

CAPITAL
IMPROVEMENT
PROGRAM

FY 2019 - 2020

FY 2019-2020 to FY 2023-2024



COUNTY OF MARIN

FY 2019-2020 to FY 2023-2024 Capital Improvement Plan (CIP)

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June 18, 2019

Marin County Board of Supervisors
3501 Civic Center Drive
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SUBJECT: Proposed Fiscal Year 2019-20 Capital Improvement Program

Dear Board Members:

It is our pleasure to submit the proposed Fiscal Year (FY) 2019-20 Capital Improvement Program (CIP) for your review and adoption. The CIP is a multi-year planning tool used to identify and implement the County's short-term and long-term capital needs. In FY 2019-20, we recommend a capital program of \$55.1 million which includes projects in four major areas for Gross Field Airport, County Facilities (including Parks and Libraries), Water Resources and Road Maintenance.

The CIP is submitted to your Board pursuant to the Marin County Code requirement that a long-term plan of capital improvements be recommended to your Board. It is the result of significant collaboration between Capital Projects staff in the Department of Public Works (DPW) and the County Administrator's Office, and also reflects input from multiple County departments as well as special districts and enterprise funds outside of the County General Fund.

FY 2018-19 Capital Improvement Program Accomplishments

The County continues to benefit from significant capital investments in County facilities and infrastructure. There have been many accomplishments in capital projects over the past year. The "Overview" section at the beginning of the attached Capital Improvement Program highlights the projects implemented or completed in each of the four major areas. Major accomplishments during FY 2018-19 include:

Construction

- Civic Center Roof Replacement: Completed removal and replacement of new roof within Phase 1 Admin Wing of the Civic Center and began construction on Phase 2 Hall of Justice (HOJ).
- Tomales Fire Station: Completed design, permitting, bidding and initiated construction of the new six bay fire station located in Tomales.
- HOJ – Tenant Improvements: Completed construction of the DA - Phase 2 (8,000 sf); Probation – Phase 3 (6,000 sf); and the Human Resources (3,000 sf) tenant improvements.
- HOJ – 1st Floor Conference Center: Completed construction of a three-room conference center and Mother's Room facility in former Sheriff's squad room area.
- 250 Bon Air – CSU Rehab: Completed construction of re-development of the crisis stabilization unit for H&HS.

- ADA – Various Improvements: Completed construction on ADA retrofits of eight shower units located within the Jail prisoner pods; converted six jury deliberation restrooms into fully ADA compliant facilities; retrofitted the jail elevator for ADA compliance; completed path of travel improvements at Fairfax Library; and made additional ADA signage and striping improvements at H&HS facilities.
- Novato Library: Completed final design, permitting and construction of the HVAC system replacement at the Novato Library.
- Juvenile Services Center – Fire Alarm Upgrade: Completed design, bidding, and construction of the fire alarm system at the JSC.
- Space Planning Requests / Ergonomic Requests: Addressed approximately 20 SPRs & Ergo projects County-wide that each exceeded \$5,000.

Planning and Design

- Marin Center – VMA & Exhibit Hall Seismic: Submitted grant applications for Cal-OES/FEMA funding for seismic retrofits of the VMA and Exhibit Hall and initiated the design of the seismic retrofit for the Exhibit Hall.
- Marin Center – Electrical Systems Assessment: Initiated contract to conduct a comprehensive electrical system assessment of the Marin Center Complex, including the VMA, Exhibit Hall, Fairgrounds, and Lagoon Park.
- Marin County Parks (MCP) – Lucas Valley Open Space: Began partnership with MCP on Facility Assessment and initial design for the re-development of the Lucas Valley Open Space facility within Jeanette Prandi complex.
- Lagoon Park Water Main Replacement – Phase 2: Began design process for the second round of main replacement from the Jury parking lot to the VMA parking lot.
- GSA – Planning and Conceptual Design: Initiated RFP process for planning and initial design for GSA facility improvements, including seismic retrofits, electrical and plumbing systems, and Communications space planning.
- ADA – Various Improvements: Initiated planning & design for path of travel improvements for Bayside Park; continued planning work for the design and future construction of an ADA ramp to the restroom complex in Pt. Reyes Station; and planning and assessment of the jail booking area for various ADA improvements.
- HOJ – Tenant Improvements: Initiated design for 8,000 sf tenant improvement for the Public Defender’s Office; and initiated design for new tenant improvement build-out of Legal Self-Help within former Courtroom P.
- GSA – Garage Vertical Lift Replacement: Design and coordination for the replacement of two vertical lift within the Fleet Management garage.

FY 2019 - 20 Capital Improvement Recommendations

The proposed FY 2019-20 CIP totals \$55.1 million and includes recommendations in four categories of projects:

- Gness Field Airport (\$762,364)
- Facility Improvements (\$10,645,000)
- Water Resources (\$5,430,000)
- Road Maintenance (\$38,277,000)

The *Overview* section provides a comprehensive summary of each of the four categories, including actual or anticipated grant or other available project funds. Below is a high-level discussion about each area:

Gross Field Airport

During FY 2018-19, no new capital projects were undertaken as significant time was spent working on ongoing projects and coordination with the Federal Aviation Administration (FAA) to develop the 5-year Airport CIP (ACIP) as well as the closeout of the recently completed Runway 13-31 Reconstruction Project. The proposed FY 2019-20 Airport budget does not include any major capital improvements but does include annual facility maintenance, and completion of important ongoing work such as the runway extension environmental review, and the final closeout of the Runway Reconstruction Project. Other than the \$50,000 designated for annual facility maintenance needs in order to preserve the integrity of the facility, the other capital projects are dependent on the award of grant funds from the FAA in the years identified in the project details. Generally, the grants are made up of 90% federal funds and require a 10% local match.

Facility Improvements

The proposed FY 2019-20 CIP includes \$5 million from the General Fund in new funding for maintenance and improvements to various facilities at the Civic Center campus including, Hall of Justice office space and tenant improvements in the departments near the former Sheriff space, needed project planning and maintenance for the jail, safety improvements at the Point Reyes fire station, Marin County Health Campus planned equipment replacement, and major electrical planned projects at the county building at 1600 Los Gamos Drive. Improvements include renovations, major deferred maintenance repairs, code required upgrades, and disability access program priorities. Besides the General Fund \$5 million recommended funding there is \$2,000,000 toward Library facilities improvements, made of up of \$500,000 from the 2015 voter approved measure and \$1.5 million from the Library’s Budget; \$2,025,000 toward Parks facility projects from the voter approved measure in 2012, and \$1,620,000 in Parks facility projects in various County Service Areas.

Water Resources

The Marin County Flood Control & Water Conservation District (Flood District) is a separate and distinct entity from the County and relies on funding through Flood Zone special districts and supplemented from outside grant funds. The Water Resources Division of DPW provides the primary administration and management of the Flood District, as well as two County Service Areas (CSA). The primary focus for the Water Resources Division’s efforts in FY 2018-19 was in medium to large scale District maintenance projects, including creek and channel vegetation and sediment management; and a capital project consisting of the major rehabilitation of a storm water pump station in southern Marin.

In addition, the FY 2018-19 efforts included the continued critical repairs of damaged District-owned earthen levees from the 2017 winter storms as well as emergency pumping efforts during the 2019 winter storms. In FY 2018-19, the installation of nine new weather and stream gages throughout the County to supplement the Flood District’s network of gages used for both emergency preparedness and response as well as hydrological analysis.

For FY 2019-20, annual maintenance and capital improvement projects in Water Resources are planned and are focused on the following primary objectives:

- Maintenance and improvement of existing flood control channels, pump stations, levees and drainage pipes
- Design and construction of new storm water flood diversion and storage basin (FDS)
- Creek enhancement, including improving flow capacity
- Dredging of waterways to facilitate navigation for recreational boating
- Design of tidal marsh restoration and flood risk reduction project in Novato

A detailed discussion of the following specific projects is covered in the *Water Resources Project* section of the Capital Improvement Program document.

- Ross Valley Flood Risk Reduction Projects (Flood Zone 9)
- Pump Station Improvements
- Novato Creek Sediment Removal Project
- Lower Novato Creek Improvements
- Navigational Dredging Projects
- San Geronimo Valley Drive Fish Passage Project

In addition to the Flood Control Zones, the Water Resources Division manages two County Service Areas: CSA 6 - Gallinas Creek, and CSA 29 - Paradise Cay. These are also discussed in more detail in the *Overview* section which follows.

Road and Bridge Maintenance

The objective of the Road Maintenance Division is to provide and maintain a safe and adequate road system for the unincorporated areas of Marin County. In addition to general maintenance, this budget includes the cost of engineering, right-of-way acquisition and construction of the 420 miles of County road. The Division's activities include: traffic safety, street overlays, replacement of culverts, road surface maintenance, chip seals, patching, shoulder repairs, tree removal and maintenance, removal of roadside debris, storm patrol, storm cleanup, striping, and providing requested service to other County departments. A more in-depth discussion of the deferred maintenance backlog as well as the Road Repair and Accountability Act of 2017 (SB1) follows in the *Overview*.

Follow-up from Major Capital Facilities Planning Session, February 2018

As reported in last FY 2018-19 CIP, in February 2018, staff from the Department of Public Works (DPW) and County Administrator (CAO) held a Major Capital Facilities Planning Session with your Board.

Staff identified the following as priority major General Fund projects:

- Woodacre Fire Station and Fire Headquarters replacement
- Marin Center Veterans' Memorial Auditorium and Exhibit Hall – voluntary seismic upgrades
- Civic Center General Services facility deferred maintenance, code upgrades and regulatory required modifications
- 920 Grand Avenue, San Rafael

A detailed discussion of the status of these is in the *Large Facilities Capital Projects, Programs and Emerging Issues* section.

Large Capital Projects, Programs and Emerging Issues

Capital projects or programs that are underway and funded partially or totally outside of this fiscal years' (or other fiscal years') CIP Program are listed below. *The Large Capital Projects, Programs and Emerging Issues section* provides a comprehensive summary of each of these major areas broken out.

- Update on Projects Funded by Certificates of Participation and General Fund Capital Reserves in October 2016
- Partnership with the Agricultural Institute of Marin to design a farmers' market at the Christmas Tree lot
- Civic Center and Marin Center parking lot repairs and refurbishment
- Point Reyes and Hicks Valley Fire Station repairs and upgrades
- 120 North Redwood Drive, San Rafael, building refurbishment
- 250 Bon Air Drive, Greenbrae, H&HS crisis stabilization unit

Emerging Issues:

- Marin Center strategic plan
- 250 Bon Air Drive, Greenbrae, building refurbishment
- Parks and Libraries facilities infrastructure refurbishment
- Future implementation of Fire Department Facilities Vision Plan
- Rehabilitation of aging storm drain infrastructure
- Study of potential development at Los Gamos Drive property

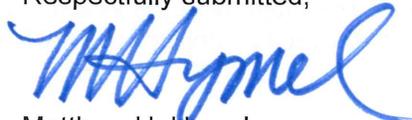
Facilities Reserve: Planning for future funding of large capital projects

In FY 2018-19, the County increased ongoing contributions to the Capital Improvement Plan by \$1 million. In FY 2019-20, the General Fund will contribute \$5 million to the Facility Reserve, with the goal of contributing \$1 million to \$5 million annually over the next five years to address major projects and deferred maintenance.

Conclusion

The projects recommended in the Proposed FY 2019-20 Capital Improvement Program represent the County's continuing commitment to invest in our facilities for the benefit of the public and employees. County staff remains committed to the search for outside grant funding from federal, state, and regional sources to supplement the County's budget and further enhance our facilities and infrastructure. Inter-department collaboration will continue to be a priority to ensure that capital funding will be allocated appropriately and implemented on projects that will provide the greatest benefit to the County. Your Board's commitment to the long-term maintenance of the historic Civic Center campus and other capital infrastructure is providing a strong and effective service to our public.

Respectfully submitted,



Matthew H. Hymel
County Administrator



Raul M. Rojas
Director of Public Works

Overview of FY 2019-20 Capital Improvement Program

The County’s Capital Improvement Program (CIP) is a multi-year planning tool to identify and implement short-term and long-term capital needs. Capital projects in the CIP include acquisitions, additions, improvements, and non-routine maintenance to County-owned facilities, roads, bridges and flood control facilities owned and managed by the Marin County Flood Control & Water Conservation District (District).

The recommended FY 2019-20 CIP includes a total of \$55.1 million in four categories of projects. The proposed total amount represents an increase in funding as compared to FY 2018-19 actual, approved funding. The chart below identifies funding for these categories in the current year and recommended funding for FY 2019-20:

Category	FY 2018-19 Budget	Prior Year Carry Forward	Proposed FY 2019-20 Budget
Airport*	\$515,000	\$343,000	\$762,364
Facility Improvements**	\$6,417,200	\$19,454,000	\$10,645,000
Water Resources***	\$13,616,800	\$0	\$5,430,000
Road Maintenance****	\$31,400,000	\$8,550,000	\$38,277,000
Total	\$51,949,000	\$28,347,000	\$55,114,364

**Airport CIP funding is primarily from Federal Aviation Administration (FAA) Grants and associated grant matches from the Aviation Enterprise Fund.*

***Facility funding from the General Fund is planned for \$5,000,000 on an annual basis. Large facility projects are included to reflect projects funded outside the CIP process which are discussed in detail in the “Large Facilities Capital Projects, Programs and Emerging Issues” section following the Overview. Non-general fund facility projects are included from Marin County Free Library of \$2,000,000 and Marin County Parks in the amounts of \$2,025,000 for Parks from a past voter approved measure, and \$1,620,000 in various Community Service Area projects.*

****The Water Resources Projects are primarily funded through special districts, flood control zones or County Service Area revenues with no funding from the County General Fund.*

*****Note that the FY 2018–19 CIP listed \$12.2 million in the Road’s Program Special projects section, but did not get appropriated due to timing issues with federal grants. A revised special project amount of \$11.85 million is reflected in this FY 2019-20 FY CIP.*

The CIP uses four categories to separate the projects into various service areas: Airport, Facility Improvements, Water Resources and Road Maintenance. These funds come from a range of sources including the County General Fund, user fees, various state and federal grants and loans, taxes, voter approved measures and special districts. The majority of the Water Resources CIP funds come from the eight Flood Control Zone funds, and two County Service Areas (CSA).

I. Airport Projects

During FY 2018-19, the County Airport applied for a new grant from the Federal Aviation Administration (FAA) in the amount of \$341,158 to cover additional costs associated with the reconstruction of the Airport Runway Reconstruction Project. We also submitted an FAA grant fund application in the amount of \$300,000 to cover additional cost overruns associated the runway rehabilitation construction work in FY 2017-18.

The proposed FY 2019-20 Airport budget does not include any major capital improvements but does include annual facility maintenance, and completion of important ongoing work such as the runway extension environmental review, and the final closeout of the Runway Reconstruction Project. Other than the \$50,000 designated for annual facility maintenance needs in order to preserve the integrity of the facility, the other capital projects are dependent on the award of grant funds from the FAA in the years identified in the project details. Generally, the grants are made up of 90% federal funds and require a 10% local match.

The Airport Runway Extension Project Environmental Impact Report (EIR) was certified by the Board of Supervisors on February 11, 2014. The FAA issued its Final Environmental Impact Statement (EIS) in June 2014. However, after public review and FAA internal review, the FAA requested that additional study be accomplished prior to a final federal project decision. In May 2017, a second public hearing was held on a purpose and need working paper that will ultimately document the FAA's decision on the appropriate runway extension length per FAA guidance. The Supplemental Final EIS is scheduled for completion in FY 2019-20.

