

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

142



**FROM:** Executive Office

**SUBMITTAL DATE:**  
May 30, 2012

**SUBJECT:** Capital Improvement Plan (CIP) June 2012 Update

**RECOMMENDED MOTION:** That the Board of Supervisors receive and file the attached CIP June 2012 Update.

**BACKGROUND:** The April 17, 2012 (Item 3.25) re-appropriation of capital project funds approved by the Board marked a milestone in the Capital Improvement Program. With the last major projects funded with CIP underway and no new Redevelopment projects, the Capital Improvement Program is now embarking on a protracted planning stage for long-term capital needs.

(continued on next page)

Christopher Hans, Chief Deputy CEO

|                       |                               |        |                         |       |
|-----------------------|-------------------------------|--------|-------------------------|-------|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | \$ N/A | In Current Year Budget: | N/A   |
|                       | Current F.Y. Net County Cost: | \$ 0   | Budget Adjustment:      | N/A   |
|                       | Annual Net County Cost:       | \$ 0   | For Fiscal Year:        | 12/13 |

|                         |                                  |                          |
|-------------------------|----------------------------------|--------------------------|
| <b>SOURCE OF FUNDS:</b> | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
|                         | Requires 4/5 Vote                | <input type="checkbox"/> |

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY:   
George A. Johnson

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

4ep't Recomm.:  
Per Exec. Ofc.:

**Prev. Agn. Ref.:**

**District:** All

**Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.4

The purpose of the CIP Project Priority Update is to identify department-funded and general-funded projects for long-range capital planning. Without one-time cash, many capital projects will be competing with bond financing preserved for jail bed construction. Even then, ever-shrinking department budgets must maintain a fine balance between providing services and assuming new debt. In order to preserve general fund borrowing capacity to fund the construction of new jail beds, it is critical that an on-going prioritization process includes:

- 1) Identification of "unknowns" to the greatest extent possible, prior to funding commitments
- 2) Consideration of both construction costs as well as debt service and annual operating costs
- 3) Analysis of other construction alternatives to make the best and most cost efficient use of existing county buildings
- 4) Evaluation of impacts to other departments (e.g. ISF rate increases)

A sound capital funding plan has already resulted in the successful completion of over \$707 million in capital projects over the last six years. More than half the combined total was expended in the last two years, indicating that many major projects have now been completed. Another \$820 million in capital projects are currently underway or nearing completion, half of which is the Eastern County Regional Detention Center in Indio and the Public Safety Enterprise Communication (PSEC) project. PSEC will be completed in FY 12-13.

It is likely that many worthy projects will be delayed until new revenue sources are available or the department is able to fund the project without impacting the general fund or general fund departments. The CIP team will continue to work with county departments to assist in meeting their capital needs and evaluate any necessary changes to Board Policy B-22 Capital Improvement Program.



