

**CITY OF ALBANY  
CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda Date: 6/4/2012

Reviewed by: BP

**SUBJECT:** Draft Capital Improvement Plan: FY2012/13 – FY2017/18

**REPORT BY:** Judy Lieberman, Projects Director

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**STAFF RECOMMENDATION**

- 1) Receive information regarding status of draft CIP.
- 2) Review proposed new projects and advise incorporation into CIP:
  - a. Solar energy systems
  - b. Solano Avenue design improvements (Masonic to City boundary)
  - c. Senior Center expansion design
  - d. Active Transportation Plan

**BACKGROUND**

The Capital Improvement Plan (CIP) for FY2012/13 to FY17/18 provides a roadmap to the upcoming capital improvements in the City, and helps to define upcoming project funding needs. While the CIP includes the upcoming five fiscal years, the most specific part of the plan is focused on the upcoming two fiscal year period FY12/13 and FY13/14. The final CIP will be presented in July following the adoption of the City budget.

Major projects completed over the past two year period include the Albany Hill Master Plan, the Buchanan Jackson Signal and Intersection Improvements, the Codornices Creek Restoration and Trail Project - Phase 3, the Pierce Street Paving Rehabilitation and Trail, and the purchase of the Pierce Street parcel

**DISCUSSION**

- 1) **Summary:** There are 27 capital improvement projects being planned or implemented during the overall five year project period, totaling approximately \$24,680,000. Table 1 to this staff report lists the projects by the five traditional categories used by the city: Facilities, Parks, Sewers, Storm Drain & Creeks, and Transportation.
- 2) **Policy Matrix:** The CIP should reflect the goals and policies adopted by the city. While the CIP must be in compliance with the General Plan, the specific policies and plans adopted by the City over the years help to guide prioritization and strategy. Table 2 provides a matrix that helps to illustrate how the projects in the CIP are implementing the city's goals.
- 3) **Funding:** The City uses a wide variety of fund sources to design and implement projects. As can be seen in Table 3, approximately 33% of the City's primary capital improvement funding sources are grants, 35% are sewer funds, 25% are local

measures, and the remaining 7% are from county or state disbursements or miscellaneous other sources.

- 4) Projects awaiting funding/grants: In addition to the projects already included in the CIP, there are several projects that are awaiting grant funds, or that are significant projects within the City, but funded and managed entirely by other agencies. These are listed in Table 4.
- 5) Proposed projects: While most of the projects that are included in the CIP have already received Council approval, there are also projects that will be new to the CIP in the upcoming year. Council is requested to provide guidance on the inclusion of these projects, as follows:
  - a) Municipal Solar Systems: As part of the Cooperative Agreement with the cities of El Cerrito, Piedmont, and San Pablo, the City has received a proposal from Real Goods Solar (RGS) to design and build photovoltaic systems for City facilities. A memorandum is attached to this staff report discussing the specifics of this proposal (Attachment 3). Unfortunately, a lease arrangement, without upfront capital investment, (which was the original goal), was not provided as an option by any of the vendors. The current proposal is for the purchase of the system. Payback is presumed over a 25 year period.

While funding for the entire \$936,000 project (4 sites) is not currently available, Council could direct staff to explore potential funding sources. The current draft of the CIP includes one of the proposed facilities, the Child Care Center on Buchanan, at a cost of approximately \$125,000, to come from remaining Measure F2002 funds. This one facility was selected as it provided a significant return on the initial upfront investment. If other facilities are site and cost feasible, staff recommends priority be given to energy production and return on investment.

- b) Solano Avenue Design Improvements, eastern boundary to Santa Fe: This project will bring the lower Solano design guidelines to the remainder of Solano. The reason to pursue this project is twofold. If Alameda County Measure B passes, funds are designated towards construction of this project. It would be prudent to be prepared to apply for these funds with a ready design and cost estimate. Additionally, as the Safeway remodel moves forward, street and sidewalk improvements will be required as part of the project. It is important that the City have the design guidelines available.
- c) Senior Center Expansion 35% Design: This project is currently in conceptual design. The proposed project is to move to 35% design. The project is funded from Measure F 2002.
- d) Active Transportation Plan: In April of 2012, following a comprehensive public planning process, City Council adopted an Active Transportation Plan (ATP) to provide guidance for improvements throughout the city. Some of the ATP recommendations are for discrete CIP projects, while some are enhancements such as signage and painting throughout the city. At this time the CIP does not

specifically call out the ATP projects and recommendations. It would be beneficial to include the ATP in the CIP planning process. This can be accomplished in several ways. CIP projects that involve paving or other street improvements should be cognizant of the related ATP recommendations and include them as part of design and construction whenever possible. ATP recommendations should be reviewed by the Projects Director to determine if they can be incorporated into ongoing work such as street, drainage or small improvement projects. Projects that require more significant funding resources should be prioritized for available funding and for staff time in terms of potential grant applications. At the current time, there are no specific funding resources for the ATP, but incorporation into existing and ongoing street projects may enable some of the signage and painting improvements to be accomplished in the near term in a cost effective manner.

### **SUSTAINABILITY IMPACT**

Sustainability Impact is an important part of the City's CIP. The City's recently adopted Climate Action plan and Active Transportation Plan both provide a clear set of project priorities. The City has been successful at obtaining grants for projects to provide bicycle and pedestrian pathways, energy, and creek restoration. In addition, projects must comply with the City's Green Building Ordinance, which requires LEED energy and water conservation, recycling and waste reduction, and use of sustainable materials.

### **FINANCIAL IMPACT**

There are 27 capital improvement projects being planned or implemented during this period, totaling approximately \$15 million dollars.

### **Attachments**

1. Tables 1 through 4, CIP SUMMARIES
2. Memorandum re: Municipal Solar Facilities, Nicole Almaguer