Airport Accomplishments/Highlights during FY 2018-19

- Received an Excellent Condition status following a compliance inspection on April 18, 2019 by the California Department of Transportation (Caltrans).
- Filed a Notice of Completion for the Airport Runway Reconstruction Project
- Completed and received FAA approval for the Wildlife Hazard Mitigation Plan (WHMP)



Gross Field Airport

Facility Improvement Projects

The proposed FY 2019-20 CIP includes \$5 million from the General Fund in new funding for maintenance and improvements to various facilities, discussed more in detail below. "Facility Improvements" include renovations, major deferred maintenance repairs, code required upgrades, and disability access program priorities. Besides the General Fund \$5 million recommended funding there is \$500,000 toward Library facilities improvements from the 2015 voter approved measure, \$2,025,000 toward Marin County Parks facility projects from the voter approved measure in 2012, and \$1,620,000 in Parks facility projects in various County Service Areas.

Facility Improvement Accomplishments/Highlights during FY 2018-19

Construction

- **Civic Center Roof Replacement:** Completed removal and replacement of new roof within Phase 1 Admin Wing of the Civic Center. Began construction on Phase 2 Hall of Justice (HOJ).
- **Tomales Fire Station:** Completed design, permitting, bidding and initiated construction of the new six bay fire station located in Tomales.
- **HOJ – DA Phase 2:** Completed construction of the Phase 2 portion of the DA tenant improvement encompassing 8,000 sf within the HOJ.
- **HOJ – Probation Phase 3:** Completed construction of Phase 3 portion of the Probation tenant improvement project, covering 6,000 sf within the HOJ.
- **HOJ – Human Resources:** Completed construction of an approximately 3,000 sf tenant improvement for HR Class and Compensation and Benefits staff on the 1st floor of the HOJ.
- **HOJ – 1st Floor Conference Center:** Completed construction of a three-room conference room center and Mother's Room facility in former Sheriff's squad room area.
- **250 Bon Air – CSU Rehab:** Completed construction of re-development of the crisis stabilization unit for H&HS.
- **ADA - Jail Shower Retrofits:** Completed construction on ADA improvements eight shower units located within the prisoner pods planning.
- **ADA – HOJ, Courts RR Retrofit Phase 2:** Completed construction on converting six jury deliberation restrooms into fully ADA compliant facilities.
- **ADA – Jail Elevator Retrofit:** Completed the replacement of the jail elevator control panel into fully ADA compliant unit.
- **ADA - Fairfax Library Path of Travel:** Completed construction on ADA path of travel (POT) improvements, and improvements to staff parking lot.
- **ADA – CDSS Audit Improvements:** Completed various ADA signage and parking lot striping improvements at H&HS facilities as required via a CA Department of Social Services (CDSS) audit.
- **Marin Center – Fairgrounds Electrical (C DFA):** Completed the construction of exterior electrical service upgrades within Lagoon Park.
- **Novato Library:** Completed final design, permitting and construction of the HVAC system replacement at the Novato Library.
- **Juvenile Services Center – Fire Alarm Upgrade:** Completed design, bidding, and construction of the fire alarm system at the JSC.
- **120 N. Redwood – Flooring Replacement:** Completed replacement of old floor coverings with new resilient and carpeting through common areas, corridors, and conference rooms.
- **Space Planning Requests (SPRs) / Ergonomic Requests:** Addressed approximately 20 SPRs & Ergo projects County-wide that each exceeded \$5,000.

Planning and Design

- **Marin Center – Capital Planning:** Continued Capital planning activities with Cultural Services partners to identify priority projects.
- **Marin Center – VMA & Exhibit Hall Seismic:** Submitted grant applications for Cal-OES/FEMA funding for seismic retrofits of the VMA and Exhibit Hall.
- **Marin Center – Seismic Design (Exhibit Hall):** Initiated the design phase of the seismic retrofit projects associated with the Exhibit Hall.
- **Marin Center – Electrical Systems Assessment:** Initiated contract to conduct a comprehensive electrical system assessment of the Marin Center Complex, including the VMA, Exhibit Hall, Fairgrounds, and Lagoon Park.
- **Marin County Parks (MCP) – Lucas Valley Open Space:** Began partnership with MCP on Facility Assessment and initial design for the re-development of the Lucas Valley Open Space facility within Jeanette Prandi complex.
- **Lagoon Park Water Main Replacement – Phase 2:** Began design process for the second round of main replacement from the Jury parking lot to the VMA parking lot.
- **General Services Building (GSA) – Planning and Conceptual Design:** Initiated RFP process for planning and initial design for GSA facility improvements, including seismic retrofits, electrical and plumbing systems, and Communications space planning.
- **ADA – Bayside Park POT Retrofits:** Continued planning and initial design for asphalt path improvements.
- **ADA – Pt. Reyes RR ADA Ramp:** Continued planning work for the design and future construction of an ADA ramp along Mesa Drive to the restroom complex.
- **ADA – Jail Booking Area Improvements:** began initial planning and assessment of the booking area for various ADA improvements.
- **HOJ – Public Defender:** Initiated design for complete, 8,000 sf tenant improvement for the office space supporting the Public Defender’s Office.
- **HOJ – Courtroom P:** Initiated design for new tenant improvement build-out of Legal Self-Help within former Courtroom.
- **GSA – Garage Vertical Lift Replacement:** Design and coordination for the replacement of two vertical lift with above-ground unit.

Recommended projects in the Facility Improvements category from the General Fund of \$5 million were developed in a collaborative process to increase organizational involvement. As part of the two-year General Fund budget cycle, staff from the County Administrator’s Office and Public Works Capital staff spoke specifically with each department that had submitted a capital fund request to understand that department’s priorities. A number of multi-year projects received funding required to move the project forward, such as replacing of half of the rooftop HVAC units at the jail, and the planning for the replacement of the video monitoring system at the jail. Additional projects were funded as prioritized by the County Administrator Office, specifically the next fiscal year funding for the Hall of Justice (HOJ) renovations and departmental reconfiguring started by the move of the Sheriff into the Emergency Operations Facility (EOF) at 1600 Los Gamos Drive in 2014. This year, \$1.75 million is proposed to complete the renovation and departmental reconfiguration of space that was started in FY 2015-16. In addition, projects for safety improvements at the Point Reyes fire station and equipment replacement at the Marin County Health and Wellness and at 1600 Los Gamos Drive are included in the recommendations.

The CIP considers facilities and barrier removal projects that are greater than \$25,000 and in general less than \$1 million in total cost, although the CIP funding of \$5 million this fiscal year has some projects that set aside funds over a few years in order to meet the expected total project cost. Although no funding is proposed in this FY 2019-20 CIP until direction on the planning for the future farmers’ market becomes clearer, examples include the Veterans’ Memorial Auditorium parking lot and future costs for North Civic Center Campus improvements associated with the relocation of the

farmers’ market to the Christmas Tree Lot. Larger cost projects identified through facilities’ assessments and master plans are generally not funded through this process, but are prioritized and planned for over multiple fiscal years. These major capital projects are fully discussed in the “*Large Facilities Capital Projects, Programs and Emerging Issues*” section following the Overview. Staff reviewed, analyzed, and prioritized capital project requests submitted by County departments. Staff reviewed and prioritized each project using the following criteria, which criteria are each weighted and prioritized:

- Removes or Reduces Hazards or Threats to Health and Safety
- Meets Legal Mandates
- Maintains Operations and Functions
- Prevents Major Repair or Replacement Costs
- Saves Energy
- Meets County Goals
- Provides a Large Functional / Aesthetic Benefit to the Users / Public

Using these evaluation criteria, the County Administrator’s Office and Department of Public Works then worked with department representatives to develop the following list of recommended Facility Improvements projects, funded by \$5 million from the General Fund, to be included in this year’s CIP.

2019-20 CIP FACILITY IMPROVEMENTS SUMMARY – GENERAL FUND		
Project	Location	Amount
Small Projects Countrywide	Countywide	\$150,000
Various Accessibility/Transition Plan Implementation Projects	Countywide	\$1,000,000
Countywide Project Planning Staff Time	Countywide	\$200,000
Lucas Valley Parks Building Replacement	Lucas Valley	\$100,000
Arc Flash Analysis Study	Jail	\$75,000
Add Second Restroom	Hicks Valley	\$100,000
HOJ - Office Space / Tenant Improvements	CC - HOJ	\$1,750,000
Replace 3 of 6 Rooftop AC Units	Jail	\$360,000
Replace Video Monitoring System	Jail	\$200,000
Paint Exterior of Substation	Point Reyes	\$150,000
Replace 120 Batteries and five-year EOF Electrical Maintenance of backup	1600 Los Gamos Drive	\$220,000
HVAC Replacement	3270 Kerner	\$250,000
Reconfigure Electrical and Communication Wiring	Point Reyes	\$75,000
Reconfigure Evidence Process and PPE Room	Marin City	\$120,000
Asphalt Replacement	Civic Center Admin Parking	\$250,000
General Fund Total =		\$5,000,000

II. Water Resources Projects

The primary focus for the Water Resources Division efforts in FY 2018-19 was medium to large scale District maintenance projects, including creek and channel vegetation and sediment management; and stormwater pump station major rehabilitation. In addition, the efforts included the continued critical repairs of damaged District-owned earthen levees from the 2017 winter storms as well as emergency pumping efforts in response to the 2019 winter storms. Capital improvement projects are also underway and are focused on the following primary objectives:

- Maintenance and improvement of existing flood control channels, pump stations, levees and drainage pipes
- Design and construction of new stormwater flood diversion and storage basin (FDS)
- Creek enhancement, including improving flow capacity
- Dredging of waterways to facilitate navigation for recreational boating
- Design of tidal marsh restoration and flood risk reduction project in Novato

Ross Valley Flood Risk Reduction Projects (Flood Zone 9)

In partnership with Ross Valley local agencies (Towns/Cities of Fairfax, Larkspur, Ross, San Anselmo and unincorporated areas of Marin County) and in coordination with the community, the Ross Valley Flood Risk Reduction Program (RV Program) is moving a number of projects through feasibility/conceptual design and finalizing environmental review in 2019. These projects are designed to increase the capacity of creeks and channels while decreasing peak flows through temporary diversion and storage where possible.

The San Anselmo Flood Risk Reduction Project certified a Project EIR in September 2018. Design is underway for one flood diversion and temporary storage basin at the former Sunnyside Nursery site coupled with removal of a commercial building over San Anselmo Creek and creek improvements, and residential flood mitigation projects, if needed, in the Winship Bridge area of Ross. The design is scheduled to be complete by the end of 2019 with construction beginning in 2020 and occurring through 2021.

A number of Ross Valley bridge projects are under CEQA review and continue to move forward in the design phase including, the replacement of Winship Avenue Bridge in the Town of Ross, Azalea Avenue Bridge in Fairfax, and the Town of San Anselmo's Center Boulevard, Nokomis Avenue and Madrone Avenue Bridges. The bridge projects are funded predominately through Caltrans and managed by the respective cities/towns with completion of CEQA scheduled for 2019 and then constructed by the end of 2020.

Pump Station Improvements

The Cove Pump Station Improvement Project was approved by the Flood District Board of Supervisors in 2018 but the majority of the construction will take place in FY 2019-20 and includes all new pump systems, electrical systems, modifications to the wet well, and a new seismically designed pump house. As part of an effort to provide resiliency for the flood mitigation infrastructure, installation of emergency back-up generators is planned for three existing pump stations in Flood Zone 3 (Southern Marin).

Novato Creek Sediment Removal Projects

Flood Zone 1 (Novato) is currently in the pre-design and planning phase for the next cycle of sediment removal in Novato Creek, scheduled for 2020. The previous sediment removal was completed in 2016.

Lower Novato Creek Improvements

Two projects are in the design phase in Flood Zone 1 (Novato): Deer Island Basin Tidal Restoration Project; and the Simmons Slough Water Management Project.

The Deer Island Basin Tidal Restoration project was described in last year's CIP report and involved what was anticipated to be an interim levee repair with construction of an erodible weir (i.e. an engineered section of the levee constructed of erodible materials that self-erodes down to a weir elevation that would be rebuilt after eroding events), and design of a larger permanent weir following additional design analysis.

In 1995, 2006, and again in 2014, water levels in Novato Creek rose so high as to threaten flooding of Nave Gardens, downtown Novato, and washing out of the levee near a railroad bridge that crosses the creek. In response, the District used an excavator to intentionally breach the nearly overtopped levee that runs along the creek in order to relieve the flooding and washout threat. By doing so, water flows into the mostly dry Deer Island Basin.

The repair of this breach and associated construction of an erodible weir was completed in 2016 for about \$160,000. However, the additional design analysis conducted in 2016 showed that the erodible weir meets the goals of the permanent weir concept at Deer Island Basin and thus the erodible weir will be kept in place. Therefore, the Deer Island Basin design effort is being redirected from the prior permanent weir concept towards a concept that would move and set back levees along Novato Creek and re-opening historic tidal wetlands to tidal inundation in eastern Deer Island Basin.

A DWR grant that was associated with construction of the Novato Creek permanent weir was successfully migrated towards replacement of pumps at Simmons Slough as part of a new drainage management system.

Navigational Dredging Projects

In addition to the Flood Control Zones, the Water Resources Division manages two County Service Areas: CSA 6 - Gallinas Creek, and CSA 29 - Paradise Cay. For the past 40 years, local dredging efforts in CSA 6 have provided recreational and aesthetic benefits to the Santa Venetia community. Costs to continue this work have risen faster than the funds to pay for it. Staff have been working to identify a new type of dredging approach that creates a creek with dimensions closer to what would be naturally occurring; aka a geomorphic dredge. The anticipated advantage of a geomorphic dredge is that it is more cost-effective and less environmentally impactful. Steps towards design of the geomorphic dredge were recommended by the CSA 6 Advisory Board last year, and dredging could occur as early as 2020 depending on environmental permits and available disposal sites. Currently two sediment disposal sites are being evaluated: the McInnis Marsh project site, and lands owned by the Las Gallinas Valley Sanitary District near Miller Creek.

Dredging of Paradise Cay (CSA 29) is for recreational and boating use within the waterways and entry channels off San Francisco Bay. Dredging is typically performed every 4 years. The last dredging project was completed in 2014 for the South Cay. The North Cay dredging was completed in 2015. The next dredging event for the entire Cay is scheduled for 2019.

Fish Passage Program

FY 2019-20 includes one planned fish passage project at San Geronimo Valley Drive. This project is limited to the County right-of-way under the roadway bridge downstream of Roy's Pools fish ladder. The project will be coordinated with an ongoing project sponsored by SPAWN.



The Stormwater Pump Station Emergency Generator Project would install an emergency back-up generator and automatic transfer switch at three pumps stations including the Cardinal Pump Station (pictured above)



Geotechnical boring at basin site



Maintenance Dredging of Paradise Cay (CSA 29) allows for boat access to and from docks



The existing Cove Pump Station will be substantially improved, including replacement of the existing pump house with a seismically compliant building.

III. Road Maintenance Projects

The objective of the Road Maintenance Division is to provide and maintain a safe and adequate road system for the unincorporated areas of Marin County. In addition to general maintenance, this budget includes the cost of engineering, right-of-way acquisition and construction of the 420 miles of County

road. The Division's activities include: traffic safety, street overlays, replacement of culverts, road surface maintenance, chip seals, patching, shoulder repairs, tree removal and maintenance, removal of roadside debris, storm patrol, storm cleanup, striping, and providing requested service to other County departments.

State and federal funding for roads has been declining for two decades. In response to this growing challenge, the Board of Supervisors initiated two five-year Road and Bridge Programs representing a \$50 million investment in our road infrastructure. All work was completed on both five-year programs by 2014 and the County's overall road network condition rating went from 48 to 60 out of 100 in that time. In order to maintain the current road condition and keep the deferred maintenance backlog from growing, the Board initiated a \$48 million six-year 2014-2020 Road and Bridge Rehabilitation program. Funding under this latest program has provided matching funds such that significant grant revenue could be captured under the Federal Lands Access Program (\$34 million) and the Highway Bridge Program (\$12 million) to further preserve our transportation system.

