237	29,457	5.7%	26.8%
CALPERS-62 RETIREMENT (ER)	1,865	2,516	3,721	3,114	3,303	-11.2%	6.1%
CALPERS-62 RETIREMENT (EE)	2,341	29	3,619	-	-	-	-
OPEB EXPENSE	14,038	17,368	19,765	19,765	21,760	10.1%	10.1%
<b>TOTAL SALARY &amp; BENEFIT</b>	<b>376,838</b>	<b>480,290</b>	<b>525,938</b>	<b>516,923</b>	<b>477,716</b>	<b>-9.2%</b>	<b>-7.6%</b>
POSTAGE	-	-	-	102	136	-	34.0%
PRINTING/ SCANNING SERVICES	-	-	-	1,471	1,564	-	6.3%
OFFICE SUPPLY	-	-	-	-	-	-	-
MEMBERSHIPS & DUES	438	590	804	804	816	1.5%	1.5%
MAPPING SERVICES	-	-	30,000	30,000	30,000	0.0%	0.0%
ENGINEERING CONSULTANTS	71,949	108,607	487,000	279,819	538,000	10.5%	92.3%
ENGINEERING REIMBURSEMENTS	558,327	631,775	490,000	442,726	490,000	0.0%	10.7%
	-	-	-	-	-		
<b>TOTAL DEPARTMENT EXPENSE</b>	<b>637,603</b>	<b>740,972</b>	<b>1,067,804</b>	<b>784,921</b>	<b>1,120,516</b>	<b>4.9%</b>	<b>42.8%</b>
<b>TOTAL EXPENSE</b>	<b>1,014,441</b>	<b>1,221,262</b>	<b>1,593,742</b>	<b>1,301,844</b>	<b>1,598,232</b>	<b>0.3%</b>	<b>22.8%</b>



MARINA COAST WATER DISTRICT  
CAPITALIZED EQUIPMENT BUDGET FOR FY 2017-2018

ACCOUNT NAME	ORD WATER					ORD SEWER				
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED
LABORATORY	-	-	-	-	-	-	-	-	-	-
NETWORK COMPUTER SYSTEM	5,372	28,926	16,200	10,800	39,506	1,136	4,275	3,900	2,600	10,242
VEHICLES	10,607	-	54,000	43,200	27,000	2,244	-	13,000	10,400	7,000
O&M EQUIPMENT	-	-	76,400	13,600	21,600	-	-	14,300	-	47,000
<b>TOTAL EXPENSE</b>	<b>15,979</b>	<b>28,926</b>	<b>146,600</b>	<b>67,600</b>	<b>88,106</b>	<b>3,380</b>	<b>4,275</b>	<b>31,200</b>	<b>13,000</b>	<b>64,242</b>

ACCOUNT NAME	TOTAL					BUD vs BUD %CHANGE	BUD vs EST %CHANGE
	2014-2015 ACTUAL	2015-2016 ACTUAL	2016-2017 ADOPTED	2016-2017 ESTIMATED	2017-2018 PROPOSED		
LABORATORY	-	-	-	-	-	0.0%	0.0%
NETWORK COMPUTER SYSTEM	6,508	33,201	20,100	13,400	49,749	147.5%	0.0%
VEHICLES	12,851	-	67,000	53,600	34,000	-49.3%	0.0%
O&M EQUIPMENT	-	-	90,700	13,600	68,600	-24.4%	0.0%
<b>TOTAL EXPENSE</b>	<b>19,359</b>	<b>33,201</b>	<b>177,800</b>	<b>80,600</b>	<b>152,348</b>	<b>-14.3%</b>	<b>89.0%</b>

**Network Computer System**

	<u>Ord Water</u>	<u>Ord Sewer</u>	<u>Total Asset Cost</u>	
Springbrook Module - Project Management	3,780	980	7,000	
Operations Work Order and Asset Management System	18,986	4,922	35,160	
Standby Server	5,940	1,540	11,000	
File/Email/CityWorks Server Replacement	10,800	2,800	20,000	73,160

**Vehicles**

Variance from Board Vehicle Replacement Policy @ \$100,000/year	27,000	7,000	50,000	
---	--------	-------	--------	--

**O&M Equipment**

Easement Machine for Jetter		41,400	60,000	
GPS software for trucks and radios	8,100	2,100	15,000	
Cab for Loader	13,500	3,500	25,000	100,000

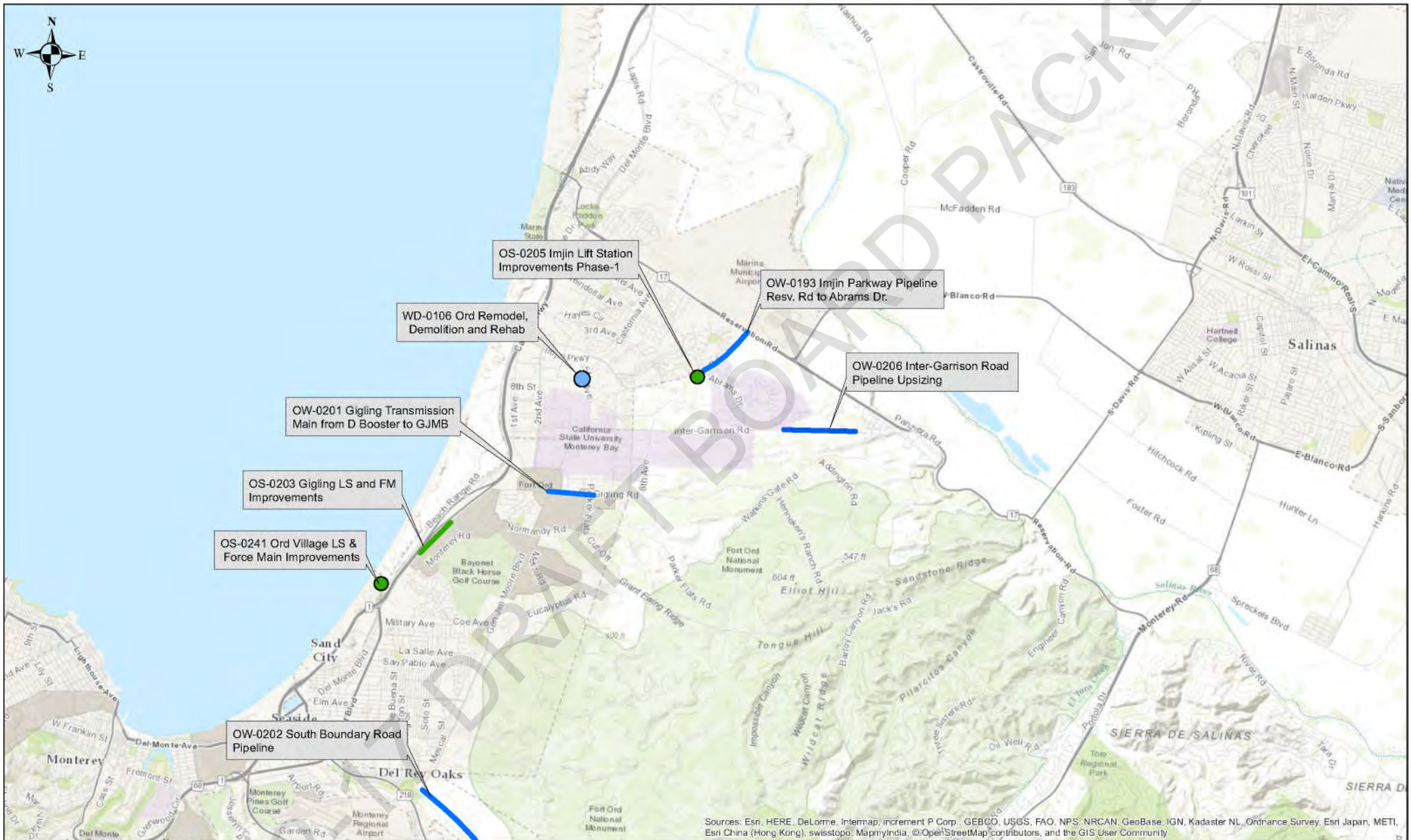
<b>TOTAL</b>	<b>88,106</b>	<b>64,242</b>	<b>223,160</b>	
--------------	---------------	---------------	----------------	--

