

# Capital Improvement Program

May 10, 2019 Board Presentation

*Jonathan Brinkmann, Principal Planner*

- ▶ **Administrative Committee Coordination**
- ▶ **CIP Revenues**
- ▶ **CIP Costs**
- ▶ **Recommendations**



## Input/Discussion/Review:

- ▶ **Jan – May, 2019** - Administrative Committee held 9 meetings to coordinate the FORA CIP
- ▶ **March 14, 2019** - Confirmed development forecasts
- ▶ **April 17, 2019** - Reviewed priority ranking results
- ▶ **May 1, 2019** - Reviewed draft CIP document and budget

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

- *30.2% of collections to Habitat Conservation*
- *Remainder funds base-wide impact mitigations (Transportation/Transit and Water Augmentation)*

▶ **Property Tax funds:**

- *Operations, Prevailing Wage Coordination, Caretaker Costs*

▶ **Land Sales proceeds fund:**

- *Building removal (Board policy)*

▶ **Grants fund:**

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

# FORA CFD/Development Fee Reductions and Increases

▶ **2010 \$46,164 per unit**

*To encourage development, Board directed analysis to right size the Development Fee*

▶ **2011 -27.0% (\$33,700 per unit)**

*Further analysis reduced contingencies*

▶ **2013 -23.6% (\$26,440 per unit) *Implemented Fee Calculation***

▶ **2014 -17.0% (\$22,560 per unit) *Implemented Fee Calculation***

▶ **2015 +3.2% (\$23,279 per unit) *Construction Cost Index (CCI)***

▶ **2016 +1.6% (\$23,655 per unit) *Construction Cost Index (CCI)***

▶ **2017 +0.8% (\$23,837 per unit) *Implemented Fee Calculation***

▶ **2018 +3.2% (\$24,621 per unit) *Construction Cost Index (CCI)***

▶ **2019 +3.0% (\$25,362 per unit) *Construction Cost Index (CCI)***

- ▶ **CFD collections in FY 18/19 projected to be \$8M instead of \$10M**
- ▶ **CFD collections in FY 19/20 projected to be \$6M instead of \$15M**
- ▶ **Staff updated Project Budgets based on Construction Costs Index (CCI) of 3.0%**