With the passage of the Road Repair Accountability Act of 2017 (SB1) last year, the County began receiving additional vehicle fuel tax revenue for road improvements. SB1 generates revenue for several transportation programs, but the main benefit for Marin County's paving program is the Road Maintenance and Rehabilitation Account (RMRA). It is estimated that RMRA will provide the County an average revenue of \$4.16 million per year over the next 8 years. The addition of this revenue to the current County funding level for roads will facilitate increasing the County's Pavement Condition Index (PCI) toward a 'good' rating (between 70 & 80). Anticipated SB1 revenue is included in the Road & Bridge Program funding table.

The one-year deferred maintenance backlog is currently \$76 million and the County overall road network condition is rated at 65 out of 100. The \$76 million backlog represents the funding needed to bring our entire road network to a rating of 85 out of 100 in one years' time. Despite recent Federal grant successes for major roads and bridges, federal and state grants for local road resurfacing projects are becoming scarcer, so aggressive pursuit of other grant sources or larger general fund contributions are needed to address the road infrastructure shortfall and reverse the deterioration of our roads infrastructure. Fiscal year 2019-20 represents the amount of road maintenance capital projects recommended for funding this fiscal year.



Cold-in-place paving method used to rehabilitate Lucas Valley Road at Big Rock



Pavement restoration on Milland Drive in Strawberry

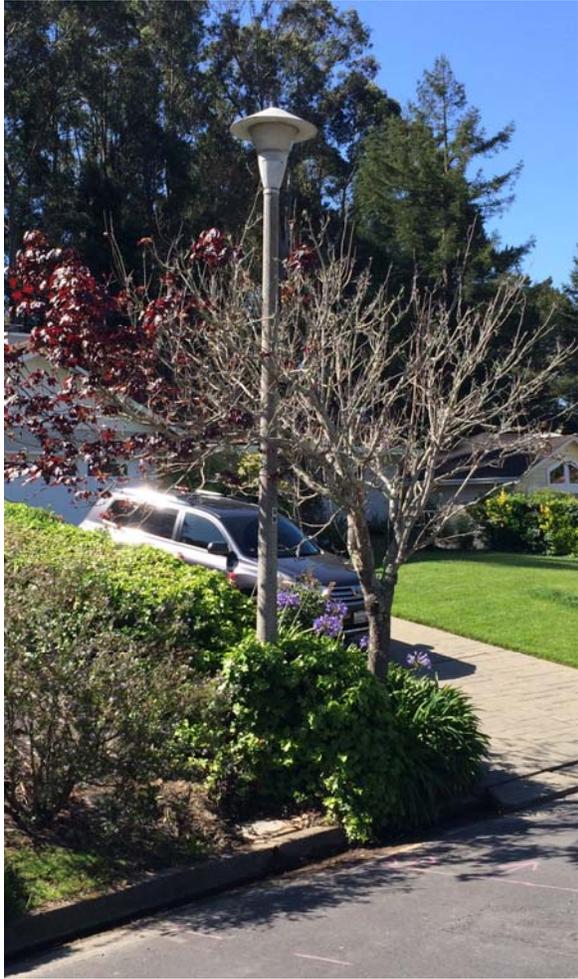
Streetlights

The street light infrastructure is comprised of old wooden and metal poles that are at the end of their life cycle. The lighting system also requires routine maintenance of existing light fixtures. The bulk of our LED retrofit fixtures are coming to the end of their ten-year warranty in late September 2021. In addition, existing power supply conduits were installed many years ago under standards at that time. Several are shallow or not within the road right of way that need to be improved to meet current design standards. Finally, new street light installations may be installed to support or to improve nighttime safety along sidewalks, bicycle lanes, and or roads where there are a higher than state wide average of night time collisions. This work will be funded through Special Funds collected from property tax revenue.

Highlights from last year of the program include designs from BKF Engineers and partnerships with PG&E to develop new lights to supplement the traffic safety effort for the Sir Francis Drake Boulevard Rehabilitation Project, expedited new supply conduits for Ricardo Road to repair broken street lighting for their Community annual Halloween celebration, and our first solar installation on Carrera Drive in Mill Valley.



**First Solar Street Light,
339 Carrera Drive, Mill Valley**



**Ricardo Road Street Light –
Conduit replacement in time for
Annual permitted Halloween
Block party**

**CAPITAL IMPROVEMENT PROGRAM
FY 2019/20 - FY 2023/24**

Category	Funded** (Prior Year Carry forward)	2019/20	2020/21	2021/22	2022/23	2023/24	TOTALS
AIRPORT							
Airport Projects	\$343,000	\$762,364	\$1,300,000	\$10,050,000	\$2,180,000	\$200,000	\$14,835,364
TOTAL AIRPORT	\$343,000	\$762,364	\$1,300,000	\$10,050,000	\$2,180,000	\$200,000	\$14,835,364
FACILITIES*							
Facility Improvements	\$1,654,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$26,654,000
Parks Improvements		\$3,645,000	\$2,500,000				\$6,145,000
Library Improvements		\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$6,000,000
Large Facility Projects ***	\$17,800,000						\$17,800,000
TOTAL FACILITIES	\$19,454,000	\$10,645,000	\$8,500,000	\$6,000,000	\$6,000,000	\$6,000,000	\$56,599,000
WATER RESOURCES							
Flood Control Projects		\$4,720,000	\$18,590,000	\$4,900,000			\$28,210,000
County Service Area Projects		\$710,000	\$2,440,000				\$3,150,000
Fish Passage Projects			\$190,000				\$190,000
TOTAL WATER RESOURCES	\$0	\$5,430,000	\$21,220,000	\$4,900,000	\$0	\$0	\$31,550,000
ROAD MAINTENANCE							
General Maintenance		\$11,702,000	\$11,702,000	\$11,702,000	\$11,702,000	\$11,702,000	\$58,510,000
Special Projects	\$2,550,000	\$11,850,000					\$14,400,000
Culvert Replacement		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
Traffic Improvements		\$1,300,000	\$2,800,000	\$1,300,000	\$3,300,000	\$300,000	\$9,000,000
Roads & Bridges Program	\$6,000,000	\$12,300,000	\$21,500,000	\$21,500,000	\$19,300,000	\$18,500,000	\$99,100,000
Street Lights		\$825,000	\$350,000	\$825,000	\$625,000	\$500,000	\$3,125,000
TOTAL ROAD MAINTENANCE	\$8,550,000	\$38,277,000	\$36,652,000	\$35,627,000	\$35,227,000	\$31,302,000	\$185,635,000
GRAND TOTAL	\$28,347,000	\$55,114,364	\$67,672,000	\$56,577,000	\$43,407,000	\$37,502,000	\$288,619,364

* For future Fiscal Years Total General Fund Baseline Allocation to Facility Improvements does not represent specific projects.

** See Summary sheets for explanation of prior year carry over amounts

*** Projects mostly funded from COPs and One-time General Fund Reserves

Large Facilities Capital Projects, Programs and Emerging Issues FY 2019-20 Capital Improvement Program

As the County continues to make improvements in how we serve the community, several issues related to capital needs have emerged and have been outlined in prior years' CIP documents. In this upcoming 2019-20 fiscal year, these issues are reviewed and updated, as well as any new ones that have been added, in this section to the CIP. The purpose of this section is to provide an overview of the major programs and projects not discussed elsewhere, and to provide a short summary of potential future issues that may require capital funding.

Follow up to the February 2018 Major Capital Facilities Planning Session with the Board of Supervisors

In February 2018, staff from the Department of Public Works (DPW) and County Administrator (CAO) held a Major Capital Facilities Planning Session with the Board of Supervisors. A detailed discussion of that Study Session was discussed in the FY 2018-19 CIP Program document, and can be found in this same section of the document through this link: <https://www.marincounty.org/-/media/files/departments/ad/facilities-planning-and-development/capital-improvement-program/fy-201819-cip--final.pdf?la=en>

Using the selection criteria of timing (immediacy of need, or linked/precursor to other priority projects), phasing (i.e. how small can the project be scoped and over how many years) and priority (safety, meeting legal mandate, maintaining operations and preventing much greater repair costs) over a three to five-year time horizon, staff identified priority projects. These priority projects are listed as follows:

- Woodacre Fire Station and Fire Headquarters replacement
- Marin Center Veterans' Memorial Auditorium and Exhibit Hall – voluntary seismic upgrades
- Civic Center General Services facility deferred maintenance, code upgrades and regulatory required modifications
- 920 Grand Avenue, San Rafael

Budget estimates to replace or provide needed repairs of these facilities “in-kind” ranges from \$57 million to \$79 million. With the goal to “reevaluate”, not just “replicate” these existing facilities as they currently exist in order to save funds, below is a summary of progress on each of the above items.

1. **Woodacre Fire Facility:**

- Study to combine vehicle maintenance at one County facility: Staff studied the feasibility of combining the Woodacre Fire vehicle maintenance facility with the GSA facility at the Civic Center, and determined that the GSA facility would be impractical to consolidate with Fire vehicle maintenance at Civic Center due to the following: 1) The existing GSA facility was not large enough to accommodate the three Public Works departments already located there (discussed further, below); 2) Building expansion limitations due to the requirements of 1992 voter approved initiative Measure A which limited the ability to expand any permanent building greater than 250 square feet on the west side of Civic Center Drive without an approval vote of the entire Marin electorate in a general election; and 3) Limitations on available land for large fire department vehicles to be stored at the Civic Center property, given the other programs needing parking and space at the Civic Center such as the Farmer's Market. The MCFD Chief has initiated informal discussions with other fire agencies in the area about a potential for a regional maintenance facility, but there are many questions and hurdles including finding enough property zoned for such a facility in Marin, funding for both capital improvements and ongoing operations, and other agencies needing to restructure their organizations. Until such further exploration, it is recommended that MCFD vehicle maintenance remain at Woodacre, and staff continue to explore short to intermediate term needs to extend the useful life of the vehicle maintenance building at Woodacre.

- Explore a substantial change of Woodacre program to only a new fire station & administrative headquarters: Staff from Fire, DPW, and CAO met to discuss a prioritization process of functions that would be included in a new fire station and headquarters location. Without a specific future fire station site yet determined, exactly what could be moved to the new site is still being reviewed. However, it appears that some, if not all, of the site at Woodacre would need to be remain in MCFD use for storage of additional wildland fire and urban search and rescue equipment that is being funded from various State and Federal sources. This equipment is beyond what a typical fire station would house. The current site at Woodacre covers approximately four (4) acres of land and is at physical capacity given the area needed for the septic system, special vehicles, and buildings. To completely vacate the Woodacre site, a larger site would need to be identified that could accommodate the additional equipment and storage facilities need to house them. Staff is continuing to review this information and will need to consider this in connection to whether a successful vote of a wildland fire safety ballot measure were to pass in the year 2020, if it were placed on the ballot.
- Study to relocate MCFD dispatch from Woodacre combining it with an existing dispatch center: The department is studying options for consolidation / relocation of dispatch.

2. **Marin Center Veterans' Memorial Auditorium and Exhibit Hall:**

- Have DPW coordinate with Cultural Services the timing and scope of seismic upgrades to the Exhibit Hall and VMA: Marin Center Veterans' Memorial Auditorium (VMA) and Exhibit Hall – voluntary seismic upgrades: Funding to develop the construction drawings for the seismic upgrades to the Exhibit Hall was included in the FY 2018-19 CIP and plans are about 60% complete as of the writing of this CIP. In September 2018, DPW Capital staff submitted separate grant applications to the California Office of Emergency Services (CalOES) for a 75% match on the cost of the seismic upgrades to both facilities. CalOES notified DPW Capital in April that it has recommended both projects to the Federal Emergency Management Authority (FEMA) which has the final determination on whether the projects are approved for funding. Staff estimates it will be notified later in this calendar year whether the grants for one or both facilities are approved. If the grant is approved for the VMA facility, staff from Cultural Service, DPW, and CAO will jointly develop a plan. It is probable that the VMA would be closed for 8 to 12 months during the construction. Planning would include whether to rehabilitate the VMA parking lot at the same time the VMA building is closed, and the funding of that project. With the VMA closed for an extended period, funding plans would have to include accounting for the lost revenue from the VMA during the construction period. Note that funding for the construction is not included in the FY 2019-20 CIP recommendations as staff are waiting from the response from FEMA whether the Exhibit Hall is approved. If approved for construction funding, staff will return to request the twenty-five percent (25%) match funding come from the County's Capital Reserve.

3. **Civic Center General Services Administration (GSA) facility:**

- The General Services Administration (GSA) Building located at 6 Peter Behr Dr., San Rafael, is a one-story, 17,000 square foot structure which includes administrative, clerical, communication technicians, communication installers, vehicle mechanics, and roads maintenance personnel. Three separate DPW divisions Garage, Communication Services, and Road Maintenance, with 47 people are located at this building. The building consists of a combination of office space, equipment storage, garage bays for vehicles maintenance / equipment installation, and other designated work areas. The State of California Water Board has required improvements to the Roads area material storage and the parking lot in order to prevent storm water runoff. In the 2017-18 and FY 2018-19 CIPs, projects addressed the collection and treatment of storm water generated within the complex through a project to improve existing conditions.

County staff presented recommendations at the February 2018 Major Capital Facilities Planning Workshop with the Board of Supervisors to include a more detailed study of the potential re-location of some or all of the Communications Services operations at another County-owned facility; explore a substantial change of GSA facility program for selective repairs and upgrades to meet potential funding; and study the possibility to combine vehicle maintenance at one County facility. The FY 2018-19 CIP recommended \$200,000 toward the feasibility studies of implementing those recommendations.

- Explore a substantial change of GSA facility program for selective repairs and upgrades to meet potential funding: The GSA facility has quite a bit of deferred maintenance, is in need of code upgrades and regulatory required modifications. Staff developed a prioritization of the physical needs of the facility and sent out a Request for Proposal to develop cost estimates and a management plan to perform the deferred maintenance projects needed at the facility. Staff studied the space available at the GSA facility and the future space needs of the three DPW divisions located there - Vehicle Maintenance, Radio Shop, and Roads, and determined that as part of the GSA building deferred maintenance projects, the Radio Shop technicians should be relocated to the 1600 Los Gamos Drive facility, while keeping the installation group at the GSA facility. Staff will return to your Board later in FY 2019-20 with the final set of recommendations and related costs for addressing the deferred maintenance at the GSA facility, and related move costs to 1600 Los Gamos Drive.
- Study moving Radio Communications program to 1600 Los Gamos: CAO staff will work with the 1600 Los Gamos property management firm to develop a cost estimate for relocating the Radio Shop technicians to space at 1600 Los Gamos.

4. **920 Grand Avenue, San Rafael:**

- As reported in Fiscal Year 2018-19, cost estimates to convert the facility into a Transitional Residential Treatment facility ranged from \$4-\$5 million. Since that time, H&HS has identified funds to cover most of the balance of the costs of the project through the current FY budget savings. In the April budget hearings, the BOS has authorized to go ahead with the project as originally envisioned for a Transitional Residential facility. Staff will work to develop a project plan and schedule starting in FY 2019-20.