**MARINA COAST WATER DISTRICT  
ORD COMMUNITY  
CAPITAL IMPROVEMENT PROJECT BUDGET FOR FY 2017-2018**

<b>Project No.</b>	<b>Project Name</b>		<b>Amount</b>
OW-0193	Imjin Parkway Pipeline, Resv. Rd to Abrams Dr	existing	\$ 102,000
OW-0201	Gigling Transmission Main from D Booster to GJMB	existing	\$ 109,100
OW-0202	South Boundary Road Pipeline	DRO and Monterey	\$ 205,000
OW-0206	Inter-Garrison Road Pipeline Up-Sizing	East Garrison	\$ 599,124
OS-0205	Imjin Lift Station Improvements - Phase 1	existing	\$ 650,000
OS-0147	Ord Village LS & Force Main Improvements	existing	\$ 720,000
WD-0106	Ord Remodel, Demolition and Rehab	existing - DW	\$ 500,000
RW-0156	Recycled Water Trunk Main, MRWPCA to Normandy	SRF	\$ 24,700,000
		<b>Total:</b>	<b>\$ 27,425,224</b>

**Summary by Cost Center**

03 - Ft Ord Water	\$ 1,285,224
04 - Ft Ord Sewer	\$ 1,440,000
05 - Recycled Water	\$ 24,700,000
<b>Total:</b>	<b>\$ 27,425,224</b>



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**Marina Coast Water District**  
 11 Reservation Road  
 Marina, CA 93933  
 mcwd.org

### 2017-2018 Capital Improvement Projects

DATE:	03/14/2017
AUTHOR:	Jane H. Hahn

Capital Improvement Project Sheet

<b>Project:</b>	Imjin Parkway Pipeline, Reservation Rd to Abrams Drive	<b>Source:</b>	Internal
<b>Project No:</b>	OW-0193	<b>Index/Multiplier:</b>	1.0
<b>Cost Center</b>	Ord Community Water	<b>Inflation %:</b>	2.0

**Project Description**  
 This project entails the construction of approximately 2,800-LF of 12-inch PVC potable water pipeline in Imjin Parkway to improve connectivity within the B-Zone.

**Project Justification**  
 This project is sequenced to coincide with the City of Marina Project to widen Imjin Parkway.

PROJECT COSTS:	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services								0
Internal Services								0
<b>Design</b>								
External Services			90,000					90,000
Internal Services			12,000					12,000
<b>Construction</b>								
External Services				450,000				450,000
Internal Services				10,800				10,800
<b>Property / Easement Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	<b>0</b>	<b>0</b>	<b>102,000</b>	<b>460,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>562,800</b>

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
01 - Marina Water		0%	0	0	0	0	0	0	0	0
03 - Ft Ord Water		100%	0	0	102,000	460,800	0	0	0	562,800
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
<b>Funding By Fiscal Year</b>			<b>0</b>	<b>0</b>	<b>102,000</b>	<b>460,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>562,800</b>

Estimated Project Expenditures for FY 17/18:				Budget	Special Notes
<b>"Class "3" Cost Opinion: Estimated Range varies (-20%→+35%)"</b>					
<b>Project: Imjin Parkway Pipeline, Reservation Rd to Abrams</b>					
<b>1- Design &amp; Planning Costs:</b>					
	Internal Services : MCWD Staff time (Eng, O&M,Finances)			\$ 12,000	Studying project scope & alternatives
	External Services: (Attorneys, Consultants)			\$ 90,000	Contract with roadway designer
<b>Total Design &amp; Planning Cost:</b>				<b>\$ 102,000</b>	
<b>2- Construction &amp; Installation Costs:</b>					
	Internal Services : MCWD Staff time (Eng, O&M,Finances)			\$ -	
	External Services: (Contractors)			\$ -	
<b>Total Construction &amp; Installation Costs:</b>				<b>\$ -</b>	
<b>Property / Easement Acquisition:</b>					



Capital Improvement Project Sheet

<b>Project:</b>	Gigling Transmission from D Booster to JM Blvd	<b>Source:</b>	Internal
<b>Project No:</b>	OW-0201	<b>Index/Multiplier:</b>	1.0
<b>Cost Center</b>	Ord Community Water	<b>Inflation %:</b>	2.0

**Project Description**

This project entails the construction of approximately 1,800-LF of 12-inch PVC potable water pipeline to replace an existing 12-inch AC pipeline installed by the Army. The section of pipeline being installed will be within the Gigling Road alignment from the D-BPS and extending to the west of the General Jim Moore Boulevard intersection. The work is sequenced with FORA's widening of the road.

**Project Justification**

This project was originally identified in the Ord Community Water Distribution Master Plan (2004, RBF). Staff identified the need to increase the scope of the project based on the existing condition and installation failings of the facility. The condition and installation failings were discovered in 2011 through a significant water outage event. Staff has re-estimated the cost of this CIP based on the new scope (thus the Source of the project is now Internal).

<b>PROJECT COSTS:</b>	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services								0
Internal Services	1,800							1,800
<b>Design</b>								
External Services			107,100					107,100
Internal Services			2,000					2,000
<b>Construction</b>								
External Services				321,300				321,300
Internal Services				10,800				10,800
<b>Property / Easement Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	<b>1,800</b>	<b>0</b>	<b>109,100</b>	<b>332,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>443,000</b>

<b>Project Funding / Cost Centers</b>	G L Code	% Cost	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
01 - Marina Water		0%	0	0	0	0	0	0	0	0
03 - Ft Ord Water		100%	1,800	0	109,100	332,100	0	0	0	443,000
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
<b>Funding By Fiscal Year</b>			<b>1,800</b>	<b>0</b>	<b>109,100</b>	<b>332,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>443,000</b>

Estimated Project Expenditures for FY 17/18:				Budget	Special Notes
<b>"Class "3" Cost Opinion: Estimated Range varies (-20%→+35%)"</b>					
<b>Project: Gigling Transmission from D Booster to JM Blvd</b>					
<b>1- Design &amp; Planning Costs:</b>					
	Internal Services : MCWD Staff time (Eng, O&M,Finances)			\$ 2,000	Studying project scope & alternatives
	External Services: (Attorneys, Consultants)			\$ 107,100	
<b>Total Design &amp; Planning Cost:</b>				<b>\$ 109,100</b>	
<b>2- Construction &amp; Installation Costs:</b>					
	Internal Services : MCWD Staff time (Eng, O&M,Finances)			\$ -	
	External Services: (Contractors)			\$ -	
<b>Total Construction &amp; Installation Costs:</b>				<b>\$ -</b>	
<b>Property / Easement Acquisition:</b>					

Capital Improvement Project Sheet

<b>Project:</b>	South Boundary Road Pipeline	<b>Source:</b>	Internal
<b>Project No:</b>	OW-00202	<b>Index/Multiplier:</b>	1.0
<b>Cost Center</b>	Ord Community Water	<b>Inflation %:</b>	2.0

**Project Description**  
 This project entails the construction of approximately 5,600-LF of 16-inch and 12-inch potable water pipeline in South Boundary Road to serve Del Rey Oaks and Monterey.

