



Infrastructure and Facilities Five Year Capital Improvement Plan

FY 2021-22 through FY 2025-26



County of San Luis Obispo



ABOUT THE COVER: photos clockwise from upper left: New Animal Services Facility under construction; SLO Department of Social Services Solar Canopy Installation; Cayucos (CSA 10A) Water Storage Tank Replacement; SLO Old Courthouse entry flooring; Simmler Community Building Repairs; Toro Creek Road MP 1.9 Slope Repair.

COUNTY OF SAN LUIS OBISPO



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Section 1: Executive Summary

The Five Year Capital Improvement Plan (CIP) is a multi-year planning tool designed to identify infrastructure and facilities improvements, with estimated costs over \$100,000, including major maintenance projects, during the period of FY 2021-22 through FY 2025-26. **This document is not a budget document as it does not allocate or formally commit funding to the identified projects.** Funding is allocated through the annual budget process or by separate action by the Board of Supervisors (Board). The CIP is a means to identify, schedule and track capital projects and provide the Board and staff with the needed information to determine priorities and assign limited resources to those priorities.

The CIP is the result of a collaborative effort by the County Administrative Office, and the Departments of Public Works, Parks and Recreation, Airports, Library and Planning and Building. The project selection process uses criteria to help prioritize proposed projects and provide greater coordination between the development of infrastructure and facilities projects, while incorporating overall land use plans and goals.

The Five Year CIP identifies individual projects, expected total capital costs and funding sources planned for consideration over the next five years. The CIP is categorized as follows:

- I. County Infrastructure including Utilities, Flood Control, Roadways and Bridges.
- II. County Facilities including, Parks, and Airports.

Adoption of the CIP is a requirement under the Government Code (65401 and 65403) which seeks to align the CIP with the established County planning documents. CIP development also provides outreach opportunity to align work with the various Community Service Districts (CSD) and advisory councils on a mid-range development plan. The previous Five-Year CIP was adopted by the Board on February 25, 2020.

CIP highlights include:

- 145 total projects with an estimated cost of \$607 million, including previous allocations and future years.
 - Approximately \$540 million, or 89%, of the proposed \$607 million expenditures will be funded using sources other than the General Fund. Funding sources include Public Facility Fees, grant funds, funding from special revenue budgets such as Roads, Parks, and Libraries funds, State funds for correctional facilities and reserves designated for specific projects. Large, multi-year projects will typically be funded through a combination of reserves and financing, as recommended by the Auditor's office. A full list of funding sources is outlined in Appendix 9.

- 44 infrastructure projects with a total estimated cost of \$257 million, are recommended for programming in this Five-Year CIP.

The following are some of significant infrastructure projects highlighted in the five-year CIP.

- \$65 million – Pavement Rehabilitation Projects (FY 2021-22 to FY 2025-26)
 - \$51 million – Bridge Replacement Projects (FY 2021-22 to FY 2025-26)
 - \$13 million – Avila Beach Drive Interchange
 - \$14 million – Los Ranchos and Buckley Roads at State Route 227 projects
- 101 facilities projects with a total estimated cost of \$350 million, of which approximately \$68 million has been funded in previous fiscal year budgets. The five-year timeframe forecasts an estimated \$275 million for new and multi-year projects. For 2021-22, \$99 million is estimated with \$4.4 million proposed for various Facility Condition Assessment repair projects.

The following are some of the major multi-year facility projects highlighted in the five-year CIP.

- \$20.3 million – New Animal Services Facility
- \$31 million - Co-Located Emergency Dispatch Center
- \$14.6 million - San Luis Obispo County Regional Airport Runway Rehabilitation
- \$25 million – New Probation Office Building

The continued development of capital infrastructure and facilities will be essential to the growth of the County. Like most other jurisdictions, the County faces challenges where demand for infrastructure and facilities exceeds resources available for their construction and operation. This challenge is only partially met by this plan. However, the capital and major maintenance improvements identified provide a clear and achievable investment which will maintain, improve, and expand the infrastructure and facilities serving the County.

In addition to the Five-Year CIP, the County Administrative Office has been leading development of a Regional Infrastructure and Housing Strategic Action Plan, in collaboration with County Departments of Public Works and Planning and Building, the seven cities, San Luis Obispo Council of Governments, and key stakeholders. This regional plan looks at the needs associated with the State’s projected growth of the entire region, including unincorporated communities and the seven cities. The regional plan is intended to integrate efforts across the eight local land use planning agencies during developing of the eight State-required 2020-2028 Housing Elements (Government Code § 65580 et. seq.). The integrated efforts will provide a better understanding of where future growth is expected to occur countywide. Based on that land use planning, the participating agencies will collaboratively identify regional infrastructure priorities associated with resiliency and the planning for future growth. The regional plan is still under development and therefore is not reflected in this FY 2020-21 Five Year CIP’s priorities. As the regional plan is finalized, the County Departments will work together to identify how its identified priorities relate to the Five Year CIP.

Section 2: CIP Development Process

The plan is dynamic in nature and changes year to year as priorities, needs and funding change. The CIP is a guide for the consideration, selection and development of; roads, sewers, water systems, bike lanes, parks, airports, offices and other types of facilities necessary to provide communities with services. The projects include significant maintenance and replacement of existing infrastructure and facilities and construction of new infrastructure and facilities.

The following diagram shows the inputs into the infrastructure and facilities planning and development process:



The County Administrative Office provides budgeting direction and oversight for capital improvements. The Public Works Department is responsible for the development and coordination of capital and major maintenance project planning and prioritization processes for County infrastructure and facilities. Infrastructure includes the various special districts it administers, such as roads, bridges, water and wastewater systems, and drainage structures in the unincorporated areas of the county. Facilities include office buildings, libraries, fire stations, jails, public safety radio communications system, parks, airports, and health facilities. The Parks and Recreation Department develops projects for parks and trails with the concurrence of the Parks and Recreation Commission. The Airport Department maintains and manages projects for airport facility upgrades and improvements in concert with Federal Aviation

Administration funding programs. Additional CIPs may be identified through the various ongoing regional and subregional planning efforts that relate to the County's role as Groundwater Sustainability Agency under the Sustainable Groundwater Management Act, lead agency in the Integrated Regional Water Management (IRWM) Program and lead agency in coordinating resource and infrastructure needs through its land use authority. These plans include Groundwater Sustainability Plans, the IRWM Plan, Biennial Resource Summary Reports for the Resource Management System, and the Regional Housing and Infrastructure Plan.

The last Five-Year CIP was presented to the Board of Supervisors on February 25, 2020. The Board was presented with a consolidated, prioritized infrastructure and facilities project plan in alignment with Board approved plans and policies guiding budgeting, land use and strategic goals.

Ultimately, the CIP is focused on achieving the following goals:

- Develop a consistent annual process to coordinate the planning and development of infrastructure and facilities projects.
- Enhance coordination and communication among the County departments and other entities involved in the development of capital projects.
- Increase the alignment between infrastructure and facilities projects and adopted land use plans and policies.
- Increase opportunities to identify and align funding sources necessary for the development of improvements.
- Increase awareness of planned capital projects to the public and community partners.

I. Coordination of the CIP

The CIP is developed through outreach with various internal and external stakeholders. Infrastructure projects are coordinated through both technical and community advisory councils to develop a consensus on project need and in developing viable projects to advance. The facility priority list is derived from projects submitted by the County departments which are ranked and reviewed with the Capital Improvement Executive Steering Committee (CI-ESC) for prioritization, as outlined in Appendix 8. Many of these department submittals reflect priorities from external stakeholders such as Friends of the Library groups or parks and recreation advocacy groups. The development of an overall CIP provides consideration of land use goals and policies to identify and recommend capital projects.

A. Coordination with Community Services Districts (CSDs)

The intent is to provide a broader picture of planned infrastructure improvements as it relates to planned improvements by these districts which may have an impact on growth in the unincorporated communities. The projects in this plan are those which are directly under the authority of the Board of Supervisors and special districts in which the Board of Supervisors is the governing body. The

County is not responsible for all capital projects in the unincorporated area as some capital projects are within the jurisdiction of CSDs. Notable Districts and their functions include:

<u>District</u>	<u>Services Provided</u>
Avila Beach CSD	Water, Wastewater, Fire Dept., Streetlights
Cambria CSD	Water, Wastewater, Fire Dept., Streetlights, Parks
Heritage Ranch CSD	Water, Wastewater
Los Osos CSD	Water, Fire Dept., Drainage
Nipomo CSD	Water, Wastewater
Oceano CSD	Water, Wastewater, Fire Dept., Streetlights
Port San Luis Harbor District	Water, Wastewater, Parks
San Miguel CSD	Water, Wastewater, Fire Dept., Streetlights
San Simeon CSD	Water, Wastewater, Roads, Streetlights
Templeton CSD	Water, Wastewater, Fire Dept, Parks, Drainage

County staff coordinates work on specific projects with a CSD and has provided opportunities for work by the CSD to be completed in County construction contracts when the CSD enters into a joint funding agreement. Additional partnering will occur in the future as projects are developed.

The Local Agency Formation Commission (LAFCO) Sphere of Influence studies do include listings of future Infrastructure needs for CSDs. The Planning and Building Department and Public Works staff have also communicated with CSDs and conducted a formal survey of the CSD for planned infrastructure work as well as work programs the County and CSD may collaborate in the future. There is an increase in annual submittals from the CSDs, however, County staff will continue to coordinate with CSDs through outreach with the General Managers at their regular meetings. Over time, individual CSD’s CIPs will be included in this document to provide a centralized resource of planning and coordination for infrastructure development.

B. Coordination with Industry Stakeholders

County staff has coordinated with the San Luis Obispo Economic Vitality Corporation’s Building, Design, and Construction (BDC) business cluster during the process of developing a CIP as well as reviewing planning documents and needs assessments which identify specific improvements. The BDC has continued to be provided the annual CIP in order to look for opportunities to advance pressing infrastructure gaps which will facilitate in-fill development or in accommodating areas for residential and commercial development. Current initiatives working toward regional housing assessment needs will further these goals which will be folded into future CIP. The BDC will also look to promote cooperative funding mechanisms to advance critical projects, potentially through private-public partnerships.

C. Coordination with Other Agencies:

Public Works will also continue to coordinate infrastructure projects with the staffs of both the San Luis Obispo Council of Governments and Caltrans as well as monitoring projects in cities which may have an impact on the surrounding unincorporated area.

II. Project Selection for CIP

A. Infrastructure Projects:

Infrastructure projects are advanced under several plans and programs established under the Public Works, Airports, and Parks & Recreation Departments. For example, transportation infrastructure priorities and projects can be found in various documents such as:

- Pavement Management Plan
- Bridge Management Plan
- Various Community Circulation Studies/Road Improvement Fee programs
- County Bikeways Plan

Transportation needs assessments are updated continuously. Funding is then sought through Road Fund maintenance accounts, Federal bridge replacement and safety grant programs, and through the regional transportation agency; San Luis Obispo Council of Governments (SLOCOG).

Utility and Flood Control projects are developed under initial System Master Plans which contain Capital Improvement Recommendations. Projects are developed with community input and reviewed by Community Advisory Councils prior to establishing these projects in annual budgets and the CIP. Regional water resource projects are defined under the Integrated Water Resource Management (IWRM) plan which receives grant allocations to the central coast. A Regional Stakeholders group defines priorities for funding the highest ranked projects under this program. Local system upgrades are pursued based on available capital reserves for each system.

B. Facility Projects:

Public Works conducts an annual facility project submittal process from County departments. These projects are evaluated based on criteria listed in Appendix 8. Requests are also considered with other facility planning initiatives. Department requests are placed on hold if they will be addressed through the Facility Conditions Assessment (FCA), Facilities ADA transition plan update, or are in conflict with master planning efforts. Staff capacity is also analyzed as part of determining the recommended project list. In general, the lower cost projects are retained for County staff to develop and pursue while larger projects are outsourced to private firms. In both cases, County staff must manage these resources and plan the work over several phases, and sometimes years, for implementation. The projects are then advanced based on available funding.

In addition to the annual department project request process, other facility initiatives and programs, as well as external requirements, drives programming of the Facility CIP. Appendix 5, Facilities Planning Strategy, provides explanation of these initiatives.

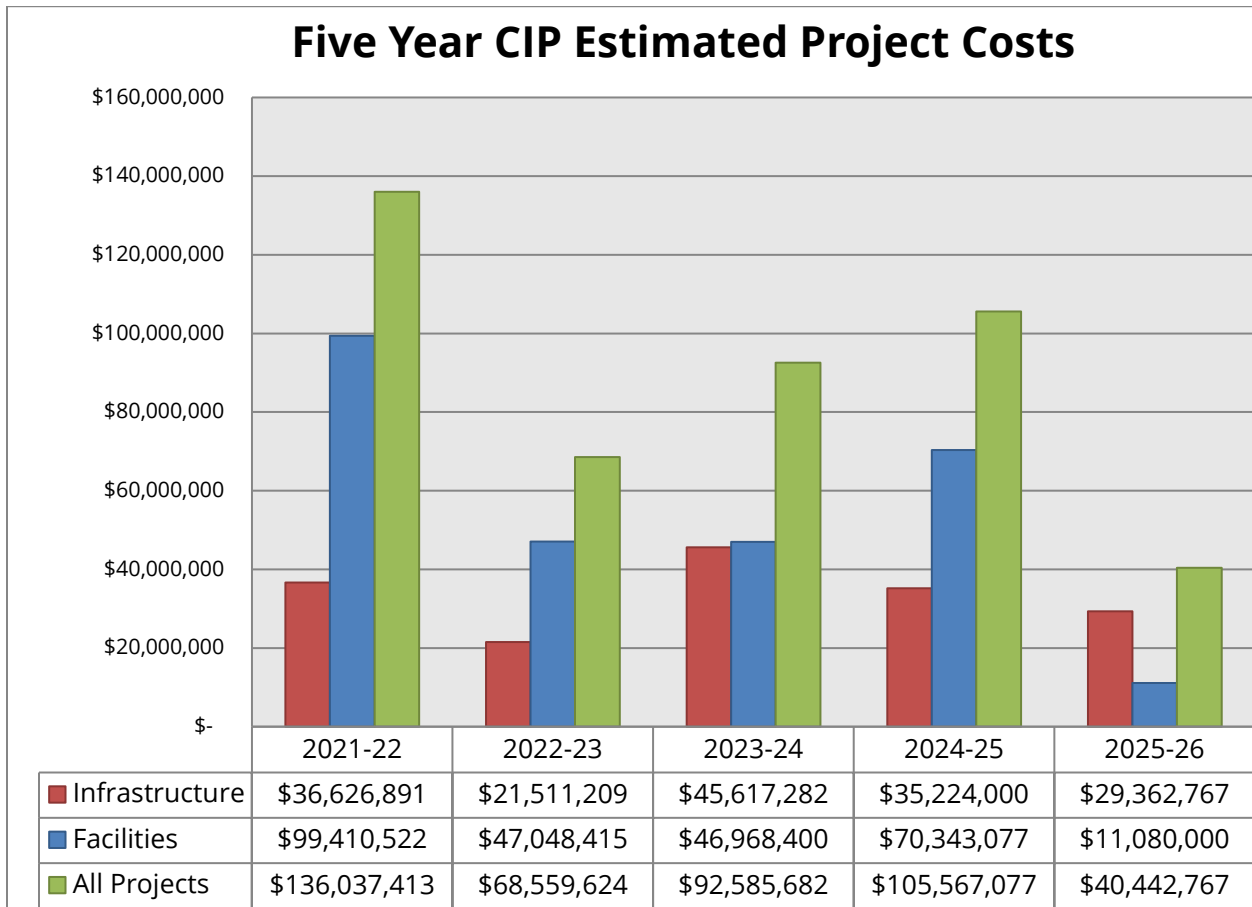
- Americans with Disability Act (ADA) Facilities Transition Plan update
- Building Security Assessments
- Energy and Water Conservation Opportunities
- Facility Conceptual Plans
- Facility Condition Assessments (FCA)
- Seismic Evaluations and Voluntary Strengthening Retrofits
- Storm Water Management Plan Implementation

Section 3: Recommended Projects for the Five-Year CIP

I. Consolidated CIP Expenditure Plan

Chart 1 shows estimated costs by year, including active and proposed projects. Funding sources are less certain in the later years of the plan and fewer projects and funding are shown. The large estimated facility costs in 2024-25 include a proposed new General Government building in downtown San Luis Obispo. As annual updates occur, funding sources will be identified, and new projects and costs will likely be added to the plan.

Chart 1



FY 2021-22 Highlights

- 25 infrastructure projects are proposed for FY 2021-22 with a total expenditure of \$37 million.
- 46 facilities projects are proposed for funding in FY 2020-21 with an estimated cost of \$99 million.

The functional areas for infrastructure and facilities are described in greater detail in Appendix 4. Funding sources typically used to finance the design and construction of projects are described in Appendix 9.

Appendices 1 and 2 include brief narratives and a series of charts which provide a graphical summary of the proposed allocation of funding by functional areas, numbers of projects by functional areas. Appendix 1 describes infrastructure projects. Appendix 2 describes facilities projects. Appendix 3 provides a list of the projects by Community.

II. Infrastructure Projects

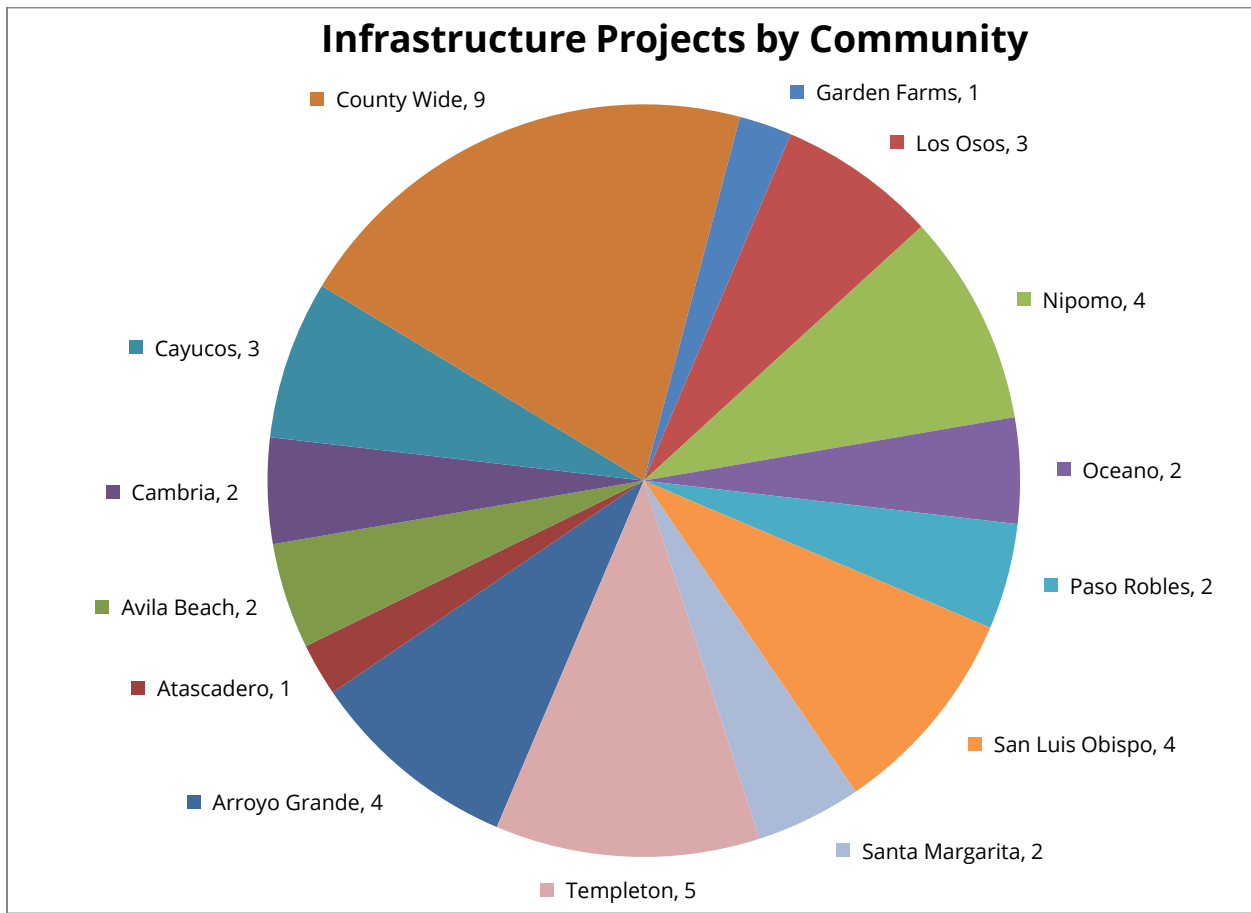
This section provides information about the infrastructure projects to be considered for funding and construction over the next five years.

Infrastructure projects are grouped into eight functional areas:

- Flood Control
- Road Capacity (Road Improvement Fees)
- Road Preservation
- Road Safety
- Transportation Betterment
- Transportation Structures
- Wastewater Systems
- Water Systems

Appendix 4 provides a description of each functional area. The distribution of the Infrastructure projects by community is shown in Chart 2.

