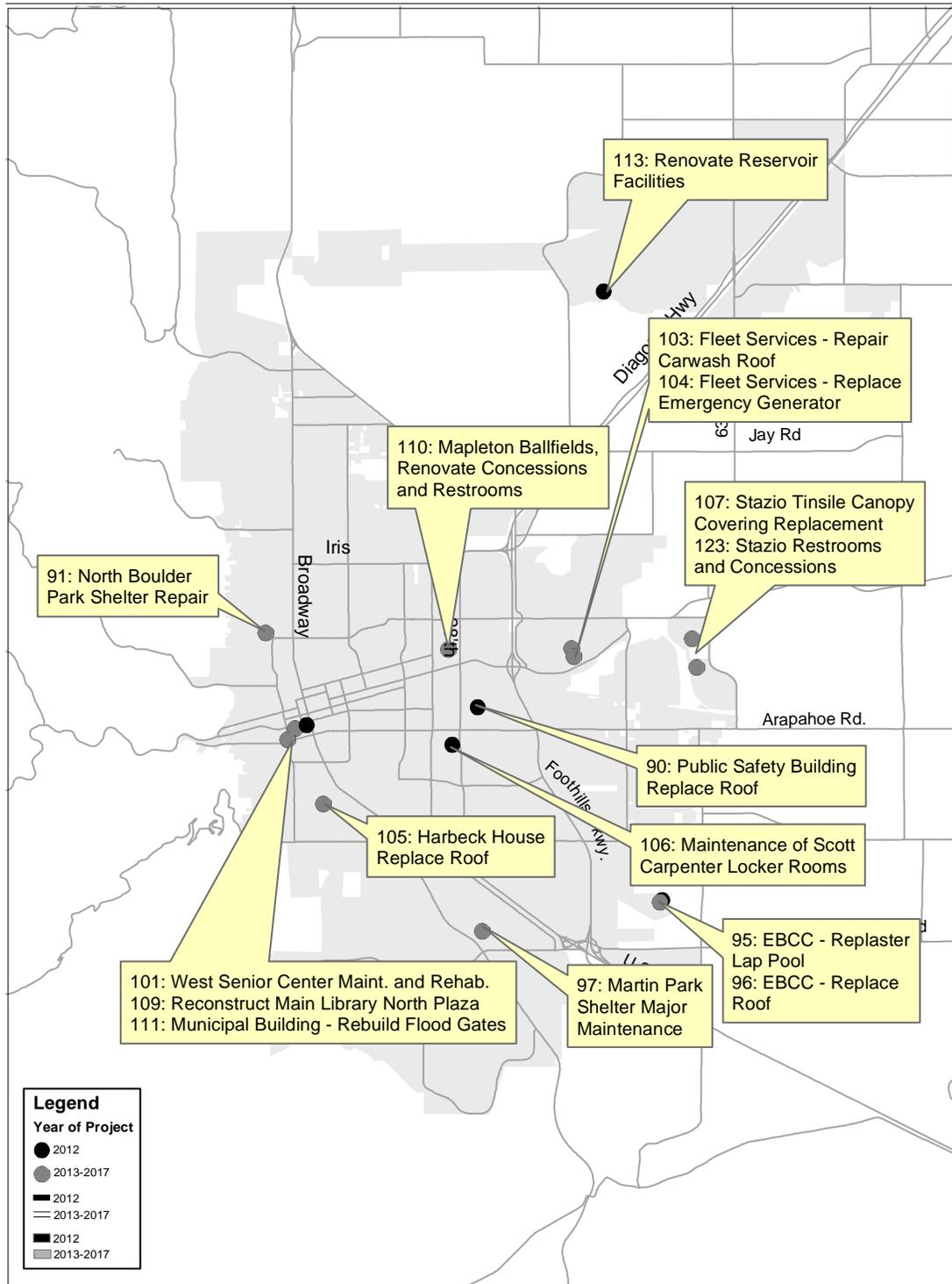




FACILITIES AND ASSET MANAGEMENT

City of Boulder Capital Improvement Projects, 2012 - 2017

PW/Facilities and Asset Management



Facilities and Asset Management

FUNDING OVERVIEW

Facilities and Asset Management (FAM) receives funding for capital improvement projects (CIP) from the Capital Development Fund and the General Fund.

Revenues collected for the Capital Development Fund (CDF) are from the Development Excise Tax (DET). In 1987, Boulder voters approved excise taxes as a means to fund the costs of future capital improvements. The methodology adopted by voters is based on the

Capital Cost Recovery System Design Study by Browne, Bortz & Coddington, Inc. Capital expansion costs are recovered from new development while ongoing taxes, fees and charges support system repair, operations, replacement and maintenance expenses, as well as capital betterment costs resulting from service improvements. DET is designed to ensure that only growth related expenses are included in the cost recovery charges.

In 1996, Tischler & Associates, Inc. completed a Development Excise Tax Study which identified the need to increase the tax rate for growth. A rate structure, approved by the voters in 1998, went into effect in 1999. The approved rate structure is significantly less than that recommended by Tischler and Associates, Inc. However, the development excise taxes have been adjusted by the consumer price index (CPI) since 1999.