**Project Justification**  
 This project is sequenced to coincide with the FORA project to widen South Boundary Road.

PROJECT COSTS:	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services								0
Internal Services								0
<b>Design</b>								
External Services		0	200,000					200,000
Internal Services		0	5,000					5,000
<b>Construction</b>								
External Services				1,284,000				1,284,000
Internal Services				5,000				5,000
<b>Property / Easement Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	<b>0</b>	<b>0</b>	<b>205,000</b>	<b>1,289,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,494,000</b>

Project Funding / Cost Centers	G L Code	% Cost Center	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
01 - Marina Water		0%	0	0	0	0	0	0	0	0
03 - Ft Ord Water		100%	0	0	205,000	1,289,000	0	0	0	1,494,000
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
<b>Funding By Fiscal Year</b>			<b>0</b>	<b>0</b>	<b>205,000</b>	<b>1,289,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,494,000</b>

Estimated Project Expenditures for FY 17/18:					Budget	Special Notes			
<b>"Class "4" Cost Opinion: Estimated Range varies (-30%→+50%)"</b>									
<b>Project: South Boundary Road Pipeline</b>									
<b>1- Design &amp; Planning Costs:</b>									
	Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 5,000	Coordiante contracts			
	External Services: (Attorneys, Consultants)				\$ 200,000	Contract with roadway designer			
<b>Total Design &amp; Planning Cost:</b>					<b>\$ 205,000</b>				
<b>2- Construction &amp; Installation Costs:</b>									
	Internal Services : MCWD Staff time (Eng, O&M,Finances)								
	External Services: (Contractors)								
<b>Total Construction &amp; Installation Costs:</b>					<b>\$ -</b>				
<b>Property / Easement Acquisition:</b>									

Capital Improvement Project Sheet

<b>Project:</b>	Inter-Garrison Road Pipeline Up-Sizing	<b>Source:</b>	Internal
<b>Project No:</b>	OW-0206	<b>Index/Multiplier:</b>	1.0
<b>Cost Center</b>	Ord Community Water	<b>Inflation %:</b>	2.0

**Project Description**  
 This project entails the construction of approximately 1700-LF of 18-inch potable water pipeline in InterGarrison Road between Abrahms Drive and East Garrison to replace the existing 12-inch main. This will allow the District to meet commercial fire flows in East Garrison prior to building a B-Zone reservoir.

**Project Justification**  
 The East Garrison Developer has completed construction of the Phase 2 infrastructure and is building homes in the area. Commercial development may occur within the next 1-2 years.

<b>PROJECT COSTS:</b>	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services								0
Internal Services								0
<b>Design</b>								
External Services		50,000						50,000
Internal Services		2,000						2,000
<b>Construction</b>								
External Services			589,124					589,124
Internal Services			10,000					10,000
<b>Property / Easement Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	<b>0</b>	<b>52,000</b>	<b>599,124</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>651,124</b>

<b>Project Funding / Cost Centers</b>	G L Code	% Cost Splits	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
01 - Marina Water		0%	0	0	0	0	0	0	0	0
03 - Ft Ord Water		100%	0	52,000	599,124	0	0	0	0	651,124
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
<b>Funding By Fiscal Year</b>			<b>0</b>	<b>52,000</b>	<b>599,124</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>651,124</b>

Estimated Project Expenditures for FY 17/18:				Budget	Special Notes
<b>"Class "2" Cost Opinion: Estimated Range varies (-10%→+25%)"</b>					
<b>Project: Inter-Garrison Road Pipeline Up-sizing</b>					
<b>1- Design &amp; Planning Costs:</b>					
Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ -	Manage contract
External Services: (Attorneys, Consultants)				\$ -	Design
<b>Total Design &amp; Planning Cost:</b>				<b>\$ -</b>	
<b>2- Construction &amp; Installation Costs:</b>					
Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 10,000	Const. Mgt
External Services: (Contractors)				\$ 589,124	Construction
<b>Total Construction &amp; Installation Costs:</b>				<b>\$ 599,124</b>	
<b>Property / Easement Acquisition:</b>					

Capital Improvement Project Sheet

<b>Project:</b>	Ord Village LS & Force Main Improvements	<b>Source:</b>	OC Sewer TM
<b>Project Number:</b>	OS-0147	<b>Index/Multiplier:</b>	1.0
<b>Cost Center:</b>	Ord Community Sewer	<b>Inflation %:</b>	2.0

**Project Description**  
 This project includes constructing a new force main and renovating the lift station.

**Project Justification:**  
 The existing lift station & force main has broken causing spills and several point repairs. The existing pumps were replaced with Flygt pumps in 2016.

PROJECT COSTS:	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services								0
Internal Services								0
<b>Design</b>								
External Services		0	60,000					60,000
Internal Services		0	6,000					6,000
<b>Construction</b>								
External Services	100,000		640,000	0				740,000
Internal Services	10,000		14,000	0				24,000
<b>Property / Easement Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	<b>110,000</b>	<b>0</b>	<b>720,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>830,000</b>

Project Funding / Cost Centers	G L Code	% Cost Splits	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
02 - Marina Sewer		0%	0	0	0	0	0	0	0	0
04 - Ft Ord Sewer		100%	110,000	0	720,000	0	0	0	0	830,000
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
<b>Funding By Fiscal Year</b>			<b>110,000</b>	<b>0</b>	<b>720,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>830,000</b>



Estimated Project Expenditures for FY 17/18:				Budget	Special Notes
<b>"Class "4" Cost Opinion: Estimated Range varies (-30%→+50%)"</b>					
<b>Project: Ord Village LS &amp; Force Main Improvements</b>					
<b>1- Design &amp; Planning Costs:</b>					
Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 6,000	Coordiante contracts
External Services: (Attorneys, Consultants)				\$ 60,000	
<b>Total Design &amp; Planning Cost:</b>				<b>\$ 66,000</b>	
<b>2- Construction &amp; Installation Costs:</b>					
Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 14,000	Project/Construction Management
External Services: (Contractors)				\$ 640,000	Construction Contract(Labor/Material)
<b>Total Construction &amp; Installation Costs:</b>				<b>\$ 654,000</b>	
<b>Property / Easement Acquisition:</b>					

Capital Improvement Project Sheet

<b>Project:</b>	<b>Imjin LS &amp; Force Main Improvements - Phase I</b>	<b>Source:</b>	OC Sewer TM
<b>Project Number:</b>	<b>OS-0205</b>	<b>Index/Multiplier:</b>	1.0
<b>Cost Center:</b>	<b>Ord Community Sewer</b>	<b>Inflation %:</b>	2.0

**Project Description**  
 The first phase of this project includes constructing another wetwell, installing two Flygt pumps with all accessories and appurtenances and space to add a third pump. The second Phase will be to install the third pump and replace the forcemain in conjunction with the Imjin Road widening project.

**Project Justification:**  
 The existing lift station and forcemain can't handle all the anticipated wastewater flows from East Garrison, UCMBEST, Marina Airport, Existing Marina lift Station as was stated in the Ord Community Wastewater Master Plan; the project will be split into two phases and is necessary to accommodate near to long term future development

<b>PROJECT COSTS:</b>	<b>Prior Years</b>	<b>FY 16/17</b>	<b>FY 17/18</b>	<b>FY 18/19</b>	<b>FY19/20</b>	<b>FY20/21</b>	<b>OUT YEARS</b>	<b>Total</b>
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services								0
Internal Services								0
<b>Design</b>								
External Services	20,000	45,000	40,000					105,000
Internal Services	2,000	5,000	4,000					11,000
<b>Construction</b>								
External Services			596,000					596,000
Internal Services			10,000					10,000
<b>Property Easement / Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	<b>22,000</b>	<b>50,000</b>	<b>650,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>722,000</b>

<b>Project Funding / Cost Centers</b>	<b>G L CODE</b>	<b>% Cost Splits</b>	<b>Prior Years</b>	<b>FY 16/17</b>	<b>FY 17/18</b>	<b>FY 18/19</b>	<b>FY19/20</b>	<b>FY20/21</b>	<b>OUT YEARS</b>	<b>Total</b>
02 - Marina Sewer			0	0	0	0	0	0	0	0
04 - Ft Ord Sewer		100%	22,000	50,000	650,000	0	0	0	0	722,000
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0
<b>Funding By Fiscal Year</b>			<b>22,000</b>	<b>50,000</b>	<b>650,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>722,000</b>