Other Large Projects

Capital projects or programs that are underway and funded partially or totally outside of this years' or prior fiscal years' CIP Program are listed here and then outlined below:

- Update on Projects Funded by Certificates of Participation and General Fund Capital Reserves in October 2016
- Partnership with the Agricultural Institute of Marin to design a farmers' market at the Christmas Tree lot
- Civic Center and Marin Center parking lot repairs and refurbishment
- Point Reyes and Hicks Valley Fire Station repairs and upgrades
- 120 North Redwood Drive, San Rafael, building refurbishment
- 250 Bon Air Drive, Greenbrae, H&HS Crisis Stabilization Unit (CSU)

Update on Projects Funded by Certificates of Participation and General Fund Capital Reserves in October 2016

Background: In July 2015, the Department of Finance and County Administrator refinanced a 2010 issue of Certificates of Participation (COPs) which successfully raised \$25.5 million for renovations, repairs, construction, and improvements to County facilities having a life of at least 30 years. In addition, in prior years, your Board had set aside \$6 million of one-time General Fund reserves for fire station improvements. Staff from the Department of Public Works and the County Administrator's

Office presented recommendations to your Board at the March 2016 Budget Hearings and in the June 2016 Budget Hearings on how the COP proceeds and reserves, together totaling \$31.5 million, might be allocated to capital projects, as outlined below:

Recommended Projects and Fund Allocations

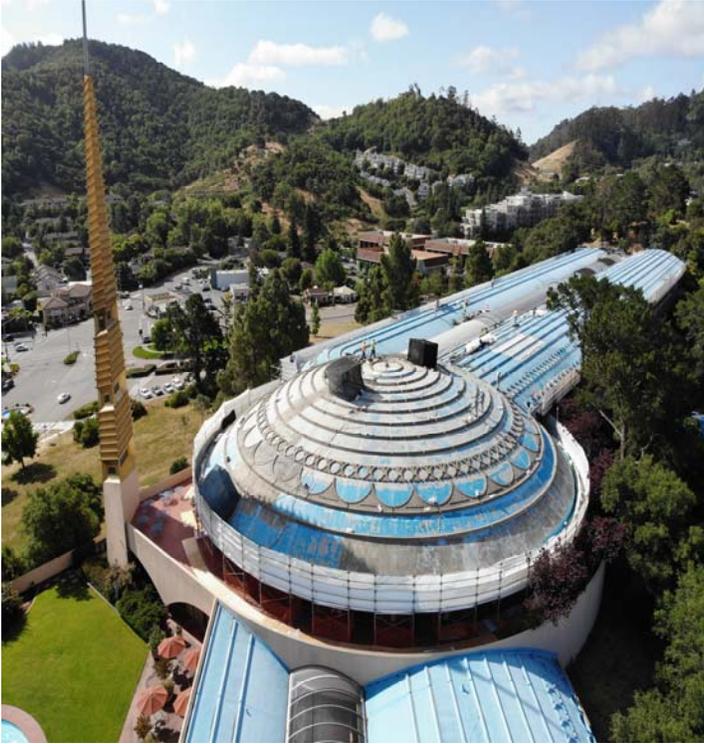
- Civic Center Roof Replacement: \$21.0 million
- Fire Station Replacements: \$6.5 million
- West Marin Service Center: \$3.0 million
- Marin Center Priority Repairs: \$1.0 million

These funds were designated to these projects in October 2016.

Update on COPs' Projects: The Civic Center Roof Replacement project phase one over the Library Dome and Administration Building is complete. The second phase consisting of the Hall of Justice commenced with the scaffolding going up in January 2019, and the roof removal process started in March. The second phase is scheduled to be completed in November 2019. Depending on what some of the unforeseen conditions provide and remaining funds available for this project, a third phase to replace the broken Civic Center Mall skylights, as well as replace the skylight seals would begin in the spring of 2020.



Civic Center roof replacement project – Administration Building completed.



Civic Center roof replacement construction progress photos

Tomales Fire Station: The Tomales Fire Station replacement project was awarded in October 2018 and is under construction. The \$9.2 million (total project cost) fire station is expected to be open and in operations by June 2020.



Rendering of the proposed Tomales Fire Station



Tomales Fire Station foundation work



Tomales Fire Station foundation work

West Marin Service Center: The West Marin Service Center project was completed at the end of May 2018 and Health and Human Services staff moved back into the space to commence operating there in June 2018. The project was completed within the schedule and the updated budget when approved.

Marin Center: For the Marin Center priority repairs, Public Works, Cultural Services, and County Administrator staff developed a ranked list of projects in three basic categories to prioritize the funding of \$1 million set aside. The first category or project at Marin Center included a seismic evaluation of the Veterans' Memorial Auditorium (VMA) and Exhibit Hall, completed in March 2018. This evaluation was prioritized first in order to help inform the Marin Cultural Association Steering Committee regarding the long-term needs of both facilities. This is briefly covered above in the discussion regarding the February 2018 Major Capital Facilities Planning Workshop. Any seismic upgrade to either facility would be voluntary on the part of the County. The total project cost for design and construction of the seismic upgrade of the Exhibit Hall is estimated to be approximately \$2.5 million and would require closing the Exhibit Hall to operations for about six to eight months. Lost revenue during the closure for construction to the Marin Center budget is not included in the above estimate. The total project cost for design and construction of the seismic upgrade of the VMA is estimated to be approximately \$4 million and would require closing the facility to operations for about one year. Lost revenue to the Marin Center budget is not included in the above estimate. With the VMA having to be closed for a year, staff would also plan to have the associated VMA parking lot also upgraded and resurfaced at that same time that the building is closed so that the VMA operations would only be closed once.

Two other categories of projects for the Marin Center are either sorted under Deferred Maintenance Priorities or Direct Public Benefit Priorities. Deferred maintenance priorities include an assessment of the Fairgrounds and Lagoon Park of the electrical systems for safety during the Fair and other outdoor events, and a project to stabilize ground-settling in the Green Room's atrium area at the VMA. Direct Public Benefit Priorities prioritized by staff focused mainly on upgrading restrooms at the VMA and carpet replacement. However, the Marin Cultural Association is forming a steering committee to understand which projects would be best in the next three to five years in order to look for opportunities to leverage the seismic work and other County funds with additional, other renovations using outside funds to bring the facilities up to a level that can be competitive in the marketplace and serve our community. These projects will be discussed in the upcoming months and brought to the Board for funding from the remaining allocation of the \$1 million when they are finalized.

Partnership with the Agricultural Institute of Marin to design a farmers' market at the Christmas Tree lot: In May 2017, your Board approved an updated Memorandum of Understanding with the Agricultural Institute of Marin (AIM). This non-binding MOU outlines the responsibilities of both parties in the planning and potential future construction of the Christmas Tree lot site including the farmers' market, a potential future AIM structure and grounds. The MOU outlines the terms of a future ground lease, license for use of a shared parking lot with the Marin Center, revenues to the County, responsibilities for operations of the site, the design process, and implementation.

The Board of Supervisors would have a future study workshop on any proposed design concept. Both the Board of Supervisors and the Board of Directors of AIM will review and approve any designs. Part of the MOU is to split evenly the costs to pave the future shared parking area of the Christmas Tree lot. The County set aside a reserve of \$1 million in July 2012 toward those costs. The final cost estimate will not be known until the parking lot is designed, however, given other similar projects and cost escalations over time, the County's share is expected to be more. Costs to the County to reconfigure the GSA parking lot and provide sidewalks and other improvements to the Civic Center parking areas on the west side of the Civic Center building are still be evaluated and will be reported once the project design is finalized, approved by the Board, and reviewed by design and

cost estimating professionals. Partial funding of these longer term North Civic Center Campus Improvements was begun in prior fiscal years and is expected to be continued over future fiscal year's CIP programs.

The new AIM director has been working with the AIM board of directors to reevaluate the plan outlined in the MOU with the County. Staff will be meeting with the AIM director in June 2019 to discuss any new direction that AIM may desire for the planning of a permanent farmers' market and bring back to the Board of Supervisors its recommendations.

Civic Center and Marin Center parking areas: The Hall of Justice parking lot was repaired and partially resurfaced in 2011 to extend its useful life. The 'Pit' parking area was resurfaced in 2003. However, the remaining parking areas around the Civic Center and the Marin Center need significant repair or complete resurfacing. The Veterans' Memorial Auditorium parking area will be designed and integrated with the new north gateway improvements (Roundabout and future AIM project) but is not yet fully funded. Starting in FY 2012-13 and continuing in other past CIPs, funding totaling \$854,000 has been set aside toward the needed \$3.9 to \$4.4 million estimated to completely resurface it, make safety enhancements, and meet current codes. In FY 2019-20, funding is needed in other higher priority projects until a more certain schedule for resurfacing the lot is developed. All of the other parking areas around the Civic Center and Marin Center require some kind of resurfacing, and the highest priorities will be identified and recommended for funding in future CIP cycles.

Point Reyes and Hicks Valley Fire Station repairs and upgrades: This FY 2019-20 CIP recommends \$225,000 for two projects in Point Reyes to paint the exterior of the facility and for safety repairs and upgrades of the electrical wiring in the fire vehicle bay. In addition, \$100,000 is recommended from the CIP to explore the design needs to expand restrooms at the facility which only has one bathroom and shower, and the facility houses 15-20 temporary staff sometimes during the peak fire season. The CAO set aside additional administrative designations of \$500,000 from this FY 2018-19 fire revenues in order to implement the restroom addition project at Hicks Valley (which may require substantial septic work), replace the generator which has failed, relocate both the generator location and propane tanks away from the building in Point Reyes which has been a safety concern and is required by code, install a new fence, and provide interior repairs to the second floor and plumbing.

120 North Redwood Drive, San Rafael, building refurbishment: DPW and CAO staff, in collaboration with H&HS staff, developed a list of deferred maintenance and capital replacement items needed for this facility at 120 North Redwood, which is fully occupied by H&HS staff providing various social services to the community. The building was acquired by the County in 2001 with funding through Certificates of Participation (COPs) which included some limited building improvements at the time. The County worked with the State to develop a formula for claiming (State and Federal reimbursement of) the interest on the COPs and depreciation over ten years on the improvements done at the time. With approximately \$4 to \$5 million of projects identified by staff, H&HS was able to fund \$500,000 for projects in FY 18-19 which can be claimed. DPW is working with H&HS staff to implement flooring replacement, roof assessment, and fire alarm upgrade planning. In addition, H&HS has identified funding which can be claimed of \$1 million per year over the next four fiscal years to complete the other projects for 120 North Redwood. DPW and CAO are working with H&HS to prioritize and plan those projects during the next four years.

250 Bon Air Drive, Greenbrae – Community Mental Health Building: This facility is co-owned 51% by the County and 49% by the Marin Healthcare District which includes property of approximately 4.98 acres. The Community Mental Health Building ("CMHB") contains about 40,000 square feet in two stories. In September 2013, the County commissioned an Access Compliance Survey Report which indicated the most notable issue was the lack of elevator access between first and second floors. MGH staff developed a plan, with County staff input, to construct an elevator and improve the path of travel from the new parking garage adjacent to the CMHB to the elevator landings. The elevator project was completed at the end of June 2017.

Another large project at the CMHB is to remodel the County's Crisis Stabilization Unit (CSU) on the second floor. The project construction was completed in early 2019. Health and Human Services was awarded grant funding from the California Healthcare Facilities Financing Authority (CHFFA) to expand the CSU's patient capacity; improve patient and staff safety and correct some of the non-compliant items noted in the 2013 Access Compliance Survey Report. The overall project was funded from multiple sources, including grant funds, County capital accessibility funds and Health & Human Services funds. The project was permitted under the Office of Statewide Health Planning & Development (OSHPD) building codes.

Emerging Issues:

- Facilities Reserve: Planning for future funding of large capital projects
- Marin Center strategic plan
- 250 Bon Air Drive, Greenbrae, building refurbishment
- Parks and Libraries facilities infrastructure refurbishment
- Future implementation of Fire Department Facilities Vision Plan
- Rehabilitation of aging storm drain infrastructure
- Study of potential development at Los Gamos Drive property

Facilities Reserve: Planning for future funding of large capital projects

In FY 2018-19, the County increased ongoing contributions to the Capital Improvement Plan by \$1 million. In FY 2019-20, the General Fund will contribute \$5 million to the Facility Reserve, with the goal of contributing \$1 million to \$5 million annually over the next five years to address major projects and deferred maintenance.

Marin Center Strategic Plan: On May 14, 2019, the Department of Cultural Services presented the Countywide Arts and Culture Master Plan: *Arts, Culture, Action, Marin!* which was adopted by the Board of Supervisors. The plan reflects input from over 1,700 residents through interviews, surveys and community forums over the last eight months. The plan inventoried approximately 1,750 arts businesses and nonprofits that span the spectrum of artistic disciplines. The plan included an economic impact study by Americans for the Arts which documented that in 2018 there was a \$76.4 million contribution to the total county economy. It is anticipated that the nonprofit Marin Cultural Association will lead the implementation of the plan. As part of the February 2018 BOS Capital Planning Session discussed above, the Marin Cultural Association Steering Committee concluded the next step in planning is to form a strategic facility planning committee with the goal to look for opportunities to leverage the future seismic work at the VMA and Exhibit Hall (discussed above) with other renovations using outside funds to bring the facilities up to a level that can be competitive in the marketplace and serve our community.

250 Bon Air Drive, Greenbrae – Community Mental Health Building: During the construction of the CSU (discussed above), Public Works determined that the building has several maintenance items that have been deferred for many years, such as the water main line to the County's portion. The Department of Public Works will initiate a building condition assessment of the CMHB to determine the overall scope of the needed upgrades. This assessment will need to be coordinated with Marin General Hospital, which operates the Marin Healthcare District portion of the facility. Early estimates are that the upgrades could run over one million dollars.

Parks and Libraries facilities: Significant funding for the Libraries and for Parks has been provided by voter approved measures for each department. Each department, the Library and Parks, have their own process for prioritizing funding of projects. Funds are specified for use and cannot be used for other County uses. These are not General Funds used for these projects. Specific discussions about the projects for each department are detailed in the *Facility Improvement Projects* section of this CIP.

Marin County Fire Department Facilities Vision Plan: In October 2010, a firm with expertise in fire station planning and design completed an assessment of and conceptual planning for the Woodacre, Hicks Valley, Tomales, and Point Reyes fire facilities, and the Mt. Barnabe and Mt. Tamalpais fire

lookouts. It is estimated that costs could range from \$57 to \$68 million (stated in year 2010 costs that have not been inflated to current market conditions) within the next 10-20 years to replace or substantially renovate these facilities. The results of this study included a prioritization of these needs which are incorporated into the Facility Asset Management planning process.

After moving forward with the Tomales fire station modernization plan, the next highest priorities identified in the Fire Facilities Vision Plan from 2010 are as follows: 1) Identify a future location for the Woodacre headquarters and fire station that provides better access to Sir Francis Drake Boulevard; 2) Renovate or rebuild the Hicks Valley Fire Station; 3) Update the Point Reyes Fire Station to current essential service codes. Fire Department and CAO staffs are discussing ideas on how best to identify and plan for these priorities.

Countywide Culvert Infrastructure Maintenance: Existing drainage systems throughout the County are being catalogued and prioritized. Based on research to date, it is estimated that 75% (approximately 90,000 feet) of the culverts in the right-of-way are 50 to 60 years old and in need of rehabilitation or replacement. The estimated cost is \$12 million-\$15 million (\$1.2 million -\$1.5 million per year over 10 years) to address this need countywide which is 4 to 5 times increase over current efforts of \$300,000 per year.

Study of potential development at Los Gamos Drive property: A detailed Overview of County's Acquisition of 1600 Los Gamos, Closing General Fund Leases, Moving Staff to 1600 Los Gamos; and Leasing of Vacant Space was discussed in the FY 2018-19 CIP Program document. The parking lot that is adjacent to the YMCA that is part of the 1600 Los Gamos Drive property is approximately 2 acres and contains about 221 parking spaces. It is flat in the parking area, but two drive aisles going up from parking to Los Gamos Drive are steep. This parking lot is only used for some long-term storage trailers by County departments.