# 2012 CIP CAPITAL PRIORITY UPDATE

County of Riverside Capital Improvement Program





# CIP OVERVIEW

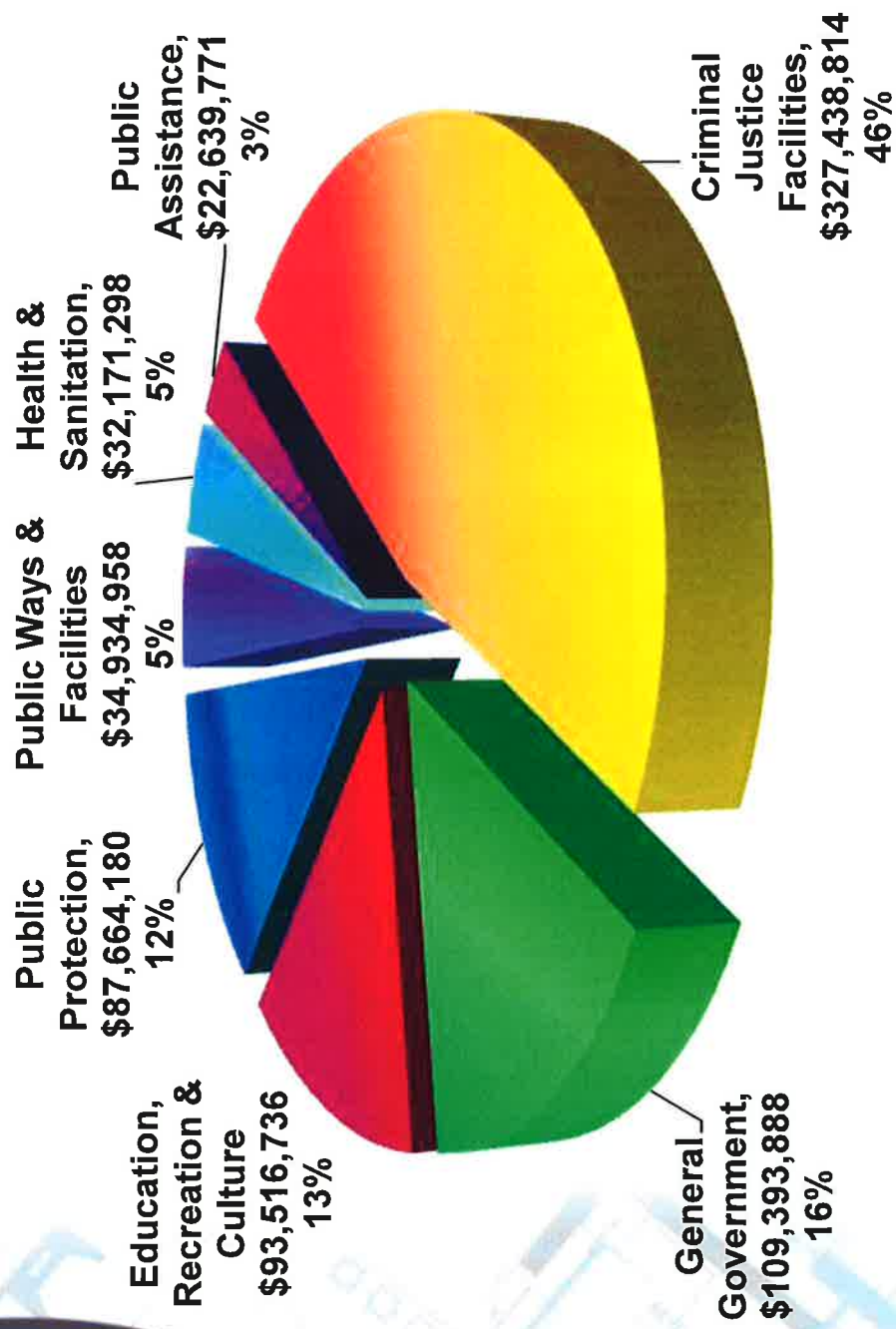
- Accomplishments
- Jail Expansion Status
- Projects Underway
- Capital Priority Update
- Current Debt Capacity
- Flood Control Capital Project Update
- Transportation Capital Project Update