Estimated Project Expenditures for FY 17/18:				Budget	Special Notes
<b>"Class "4" Cost Opinion: Estimated Range varies (-30%→+50%)"</b>					
<b>Project: Imjin LS &amp; Force Main Improvements - Phase I</b>					
<b>1- Design &amp; Planning Costs:</b>					
Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 4,000	Master plan integration, scope, conceptual design
External Services: (Attorneys, Consultants)				\$ 40,000	commencing design/ plans preparation
<b>Total Design &amp; Planning Cost:</b>				<b>\$ 44,000</b>	
<b>2- Construction &amp; Installation Costs:</b>					
Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 10,000	Project/Construction Management
External Services: (Contractors)				\$ 596,000	Construction Contract(Labor/Material)
<b>Total Construction &amp; Installation Costs:</b>				<b>\$ 606,000</b>	
<b>Property / Easement Acquisition:</b>					

**Capital Improvement Project**

<b>Project:</b>	Corporation Yard Demolition and Rehab	<b>Source:</b>	OC Sewer TM
<b>Project Number:</b>	WD - 0106	<b>Index/Multiplier:</b>	1.0
<b>Cost Center:</b>	Water District Wide	<b>Inflation %:</b>	10.0

**Project Description**  
 This project includes demolishing 2 buildings, installing a storage building and remodeling the Ord office for technology and work space.

**Project Justification**  
 Equipment stored outside exposed to the elements deteriorates and rusts long before the useful life

<b>PROJECT COSTS:</b>	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services								0
Internal Services								0
<b>Design</b>								
External Services			30,000	20,000				50,000
Internal Services			10,000	5,000				15,000
<b>Construction</b>								
External Services			450,000	365,000				815,000
Internal Services			10,000	10,000				20,000
<b>Property Easement / Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	0	0	500,000	400,000	0	0	0	900,000

<b>Project Funding / Cost Centers</b>	G L CODE	% COST	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
01 - Marina Water		25%	0	0	125,000	100,000	0	0	0	225,000
02 - Marina Sewer		7%	0	0	35,000	28,000	0	0	0	63,000
03 - Ft Ord Water		54%	0	0	270,000	216,000	0	0	0	486,000
04 - Ft Ord Sewer		14%	0	0	70,000	56,000	0	0	0	126,000
			0	0	0	0	0	0	0	0
<b>Funding By Fiscal Year</b>			0	0	500,000	400,000	0	0	0	900,000

Estimated Project Expenditures for FY 17/18:				Budget		Special Notes			
"Class "4" Cost Opinion: Estimated Range varies (-30%→+50%)"									
Imjin LS & Force Main Improvements -- Phase II									
<b>1- Design Planning Costs:</b>									
	Internal Services: MCWD Staff Time (Eng. O&M, Finance)			\$ -	\$ 10,000	Civil Design & Permitting			
	External Services: (Attorney, Consultants)			\$ -	\$ 30,000	Air Board Fees, Electrical and Structural design			
<b>Total Design and Planning Cost:</b>				\$ -	\$ 40,000				
<b>2- Construction &amp; Installation Costs:</b>									
	Internal Services: MCWD Staff Time (Eng. O&M, Finance)			\$ -	\$ 10,000	Construction Award, Management & Oversight			
	External Services: (Contractors)			\$ -	\$ 450,000	Equipment, Materials & Labor			
<b>Total Construction and Installation Cost</b>				\$ -	\$ 460,000				
<b>Property / Easement Acquisition</b>						<b>None</b>			

Capital Improvement Project Sheet

<b>Project:</b>	Recycled Trunk Main and Booster, MRWPCA to Normandy	<b>Source:</b>	RW Design
<b>Project No:</b>	RW-0156	<b>Index/Multiplier:</b>	San Francisco
<b>Cost Center:</b>	Recycled Water	<b>Inflation %:</b>	2.0

**Project Description**  
 This project is for completing the Recycled Water conveyance facilities between the MRWPCA treatment facility and the D/E Reservoir Site south of Normandy on the Former Fort Ord. The project scope includes the design and construction of approximately 43,000-LF of 16-inch to 24-inch pipeline, a 2-MG storage tank (termed the Blackhorse Reservoir), and a Booster Pump Stations.

**Project Justification**  
 The design and construction needs to be completed in order to implement Recycled Water as a water source to meet the needs of MCWDs' customers and to augment the current groundwater supply source for FORA.

PROJECT COSTS:	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
<b>Cost Category / Phasing</b>								
<b>Planning</b>								
External Services	2,000	20,000						34,000
Internal Services	2,000	10,000						12,000
<b>Design</b>								
External Services	50,000	400,000	400,000	50,000				900,000
Internal Services	5,000	40,000	200,000	24,000				269,000
<b>Construction</b>								
External Services	3,156,251		24,000,000	3,000,000	3,000,000		2,000,000	35,156,251
Internal Services			100,000	40,000	30,000			170,000
<b>Property Easement / Acquisitions</b>								0
<b>Other Project Costs</b>								0
<b>Estimated Cost By Fiscal Year</b>	<b>3,215,251</b>	<b>470,000</b>	<b>24,700,000</b>	<b>3,114,000</b>	<b>3,030,000</b>	<b>0</b>	<b>2,000,000</b>	<b>36,541,251</b>

Project Funding / Cost Centers	G L CODE	% Cost Center	Prior Years	FY 16/17	FY 17/18	FY 18/19	FY19/20	FY20/21	OUT YEARS	Total
05 - Recycled Water	05-00-160-510	100%	3,215,251	470,000	24,700,000	3,114,000	3,030,000	0	2,000,000	36,529,251
			0	0	0	0	0	0	0	
			0	0	0	0	0	0	0	
<b>Funding By Fiscal Year</b>			<b>3,215,251</b>	<b>470,000</b>	<b>24,700,000</b>	<b>3,114,000</b>	<b>3,030,000</b>	<b>0</b>	<b>2,000,000</b>	<b>36,529,251</b>

<b>Estimated Project Expenditures for FY 16/17:</b>					<b>Budget</b>	<b>Special Notes</b>	0
<b>"Class "3" Cost Opinion: Estimated Range varies (-20%→+35%)"</b>							
<b>Project: Recycled Trunk Main and Booster, MRWPCA to Normandy</b>							
<b>1- Design &amp; Planning Costs:</b>							
	Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 200,000	Design Review/coordination with MRWPCA	
	External Services: (Attorneys, Consultants)				\$ 400,000	Design updates-possible rerouting.	
<b>Total Design &amp; Planning Cost:</b>					<b>\$ 600,000</b>		
<b>2- Construction &amp; Installation Costs:</b>							
	Internal Services : MCWD Staff time (Eng, O&M,Finances)				\$ 100,000	Construction Award, Management & Oversight	
	External Services: (Contractors)				\$ 24,000,000	Equiupment, Materials & Labor	
<b>Total Construction &amp; Installation Costs:</b>					<b>\$ 24,100,000</b>		
<b>Property / Easement Acquisition:</b>					<b>Yet to be determined, pending negotiations.</b>		