In 2009, Council approved the recommendations of the TischlerBise Impact Fee and Excise Tax Studies. Beginning in 2010, excise taxes previously collected for new construction for Fire, Housing and Human Services, Library, Police and Municipal Facilities ceased and were replaced with impact fees. In addition, Parks and Recreation was added to the list of departments collecting impact fees. The excise tax methodology remains in effect for Transportation and is managed by that department. Some development projects begun prior to 2010 will still pay DETs until completion but all new projects began paying impact fees in 2010.

The 2012-2017 Capital Development Fund (CDF) Capital Improvements Program is \$360,000. Two projects are scheduled in 2012 for a total of \$110,000.

The majority of Facility Renovation and Replacement (FR&R) funding is received as a transfer from the General Fund (GF) and is used to fund renovation and replacement of GF facilities. The FR&R fund also receives funding from restricted and enterprise funds for specific departmental projects. The FR&R fund is an internal service fund managed by FAM for renovation and replacement projects with a cost of at least \$3,000 and capital projects with a cost of \$50,000 or more.

The 2012-2017 Facility Renovation & Replacement (FR&R) Fund Capital Improvements Program is \$8,680,000. Projects scheduled in 2012 total \$1,755,000.

Capital Development Fund Balances - 2010 year-end

Account	Balance
Library	\$ 1,880,644
Municipal Facilities	\$ 1,721,936
HHS	\$ 705,421
Police Department	\$ 693,709
Fire Department*	\$ (33,467)
Total	\$ 4,968,243

* Negative balance due to debt service for Fire Station #7 construction.

Impact Fees Balances - 2010 year-end

Account	Balance
Library	\$ 15,389
Municipal Facilities	\$ 9,941
HHS	\$ 4,970
Police Department	\$ 11,866
Fire Department	\$ 12,060
Parks & Recreation	\$ 105,180
Total	\$ 159,406

ACCOMPLISHMENTS AND HIGHLIGHTS

The 2012-2017 FAM CIP reflects the city's on-going participation in maintaining and updating existing facilities with an emphasis on energy efficiency, sustainable design and renewable materials. Most of the energy efficiency projects are not reflected in the CIP because those are being accomplished through an energy performance contract (EPC) involving a lease purchase agreement authorized under the Colorado Revised Statutes § 29-12.5.103. Guaranteed energy savings through the EPC will fund the energy efficiency work out of each department's budget for utility operating costs over the terms of a lease purchase agreement.

Completed or Projects Underway:

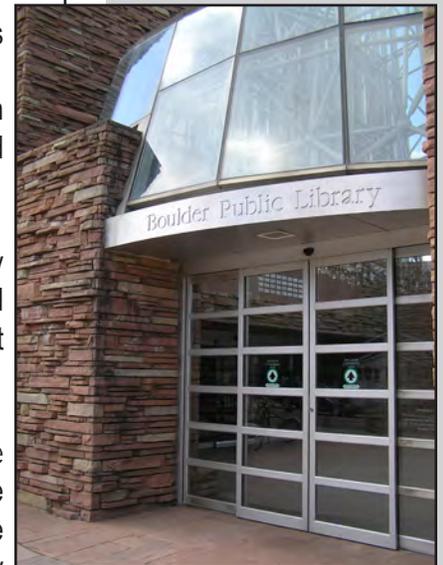
- Completed construction of the Regional Fire Training Center, which was LEED Gold Certification, the first city facility to achieve this level.
- Completed Fleet Services new biofuel pumps, 50 percent funded by Governor's Biofuels Fund
- EPC Projects Completed – Solar PV systems at Main Library and 3 Recreation Centers, Lighting replacements in 33 facilities, water conservation improvements, and weatherization improvements, recommissioning of HVAC systems
- Carnegie Library Historic Renovations under construction for exterior repairs
- Phase 2 EPC Projects Underway – Boiler replacements at Park Central, Main Library and New Britain; Solar PV at Municipal Service Center, 63rd Water Treatment Plant and OSMP Cherryvale; Solar Thermal systems at South Boulder Recreation Center and East Boulder Community Center

Planned projects in the 2011 CIP include renovating the showers and restrooms at Fire Station #1, carpet replacement at the Main Library, replacing the upper windows at the Main Library, replacing the wiring system for the fuel pumps at the Yards and replacing the roof and gutters at the Pottery Lab. Continuing projects from 2010 include Carnegie Library (exterior repairs) and Main Library (upgrading auditorium lighting and sound system).

RELATIONSHIP TO GUIDING PRINCIPLES AND PRIORITIZATION

All project in the 2012-2017 FAM CIP are consistent with the CIP guiding principle #6 – should sustain or improve maintenance of existing assets before investing in new assets with the exception of the Downtown Campus Space Study and the Miscellaneous Facility Development Excise Tax Project. The exceptions will affect CIP #8 – maximize efficiency of investments demonstrated by measurable cost/benefit analyses and coordination of projects across department and across funds and CIP #4 – provide enough capacity and flexibility in our long-term planning to be able to respond to emerging, unanticipated needs.