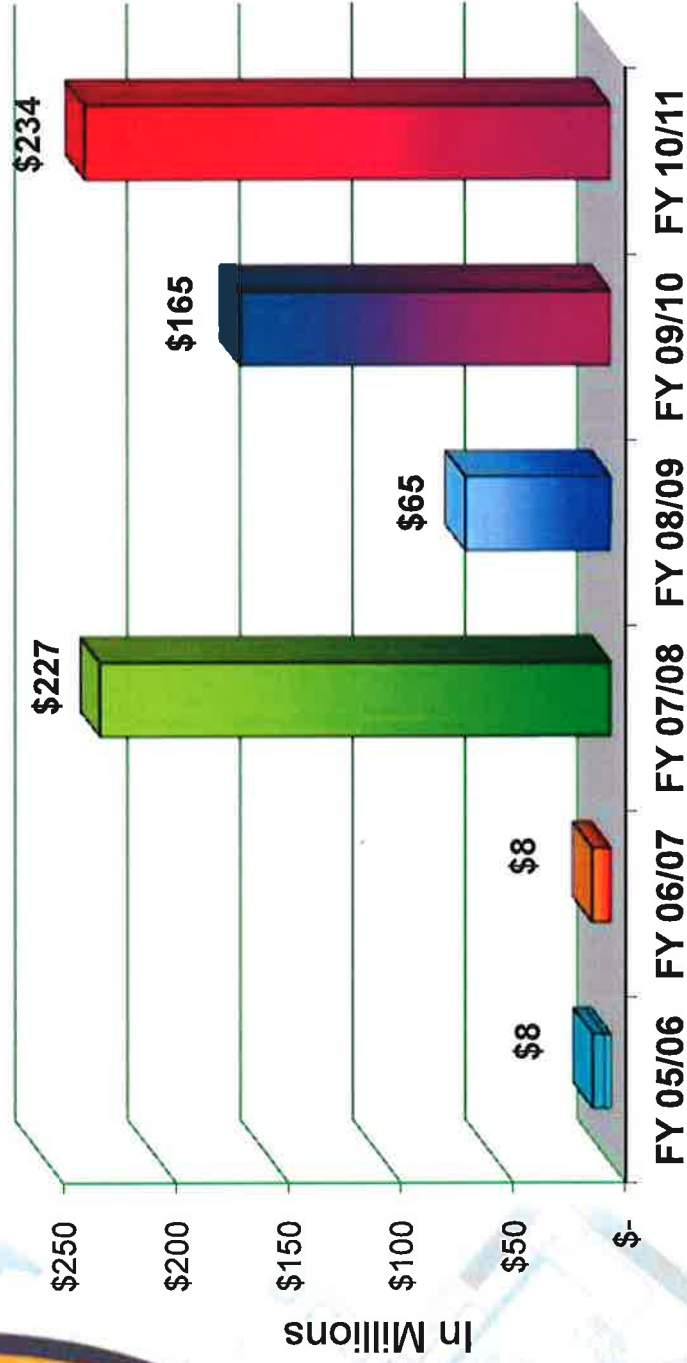
# CIP ACCOMPLISHMENTS

# 6 YEARS OF CAPITAL EXPENDITURE

## \$707,754,751



# COMPLETED PROJECTS BY FISCAL YEAR



# JAIL EXPANSION STATUS







# EAST COUNTY DETENTION CENTER

**Budget: \$234,000,000**

\*Estimated jobs created: 1,404 direct, 2,340 indirect

**\$100 Million in funding from the State (AB900 Phase II). Strategically located adjacent to Larson Justice Center in Indio and best suited for expansion.**