Facing southeast from Los Gamos Drive



Facing north toward building from drive aisle

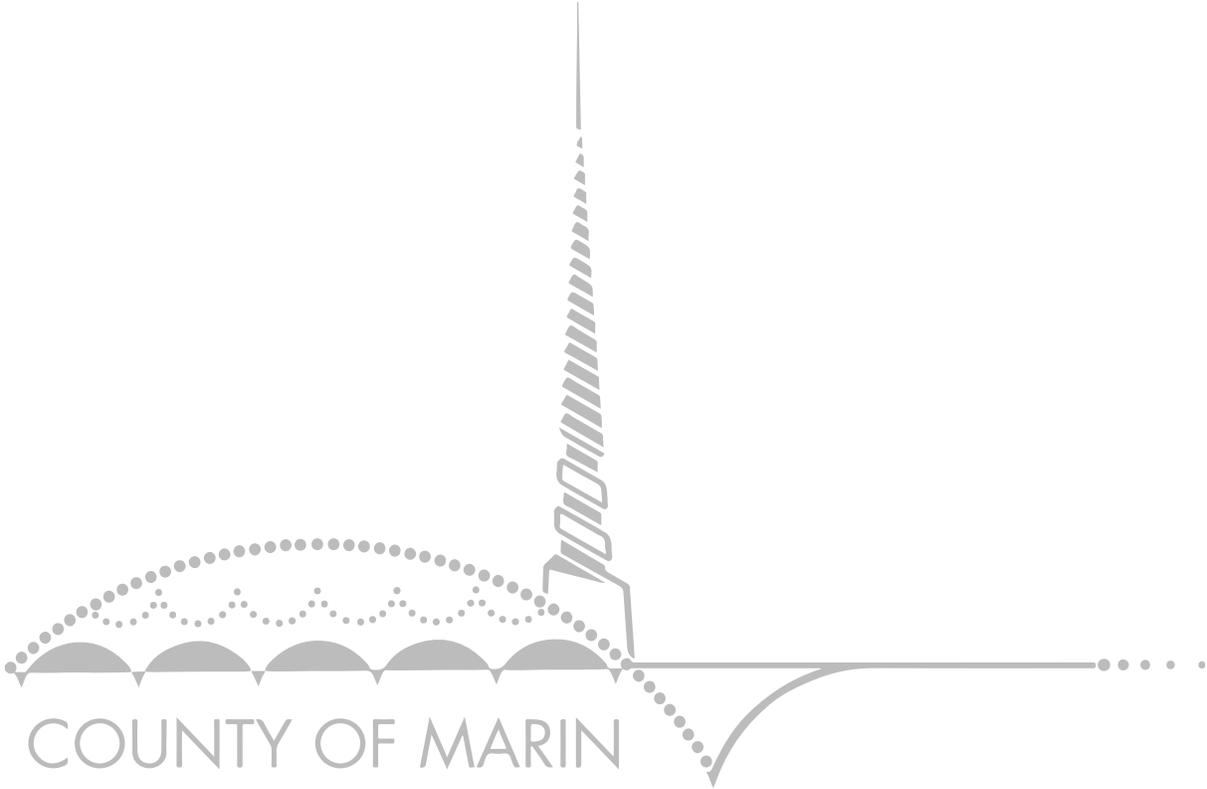
Staff has been asked to research this County property's future development potential and consider different potential uses. 1600 Los Gamos Drive is zoned PD (Planned Development) within the City of San Rafael. That PD designation requires 841 parking spaces for the 1600 Los Gamos building that was allowed to be constructed by the PD zoning when approved by the City. There is approximately 60,000 square feet of office space being either vacant or partially utilized by County staff which is being marketed for lease. Sares Regis Group, which manages 1600 Los Gamos on behalf of County, estimates that space if leased could require 300 or more parking spaces if leased to a private tenant with high-density uses, such as a video-gaming company. In addition, there are about 220 parking spaces across Los Gamos Drive in a parking lot closer to the building entrance off Los Gamos Drive. It is approximately one-third occupied daily. County staff are researching potential alternatives to what

may be excess parking lots for 1600 Los Gamos Drive. Staff will study potential uses such as affordable housing or a fire department facility, or keeping the property for some future required difficult to house County use such as a detoxification facility.

Conclusion:

As discussed in the FY 2018-19 CIP document, staff developed a prioritization of outstanding needs and emerging issues and returned to the Board of Supervisors with strategies to consider for addressing them in February 2018. The recommendations for projects and feasibility studies in this FY 2019-20 CIP begin to address those recommendations made at the February 2018 Major Capital Facilities Planning Workshop, as discussed above. COPs' funded projects are in progress for the Civic Center Roof, the Tomales Fire Station, and at the Marin Center. The West Marin Service Center, operated by Health and Human Services, was successfully completed in 2018 and has been a great asset in the West Marin communities.

AIRPORT IMPROVEMENTS



AIRPORT

The Marin County Airport at Gness Field relies on leases, rents and concessions for its operating expenses. The Airport is a 121-acre facility housing nearly 250 tenants. The expenditures below include all costs related to the development or significant maintenance of facilities or capital improvements at Gness Field. Fixed base operators under contract or leases with the County provide the aviation services at the Airport. Funding in future years is indicated for planning purposes only and subject to available funding from the Federal Aviation Administration and approval by the Board of Supervisors. Inclusion of unfunded projects does not guarantee funding in future years; unfunded projects will be subject to available funding (including from grants) and reviewed along with new emerging needs. Several grants are shown as “In Progress” and are being carried forward until project completion.

Summary of Proposed Airport Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	Recommended for FY 2019/20	Planned for FY (depending on funding)			
			2020/21	2021/22	2022/23	2023/24
	\$	\$	\$	\$	\$	\$
Miscellaneous Maintenance and Repairs		50,000	50,000	50,000	50,000	50,000
Runway 13-31 Extension Supplemental EIS	102,700					
Runway 13-31 Extension Final Supplemental EIS	240,300					
Runway 13-31 Reconstruction Change Order Conditions		379,064				
Runway 13-31 Reconstruction Cost Reimbursement		333,300				
Runway 13/31 Extension/ Environmental Mitigation and Permitting			300,000			
Runway 13/31 and Parallel Taxiway Extension Phases 1&2 Design			950,000			
Environmental Mitigation for Runway 13-31 Extension				6,200,000		
Runway 13/31 and Parallel Taxiway Extension Construction Phase 1*				3,800,000		
Runway 13/31 and Parallel Taxiway Extension Construction Phase 2					2,130,000	
Runway 13-31 Seal Coat Design and APMP Update						150,000
TOTALS	\$343,000	\$762,364	\$1,300,000	\$10,050,000	\$2,180,000	\$200,000

*Based on full extension length; Cost estimate will be updated to reflect outcome of S/FEIS.

Miscellaneous Maintenance and Repairs

1. Project Description and Background

Miscellaneous maintenance and repair projects at the Airport. Projects are primarily related to pavement, perimeter levee system, drainage, and building-related maintenance needs.

2. Project Objective

To maintain the Airport facility and property in a safe and functional condition.

3. Cost Estimate

\$50,000 annually.

4. Basis of Estimate

Staff estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds						
Special Funds						
Other Funds		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Runway 13-31 Extension Supplemental EIS

1. Project Description and Background

The Final Environmental Impact Report (EIR) for the project was certified by the Board of Supervisors in February 2014. The FAA issued its Final Environmental Impact Statement in June 2014. However, after public comment and internal FAA review, the FAA requested that additional study be completed prior to a final federal decision. The scope of work expanded to include a Purpose and Need Working Paper to address aviation forecast and critical aircraft determination.

2. Project Objective

Complete the Supplemental Final Environmental Impact Statement (S/FEIS) analysis and studies necessary to extend the existing runway (length to be determined) to improve Airport safety and implement the Airport Master Plan.

3. Cost Estimate

\$358,360 (original estimate). FAA grant with 10% local match.

4. Basis of Estimate

Staff and FAA estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds	\$102,700					
Special Funds						
Other Funds						

Runway 13-31 Extension Final Supplemental EIS

1. Project Description and Background

The FAA issued its Final Environmental Impact Statement in June 2014. However, after public comment and internal FAA review, the FAA requested that an additional study be completed prior to a final federal decision.

2. Project Objective

Complete the FAA Environmental Impact Statement and Record of Decision for the Gross Field Runway Extension.

3. Cost Estimate

\$300,000

4. Basis of Estimate

Consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds	\$218,300					
Special Funds						
Other Funds	\$22,000					

Runway 13-31 Reconstruction Change Order Conditions

1. Project Description and Background

This grant is to provide additional funds for the runway reconstruction unforeseen condition costs. The FAA grant request is for entitlement funds.

2. Project Objective

To defray costs of unknown or unexpected soil conditions on the Runway Reconstruction Project. The cost is considered eligible for additional FAA funding beyond the original entitlement.

3. Cost Estimate

\$379,064

4. Basis of Estimate

Actual costs and consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds		\$341,158				
Special Funds						
Other Funds		\$37,906				

<p>Runway 13-31 Reconstruction Cost Reimbursement</p>
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1. Project Description and Background

This grant is to provide additional funds for the runway reconstruction unforeseen condition costs. The FAA grant request is for entitlement funds beyond the change order conditions.

2. Project Objective

To defray costs of unknown or unexpected soil conditions on the Runway Reconstruction Project. This request is reflected in the AWP ACIP submission for FY 2019.

3. Cost Estimate

\$333,300

4. Basis of Estimate

Actual costs and staff estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds		\$300,000				
Special Funds						
Other Funds		\$33,300				

Runway 13/31 Extension Environmental Mitigation and Permitting

1. Project Description and Background

Identify the availability of mitigation options and permitting requirements for the runway extension addressing drainage, levee construction and relocation of existing ditches, and continued implementation of mitigation measures.

2. Project Objective

Develop a mitigation plan to purchase credits of wetland and biological habitat for the runway extension (including levee and ditch relocation) and apply for permits from the Army of Corps of Engineers and other resource agencies.

3. Cost Estimate

\$300,000

4. Basis of Estimate

Consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds			\$270,000			
Special Funds						
Other Funds			\$30,000			

Runway 13/31 and Parallel Taxiway Extension Phases 1&2 – Design

1. Project Description and Background

The project consists of design work for Runway 13/31 and parallel taxiway extension addressing drainage, levee construction and relocation of existing ditches, and continued coordination of environmental mitigation measures. The Project is currently planned for two Phases: Phase 1 includes the parallel taxiway and runway extension and Phase 2 is the realignment of the taxiway connectors and adjustment of navigational aids.

2. Project Objective

Design the taxiway and runway extension including levee and ditch relocation, and to comply with biological and wetland mitigation requirements.

3. Cost Estimate

\$950,000

4. Basis of Estimate

Consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds			\$855,000			
Special Funds						
Other Funds			\$95,000			

Environmental Mitigation for Runway 13-31 Extension

1. Project Description and Background

Development of wetland and biological habitat mitigation and purchase credits for impacts from the planned Runway and Taxiway Extensions.

2. Project Objective

Purchase wetland and biological habitat mitigation bank credit requirements.

3. Cost Estimate

\$6,200,000

4. Basis of Estimate

Consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds				\$5,580,000		
Special Funds						
Other Funds				\$620,000		

Runway 13/31 and Parallel Taxiway Extension Construction - Phase 1

1. Project Description and Background

Begin Phase 1 of construction consisting of the runway 13-31 and parallel taxiway extensions.

2. Project Objective

Complete the subgrade preparation for a 300' extension (depending on S/FEIS outcome) and the 106' shift of runway 13-31 and parallel taxiway, including levee relocation, de-watering, surcharging of extension area and temporary runway 13 threshold relocation.

3. Cost Estimate

\$3,800,000

4. Basis of Estimate

Consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds				\$3,420,000		
Special Funds						
Other Funds				\$380,000		

Runway 13/31 and Parallel Taxiway Extension Construction Phase 2

1. Project Description and Background

Construction Phase 2 of the runway extension pavement, airfield geometry, and realignment of taxiway connectors and adjustments of navigational aids.

2. Project Objective

Complete Phase 2 of construction consisting of the parallel taxiway final connection.

3. Cost Estimate

\$2,130,000

4. Basis of Estimate

Consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds					\$1,920,000	
Special Funds						
Other Funds					\$210,000	

Runway 13/31 Seal Coat Design and APMP Update

1. Project Description and Background

Design development and environmental impacts (likely a Categorical Exemption) for seal coating of the runway 13-31; Update of the Airport Pavement Management Plan, which was developed in 2015.

2. Project Objective

Complete sealcoat as part of the Airport Pavement Management Program (APMP) and update the APMP per FAA guidelines.

3. Cost Estimate

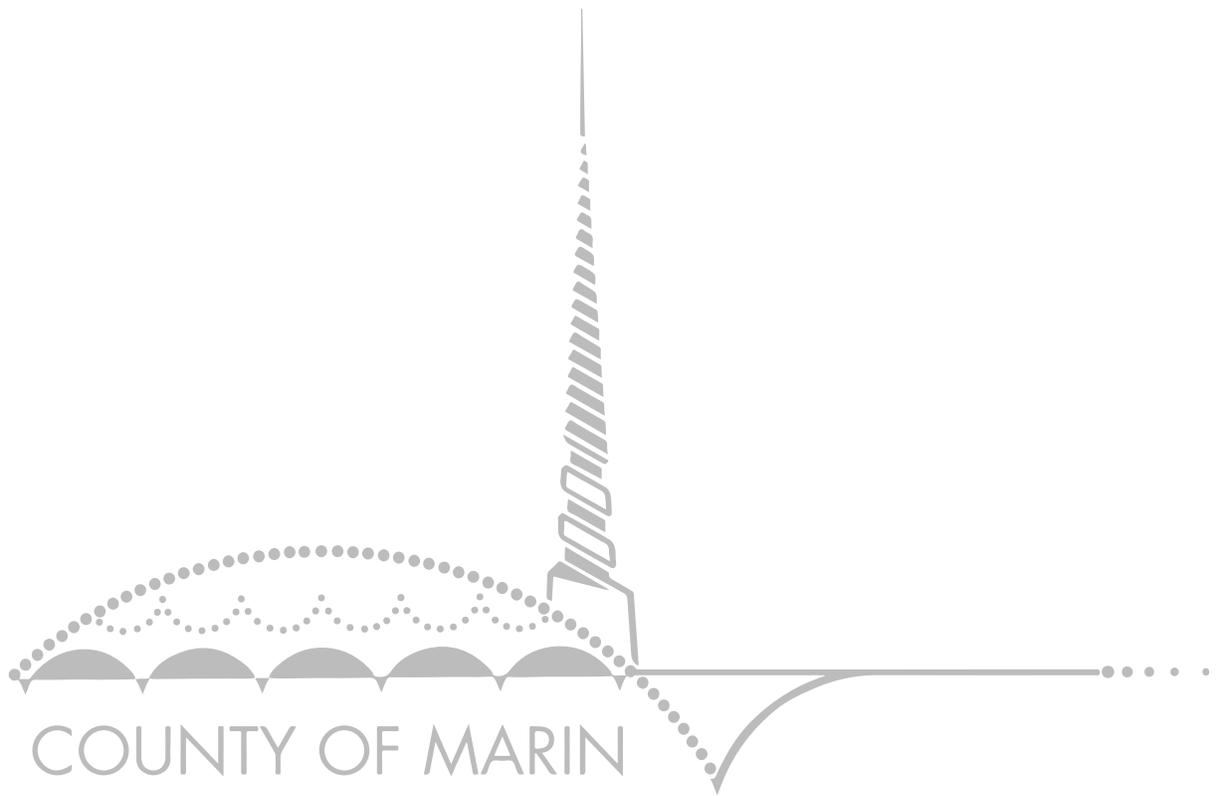
\$150,000

4. Basis of Estimate

Consultant estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds						\$135,000
Special Funds						
Other Funds						\$15,000

FACILITY IMPROVEMENTS



FACILITY IMPROVEMENTS

The Department of Public Works Building Maintenance Division is responsible for all building and plant maintenance for 44 County buildings (totaling over 1 million square feet, excluding Marin Center facilities), 16 flood control pump stations, and underground fuel tank systems. The Capital Projects Division administers contracts for construction projects at County buildings and various other County facilities. Fiscal Year 2019-20 represents the amount for the specific capital projects recommended for funding in the Proposed Budget. Recommendations were developed with a focus on health and safety, legal/policy mandates, and high priority program enhancements. Funding indicated for future fiscal years is for planning purposes only and subject to available/anticipated funding and approvals by the Board of Supervisors.