Chart 2



III. Facilities Projects

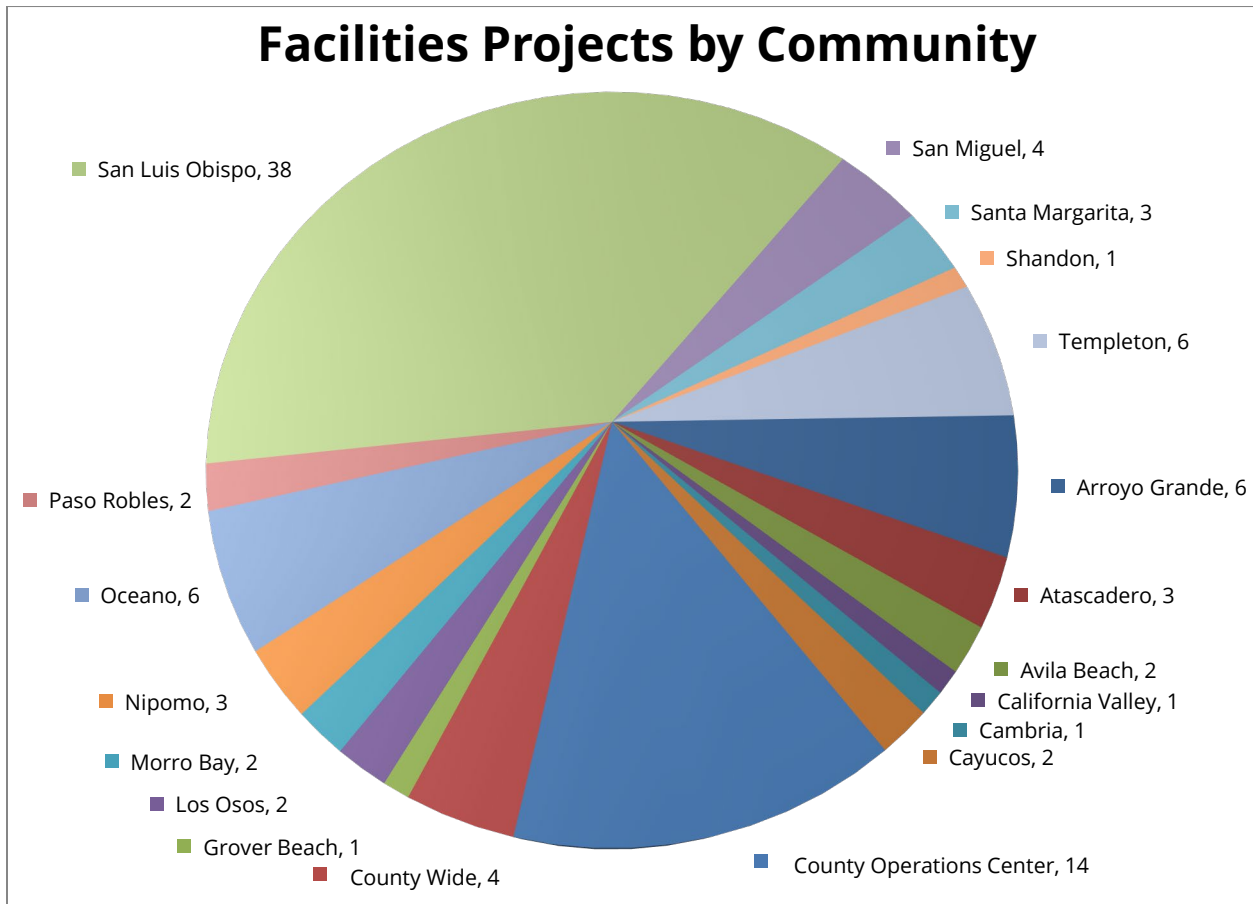
This section provides information about the facilities projects to be considered for funding and construction over the next five years.

Facilities projects are grouped into functional areas which are consistent with those identified in the capital and maintenance project fund centers of the County budget. The eight functional areas are:

- Airports
- Community Services
- General Government
- Golf Courses
- Health and Social Services
- Library
- Parks
- Public Safety

Appendix 4 provides description of each functional area. The distribution of the facilities projects among the communities is shown in Chart 3 below. The majority of the projects are in the City of San Luis Obispo and the County Operations Center (COC), since those communities house most of the General Government and Public Safety functions for the County.

Chart 3



Section 4: Operational and Maintenance Costs for Infrastructure and Facilities

Operational and Maintenance Costs

There are other cost components which are not yet fully identified in this plan. As new roads, water and wastewater systems, and new and expanded facilities are constructed, the operational costs of new staff, utilities, and maintenance are likely to increase. Conversely, where improvements are for replacement or major maintenance of existing facilities, maintenance and utility cost may decrease through lowered maintenance needs and increased energy efficiency.

Where infrastructure is supported by service charges, such as water system improvements, increased operational costs are factored into the equation. When new facilities are proposed, consideration is given to the ongoing operational costs to the County.

The Plan will utilize International Facility Management Associations (IFMA) benchmarks for maintenance and custodial costs. The intent is to demonstrate how many more employees (and their subsequent cost) will be needed with the construction of a new facility. IFMA benchmarks are one maintenance mechanic per 50,000 sq. ft. and one custodian per 25,000 sq. ft.

Maintenance Funding and Cost

Existing facilities and infrastructure require regular ongoing maintenance. This includes the maintenance of County facilities as well as roadway, flood control, water, and wastewater infrastructure owned by the County.

The County of San Luis Obispo has approximately 250 buildings ranging from office buildings to libraries, health clinics and jails. These facilities are spread throughout the County and vary in age from the late 1920's (such as the Public Health Clinic in Atascadero) to newer facilities recently constructed (such as the Creston Fire Station). Most of these buildings have equipment that requires scheduled maintenance.

Funding for maintenance is included in the County's annual budget. The annual expenditures for maintenance address the County's highest priority maintenance needs. However, as the miles of County roads and number and size of facilities increase, not all maintenance is capable of being addressed and some is deferred.

Infrastructure Deferred Maintenance

The County road system comprises over centerline 1300 miles and 199 bridge structures. Overall condition of the road system is rated on a 0 to 100 scale referred to as the Pavement Condition Index (PCI). The desired goal set by the Board is to maintain the overall system at a PCI rating no less than 65 as this is a level which indicates that the key roadways of the system are in good repair and that preventative maintenance can be done with cost effective techniques on the remaining system. Once a PCI for the system falls into the mid-50's, repairs and maintenance require much more expensive techniques. The 2015 Pavement Management Plan with 2020 Addendum is available at <https://www.slocounty.ca.gov/Departments/Public-Works/Forms-Documents/Transportation/2015->

[Pavement-Management-Report-with-2020-Addendum](#). Currently, the overall system has an average rating of 60 PCI. In general, roads within the urban areas (URL's and VRL's) average a 69 PCI. It is the rural low volume roads, primarily in the northerly part of the County, which average in the 50 PCI and brings the overall PCI into the low 60's. The Department of Public Works continues to identify and determine strategies to address these conditions by maintaining the good roads in good condition and repairing the bad roads. The overall Road Fund available, for both routine and preventative road maintenance, has been averaging about \$25 million annually. In order to prevent deferred maintenance values from increasing, a \$10 million annual pavement management program is required.

The County maintains a solid bridge replacement and rehabilitation program under this CIP which is funded in large part through the Federal Bridge Program. The current average age of these bridges is 52 years; consistent with County adopted targets. Replacement of our 31 rapidly aging timber structure bridges will remain the long term focus of this program. Currently, the County is advancing a dozen active bridge projects, including 5 timber bridges, with a value over \$50 million. The overall bridge program is described in detail under the 2014 County Bridge Maintenance Program located at <https://www.slocounty.ca.gov/Departments/Public-Works/Forms-Documents/Transportation/Bridge-Program-Report.aspx>.

Deferred maintenance on flood control facilities may result in impaired capacity in channels and increase in the frequency of flooding. The primary County flood control facility is the Arroyo Grande Creek Channel within Flood Control Zone 1/1A. The channel has seen a significant reduction in storm carrying capacity over the past 20 years due to limited district revenues for maintenance and an increase in environmental regulatory constraints to perform the needed maintenance. Over this time, deferred maintenance costs have accumulated to about \$9.2 million. The Board has adopted a Waterway Management Plan for Arroyo Grande Creek which is the basis for the project moving forward for implementation. Phase I improvements were completed in 2019. Phase II improvements are expected to be done in 2021

Other flood control facilities are included under Flood Control Zone 16 which is funded through local assessment of parcels. The zone will require voter approved increases in assessments to keep pace with future maintenance costs. The Department also has a listing of drainage needs and costs which have been developed under individual community drainage studies developed under the Flood Control District. Collectively, the studies show a need for over \$89 million in drainage improvements in the unincorporated communities. Details of the studies are available at <https://www.slocounty.ca.gov/Departments/Public-Works/Services/Drainage-Studies.aspx>. Of note, the Oceano drainage improvements at Route 1 and 13th Street are completed and operational.

The County operates approximately 75 miles of water transmission lines to supply water to various agencies. While these systems are monitored and provided with maintenance funding via participating agency contracts, the smaller community systems operated by the County generally have insufficient funds to cover all upgrades and maintenance costs. These systems included County Service Areas 10A (Cayucos), 16 (Shandon), and 23 (Santa Margarita). The local systems are composed of approximately 15 miles of pipelines and 6 storage tanks. Deferred maintenance in utility systems can result in the deterioration of key components such as tanks and pipelines. Pipe leakage results in loss of water from the system which relates to both water availability and costs. Costs for maintenance are included in system rates and charges, however, the costs for system replacement of the key components typically exceed the capacity of the ratepayers in these smaller systems. The Department of Public Works has sought grants and loans under federal programs, such as the US Department of Agriculture, to complete these large-scale improvements. Rate increases in all three CSA's have been completed, however CSA16's rate increase is on hold until the Covid-19 emergency proclamation is lifted

The County currently maintains two wastewater systems under County Service Areas 7A (Oak Shores) and 18 (Country Club Area). Leakage in wastewater creates increased volumes for processing which in turn increases operating expenses. This condition was evident in lake flows into the CSA 7A system in the early 2011 due to a lateral pipe leading into the main collector system. The Department of Public Works is in development of an Assessment Report on CSA 7A conditions as well as potential implementation options to address the maintenance and operations. The report reviewed by the Board of Supervisors to determine direction and alternative costs of options to pursue, in conjunction with the proposed rate increase. This rate increase in CSA 7A was successful after a second attempt.

Facility Deferred Maintenance

The Facility Condition Assessment (FCA) program provides a systematic approach to address existing deferred maintenance at County facilities, as well as planning for repairs and/or asset replacements as they reach the end of useful life. The FCA approach allows proactive work toward identifying needs in advance of department improvement requests, and cost-effective capital improvements plan development, including capacity and service needs. The FCA is used to develop a preventative maintenance program which reduces the frequency of equipment failures or service operations which would negatively impact the building's occupants or services.

The FCA program generates a Facility Condition Index (FCI), which is a ratio of the cost of the deficiencies to the replacement value of the building. The FCI is structured such that the lower the rating, the better relative condition of a facility. The National Association of College and University Business Officers, where the FCI metric was first developed, has developed the following FCI scale:

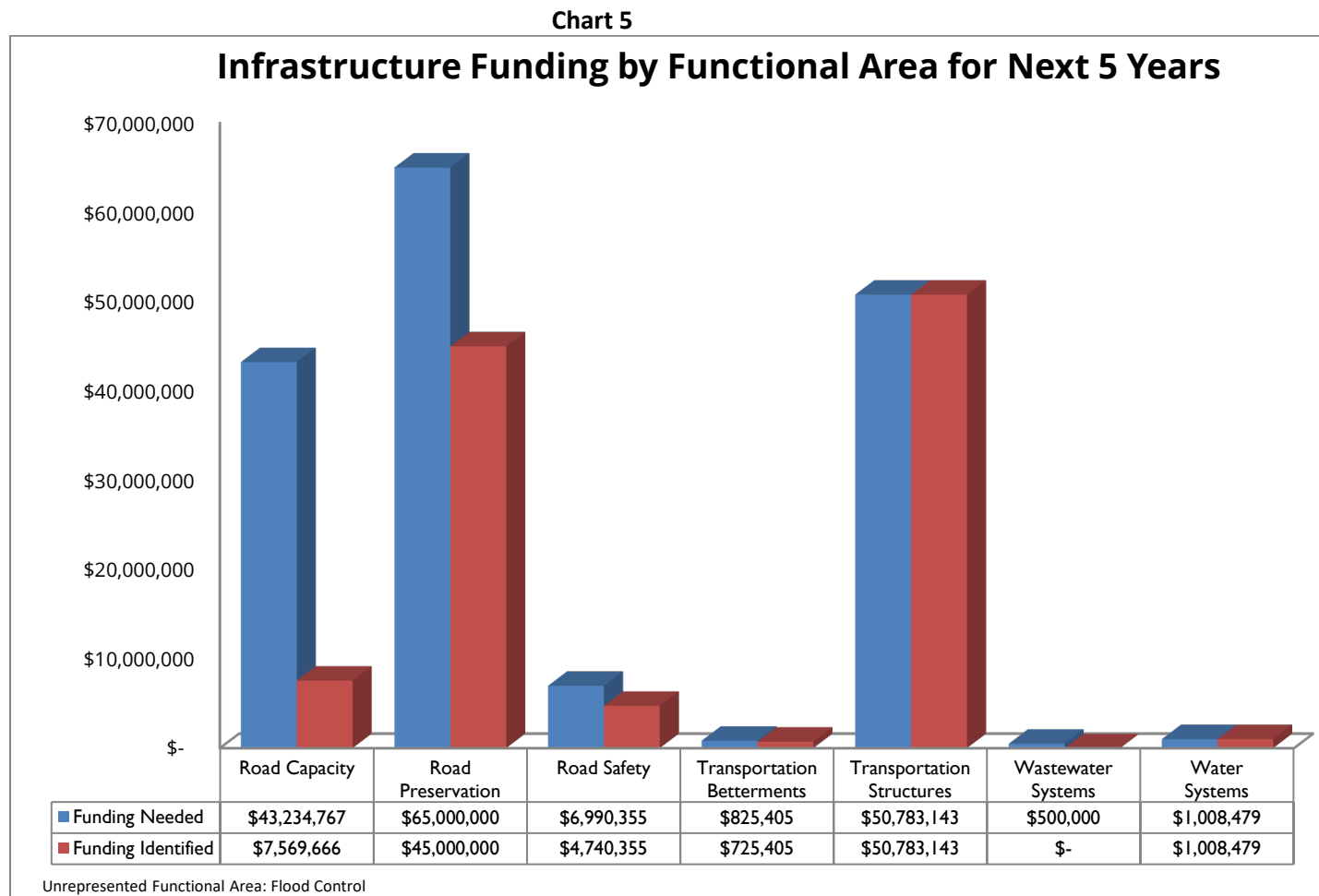
FCI	Facility Condition
0-5%	Good
6-10%	Fair
11-30%	Poor
>31%	Critical

The FCA process, currently being managed by Public Works staff, inventories County facilities into these categories. Work is then prioritized by facility condition, taking into consideration other information such as master planning documents. The County’s target FCI for various facility types are outlined in Appendix 5, which also has a listing of the FCI of all assessed building facilities.

Appendix 1: Infrastructure Projects

Chart 5 – Infrastructure Project Funding by Functional Area

Chart 5 shows the proposed allocation of funding for infrastructure functional areas. The blue bar (darker shade in black and white) on the chart identifies the estimated cost of all projects in the functional area category. The red bar (lighter shade in black and white) identifies the amount of funding which is either currently available or potentially available through a verified source of funds. Funding identified for road capacity improvement, flood control and transportation betterments are well short of funding required. Some funding sources are dependent on the future allocation of funds from the State and Federal government.



The Five Year CIP has a total of 46 infrastructure projects. Four new infrastructure projects have been added to the updated Plan. Details of the projects are shown on the individual project summary sheets, which can be found in Appendix 10.

The CIP identifies projects intended to be funded and initiated within the five-year time frame. The annual review of the CIP identifies projects that have been completed and projects which may be discontinued as higher priorities and changes to planned funding sources are identified.

Chart 6 – Infrastructure Projects by Functional Area

Chart 6 shows the number of infrastructure projects by functional area. Transportation project funding has had a significant boost under Senate Bill 1 (SB1) funding established in April of 2017. The existing gas tax was expanded by 11 cents per gallon and the existing gas tax has been indexed to address inflation over time. With that, at least \$ 6.5 million a year is estimated to be committed to road maintenance. Under SB1, the County's General Fund is obligated to contribute \$6.2 million annually as a Maintenance of Effort to receive the full SB1 funding. After funding non-capital maintenance work, approximately \$9 million per year is available for Road Preservation contracts. Expansion of road capacities are funded under the various Road Improvement Fee programs adopted by the Board as well as requirements of specific subdivision improvements.

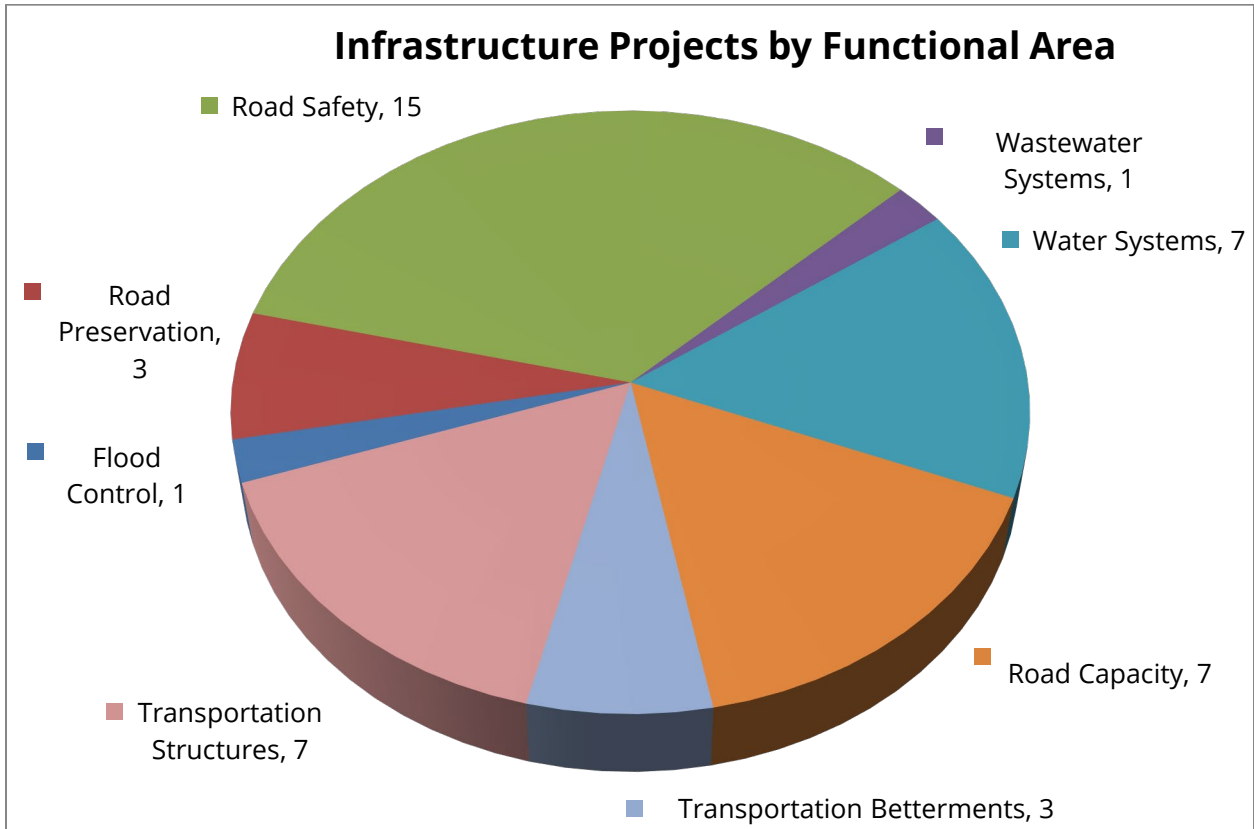
The County also makes use of several Federal Highway Bridge Program and Highway Safety program grants which would be expected to bring in over \$30 million to the County in the next five years. Transportation enhancements are funded under state grants under the Active transportation program (ATP) of which the County has seen limited success.

CIP efforts in the County and Flood Control and Water Conservation District's water, wastewater, and flood control systems are funded primarily through rates and charges levied on the beneficiaries of the particular project. Wholesale systems (Nacimiento, Salinas, Lopez, State Water and CSA12) are funded through contracts with the entities that receive water from those systems. Smaller CIP efforts can often be funded through system reserves, while larger projects are typically funded through a combination of reserves, grants, and loans.

Funding CIP efforts that may result from the implementation of Groundwater Sustainability Plans (GSPs) will be the responsibility of the respective Groundwater Sustainability Agency (GSA), as those agencies are separate government entities from the County. The role of the County and/or Flood Control and Water Conservation District in partnering with a GSA to fund CIP projects is not yet known, primarily because the respective GSPs will not be complete and approved by the State until 2020 at the earliest.