**Net Jail Bed Capacity increase:**

**Current capacity 3,906**

**New Construction 1,250 East County Detention Center**

**5,156 Net Jail Beds = 32% increase**

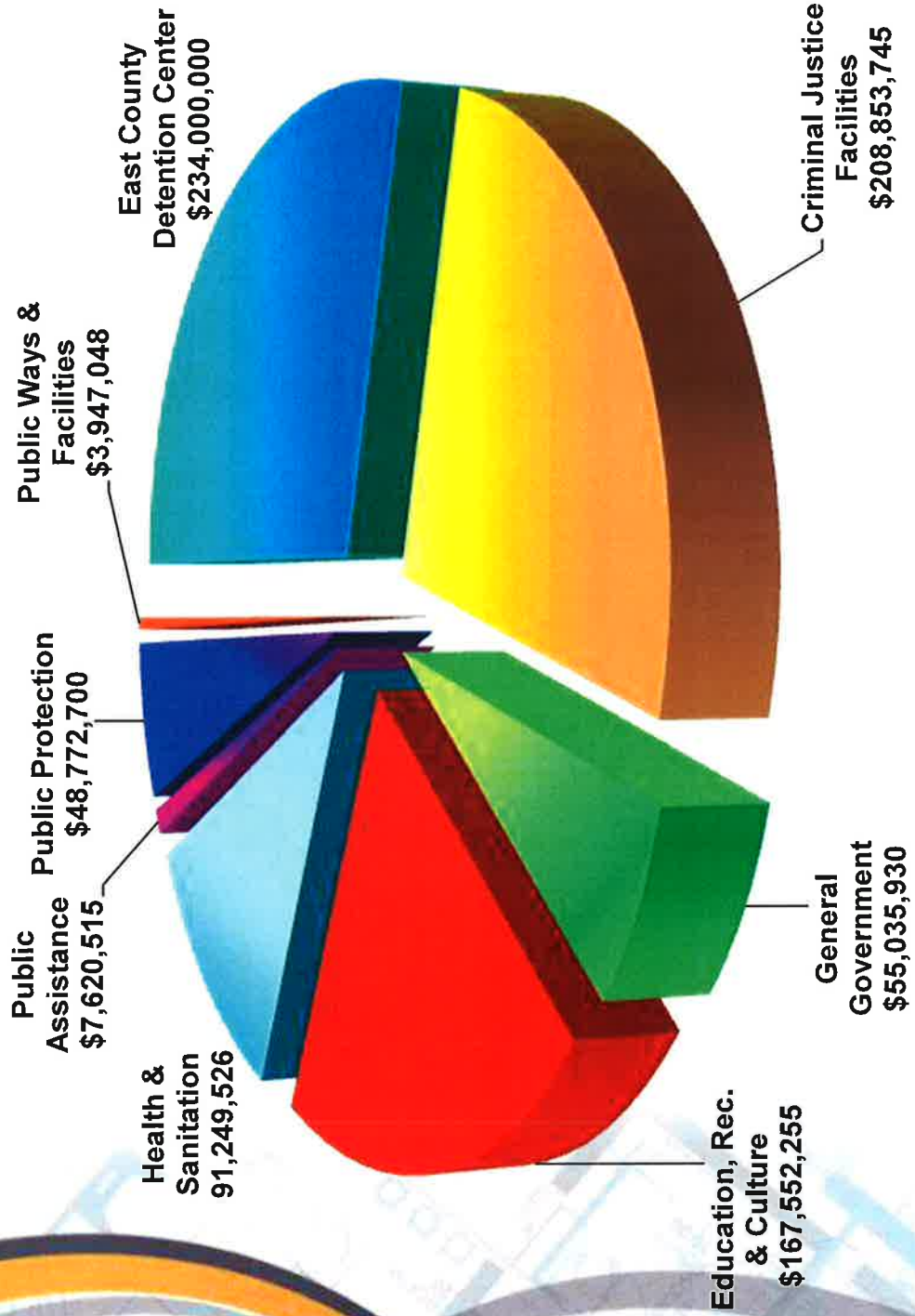
**Scope includes:**

- **Update of existing facility to current standards**
- **New housing units, kitchen**
- **Sheltered housing, medical clinic**

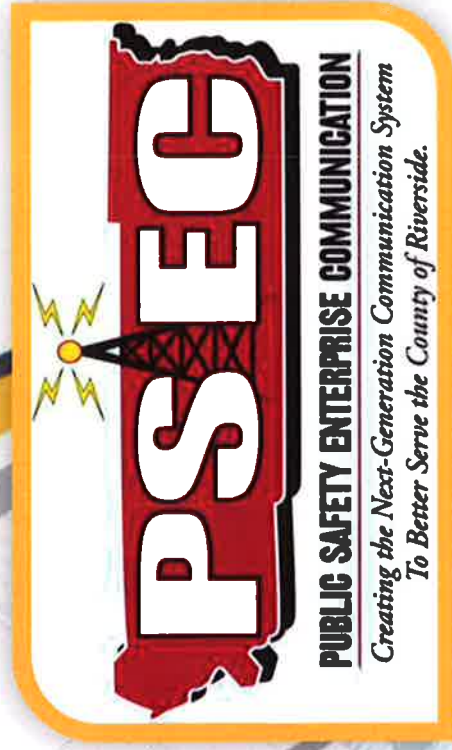
\*Source: Economic Development Agency

# PROJECTS CURRENTLY UNDERWAY

## \$820,031,719



# MAJOR PROJECTS UNDERWAY



# PUBLIC SAFETY ENTERPRISE COMMUNICATIONS (PSEC)

**Budget: \$148,300,000**

\*Estimated jobs created: 890 direct; 1,483 indirect

## Scope includes:

- The first system in the nation to use multiple radio frequencies (700 MHz, 800MHz, VHF).
- Acquisition / construction of 76 radio sites
- Equipment installation
- Dispatch center upgrades
- Vehicle radio installation
- Deployment during FY 12-13

\*Source: Economic Development Agency



# PROBATION DEPARTMENT SB81 YOUTHFUL OFFENDER REHABILITATIVE FACILITY

**Budget: \$32,947,045**

\*Estimated jobs created: 198 direct; 329 indirect

## Scope includes:

- \$24,698,000 Grant from the SB81 Youthful Offender Construction Program
- Construction of a secure 100-bed treatment facility
- The facility will address housing needs of high-risk youthful offenders no longer accepted by the Division of Juvenile Justice

\*Source: Economic Development Agency



# RIVERSIDE PUBLIC DEFENDER REMODEL

**Budget: \$12,000,000**

\*Estimated jobs created: 72 direct; 120 indirect

## Scope includes:

- Seismic retrofitting
- Remodeling of existing 67,000 SF, 8-story building
- Address long term needs
- Construction bids are currently being evaluated

\*Source: Economic Development Agency



# RCRMC OPERATIONS BUILDING

**Budget: \$16,573,000 (with data center)**  
\*Estimated jobs created: 99 direct; 166 indirect

- Will relocate hospital functions not required to be within the hospital to allow for revenue generating programs and services
- Facility will include warehouse and office space
- Facility might include a new data center

\*Source: Economic Development Agency



# RCRMC NURSING & ALLIED HEALTH

**Budget: \$14,615,000**

\*Estimated jobs created: 88 direct; 146 indirect

## **New 35,000 SF, 3-story building**

**Crucial to allow RCRMC to partner with local medical schools to attract medical professionals and respond to specialized staff shortages.**

### **Scope includes:**

- **Lecture halls**
- **Classrooms**
- **Simulation rooms**
- **Physician office space**