## Capital Improvement Program

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

Transportation/  
Transit

Water  
Augmentation

Storm Drainage  
System

Habitat  
Management

Fire-Fighting  
Enhancement

Water & Wastewater  
Collection

Building  
Removal

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



## RETIRED

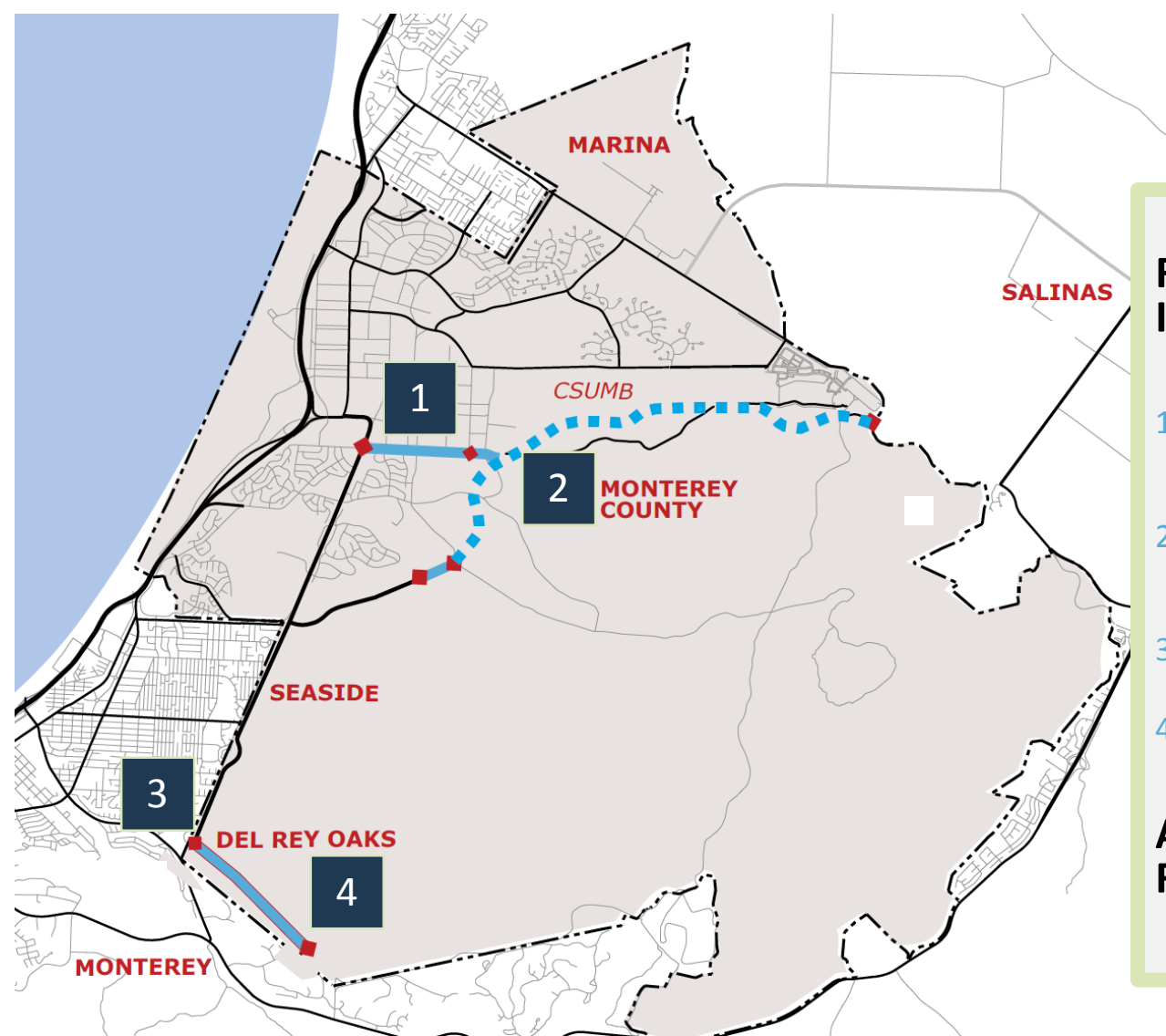
- Stormwater Drainage Outfalls
- Firefighting Enhancement Mitigation
- Transferred Water and Wastewater
- 10 Roadway projects (Table 1B)
- 5 Building removal projects (Table 1B)

## REMAINING

- **Transportation/Transit (\$99.2 M) (CEQA)**
- **Water Augmentation (\$18.7 M) (CEQA)**
- **Habitat Management (\$35.6 M) (CEQA)**
- *Caretaker Costs (\$575 K annual) (Non-CEQA)*
- *Building Removal (\$4.4 M) (Non-CEQA)*



# Remaining Roadway Improvements



## Remaining FORA Lead Improvements

1. Gigling Rd. (pending Transition Plan Transportation Study)
2. NE-SW Connector (pending Transition Plan Transportation Study)
3. GJMB/South Boundary Intersection
4. South Boundary Rd.