MARINA COAST WATER DISTRICT  
ORD COMMUNITY RESERVE DETAIL  
PROJECTED FOR JUNE 30, 2017

<u>Description</u>	OW	OS	RUWAP	TOTAL
<b>1 Debt Reserve Fund*</b>				
2 Debt Reserve Fund (2010 Bond)*	424,740	118,933	-	543,673
3 CPCFA*				-
<b>4 Total Debt Reserve Fund*</b>	<b>424,740</b>	<b>118,933</b>	<b>-</b>	<b>543,673</b>
<b>5 Capital Reserve Fund</b>				
6 <u>Capacity Charge/Capital Surcharge Fund**</u>	7,608,172	980,809	-	8,588,981
7 <u>Capital Replacement &amp; Improvement Fund**</u>	951,235	949	-	952,184
8 <u>Administrative Reserve Fund</u>	50,000	50,000	-	100,000
9 <u>Operating Reserve Fund</u>	29,281	1,737,517	-	1,766,798
<b>10 Total Projected Reserve at 06-30-2017</b>	<b>9,063,428</b>	<b>2,888,208</b>	<b>-</b>	<b>11,951,636</b>
<b>11 FY 2017-2018 Capital Reserve Fund</b>				
12 Beginning Balance	-	-	-	-
13 Proposed transfers from operations - [A]	-	-	-	-
14 Proposed transfers to operations - [B]	-	-	-	-
15 Proposed Capital Costs	-	-	-	-
16 Due to/(Due From) Interfund Transfers	-	-	-	-
<b>17 Proposed Ending Balance as of 06-30-2018</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>18 FY 2017-2018 Capacity Charge/Capital Surcharge Fund</b>				
19 Beginning Balance	7,608,172	980,809	-	8,588,981
20 Proposed Capacity Fees/Capital Surcharges [C]	2,901,714	988,331	-	3,890,045
21 Proposed Capital Costs [D]	(804,124)	(650,000)	-	(1,454,124)
22 Annual Debt Service Share [E]	(442,889)	(277,255)	(517,569)	(720,144)
23 Due to/(Due From) Interfund Transfers	(517,569)	-	517,569	(517,569)
<b>24 Proposed Ending Balance as of 06-30-2018</b>	<b>8,745,305</b>	<b>1,041,885</b>	<b>-</b>	<b>9,787,190</b>
<b>FY 2017-2018 Capital Replacement &amp; Improvement Fund</b>				
25 Beginning Balance	951,235	949	-	952,184
26 Proposed transfers from operations per Board Policy	200,000	100,000	-	300,000
27 Proposed transfers from operations - [A]	-	-	-	-
28 Proposed transfers to operations - [B]	-	-	-	-
29 Proposed Capital Costs [D]	(569,206)	(461,758)	-	(1,030,964)
30 Intrafund Transfers	(582,029)	360,809	-	(221,220)
31 Due to/(Due From) Interfund Transfers	-	-	-	-
<b>32 Proposed Ending Balance as of 06-30-2018</b>	<b>(0)</b>	<b>0</b>	<b>-</b>	<b>-</b>
<b>33 FY 2017-2018 Administrative Reserve Fund</b>				
34 Beginning Balance	50,000	50,000	-	100,000
35 Proposed transfers from operations per Board Policy	-	-	-	-
36 Proposed transfers from operations - [A]	-	-	-	-
37 Proposed transfers to operations - [B]	-	-	-	-
38 Intrafund Transfers	-	-	-	-
39 Due to/(Due From) Interfund Transfers	-	-	-	-
<b>40 Proposed Ending Balance as of 06-30-2018</b>	<b>50,000</b>	<b>50,000</b>	<b>-</b>	<b>100,000</b>
<b>34 FY 2017-2018 Operating Reserve</b>				
35 Beginning operating reserve	29,281	1,737,517	-	1,766,798
36 Proposed transfers from operations - [A]	-	377,537	-	377,537
37 Proposed transfers to operations - [B]	(519,136)	-	-	(519,136)
38 Intrafund Transfers	582,029	(360,809)	-	221,220
39 Due to/(Due From) Interfund Transfers	-	-	-	-
<b>40 Proposed Ending Balance as of 06-30-2018</b>	<b>92,174</b>	<b>1,754,245</b>	<b>-</b>	<b>1,846,419</b>
41 6 mths avg operating expenses required by Board***	3,447,036	907,127	-	4,354,163
<b>42 Operating Reserve Balance over/(under) per Board Policy as of 06-30-2018</b>	<b>(3,354,862)</b>	<b>847,117</b>	<b>-</b>	<b>(2,507,745)</b>
<b>43 TOTAL PROPOSED ENDING RESERVE BALANCE AS OF 06-30-2018</b>	<b>8,887,479</b>	<b>2,846,130</b>	<b>-</b>	<b>11,733,609</b>
<b>44 Transfer (From)/To Reserves A+B+C +D+E Net</b>	<b>566,359</b>	<b>(23,145)</b>	<b>(517,569)</b>	<b>25,646</b>
* Held by external Agencies				
** Restricted to only capital spending				
***Per Board Policy				
Operating Expenses plus Interest & Bond Amortization	6,894,072	1,814,254	303,704	8,991,999

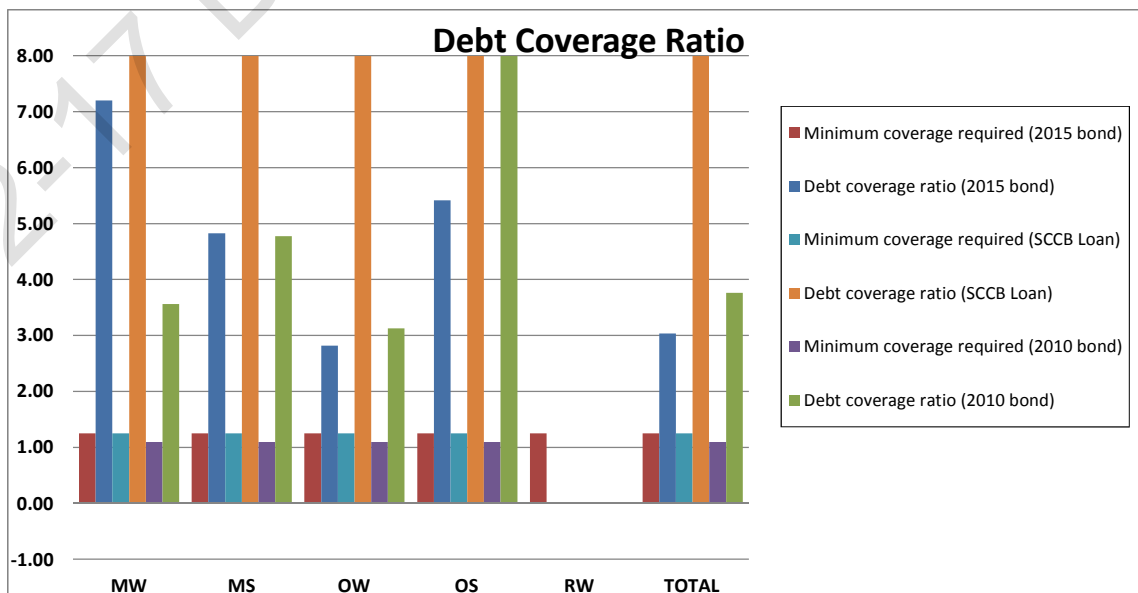
**MARINA COAST WATER DISTRICT  
DEBT SERVICE  
BUDGET FY 2017-2018**

DESCRIPTION	PRINCIPAL AMOUNT	LOAN DATE	FINAL PAYMENT	REMAINING PRINCIPAL	PRINCIPAL AMOUNT	TOTAL
2010 SERIES BOND	8,495,000	12/23/2010	6/1/2020	3,450,000	820,000	2,630,000
2015 SERIES A BOND	29,840,000	7/15/2015	6/1/2037	28,935,000	930,000	28,005,000
SANTA CRUZ COUNTY BANK LOAN	2,799,880	1/20/2017	1/20/2037	2,799,880	77,493	2,722,387
<b>CURRENT LOAN</b>				<b>35,184,880</b>	<b>1,827,493</b>	<b>33,357,387</b>