Long term region wide water supply planning is advanced by the Flood Control and Water Conservation District. Planning efforts are funded by the District's *ad valorem* tax. Per the adopted policies of the District, CIP project funding is the responsibility of the beneficiaries of the project and is typically accomplished through the establishment of a separate Flood Control Zone that is accompanied by either, or a combination of, contracts, assessments, rates and charges.

Chart 6



Appendix 2: Facilities Projects

Chart 7 – Funding By Functional Area

Chart 7 shows the estimated cost for facilities projects by functional areas. The blue bar (lighter shade in black and white) on the chart identifies the estimated cost of all projects in the functional area category. The red bar (darker shade in black and white) identifies the amount of funding which is either currently available or potentially available through a verified source of funds. Sources of funding for these projects may include General Fund, reserves and designations and grant funds where available. Expenditures will be refined as project scopes are developed through the design and bidding phases, and specific sources of funding will be identified through the annual budget process.

Chart 7

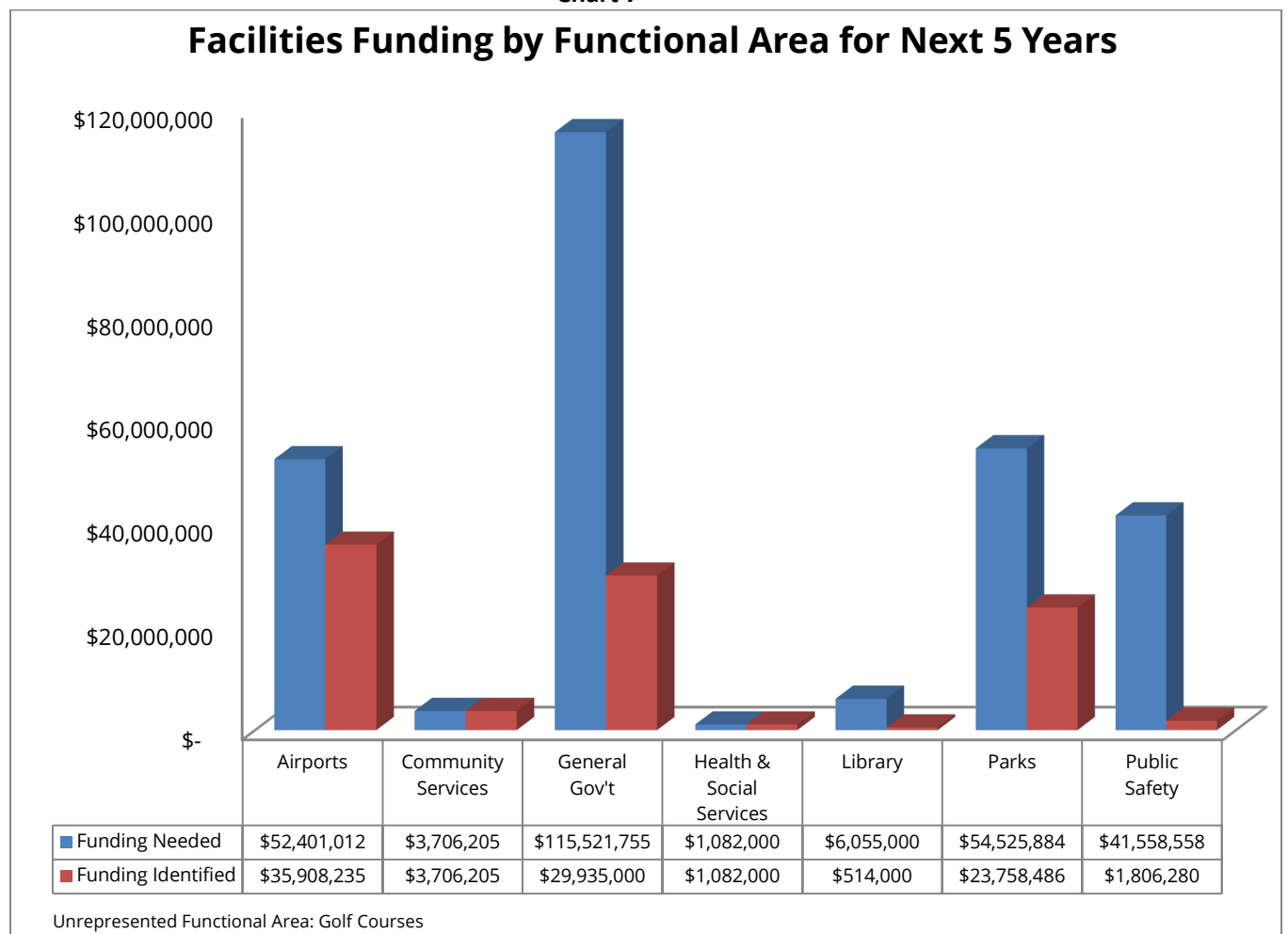
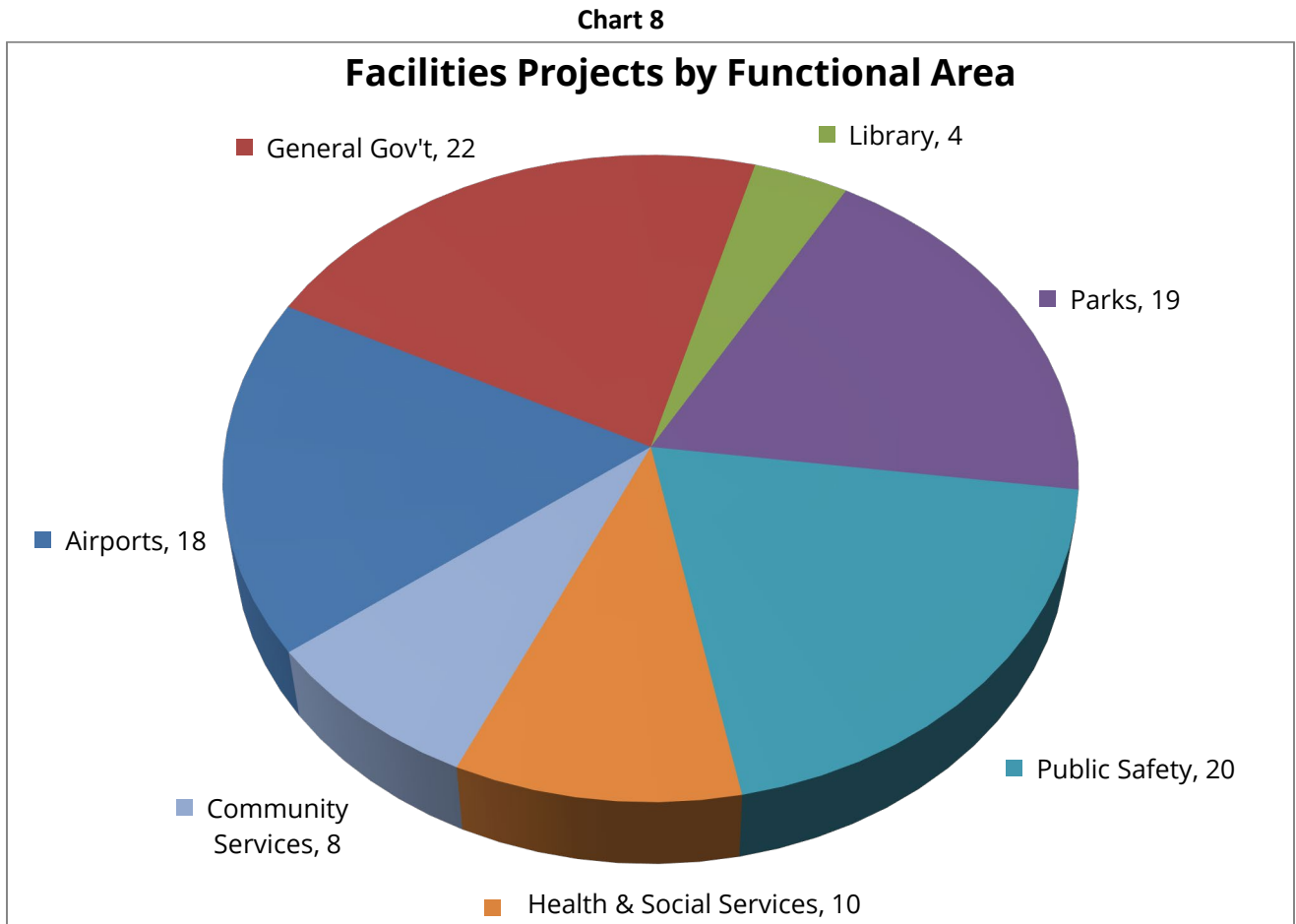


Chart 8 – Facilities Projects by Functional Area

Chart 8 shows the number of facilities projects by Functional Area as listed in Appendix 3.

The Consolidated Summary of Projects in Appendix 3 provides a complete listing of the projects, with their functional area and their estimated costs. Appendix 10 contains individual project information sheets which provide project descriptions, estimated costs and proposed funding.



Appendix 3: Consolidated Summary of Projects by Community

The Capital Improvement Five Year Summary table lists all infrastructure and facility projects in the CIP.

FIVE YEAR CAPITAL IMPROVEMENT PLAN SUMMARY

Community	Functional Area	Requesting Department	Project Title	Project No.	Anticipated Project Start	Anticipated Project Finish	Estimated Project Cost	Prior Years	2021-22	2022-23	2023-24	2024-25	2025-26	Future Years	Total Estimate
Arroyo Grande	Road Capacity	Public Works	Halcyon Road at Route 1 Phase 1, Arroyo Grande - Int	300372	2020-2021	2025-2026	\$ 18,000,000	\$ 1,344,434	—	—	\$ 800,000	\$ 100,000	\$ 15,755,566	—	\$ 18,000,000
Arroyo Grande	Transportation Structures	Public Works	Lopez Drive Bridge No. 2 - Bridge Seismic Retrofit	300452		2021-2022	\$ 7,939,000	\$ 1,611,306	\$ 6,327,694	—	—	—	—	—	\$ 7,939,000
Arroyo Grande	Water Systems	Public Works	FCZ3 Equipment Storage Garage Design	300616	Subject to funding	2021-2022	\$ 190,000	\$ 90,000	—	\$ 100,000	—	—	—	—	\$ 190,000
Arroyo Grande	Transportation Structures	Public Works	Huasna Road at Arroyo Grande Creek Bridge, Arroyo C	300620		2025-2026	\$ 6,490,147	\$ 872,890	\$ 517,257	—	\$ 100,000	\$ 5,000,000	—	—	\$ 6,490,147
Arroyo Grande	Public Safety	Information Technology	IT - AG - Lopez Hill Site Emergency Generator	320122	2019-2020	2020-2021	\$ 128,000	\$ 128,000	—	—	—	—	—	—	\$ 128,000
Arroyo Grande	Parks	Parks And Recreation	Parks - Arroyo Grande - Reconstruct Biddle Park Gaze	380004	Subject to funding	Subject to funding	\$ 139,571	\$ 139,571	—	—	—	—	—	—	\$ 139,571
Arroyo Grande	Community Services	Public Works	CS-AG-Vets Replace Roof, PAB01	CIP-FCA-PAB01	2022-2023	2022-2023	\$ 176,000	—	—	\$ 176,000	—	—	—	—	\$ 176,000
Arroyo Grande	General Gov't	Public Works	Gen Govt-AG-Paving Repairs, PAC01_02_05	CIP-FCA-PAC01	2022-2023	2022-2023	\$ 391,000	—	—	\$ 391,000	—	—	—	—	\$ 391,000
Arroyo Grande	Library	Public Works	Library-AG-HVAC Replacement, PAC02	CIP-FCA-PAC02	2022-2023	2022-2023	\$ 245,000	—	—	\$ 245,000	—	—	—	—	\$ 245,000
Arroyo Grande	Parks	Parks	Biddle Park Trail Improvements	CIPParks20-04	Ongoing Program	Subject to funding	\$ 464,000	—	\$ 464,000	—	—	—	—	—	\$ 464,000
Atascadero	Transportation Structures	Public Works	Toro Creek Road at Toro Creek, Atascadero - Bridge R	300557		2023-2024	\$ 2,858,000	\$ 619,998	\$ 227,000	\$ 44,000	\$ 1,967,002	—	—	—	\$ 2,858,000
Atascadero	Health & Social Services	Health Agency, Public Work	Health - Atascadero - Health Clinic HVAC, PBG01	320127	2019-2020	2019-2020	\$ 269,000	\$ 269,000	—	—	—	—	—	—	\$ 269,000
Atascadero	Health & Social Services	Health Agency	Health - Atascadero - Electrical Upgrades, PBG01	350144	2020-2021	2020-2021	\$ 198,000	\$ 198,000	—	—	—	—	—	—	\$ 198,000
Atascadero	Health & Social Services	Public Works	Health-Atas-Clinic Interior Upgr, PBG01	CIP-FCA-PBG01	2021-2022	2021-2022	\$ 230,000	—	\$ 230,000	—	—	—	—	—	\$ 230,000
Avila Beach	Road Capacity	Public Works	Avila Beach Drive Interchange, Avila Beach - Operatio	300506	2017-2018	2025-2026	\$ 13,000,000	\$ 1,467,799	\$ 700,000	—	\$ 10,700,000	\$ 100,000	\$ 32,201	—	\$ 13,000,000
Avila Beach	Road Safety	Public Works	Monte Road at Squire Circle, San Luis Obispo - Bridge	300636	2020-2021	2026-2027	\$ 3,025,000	\$ 40,000	\$ 238,000	\$ 372,000	—	—	\$ 75,000	\$ 2,300,000	\$ 3,025,000
Avila Beach	Parks	Parks And Recreation	Parks - Construct Bob Jones Trail - Octagon Barn to Or	320096	2018-2019	2023-2024	\$ 20,224,000	\$ 1,779,427	\$ 1,464,287	\$ 1,464,286	\$ 15,516,000	—	—	—	\$ 20,224,000
Avila Beach	Parks	Parks And Recreation	Parks - Avila Beach - Cave Landing Parking Lot Manage	380008	Ongoing Program	Subject to funding	\$ 626,491	\$ 26,491	\$ 600,000	—	—	—	—	—	\$ 626,491
California Valley	Public Safety	Information Technology	IT - Cal Valley - Polonio Pass New Communication Faci	320121	2020-2021	2021-2022	\$ 1,555,000	\$ 1,369,720	\$ 185,280	—	—	—	—	—	\$ 1,555,000
Cambria	Road Safety	Public Works	Santa Rosa Creek Road Repair at Post Mile 0.8	245R12B420	2020-2021	2020-2021	\$ 710,000	\$ 267,291	\$ 442,709	—	—	—	—	—	\$ 710,000
Cambria	Transportation Betterment:	Public Works	Burton Drive, Cambria - Pedestrian Improvements	300572	Subject to funding	2027-2028	\$ 650,000	\$ 167,998	—	—	—	—	—	\$ 482,002	\$ 650,000
Cambria	Parks	Parks	Shamel Park Playground Replacement	CIPParks20-03	Subject to funding	Subject to funding	\$ 115,000	—	\$ 115,000	—	—	—	—	—	\$ 115,000
Cayucos	Road Safety	Public Works	Cayucos Creek Road MP 1.3 Storm Damage Repair	245R12B449	2019-2020	2021-2022	\$ 900,000	\$ 396,187	\$ 503,813	—	—	—	—	—	\$ 900,000
Cayucos	Water Systems	Public Works	New Storage Tanks, Cayucos	300279		2020-2021	\$ 2,442,279	\$ 2,442,279	—	—	—	—	—	—	\$ 2,442,279
Cayucos	Water Systems	Public Works	Hacienda Ave Waterline Replacement	300623	2020-2021	2023-2024	\$ 1,000,000	\$ 100,000	\$ 150,000	\$ 750,000	—	—	—	—	\$ 1,000,000
Cayucos	Parks	Parks And Recreation	Parks - Morro Bay to Cayucos Connector - California C	320054	Ongoing Program	2024-2025	\$ 6,999,600	\$ 642,600	\$ 6,357,000	—	—	—	—	—	\$ 6,999,600
Cayucos	Community Services	4 items checked	Gen Govt - Cayucos - Cayucos Vets Hall Rehabilitation	320089	2016-2017	2021-2022	\$ 4,668,805	\$ 2,458,600	\$ 2,210,205	—	—	—	—	—	\$ 4,668,805
County Operations Center	Public Safety	Public Works, Sheriff Coron	Sheriff - COC - Replace HVAC at West Housing	320081	2015-2016	2020-2021	\$ 798,100	\$ 798,100	—	—	—	—	—	—	\$ 798,100
County Operations Center	Health & Social Services	Health Agency	Health-COC-New Animal Shelter-Design Build	320088	2016-2017	2021-2022	\$ 20,348,740	\$ 20,348,740	—	—	—	—	—	—	\$ 20,348,740
County Operations Center	Public Safety	Sheriff Coroner	FCA Repairs at COC Main Jail Addition, PIC32	320103	2018-2019	2020-2021	\$ 1,206,000	\$ 1,206,000	—	—	—	—	—	—	\$ 1,206,000
County Operations Center	Public Safety	Sheriff Coroner	Sheriff - COC - Honor Farm - Construct Dry Kitchen Sto	320111	2018-2019	2019-2020	\$ 527,000	\$ 527,000	—	—	—	—	—	—	\$ 527,000
County Operations Center	General Gov't	Public Works	Gen Govt - COC - Parking and Road Improvements	320126	2019-2020	2021-2022	\$ 3,895,000	\$ 245,245	\$ 254,755	\$ 3,395,000	—	—	—	—	\$ 3,895,000
County Operations Center	Public Safety	Sheriff Coroner	Sheriff - COC - Central Plant Study, PIC20	320142	2020-2021	2020-2021	\$ 50,000	\$ 50,000	—	—	—	—	—	—	\$ 50,000
County Operations Center	Public Safety	Probation - COC - Furnace and FA Upgrades, PIC35	320143	2020-2021	2020-2021	\$ 295,000	\$ 295,000	—	—	—	—	—	—	—	\$ 295,000
County Operations Center	Public Safety	Sheriff Coroner	FCA Repairs at COC Main Jail, PIC20	350136	2018-2019	2019-2020	\$ 608,000	\$ 608,000	—	—	—	—	—	—	\$ 608,000
County Operations Center	General Gov't	Public Works	PW - COC - Electrical Upgrades, PIC04	350145	2020-2021	2020-2021	\$ 117,000	\$ 117,000	—	—	—	—	—	—	\$ 117,000
County Operations Center	Public Safety	Sheriff Coroner	Sheriff - COC - HF Lighting & Window Replacement, PI	350147	2020-2021	2020-2021	\$ 261,000	\$ 261,000	—	—	—	—	—	—	\$ 261,000
County Operations Center	General Gov't	Public Works	PW-COC-Bldg 1200 Paving Repairs, PIC02	CIP-FCA-PIC02	2021-2022	2021-2022	\$ 271,000	—	\$ 271,000	—	—	—	—	—	\$ 271,000
County Operations Center	Public Safety	Public Works	Sheriff-COC-Honor Farm Repairs, PIC31	CIP-FCA-PIC31	2021-2022	2021-2022	\$ 222,000	—	\$ 222,000	—	—	—	—	—	\$ 222,000
County Operations Center	Public Safety	Public Works	Sheriff-COC-Interior Upgrades, PIC32	CIP-FCA-PIC32	2021-2022	2021-2022	\$ 521,000	—	\$ 521,000	—	—	—	—	—	\$ 521,000
County Operations Center	Public Safety	Sheriff-COC-Divide West Housing Yard	CIP-SHER1903	2022-2023	2022-2023	\$ 310,000	—	—	\$ 310,000	—	—	—	—	—	\$ 310,000
County Wide	Road Preservation	Public Works	2015-16 BPMP Bridge Preventative Maintenance Prg	300558	2015-2016	2021-2022	\$ 891,084	\$ 891,084	—	—	—	—	—	—	\$ 891,084
County Wide	Water Systems	Public Works	Nacimiento Water Pipeline, Countywide - Isolation Val	300580		2020-2021	\$ 949,850	\$ 949,850	—	—	—	—	—	—	\$ 949,850
County Wide	Road Safety	Public Works	Metal Beam Guardrail FY 2020-21	300603	2020-2021	2021-2022	\$ 1,281,412	\$ 1,281,412	—	—	—	—	—	—	\$ 1,281,412
County Wide	Road Safety	Public Works	Intersection Lighting Improvements - Countywide	300604	2020-2021	2021-2022	\$ 684,800	\$ 684,800	—	—	—	—	—	—	\$ 684,800
County Wide	Road Safety	Public Works	Crosswalk Improvements - Countywide	300605	2020-2021	2021-2022	\$ 592,517	\$ 592,517	—	—	—	—	—	—	\$ 592,517
County Wide	Road Safety	Public Works	Intersection Streetlights FY 2021-22	300630	2021-2022	2022-2023	\$ 635,800	\$ 200,000	\$ 435,800	—	—	—	—	—	\$ 635,800
County Wide	Road Safety	Public Works	Metal Beam Guardrail FY 2021-22	300631	2021-2022	2022-2023	\$ 1,149,300	\$ 223,000	\$ 926,300	—	—	—	—	—	\$ 1,149,300
County Wide	Road Preservation	Public Works	Annual Asphalt Concrete Overlay Program	300998	Ongoing Program	Ongoing Program	\$ 59,300,000	\$ 9,300,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	—	\$ 59,300,000
County Wide	Road Preservation	Public Works	Annual Pavement Treatment Program	300999	Ongoing Program	Ongoing Program	\$ 15,900,000	\$ 900,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	—	\$ 15,900,000
County Wide	Parks	Parks And Recreation	Parks - North County - Templeton to Atascadero Conn	320056	2012-2013	2022-2023	\$ 6,213,368	\$ 913,368	—	\$ 5,300,000	—	—	—	—	\$ 6,213,368
County Wide	General Gov't	Public Works	Countywide ADA Compliance Repairs	350071	2018-2019	Ongoing Program	\$ 2,303,710	\$ 785,710	\$ 268,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 2,303,710
County Wide	General Gov't	Public Works	Facilities Condition Assessment (FCA) Repairs	350129	2018-2019	Ongoing Program	\$ 34,119,000	\$ 3,179,000	\$ 940,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 34,119,000
County Wide	General Gov't	Information Technology	Provide Microwave Radio Gigabit Backup Redundancy CIP-IT1801		2022-2023	2023-2024	\$ 727,000	—	—	\$ 727,000	—	—	—	—	\$ 727,000
Garden Farms	Transportation Structures	Public Works	El Camino Real at Santa Margarita Creek, Santa Marga	300439	2019-2020	2022-2023	\$ 9,857,000	\$ 2,863,567	\$ 6,993,433	—	—	—	—	—	\$ 9,857,000
Grover Beach	Health & Social Services	Health Agency, Public Work	Health - Grover Beach - Drug and Alcohol Roof Replac	320129	2019-2020	2020-2021	\$ 321,500	\$ 321,500	—	—	—	—	—	—	\$ 321,500
Los Osos	Road Safety	Public Works	Turri Rd Slipout, Los Osos	245R12B448	2020-2021	2021-2022	\$ 150,000	\$ 64,030	\$ 85,970	—	—	—	—	—	\$ 150,000
Los Osos	Transportation Structures	Public Works	South Bay Boulevard Bridge over Los Osos Creek, Los	300455		2026-2027	\$ 23,304,000	\$ 1,878,945	\$ 490,055	\$ 67,000	\$ 10,434,000	\$ 10,434,000	—	—	\$ 23,304,000
Los Osos	Road Safety	Public Works	El Moro Avenue, Los Osos - Safe Routes to School Pec	300601	Subject to funding	2021-2022	\$ 210,000	\$ 210,000	—	—	—	—	—	—	\$ 210,000
Los Osos	General Gov't	Public Works	Los Osos Landfill Remediation Project	320071	2013-2014	2020-2021	\$ 1,812,063	\$ 1,812,063	—	—	—	—	—	—	\$ 1,812,063
Los Osos	Public Safety	Sheriff Coroner	FCA Repairs at Los Osos Sheriff Substation, PEN15	320102	2018-2019	2019-2020	\$ 207,291	\$ 207,291	—	—	—	—	—	—	\$ 207,291
Morro Bay	Parks	Parks And Recreation	Parks - Morro Bay - Replace Morro Bay Golf Course W	340002		2021-2022	\$ 1,100,000	\$ 222,033	\$ 50,000	\$ 227,967	\$ 600,000	—	—	—	\$ 1,100,000
Morro Bay	Health & Social Services	Public Works	Health-MB-FA & Exterior Upgrades, PNL02		2021-2022	2021-2022	\$ 142,000	—	\$ 142,000	—	—	—	—	—	\$ 142,000
Nipomo	Transportation Betterment:	Public Works	Tefft Street and US 101, Nipomo - Operational Improv	300147		2020-2021	\$ 3,486,000	\$ 3,079,595	\$ 406,405	—	—	—	—	—	\$ 3,486,000
Nipomo	Road Safety	Public Works	Los Berros Road at Dale Avenue, Arroyo Grande - Left	300384	Subject to funding	2023-2024	\$ 1,400,000	\$ 333,720	—	\$ 40,000	\$ 1,026,280	—	—	—	\$ 1,400,000
Nipomo	Road Safety	Public Works	Los Berros at Avis Street, Nipomo - Road Widening	300602	2020-2021	2021-2022	\$ 1,490,769	\$ 1,490,769	—						