The 2005 FAM Master Plan is being updated with Board review anticipated during the 4th quarter of 2011. Currently adopted master plans and associated CIPs are being reviewed to ensure that information related to all General Fund facilities is referenced in the master plan. Departmental master plans and strategic plans will determine the priority of programs and required facilities. FAM uses this information to plan and prioritize CIP projects.



Main Library Entrance.
Three projects are under-
way at the library in 2011.

FAM has responsibility for 136 of the city's 330 facilities. Some management responsibilities involving General Fund facilities are shared. FAM is directly responsible for maintenance, repairs, renovations and replacement of 62 buildings (centralized approach), and at the same time, FAM is indirectly or partially responsible for providing these services in 55 buildings (decentralized approach). In the decentralized approach, other departments are directly responsible for some maintenance, repair, renovation, replacement and master planning in their buildings and FAM is only involved to the extent the department desires and funds FAM's involvement.

The 2012-2017 CDF CIP projects reflect the City's review of master plans in 2009 and 2010 which will require additional study and analysis as will the Operation and Management Assessment of the Boulder Fire-Rescue Department Report was completed on June 1, 2011. The report includes a fire risk analysis associated with station locations and response times. A Fire Master Plan update will follow this report in 2011.

For FR&R CIP, the 2007 Library Master Plan and the 2009 Facilities Sustainability Study Report identified fiscally constrained priority repairs and major maintenance needs at the Main Library which were programmed for 2011 and in consideration for a possible 2011 ballot initiative. Renovations in Parks and Recreation facilities are shown in 2012, 2013 and 2014 but may be adjusted after the completion of the Reservoir Master Plan in late 2011 and the update of the Parks and Recreation Master Plan in 2012.

The city's Climate Action Plan has established goals for lowering energy use in city facilities. As stated above, most of the energy efficiency work will be accomplished through an Energy Performance Contract. The greenhouse gas reductions estimated with the energy efficiencies are anticipated to lower CO2 emissions by 17 percent which will meet the Kyoto Protocol target.

Capital projects are classified, following the Business Plan Model, into essential, desirable and discretionary using the methodology in the 2005 FAM Master Plan. Priority is given to 26 "essential facilities" maintained by FAM as noted in Appendix 1 of the 2005 FAM Master Plan. Essential projects are those projects that allow continued operation of a facility, repair/replace life-safety systems, or are necessary to fully comply with laws and regulations. Desirable projects are those projects that extend facility service life or repair/replace systems other than life safety. Discretionary projects are those projects that improve efficiency. The FAM Master Plan is being updated in 2011 and the number and type of facility space designated as "essential" will be reviewed and a system to score and rank renovation projects maybe developed. Additionally, Business Plan and Priority Based Budgeting (PBB) methodology will need to be reconciled.

Currently, FAM FR&R program is not sufficiently funded to demonstrate CIP #3 – the city must demonstrate in the CIP process that there are sufficient funds to operate and maintain the project or program; therefore, the majority of the projects proposed are to maintain existing assets and not add new infrastructure.

DEFERRED PROJECTS, CHANGES AND UNFUNDED NEEDS

As noted, updated Master Plans for FAM, Yards (a component of the FAM Master Plan), Reservoir and Park and Recreation are underway. As these plans become adopted, changes to currently scheduled projects in the FAM CIP may be deferred due to replacement of those facilities or planned full renovations such as the Flatirons Event Center or some of the Reservoir facilities.

FAM uses the Facility Condition Index (FCI) to rate the condition of city facilities. FCI is the dollar value of maintenance backlog projects divided by the current replacement value (CRV) of facilities expressed as a percentage. A FCI of less than 5 percent indicates a facility rating of good, 5 to 10 percent is rated fair, and greater than 10 percent is rated poor. Overall, city facilities have gone from a good rating in 2008 to a fair rating at the end of 2010 as a result of the continued fiscally constrained funding. The maintenance backlog for general fund facilities is now \$6,187,397 with a CRV of \$106,457,600 which equates to a FCI of 5.81%. Individually, the general fund buildings with the worst ratings are Park Central with an FCI of 16.3%, Fire Station #1 at 15.2%, and the Municipal Building at 11.3%. Fire Station #1 has a renovation project in 2011 and the Municipal Building and Park Central will have upgrades as part of the energy savings performance contract. Some energy efficiency measures will also reduce the maintenance backlog.

The additional funds provided to FR&R from de-Bruce tax dollars will help reduce the maintenance backlog as those additional funds are applied towards energy efficiencies. The full impact to the maintenance backlog will not be known until technical energy audits are completed.

EMERGING NEEDS

The city's PBB process will help prioritize the remaining city needs specific to the five CDF accounts.

As the city looks beyond the 2012 Kyoto goals for greenhouse gas emissions, new goals and regulations may require more investments in energy efficiencies.