Summary of Proposed Facility Improvements

Project Description	In Progress (Prior Year Carry Forward)	Recommended for Fiscal Year 2019/20	Planned for future fiscal years			
			2020/21	2021/22	2022/23	2023/24
	\$	\$	\$	\$	\$	\$
Small Projects Countywide		150,000	150,000	150,000	150,000	150,000
Various Accessibility/Transition Plan Implementation Projects		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Capital Program - Non-reimbursable Planning		200,000	200,000	200,000	200,000	200,000
VMA Parking Lot Circulation Improvements	854,000	-	200,000	1,850,000	550,000	
North Civic Center Campus Improvements	100,000	-				
Lucas Valley Open Space Office - Facility and Needs Assessment		100,000				
Jail - Electrical System Arc Flash Study		75,000				
Fire - Second Restroom at Hick's Valley Fire Station	200,000	100,000				
Civic Center (Hall of Justice) - Office Space / Tenant Improvements		1,750,000				
Jail - Replace Three Rooftop AC Units		360,000	360,000			
Jail - Replace Video Monitoring System (Design)		200,000				
Fire - Paint Exterior Pt. Reyes Substation		150,000				
Los Gatos - Replace Electrical System Batteries for EOF Back-Up		220,000				
Kerner Health Campus - Replace HVAC Unit at 3270 Kerner		250,000				
Fire - Reconfigure Electrical and Communications Wiring at Pt. Reyes Substation		75,000				
Sheriff - Reconfigure Evidence Processing & PPE Room at Marin City		120,000				
Asphalt Replacement of the Civic Center, Admin Wing Parking Lot	500,000	250,000				
Future Unspecified Projects			3,090,000	1,800,000	3,100,000	3,650,000
General Fund Subtotal	1,654,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Various Marin County Free Library Projects		2,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Library Fund Subtotal		2,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Various Parks Measure A Projects		2,025,000	2,500,000			
Various Parks CSA and other Projects		1,620,000				
Parks Fund Subtotal	-	3,645,000	2,500,000	-	-	-
Civic Center Roof Replacement	11,000,000					
Fire Station Renovation/Replacement	6,500,000					
West Marin Service Center in Point Reyes	-					
Marin Center Projects	300,000					
Large Facility Projects Subtotal *	17,800,000	-	-	-	-	-
TOTAL ALL FUNDS	\$19,454,000	\$10,645,000	\$8,500,000	\$6,000,000	\$6,000,000	\$6,000,000

* Project funded primarily from COPs and One-time General Fund Reserves

Small Projects Countywide

1. Project Description and Background

This allocation funds various small projects during the fiscal year, coordinated through the Department of Public Works Capital Projects Division.

2. Project Objective

Implement various small projects or preventive repair projects.

3. Cost Estimate

\$150,000 for FY19/20; \$150,000 annually thereafter.

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Grant Funds						
Special Funds						
Other Funds						

Various Accessibility/Transition Plan Implementation Projects

1. Project Description and Background

The Self-Evaluation and Transition Plan completed in FY 07/08 identified high priority accessibility projects for County facilities. The projects listed below address restroom renovations, pedestrian right-of-way obstructions, and other miscellaneous accessibility and barrier removal improvements to various County facilities for FY 19/20.

Projects:

- Point Reyes Station Restrooms: Access, on-site walkways and accessible parking
- Marin Center VMA and Exhibit Hall: Restroom renovations
- Superior Court: Public restroom renovations
- County Jail: Booking area renovations
- Pedestrian Right-of-Way: Sidewalk obstruction removal, new and retrofitted curb ramps and pedestrian crosswalk signals
- Various Projects: Complaint-driven and small accessibility projects

2. Project Objective

Complete the projects listed above in compliance with current codes.

3. Cost Estimate

\$ 1,000,000 - Annually

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Grant Funds						
Special Funds						
Other Funds						

Countywide Project Planning Staff Time

1. Project Description and Background

As development of CIP projects continues to evolve, DPW and CAO staff typically will assemble more detailed project scopes, budgets and schedules. Often these efforts are undertaken prior to a project being selected for inclusion in a CIP program where funding is available. DPW staff are also developing an Asset Management database for County facilities that will allow for a more data driven project identification and selection process. This approach will help the County move from a reactive to a more prescriptive approach to project development. The funding identified in this initiative will support the efforts to create real time project development.

2. Project Objective

To allow DPW and the CAOs office to development projects more efficiently and to support the efforts to create an asset management database that will improve project selection. This program will support the County Compass efforts to enable our team to work collaboratively across multiple stakeholder groups and formulate performance metrics that will aid in project selection.

3. Cost Estimate

DPW and the CAOs Office estimate that \$200,000 will provide adequate funding for more detailed project development and Asset Management database creation and support.

4. Basis of Estimate: Preliminary estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Grant Funds						
Special Funds						
Other Funds						

Veterans' Memorial Auditorium Parking Lot Circulation Improvements

1. Project Description and Background

In FY2012/13, a concept study was undertaken to identify various improvements to the existing Veterans' Memorial Auditorium parking lot, including Civic Center Drive frontage improvements.

2. Project Objective

To repave the original parking lot surface, replace the electrical wiring for lighting, improve storm water management and improve circulation for vehicles, pedestrians and bicyclists within the parking lot and ingress/egress from Civic Center Drive.

3. Cost Estimate

\$3.0 million is the estimated total project construction cost. Additional funds will be required due to construction cost escalation over the project development/implementation window. Prior CIPs starting in FY 2012/13 have been setting aside funds for this project. Staff continues to seek additional funding sources such as State & Federal grant programs, etc.

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund	\$854,000		\$200,000	\$1,850,000	\$550,000	
Grant Funds						
Special Funds						
Other Funds						

North Civic Center Campus Improvements

1. Project Description and Background

There are multiple projects located within the north portion of the Civic Center Campus that are either in the planning stages or are close to going to construction. The Civic Center Drive Improvement project was completed mid-2017. An improvement at the corner of Civic Center Drive and Avenue of the Flags was completed in early-2019. Planning for the Christmas Tree Lot (future potential Farmers' Market location) is progressing and the GSA Facility Assessment and the Marin Center Facility Assessment (both FY 2015-16 CIP projects) are complete with recommendations for facility improvements. Additional funding is required to augment these efforts.

2. Project Objective

To improve and/or augment projects located within the northern portion of the Civic Center Campus.

3. Cost Estimate

No funding is programmed for FY2019/20 as project development and implementation are not scheduled until the out years of the 5-year program. New capital improvements that could develop in connection with the possible future Farmers' Market on the Christmas Tree lot site, or other improvements within the corridor, will require additional funding.

4. Basis of Estimate

Programmed funding.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund	\$100,000					
Grant Funds						
Special Funds						
Other Funds						

Lucas Valley Open Space Office – Facility and Needs Assessment

1. Project Description and Background

The Marin County Parks (MCP) and Open Space, Lucas Valley facility was originally constructed in the 1970s and has been modified several times in subsequent years. A temporary trailer that was planned for short term staff needs was installed in 1994 and still remains. This project will conduct a detailed facility and needs assessment that will allow staff to take the next step in planning and design for future re-development of the facility.

2. Project Objective

To provide data regarding the existing facility's overall condition and understand the future staff and operational needs.

3. Cost Estimate

The CIP is committed to providing \$100,000 of seed funding for the assessment work. MCP will provide approximately \$150,000 to augment the effort.

4. Basis of Estimate

Programmed funding.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$100,000				
Grant Funds						
Special Funds						
Other Funds		\$150,000				

Jail - Electrical System Arc Flash Study

1. Project Description and Background

Arc flash analysis is performed to identify the specific arc flash hazard at a given piece of equipment within a facility. This process categorizes the hazard at specific equipment based on the incident energy and will identify the Arc Flash protection boundary, which is the closest approach distance allowed before Personal Protective Equipment (PPE) must be worn. This work is conducted in conformance with NFPA 70E, IEEE 1584 and IEEE 1584.

2. Project Objective

To minimize or mitigate the hazard of hazard to electrical service personnel as they work on County equipment.

3. Cost Estimate

Staff have gathered costs for similar work in facilities within the County's system.

4. Basis of Estimate

Previously estimated projects.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$75,000				
Grant Funds						
Special Funds						
Other Funds						

Fire – Second Restroom at Hick’s Valley Fire Station

1. Project Description and Background

The Hicks Valley fire station currently has only one restroom as the facility was designed for a small crew. The number of fire personnel stationed at Hicks Valley FS has grown over the years and a 2nd restroom is needed. The scope includes design, septic permitting, plumbing upgrades, and new fixtures, and will likely require the rehabilitation of the existing restroom as part of the project.

2. Project Objective

Provide a second, ADA compliant restroom at Hick’s Valley Fire Station to accommodate a larger crew than the facility was originally designed.

3. Cost Estimate

FY 19/20 \$100,000, combined with \$200,000 of FY 18/19 Admin Designated carryforward funds.*

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$100,000				
Grant Funds						
Special Funds						
Other Funds	\$200,000*					

Civic Center (Hall of Justice) – Office Space/Tenant Improvements

1. Project Description and Background

In 2014, the Sheriff’s Department moved from the Civic Center to 1600 Los Gatos, leaving approximately 25,000 square feet of vacant office space in the Hall of Justice (HOJ) to be renovated and reoccupied. Relocation of the DA’s Office (Room 145) and Probation (Room 266) have been completed in FY’s 17/18 – FY 18/19. Additional projects include the Public Defender (Rooms 129 – 141), Department of Finance (DOF), Public Administrator (Room 256), Marin County Parks (Room 248-250), CDA – EHS, and a common Conference Room (Room 123) between Elections and Public Defender. The completion of the reorganization of departments in the HOJ is planned to be completed in FY 19/20.

2. Project Objective

On the first and second floors of the Hall of Justice, reorganize departments for optimal work flow, construct and furnish spaces to meet County recommended guidelines for a safe, productive working environment.

3. Cost Estimate

\$1,750,000 is the estimated total project cost for FY 19/20.

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$1,750,000				
Grant Funds						
Special Funds						
Other Funds						

Jail – Replace Three Rooftop AC Units

1. Project Description and Background

The existing six units are currently 24 years old and typically have a 20-year life. Additionally, the refrigerant utilized for these units (RU-22) is being phased out and is not easily located. AC Unit 7 was replaced in 2016 and serves the central core of the building. The six units considered for replacement serve the existing six inmate pods. The FY 20 project includes the replacement of three of the six units, with funding in FY 21 targeted to complete replacement of the final three units.

2. Project Objective

Replace rooftop AC units that are past their typical operational life.

3. Cost Estimate

\$360,000 is programmed for FY 19/20 for the replacement of three of the six rooftop AC units. Future funding for the remaining three units will come in future fiscal year's CIP.

4. Basis of Estimate

Conceptual design and engineer's estimate for construction is complete.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$360,000	\$360,000			
Grant Funds						
Special Funds						
Other Funds						

Jail – Replace Video Monitoring System (Design)

1. Project Description and Background

The Sheriff's Office and DPW, Communications Division have jointly submitted a request for the design of a replacement video security system for the jail. The existing system is a combination of multiple systems that have been added over time and have reached the end of its useful life. This project will allow the design of a new system prior to developing a formal project nomination of the system replacement. This project includes \$25,000 to retain an outside, on-call system management company to respond if the existing system develops issues and requires repair.

2. Project Objective

Create the design of a new, facility-wide video monitoring system within the jail.

3. Cost Estimate

\$200,000

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$200,000				
Grant Funds						
Special Funds						
Other Funds						

Fire – Paint Exterior of Pt. Reyes Substation

1. Project Description and Background

Since its opening the Pt. Reyes Substation has supported a stained shingled exterior. Due to on-going maintenance concerns the exterior shingle system would be converted to a painted surface that would hold up longer in the windy, marine environment of Pt. Reyes.

2. Project Objective

Extend the working life of the building exterior and provide ease of maintenance of the exterior in the future.

3. Cost Estimate

\$150,000 is the estimated total project cost.

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$150,000				
Grant Funds						
Special Funds						
Other Funds						

<h2 style="margin: 0;">1600 Los Gamos - Replace Electrical System Batteries for EOF Back-Up</h2>
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1. Project Description and Background

This project is for replacement of 120 batteries that power the uninterruptable power supply (UPS) that backs up the Sheriff dispatch. The batteries would support the UPS load for somewhere around 4 to 10 seconds while the generator starts up, in case of loss of power to the building (from PG&E). But in the event that either of the two generators do not start or some other issue, the batteries would support the UPS load for 2 to 4 hours, depending on the load and age of the batteries. Replacing the batteries every five years is part of the operating procedures required for the EOF. In addition, this project also is to perform the five (5) year electrical maintenance on the main power to the building. This will entail powering the building down from PG&E, and performing maintenance on the main switchgear, torque and tighten, and calibrate GFI's. The EOF will run on generator during this work, and a mobile generator will be brought on site as a back up to the two existing generators.

2. Project Objective

Provide appropriate electrical system back-up for Sheriff's Office / EOF operations within 1600 Los Gamos.

3. Cost Estimate

\$220,000 is the estimated total project cost for FY 19/20.

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$220,000				
Grant Funds						
Special Funds						
Other Funds						

Kerner Health Campus – Replace HVAC Unit at 3270 Kerner

1. Project Description and Background

The existing rooftop HVAC unit is original to the building and is past its life expectancy. The structure has temperature control issues and the aging system is no longer adaptable. The project will include required design, permitting, and replacement with new system for both the heating and cooling, and some new rooftop duct work.

2. Project Objective

Provide new rooftop unit to replace existing unit past its operation life.

3. Cost Estimate

\$250,000 is the estimated total project cost.

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$250,000				
Grant Funds						
Special Funds						
Other Funds						

Fire – Reconfigure Electrical and Communications Wiring at Pt. Reyes Substation

1. Project Description and Background

There have been multiple upgrades and re-configurations to existing electrical and communications systems within the apparatus bays at Pt. Reyes. This project will provide for planning and re-location / consolidation of wiring (and equipment) within the apparatus bays of the facility.

2. Project Objective

Efficiency improvements to existing electrical and communications systems within the building and removing potential obstructions within the apparatus bays.

3. Cost Estimate

\$75,000 is the estimated total project cost.

4. Basis of Estimate

Preliminary cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$75,000				
Grant Funds						
Special Funds						
Other Funds						

Sheriff – Reconfigure Evidence Processing and PPE Room at Marin City

1. Project Description and Background

Due to the increasing legal requirements to properly process and handle evidence, the Sheriff’s Office requires redesign and construction of the existing personal protective equipment (PPE) storage area and evidence locker area at Marin City to allow for an updated evidence processing and storage room. Furthermore, this would allow our first responders to operate in safer work conditions while processing evidence of crimes in a dedicated area used solely for the purpose of maintaining safety and investigatory integrity. As the advances in technology and evidence collection have progressed through the years, more materials and processing techniques are required by the courts to ensure crimes are properly prosecuted by the District Attorney's Office. The Sheriff's Office's side of our substation has not been updated since the original design and build in September 2000.

2. Project Objective

Enable Sheriff’s staff to have a modern processing location within the substation.

3. Cost Estimate

\$120,000 is the estimated total project cost.

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$120,000				
Grant Funds						
Special Funds						
Other Funds						

Asphalt Replacement of the Civic Center Admin Wing Parking Lot

1. Project Description and Background

The tiered parking areas adjacent to the Civic Center Admin Wing are beyond repair and require full depth repaving. This project will utilize a mill and resurfacing method.

2. Project Objective

Create a new driving and walking surface within the Civic Center Admin Wing parking lot.

