BUILDING AND GROUNDS CAPITAL IMPROVEMENTS

BUILDINGS AND GROUNDS OVERVIEW

The District's Almaden-Winfield campus occupies nearly 50 acres along Almaden Expressway in the City of San Jose. The District manages the campus to ensure a healthful and safe work environment for employees and visitors. The campus includes 10 buildings, multiple parking lots, a corporation yard, landscaping, and other appurtenances.

With most of the buildings on campus over 30 years old, the rehabilitation needs increased steadily in recent years. The District administers an asset management program for its buildings and grounds infrastructure that includes a schedule for maintenance and rehabilitation to ensure that each facility functions as intended over its useful life.

Major Capital Improvements Identified in the CIP

Almaden & Winfield Campus Small Capital **Improvements**

PRIORITY PROCESS AND FINANCIAL **ANALYSIS**

A rigorous priority setting process was conducted to rate the buildings and grounds projects against other types of capital improvements. The priority criteria used are included in Appendix A.

Financial analysis of the following funding sources for buildings and grounds capital improvements was conducted to determine if there are limitations to funding all the proposed capital projects.

- Watershed and Stream Stewardship Fund
- General Fund
- Water Enterprise Fund

Results of this year's prioritization process and financial analysis are summarized in Appendix B. The process concluded that the Almaden and Winfield Campus Small Capital Improvements will continue to be funded at \$2 million per year to meet the higher priority Buildings and Grounds needs. A campus master plan is currently under way to evaluate the long term needs for the Almaden and Winfield campus.

BUILDING AND GROUNDS CAPITAL IMPROVEMENTS

The following table is a project funding schedule for buildings and grounds capital improvements resulting from this year's priority process and financial analysis. Detailed information for each project can be found in this document on the following pages in the order presented in this table. The chart also identifies partially funded projects and estimated unspent appropriation from FY 2010/11.

Buildings and Grounds Capital Improvements (\$K)

Project PROJECT NAME	Through FY10	FY11	FY11 Unspent	FY12	FY13	FY14	FY15	FY16	FY17-21	TOTAL
60204016 Almaden and Winfield Campus, Small Capital Improvements	n/a	2,086	-	2,048	2,124	2,202	2,284	2,368	10,383	23,495
	TOTAL n/a	2,086	-	2,048	2,124	2,202	2,284	2,368	10,383	23,495

FY 2010/11 Funds to be reappropriated

The following table shows funding requirements from each funding source for buildings and grounds capital improvements.

Buildings and Grounds – Funding Sources (\$K)

Project PROJECT NAME Number	Through FY10	FY11	FY11 Unspent	FY12	FY13	FY14	FY15	FY16	FY17-21	TOTAL
General Fund	n/a	2,086		2,048	2,124	2,202	2,284	2,368	10,383	23,495
	TOTAL -	2,086		2,048	2,124	2,202	2,284	2,368	10,383	23,495

FY 2010/11 Funds to be reappropriated

Almaden and Winfield Campus, Small Capital **Project**

Improvements

Buildings and Grounds Program

Priority No. 73

Project No. 60204016

District Contact Melanie Richardson

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Workers perform asphalt maintenance by putting an overlay on the existing parking lot in front of the District's Administration Building.

PROJECT DESCRIPTION

This project reserves funding for capital maintenance and replacement of buildings, grounds, and facilities on the Almaden and Winfield campus, to provide a healthy and safe environment for staff and visitors.

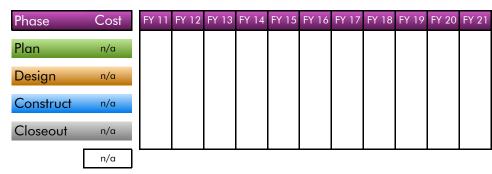
PROJECT LOCATION



★ Project Location

SCHEDULE & STATUS

Improvements will be managed on an as-needed basis throughout the year.



EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures								
Project	FY10	FY11	FY12	FY13	FY14	FY15	FY16	Future		
60204016-Almaden and Winfield Campus, Small Capital Improvements	n/a	2,086	2,048	2,000	2,000	2,000	2,000	10,000	22,134	
with inflation	n/a	2,086	2,048	2,124	2,202	2,284	2,368	10,383	23,495	

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests					Total	
Project	FY10	FY	11	FY12	FY13	FY14	FY15	FY16	Future	
60204016-Almaden and Winfield Campus, Small Capital Improvements	n/a	2,086	0	2,048	2,124	2,202	2,284	2,368	10,383	23,495

Adjusted Budget includes adopted budget plus approved budget adjustments.

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	23,495
Other Funding Source	0
Total	23,495

OPERATING COST IMPACTS

The completion of this project is not anticipated to increase or decrease annual operating costs. The purpose of these maintenance projects is to avoid unnecessary financial impact caused by building shut-down and work stoppage.

USEFUL LIFE: Not Available