Nipomo	Library	Public Works	Library-Nipomo-Paving & Re-Roof, POB22	CIP-FCA-POB22	2022-2023	2022-2023	\$ 269,000	—	—	\$ 269,000	—	—	—	—	\$ 269,000
Oceano	Flood Control	Public Works	Arroyo Grande Creek Waterway Management Progra	300477-300478	2018-2019	2020-2021	\$ 8,701,089	\$ 8,701,089	—	—	—	—	—	—	\$ 8,701,089
Oceano	Road Safety	Public Works	Oceano Pedestrian Enhancements – Safe Routes to Sc	300600	2020-2021	2021-2022	\$ 1,312,000	\$ 999,517	\$ 312,483	—	—	—	—	—	\$ 1,312,000
Oceano	Parks	Parks And Recreation	Parks - Oceano - Coastal Dunes Upgrades	385000	Subject to funding	Subject to funding	\$ 320,001	\$ 320,001	—	—	—	—	—	—	\$ 320,001
Oceano	Airports		Oceano Airport Design/Construct New Electrical Vault	CIPAIRPT1901	2021-2022	2022-2023	\$ 292,800	—	\$ 61,300	\$ 231,500	—	—	—	—	\$ 292,800
Oceano	Airports		Oceano Airport Taxiway A Widening & Misc Imps.	CIPAIRPT1902	2024-2025	2024-2025	\$ 1,127,600	—	—	—	—	\$ 1,127,600	—	—	\$ 1,127,600
Oceano	Airports		Oceano Airport Rehabilitate Apron	CIPAIRPT1903	2023-2024	2024-2025	\$ 619,400	—	—	—	\$ 133,900	\$ 485,500	—	—	\$ 619,400
Oceano	Airports		Oceano Airport Design & Construct Pollution Control F	CIPAIRPT1904	2027-2028	2027-2028	\$ 223,200	—	—	—	—	—	—	\$ 223,200	\$ 223,200
Oceano	Airports		Oceano Airport Widen Runway	CIPAIRPT1905	2021-2022	2022-2023	\$ 1,089,600	—	\$ 112,900	\$ 976,700	—	—	—	—	\$ 1,089,600
Paso Robles	Water Systems	Public Works	North Salinas River Crossing Repair	300641	2019-2020	2020-2021	\$ 4,181,600	\$ 4,181,600	—	—	—	—	—	—	\$ 4,181,600
Paso Robles	Road Safety	Public Works	North River Road at Huerhuero Creek - Bridge Replace	300653	2020-2021	2025-2026	\$ 5,456,000	\$ 195,000	\$ 867,000	—	—	\$ 80,000	—	\$ 4,314,000	\$ 5,456,000
Paso Robles	Public Safety	Public Works	Fire-PR-Meridian Int&Ext Repairs, PRB01	CIP-FCA-PRB01	2021-2022	2021-2022	\$ 198,000	—	\$ 198,000	—	—	—	—	—	\$ 198,000
Paso Robles	Public Safety	Public Works	Fire-PR-Heritage Paving & Floors, PRC01	CIP-FCA-PRC01	2022-2023	2022-2023	\$ 370,000	—	—	\$ 370,000	—	—	—	—	\$ 370,000
San Luis Obispo	Wastewater Systems	Public Works	Modernize Lift Station #3 and System at Country Club,	300583	Subject to funding	Subject to funding	\$ 724,234	\$ 224,234	\$ 150,000	\$ 350,000	—	—	—	—	\$ 724,234
San Luis Obispo	Road Capacity	Public Works	Los Ranchos Road - State Route 227, San Luis Obispo	300608	2022-2023	2022-2023	\$ 7,396,939	\$ 1,696,939	—	\$ 600,000	\$ 5,100,000	—	—	—	\$ 7,396,939
San Luis Obispo	Road Safety	Public Works	Buckley Road Corridor Study, San Luis Obispo	300612	2021-2022	2025-2026	\$ 1,900,000	\$ 315,000	—	\$ 185,000	—	\$ 1,400,000	—	—	\$ 1,900,000
San Luis Obispo	Road Capacity	Public Works	Buckley Road at State Route 227, San Luis Obispo - Op	300617	2021-2022	2025-2026	\$ 6,631,000	\$ 284,000	\$ 716,000	\$ 250,000	\$ 271,000	\$ 5,110,000	—	—	\$ 6,631,000
San Luis Obispo	General Gov't	Information Technology	GSA-IT - SLO - Extend Nacimiento Fiber	320037	2010-2011	2019-2020	\$ 455,300	\$ 455,300	—	—	—	—	—	—	\$ 455,300
San Luis Obispo	Public Safety	Information Technology	IT-SLO-Cuesta Peak Comm Tower	320087	2016-2017	2020-2021	\$ 320,000	\$ 244,000	\$ 76,000	—	—	—	—	—	\$ 320,000
San Luis Obispo	General Gov't	Public Works	FCA Repairs at SLO Courthouse Annex, PTB03	320108	2018-2019	2021-2022	\$ 1,460,000	\$ 396,000	\$ 1,064,000	—	—	—	—	—	\$ 1,460,000
San Luis Obispo	Public Safety	Probation	Probation-SLO-New Probation Building (Design-Build)	320112	2018-2019	2023-2024	\$ 24,749,999	\$ 2,749,999	\$ 22,000,000	—	—	—	—	—	\$ 24,749,999
San Luis Obispo	Health & Social Services	Health Agency	Health - SLO - Paving Repairs, PTF51_66	320147	2020-2021	2020-2021	\$ 392,000	\$ 392,000	—	—	—	—	—	—	\$ 392,000
San Luis Obispo	General Gov't	Parks And Recreation	Gen Govt - SLO - Relocation of Parks Offices to El Chor	320151	2020-2021	2022-2023	\$ 4,658,000	\$ 500,000	\$ 4,158,000	—	—	—	—	—	\$ 4,658,000
San Luis Obispo	General Gov't	3 items checked	Gen Govt - SLO - Relocate Ag Comm and UC Coop Offi	320152	2020-2021	2022-2023	\$ 18,529,000	\$ 1,250,000	\$ 3,000,000	\$ 14,279,000	—	—	—	—	\$ 18,529,000
San Luis Obispo	Airports	Airports	Airports - SLO - QTA Rental Car Facilities	330019	2021-2022	2021-2022	\$ 850,021	\$ 76,137	\$ 773,884	—	—	—	—	—	\$ 850,021
San Luis Obispo	Airports	Airports	Airports - SLO - R/W 11-29 Rehab Project	330027	2020-2021	2021-2022	\$ 1,105,257	\$ 1,105,257	—	—	—	—	—	—	\$ 1,105,257
San Luis Obispo	Airports	Airports	Airports - SLO - R/W 11-29 Rehab Construction	330031	2021-2022	2021-2022	\$ 13,351,805	—	\$ 13,351,805	—	—	—	—	—	\$ 13,351,805
San Luis Obispo	General Gov't	Public Works	Gen Govt - SLO - Government Center Repairs	350122	2015-2016	2019-2020	\$ 3,230,610	\$ 3,230,610	—	—	—	—	—	—	\$ 3,230,610
San Luis Obispo	General Gov't	Public Works	Gen Govt-SLO Courthouse Annex Electrical Panel Repl	350141	2019-2020	2020-2021	\$ 237,200	\$ 237,200	—	—	—	—	—	—	\$ 237,200
San Luis Obispo	Community Services	Central Services	CS - SLO - Vets Hall Paint & Restroom Upgrades, PTA8	350149	2020-2021	2020-2021	\$ 157,000	\$ 157,000	—	—	—	—	—	—	\$ 157,000
San Luis Obispo	General Gov't	Public Works	Gen Govt - SLO - Electrical Upgrades, PTB02	350150	2020-2021	2020-2021	\$ 151,000	\$ 151,000	—	—	—	—	—	—	\$ 151,000
San Luis Obispo	General Gov't	Public Works	Gen Govt - SLO - 4th Floor Restroom Upgrades, PTB02	350151	2020-2021	2020-2021	\$ 110,000	\$ 110,000	—	—	—	—	—	—	\$ 110,000
San Luis Obispo	General Gov't	Public Works	Gen Govt - SLO - Downtown Master Plan and Program	350152	2020-2021	2021-2022	\$ 225,000	\$ 225,000	—	—	—	—	—	—	\$ 225,000
San Luis Obispo	Parks	Parks And Recreation	Parks - SLO - El Chorro Regional Park Programming, Ph	380006	Subject to funding	Subject to funding	\$ 1,689,835	\$ 689,835	—	—	—	—	—	\$ 1,000,000	\$ 1,689,835
San Luis Obispo	General Gov't	Public Works	General Government Office Building	CIP-CP1902	2022-2023	2026-2027	\$ 60,500,000	—	\$ 250,000	\$ 3,000,000	\$ 10,000,000	\$ 47,250,000	—	—	\$ 60,500,000
San Luis Obispo	Community Services	Public Works	CS-SLO-Vets Electrical Upgrades, PTA85	CIP-FCA-PTA85	2021-2022	2021-2022	\$ 840,000	—	\$ 840,000	—	—	—	—	—	\$ 840,000
San Luis Obispo	General Gov't	Public Works	Gen Govt-SLO-Old CH Carpet Repl, PTB01	CIP-FCA-PTB01	2021-2022	2021-2022	\$ 660,000	—	\$ 660,000	—	—	—	—	—	\$ 660,000
San Luis Obispo	General Gov't	Public Works	Gen Govt-SLO-CH Annex Carpet, PTB02	CIP-FCA-PTB02	2022-2023	2022-2023	\$ 258,000	—	—	\$ 258,000	—	—	—	—	\$ 258,000
San Luis Obispo	General Gov't	Public Works	Gen Govt-SLO-CH Annex RR Reno, PTB03	CIP-FCA-PTB03	2021-2022	2021-2022	\$ 356,000	—	\$ 356,000	—	—	—	—	—	\$ 356,000
San Luis Obispo	Health & Social Services	Public Works	Health-SLO-MH Interior Upgrades, PTF51	CIP-FCA-PTF51	2021-2022	2021-2022	\$ 218,000	—	\$ 218,000	—	—	—	—	—	\$ 218,000
San Luis Obispo	Health & Social Services	Public Works	Health-SLO-Annex Carpet & Paint, PTF67	CIP-FCA-PTF67	2021-2022	2021-2022	\$ 150,000	—	\$ 150,000	—	—	—	—	—	\$ 150,000
San Luis Obispo	Health & Social Services	Public Works	DSS - SLO - Carpet & Paint, PTR01	CIP-FCA-PTR01	2021-2022	2021-2022	\$ 342,000	—	\$ 342,000	—	—	—	—	—	\$ 342,000
San Luis Obispo	Airports		SBP Rehabilitate Runway Electrical Vault	CIPAIRPT1907	2022-2023	2022-2023	\$ 1,200,000	—	—	\$ 1,200,000	—	—	—	—	\$ 1,200,000
San Luis Obispo	Airports		SBP Airport Terminal Apron Rehabilitation	CIPAIRPT1910	2022-2023	2022-2023	\$ 954,900	—	—	\$ 954,900	—	—	—	—	\$ 954,900
San Luis Obispo	Airports		SBP Airport Reconstruct Taxiways A (East) & L; Constr	CIPAIRPT1911	2020-2021	2022-2023	\$ 3,922,900	—	—	—	\$ 3,922,900	—	—	—	\$ 3,922,900
San Luis Obispo	Airports		SBP Airport Reconstruct Taxiways A, E, and C (South)	CIPAIRPT1912	2023-2024	2023-2024	\$ 5,015,600	—	—	—	\$ 5,015,600	—	—	—	\$ 5,015,600
San Luis Obispo	Airports		SBP Airport Reconstruct Taxiways A and H	CIPAIRPT1913	2024-2025	2024-2025	\$ 3,837,200	—	—	—	—	\$ 3,837,200	—	—	\$ 3,837,200
San Luis Obispo	Airports		SBP Airport - Construct New Parking Lot	CIPAIRPT20-01	2020-2021	2024-2025	\$ 16,492,777	—	—	—	\$ 5,100,000	\$ 11,392,777	—	—	\$ 16,492,777
San Luis Obispo	Airports		SBP Airport Parking Lot 4 Overlay	CIPAIRPT20-02	2021-2022	2021-2022	\$ 800,000	—	\$ 800,000	—	—	—	—	—	\$ 800,000
San Luis Obispo	Airports		SBP Airport - Airport Drive Rehabilitation	CIPAIRPT20-06	2021-2022	2021-2022	\$ 173,384	—	\$ 173,384	—	—	—	—	—	\$ 173,384
San Luis Obispo	Airports		SBP Airport - Runway 7-25 Crack Seal & Stripe	CIPAIRPT20-07	2022-2023	2022-2023	\$ 454,162	—	—	\$ 454,162	—	—	—	—	\$ 454,162
San Luis Obispo	Airports		SBP Airport-Expand Baggage Screening Room & Pier	CIPAIRPT20-08	2021-2022	2023-2024	\$ 2,295,000	—	\$ 2,295,000	—	—	—	—	—	\$ 2,295,000
San Luis Obispo	Parks		El Chorro Park Phase I - Bike Course	CIPParks20-05	2021-2022	2022-2023	\$ 262,500	—	\$ 30,000	\$ 232,500	—	—	—	—	\$ 262,500
San Luis Obispo	Parks		El Chorro Park Phase I - Cabins	CIPParks20-06	Subject to funding	Subject to funding	\$ 2,500,000	—	\$ 2,500,000	—	—	—	—	—	\$ 2,500,000
San Luis Obispo	Parks		El Chorro Park Phase I - Disc Golf	CIPParks20-07	2021-2022	2022-2023	\$ 105,000	—	\$ 105,000	—	—	—	—	—	\$ 105,000
San Miguel	Parks	Parks And Recreation	Parks - San Miguel - Misc Pool Building Repairs, PUD1	320148	2020-2021	2020-2021	\$ 106,000	\$ 106,000	—	—	—	—	—	—	\$ 106,000
San Miguel	Parks	Parks And Recreation	Parks - San Miguel - Misc Repairs, PUE13	320149	2020-2021	2020-2021	\$ 185,000	\$ 185,000	—	—	—	—	—	—	\$ 185,000
San Miguel	Community Services	Public Works	Parks-San Miguel-Adobe Paving, PUG24	CIP-FCA-PUG24	2021-2022	2021-2022	\$ 248,000	—	\$ 248,000	—	—	—	—	—	\$ 248,000
San Miguel	Parks		San Miguel Park Prop 68 Grant Improvements	CIPParks20-01	2020-2021	2021-2022	\$ 8,500,000	—	\$ 4,250,000	\$ 4,250,000	—	—	—	—	\$ 8,500,000
Santa Margarita	Public Safety	Information Technology	IT-Santa Margarita-La Panza Comm Site Tower	320086	2016-2017	2020-2021	\$ 320,000	\$ 244,000	\$ 76,000	—	—	—	—	—	\$ 320,000
Santa Margarita	Water Systems	Public Works	Salinas Potable Water System	535R155732	2020-2021	2020-2021	\$ 196,023	\$ 196,023	—	—	—	—	—	—	\$ 196,023
Santa Margarita	Water Systems	Public Works	Pipeline Rehab/Repair (Salinas Dam)	535R155739	2020-2021	2020-2021	\$ 1,286,589	\$ 1,278,110	\$ 8,479	—	—	—	—	—	\$ 1,286,589
Santa Margarita	Community Services	Public Works	CS-SMarg-Comm Bldg Re-Roof, PVA01	CIP-FCA-PVA01	2022-2023	2022-2023	\$ 105,000	—	—	\$ 105,000	—	—	—	—	\$ 105,000
Santa Margarita	Parks		Santa Margarita to Garden Farms Trail	CIPParks20-09	2020-2021	2021-2022	\$ 3,146,800	—	\$ 1,573,400	\$ 1,573,400	—	—	—	—	\$ 3,146,800
Shandon	Library	Library	Upgrade Shandon Library HVAC	CIP-LIB20-02	2022-2023	2022-2023	\$ 181,000	—	—	\$ 181,000	—	—	—	—	\$ 181,000
Templeton	Road Capacity	Public Works	Main Street Interchange, Templeton - Operational Im	300150	2020-2021	2022-2023	\$ 25,150,000	\$ 2,284,101	\$ 500,000	—	\$ 2,000,000	—	\$ 500,000	\$ 19,865,899	\$ 25,150,000
Templeton	Transportation Structures	Public Works	Dover Canyon Rd at Jack Creek Bridge, Templeton - Br	300514	2020-2021	2022-2023	\$ 3,125,100	\$ 1,023,799	\$ 2,101,301	—	—	—	—	—	\$ 3,125,100
Templeton	Transportation Structures	Public Works	Jack Creek Road at Paso Robles Creek, Templeton - Br	300556	2020-2021	2024-2025	\$ 7,825,400	\$ 1,744,999	\$ 327,192	\$ 5,753,209	—	—	—	—	\$ 7,825,400
Templeton	Transportation Betterment	Public Works	Las Tablas at Hwy 101, Templeton - Operational Imprc	300645	2020-2021	2029-2030	\$ 3,500,000	\$ 81,000	\$ 200,000	—	\$ 219,000	—	—	\$ 3,000,000	\$ 3,500,000
Templeton	Road Capacity	Public Works	Vineyard Drive Corridor - Operational Improvements	300652	2020-2021	2021-2022	\$ 100,000	\$ 100,000	—	—	—	—	—	—	\$ 100,000
Templeton	Public Safety	Cal Fire, Sheriff Coroner	Cal Fire/County Fire - NCRC - Co-Located Dispatch	320061	2013-2014	2022-2023	\$ 30,927,663	\$ 13,327,385	\$ 17,600,278	—	—	—	—	—	\$ 30,927,663
Templeton	Public Safety	Sheriff Coroner	FCA Repairs at North County Sheriff Sub-Station, PWA	320109	2018-2019	2019-2020	\$ 152,000	\$ 152,000	—	—	—	—	—	—	\$ 152,000
Templeton	General Gov't	3 items checked	IT - Templeton - North County Backup Computing Faci	320123	2019-2020	2020-2021	\$ 761,300	\$ 761,300	—	—	—	—	—	—	\$ 761,300
Templeton	Community Services	Central Services, Public Wo	Central Services - Templeton - ALH Misc Repairs, PWA	320136	2019-2020	2020-2021	\$ 228,200	\$ 228,200	—	—	—	—	—	—	\$ 228,

Templeton	Community Services	Public Works	CS-Templeton-ALH-Re-Roof, PWA01	CIP-FCA-PWA01	2022-2023	2022-2023	\$ 127,000	—	—	\$ 127,000	—	—	—	—	\$ 127,000
Templeton	Library	Library	New Templeton Library	CIP-LIB20-03	2022-2023	2026-2027	\$ 5,360,000	—	—	\$ 100,000	\$ 430,000	—	\$ 4,830,000	—	\$ 5,360,000
			TOTALS				\$ 606,679,853	\$ 126,052,189	\$ 136,037,413	\$ 68,559,624	\$ 92,585,682	\$ 105,567,077	\$ 40,442,767	\$ 37,435,101	\$ 606,679,853

Appendix 4: Functional Area Descriptions

Project Functional Areas

The capital projects in this report have been grouped into functional area categories. The functional areas for infrastructure have been developed by Public Works. The facility functional areas generally coincide with the use of the facility. For example, library projects are in the Library functional area and the Women's Jail is in the Public Safety functional area.