5-12-17 DRAFT BOARD PACKET

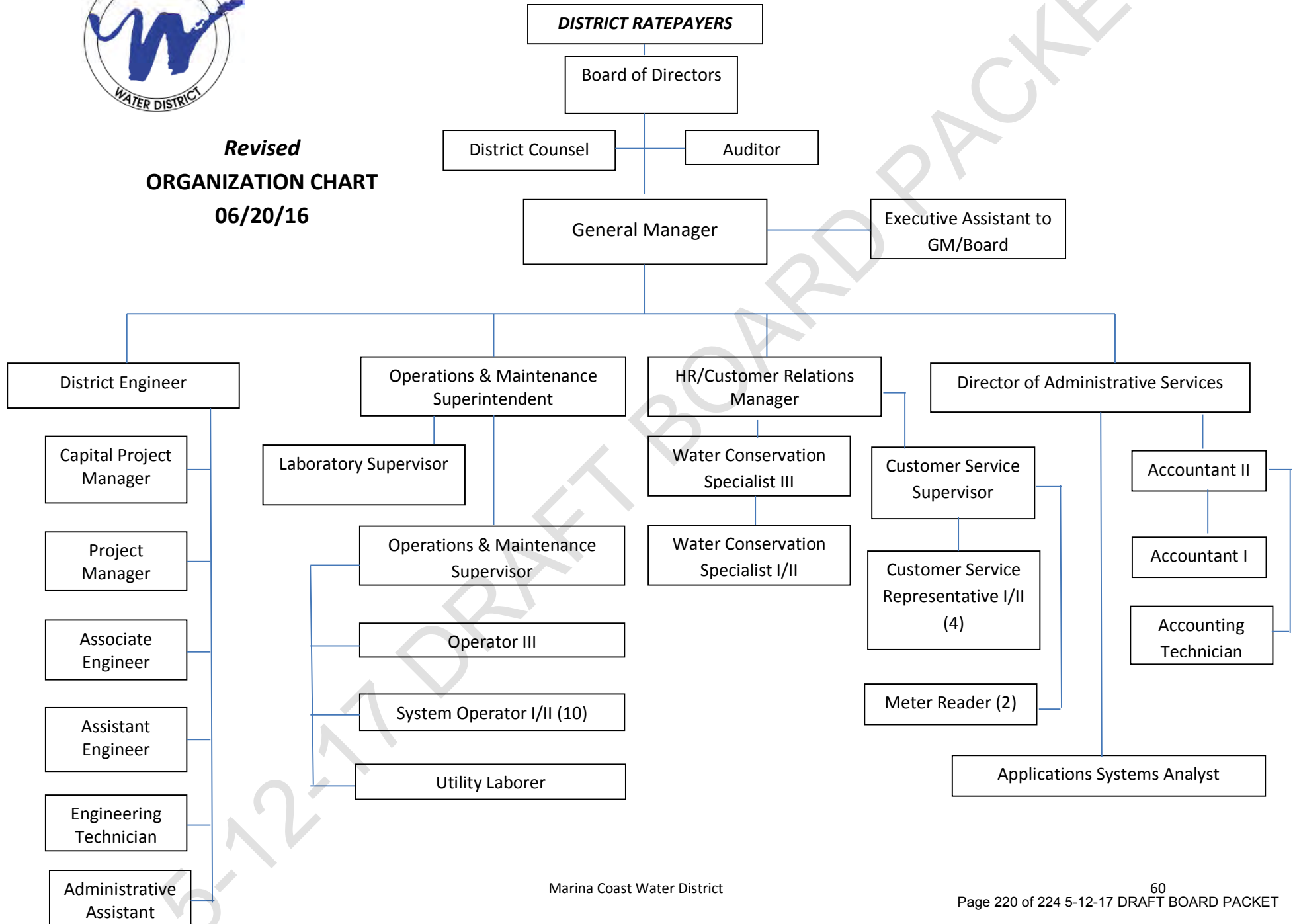
**MARINA COAST WATER DISTRICT  
DEBT SERVICE COVERAGE  
BUDGET FY 2017-2018**

	MW	MS	OW	OS	RW	TOTAL
<b>GROSS REVENUES</b>						
Water sales	\$ 3,777,335	\$ -	\$ 5,572,720	\$ -	\$ -	\$ 9,350,055
Sewer sales	-	1,147,855	-	2,471,605	-	3,619,460
Other water sales	-	-	8,197	-	-	8,197
Capacity/capital fee	44,356	25,663	2,901,714	988,331	-	3,960,064
Interest revenue	5,295	3,580	5,250	1,737	35	15,897
Other revenue	189,703	17,059	653,785	44,204	-	904,750
Grant revenue	-	-	-	-	-	-
Revenue adjustment	-	-	-	-	-	-
<b>Total gross revenues</b>	<b>\$ 4,016,689</b>	<b>\$ 1,194,157</b>	<b>\$ 9,141,665</b>	<b>\$ 3,505,877</b>	<b>\$ 35</b>	<b>\$ 17,858,423</b>
<b>OPERATING EXPENSES</b>						
Salaries	1,562,152	464,844	2,618,275	787,232	-	5,432,503
Dept. expenses	1,158,279	186,576	2,982,678	597,234	-	4,924,767
Franchise & admin fees	-	-	494,230	172,295	-	666,525
Expense adjustment	-	-	-	-	-	-
<b>Total operating expenses</b>	<b>2,720,431</b>	<b>651,420</b>	<b>6,095,183</b>	<b>1,556,761</b>	<b>-</b>	<b>11,023,795</b>
<b>Net available revenues</b>	<b>1,296,258</b>	<b>542,738</b>	<b>3,046,482</b>	<b>1,949,116</b>	<b>35</b>	<b>6,834,628</b>
<b>2015 BOND COVERAGE REQUIREMENT - SENIOR DEBT</b>						
Debt service (principal)	74,400	46,500	446,400	148,800	213,900	930,000
Debt service (interest)	105,636	66,023	633,816	211,272	303,704	1,320,450
Debt coverage ratio (2015 bond)	7.20	4.82	2.82	5.41	0.00	3.04
Minimum coverage required (2015 bond)	1.25	1.25	1.25	1.25	1.25	1.25
<b>SANTA CRUZ COUNTY BANK LOAN COVERAGE REQUIREMENT - SENIOR DEBT</b>						
Debt service (principal)	21,698	6,199	38,747	10,849	-	77,493
Debt service (interest)	44,771	12,792	79,948	22,385	-	159,895
2015 Debt service + 1.25 covenant	225,045	140,653	1,350,270	450,090	647,004	2,813,063
Net revenues available for SCCB Loan	1,071,213	402,085	1,696,212	1,499,026	(646,969)	4,021,566
Debt coverage ratio (SCCB Loan)	16.12	21.17	14.29	45.10	0.00	16.94
Minimum coverage required (SCCB Loan)	1.25	1.25	1.25	1.25	-	1.25
<b>2010 BOND COVERAGE REQUIREMENT - SUBORDINATE DEBT</b>						
Debt service (principal)	229,600	65,600	410,000	114,800	-	820,000
Debt service (interest)	47,670	13,620	85,125	23,835	-	170,250
Senior Debt service + 1.25 covenant	308,131	164,392	1,498,638	491,633	647,004	3,109,798
Net revenues available for 2010 bond	988,127	378,346	1,547,844	1,457,483	(646,969)	3,724,831
Debt coverage ratio (2010 bond)	3.56	4.78	3.13	10.51	0.00	3.76
Minimum coverage required (2010 bond)	1.10	1.10	1.10	1.10	0.00	1.10





**Revised  
ORGANIZATION CHART  
06/20/16**



**Marina Coast Water District**  
**Authorized and Proposed Staff Positions and Salary Range Schedule**  
**For FY 2017-2018**

