

# Capital Improvement Program FY 2015/16

Presentation to FORA Board

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# CIP Elements



- a) Transportation/Transit
- b) Water Augmentation
- c) Storm Drainage
- d) Habitat Management
- e) Firefighting Enhancement
- f) Building Removal
- g) Water and Wastewater
- h) Caretaker Costs

# CIP Funding



- Community Facilities District (CFD) Fee/  
Development Fee funds:  
*Base-wide impact mitigations*
- Land Sales proceeds fund:  
*Building removal as per FORA Board direction*
- Property Tax funds:  
*Operations and other unfunded projects*
- Grants fund:  
*Specific projects, i.e. transportation projects*
- Loans fund:  
*Specific CIP projects (must be paid back)*

# Fee Reductions



- 2011 - Lowered CFD rates 27% across the board (\$33,700 per unit)
- 2013 – Lowered CFD by 23.6% (\$26,440 per unit)
- 2014 – Lowered CFD by 17% after review of contingencies, transportation and other costs (\$22,560 per unit)
- 2015 – Construction Cost Index increase of 3.2% (\$23,279 per unit)

# FY 15/16 Changes



- New Board/Finance Committee forecasts methodology implemented
- Preston Park proceeds programmed to FORA Reserve and Building Removal Contingency
- Building Removal expenditures programmed
- Eastside Parkway, Intergarrison Road, Gigling Road, and Eucalyptus Road CEQA programmed

# Post-FORA



- Responsibilities that survive FORA's sunset:
  - Habitat Conservation Plan endowment
  - Base Reuse Plan compliance (CEQA mitigation measures)
  - Building removal completion
  - Water purveyor service agreement/augmentation/allocations
- Options to perform post-FORA obligations (will be studied with LAFCO filing report with Legislature):
  - Assign responsibilities to an existing agency
  - Assign responsibilities to FORA member agencies, regional and state agencies
  - Create a JPA, modify existing JPA, create Community Services Area governed by Board of Supervisors
  - Create a FORA "shell" to maintain funding structure, CFD, property tax revenues, land sale 50/50 split