\*Source: Economic Development Agency



## **OTHER PROJECTS UNDERWAY**

11th Street Jail Demolition  
911 Communications Electrical Service  
Cabazon Civic Center  
Coachella Valley Volunteers in Medicine Clinic  
Deleo Regional Sports Park  
Desert Hot Springs Family Care Center  
El Cerrito Road Beautification and Channel Improvements  
FATCO Mental Health TI's  
Glen Oaks Fire Station  
HOJ and LJC Security Upgrades  
Idyllwild Community Library Renovation  
Jurupa Valley Sheriff Evidence Warehouse  
Jurupa Valley Sheriff Front Lobby Remodel  
Mead Valley Community Center  
Mead Valley Library  
Mecca Fire Station  
Mental Health 3075 Myers Street TI's Phase II  
Mental Health 3125 Myers Street TI's Phase II  
Mental Health Indio Milestones Building Renovation  
Mission Plaza

## OTHER PROJECTS UNDERWAY

Palm Desert Library Renovation  
RCRMC ETS Facility Expansion Phase I  
Perris Valley Aquatic Center  
Remodel Smith Correctional Facility Site-B  
Riverside Centre 2nd Floor TI's for U.S. Attorney  
Riverside Law Library TI's for Courts  
Rubidoux Child Development Center  
Rubidoux Fleet Service Fuel Carport/Roof Solar  
SCF Phase 3 Expansion: Convert 1 cell into 2 Safety cells  
Thermal Fire Station  
US District Court Lease Agreement Replacement  
Van Horn YOP Center

# CAPITAL PRIORITY UPDATE



# #1 CAPITAL PROJECT PRIORITY: JAIL EXPANSION AND OPERATIONS

| Summary   | Estimate    | Funding Identified | Balance Remaining | Annual Operations | Funding Source                    |
|---|-------------|--------------------|-------------------|-------------------|-----------------------------------|
| East County Detention Center                    | 234,000,000 | 100,000,000        | 134,000,000       | 74,400,000*       | State grant; future bond issuance |
| Larson Justice Center Courtroom Conversion      | 2,947,000   | 0                  | 2,947,000         | 0                 |                                   |
| Indio Criminal Justice Law Building Lease & FFE | 6,162,000   | 0                  | 0                 | 6,162,000         |                                   |
| Indio CAC County Offices Relocation             | unknown     | unknown            | unknown           | unknown           |                                   |
| Indio Courts Relocation                         | unknown     | unknown            | unknown           | unknown           |                                   |
|   |             |                    | 136,963,000       | 80,562,000        |                                   |

\*includes general fund debt service

## (FUTURE) JAIL EXPANSION AND OPERATIONS

| Summary   | Estimate                         | Funding Identified     | Balance Remaining                | Annual Operations               | Funding Source |
|---|----------------------------------|------------------------|----------------------------------|---------------------------------|----------------|
| Mid-County Expandable Jail /<br>Regional Detention Center | 165,000,000<br>To<br>653,000,000 | 0<br>To<br>653,000,000 | 165,000,000<br>To<br>653,000,000 | 62,400,000<br>To<br>249,500,000 |                |

### Scope includes:

- A detention center located in the central county with freeway access
- A 1,200 bed initial housing unit core expandable to up to 4,800 beds
- Support facilities include Intake, Business Office, Video Visitation, Medical/Mental Health, Kitchen, Transportation, Supply Storage, Administration, Emergency Generator, Maintenance and Central Plant

# CAPITAL PROJECT PRIORITY PROPOSED DEPARTMENT FUNDED PROJECTS

| Summary           |   | Estimate     | Funding Identified | Balance Remaining | Funding Source                         |
|-------------------|---|--------------|--------------------|-------------------|--|
| Sheriff           | BCTC Campus Expansion Phase I           | 22,000,000   | 22,000,000         | 0                 | Existing budget for modular classrooms |
| Transportation    | Transportation Main Yard Relocation     | 22,000,000   | 22,000,000         | 0                 | Gas Tax, HUTA, Dept revenue            |
| DPSS              | Perris Self Sufficiency Regional Office | 7,245,614    | 7,060,851          | 184,763           | State & Federal funds                  |
| DPSS              | Hemet Regional Office Lobby Remodel     | 3,586,293    | 3,479,781          | 106,512           | State & Federal funds                  |
| DA - IT Project   | Replace Case Management System          | 1,500,000    | 1,500,000          | 0                 | Budget surplus FY 11-12                |
| DPSS - IT Project | Hardware Technical Refresh              | 775,000      | 746,945            | 28,055            | State & Federal funds                  |
| Assessor          | Temecula Office Expansion & Remodel     | 140,000      | 140,000            | 0                 | Property Tax Revenue                   |
| DPSS - IT Project | Data Protection Software                | 150,000      | 144,570            | 5,430             | State & Federal funds                  |
|                   |   | \$57,396,907 | \$57,072,147       | \$324,760         |  |