Infrastructure Project Functional Areas

Public Works infrastructure is broken down into the following functional areas:

- Flood Control – Local drainage and waterway management needs have been defined in certain areas through various studies and plans, and the County and/or Flood Control District work toward implementation of the associated capital improvements lists in accordance with jurisdiction and available funding. Arroyo Grande Creek Channel is the major County Flood Control facility under this functional area with a smaller Flood Control District in Cambria (FCZ18) that includes a Flood Control Pump and associated drainage system along North Main Street and Highway 1.
- Transportation:
 - *Road Capacity (Road Improvement Fees)* – Projects which improve transportation system operations and mitigate new development impacts are included in this category. These are identified in various circulation studies and fee programs adopted by the Board. Board adopted policy for action is to maintain a Level of Service D or better.
 - *Road Preservation* – This category involves maintenance of the existing roads system, primarily road surface condition, as well as adhering to State and Federal Mandates such as National Pollution Discharge Elimination System (NPDES) and Americans with Disability Act (ADA) requirements. The target of road system preservation is established by the Board which is currently to maintain an overall system pavement condition of not less than 65.
 - *Road Safety* – Projects in this category improve existing sites known to have safety needs or improve the road conditions to reduce frequency and extent of collisions. The standard is to maintain collision rates at or below State Highway collision rates.
 - *Transportation Betterments* – These projects include discretionary enhancements to non-motorized transportation such as bikeways, paths and streetscape improvement in downtown areas. Community plans provide an initial vision for these enhancements which then move forward based on community stakeholder level of interest and commitment to implementation.

- *Transportation Structures* – The County maintains just under 200 bridges. The target established by the Board is to have the bridge inventory with an average age for the structures of 50 years or less. Work involves replacement and rehabilitation of structures to meet this goal.
- Wastewater Systems – Local systems of Los Osos, Oak Shores, Nipomo Galaxy Park, the County Operations Center and the San Luis Obispo Country Club are operated and maintained by the County. The standard of this area is to conform to State and Local Health and Safety Requirements and plan for life cycle replacement of the system.
- Water Systems – These facilities provide wholesale water delivery systems such as the Nacimiento Pipeline, Zone 3 Lopez Project, Salinas Pipeline and Chorro Valley Pipeline, or localized water system deliveries like Cayucos (CSA 10 and 10A), Santa Margarita (CSA 23), and Shandon (CSA 16), and the County Operations Center. The standard of this area is to conform to State and Local Health and Safety Requirements and plan for life cycle replacement of the system.

Facilities Project Functional Areas

Facilities projects are grouped into functional areas consistent with the functional areas identified in the capital and maintenance project fund centers of the County budget. The functional areas are: Airports, Community Services, General Government, Golf Courses, Health and Social Services, Library, Parks, and Public Safety.

- Airports – The Airports functional area identifies projects at San Luis Obispo County Regional Airport or Oceano Airport. Projects support both commercial air service (at the San Luis Obispo Airport) and general aviation and include runways, terminals, parking for both vehicles and aircraft, hangars and other airport serving facilities. The Airports operate as an Enterprise Fund. Projects in this functional area are generally funded by Federal Aviation Administration grants and Airport operating revenues. Additional grants are sought and utilized when appropriate.
- Community Services – The Community Services functional area includes facilities located throughout the County available for use by the public, including Veteran’s Services facilities. Projects include renovations and enhancements of the facilities necessary for use by the public. These projects are generally financed by the General Fund or available grants.
- General Government – The General Government functional area includes those departments that serve other County departments such as the Administrative Office, County Assessor, Auditor-Controller-Treasurer-Tax Collector-Public Administrator, Board of Supervisors, Clerk-Recorder, County Counsel, Human Resources, Information Technology, and Public Works. Projects include renovation and enhancement of office buildings and public areas as well as storage space for records and other facilities necessary to accomplish the functions of General Government. These projects are generally financed by the General Fund or available grants.
- Golf Courses – The Golf Courses functional area identifies projects at three County golf courses: Chalk Mountain, Dairy Creek, and Morro Bay. Projects are generally financed from golf course enterprise revenues and available grants.

- Health and Social Services - The Health and Social Services functional area includes the Department of Health and Social Services Agency. Projects focus primarily on public health and mental health office space, client treatment space, and animal services renovations. These projects are generally financed by departmental operating funds when they are State of California reimbursable. In addition, projects in this functional area may be funded through the General Fund and available grants.
- Library – The Library functional area provides materials and services to people seeking knowledge and lifelong learning. Projects focus primarily on building or relocating libraries and remodeled circulation desks. Projects are generally financed from Library Public Facility Fees (PFF) or operating revenues (small projects only). Library facilities are funded (50%) by the community such as Friends of the Library organizations.
- Parks – The Parks functional area provides recreational facilities such as community parks, playgrounds, tennis courts, swimming pools, coastal access ways and beaches, large regional camping facilities, and biking and hiking trails. Projects are generally financed from grants (Federal, State and other) and Parks PFF.
- Public Safety – The Public Safety functional area includes Sheriff, Probation, Fire and District Attorney. Projects include correctional facilities, communication facilities, fire stations, patrol stations, interview rooms, office space, etc. These projects are generally financed by the General Fund, Law and Fire PFF and available grants.

Appendix 5: Facilities Planning Strategy

Public Works Facilities Planning is developing comprehensive plans to guide County capital and major maintenance projects. The goal is to develop an overall strategy with a 20-year timeline for proposed major capital projects to become more proactive, which will not only improve facilities to better support County services and staff but will also allow for better cost forecasting and more effective use of County funds. Public Works continues to collect data to understand the current conditions of County buildings while simultaneously working on long term conceptual planning for key County campuses.

These planning initiatives will accomplish several key objectives. Implementation of the conceptual plans will enhance public services, improve department adjacencies, and consolidate similar functions. Through development of new buildings and renovation of existing ones, deferred maintenance will be addressed and the Facility Condition Index (FCI) will be reduced. Results of the energy audits will propose energy efficiency and renewable projects, which will improve sustainability and reduce operating expenses. Comprehensively, these planning efforts support the County's mission to enhance the economic, environmental and social quality of life in San Luis Obispo County. The development and prioritization of these projects is explained in Appendix 8: Description of the Annual CIP Process.

Conceptual Plans:

Two key conceptual plans have been developed; one for the County Operations Center (COC) in 2016 and one for County buildings within the City of San Luis Obispo in 2017. As part of these major efforts, needs assessments were conducted through employee surveys, department interviews, and site visits. This information gathering helped produce growth projections by service area and calculate space needs for a 20-year outlook.

The conceptual plans will not only be used as a guideline for future development but will also help prioritize deferred maintenance and building configuration requests. The purpose is to align these initiatives to have a unified plan for capital and major maintenance expenditures. The implementation timelines for these two plans combined (Chart B) show the proposed years for design development and execution of major renovations and new building construction. The proposed major projects beyond the five-year time frame are included Appendix 7.

For the COC Master Plan, near term goals are to construct the new Animal Services facility and parking and road improvements from highway one to that new facility, as well as to develop a ground mounted solar system to offset the COC energy usage. The SLO Conceptual Plan focused on four campuses within the City of San Luis Obispo, with the goal of consolidating functions to improve public access and department adjacencies. The near term project in this plan is to construct a new Probation office building at the Johnson Avenue campus. The plan also considers and includes opportunities for revenue generation at underutilized County properties.

Facility Condition Assessments:

The largest data collection effort is the Facilities Condition Assessments (FCA) program which is a major assessment management tool providing a comprehensive evaluation of County inventory. FCA provide a means to work proactively on scheduled maintenance and assess short and long-term investment strategies, thereby defining the need for expensive capital replacement. FCA were conducted for all County-owned facilities between 2015 and 2019. Under the FCA program

departments no longer have to submit project requests related to building condition, as the improvements to County facilities are known and will be scheduled based on their priority in the overall FCA program.

Conducting FCA involves assessing the condition of each building and categorizing the information into building system components such as roofing or HVAC. Each finding is assigned a priority based on useful life remaining, life safety compliance, etc. An objective, systematic evaluation of FCA information for all locations is conducted annually. Funding recommendations for work to be completed are made based on clear priorities and benchmarks.

Work from the FCA evaluation identifies near term replacements and repairs and develops longer term replacement of major elements such as roofing and HVAC systems. This allows staff to group work activities to develop cost effective repairs at multiple sites. It also provides a measure in which to determine the level of repair and replacements at an individual facility based on a life cycle analysis. In addition, the entire inventory of facility assets can be analyzed for the most efficient long-term investment strategy.

Data gathering under the FCA program leads to a Facility Condition Index (FCI) for each facility. The FCI is the ratio of the cost of the deficiencies to the replacement value of the building (FCI = Deficiencies Cost/Replacement Value Cost). The FCI is structured such that the lower the rating, the better relative condition of a facility. From these FCI ratings, opportunities to repair or potentially relocate facilities can be evaluated, which would lead to long term capital investments under the CIP. In some cases, the analysis may indicate the facility is not worth further investment.

The FCI condition scale and the County’s target FCI for various facility types are indicated on the chart below.

The FCI Condition Scale:

0-5% = GOOD	6-10% = FAIR	11 - 30% = POOR	> 31% = CRITICAL
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FACILITY TYPE	TOTAL BUILDING SQUARE FOOTAGE	AVERAGE ASSESSED FCI	AVERAGE CURRENT FCI (2020)	TARGET FCI
PUBLIC	817,835	9.60%	7.91%	5.00%
NON-PUBLIC	112,049	20.34%	18.07%	10.00%
REGIONAL PARKS & GOLF	125,134	11.04%	11.02%	10.00%
AIRPORTS	31,040	23.37%	23.37%	TBD

Public and Non-Public figures exclude buildings planned to be retired within the next 10 years based on the Conceptual Plan, unoccupied ancillary buildings, and County-owned buildings the County is contractually not fully responsible to maintain. County-owned new facilities such as the new San Luis Obispo Airport Terminal and the New Government Center were not assessed in the first round of assessments.

Regional Parks and Golf, and Airports are listed separately because repairs are recommended and funded under their respective fund centers. The proposed target FCI for Regional Parks and Golf relates only to

buildings and does not include other park and recreation amenities which will be surveyed in future assessments. A proposed target FCI for Airports is not identified because the new terminal was not assessed. The new terminal will be assessed during the next five-year cycle and a target FCI will be proposed at that time. A detailed breakdown by facility type can be found in Chart A.

Americans with Disability Act (ADA) Transition Plan Implementation:

ADA inspections were completed at all County building facilities, identifying barriers, to update the 1996 ADA transition plan. Like the FCA program, this work evaluated County facilities for compliance to current ADA standards and provided a long-term program to develop necessary upgrades to facilities. The new Transition Plan is complete. The findings have been prioritized in categories across the County based on the facility's essential function and frequency of use, with the first priority being path of travel. The development of this priority matrix has informed the CIP and annual budget request.

Seismic Evaluations:

Seismic evaluations of County-owned building facilities were conducted to gain a comprehensive understanding of the seismic safety and resiliency of the buildings. The findings of these assessments inform decisions regarding allocation of funds for more detailed analysis and/or voluntary strengthening retrofits, as well as development of future CIPs.

Building Security Assessments:

Assessment of building security is a current initiative which will help identify and develop capital projects going forward, similar to the programs described above.

Energy and Water Conservation:

To improve conservation and lower operating costs, Public Works has been conducting energy and water audits and benchmarking energy usage across County facilities, with the focus on developing energy efficiency and renewable energy projects. There are active energy efficiency projects such as lighting retrofits and HVAC upgrades, as well as renewable projects such as solar carport canopies at County parking lots.

Storm Water Management Plan Implementation:

The County has an established Municipal Separate Storm Water Sewer System (MS4) permit under the State Regional Water Quality Control Board which mandates control and management of site runoff at various County facilities. Efforts to implement these storm water control measures are underway and will be a component of the CIP moving forward until all required locations are addressed.

Chart A

Facility Condition Assessments Completed To-Date

The FCI Condition Scale:

0-5% = GOOD	6-10% = FAIR	11 - 30% = POOR	> 31% = CRITICAL
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PUBLIC FACILITIES

FACILITY NAME	CITY	BUILDING SQUARE FOOTAGE	REPLACEMENT VALUE	COST OF REPAIRS	ASSESSED FCI	CURRENT FCI (2020)	COST OF REPAIRS RECOMMENDED FOR FUNDING (FY21-22)	REMAINING COST OF REPAIRS	Future FCI (based on proposed funding)
VETERANS HALL (INCLUDING ADMIN BLDG)	ARROYO GRANDE	4,765	\$1,802,000	\$193,803	10.75%	9.17%	\$0	\$125,041	6.88%
SOUTH COUNTY REGIONAL CENTER	ARROYO GRANDE	12,490	\$5,719,000	\$342,533	5.99%	5.07%	\$0	\$290,030	5.07%
ARROYO GRANDE LIBRARY	ARROYO GRANDE	12,620	\$5,517,000	\$467,620	8.48%	7.26%	\$0	\$398,216	7.22%
AGRICULTURAL COMMISSIONER MODULAR	ARROYO GRANDE	2,880	\$914,000	\$115,718	12.66%	6.13%	\$633	\$55,396	6.06%
DRUG & ALCOHOL SERVICES	ATASCADERO	4,207	\$1,868,000	\$111,453	5.97%	5.31%	\$0	\$73,778	3.95%
ATASCADERO LIBRARY (CLERK-REC-2ND FLOOR)	ATASCADERO	21,900	\$10,782,000	\$347,895	3.23%	3.05%	\$0	\$328,711	3.05%
HEALTH SERVICES	ATASCADERO	11,444	\$5,197,000	\$1,042,765	20.06%	10.57%	\$134,142	\$161,098	3.10%
BOB JONES STAGING AREA	AVILA BEACH	110	\$25,000	\$840	3.36%	3.36%	\$0	\$715	2.86%
AVILA VALLEY FIRE STATION	AVILA BEACH	5,725	\$2,914,000	\$120,793	4.15%	3.45%	\$0	\$100,202	3.44%
AVILA BEACH PARK	AVILA BEACH	476	\$158,000	\$13,914	8.81%	8.81%	\$0	\$8,162	5.17%
LOS OSOS LIBRARY	LOS OSOS	3,931	\$1,681,000	\$246,219	14.65%	13.24%	\$0	\$222,548	13.24%
LOS OSOS COMMUNITY PARK	LOS OSOS								
Restroom		726	\$240,451	\$39,962	16.62%	16.62%	\$0	\$19,794	8.23%
Well House		1,035	\$243,000	\$14,385	5.92%	5.92%	\$0	\$7,780	3.20%
OLD SCHOOLHOUSE	LOS OSOS	890	\$439,000	\$77,441	17.64%	11.28%	\$0	\$37,841	8.62%
RED BARN	LOS OSOS	1,523	\$311,000	\$30,844	9.92%	9.61%	\$0	\$12,230	3.93%
SHERIFF SUBSTATION	LOS OSOS	3,200	\$1,689,000	\$256,333	15.18%	13.15%	\$0	\$102,471	6.07%
SHAMEL PARK	CAMBRIA								
Maintenance Building		294	\$63,000	\$7,599	12.06%	12.06%	\$0	\$6,903	10.96%
Gazebo		500	\$43,000	\$1,898	4.41%	4.41%	\$0	\$1,898	4.41%
CAMBRIA LIBRARY	CAMBRIA	5,879	\$2,635,000	\$61,744	2.34%	2.10%	\$0	\$50,427	1.91%
JOSLYN CENTER & BOWLING GREEN	CAMBRIA	4,494	\$1,884,000	\$88,424	4.69%	3.22%	\$0	\$50,300	2.67%
PINEDORADO GROUNDS/LIONS CLUB	CAMBRIA	5,817	\$635,000	\$18,442	2.90%	1.13%	\$3,679	\$0	0.00%

SHAMEL POOL BUILDING	CAMBRIA								
Pool Equipment Building		300	\$79,000	\$16,819	21.29%	21.29%	\$0	\$474	0.60%
Restroom		728	\$242,000	\$26,224	10.84%	10.84%	\$0	\$18,141	7.50%
MAIN JAIL & FEMALE JAIL	COC	46,925	\$23,556,350	\$3,758,532	15.96%	14.79%	\$0	\$3,048,386	12.94%
HONOR FARM	COC	35,385	\$11,677,050	\$2,115,829	18.12%	16.37%	\$147,212	\$1,462,074	12.52%
MAIN JAIL ADDITION	COC	62,723	\$35,375,772	\$5,256,314	14.86%	11.24%	\$44,615	\$3,479,821	9.84%
JUVENILE SERVICES CENTER	COC	25,823	\$13,350,491	\$1,282,972	9.61%	5.27%	\$0	\$447,839	3.35%
CAYUCOS BEACH & RESTROOMS	CAYUCOS								
Storage Building		442	\$83,000	\$9,732	11.73%	11.73%	\$0	\$569	0.69%
Restroom		960	\$318,000	\$49,949	15.71%	15.39%	\$0	\$23,396	7.36%
HARDIE PARK	CAYUCOS								
Restroom		325	\$108,000	\$29,229	27.06%	26.36%	\$0	\$18,540	17.17%
Picnic Shelter		840	\$56,000	\$19,153	34.20%	34.20%	\$0	\$3,188	5.69%
HARDIE PARK POOL RESTROOM	CAYUCOS	546	\$181,032	\$21,056	11.63%	5.77%	\$0	\$10,446	5.77%
NORMA ROSE PARK	CAYUCOS	174	\$37,000	\$3,311	8.95%	8.95%	\$0	\$2,235	6.04%
ESTERO BAY FIRE STATION	CAYUCOS	3,048	\$1,012,789	\$104,897	10.36%	9.90%	\$0	\$37,311	3.68%
DRUG & ALCOHOL SERVICES	GROVER BEACH	7,686	\$3,328,000	\$384,807	11.56%	10.56%	\$5,313	\$134,129	4.03%
GROVER BEACH HEALTH DEPARTMENT	GROVER BEACH	2,728	\$1,295,000	\$228,201	17.62%	11.11%	\$0	\$116,402	8.99%
GROVER BEACH HEALTH MODULAR	GROVER BEACH	1,960	\$736,000	\$119,420	16.23%	8.11%	\$0	\$57,117	7.76%
MORRO BAY CLINIC & MODULAR	MORRO BAY	3,374	\$1,483,000	\$181,857	12.26%	11.25%	\$68,801	\$98,076	6.61%
MORO TORO FIRE STATION (INCLUDING MODULAR)	ATASCADERO	1,680	\$432,000	\$97,237	22.51%	22.42%	\$728	\$96,137	22.25%
NIPOMO COMMUNITY PARK	NIPOMO								
Maintenance Shop		1,200	\$254,000	\$8,666	3.41%	3.41%	\$0	\$8,666	3.41%
Snack Bar & Snack Bar / Storage		1,016	\$308,112	\$48,813	15.84%	15.84%	\$0	\$31,026	10.07%
Scorer's Booth #1 & #2		222	\$33,000	\$11,704	35.47%	35.47%	\$0	\$11,704	35.47%
Storage Building		110	\$23,000	\$6,033	26.23%	26.23%	\$0	\$0	0.00%
Restroom #1 & #2		1,313	\$436,000	\$68,582	15.73%	15.59%	\$0	\$39,303	9.01%
Gazebo		1,491	\$126,000	\$0	0.00%	0.00%	\$0	\$0	0.00%
Preschool		2,160	\$661,000	\$58,364	8.83%	8.83%	\$0	\$58,364	8.83%
NIPOMO LIBRARY	NIPOMO	6,738	\$2,027,000	\$271,241	13.38%	10.09%	\$0	\$193,002	9.52%