<u>Job Title</u>	<u>Department</u>	<u>Authorized Position(s)</u>	<u>Funded Position(s)</u>	<u>Approved Salary Range</u>
<b>Authorized &amp; Funded</b>				
General Manager	Administration	1	1	Contract
Director of Administrative Services	Administration	1	1	Range T38
HR/Customer Relations Manager	Administration	1	1	Range U37
Executive Assistant to GM/Board	Administration	1	1	Range T12
Applications Systems Analyst	Administration	1	1	Range 32
Accountant II	Administration	1	1	Range 23
Accountant I	Administration	1	1	Range 14
Accounting Technician	Administration	1	1	Range 10
Customer Service Supervisor	Administration	1	1	Range 23
Customer Service Representative II	Administration	3	3	Range 10
Customer Service Representative I	Administration	1	1	Range 6
Meter Reader	Administration	2	2	Range 8
Water Conservation Specialist III	Conservation	1	1	Range 18
Water Conservation Specialist I	Conservation	1	1	Range 10
District Engineer	Engineering	1	1	Range T44
Capital Projects Manager	Engineering	1	1	Range T31
Project Manager	Engineering	1	1	Range T31
Associate Engineer	Engineering	1	1	Range T28
Assistant Engineer	Engineering	1	1	Range 20
Administrative Assistant	Engineering	1	1	Range 14
Lab Supervisor	Laboratory	1	1	Range 27
O&M Superintendent	Oper & Maint	1	1	Range T33
O&M Supervisor	Oper & Maint	1	1	Range 26
System Operator III	Oper & Maint	1	1	Range 18
System Operator II	Oper & Maint	10	9	Range 14
System Operator I	Oper & Maint	1	1	Range 10
Utility Laborer	Oper & Maint	1	1	Range 3
	<b>Total Authorized &amp; Funded</b>	<b>39</b>	<b>38</b>	
<b>Authorized but not Funded</b>				
District Counsel	Administration	1	0	Range U49
Director of Finance	Administration	1	0	Range T27
Management Services Administrator	Administration	1	0	Range U34
Water Conservation Coordinator	Conservation	1	0	Range T20
Water Conservation Specialist II	Conservation	1	0	Range 14
Water Conservation Specialist	Conservation	1	0	Range 15
Deputy General Manager/District Engineer	Engineering	1	0	Range U49
Engineering Technician	Engineering	1	0	Range 14
Water Quality Manager	Laboratory	1	0	Range T27
	<b>Total Authorized but not Funded</b>	<b>9</b>	<b>0</b>	
<b>Total Positions</b>		<b>48</b>	<b>38</b>	

Marina Coast Water District  
DRAFT Five-Year CIP

CIP No.	PROJECT DESCRIPTION	FY 2016-17 Remaining	FY 2017-18 Proposed	FY 2018-19 Proposed	FY 2019-20 Proposed	FY 2020-21 Proposed	FY 2021-22 Proposed	OUT YEARS	TOTAL	CATEGORY
OW-0000	<b>Ord Water</b>									
OW-0206	Inter-Garrison Road Pipeline Up-Sizing - In Design	\$50,000	\$599,124	\$0	\$0	\$0	\$0	\$0	\$649,124	E
OW-0128	Lightfighter "B" Zone Pipeline Extension - In Construction	\$335,800	\$0	\$0	\$0	\$0	\$0	\$0	\$335,800	M
OW-0193	Imjin Parkway Pipeline, Reservation Rd to Abrams Drive	\$0	\$102,000	\$460,800	\$0	\$0	\$0	\$0	\$562,800	E
OW-0201	Gigling Transmission from D Booster to JM Blvd	\$0	\$109,100	\$332,100	\$0	\$0	\$0	\$0	\$441,200	E
OW-0202	South Boundary Road Pipeline	\$0	\$205,000	\$1,289,000	\$0	\$0	\$0	\$0	\$1,494,000	M
OW-0119	Demolish D-zone Reservoir	\$0	\$0	\$17,900	\$160,700	\$0	\$0	\$0	\$178,600	E
OW-0230	Wellfield Main 2B -Well 31 to Well 34	\$0	\$0	\$164,400	\$0	\$167,700	\$518,300	\$0	\$850,400	E
OW-0127	CSUMB Pipeline Up-Sizing -Commercial Fireflow	\$0	\$0	\$38,311	\$0	\$38,311	\$0	\$117,231	\$193,853	E
OW-0211	Eastside Parkway (D-Zone pipeline)	\$0	\$0	\$0	\$415,632	\$2,498,444	\$0	\$0	\$2,914,076	M
OW-0203	7th Avenue and Gigling Rd	\$0	\$0	\$0	\$0	\$61,990	\$189,689	\$0	\$251,679	E
OW-0129	Rehabilitate Well 31	\$0	\$0	\$0	\$0	\$0	\$1,707,438	\$0	\$1,707,438	E
OW-0122	Replace D & E Reservoir Off-Site Piping	\$0	\$0	\$0	\$0	\$0	\$0	\$1,016,400	\$1,016,400	E
OW-0167	2nd Ave extension to Gigling Rd	\$0	\$0	\$0	\$0	\$0	\$0	\$272,400	\$272,400	E
OW-0118	B4" Zone Tank @ East Garrison "	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116,949	\$3,116,949	S
OW-0212	Reservoir D2" + D-BPS Up-Size "	\$0	\$0	\$0	\$0	\$0	\$0	\$3,997,826	\$3,997,826	E
OW-0208	Pipeline Up-Sizing -to Stockade	\$0	\$0	\$0	\$0	\$0	\$0	\$709,391	\$709,391	S
OW-0209	Pipeline Up-Sizing -between Dunes & MainGate	\$0	\$0	\$0	\$0	\$0	\$0	\$220,050	\$220,050	M
OW-0210	Sand Tank Demolition	\$0	\$0	\$0	\$0	\$0	\$0	\$542,078	\$542,078	E
OW-0204	2nd Ave Connection, Reindollar to Imjin Pkwy	\$0	\$0	\$0	\$0	\$0	\$0	\$1,214,489	\$1,214,489	E
OW-0214	Imjin Road, 8th St. to Imjin Pkwy	\$0	\$0	\$0	\$0	\$0	\$0	\$1,104,081	\$1,104,081	E
OW-0121	C2" to "B4" Pipeline and PRV Station "	\$0	\$0	\$0	\$0	\$0	\$0	\$1,409,403	\$1,409,403	S
OW-0171	Eucalyptus Rd Pipeline	\$0	\$0	\$0	\$0	\$0	\$0	\$2,351,264	\$2,351,264	M
OW-0213	Reservoir B4/B5 to East Garrison Pipeline	\$0	\$0	\$0	\$0	\$0	\$0	\$257,487	\$257,487	S
OW-0216	UCMBEST Pipeline	\$0	\$0	\$0	\$0	\$0	\$0	\$402,493	\$402,493	S
OW-0217	Reservation Road, Imjin to MBEST Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$539,368	\$539,368	M
OW-0218	Golf Boulevard Transmission Line	\$0	\$0	\$0	\$0	\$0	\$0	\$1,104,081	\$1,104,081	M
OW-0219	B5" Zone Tank @ East Garrison "	\$0	\$0	\$0	\$0	\$0	\$0	\$3,116,949	\$3,116,949	S
OW-0231	Wellfield Main 3A -Intergarrison to ASP Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$3,541,126	\$3,541,126	E
OW-0232A	Install Well 36 -Retire Well 29	\$0	\$0	\$0	\$0	\$0	\$0	\$2,515,243	\$2,515,243	E
OW-0232B	Wellfield Main 1B -between Wells 36 and 35	\$0	\$0	\$0	\$0	\$0	\$0	\$3,169,802	\$3,169,802	E
OW-0233	Wellfield Main 1C (Parallel) Well 36 to ASP Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$3,736,274	\$3,736,274	M
OW-0234	B-BPS at ASP Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$1,355,195	\$1,355,195	M
OW-0235	Ord Well-head Disinfection	\$0	\$0	\$0	\$0	\$0	\$0	\$2,710,391	\$2,710,391	M

Category Legend

- E= CIP supports existing Infrastructure
- EDS= Eastern Distribution System (inland well-field)
- S= CIP supports a single parcel's or owner's project
- M= CIP supports projects for multiple parcels or owners