3. Cost Estimate

\$250,000 in FY 19/20 funds, and an additional \$500,000 of FY 19/20 Admin Designated Carryforward funds.*

4. Basis of Estimate

Preliminary design cost estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund		\$250,000				
Grant Funds						
Special Funds						
Other Funds	\$500,000*					

Various Marin County Free Library Projects

1. Project Description and Background

In June 2014, voters in the Marin County Free Library District renewed Measure A, which assessed a \$49 per parcel special tax on parcels located in the Marin County Free Library District, effective 2015 through 2024 with annual CPI adjustments 2016 through 2024. Among the many services that this measure supports, \$500,000 per year is being allocated towards addressing library facility needs such as critical maintenance, ADA improvements, and bringing libraries up to date. Additional facility work is being paid through the Library’s operating budget.

The allocation of these funds was reviewed by the Library’s Measure A Oversight Committee. Although these funds allow the Library to address some critical facility needs, they are not sufficient to address the continuing long-term capital needs originally identified in the Library’s Facilities and Services Vision Plan from 2007. The Library will continue to explore long-term funding mechanisms to implement the Facilities and Services Vision Plan recommendations for providing 21st century library services at all locations. The current capital project expenditure plan projects include:

- Replace roofs at the Novato and Corte Madera Library. Repair minor damage related to leaks.
- Fire alarm and suppression system for Corte Madera and Novato
- Replace roof at Fairfax Library
- Improved bathrooms at Corte Madera
- Glazing of Windows

2. Project Objective

Address critical life safety infrastructure needs at Marin County libraries.

3. Cost Estimate

\$2,000,000

4. Basis of Estimate

Estimates from 2015 Raker Architects Study.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds						
Special Funds		\$2,000,000	\$1,000,000	\$2,000,000	\$1,000,000	\$1,000,000
Other Funds						

Various Marin County Parks CSA and Other Projects

1. Project Description and Background

Marin County Parks provides capital project services to County Service Areas (CSA's) and also coordinates grants and volunteer groups efforts, as well as coordinating work with the Department of Public Works in the construction of capital projects or development of construction documents for upcoming capital projects.

Projects

- CSA 16 Greenbrae Medians \$80,000
- CSA 14 Homestead Valley Pool \$800,000
- CSA 18 Adrian Rosal Park Improvements \$40,000
- CSA 17 Hal Brown Park Improvements \$700,000

Funding sources: CSA 14, CSA 16, CSA 17, Parks Capital, Measure A

2. Project Objective

To provide better park facilities and manage capital projects in County Service Areas.

3. Cost Estimate

\$1,620,000

4. Basis of Estimate

Various landscape architect, engineer, architect, and expert cost estimator estimates.

Funding Source	Available Prior Years Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds						
Special Funds		\$1,620,000				
Other Funds						

Various Marin County Parks Measure A Projects

1. Project Description and Background

Marin County Parks provides capital project services to County Service Areas (CSA's) and also coordinates grants and volunteer groups efforts, as well as coordinating work with the Department of Public Works in the construction of capital projects or development of construction documents for upcoming capital projects.

Projects

- CSA 14 Homestead Valley Pool \$100,000
- Site Furnishings—Various Parks \$325,000
- Paradise Parks Facility Improvements \$250,000
- Lagoon Park Restroom Replacement \$250,000
- Stafford Lake Multi-Use Trail \$150,000
- Bucks Landing Improvements \$100,000
- McNears Paving \$350,000
- Lucas Valley Field Office Revision—
Consultants \$500,000

Funding sources: Measure A, Marin County Open Space District

2. Project Objective

To provide better park facilities and manage capital projects.

3. Cost Estimate

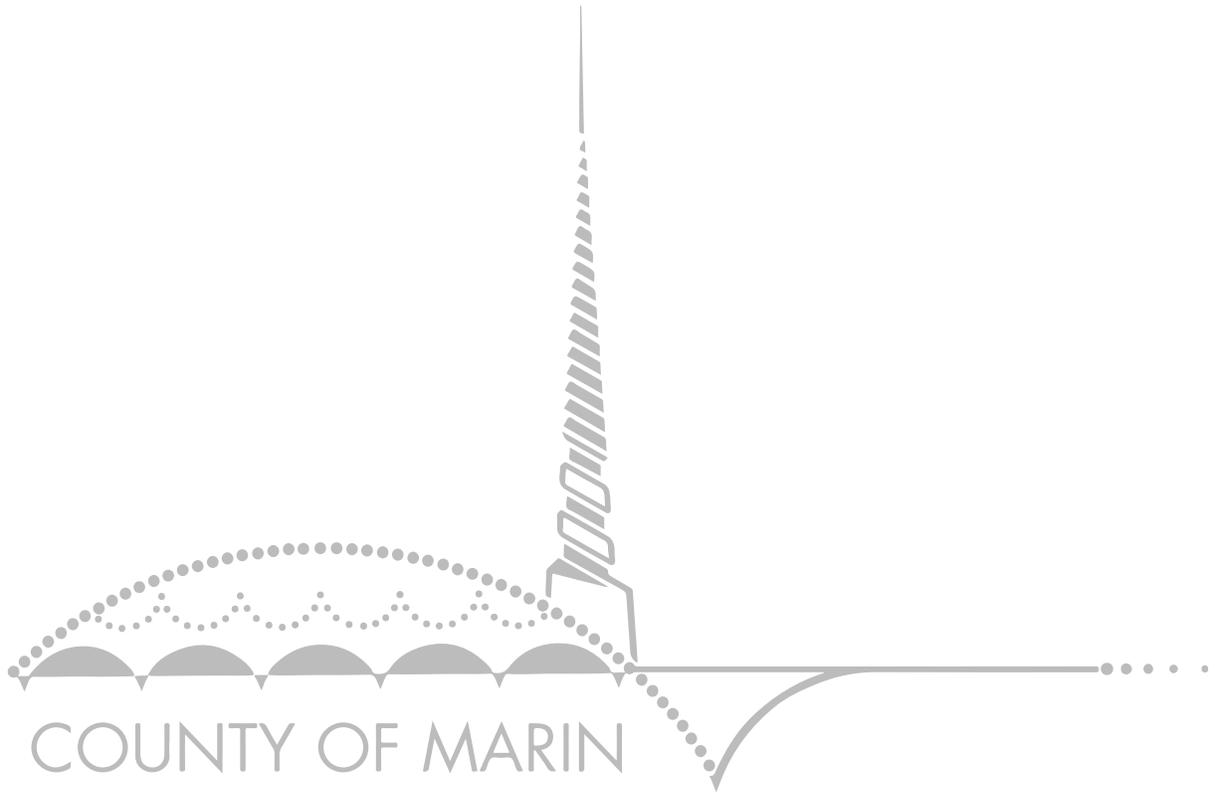
\$2,025,000

4. Basis of Estimate

Various landscape architect, engineer, architect, and expert cost estimator estimates.

Funding Source	Available Prior Years Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds						
Special Funds		\$1,525,000	\$1,000,000			
Other Funds		\$500,000	\$1,500,000			

WATER RESOURCES



FLOOD CONTROL

The staff of the Flood Control and Water Resources Division of the Department of Public Works (DPW) provides administration for the Marin County Flood Control and Water Conservation District (District) with support from other Divisions of DPW. The District is a political subdivision of the State of California and is a separate and distinct agency from the County. It was established in 1953 by an act of the State legislature under the Water Code. The Board of Supervisors of the County sits as the Board of the District. Within the District, eight separate flood control zones have been formed. The purpose of the zones is to collect taxes and fees to fund specific flood control projects within the boundaries of the zone. The taxes and fees collected are restricted and must be spent within each respective zone. There is no impact on the County's General Fund.

Summary of Proposed Flood Control Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	2019/20	2020/21	2021/22	2022/23	2023/24
Zone 1						
Novato Creek Sediment Removal			\$1,540,000			
Simmons Slough Water Management System			\$2,050,000			
Zone 3						
Stormwater Pump Station Emergency Generator Project		\$1,520,000				
Zone 4						
Cove Stormwater Pump Station Rehabilitation and Upgrades		\$2,200,000				
Zone 9						
Corte Madera Creek Flood Management Project			\$9,000,000	\$4,900,000		
San Anselmo Flood Risk Reduction Project		\$1,000,000	\$6,000,000			
TOTALS		\$4,720,000	\$18,590,000	\$4,900,000		

County Service Area Projects

The staff of the Flood Control and Water Resources Division of the Department of Public Works (DPW) provides administration and management for two County Service Areas (CSA): CSA 6 Gallinas Creek and CSA 29 Paradise Cay. The purpose of these CSAs is to collect taxes and fees to fund the periodic dredging of recreational navigation channels within that specific CSA boundary. There is no impact on the County's General Fund.

Summary of Proposed Dredging Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	2019/20	2020/21	2021/22	2022/23	2023/24
CSA 6 Santa Venetia						
Lower Las Gallinas Creek Dredge			\$2,440,000			
CSA 29 Paradise Cay						
Maintenance Dredge		\$710,000				
TOTALS		\$710,000	\$2,440,000			

FISH PASSAGE PROJECTS

In 2005, Marin County Board of Supervisors voted to establish a County Creek Restoration and Fish Passage Program aimed at restoring fish passage through county culverts on salmon streams in Marin. Since 2005, ten fish passage projects have been constructed by the County.

Grant funding supports a large part of this program with \$2,510,034 received from multiple State and Federal agencies to date.

Summary of Proposed Fish Passage Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	2019/20	2020/21	2021/22	2022/23	2023/24
San Geronimo Valley Drive Bridge at Roy's Pools			\$190,000			
TOTALS			\$190,000			

Simmons Slough Water Management System Zone 1

1. Project Description and Background

In January 2017, mechanical issues arose with a large diesel pump that has been staged for over 30 years at the end of Simmons Slough which pumps stormwater into Novato Creek. The Simmons Slough drainage basin serves residential areas, Audubon Society properties, as well as Atherton and Olive Avenues, and State Route 37. To prevent flooding of these critical facilities during the 2017 storms, temporary pumps were rented at significant cost, however a long-term and more affordable solution is needed. In 2017, Staff awarded a design contract for a new Simmons Slough Water Management System that is planned to be operational by October 2020.

The District has successfully migrated a construction grant of \$1,400,000 from the California Department of Water Resources, originally intended for Deer Island Basin improvements, to this higher priority project. Construction must be completed by 2020 to benefit from this grant. The Flood Zone has budgeted \$650,000 towards construction monitoring and management and additional construction costs above the grant amount.

2. Project Objective

To reduce flooding of residences, Atherton Ave, Olive Ave, and Highway 37 while protecting important wetland habitat in the Simmons Slough basin.

3. Cost Estimate

Construction cost is estimated to be approximately \$2,050,000 but final bids are not yet available, so the final cost may be higher. A grant of \$1,400,000 will pay for part of these costs but the remainder would be paid for by Flood Zone 1.

4. Basis of Estimate

Construction cost is based on staff's estimate until the design is refined.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Flood Control Zone 1 Funds			\$650,000			
Grant Funds			\$1,400,000			
Special Funds						
Other Funds						

Novato Creek Sediment Removal Zone 1

1. Project Description and Background

Remove sediment from Novato Creek between the SMART Bridge and Diablo Avenue as part of the recurring maintenance of the Novato Flood Control Project. This project also includes a portion of Arroyo Avichi Creek and Warner Creek at the confluence with Novato Creek. Sediment removal is typically planned once every 4-years at this location. The last sediment removal project occurred in 2016. This project reflects a major expenditure under the overall Zone 1 revenue.

Similar to the 2016 cycle, the 2020 cycle may include beneficial reuse of dredged sediments by placing them along the alignment of future flood protection levees required for the protection of built areas in the City of Novato. These levees would be required to allow for the future restoration of a portion of Novato Creek and Deer Island Basin for restoration to full tidal conditions, a project which would have multiple habitat and flood risk reduction benefits.

2. Project Objective

To remove sediment from creek to maintain flood flow capacity. Secondly, to beneficially reuse sediments to improve habitat, flood risk reduction, and adaptation to future sea level rise.

3. Cost Estimate

\$1,540,000 every 4-5 years (estimate for the 2020 cycle).

4. Basis of Estimate

Flood Control staff estimate based on prior sediment removal projects.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Flood Control Zone 1 Funds			\$1,540,000			
Grant Funds						
Special Funds						
Other Funds						

Stormwater Pump Station Emergency Generator Project Zone 3

1. Project Description and Background

This construction project would install an emergency back-up generator and Automatic Transfer Switch at three pumps stations (Crest Marin, Cardinal, and Shoreline).

2. Project Objective

To provide emergency back-up power that operates three stormwater pump stations in Tamalpais Valley.

3. Cost Estimate

\$200,000 for design and permitting and \$1,320,000 for construction, for a total cost estimate of \$1,520,000.

4. Basis of Estimate

Engineer's estimate is based on similar work done in Flood Zone 4.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Flood Control Zone 3 Funds		\$1,520,000				
Grant Funds						
Special Funds						
Other Funds						

Cove Stormwater Pump Station Rehabilitation and Upgrades Zone 4

1. Project Description and Background

Construction of upgrades to the pump station to increase capacity to meet potential future 100-year inflows to the pump station. This upgrade includes increased pumping capacity, an onsite generator that will run the entire pump station, new controls and electrical upgrades, modifications to the wet well, building improvements, and a larger trash rack. The construction is anticipated to be complete by October 2019.

2. Project Objective

To upgrade the existing Cove Stormwater Pump Station to meet expected 100-year inflows and provide onsite back-up power.

3. Cost Estimate

Construction: \$2,200,000, including a 10% contingency.

4. Basis of Estimate

Based on a competitive bidding process, a construction contract was awarded to Valentine Corporation on October 29, 2018 in the amount of \$2,000,000. Including a 10% contingency, the total construction estimate is \$2,200,000.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Flood Control Zone 4 Funds		\$2,200,000				
Grant Funds						
Special Funds						
Other Funds						

Corte Madera Creek Flood Management Project Zone 9

1. Project Description and Background

The project description is being refined following completion of the draft EIR/EIS released by the US Army Corps of Engineers and public input received in late 2018. The updated project description may include one or more combinations of: removing the fish ladder in Ross, removing a section including one or two sides of existing concrete channel at the Frederick Allen Park in Ross, creating sections of more natural creek channel where feasible, and adding protective floodwalls or flood berms at Allen Park and downstream in Kentfield at the Granton Park neighborhood. In prior CIP reports, this project was split into two phases. Now that the US Army Corps agreement has been suspended and this is a locally driven project, staff are referring only to this project for Corte Madera Creek.

The project is partially funded by a California Department of Water Resources grant. The remaining project costs are covered by the Flood Control Zone 9 revenues.

2. Project Objective

Reduce peak flood flow water surface elevations within the Ross Valley watershed while minimizing any downstream impacts; restoring sections of the existing concrete channel to provide more natural creek habitat and floodplain overflow areas where possible and improving fish passage.

3. Cost Estimate

Total construction cost estimate is \$13,900,000.

4. Basis of Estimate

This is a planning level estimate based on conceptual design efforts and cost budgets from the grant agreement with DWR.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Flood Control Zone 9 Funds			\$9,000,000	\$4,900,000		
Grant Funds						
Special Funds						
Other Funds						

San Anselmo Flood Risk Reduction Project Zone 9

1. Project Description and Background

The project includes several flood reduction elements including a flood diversion and temporary storage basin at the former Sunnyside Nursery site outside of Fairfax coupled with removal of a commercial building over San Anselmo Creek and creek improvements, along with potential flood mitigation projects in Ross downstream of the Winship bridge. The EIR was certified in 2018 with design to be completed by December 2021. Construction will likely occur in two phases with construction of the basin to begin in 2020 and the removal of the building and related creek restoration work in San Anselmo in the summer of 2021. Project is partially funded through a DWR grant and the remainder of the funding is provided through Flood Control Zone 9 revenue.