NIPOMO SENIOR CENTER	NIPOMO	4,225	\$1,850,000	\$255,801	13.83%	9.91%	\$0	\$77,481	4.19%
MESA FIRE STATION	NIPOMO	3,944	\$2,008,000	\$172,513	8.59%	8.59%	\$0	\$158,102	7.87%
OCEANO MEMORIAL PARK	OCEANO	806	\$267,000	\$34,649	12.98%	12.98%	\$0	\$5,529	2.07%
MERIDIAN FIRE STATION	PASO ROBLES	4,333	\$2,205,000	\$269,348	12.22%	12.20%	\$104,177	\$159,602	7.24%
HERITAGE RANCH FIRE STATION	PASO ROBLES	5,458	\$2,778,000	\$304,388	10.96%	10.38%	\$544	\$272,276	9.80%
PUBLIC HEALTH AGENCY	PASO ROBLES	5,080	\$2,011,000	\$161,882	8.05%	6.77%	\$0	\$112,726	5.61%
TOLOSA CHILDREN'S DENTAL CENTER	PASO ROBLES	2,120	\$971,000	\$44,587	4.59%	2.87%	\$0	\$7,453	0.77%
VETERANS BUILDING	SLO	20,930	\$9,523,150	\$2,424,990	25.46%	17.48%	\$131,301	\$1,435,986	15.08%
OLD COURTHOUSE	SLO	57,360	\$50,305,000	\$2,041,108	4.06%	3.78%	\$287,010	\$1,206,846	2.40%
COURTHOUSE ANNEX	SLO	47,328	\$25,913,000	\$852,680	3.29%	2.91%	\$0	\$594,953	2.30%
NEW COURTHOUSE	SLO	68,480	\$43,212,000	\$2,049,916	4.74%	4.00%	\$151,800	\$1,416,202	3.28%
CENTRAL SERVICES	SLO	8,952	\$3,827,000	\$326,726	8.54%	7.03%	\$31,372	\$226,308	5.91%
GRAND JURY BUILDING	SLO	1,575	\$365,000	\$151,819	41.59%	39.98%	\$29,261	\$116,664	31.96%
CITY-COUNTY LIBRARY	SLO	32,000	\$17,300,000	\$826,388	4.78%	3.11%	\$0	\$398,374	2.30%
MENTAL HEALTH SERVICES	SLO	9,210	\$3,462,960	\$534,586	15.44%	14.93%	\$69,976	\$395,284	11.41%
HEALTH AGENCY	SLO	60,361	\$24,265,122	\$1,343,103	5.54%	5.46%	\$0	\$1,133,148	4.67%
HEALTH ANNEX BUILDING	SLO	12,789	\$5,141,178	\$696,812	13.55%	13.02%	\$91,176	\$487,105	9.47%
CUESTA PARK	SLO	522	\$173,000	\$16,257	9.40%	9.40%	\$0	\$16,257	9.40%
EDNA VALLEY FIRE STATION	SLO	8,758	\$2,907,656	\$55,834	1.92%	1.79%	\$1,581	\$50,520	1.74%
PUBLIC HEALTH BUILDING	SLO	12,110	\$3,875,200	\$1,115,670	28.79%	21.50%	\$0	\$435,048	11.23%
SIERRA WAY BUILDING	SLO	20,900	\$5,956,500	\$1,630,075	27.37%	17.85%	\$0	\$1,063,230	17.85%
SOCIAL SERVICES	SLO	55,900	\$22,471,800	\$2,186,910	9.73%	8.97%	\$71,952	\$1,755,437	7.81%
SAN MIGUEL COMMUNITY CENTER	SAN MIGUEL	2,694	\$1,260,000	\$199,630	15.84%	10.85%	\$44,262	\$88,437	7.02%
SAN MIGUEL LIBRARY	SAN MIGUEL	945	\$357,000	\$58,722	16.45%	14.05%	\$0	\$50,168	14.05%
SAN MIGUEL POOL BUILDING	SAN MIGUEL	1,184	\$384,000	\$54,669	14.24%	14.24%	\$0	\$10,184	2.65%
SAN MIGUEL PARK	SAN MIGUEL								
Snack Bar Building		300	\$91,000	\$36,300	39.89%	39.89%	\$0	\$7,590	8.34%
Restroom		682	\$226,000	\$21,990	9.73%	9.72%	\$0	\$11,924	5.28%
Picnic Shelter		2,280	\$152,000	\$38,836	25.55%	25.55%	\$0	\$0	0.00%
RIOS CALEDONIA ADOBE	SAN MIGUEL	3,780	\$3,044,000	\$396,748	13.03%	13.03%	\$106,260	\$240,992	7.92%

SANTA MARGARITA COMMUNITY CENTER	SANTA MARGARITA	3,351	\$1,498,000	\$167,153	11.16%	8.44%	\$2,783	\$99,842	6.67%
SANTA MARGARITA LIBRARY MODULAR	SANTA MARGARITA	1,056	\$282,000	\$283,803	100.64%	97.93%	\$0	\$276,155	97.93%
SANTA MARGARITA OLD JAIL	SANTA MARGARITA	456	\$162,000	\$3,768	2.33%	2.15%	\$3,480	\$0	0.00%
SANTA MARGARITA PARK	SANTA MARGARITA	506	\$168,000	\$15,677	9.33%	9.33%	\$0	\$15,361	9.14%
VETERANS BUILDING	TEMPLETON	6,467	\$2,622,000	\$262,558	10.01%	9.89%	\$0	\$190,135	7.25%
SHERIFF STATION	TEMPLETON	6,459	\$3,403,000	\$188,552	5.54%	5.51%	\$0	\$75,655	2.22%
AGRICULTURAL COMMISSIONER BUILDING	TEMPLETON	2,935	\$1,365,000	\$102,016	7.47%	7.19%	\$0	\$35,223	2.58%
TEMPLETON PARK	TEMPLETON								
Gazebo		924	\$61,206	\$3,872	6.33%	6.33%	\$0	\$3,872	6.33%
Restroom		746	\$247,075	\$25,129	10.17%	10.17%	\$0	\$24,813	10.04%
TEMPLETON POOL BUILDING	TEMPLETON	1,602	\$519,529	\$93,959	18.09%	18.09%	\$0	\$64,794	12.47%
SIMMLER COMMUNITY BUILDING	SIMMLER	2,589	\$1,274,435	\$391,134	30.69%	25.48%	\$0	\$324,732	25.48%
SHANDON LIBRARY	SHANDON	3,520	\$1,350,000	\$175,575	13.01%	10.35%	\$0	\$139,029	10.30%
CRESTON COMMUNITY CENTER	CRESTON	2,350	\$899,000	\$36,218	4.03%	4.03%	\$810	\$35,408	3.94%
CRESTON FIRE STATION	CRESTON	6,615	\$3,321,000	\$105,549	3.18%	3.12%	\$0	\$103,652	3.12%
CW CLARKE POOL BUILDINGS	SHANDON								
Pool Shower & Restroom Building		1,296	\$421,000	\$22,456	5.33%	5.33%	\$0	\$18,281	4.34%
Pool Equipment Building		800	\$210,000	\$44,289	21.09%	21.09%	\$0	\$18,040	8.59%
CW CLARKE PARK SENIOR CENTER	SHANDON	1,170	\$590,000	\$61,089	10.35%	5.43%	\$0	\$32,048	5.43%
CW CLARKE PARK	SHANDON								
Shop Building		352	\$67,000	\$20,511	30.61%	30.61%	\$0	\$9,007	13.44%
Restroom		766	\$254,256	\$6,378	2.51%	2.51%	\$0	\$3,228	1.27%
CALIFORNIA VALLEY FIRE STATION	CALIFORNIA VALLEY	4,066	\$998,000	\$97,665	9.79%	6.08%	\$0	\$60,657	6.08%
TOTALS		817,835	\$397,993,114	\$38,189,855			\$1,488,606	\$24,953,640	
AVERAGES					9.60%	7.91%			6.27%
TARGET									5.00%

NON-PUBLIC FACILITIES

FACILITY NAME	CITY	BUILDING SQUARE FOOTAGE	REPLACEMENT VALUE	COST OF REPAIRS	ASSESSED FCI	CURRENT FCI (2020)	COST OF REPAIRS RECOMMENDED FOR FUNDING (FY21-22)	REMAINING COST OF REPAIRS	PROPOSED FUTURE FCI
LOS OSOS ROAD YARD	LOS OSOS	2,400	\$838,000	\$69,091	8.24%	7.10%	\$0	\$59,476	7.10%
BUILDING 1200, MAINTENANCE	COC	50,119	\$13,030,940	\$2,205,406	16.92%	16.64%	\$137,950	\$2,004,694	15.38%
PUBLIC WORKS TRAFFIC BUILDING	COC	5,760	\$1,180,800	\$336,909	28.53%	16.46%	\$11,057	\$110,921	9.39%
SHERIFF DETECTIVES BUILDING	COC	13,571	\$4,532,714	\$1,317,264	29.06%	28.78%	\$0	\$1,304,614	28.78%
SHERIFF STORAGE BUILDING	COC	7,169	\$1,469,645	\$132,401	9.01%	6.81%	\$0	\$100,030	6.81%
FLEET SERVICES	COC	5,075	\$913,500	\$319,756	35.00%	23.40%	\$1,265	\$103,324	11.31%
FLEET SERVICES	COC	5,000	\$975,000	\$356,483	36.56%	23.74%	\$2,467	\$195,703	20.07%
PUBLIC WORKS WATER LAB	COC	3,107	\$932,100	\$79,522	8.53%	5.55%	\$0	\$51,722	5.55%
WEAPON FACILITIES	COC	1,079	\$325,858	\$54,298	16.66%	6.49%	\$0	\$7,507	2.30%
COMMUNICATIONS BUILDING	COC	2,942	\$735,500	\$146,406	19.91%	13.28%	\$0	\$97,703	13.28%
PUBLIC WORKS ROAD YARD, SECTION 3	COC	7,829	\$1,495,339	\$490,980	32.83%	28.59%	\$0	\$343,633	22.98%
PUBLIC WORKS MODULAR BUILDING	PASO ROBLES	1,800	\$408,000	\$27,695	6.79%	4.53%	\$4,928	\$13,562	3.32%
NORTH COUNTY SHOP FLEET	PASO ROBLES	1,780	\$384,000	\$12,968	3.38%	3.34%	\$0	\$10,627	2.77%
OLD COURTHOUSE PENTHOUSE	SLO	100	\$30,326	\$22,706	74.87%	74.87%	\$5,128	\$17,078	56.31%
CUESTA PEAK COMMUNICATIONS VAULT	SLO	518	\$157,089	\$36,522	23.25%	23.25%	\$0	\$4,760	3.03%
BLACK MOUNTAIN COMMUNICATIONS VAULT	SLO	336	\$101,895	\$8,664	8.50%	8.50%	\$0	\$7,064	6.93%
ROCKY BUTTE COMMUNICATIONS VAULT	SLO	316	\$95,830	\$9,953	10.39%	10.39%	\$0	\$8,353	8.72%
MAIN COMMUNICATIONS VAULT	SLO	545	\$165,277	\$49,968	30.23%	30.23%	\$0	\$27,651	16.73%
TASSAJERA PEAK COMMUNICAITONS VAULT	SLO	842	\$255,345	\$22,528	8.82%	8.82%	\$0	\$15,068	5.90%
LOPEZ HILL COMMUNICATIONS VAULT	SLO	151	\$45,792	\$21,230	46.36%	46.36%	\$0	\$18,292	39.95%
PLOWSHARE PEAK COMMUNICATIONS VAULT	SLO	240	\$72,782	\$24,418	33.55%	33.55%	\$0	\$24,418	33.55%
LA PANZA COMMUNICATIONS VAULT	SLO	1,370	\$415,466	\$63,652	15.32%	15.32%	\$0	\$18,745	4.51%
TOTALS		112,049	\$28,561,198	\$5,808,820			\$162,795	\$4,544,945	
AVERAGES					20.34%	18.07%			15.91%
TARGET									10.00%

REGIONAL PARKS & GOLF FACILITIES

FACILITY NAME	CITY	BUILDING SQUARE FOOTAGE	REPLACEMENT VALUE	COST OF REPAIRS	ASSESSED FCI	CURRENT FCI (2020)	COST OF REPAIRS RECOMMENDED FOR FUNDING (FY21-22)	REMAINING COST OF REPAIRS	PROPOSED FUTURE FCI
HEILMANN REGIONAL PARK	ATASCADERO								
Maintenance Building		2,085	\$532,000	\$26,253	4.93%	4.93%	\$0	\$26,190	4.92%
Restrooms (Blue Oak & Dove)		1,364	\$500,000	\$45,063	9.01%	9.01%	\$0	\$33,884	6.78%
Picnic Shelters (Blue Oak & Dove)		2,400	\$160,000	\$12,138	7.59%	7.59%	\$0	\$12,138	7.59%
CHALK MOUNTAIN GOLF COURSE	ATASCADERO								
Maintenance Shop		3,040	\$642,000	\$139,435	21.72%	21.72%	\$0	\$139,435	21.72%
Clubhouse/Warehouse		756	\$242,000	\$21,918	9.06%	9.06%	\$0	\$21,918	9.06%
Restaurant/Bar		1,640	\$643,000	\$4,617	0.72%	0.72%	\$0	\$4,617	0.72%
Cart Barn		3,750	\$621,000	\$17,675	2.85%	2.85%	\$0	\$17,675	2.85%
Restroom (#1 - Front 9)		108	\$40,000	\$74,386	185.97%	185.97%	\$0	\$74,386	185.97%
Restroom (#2 - Back 9)		170	\$63,000	\$3,867	6.14%	6.14%	\$0	\$3,867	6.14%
SANTA MARGARITA LAKE	SANTA MARGARITA								
Marina Store		1,600	\$470,000	\$119,359	25.40%	25.40%	\$0	\$119,359	25.40%
Office Building		1,693	\$577,000	\$111,421	19.31%	19.31%	\$0	\$111,421	19.31%
Maintenance Building		1,984	\$419,000	\$1,204	0.29%	0.29%	\$0	\$1,204	0.29%
Restroom/Shower		800	\$265,000	\$11,435	4.32%	4.32%	\$0	\$11,435	4.32%
Ranger Residence		1,440	\$309,000	\$51,625	16.71%	16.71%	\$0	\$51,625	16.71%
Restroom (White Oaks Flats)		342	\$114,000	\$42,489	37.27%	37.27%	\$0	\$42,489	37.27%
Restroom (Marina)		260	\$86,196	\$7,035	8.16%	8.16%	\$0	\$7,035	8.16%
Café/Rowing Club		1,920	\$482,000	\$57,330	11.89%	11.89%	\$0	\$57,330	11.89%
Entrance Booth		184	\$54,000	\$21,910	40.57%	40.57%	\$0	\$21,910	40.57%
LOPEZ LAKE RECREATION AREA	ARROYO GRANDE								
Park Office		2,300	\$784,000	\$178,847	22.81%	22.81%	\$0	\$178,847	22.81%
Lopez Residence		720	\$155,000	\$540	0.35%	0.35%	\$0	\$540	0.35%
Park Store/Restaurant/Bar (Marina)		8,920	\$3,444,000	\$255,095	7.41%	7.41%	\$0	\$255,095	7.41%
Restroom/Shower (Marina)		1,127	\$374,000	\$19,770	5.29%	5.29%	\$0	\$19,770	5.29%
Escondido, Mustang, Squirrel, Mallard, Conejo)		3,432	\$1,140,000	\$159,212	13.97%	13.97%	\$0	\$159,212	13.97%
Cottonwood, Eagle, Lobo, Vista Lago, Quail)		3,360	\$1,116,973	\$250,020	22.38%	22.38%	\$0	\$250,020	22.38%

Arboleda Shelter		1,700	\$105,570	\$73,687	69.80%	69.80%	\$0	\$73,687	69.80%
Maintenance Shop		1,200	\$254,400	\$3,595	1.41%	1.41%	\$0	\$3,595	1.41%
Wastewater Treatment Building		944	\$362,000	\$25,099	6.93%	6.93%	\$0	\$25,099	6.93%
Water Slide Snack Bar & Restroom		1,486	\$582,000	\$307,801	52.89%	52.89%	\$0	\$307,801	52.89%
Water Slide Office / Ticket Building		560	\$183,000	\$28,072	15.34%	15.34%	\$0	\$28,072	15.34%
Center, Cherokee, Shoshone, Apache, Chumash)		800	\$120,000	\$43,154	35.96%	35.96%	\$0	\$43,154	35.96%
Kitchen / Meeting Room - Camp French		2,400	\$759,000	\$7,436	0.98%	0.98%	\$0	\$7,436	0.98%
Restroom / Shower - Camp French		750	\$249,000	\$38,194	15.34%	15.34%	\$0	\$38,194	15.34%
Maintenance Shop		1,056	\$223,872	\$4,896	2.19%	2.19%	\$0	\$4,896	2.19%
Residence - Camp French		720	\$155,000	\$155,000	100.00%	100.00%	\$0	\$155,000	100.00%
MORRO BAY GOLF COURSE	MORRO BAY								
Maintenance Building		3,280	\$693,000	\$168,302	24.29%	24.29%	\$0	\$168,302	24.29%
Equipment Storage #1		1,600	\$238,000	\$696	0.29%	0.29%	\$0	\$696	0.29%
Equipment Storage #2		2,100	\$295,000	\$696	0.24%	0.24%	\$0	\$696	0.24%
Modular Office		500	\$105,000	\$16,659	15.87%	15.87%	\$0	\$16,659	15.87%
Restrooms (Front 9 & Back 9)		680	\$131,376	\$26,668	20.30%	20.30%	\$0	\$26,668	20.30%
MORRO BAY GOLF COURSE CLUBHOUSE	MORRO BAY	14,871	\$6,152,000	\$173,273	2.82%	2.82%	\$0	\$173,273	2.82%
OCEANO CAMPGROUND	OCEANO	960	\$318,000	\$57,028	17.93%	17.93%	\$0	\$57,028	17.93%
COASTAL DUNES RV PARK	OCEANO								
Office Building		1,740	\$593,000	\$2,404	0.41%	0.41%	\$0	\$2,404	0.41%
Restroom #1, #2, & #3		1,728	\$573,005	\$240,777	42.02%	42.02%	\$0	\$240,777	42.02%
Restroom/Shower Pool Building		646	\$214,000	\$88,728	41.46%	41.46%	\$0	\$88,728	41.46%
BIDDLE PARK	ARROYO GRANDE	1,232	\$410,000	\$30,137	7.35%	7.35%	\$0	\$30,137	7.35%
EL CHORRO PARK	SAN LUIS OBISPO								
Entrance Booth		80	\$25,000	\$5,377	21.51%	21.51%	\$0	\$5,377	21.51%
Restrooms (Poppy and Lupine)		1,350	\$494,000	\$78,804	15.95%	14.72%	\$0	\$72,732	14.72%
Picnic Shelters (Poppy, Mariposa, Dairy Creek, and Lupine)		6,656	\$444,000	\$27,990	6.30%	6.30%	\$0	\$27,990	6.30%
Residence		2,052	\$595,000	\$209,929	35.28%	35.28%	\$0	\$209,929	35.28%
Campground Showers		1,108	\$595,000	\$43,354	7.29%	7.29%	\$0	\$43,291	7.28%
Maintenance Shed & Office		4,600	\$1,288,000	\$39,647	3.08%	3.08%	\$0	\$39,584	3.07%