2012-2017 Capital Improvements Program

PW/ Facilities & Asset Management

12-Jul-11

	2012	2013	2014	2015	2016	2017	6-year	Prev Alloc	Unfunded
Est Total Cost	Recommended	Projected	Projected	Projected	Projected	Projected	Total	Funding	Amount
Existing Facility - Rehab / Repair / Deficiency Correction									
EBCC - Replace Roof	150,000	0	0	0	0	0	150,000	0	0
Energy Performance Contract (EPC)	5,300,000	800,000	800,000	800,000	800,000	800,000	4,800,000	500,000	0
Miscellaneous Facility Maintenance Projects	1,706,000	130,000	140,000	170,000	215,000	180,000	1,050,000	656,000	0
Municipal Building - Rebuild Flood Gates	100,000	0	0	0	0	0	100,000	0	0
Public Safety Building - Replace Roof	190,000	0	0	0	0	0	190,000	0	0
Reservoir, Renovate Facilities	200,000	0	0	0	0	0	100,000	0	100,000
Scott Carpenter Pool, Renovate Locker Roo	200,000	0	0	0	0	0	200,000	0	0
Fleet Services, Replace Emergency Generato	100,000	0	100,000	0	0	0	100,000	0	0
Harbeck House, Replace Roof	100,000	0	100,000	0	0	0	100,000	0	0
Stazio Refurbish Restrooms and Concessio	160,000	0	160,000	0	0	0	160,000	0	0
Fleet Services, Replace Carwash Roof	50,000	0	0	50,000	0	0	50,000	0	0
Stazio Tinsile Canopy Covering Replacemen	132,000	0	132,000	0	0	0	132,000	132,000	0
West Senior Center Major Maintenance & R	828,000	0	0	700,000	0	0	700,000	0	128,000
EBCC - Replaster Lap Pool	80,000	0	0	80,000	0	0	80,000	0	0
Mapleton Ballfields, Renovate Concessions	100,000	0	0	100,000	0	0	100,000	0	0
Outdoor Lighting Compliance Improvement	100,000	0	0	50,000	50,000	0	100,000	0	0
Martin Park Shelter Major Maintenance	169,000	0	0	0	169,000	0	169,000	0	0
North Boulder Park Shelter Repair	120,000	0	0	0	120,000	0	120,000	0	0
Project Type Total:	9,785,000	1,755,000	1,290,000	1,822,000	1,200,000	980,000	8,401,000	1,288,000	228,000
New Construction - Growth Related Facility / Additions									
Miscellaneous Facility DET Projects	630,000	50,000	50,000	50,000	50,000	50,000	300,000	330,000	0
Project Type Total:	630,000	50,000	50,000	50,000	50,000	50,000	300,000	330,000	0

2012-2017 Capital Improvements Program

PW/ Facilities & Asset Management

12-Jul-11

	2012 Recommended	2013 Projected	2014 Projected	2015 Projected	2016 Projected	2017 Projected	6-year Total	Prev Alloc Funding	Unfunded Amount
Reconstruction									
Main Library Reconstruct North Plaza	147,000	0	0	0	147,000	0	147,000	0	0
Project Type Total:	147,000	0	0	0	147,000	0	147,000	0	0
Study or Analysis									
Downtown Campus Space Study	60,000	0	0	0	0	0	60,000	0	0
Project Type Total:	60,000	0	0	0	0	0	60,000	0	0
Department Total:	10,622,000	1,865,000	1,340,000	1,872,000	1,250,000	1,551,000	1,030,000	1,618,000	228,000

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Downtown Campus Space Study	Project Number: 501XXX	Map Number: 0
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Department: PW/ Facilities & Asset Management	Subcommunity: Central Boulder
Funding Source: Capital Development Fund	BVCPArea: Area I
Project Type: Study or Analysis	
CEAP Required: No	CEAP Completed:

Project Description:

This study will utilize consultant services to determine the best use of available space on the Downtown Campus and to meet needs for additional space identified in other master plans. The consultant will verify or update standard office space assignments based on job descriptions and records space and will also update the public space needed to meet the needs of the community. The buildings included in the study are: Municipal Building, Park Central Building, New Britain Building, West Senior Center, Facilities Maintenance Building, Atrium Building, 1301 Arapahoe Building and the Main Library.

The CDF share of project costs (50%) is based on the fact that adequate facilities for staff and community meetings existed in 1987 when CDF was started and half of the study will be identifying new needs. The Facilities Renovation and Replacement account will fund the other costs (50%) to analyze current space for more efficiency.

This project will begin in 2012.

Costs:

1. Planning: \$60,000
2. Acquisition: \$0
3. Construction: \$0

The project is anticipated to complete planning in 2012.

Relationship to Guiding Principals:

#1 - CIP should be consistent with and implement Council-accepted master plans and strategic plans.

Public Process Status, Issues:

This study will be reviewed by the Planning Department and all other affected departments. Further reviews and approval will be conducted by the Planning Board, Library Commission, and others as appropriate.

Relationship with Other Departments:

This study will be coordinated with multiple departments that occupy space in the associated buildings and/or provide services to the public in the Downtown Campus area. The 2009 Library Facilities Sustainability Study identified the need for more community meeting spaces. The 2009 Information Technology Strategic Plan recommended the consolidation of IT functions and labor to increase business application support.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$0	\$60,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs

Description: _____

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: EBCC - Replaster Lap Pool	Project Number: 501XXX	Map Number: 95
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Department: PW/ Facilities & Asset Management	Subcommunity: East Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

Replaster the East Boulder Community Center lap pool.

This project will begin in 2015.