Marina Coast Water District DRAFT Five-Year CIP										
CIP No.	PROJECT DESCRIPTION	FY 2016-17 Remaining	FY 2017-18 Proposed	FY 2018-19 Proposed	FY 2019-20 Proposed	FY 2020-21 Proposed	FY 2021-22 Proposed	OUT YEARS	TOTAL	CATEGORY
OS-0000	<b>Ord Sewer</b>									
OS-0147	Ord Village Sewer Pipeline & Lift Station Impr Project	\$110,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$610,000	E
OS-0205	Imjin LS & Force Main Improvements-Phase 1	\$50,000	\$650,000	\$0	\$0	\$0	\$0	\$558,000	\$1,208,000	M
OS-0203	Gigling LS and FM Improvements -In Design	\$65,000	\$1,316,000	\$0	\$0	\$0	\$0	\$0	\$1,316,000	E
OS-0208	Parker Flats Collection System	\$0	\$0	\$103,530	\$0	\$0	\$0	\$0	\$103,530	M
OS-0152	Hatten, Booker, Neeson LS Improvements Project	\$0	\$0	\$525,000	\$0	\$0	\$0	\$370,000	\$895,000	E
OS-0153	Misc. Lift Station Improvements	\$0	\$0	\$0	\$561,000	\$936,360	\$0	\$0	\$1,497,360	E
OS-0209	Imjin LS & Force Main Improvements-Phase 2	\$0	\$0	\$0	\$985,000	\$0	\$0	\$370,000	\$1,355,000	E
OS-0154	Del Rey Oaks-Collection System Planning	\$0	\$0	\$0	\$0	\$61,200	\$0	\$0	\$61,200	S
OS-0202	SCSD Sewer Improvements-DRO	\$0	\$0	\$0	\$0	\$502,454	\$0	\$1,537,510	\$2,039,964	S
OS-0204	CSUMB Developments	\$0	\$0	\$0	\$0	\$608,899	\$0	\$0	\$608,899	S
OS-0207	Seaside Resort Sewer Imps. Project	\$0	\$0	\$0	\$0	\$0	\$326,146	\$0	\$326,146	S
OS-0149	Dunes Sewer Pipeline Replacement Projects	\$0	\$0	\$0	\$0	\$0	\$461,923	\$0	\$461,923	M
OS-0151	Cypress Knolls Sewer Pipeline Improvements Project	\$0	\$0	\$0	\$0	\$0	\$97,424	\$0	\$97,424	S
OS-0215	Demolish Ord Main Garrison WWTP	\$0	\$0	\$0	\$0	\$0	\$0	\$1,623,648	\$1,623,648	E
OS-0148	Marina Heights Sewer Pipeline Improvements Project	\$0	\$0	\$0	\$0	\$0	\$0	\$825,863	\$825,863	M
OS-0150	East Garrison Lift Station Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$260,000	\$260,000	E
OS-0206	Fitch Park Sewer Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$127,071	\$127,071	S
OS-0210	1st Ave Sewer Pipeline Replacement Project	\$0	\$0	\$0	\$0	\$0	\$0	\$408,340	\$408,340	M
OS-0211	Gen'l Jim Moore Sewer Pipeline Replacement Project	\$0	\$0	\$0	\$0	\$0	\$0	\$49,972	\$49,972	M
OS-0212	Gen'l Jim Moore Sewer Pipeline Replacement Project III	\$0	\$0	\$0	\$0	\$0	\$0	\$187,037	\$187,037	M
OS-0214	Intergarrison/8th Ave SS (for Eastside Pkwy developments)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	M
OS-0213	MRWPCA Buy-In	\$0	\$0	\$0	\$0	\$0	\$0	\$11,040,808	\$11,040,808	M
OS-0216	SCSD Sewer Improvements-Seaside East	\$0	\$0	\$0	\$0	\$0	\$0	\$6,480,709	\$6,480,709	S
OS-0217	SCSD Sewer Improvements-City of Monterey	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444,854	\$1,444,854	S

Category Legend	
E=	CIP supports existing Infrastructure
EDS=	Eastern Distribution System (inland well-field)
S=	CIP supports a single parcel's or owner's project
M=	CIP supports projects for multiple parcels or owners



Marina Coast Water District DRAFT Five-Year CIP																				
CIP No.	PROJECT DESCRIPTION	FY 2016-17 Remaining	FY 2017-18 Proposed	FY 2018-19 Proposed	FY 2019-20 Proposed	FY 2020-21 Proposed	FY 2021-22 Proposed	OUT YEARS	TOTAL	CATEGORY										
<b>General Water (33% Marina, 67% Ord)</b>																				
GW-0112	A1 & A2 Zone Tanks & B/C Booster Station - LandAcquisition Issue	\$3,644,720	\$0	\$3,265,330	\$3,369,150	\$0	\$0	\$0	\$10,279,200	E										
GW-0123	B2" Zone Tank @ CSUMB "	\$200,000	\$0	\$0	\$0	\$1,230,000	\$1,184,871	\$0	\$2,614,871	M										
GW-0210	Reservoir A3 (1.6 MG)	\$0	\$0	\$0	\$0	\$0	\$0	\$3,469,240	\$3,469,240	M										
GW-0231	Install Well 37 -Retire well 12	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0232	Install Well 38 -Retire well 10	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0233	A-BPS at ASP Bldg + Forebay Tank	\$0	\$0	\$0	\$0	\$0	\$0	\$1,665,535	\$1,665,535	EDS										
GW-0234	Install Well 39 -Retire Well 30	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0235	B-BPS Expansion and Transmission to A1/A2 Tanks	\$0	\$0	\$0	\$0	\$0	\$0	\$13,084,043	\$13,084,043	EDS										
GW-0236	Install Well 40 -Retire Well 11	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
GW-0237	Install Well 41 -Retire Well 31	\$0	\$0	\$0	\$0	\$0	\$0	\$6,251,516	\$6,251,516	EDS										
<b>General Sewer (37% Marina, 63% Ord)</b>																				
GS-0200	Odor Control Project	\$0	\$0	\$120,000	\$0	\$0	\$0	\$0	\$120,000	E										
GS-0201	Del Monte/Reservation Road Sewer Main Improvements	\$0	\$0	\$0	\$0	\$270,000	\$0	\$0	\$270,000	E										
<b>Water District-Wide (27% MW, 7%MS, 54%OW, 12%OS)</b>																				
<b>IOP Building E (BLM)</b>																				
WD-0202		\$3,572,479	\$0	\$0	\$0	\$0	\$0	\$0	\$3,572,479	M										
WD-0106	Corp Yard Demolition & Rehab	\$0	\$120,000	\$450,000	\$0	\$0	\$0	\$0	\$570,000	E										
WD-0110	Asset Management Program -Phase II	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000	E										
WD-0110A	Asset Management Program --Phase III	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0	\$250,000	E										
WD-0115A	SCADA System Improvements (Security + RD integration)	\$0	\$0	\$0	\$0	\$0	\$0	\$410,000	\$410,000	E										
<b>Water Augmentation</b>																				
RW-0156	RUWAP ATW - Normandy to MRWPCA	\$4,000,000	\$24,000,000	\$6,000,000	\$2,000,000	\$0	\$0	\$2,000,000	\$38,000,000											
<table border="1"> <thead> <tr> <th colspan="2">Category Legend</th> </tr> </thead> <tbody> <tr> <td>E=</td> <td>CIP supports existing Infrastructure</td> </tr> <tr> <td>EDS=</td> <td>Eastern Distribution System (inland well-field)</td> </tr> <tr> <td>S=</td> <td>CIP supports a single parcel's or owner's project</td> </tr> <tr> <td>M=</td> <td>CIP supports projects for multiple parcels or owners</td> </tr> </tbody> </table>											Category Legend		E=	CIP supports existing Infrastructure	EDS=	Eastern Distribution System (inland well-field)	S=	CIP supports a single parcel's or owner's project	M=	CIP supports projects for multiple parcels or owners
Category Legend																				
E=	CIP supports existing Infrastructure																			
EDS=	Eastern Distribution System (inland well-field)																			
S=	CIP supports a single parcel's or owner's project																			
M=	CIP supports projects for multiple parcels or owners																			

**- END -**

**DRAFT  
BOARD PACKET**