Pole Shed		1,564	\$180,000	\$3,957	2.20%	2.20%	\$0	\$3,957	2.20%
Garage		587	\$110,000	\$20,729	18.84%	18.84%	\$0	\$20,729	18.84%
DAIRY CREEK GOLF COURSE	SAN LUIS OBISPO								
Maintenance Shop		4,680	\$989,000	\$86,420	8.74%	8.74%	\$0	\$86,420	8.74%
Clubhouse		7,070	\$2,769,000	\$229,847	8.30%	8.30%	\$0	\$229,847	8.30%
Cart Barn		4,200	\$696,000	\$2,340	0.34%	0.34%	\$0	\$2,340	0.34%
Modular Office		720	\$151,000	\$47,315	31.33%	31.33%	\$0	\$47,315	31.33%
Restroom		495	\$182,000	\$25,728	14.14%	14.14%	\$0	\$25,728	14.14%
BOTANICAL GARDEN	SAN LUIS OBISPO	3,624	\$1,324,065	\$3,764	0.28%	0.28%	\$0	\$3,701	0.28%
TOTALS		125,134	\$35,791,457	\$3,950,147			\$0	\$3,932,644	
AVERAGES					11.04%	11.02%			10.99%
TARGET									10.00%

AIRPORTS

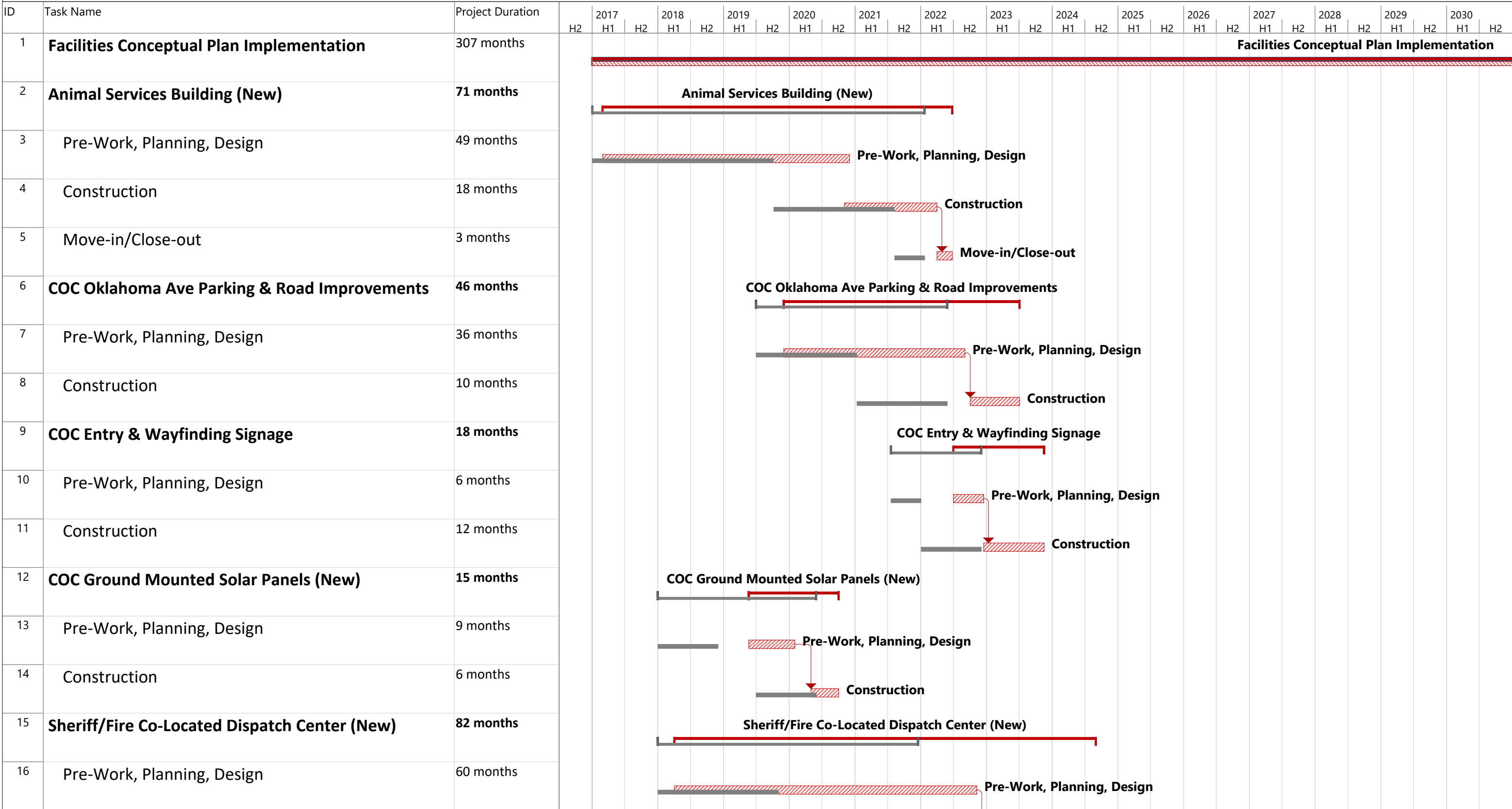
FACILITY NAME	CITY	BUILDING SQUARE FOOTAGE	REPLACEMENT VALUE	COST OF REPAIRS	ASSESSED FCI	CURRENT FCI (2020)	COST OF REPAIRS RECOMMENDED FOR FUNDING (FY21-22)	REMAINING COST OF REPAIRS	PROPOSED FUTURE FCI
OCEANO AIRPORT	OCEANO								
Flight Building		864	\$286,000	\$48,639	17.01%	17.01%	\$0	\$48,639	17.01%
Hangar #1, #2, #3, & #4		5,340	\$1,435,178	\$48,733	3.40%	3.40%	\$0	\$48,733	3.40%
Hangar #18		1,536	\$412,815	\$59,958	14.52%	14.52%	\$0	\$59,958	14.52%
AIRPORT EMPLOYEE RESIDENCE (INCLUDING GARAGE)	OCEANO								
Residence		818	\$219,000	\$72,335	33.03%	33.03%	\$0	\$72,335	33.03%
Garage		150	\$29,000	\$9,879	34.07%	34.07%	\$0	\$9,879	34.07%
AIRPORT TERMINAL	SLO	22,332	\$10,585,368	\$2,790,762	26.36%	26.36%	\$0	\$2,790,762	26.36%
TOTALS		31,040	\$12,967,361	\$3,030,306			\$0	\$3,030,306	
AVERAGES					23.37%	23.37%			23.37%
TARGET									TBD

EXCLUDED

FACILITY NAME	CITY	BUILDING SQUARE FOOTAGE	REPLACEMENT VALUE	COST OF REPAIRS	ASSESSED FCI	CURRENT FCI (2020)	COST OF REPAIRS RECOMMENDED FOR FUNDING (FY21-22)	REMAINING COST OF REPAIRS	PROPOSED FUTURE FCI
SLORTA & SCT	ARROYO GRANDE	6,100	\$1,442,000	\$280,030	19.42%	19.24%	\$0	\$277,373	19.24%
FUEL FACILITY	COC	32	N/A	N/A	N/A	N/A	N/A	N/A	N/A
EOC/EOF (PG&E OWNS)	COC	14,160	N/A	N/A	N/A	N/A	N/A	N/A	N/A
KIMBALL BUILDING	SLO	13,018	\$4,397,000	\$768,349	17.47%	13.62%	\$0	\$581,506	13.23%
CASA LOMA (PROBATION)	SLO	11,812	\$3,425,480	\$773,774	22.59%	12.28%	\$0	\$420,727	12.28%
CDC (GROUND LEASE)	SLO	5,540	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OLD WAREHOUSE (ADOBE)	SLO	3,689	\$745,178	\$632,174	84.84%	84.84%	\$0	\$620,852	83.32%
RECORDS STORAGE	SLO	1,638	\$330,876	\$288,230	87.11%	87.11%	\$0	\$271,975	82.20%
TOTALS		55,989	\$10,340,534	\$2,742,557			\$0	\$2,172,433	
AVERAGES					26.52%	21.44%			21.01%
TARGET									TBD

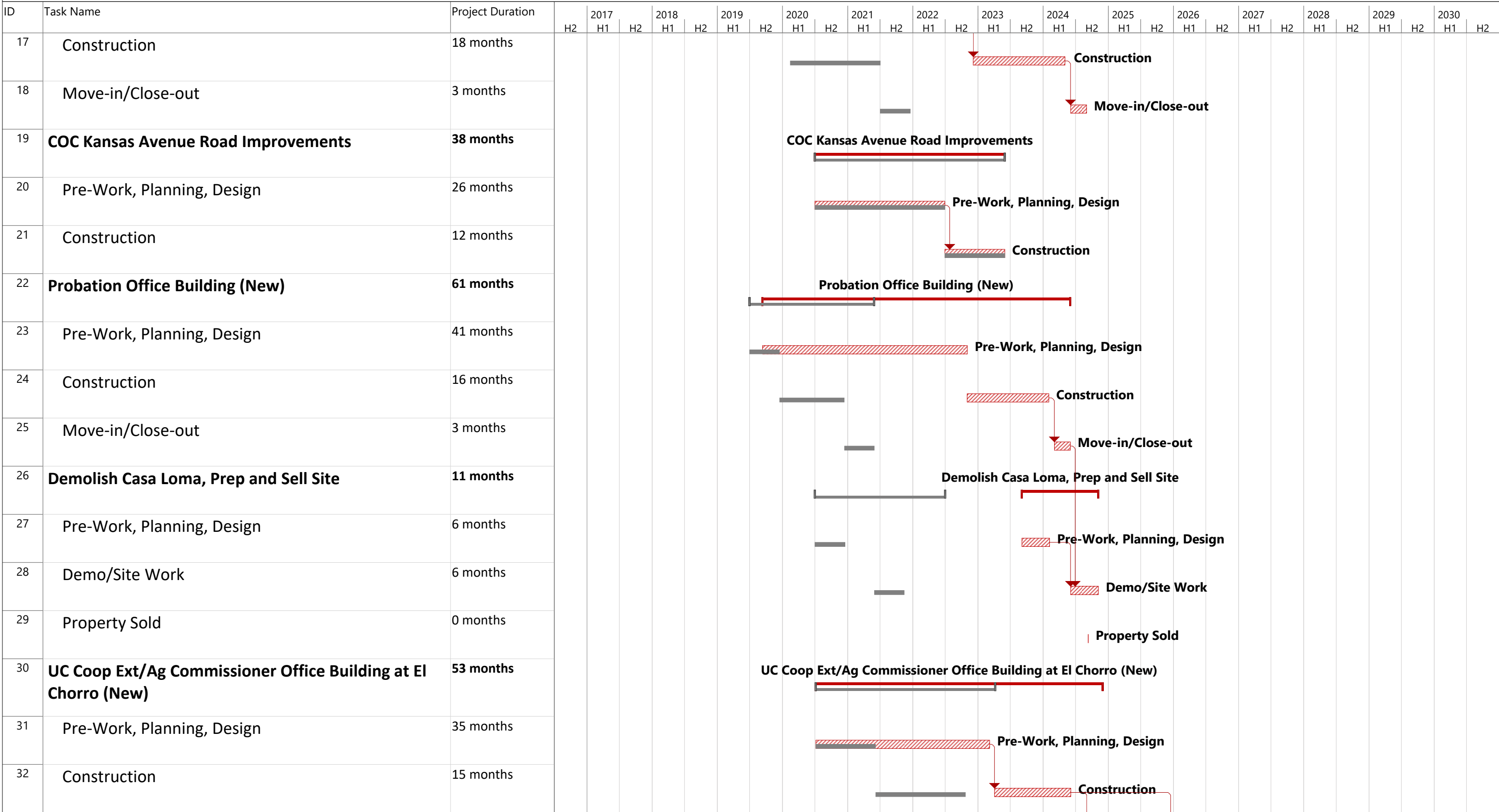
Note: Public and Non-Public figures exclude buildings planned to be retired within the next 10 years based on the conceptual plan, unoccupied ancillary buildings, and County-owned buildings the County is contractually not fully responsible to maintain. County-owned new facilities such as the new San Luis Obispo Airport Terminal and the New Government Center were not assessed in the first round of assessments.

Chart B



Current Schedule Planned Schedule

Chart B



Current Schedule Planned Schedule

Appendix 6: Projects Completed in Calendar Year 2020

Twenty nine capital and major maintenance projects were completed in calendar year 2020. Below is a list of those with the project cost and outcome.

FACILITY CAPITAL AND MAJOR MAINTENANCE PROJECTS

Health and Social Services Projects:

Project Title: Health – SLO -Replace Public Health Roof

Total Project Cost: \$152,500

Contractor: JG Contracting

Project Outcome: The project replaced the existing asphalt shingle roof, rain gutter system and other related items.

Project Title: Health – Atascadero -SWMP and ADA Improvements

Total Project Cost: \$152,300

Contractor: JG Contracting

Project Outcome: The project resurfaced the parking lot and made improvements to the stormwater conditions and ADA parking.

Project Title: DSS – SLO -HVAC Replacement

Total Project Cost: \$477,000

Contractor: JG Contracting

Project Outcome: The project replaced the HVAC, coil, and compressor units at the DSS facility in San Luis Obispo.

Project Title: FCA Repairs at Atascadero Health Clinic

Total Project Cost: \$420,000

Contractor: Quincon, Inc.

Project Outcome: The project repaired the exterior of the Atascadero Health Clinic including full roof replacement with framing and siding repair.

Project Title: Grover Beach Public Health Roof Replacement

Total Project Cost: \$111,700

Contractor: JG Contracting

Project Outcome: The project replaced the existing roof.

Project Title: FCA Repairs at SLO Health Campus

Total Project Cost: \$448,000

Contractor: Kinyon Construction

Project Outcome: The project removed and replaced waste vent piping and sanitary sewer piping to the buildings at the San Luis Obispo Health Campus.

Project Title: HVAC Repairs at SLO Public Health

Total Project Cost: \$723,000

Contractor: JG Contracting

Project Outcome: This project installed replacement windows and blinds and HVAC items.

General Government Projects:

Project Title: SLO Courthouse Annex ADA Repairs

Total Project Cost: \$1,220,613

Contractor: JG Contractors

Project Outcome: This project made corrective modifications to the Courthouse Annex building per the injunctive relief settlement.

Project Title: FCA Repairs at the Courthouse Annex

Total Project Cost: \$261,000

Contractor: JG Contracting

Project Outcome: The project replaced electrical panels and feeders, along with the secondary panels on the 2nd and 3rd floors of the facility.

Project Title: FCA Repairs at SLO Old Courthouse

Total Project Cost: \$881,000

Contractor: Rob Reynolds Construction

Project Outcome: This project addressed deferred maintenance including repair of steel windows, replacement of secondary electrical panels and feeders. Work also included replacement of floor coverings/carpeting of the first and portions of the second floor.

Project Title: Simmler Community Building Repairs

Total Project Cost: \$302,499

Contractor: Rob Reynolds Construction

Project Outcome: This project provided repair, maintenance, and minor alterations.

Project Title: FCA Repairs at South County Regional Center

Total Project Cost: \$133,000

Contractor: Kinyon Construction

Project Outcome: The project scope included removing, replacing or repairing the interior plumbing at So. County Regional Center

Public Safety Projects:

Project Title: HVAC Replacement at Honor Farm and Juvenile Hall

Total Project Cost: \$344,878

Contractor: JG Contracting

Project Outcome: This project replaced the HVAC at the Juvenile Services Center and the Sheriff's Honor Farm.

Project Title: Sheriff COC Replace HVAC at West Housing

Total Project Cost: \$789,100

Contractor: JG Contracting

Project Outcome: The project replaced rooftop swamp coolers with HVAC packaged units.

Project Title: FCA Repairs at Carrizo Fire Station

Total Project Cost: \$101,000

Contractor: Quincon Inc

Project Outcome: This project replaced a 10,000 gallon fire water holding tank and replacement of the ADA ramp to the main living quarters

Project Title: IT-Paso Robles-Install, Extend, Replace Fiber

Total Project Cost: \$157,000

Contractor: Baron Construction

Project Outcome: This project provided installation of new fiber connection between County facilities and the City of Paso Robles Public Safety Center, the Water Treatment Plant and the Wastewater Lift Station.

Project Title: Backup Power Solution at Carrizo Plain Fire Station

Total Project Cost: \$208,100

Contractor: Quincon, Inc.

Project Outcome: This project provided installation of an emergency generator for the Carrizo Plain Fire Station.

Project Title: FCA Repairs at Los Osos Sheriff Substation

Total Project Cost: \$207,291

Contractor: JG Contracting

Project Outcome: This project replaced the HVAC rooftop units and installed new ductwork.

Parks Projects:

Project Title: Bob Jones Trail Extension (Ontario Road)

Total Project Cost: \$3,590,694

Contractor: S. Chavez Construction

Project Outcome: This project constructed parking lot improvements and left turn lane for the Bob Jones Pathway Staging Area

INFRASTRUCTURE PROJECTS

Capital and major maintenance improvements with a cost of \$100,000 or more.

Road and Transportation Improvement Projects

Project Title: Highway 1 & 13th Street, Oceano-Drainage Improvements

Total Project Cost: \$ 6,454,121

Contractor: Raminha Construction

Project Outcome: Storm drain improvements included new drainage inlets and underground pipe to a concrete sedimentation basin located within an existing RV storage lot on County Airport property. Drainage inlets were installed along Hwy 1 and Paso Robles Street and roadside infiltrators were installed along 13th Street, 15th Street and Paso Robles Street. A concrete drainage swale was constructed within the RV storage lot owned by Pismo Coast Village to capture surface flows and direct them to the new concrete sedimentation basin.

Project Title: Asphalt Concrete Overlay 2018-19, Various No. Cty Roads

Total Project Cost: \$ 5,847,591

Contractor: CalPortland Construction

Project Outcome: 2" overlay for the purpose of providing a new pavement surface. Provide shoulder backing and removed Type A dike at fill slopes and replaced with Type E dike. Existing guard rail throughout the project limits adjusted to standard specifications and provided new striping.

Project Title: Geneseo Rd At Huerhuero Creek, Creston-Bridge Repl.

Total Project Costs: \$4,646,211

Contractor: Souza Construction

Project Outcome: Replaced existing low water crossing with a new concrete bridge.

Project Title: 2019/20 Surface Treatment, Various County Roads

Total Project Cost: \$1,243,708

Contractor: VSS International

Project Outcome: Surface treat various County roads with a micro/slurry seal in accordance with the Pavement Management Program. The project will provide for repairing damaged areas of the roads, application of micro/slurry seal and new striping.

Project Title: Burton Dr MP 2.0 Slope Repair

Total Project Costs: \$ 675,690

Contractor: David Crye General

Project Outcome: Slope, pedestrian walkway, and roadway was damaged during a 2017 storm event and were repaired to existing conditions.

Project Title: Cayucos Creek Rd Slip Out Repair Mile Post 1.3

Total Project Costs: \$ 424,075

Contractor: Quincon, Inc.

Project Outcome: Slope and roadway were damaged during a 2019 storm event. Sheet-pile was installed to temporarily support the road and allow 1-lane to remain open while design was completed and permits obtained for permanent repair.

Project Title: Prefumo Canyon Road MP 4.9 Slipout Repair

Total Project Costs: \$ 403,184

Contractor: David Crye General

Project Outcome: Slope and roadway were damaged during a 2018 storm event. Slope and road were repaired to pre-existing conditions.

Project Title: Santa Rosa Creek Rd MP 5.9 Slope Repair

Total Project Costs: \$ 296,958

Contractor: David Crye General

Project Outcome: Slope and roadway were damaged during a 2017 storm event. Slope and road were repaired by moving road away from the edge of the slope.

Project Title: Cayucos Creek Road Milepost 1.2 and 2.8 Slope Repair

Total Project Costs: \$ 226,250

Contractor: Public Works Staff

Project Outcome: Slope and roadway were damaged during a 2017 storm event. Slope and road were repaired to existing conditions.

Flood Control and Utilities Projects:

Project Title: Replace Liners In Wastewater Sediment Ponds At Country Club, San Luis Obispo

Total Project Cost: \$ 419,885

Contractor: Seamair General Engineering

Project Outcome: Removed and replaced three (3) settling pond liners located at the County Services Area 18 Wastewater Treatment Plant, in San Luis Obispo.

Appendix 7: Future Projects for Consideration

The following summarizes projects that have been identified that will likely be considered beyond the current five year timeframe. Projects are at various stages of consideration and make take several years to fully develop a project scope, environmental approvals and a finance strategy which would work to place the project on the CIP. The list includes projects which generally have an estimated cost of \$100,000 or greater.

Significant Infrastructure Projects for Future Consideration

Currently, several projects are under consideration which will lead to long term capital improvements. The development of project scope is defined through planning studies and through the interaction of various stakeholder groups. Several of these projects are vital to providing needed resources to support strategic development in communities.

The criterion for selection as a future capital project involves reviewing Board directives through the Resource Management System. Those with Level of Severity II or III are on the horizon for development of strategies and ultimate improvements. In addition, adopted specific plans, operational plans and programs provide a priority listing of project need and priority. The Integrated Regional Water Management Plan is an example of a planning document from which priorities are established among the various stakeholders. Based on available funding, these projects are advanced to development. Budgetary performance goals adopted by the Board define which projects need to be undertaken to keep the infrastructure maintained and operational.