Costs:

1. Planning: \$8,000
2. Acquisition: \$ 0
3. Construction: \$ 72,000

The project is anticipated to complete construction in 2015.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

Any project associated with these funds will be taken through the appropriate public process and CEAP review as required.

Relationship with Other Departments:

This project will be coordinated with Parks and Recreation.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$80,000	\$0	\$0	\$0	\$80,000	\$0	\$0	\$80,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing this project.

Source of Funding: Fund 118, Major Maintenance, P&R-managed by FAM

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: EBCC - Replace Roof	Project Number: 	Map Number: 96
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Department: PW/ Facilities & Asset Management	Subcommunity: East Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:
Replace western portion of the 1990 roof on the East Boulder Community Center. A 2010 roof evaluation concluded that the roof is at the end of its useful life and a couple of years away from complete failure. Replacing before failure will allow for the insulation to be re-used with a new roof assembly. The eastern portion of the roof was replaced with the solar pv and thermal installations in 2011 as part of the Energy Performance Contract.

This project will begin in 2012.
Costs:
1. Planning: \$2,000
2. Acquisition: \$0
3. Construction: \$148,000
The project is anticipated to complete construction in 2012.

Relationship to Guiding Principals:
#6 - Capital Improvement Programs should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
None.

Relationship with Other Departments:
This project will be coordinated with the Parks and Recreation Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$150,000

Prev Alloc Funding \$0	Unfunded Amount \$0
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Change from Prior Year: Added in 2011.

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing this project.
Source of Funding: Parks and Rec Major Maintenance - managed by FAM.

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Energy Performance Contract (EPC)	Project Number: 	Map Number:
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Department: PW/ Facilities & Asset Management	Subcommunity:
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

This project funds energy efficiency, renewable energy and water conservation projects and programs through an energy performance established contract through the Governor's Energy Office. Capital investments are funded through guaranteed energy savings over the financing period of the project. The city has signed contracts for 2 phases of EPCs in 2010 that total nearly \$12 million dollars, have guaranteed savings at nearly \$500,000 a year with financing from 13 to 15 years, reduce greenhouse gas emissions in city facilities by 18 percent, and has 21% of the costs paid for with grants, rebates and other payments. A third phase anticipated to be awarded in Fall 2011, may have an additional \$5 million in investments with as much as another \$300,000 in annual energy savings guaranteed.

This project is for an ongoing funding program till 2025. Construction began in 2010 and will continue into 2012. In 2012, \$800,000 will spent from guaranteed energy savings for energy efficient projects installed in city facilities in 2011.

This project includes \$1.4 million from solar awards rebate payments, \$500,000 from standards rebates for energy efficiencies and \$50,000 in annual renewable energy credit payments of outside funding from Xcel Energy. In addition, the Climate Trust is paying the city \$50,000 for five years of carbon offsets from the solar thermal systems at two recreation centers.

Relationship to Guiding Principals:

This project adheres to the following guiding principles:
 #2 - Capital Improvements should achieve Community Sustainable Goals for Environmental and Economic
 #3 - Sufficient funds to operate and maintain the project or program - using existing funds otherwise spent on utility bills and funds energy efficiency, renewable energy and conservation instead
 #8 - Maximize efficiency - the EPC is being done across the entire city and with the guaranteed energy savings, provides a sustainable return of investment

Public Process Status, Issues:

Specific parts of this projects will require permits and board reviews.

Relationship with Other Departments:

This project is being accomplished throughout all departments in 66 city facilities.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$5,300,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$4,800,000

Prev Alloc Funding \$500,000	Unfunded Amount \$0
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Change from Prior Year: New project added in 2011

Annual On-going Operating Costs \$0

Description: No additional source for operation and maintenance is required.
Source of Funding: From department energy budgets transferred to FR&R

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Fleet Services, Replace Carwash Roof	Project Number: 501-XXX	Map Number: 103
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Department: PW/ Facilities & Asset Management	Subcommunity: East Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

Replace roof on carwash facility that has reached its life expectancy.

This project will begin in 2014.

Costs:

1. Planning: \$1,000
2. Acquisition: \$ 0
3. Construction: \$49,000

The project is anticipated to complete construction in 2014.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

None. This project will be reviewed during the normal permitting process.

Relationship with Other Departments:

This project will be coordinated within the Public Works Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing this project.

Source of Funding: Fleet Services Major Maintenance

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Fleet Services, Replace Emergency Generator	Project Number: 501XXX	Map Number: 104
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Department: PW/ Facilities & Asset Management	Subcommunity: East Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

Replace existing emergency back-up generator that has reached its life expectancy and is undersized with a new generator sized to accommodate the full load for fleet services.

This project will begin in 2013.

Costs:

1. Planning: \$5,000
2. Acquisition: \$0
3. Construction: \$95,000

The project is anticipated to complete construction in 2013.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:

This project will be coordinated within the Public Works Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$100,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing this project.

Source of Funding: Fleet Services Major Maintenance

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Harbeck House, Replace Roof	Project Number: 501XXX	Map Number: 105
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Department: PW/ Facilities & Asset Management	Subcommunity: Central Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCP Area: Area I
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:
Replace 1980 installed roof on the Harbeck House. A 2010 roof assessment rated this roof in poor condition requiring replacement. This building houses the Boulder History Museum.