**All others are Reimbursements**

# FY 19-20 Roadway Costs

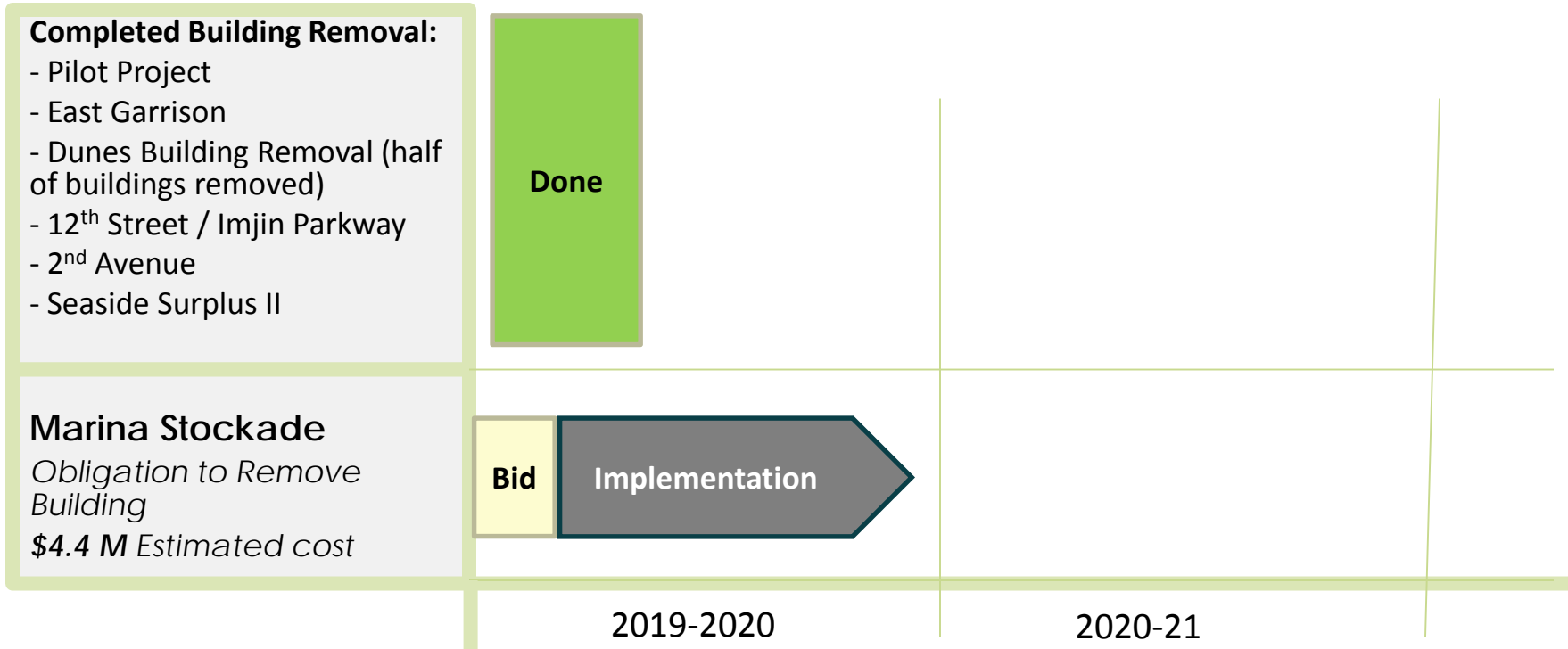
- ▶ South Boundary Rd. (**\$2.3 M**)
- ▶ Davis Rd. south of Blanco Rd. (**\$750 K**)
- ▶ Transportation Contingency (**\$1 M**)

- ▶ Regional Urban Water Augmentation Program Recycled Pipeline Reimbursements to MCWD (**\$1.6 M**)
- ▶ HCP Set Aside (**\$1.9 M**)

# Building Removal Obligation

- ▶ East Garrison contribution complete (**\$2.1 M**)
  
- ▶ Dunes on Monterey Bay
  - FORA cash contribution complete (**\$22 M**)
  - FORA land sale credit complete (**\$4.6 M**)
  - Remaining land sale to be realized (**\$19.4 M**)
  
- ▶ Seaside Surplus II
  - **\$5.7 M** cash obligation substantially completed
  
- ▶ Marina Stockade
  - **\$4.4 M** cash obligation remaining
  - **\$137 K** complete

# Building Removal Action Plan



- ▶ **FY 18-19 Funding**
- ▶ **South Boundary Rd. (\$5 M)**
- ▶ **GJMB/South Boundary Rd. Intersection (\$1,056,168)**
- ▶ **Authorized Signatories: FORA Executive Officer prior to FORA dissolution and City of Monterey and/or City of Del Rey Oaks City Managers**
- ▶ **Remaining funds distribution: 20% to each of the 5 land use jurisdictions**
- ▶ **Termination: 10 years or until work completion**

## ▶ **Staff Recommendation:**

- Receive report
- Consider FY 19/20 CIP Adoption/Provide Direction
- Authorize the Executive Officer to fund two escrow accounts with holding company National Builders Control to fund construction of projects South Boundary Rd. Upgrade (\$5,000,000) and General Jim Moore Blvd./South Boundary Rd. Intersection (\$1,056,168) post June 30, 2020 according to term sheet