In 2014, the Board of Supervisors also adopted an infrastructure needs assessment for the communities of San Miguel, Templeton, Oceano and Nipomo under the “Complete Community Survey” study. Implementation of targeted infrastructure to close identified gaps is sought to provide and promote in-fill development in these communities and enhance livability.

The Board has also sought to look toward housing growth and potentially invest in those areas which can best support future development. An on-going work effort will be working towards adding the necessary infrastructure to foster that growth; whether within cities or unincorporated areas.

The key to advancing these identified projects is funding. While State and Federal grants are pursued, funding under those programs are unpredictable and ideally pursued with local matching funds. Discussion with stakeholders on funding options and implementation will be needed to advance regional water supply or address localized utility service needs. To address new system demands from development, alternatives to traditional fee programs should be considered. These include use of the Statewide Community Improvement Program financial package and specific Board created Community facilities Districts under current policy.

Some of the foreseeable projects not in the current CIP include:

Water Supply Projects

Anticipated Capital Projects	Description	Location
Groundwater Implementation	Options to Enhance Supply	Medium/ High priority basins
CSA7A Wastewater Interceptor Project	Reroute/improve trunk lines	Oak Shores

Flood Control Projects

Anticipated Capital Projects	Description	Location
Parking Lot Culvert Outfall	Provide Pumping System	Avila Beach
Olde Town Nipomo Drainage	Detention Basin/Storm Drain	Nipomo
Cayucos Creek 10-year and 100-year flood protection	Storm drain pipeline, levee, flap gate, and pump station	Cayucos
Cambria West Village 100-year Flood Protection	Flood wall	Cambria between Santa Rosa Creek and Highway 1
Cambria Vet's Hall Parking Lot Drainage	Drainage pipeline connection	Cambria West Village
16 th Street Storm Drain	Storm drain pipeline replacement and connection	San Miguel
12 th Street Storm Drain	Storm drain	San Miguel

Transportation Projects

Anticipated Capital Projects	Description	Location
Route 101/166 Interchange	Intersection Operations	Nipomo
South Oakglen Secondary Access	Southland/101 Interchange	Nipomo
Halcyon Road Grade widening	Segment between Route 1	Nipomo
Orchard Road widening	Bike lane additions	Nipomo

Public Works will continue to engage communities and stakeholders on these projects to determine scope and funding mechanisms. Outreach with Community Service Districts, Economic Vitality Corporation and Homebuilders Association will provide input on future community infrastructure priorities. Criteria developed in implementation of Prop 1 for water resources will also reflect which projects are most viable to advance

The implementation of the recently enacted Statewide Groundwater Management Act (SGMA) may also be a significant component in determining the future project list. As specific groundwater sustainability plans are developed for the high and medium priority basins in the County, those infrastructure needs should become more defined.

Significant Facility Projects for Future Consideration

The capital facility projects in the Five Year CIP are those projects which are a high priority and are feasible to implement within the five year timeframe. As annual priorities are set, and emerging needs are identified, adjustments are made to the CIP. Projects beyond the five year timeframe are from a combination of the facilities conceptual plans and department service plans, which will enhance and expand services to the public.

The approach used in developing the listing of facility projects that are identified as being future considerations are as follows:

- Projects that have consistently been identified as a high priority for departments and there is a clearly defined connection to the need to maintain and enhance service levels.
- Projects which are driven by future legislative or regulatory requirements that direct changes to facilities or will impact facilities, such as changes in building code or staffing increases due to mandated expansion of services.
- Projects which have undergone a formal prioritization process, such as Parks and Recreation projects that are ranked by Parks management and reviewed by the Parks and Recreation Commission.
- Projects that are included in the County Operations Center or San Luis Obispo Facility Conceptual Plans.

These project priorities will be reviewed annually for consideration of the timeframe for development or construction. It is possible that a project listed here may begin earlier than currently envisioned. Conversely, a project that is currently determined to be a high priority for future consideration may be removed from the list as emerging priorities and needs and funding sources are identified over time.

Parks

Projects currently in the plan development process are listed below. There has not been sufficient construction funding identified to move these projects forward into the CIP at this time.

Project Name	Project Description	Location
Morro Bay to SLO Connector Trail	Multi-use trail adjacent to Highway 1 between San Luis Obispo and Morro Bay	SLO & Morro Bay
Nipomo Bluff Trail	Trail connecting the Woodlands, Jack Ready Park, and Nipomo Park	Nipomo
Pismo to Edna Connector	Multi-use trail between the communities of Pismo Beach and Edna, in Price Canyon (part of the Anza Trail).	Pismo Beach and Edna
Class I Pathway between the Bob Jones Pathway and Pismo Beach	Connect the BJ Pathway to Pismo Beach via a class I pathway along Ontario Rd., Avila Beach Dr. and Shell Beach Dr.	Avila Beach
Avila to Harford Pier	Provide a portion of the Coastal Trail connecting Harford Pier to Avila Park. Access intended for pedestrians and bicycles.	Avila Beach
Norma Rose Park	Complete ~ 1.5 acre, new park in Cayucos. Phase 2 Includes play equipment, skate park, and basketball court.	Cayucos
Salinas River Trail Construction	This is a multi-agency cooperative effort to complete the Salinas River trail between Santa Margarita and San Miguel.	North of Santa Margarita
Santa Margarita Lake Loop Trail	Complete loop trail around Santa Margarita Lake	Santa Margarita Lake
Vineyard East West Trail	Construct a trail connecting Paseo Exselsus to Malvasia Court, in the Vineyard Estates area.	Templeton
East Side Oceano Park	Locate property for a park project to serve the community on the East side of Oceano	Oceano
Pasadena Accessway	Improve bay access for pedestrians and non motorized water craft	Los Osos

Public Safety – Sheriff

Anticipated Capital Projects	Description	Location
Sheriff’s Department Administration Facility	Construct a new Sheriff’s Administration Facility at the County Operations Center, as recommended in the COC 20-year master plan	San Luis Obispo
South County Substation	Construct 6000 sf office facility	Nipomo
IRC	Remodel approx. 8,000 sf of existing Jail IRC	San Luis Obispo
Report Room	Construct 600 sf of Report Room	San Miguel

Libraries

The following identified Library projects are beyond the five year time frame and will be considered if alternative funding from the community were identified.

Anticipated Capital Projects	Description	Location
Arroyo Grande Library	Remodel and expand existing branch	Arroyo Grande
Atascadero Library	Remodel existing branch	Atascadero
Oceano Library	Relocate existing branch	Oceano
Santa Margarita Library	Expand existing branch	Santa Margarita
San Miguel Library	Expand existing branch	San Miguel
Templeton Library	Construct new branch	Templeton

Information Technology Department

Anticipated Capital Projects	Description	Location
Replace Communication Towers	Replace aging communication tower which have exceeded life cycle at sites in the vicinity of Arroyo Grande, Cambria, Cuyama, Pozo, and San Luis Obispo	Various
Replace Communication Vaults and Associated Equipment	Replace and repair vaults, emergency backup power generators and HVAC equipment which have exceeded life cycle at sites in the vicinity of Arroyo Grande, Cambria, Cuyama, Pozo, and San Luis Obispo.	Various
Network fiber connectivity	Extend network fiber connectivity to various parts of the County	Various
Data cabling retrofit	Replace existing CAT 5 data cabling with CAT 6 cabling at County owned facilities.	Various

Airports

Future projects related to the two County operated airports can be found under the adopted Master Plans at the following links:

- a) San Luis Obispo Regional Airport:
<http://www.sloairport.com/wp-content/uploads/2016/09/Master%20Plan.pdf>
- b) Oceano Airport:
<http://www.sloairport.com/wp-content/uploads/2016/12/L52-Master-Plan-Full-Documnet.pdf>

General Government

Anticipated Capital Projects	Description	Location
Public Health office relocation	Construct a new building(s) at the Health Campus on Johnson Avenue, as recommended in the SLO Facilities Conceptual Plan	San Luis Obispo

Appendix 8: Description of the Annual CIP Process

The following summarizes the annual process to identify and recommend capital and major maintenance projects to the Board of Supervisors for the annual County budget and the County Five Year Capital Improvement Plan. The Planning and Building Department is consulted to ensure projects align with land use policies and goals.

Each project of the Five-Year CIP is described on a one-page project sheet which identifies the project scope, project justification, estimated cost, and existing or potential funding sources. This page is linked to a summary sheet which lists all projects on the Five-Year Plan.

Infrastructure:

Public Works staff develop needs assessments for the infrastructure functional areas to set priorities and match them with available funding. Infrastructure projects are also reviewed by various technical advisory groups and community advisory councils which provides a forum for the project need, scope, project development activities and project funding.

Members of the Public Works Department also engage the San Luis Obispo Economic Vitality Corporation’s Building, Design and Construction business cluster to receive input on overall infrastructure needs, funding and alignment of priorities to facilitate overall economic development consistent with the adopted General Plan.

Facilities:

Facility capital and maintenance projects are categorized into three distinct groups and have specific development tracks and/or funding models that will drive how projects are ranked, budgeted, programmed and implemented.

BUILDING CONDITION¹	BUILDING CONFIGURATION²	CONCEPTUAL PLANS
Facility Condition Assessment Americans with Disabilities Act Stormwater Compliance Seismic Evaluations Energy Conservation	Annual Department Requests Relocation Remodel	Five Year CIP Document SLO Facilities Conceptual Plan COC Conceptual Plan

- *BUILDING CONDITION* – County building conditions are identified through various types of assessments and evaluations. The major work effort that is objectively analyzing the physical condition of nearly all County-owned facilities is referred to as the Facility Condition Assessment

¹ Examples of Building Condition-related projects include repairs, replacements or upgrades to facility components, which may include but are not limited to HVAC, roofing, windows, flooring, electrical, and parking area that are meant to maintain and/or preserve the value of an existing asset or meet legal mandates.

² Examples of Building Configuration-related projects include improvements that meet the needs of a tenants’ services or programs, which may include but are not limited to remodels, adjusting interior spaces/walls, footprint expansions, and new structures.

(FCA) process. Each building has a Facility Condition Index (FCI) and a comprehensive list of deficiencies which become prioritized based on the nature of the issue. The objective is to allocate funds to facilities that strategically addresses the most severe problems, and over time results in an acceptable County-wide FCI level. The FCA process will be a permanent function of the County's facilities management program. Once an acceptable FCI is obtained, facilities will continue to be assessed and projects will be budgeted based on maintaining the desired FCI.

Concurrently, the Americans with Disabilities Act (ADA) Transition Plan has been updated, which identifies where the County needs to invest to ensure that our services and programs are ADA-compliant. The ADA Transition Plan will be the guideline for annual ADA project development, and Public Works will implement these barrier removal projects as funds become available.

Collectively, the FCA, ADA, stormwater and energy programs will eliminate a department's need to make annual requests for projects relating to the condition of buildings.

- *BUILDING CONFIGURATION* – The intent of the building configuration category is to provide a mechanism for departments to request projects on an annual basis that enhance their services or programs, such as remodels and relocations, among others.
- *CONCEPTUAL PLANS* – County conceptual plans are long range plans, providing overall strategy for County building development to support growth projections. Major building projects are included in the Five-Year CIP based on the implementation timelines of these plans. Appendix 5 provides description of the plans completed to date and proposed project implementation timelines.

The annual Five-Year CIP update process begins in July, when the Public Works Department sends a request for projects to all departments. Departments submitting requests use electronic forms to describe and justify their requested project. Note that for FY 2021-22 the department request process was put on hold due to the forecasted budget constraints from the pandemic. The Five-Year CIP does include projects submitted in prior years that have not yet been funded.

Facility capital projects requested for inclusion in the annual budget or the Five-Year CIP, under the building configuration group, are reviewed by the membership of the Capital Improvement Executive Steering Committee (CI-ESC). Bringing together the County Administrative Office, Public Works Department, Parks & Recreation Department, Airports Department, and the Planning and Building Department allows a broader range of input into the capital project selection early in the process. Joint evaluation of projects helps increase internal awareness of how one project may impact another. It also allows for greater consideration of land use policies and goals and increases coordination of potential funding opportunities.

Each building configuration project considered for inclusion in the annual budget and/or Five-Year CIP is rated on the following criteria based on the Board of Supervisors budget policies.

- Health and Safety (20%)
- Legal Mandates (20%)
- Strategic Planning Efforts (15%)
- Board Approved Services and Programs (15%)

- Operational Costs (10%)
- Project Funding (20%)

Once a working group completes the task of scoring projects, based on the above criteria, and analyzes staff capacity to deliver the requested projects, a recommended list is presented to the CI-ESC. The CI-ESC reviews the annual listing of projects for the Five-Year CIP. The CI-ESC review of projects increases the transparency of how capital projects are identified and recommended. The CI-ESC does not determine budget. The CI-ESC evaluates capital improvement investment opportunities from a County-wide perspective and recommends projects for potential funding.

This CI-ESC is chaired by the County Administrator and includes the following membership.

- Auditor-Controller-Treasurer-Tax Collector-Public Administrator
- Chief Probation Officer
- Director, Airports
- Director, Central Services
- Director, Health Agency
- Director, Library
- Director, Parks & Recreation
- Director, Planning & Building
- Director, Public Works, and ESC Vice-Chair
- Director, Social Services
- District Attorney
- Fire Chief
- Sheriff-Coroner

Appendix 9: Funding and Policy Considerations

Capital Improvement Funding Sources

Funding capital and major maintenance projects is a challenge faced by all governmental entities charged with developing and maintaining infrastructure and facilities. This plan is focused on the potential financing of capital projects which will be considered for development within the next five years. The funding sources identified are those which are known and have historically been used to develop capital projects. The following sub-sections identify potential funding sources used in this plan.

Infrastructure Project Funding Sources

Infrastructure requires a multitude of funding sources to advance projects to final construction. The County seeks out several funding opportunities for project implementation. Nonetheless, there are certain core funding sources from which Public Works will advance projects. These are broken down into particular functional areas per the table below.

As we look ahead toward future public works infrastructure projects, we would expect to see a “normal” CIP delivery in the range of \$14-16 million annually. Roughly half of that amount is geared towards major road maintenance work and bridge replacement projects under SB1 state funding and Federal Highway Bridge Program funding respectively.

Transportation funding to address increased development is provided under the Road Improvement Fee (RIF) program administered in the following eight communities:

- Avila Valley
- Los Osos
- Nacimiento
- Nipomo (South County)
- North Coast
- Route 227
- San Miguel
- Templeton

Road Improvement Fees are applied to new development within the aforementioned communities and are adopted under an AB1600 mitigation program adopted by the Board. Funds generated cannot be used for maintenance and operation expenses, but only for expansion of the transportation system to address increased traffic volumes. These fund accounts are often supplemented by grants through San Luis Obispo Council of Governments (SLOCOG).

Utility improvements are funded primarily through rates and charges of the customers for both wholesale and retail operations. Small community improvements are typically financed through United States Department of Agriculture (USDA) loans or grants for rural communities.

Flood control improvements are based on established flood control districts or potential newly formed districts, as defined by policies of the San Luis Obispo County Flood Control and Water Conservation Board, or with occasional grants received under various State and Federal programs administered by California Governor’s Office of Emergency Services (CalOES) and Federal Emergency Management Agency (FEMA).

The following table identifies funding sources matched to the functional areas for projects. The funding sources in the table are those that are most commonly applied to capital and major maintenance projects for the facilities developed within the functional area.

Functional Area	Funding Source
Flood Control	Flood Control District – General Flood Control District Zones 1/1A , 4, 9, and 16 Assessment Districts (New system improvements) Prop 1E infrastructure bonds Prop 84 Low Impact Development Grants FEMA Hazard Elimination Grants
Transportation	
Road Capacity	Road Improvement Fees State Transportation Improvement Program (SLOCOG) Regional/Urban State Highway Account Funds (SLOCOG) Federal Congestion Management Air Quality Funds
Road Preservation	Road Fund – General Fund Support for road maintenance SB1 Road Maintenance and Repair Fund Transportation Development Act Funds Highway Users Tax Account (Gas Tax)
Road Safety	Federal Highway Safety Improvement Program Grants Active Transportation Program (Caltrans – CTC) Regional State Highway Account Fund (SLOCOG) Road Fund
Transportation Betterments	Active Transportation Program (Caltrans – CTC) Regional/Urban State Highway Account Funds (SLOCOG) Federal Congestion Management Air Quality Funds
Transportation Structures	Federal Highway Bridge Program Fish Passage Enhancement Grant Programs Road Fund
Wastewater Systems	Rates and Charges Assessment Districts (New system improvements) USDA Grants California Department of Public Health Grants Prop 84 Grants
Water Systems	Rates and Charges of County Service Areas USDA Grants California Department of Public Health Grants Flood Control Zone 3 – Lopez Prop 1 Grants Prop 84 Grants Nacimiento Fund Flood Control – State Water Project

Facility Capital Improvement Policies and Guidelines:

The Board of Supervisors has adopted specific policies that guide the budgeting for capital projects. The policies are included in the Budget Development Policies, annually reviewed and approved by the Board at the beginning of each annual cycle for the preparation of the County budget. Below is the section of the Budget Development Policies that specifically address capital projects.

Americans with Disabilities Act (ADA): Consider funding a portion of the projects identified in the County's ADA Transition Plan update.

Building Efficiency: Projects should utilize energy and resource efficiencies such as "green building" (LEED) and Low Impact Development (LID) techniques and strategies to reduce ongoing utility and maintenance costs.

Encumbrances: The Auditor-Controller is authorized to encumber capital project money appropriated for a specific capital project at the end of each fiscal year, if work has been undertaken on that project during the fiscal year. Evidence that work has been undertaken would be in the form of an awarded contract or other item upon which the Board of Supervisors has taken formal action.

Facility Condition Assessments: Continue the ongoing assessment of the maintenance needs of County facilities, and consider funding critical and potentially critical projects as identified.

Grant Funded Capital Projects: For grant funded projects, when a County match is required, budget only the County share if receipt of grant money is not expected in the budget year. If there is a reasonable expectation that the grant revenue can be received during the budget year, budget the entire project amount including revenues.

Library Projects: Consider funding new library buildings or major improvements to existing libraries only if at least 50% of the cost of the project is provided by the community in which the facility is located. The funding required from the community may be comprised from a variety of sources, including grants, school districts, special districts, cities, community group funding, private donations, or fees generated for specific use in libraries. The County's portion of this funding formula will be financed from the Library budget (FC 377), grants, gifts, the General Fund or fee revenues generated for specific use in libraries.

Maintenance Costs: Consider cost of ongoing maintenance before recommending capital projects, acquisition of additional parklands or beach access way projects.

Master Plans: Consider approving projects included in master plans if they have their own funding sources or if they are requested from other sources which identify an operational need for the facility.

Phasing of Large Projects: For capital projects which will be undertaken over several fiscal years, develop full project scope and costs in the initial year.

Facilities Project Funding Sources

There are a variety of funding sources used to pay for the cost of developing County facilities. The Board of Supervisors budget policies emphasizes development of projects which are 100% revenue offset or have their own funding source. County functions which are enterprise funds, such as the County Airports, Regional Parks and County Golf Courses, are expected to utilize their own funding for capital and maintenance improvements. By Board policy, Library projects (except for deferred maintenance) are to be funded with 50% of the cost coming from the community in which the library improvements are proposed.

Public Facility Fees (PFF) provide funding for five areas:

- General Government;
- Fire Protection;
- Law Enforcement;
- Libraries; and
- Parks.

Fee Revenues are dependent upon fees charged to new development projects and expended through the AB1600 mitigation program, adopted by the Board. They cannot be used for operations or maintenance expense. The General Government PFF revenues are committed to pay for a portion of the debt financing for the New Government Center.

Budget adjustments from a fund source for a specific capital project are authorized through Board of Supervisors actions. The balance of Capital Project reserve funds fluctuates with use and replenishment.

The following table identifies funding sources matched to the functional areas for projects. The funding sources in the table are those that are most commonly applied to capital and major maintenance projects for the facilities developed within the functional area.

Functional Area	Funding Source
Airports	Federal Aviation Administration grants and entitlements Passenger Facility Fees Customer Facility Fees Airport Enterprise Revenues
Community Buildings & General Government	General Government Building Replacement Reserves General Government Public Facility Fees General Fund Grants when available Judicial Council of California (49.74%)
Golf Courses	Golf Course Enterprise revenues Parks Reserves Golf operating budget Grants when available Donations and Sponsorships
Health and Social Services	Health operating budget DSS operating budget General Government Building Replacement Reserves General Fund Grants when available
Library	Library Public Facility Fees Library Reserves Library operating budget 50% funding from the community
Parks	<u>Community Parks</u> Parks Public Facility Fees Quimby Fees Community Parks operating budget General Fund Grants when available Donations and Sponsorships <u>Regional Parks</u> Parks Public Facility Fees Quimby Fees Special Revenue Accounts Parks Reserves Regional Parks operating budget Grants when available Donations and Sponsorships
Public Safety	Law Enforcement Public Facility Fees Fire Protection Public Facility Fees Operating budgets – Sheriff, Fire, Probation District Attorney Asset Forfeiture Funds General Fund Grants when available Funding authorized by state legislature