This project will begin in 2013.

Costs:

1. Planning: \$3,000
2. Acquisition: \$ 0
3. Construction: \$97,000

The project is anticipated to complete construction in 2013.

Relationship to Guiding Principals:
#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
This project will require a landmark alteration certificate, which is a staff level review through the historic preservation program.

Relationship with Other Departments:
This project will be coordinated with the Parks and Recreation Department

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$100,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year:

Annual On-going Operating Costs \$0

Description:	No additional operational costs will result from completing this project.
Source of Funding:	Parks & Rec Major Maintenance-managed by FAM

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Main Library Reconstruct North Plaza	Project Number: 501XXX	Map Number: 109
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Department: PW/ Facilities & Asset Management	Subcommunity: Central Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area I
Project Type: Reconstruction	
CEAP Required: No	CEAP Completed:

Project Description:
The Main Library Plaza, located at 1000 Canyon, will require replacement due to its age and condition to repair cracked and heaving pavements and prevent tripping hazards.

This project will begin in 2016.

Costs:

1. Planning: \$14,000
2. Acquisition: \$ 0
3. Construction: \$133,000

The project is anticipated to complete construction in 2016.

Relationship to Guiding Principals:
#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
Project design will be reviewed by the Planning Department. Further design reviews will be conducted by the DDAB and Planning Board as appropriate.

Relationship with Other Departments:
This project will be coordinated with the Library Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$147,000	\$0	\$0	\$0	\$0	\$147,000	\$0	\$147,000

Prev Alloc Funding \$0	Unfunded Amount \$0
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Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: No additional operational costs are anticipated from completing this project.

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Mapleton Ballfields, Renovate Concessions and Restrooms	Project Number: 501XXX	Map Number: 110
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Department: PW/ Facilities & Asset Management	Subcommunity: Central Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:
This project upgrades electrical, lighting and HVAC systems to current building codes, upgrades plumbing system and fixtures for water conservation, and renews interior and exterior surface finishes.

This project will begin in 2015.

Costs:

1. Planning: \$10,000
2. Acquisition: \$ 0
3. Construction: \$90,000

The project is anticipated to complete construction in 2016.

Relationship to Guiding Principals:
#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:
This project will be coordinated with the Parks & Recreation Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$100,000	\$0	\$0	\$0	\$100,000	\$0	\$0	\$100,000

Prev Alloc Funding \$0	Unfunded Amount \$0
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Change from Prior Year:

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing this project.
Source of Funding: Parks & Rec Major Maintenance, managed by FAM

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Martin Park Shelter Major Maintenance	Project Number: 501XXX	Map Number: 97
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Department: PW/ Facilities & Asset Management	Subcommunity: South Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area I
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

This project upgrades the electrical system to current building codes, upgrades plumbing systems and fixtures, and renews interior and exterior surface finishes.

This project will begin in 2016 .

Costs:

1. Planning: \$16,000
2. Acquisition: \$ 0
3. Construction: \$153,000

The project is anticipated to complete construction in 2017.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:

This project will be coordinated with the Parks & Recreation Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$169,000	\$0	\$0	\$0	\$0	\$169,000	\$0	\$169,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: _____

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Miscellaneous Facility DET Projects	Project Number: 511702	Map Number: 0
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Department: PW/ Facilities & Asset Management	Subcommunity: System-wide
Funding Source: Capital Development Fund	BVCPArea: System-wide
Project Type: New Construction - Growth Related Facility / Additions	
CEAP Required: No	CEAP Completed:

Project Description:

City's participation in accomplishing small projects and advance project planning, less than \$50,000 each, that are done in conjunction with other new construction or expansion projects related to growth. Previous projects include: Valmont Butte engineering and environmental studies, Children, Youth and Family Services Addition, and Outfitting the University Hill Police Annex.

For discrete projects:

This project will begin in 2012.

Costs:

1. Planning: \$5,000
2. Acquisition: \$ 0
3. Construction: \$ 45,000

The project is anticipated to complete construction in 2012.

Relationship to Guiding Principals:

#4 - CIP should provide enough capacity and flexibility in our long-term planning to be able to respond to emerging, unanticipated needs.

Public Process Status, Issues:

Any public process will be identified in conjunction with the overall project development. Project design will be reviewed by the Planning Department. Further design reviews will be conducted by the LPAB, DDAB, and/or Planning Board as appropriate.

Relationship with Other Departments:

This project will be coordinated with the affected departments.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$630,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000

Prev Alloc Funding \$330,000	Unfunded Amount \$0
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Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing these projects.

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Miscellaneous Facility Maintenance Projects	Project Number: 501452	Map Number:
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Department: PW/ Facilities & Asset Management	Subcommunity: System-wide
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: System-wide
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:
This project addresses funding for building replacement and miscellaneous projects costing less than \$50,000 each. Facility replacement and projects costing \$50,000 or more will be individually listed in the CIP. Facility maintenance projects costing less than \$50,000 will be managed by the Facilities & Fleet Manager. Typical projects include roof evaluations, backflow prevention, parking lot repairs, sidewalk repairs, structural inspections, HVAC upgrades, and exterior masonry repairs and protective coatings.

This project is for an ongoing funding program. In 2012, \$215,000 will be spent on various infrastructure needs as described above.