2. Project Objective

Reduce peak flood flows in Fairfax Creek and San Anselmo Creek in concert with other flood risk reduction measures.

3. Cost Estimate

Total construction cost estimate is \$11,000,000¹.

4. Basis of Estimate

This is a planning level estimate based on conceptual designs.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Flood Control Zone 9 Funds		\$1,000,000	\$6,000,000			
Grant Funds						
Special Funds						
Other Funds						

¹\$4 million of grant reimbursement is anticipated for FY 2020/21.

Maintenance Dredge CSA 29 Paradise Cay

1. Project Description and Background

The project is the dredging of Paradise Cay area for recreational boating use to a depth of minus 7 (-7 NAVD88) feet within the area's waterways; and to depth of minus 8 (-8 NAVD88) feet in the entry channels. Dredging is typically performed every 4-5 years. Last dredging was performed in 2014 for the South Cay. The North Cay dredging was completed in 2015. The next dredging event is scheduled for 2020.

2. Project Objective

Removal of accumulated sediment and proper disposal of dredged sediment to maintain navigable waterways for homeowners' boating use.

3. Cost Estimate

\$710,000 for next full dredging project in 2020 (construction costs).

4. Basis of Estimate

Engineer's Estimate based on bids from 2014 and experience with similar projects.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
CSA 29 Funds		\$710,000				
Grant Funds						
Special Funds						
Other Funds						

Lower Las Gallinas Creek Dredge CSA 6 Santa Venetia

1. Project Description and Background

CSA 6 was formed to dredge the South Fork of Lower Gallinas Creek for recreational and aesthetic benefits to the nearby community. Costs to continue this work have risen faster than the funds to pay for it plus the regulatory environment has become much more restrictive to dredging so the creek has not been dredged since 1992/1994. To address these issues, staff have developed a new type of dredging approach that dredges the creek with dimensions closer to what would be naturally occurring based on the available tidal prism (the daily tidal volume that maintain tidal channel geometry); aka the “geomorphic dredge”. The anticipated advantage of a geomorphic dredge is that it is more cost-effective, potentially more sustainable, and less environmentally impactful. Steps towards design of the geomorphic dredge were recommended by the CSA 6 Advisory Board last year, and dredging could occur as early as calendar year 2019 but more likely 2020/2021, depending on the selected and approved sediment disposal site. Staff are currently working to identify and permit a local sediment disposal site.

2. Project Objective

Removal of accumulated sediment in the main creek channel and around Santa Margarita Island to maintain navigable waterways for local residents’ recreational and/or boating use.

3. Cost Estimate

Dredging costs could range from \$1,200,000 to \$4,100,000 for next full dredging project planned for 2020/2021. Using a placeholder of \$2,440,000¹ due to funding constraints (available revenue).

4. Basis of Estimate

See Gallinas Creek Final Geomorphic Dredge Technical Memo (2015)

<http://www.marinwatersheds.org/resources/publications-reports/gallinas-creek-final-geomorphic-dredge-technical-memo>

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
CSA 6 Funds			\$2,440,000			
Grant Funds						
Special Funds						
Other Funds						

¹Soft cost such as permitting, design, and construction administration is not included.

San Geronimo Valley Drive Bridge at Roy's Pools

1. Project Description and Background

Work includes the removal of a concrete sill underneath a County bridge which is a barrier to salmon movement, to provide fish passage. Restore the stream channel beneath the San Geronimo Valley Road bridge to a natural bottom, matching channel elevation to existing downstream gradient. The project will need to be completed in conjunction with the removal of the Roy's Pools fish ladder upstream, which was recently funded in 2018 by DFW, in a grant to SPAWN. CA DFW revised the grant funding to SPAWN to include survey and grade control identification in the channel downstream of San Geronimo Valley Dr. bridge, and revisions of the 100% plans to include two design alternatives. DPW staff coordinated with CA DFW to ensure the design alternatives included options to lower the streambed elevations so that the revised streambed profiles align with the existing channel bed downstream of the bridge thereby eliminating the 3-foot drop between the upstream project design and the existing channel bed downstream of the bridge. County has given authorization for the upstream improvements to include a dissipation pool to be located within the road right of way and is awaiting the final revised 100% design plans.

2. Project Objective

Restore fish passage through the County bridge structure at San Geronimo Valley Road and protect bridge footings from scour when Roy's Pools fish ladder is removed.

3. Cost Estimate

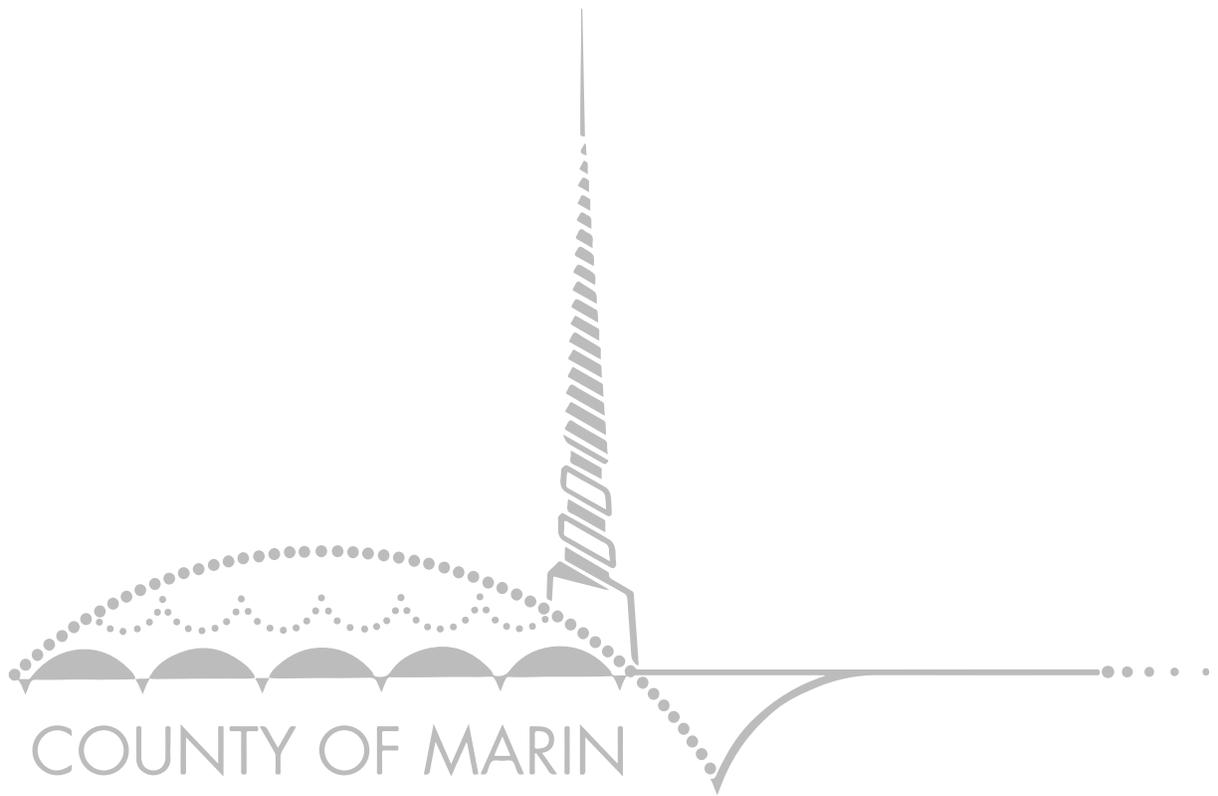
Estimated cost to construct is \$190,000.

4. Basis of Estimate

Staff Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund			\$190,000			
Grant Funds						
Special Funds						
Other Funds						

ROAD MAINTENANCE IMPROVEMENTS



ROAD MAINTENANCE

The objective of the Road Maintenance Division is to provide and maintain a safe and adequate road system for the unincorporated areas of Marin County. In addition to general maintenance, this budget includes the cost of engineering, right-of-way acquisition and construction of the 420 miles of County road. The Division's activities include: traffic safety, street overlays, replacement of culverts, road surface maintenance, chip seals, patching, shoulder repairs, tree removal and maintenance, removal of roadside debris, storm patrol, storm cleanup, striping, and providing requested service to other County departments.

With the passage of the Road Repair Accountability Act of 2017 (SB1), the County began receiving additional vehicle fuel tax revenue for road improvements. SB1 generates revenue for several transportation programs, but the main benefit for Marin County's paving program is the Road Maintenance and Rehabilitation Account (RMRA). It is estimated that RMRA will provide the County an additional \$4M of revenue per year over the next 10 years. The addition of this revenue to the current County funding level for roads will facilitate increasing the County's Pavement Condition Index (PCI) toward a 'good' rating (between 70 & 80). Anticipated SB1 revenue is included as "Other" in the Road & Bridge Program funding table.

The Marin Street Light Program has been developed to enhance the long term stability and operation of the existing system. Marin County owns and operates 1,889 street lights and supports 18 street lights owned by PG&E. This program will be funded through property tax revenue raised to support street lights. The components of the program will include maintenance of light fixtures and poles, upgrades to power supply including shallow conduit replacements, and new street lights installations.

Summary of Proposed Road Maintenance Projects and Expenditures

Project Description	Fund Source	In progress (Prior Year Carryforward)	Recommended for FY 2019/20	Planned for FY			
				2020/21	2021/22	2022/23	2023/24
		\$	\$	\$	\$	\$	\$
General Maintenance	R		6,270,000	6,270,000	6,270,000	6,270,000	6,270,000
	G						
	GF		3,682,000	3,682,000	3,682,000	3,682,000	3,682,000
	SF		750,000	750,000	750,000	750,000	750,000
	Other		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Special Projects	R						
	G	2,550,000	11,850,000				
	GF						
	Other						
Culvert Replacement (Roads)	R		300,000	300,000	300,000	300,000	300,000
	G						
	GF						
	Other						
Traffic Improvements	R		300,000	300,000	300,000	300,000	300,000
	G		1,000,000	2,500,000	1,000,000	3,000,000	
	GF						
	Other						
Roads & Bridges Program	R						
	G			10,000,000	10,000,000	7,000,000	7,000,000
	GF	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
	SF		2,300,000	1,500,000	1,500,000	2,300,000	1,500,000
	Other		4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Street Lights	R						
	G						
	GF						
	SF		825,000	350,000	825,000	625,000	500,000
	Other						
Road Fund Subtotal =		-	6,870,000	6,870,000	6,870,000	6,870,000	6,870,000
Grant Fund Subtotal =		2,550,000	12,850,000	12,500,000	11,000,000	10,000,000	7,000,000
General Fund Requested Subtotal =		6,000,000	9,682,000	9,682,000	9,682,000	9,682,000	9,682,000
Special Fund =		-	3,875,000	2,600,000	3,075,000	3,675,000	2,750,000
Other Fund Subtotal =		-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
GRAND TOTAL		\$8,550,000	\$38,277,000	\$36,652,000	\$35,627,000	\$35,227,000	\$31,302,000

R= Road Fund G= Funded by Grant GF= General Fund SP= Special Fund

General Maintenance

1. Project Description and Background

General maintenance for the road system includes, but is not limited to, pot hole repair, minor patch paving, ditch maintenance and clearing, tree removal, crack sealing, and other drainage maintenance outside of culvert repairs. Roads Funds include annual maintenance of effort allocations, discretionary General Fund contributions, and Traffic Impact Fees.

2. Project Objective

General road maintenance.

3. Cost Estimate

\$11,702,000 - Annually

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Road Funds		\$6,270,000	\$6,270,000	\$6,270,000	\$6,270,000	\$6,270,000
General Fund		\$3,682,000	\$3,682,000	\$3,682,000	\$3,682,000	\$3,682,000
Grant Funds						
Special Funds		\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Other Funds		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000

Special Projects

1. Project Description and Background

This includes the corridor rehabilitation of Sir Francis Drake Blvd from Highway 101 in Greenbrae to the Ross town limit utilizing \$14,400,000 in TAM funds through their Major Roads and Related Infrastructure Expenditure Plan. Funding in the amount of \$2,550,000 to analyze alternatives, prepare an environmental impact report, and develop plans and specifications has been secured. The remaining funding for construction will be secured through TAM in 19/20 with construction anticipated to take place over the two following years.

2. Project Objective

Improve public safety.

3. Cost Estimate

\$14,000,000 for the construction phase

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund						
Grant Funds	\$2,550,000	\$11,850,000				
Special Funds						
Other Funds						

Culvert Replacements (Roads)

1. Project Description and Background

Our drainage infrastructure is comprised of a significant amount of 50 to 60 year old corrugated metal pipe culverts (approximately 35,000 linear feet) that are at the end of their life cycle. The funding below reflects what is available in roads funds to affect some culvert repairs, but the long term maintenance need is much larger – estimated at \$1.2M/year for 15 years.

2. Project Objective

Improve public safety.

3. Cost Estimate

\$300,000 - Annually

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Road Funds		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
General Fund						
Grant Funds						
Special Funds						
Other Funds						

Traffic Improvements

1. Project Description and Background

Improving and maintaining current traffic control systems throughout the County. Grant Funds reflect Highway Safety Improvement Program (HSIP) projects for guardrail installation and replacement, a roadway curve realignment project on Lucas Valley Road MP 5.08 and a County-wide signalized intersection safety project that resulted from the 2018 Marin County Travel Safety Plan.

2. Project Objective

Improve public safety.

3. Cost Estimate

\$300,000 – Annually + grant funds

4. Basis of Estimate

Engineer’s Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Road Funds		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
General Fund						
Grant Funds		\$1,000,000	\$2,500,000	\$1,000,000	\$3,000,000	
Special Funds						
Other Funds						

Roads & Bridges Program

1. Project Description and Background

This includes resurfacing of various County roads and pavement rehabilitation projects and bridge projects utilizing an average of \$6 million in general fund contributions. Grant Funds for FY 20/21 & 21/22 reflect the Federal Lands Access Program (FLAP) project on Sir Francis Drake Blvd near Inverness and the Sir Francis Drake Corridor project near Larkspur. Grant Funds for FY 22/23 & 23/24 reflect the FLAP project on Muir Woods Road and 4 bridge replacement projects funded by Highway Bridge Program grants. Special Funds include sales tax revenue from Measure AA and Measure B annual allocations. Other Funds represent annual allocations from the Road Repair Accountability Act of 2017 (SB1).

2. Project Objective

Improve public safety.

3. Cost Estimate

\$12,300,000 – FY 19/20

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
General Fund	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
Grant Funds			\$10,000,000	\$10,000,000	\$7,000,000	\$7,000,000
Special Funds		\$2,300,000	\$1,500,000	\$1,500,000	\$2,300,000	\$1,500,000
Other Funds		\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000

Street Lights

1. Project Description and Background

The street light infrastructure is comprised of old wooden and metal poles that are at the end of their life cycle. The lighting system also requires routine maintenance of existing light fixtures. The bulk of our LED retrofit fixtures are coming to the end of their ten-year warranty in late September 2021. In addition, existing power supply conduits were installed many years ago under standards at that time. Several are shallow or not within the road right of way that need to be improved to meet current design standards. Finally, new street light installations may be installed to support or to improve nighttime safety along sidewalks, bicycle lanes, and or roads where there are a higher than state wide average of night time collisions. This work will be funded through Special Funds collected from property tax revenue.

2. Project Objective

Improve street light reliability and roadway nighttime safety.

3. Cost Estimate

\$3,125,000

4. Basis of Estimate

Engineer's Estimate.

Funding Source	Available Prior Year Funds	19/20	20/21	21/22	22/23	23/24
Road Funds						
General Fund						
Grant Funds						
Special Funds		\$825,000	\$350,000	\$825,000	\$625,000	\$500,000
Other Funds						

CAPITAL
IMPROVEMENT
PROGRAM

FY 2019 - 2020

FY 2019-2020 to FY 2023-2024

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COUNTY OF MARIN