# PROPOSED INTERNAL SERVICE FUND PROJECTS

## CAPITAL PROJECT PRIORITY

| Internal Service Fund (ISF) Capital Projects |   | Estimate     | Funding Identified | Balance Remaining | Funding Source                 |
|--|---|--------------|--------------------|-------------------|--------------------------------|
| HR - IT Project                              | Enterprise Disaster Recovery                | 160,000      | 160,000            | 0                 |                                |
| HR - IT Project                              | Trusted System for Enterprise Systems       | 150,000      | 150,000            | 0                 |                                |
| Fleet - IT Project                           | Fleet Services Fuel System Upgrade          | 1,500,000    | 1,500,000          | 0                 | Retained earnings or ISF rates |
| Fleet  | New Lake Elsinore Fuel & Car Wash           | 2,000,000    | 2,000,000          | 0                 | charged to county departments  |
| RCIT   | Relocation of Data Center                   | 31,020,000   | 31,020,000         | 0                 |                                |
| RCIT   | Staff Relocation of a Consolidated Facility | 21,100,000   | 21,100,000         | 0                 |                                |
|  |   | \$55,930,000 | \$55,930,000       |                   |                                |

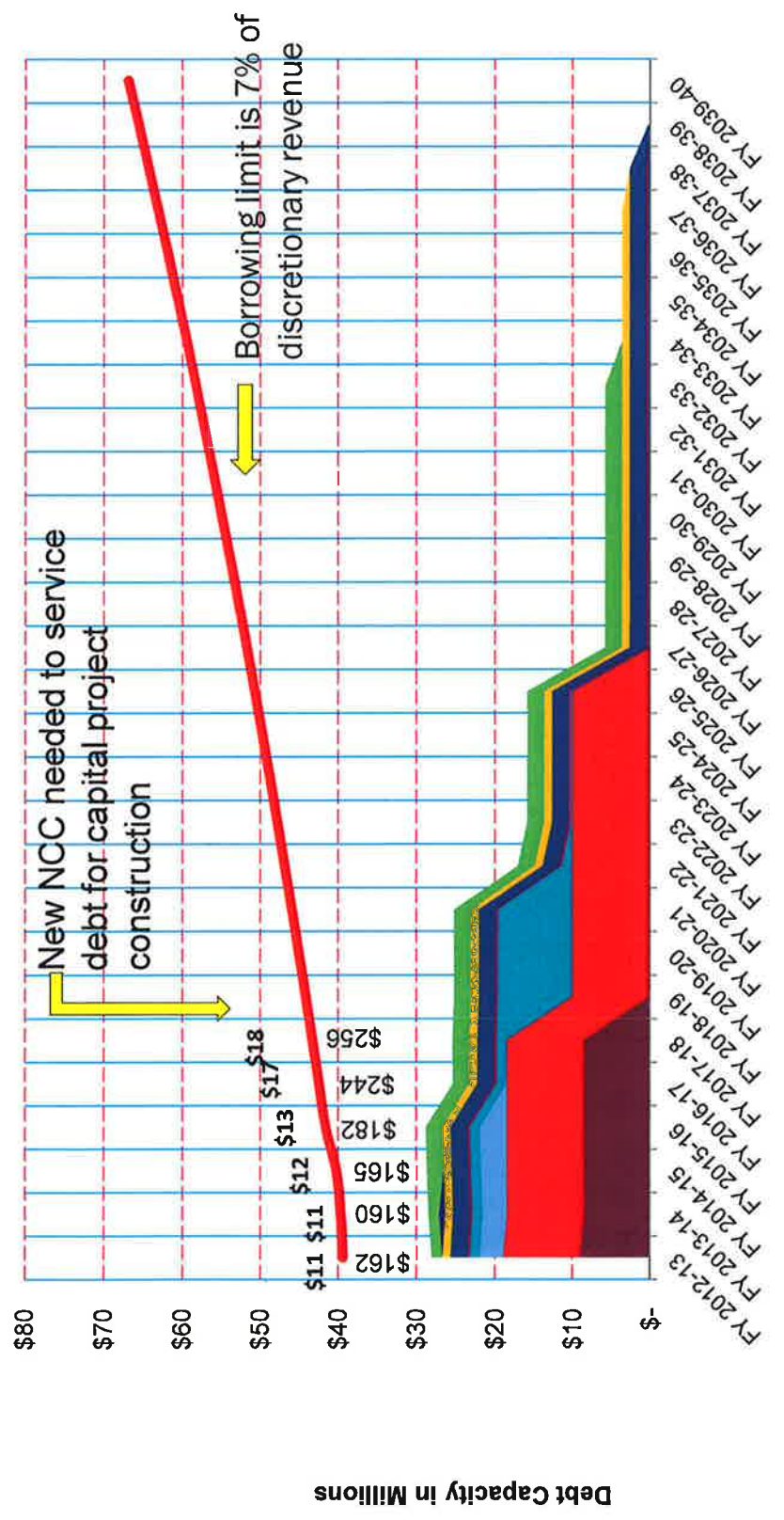
# CAPITAL PROJECT PRIORITY UNFUNDED DEPARTMENT PROJECTS