# CIP Questions

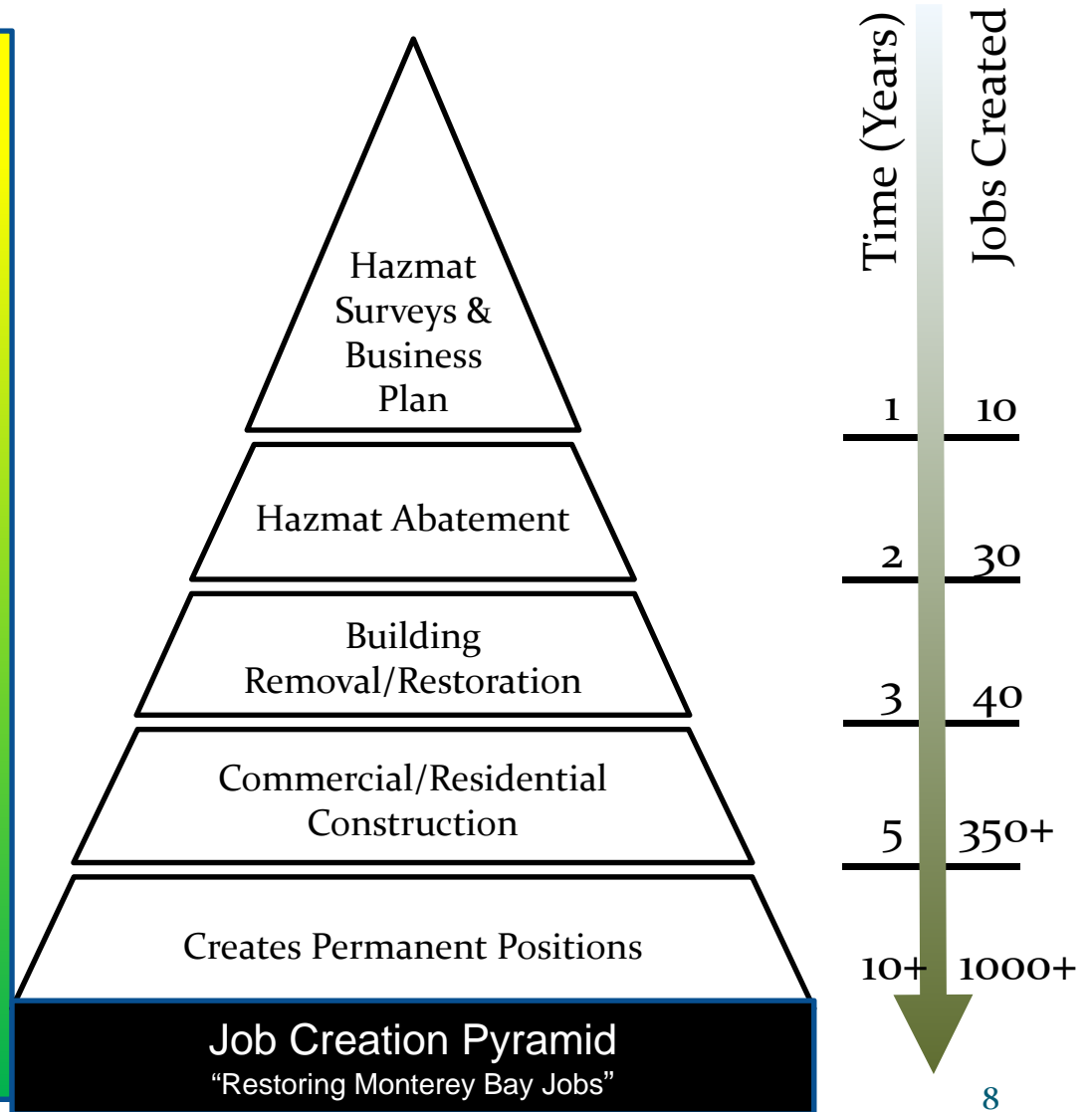


- Building Removal
- Eastside Parkway (on-site project)
- Highway 156 (regional project)
- Habitat Conservation Funding

# Building Removal Economics



Private Sector Risk	Private Sector Involvement	Site Value
<b>High:</b> Hazards unknown	<b>Cautionary</b>	<b>Lowest:</b> Value unknown
<b>High</b> But hazards known	Interest increases with potential for financial return. Seek jurisdiction to assume portion of risk.	Hazmat surveys provide basis for accurate building removal estimates which accurately determine land value
<b>Medium</b> Financing available/ project based	Interest by specialty contracting interests	Hazmat Removal enhances /clarifies value assumptions
<b>Low</b> Standard financing available	Construction and Standard Financing / Removal Contractors	<b>Land Value</b> enhanced by removing old buildings
<b>Low</b>	Construction and Standard Financing available – Standard contracting	<b>Site Value =</b> Land Value + new Building Value
<b>Lowest</b>	<b>Maximum</b> Standard Project Financing used, Businesses established, long term use activity, jobs	<b>Highest Value</b> Site value = Land Value + Building Value + Business Value + Jobs





# Building Removal Activity History

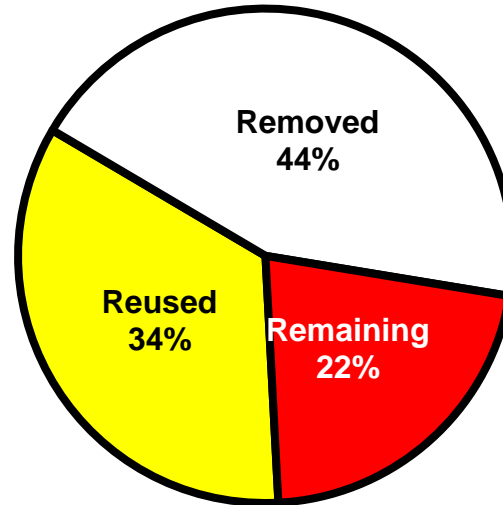


Activity	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
FORA Deconstruction	█																		
FORA Asbestos		█																	
FORA Reuse Hierarchy			█																
FORA Contractor Quals			█																
FORA LBP		█	█	█	█	█	█												
FORA Characterization						█													
FORA Imjin							█												
FORA 2nd Ave								█											
FORA/CSUMB Recovery							█	█	█	█									
FORA/Dunes										█	█	█							
FORA East Garrison											█	█							
FORA Imjin Office Park												█							
FORA ESCA Removal												█	█						
FORA 4470																█			
FORA/CSUMB Grant App																	█	█	
FORA Grant App																			█
<i>Seaside Highlands</i>							█	█											
<i>CSUMB</i>								█			█	█			█	█		█	█
<i>Army RCI</i>										█	█	█	█	█	█				

# Reuse/Removal Obligation Status



## Status of Buildings Left by Army 1994



FORA \$54.4M (Half of Land Sales)		
Marina	Seaside	Mo Co
Marina \$24M + \$22M credit	Seaside \$.1M Building 4470	Mo Co \$2.2M credit
	\$3.9M Remaining: Surplus 2	
\$2.2M Remaining: Stockade		

Jurisdictions (Half of Land Sales)		
Marina	Seaside	Mo Co
Removed: Marina Heights	Removed: Seaside Highlands	Historic Buildings to be Reused
Remaining: Dunes, Rec. Parcel, Cypress Knolls, Marina Heights	Remaining: Surplus 2	Removed: Non- historic Buildings

CSUMB (CSUMB Trustees)
Removed: Motor Pool, barracks, metal Buildings
Remaining: Hammerheads (\$30M)

# Recommendation FORA

- Review/adopt the FORA FY 15/16 CIP per Administrative Committee recommendation



# Questions