Relationship to Guiding Principals:
#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
Any project associated with these funds will be taken through the appropriate public process and CEAP review as part of the conceptual design if needed. Project design will be reviewed by the Planning Department. Further design reviews will be conducted by the DDAB and Planning Board as appropriate.

Relationship with Other Departments:
This project will be coordinated with the affected departments.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$1,706,000	\$215,000	\$130,000	\$140,000	\$170,000	\$215,000	\$180,000	\$1,050,000

Prev Alloc Funding \$656,000	Unfunded Amount \$0
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Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing these projects.
Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Municipal Building - Rebuild Flood Gates	Project Number: 501XXX	Map Number: 111
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Department: PW/ Facilities & Asset Management	Subcommunity: Central Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area I
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

Rebuild automatic flood gates at Municipal building with lower maintenance gate structures.

This project will begin in 2012.

Costs:

1. Planning: \$10,000
2. Acquisition: \$ 0
3. Construction: \$90,000

The project is anticipated to complete construction in 2012.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

This project will require a landmark alteration certificate, as the Municipal Building and its surrounding grounds are designated as an individual landmark. This project can be reviewed by the landmarks design review committee.

Relationship with Other Departments:

This projectw will be coordinated with historic preservation in the Planning Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000

Prev Alloc Funding \$0	Unfunded Amount \$0
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Change from Prior Year: _____

Annual On-going Operating Costs

Description: _____

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: North Boulder Park Shelter Repair	Project Number: 501XXX	Map Number: 91
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Department: PW/ Facilities & Asset Management	Subcommunity: North Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area I
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

This project upgrades the electrical system to current building codes, upgrades plumbing systems and fixtures, and renews interior and exterior surface finishes.

This project will begin in 2016.

Costs:

1. Planning: \$12,000
2. Acquisition: \$ 0
3. Construction: \$108,000

The project is anticipated to complete construction in 2017.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:

This project will be coordinated with the Parks & Recreation Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$120,000	\$0	\$0	\$0	\$0	\$120,000	\$0	\$120,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs

Description:

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Outdoor Lighting Compliance Improvements	Project Number: 501XXX	Map Number:
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Department: PW/ Facilities & Asset Management	Subcommunity: System-wide
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

Replace outdoor lighting fixtures to comply with Boulder Revised Code 9-9-16, Outdoor Lighting ordinance. Lights must conform not later than 15 years after July 15, 2003. Projects will occur as lighting technologies, such as light emitting diodes, LEDs, become more advanced and less costly.

This project is for an ongoing funding program for two years. In 2015, \$50,000 will be spent on half of the lights not yet in compliance. In 2016, anticipate the same amount to be spent on remainign lights.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

Any project associated with these funds will be taken through the appropriate public process and review as part of the conceptual design, if needed.

Relationship with Other Departments:

Work will be coordinated with affected departments.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$100,000	\$0	\$0	\$0	\$50,000	\$50,000	\$0	\$100,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs \$0

Description: _____
Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Public Safety Building - Replace Roof	Project Number: 	Map Number: 90
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Department: PW/ Facilities & Asset Management	Subcommunity: Central Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea:
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:
Replace 21-year roof on the Public Service Building. A roof evaluation conducted in 2010 identified the 1989 roof as needing full replacement in 2011/2012 in order to be able to re-use most of the roof insulation. Costs would increase by 20% if the roof insulation needed to be replaced which does not include additional costs for mold remediation and water damage repairs.

This project will begin in 2012 .
Costs:
1. Planning: \$2,000
2. Acquisition: \$ 0
3. Construction: \$188,000
The project is anticipated to complete construction in 2012.

Relationship to Guiding Principals:
#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
None required.

Relationship with Other Departments:
This project will be coordinated with the Police and Fire Departments.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$190,000	\$190,000	\$0	\$0	\$0	\$0	\$0	\$190,000

Prev Alloc Funding \$0	Unfunded Amount \$0
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Change from Prior Year: Project added in 2011.

Annual On-going Operating Costs \$0

Description: No additional operational costs will result from completing this project
Source of Funding:

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Reservoir, Renovate Facilities	Project Number: 501XXX	Map Number: 113
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Department: PW/ Facilities & Asset Management	Subcommunity: North Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area III
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	

CEAP Required: No **CEAP Completed:**

Project Description:

This project upgrades facility electrical, lighting, HVAC systems to current building codes, upgrades plumbing systems and fixtures for water conservation, and renews interior and exterior surface finishes.

This project will begin in 2012.

Costs:

1. Planning: \$10,000
2. Acquisition: \$ 0
3. Construction: \$90,000

The project is anticipated to complete construction in 2013.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

None. Project design will reviewed during the normal permitting process.

Relationship with Other Departments:

This project will be coordinated with the Parks and Recreation Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$200,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000

Prev Alloc Funding	Unfunded Amount
\$0	\$100,000

Change from Prior Year: Reduced funded amount by \$100,000 for another immediate project

Annual On-going Operating Costs \$0

Description:	No additional operational costs wil result from completing these projects
Source of Funding:	P&R Major Maintenance-managed by FAM.