|                 | Summary                                    | Estimate   | Funding Identified | Balance Remaining | Annual Operations | Funding Source                                |
|-----------------|--|------------|--------------------|-------------------|-------------------|---|
| Probation       | Riverside Juvenile Hall Replacement        | 51,000,000 | 0                  | 51,000,000        | unknown           |   |
| DA              | New Banning District Attorney Facility     | 25,000,000 | 0                  | 25,000,000        | unknown           |   |
| Public Defender | New Banning Public Defender Facility       | 21,355,573 | 0                  | 21,355,573        | 2,645,019         |   |
| Fire            | BCTC Emergency Operations Center           | 15,000,000 | 0                  | 15,000,000        | unknown           |   |
| DA              | New Southwest District Attorney Facility   | 11,900,000 | 0                  | 11,900,000        | unknown           |   |
| Public Defender | New Southwest Public Defender Facility     | 10,196,107 | 0                  | 10,196,107        | 1,343,420         |   |
| Health          | Hemet Family Care Center Construction      | 9,500,000  | 7,182,000          | 2,318,000         | unknown           | Clinic revenue, Federal, State & local grants |
| Health          | Corona Family Care Center Construction     | 9,750,000  | 7,182,000          | 2,568,000         | unknown           | Clinic revenue, Federal, State & local grants |
| Fire            | New Fire Training Facility at BCTC         | 6,500,000  | 0                  | 6,500,000         | unknown           |   |
| Sheriff         | BCTC Site Utilities Infra -EOC & New Bldgs | 5,000,000  | 0                  | 5,000,000         |                   |   |
| Health          | Public Health Lab Expansion & Remodel      | 4,000,000  | 0                  | 4,000,000         | unknown           |   |
| Parks           | Mayflower Park Blythe Sewer Connection     | 3,100,000  | 265,000            | 2,835,000         |                   | City of Blythe                                |
| Sheriff         | Video Visitation Southwest Justice Center  | 2,925,000  | 0                  | 2,925,000         | unknown           |   |
| Sheriff         | Video Visitation Robert Presley Detention  | 2,700,000  | 0                  | 2,700,000         | unknown           |   |
| EDA             | Simons Building Rehab                      | 2,500,000  | 0                  | 2,500,000         |                   |   |
| EDA             | CAC, 9 <sup>th</sup> Floor Remodel         | 2,100,000  | 0                  | 2,100,000         | unknown           |   |

**\$167,897,680 \$3,988,439**



# CURRENT DEBT CAPACITY



- 2007 A PSEC & Refunding
- 2009 PSEC & Woodcrest Ref
- 2005 A CIP Project
- 1993/1997 Hospital
- 2008 A SCFA CIP Project
- 2000A Southwest Justice Center
- 2008 A CIP Project
- 2008 A SCFA CIP Project
- 2008A Southwest Justice Center
- 1985 ACES

# REDEVELOPMENT CAPITAL PROJECT UPDATE



# REDEVELOPMENT NON HOUSING EXPENDITURES

| Description            | RDA Project Expenditures | Total Projects in Development | Jobs Created Per Year |
|------------------------|--------------------------|-------------------------------|-----------------------|
|                        |                          |                               | * / **                |
| FY 2008-2009           | 68,959,491               | 66                            | 413 / 689             |
| FY 2009-2010           | 108,623,380              | 75                            | 651 / 1,086           |
| FY 2010-2011           | 93,686,257               | 88                            | 561 / 936             |
| FY 2011-2012 (To date) | 79,071,537               | 82                            | 474 / 790             |
| <b>TOTAL</b>           | <b>350,340,665</b>       |                               |                       |

\*Direct construction jobs/\*\*Includes indirect jobs

# REDEVELOPMENT COMPLETED HOUSING PROJECTS

| Description / Project               | RDA Funds           | Total Development Cost (TDC) | Total Units | Jobs Created     |
|-------------------------------------|---------------------|------------------------------|-------------|------------------|
|                                     |                     |                              |             | * / **           |
| FY 2009-2010                        | \$1,354,700         | \$1,060,830                  | 16          | 8 / 13           |
| FY 2010-2011                        | \$17,018,400        | \$50,792,663                 | 240         | 102 / 170        |
| Inland Empire Rescue Mission - RDA2 | \$996,000           | \$996,000                    | 4           | 6 / 10           |
| S L Imperial - RDA1                 | \$1,100,441         | \$1,100,441                  | 6           | 6 / 11           |
| Orange Blossom Lane                 | \$6,588,934         | \$8,768,934                  | 45          | 40 / 66          |
| Pontiac St - Habitat for Humanity   | \$55,000            | \$434,220                    | 2           | 1 / 1            |
| FY 2011-2012                        | \$8,740,375         | \$11,299,595                 | 57          | 52 / 87          |
| <b>TOTAL</b>                        | <b>\$27,113,475</b> | <b>\$63,153,088</b>          | <b>313</b>  | <b>215 / 358</b> |

\*Direct construction jobs/\*\*Includes indirect jobs

# REDEVELOPMENT HOUSING PROJECTS UNDERWAY

| Project                                 | RDA Funds         | Total Development Cost (TDC) | Total Units |
|---|-------------------|------------------------------|-------------|
| Traci Green/MHRP                        | 44,600            | 44,600                       | 1           |
| Date Palm MHP/Desert Meadows Apartments | 7,900,000         | 23,173,395                   | 80          |
| Los Vinedos MHP                         | 3,500,000         | 9,212,406                    | 41          |
| Mountain View Estates/MHP               | 6,500,000         | 10,180,715                   | 398         |
| Mountain View Estates/mobile home units | 12,217,500        | 12,217,500                   | 181         |
| Operation Safe House                    | 1,100,000         | 1,100,000                    | 16          |
| Legacy Apartments                       | 7,300,000         | 25,168,039                   | 81          |
| Highgrove Family Apartments             | 7,475,000         | 19,118,286                   | 89          |
| Vineyards at Menifee Apartments         | 5,600,000         | 20,704,038                   | 81          |
| 37th St & Wallace Infill Housing        | 310,000           | 1,015,000                    | 3           |
| Mira Loma Infill Housing                | 350,000           | 850,000.                     | 1           |
| S L Imperial - RDA1                     | 737,713           | 737,713.                     | 17          |
| Molino Way Infill                       | 173,000           | 332,557                      | 2           |
| Habitat Riverside MOU                   | 1,500,000         | 1,500,000                    | 2           |
| <b>TOTAL</b>                            | <b>54,707,813</b> | <b>125,354,249</b>           | <b>993</b>  |

# FLOOD CONTROL CAPITAL PROJECT UPDATE



# FLOOD CONTROL CAPITAL PROJECT UPDATE

## Looking back five years:

17 construction projects for a total contract value of \$48,000,000

Build infrastructure - Inspected/accepted 98+ developer-built projects with a total value of \$99,000,000 (bonding values)

## Looking Forward:

### FY 2011/2012

Six CIP projects with a total construction cost of about \$14,000,000

### FY 2012/2013

Ten CIP projects with a total value of about \$34,300,000



# TRANSPORTATION CAPITAL PROJECT UPDATE



# TRANSPORTATION CAPITAL PROJECT UPDATE

## Over the last Five Years

Awarded 87 projects totaling \$297,751,941 in construction contracts (not including right-of-way, engineering, and construction management support).

Notable major projects that are either completed or under construction include:

- River Road Bridge over Santa Ana River
- Van Buren Bridge over Santa Ana River
- Cajalco Road resurfacing and safety project in Lake Mathews
- Miles Avenue widening in Indio
- Clinton Street Bridge in Indio
- Newport Road and Goetz Road Bridge construction in Canyon Lake/Menifee
- Valley Way/SR 60 Interchange in Rubidoux



## TRANSPORTATION CAPITAL PROJECT UPDATE

- Etiwanda Repaving in Rubidoux
- Palm Drive/I-10 interchange
- Indian Avenue/I-10 interchange
- Date Palm Drive/I-10 interchange
- Ramona Expressway safety project in Lakeview/Nuevo
- Varner/Rio del Sol Resurfacing in Thousand Palms
- Van Buren resurfacing in Jurupa
- Pedley Resurfacing in Jurupa
- Street Improvements in Mecca
- San Timoteo and Live Oak Resurfacing
- Ramona/Cajalco/I-215 interchange
- Indian Truck Trail/I-15 interchange
- SR 79 Widening in Winchester
- Main Street Widening in Highgrove
- Clinton Keith/I-15 interchange
- Van Buren/I-215 interchange