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Scott Carpenter Pool, Renovate Locker Rooms	Project Number: 501XXX	Map Number: 106
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Department: PW/ Facilities & Asset Management	Subcommunity: Crossroads
Funding Source: Facility Renovation & Replacement Fund	BVCP Area: Area I
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:
The Scott Carpenter Pool Locker Rooms and Filter Building are in need of major maintenance. This project upgrades electrical and HVAC systems to current building codes, provides for ADA compliance to new 2010 standards, upgrades plumbing systems and fixtures, replaces the roof, replaces the filtering system, and renews interior and exterior surface finishes.

This project will begin in 2012.
Costs:
1. Planning: \$20,000
2. Acquisition: \$ 0
3. Construction: \$180,000
The project is anticipated to complete construction in 2013.

Relationship to Guiding Principals:
#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:
This project will be coordinated with Parks & Recreation Department

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000

Prev Alloc Funding \$0	Unfunded Amount \$0
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Change from Prior Year: _____

Annual On-going Operating Costs

Description:

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Stazio Refurbish Restrooms and Concessions	Project Number: 501XXX	Map Number: 123
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Department: PW/ Facilities & Asset Management	Subcommunity: East Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area II
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:

This project upgrades electrical and HVAC systems to current building codes, upgrades plumbing systems and fixtures, renews interior and exterior surface finishes, and replaces the tensile canopy that is beyond its expected useful life.

This project will begin in 2013.

Costs:

1. Planning: \$16,000
2. Acquisition: \$ 0
3. Construction: \$144,000

The project is anticipated to complete construction in 2014.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:

This project will be coordinated with the Parks & Recreation Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$160,000	\$0	\$160,000	\$0	\$0	\$0	\$0	\$160,000

Prev Alloc Funding	Unfunded Amount
\$0	\$0

Change from Prior Year: _____

Annual On-going Operating Costs

Description: _____

Source of Funding: _____

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: Stazio Tinsile Canopy Covering Replacement	Project Number: 501XXX	Map Number: 107
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Department: PW/ Facilities & Asset Management	Subcommunity: East Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area II
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	
CEAP Required: No	CEAP Completed:

Project Description:
The Stazio Tinsile Canopy was inspected in 2003 by the contractor that originally installed the structure. All cables, structural components and coverings were inspected and found to be sound and fully functional. Preventive maintenance was performed on the structure. The contractor noted in their report that the covering is nearing the end of its service life and should be replaced in approximately five years (2008). The contractor prepared a cost estimate for replacement of the covering. This project was originally scheduled for 2009; the delay to 2013 allowable by accomplishing minor repairs in 2010 versus complete replacement.

This project will begin in 2014.
Costs:
1. Planning: \$6,000
2. Acquisition: \$ 0
3. Construction: \$126,000
The project is anticipated to complete construction in 2014.

Relationship to Guiding Principals:
#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:
None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:
This project will be coordinated with the Parks & Recreation Department.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$132,000	\$0	\$0	\$132,000	\$0	\$0	\$0	\$132,000

Prev Alloc Funding \$132,000	Unfunded Amount
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Change from Prior Year: moved funding from 2013 to 2014

Annual On-going Operating Costs \$0

Description: No additional operational costs are anticipated from completing this project.
Source of Funding:

**2012-2017 Capital Improvements Program
Project Status Report**

Project Name: West Senior Center Major Maintenance & Rehab	Project Number: 501XXX	Map Number: 101
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Department: PW/ Facilities & Asset Management	Subcommunity: Central Boulder
Funding Source: Facility Renovation & Replacement Fund	BVCPArea: Area I
Project Type: Existing Facility - Rehab / Repair / Deficiency Correction	

CEAP Required: No **CEAP Completed:**

Project Description:

This project provides refurbishment and replacement of the facilities including HVAC, electrical, and plumbing systems. It renews all surface finishes including carpet, paint, and ceilings. Provides improvements to restrooms and adds a fire sprinkler system, which is currently lacking, to the entire facility as required by B.R.C. 10-8, Fire Prevention Code. Provides for requirements under the new 2010 ADA standards. Replaces 1995 roof sections as required.

This project will begin in 2014.

Costs:

1. Planning: \$70,000
2. Acquisition: \$ 0
3. Construction: \$630,000

The project is anticipated to complete construction in 2015.

Relationship to Guiding Principals:

#6 - CIP should sustain or improve maintenance of existing assets before investing in new assets.

Public Process Status, Issues:

None. Project design will be reviewed during the normal permitting process.

Relationship with Other Departments:

This project will be coordinated with HHS Department and Meals on Wheels. The kitchen was remodeled in 2006 by Meals on Wheels at a cost of approximately \$400,000. This cost has been subtracted from the estimated refurbishment cost noted in the FAM Master Plan of \$1,228,000, leaving an estimated cost of \$828,000. Additional work is being accomplished in the Energy Performance Contracts.

Capital Funding Plan							
Est Total Cost	2012	2013	2014	2015	2016	2017	6-year Total
\$828,000	\$0	\$0	\$700,000	\$0	\$0	\$0	\$700,000

Prev Alloc Funding	Unfunded Amount
\$0	\$128,000

Change from Prior Year:

Annual On-going Operating Costs

Description:

Source of Funding:

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