

City of Carmel-by-the-Sea
Three Year Provisional Capital Improvements Plan
July 1, 2015 – June 30, 2018

Forest Theatre



OF

Carmel

INAUGURAL
PERFORMANCE

David

A Drama in Three Acts, by
Constance Skinner

SATURDAY EVENING,
JULY 9th at 8:15 o'clock

Produced under the direction of
Garnet Holme

RESERVED SEATS, \$1.50 and \$1.00
General Admission, 50 cents

TICKETS MAY BE OBTAINED AT

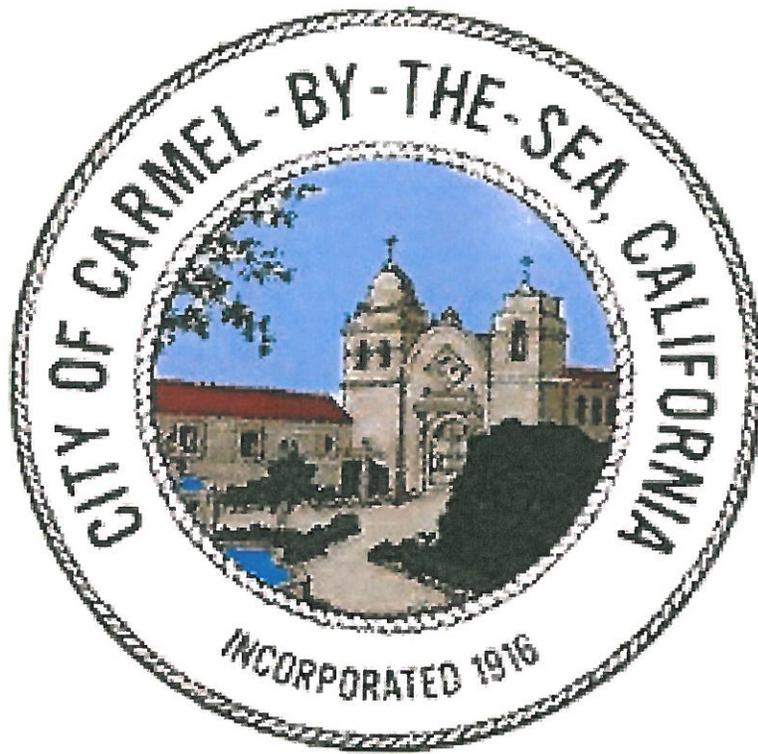
Carmel by the Sea: Candy or Grocery Store. *Monterey:* Palace Drug Store
Pacific Grove: Strong and Camp

LEWIS BROS. OAKLAND CAL.

Spring 2015

Front Cover

Poster advertising the first production at the Forest Theater held on the evening of Saturday, July 9, 1910. The cast included members of many Carmel families including Reimers, Leidig and Newberry. The performance was attended by approximately 1000 people.



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TAB 1

City of Carmel-by-the-Sea

POST OFFICE BOX CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2000

Mayor Jason Burnett
Members of the City Council
Citizens of Carmel by the Sea
City Hall
Carmel by the Sea, California 93921

RE: Capital Improvements Plan: 2015-16 to 2017-18

Dear Mayor Burnett and Members of the City Council, Members of the Planning Commission, Citizens of Carmel by the Sea,

Abraham Lincoln once commented that the American people could not escape history. For Carmel by the Sea in 2015, it cannot escape choice. While the decisions we confront will ultimately be made by you, the Council, individually and collegially, they will not be without recognition, latent or overt, that other forces have framed and confined your options.

It was not the City Council who “red tagged” the historic Forest Theater; however, it is the City Council who must consider utilizing nearly sixty (60) percent of forecasted capital monies in 2015-16 to reopen the facility. It was not the City Council or City Staff who determined that an additional \$559,567 of unfunded retirement liability beyond the already forecasted increase would need to be satisfied this coming year, and more in the years thereafter. Yet it is this City Council who must adjust this community’s operational and capital plans to accommodate this new indenture.

And, it was not Carmel-by-the-Sea that invoked a Cease and Desist Order (CDO) on pumping water from the Carmel River; but it is Carmel-by-the-Sea’s City Council who must decide the pace of budgetary spending, both operational and capital, should there be no amendment to that Order in the next twenty (20) months and our primary income sources are diminished. As a result, how much do we spend and how much do set aside in a reserve now so as to have a sufficient safety net later?

The Capital Improvement Plan (CIP) presented herein is at variance with those the Council and the Community has seen in recent years. I have contracted the time compendium from five (5) to three (3) years. With the uncertainty of the CDO; with the initial transmittal from PERS stating the City’s “new, additional” liability in 2016-17 will be nearly \$1,000,000, I believe our capital projects planning horizon should be shorter rather than more expansive.

This text is respectfully submitted to the Council in March so as to be conveyed to and considered by the City's Planning Commission's at its April meeting in compliance with the State Planning Act which requires the Commission to "annually review the capital improvement program of the city....for their consistency with the general plan...."

2015-16

Liebling once wrote that "any city may have one period of magnificence, like Boston or New Orleans or San Francisco, but it takes a real one to keep renewing itself..." The CIP identifies our community's financial efforts and commitments to renew itself, to maintain its existing assets and to plan for the wants and desires of its citizenry.

In December 2014 and January 2015, the City Council, with community involvement, developed goals for the year. Working with the financial constraints of our times, Staff has kept those aspirations paramount in developing this Provisional CIP.

The Finance Staff estimates that the City will have an estimated \$3,754,000 for the CIP in 2015-16, approximately \$1,354,000 of carry-forward monies from the current year's capital plan, and an infusion of \$2,400,000 in new financing.

For the forthcoming year, several adjustments have been made to the format and contents of the CIP which differ from recent documents. First, all equipment expenses have been moved out of the CIP and into a new Vehicle and Equipment Fund. This fund has been "seeded" with \$700,000. Some of the monies proposed will be utilized in the year for purchases and the balance will be assigned for depreciation schedules for existing equipment and to cover future equipment needs. As examples, the IT Plan, patrol car replacements and machinery have been relocated from the CIP to the Vehicle and Equipment Fund.

Second, the number of projects identified to be undertaken in the year is significantly fewer than in previous years. For 2014-15, the CIP listed thirty-seven (37) projects for initiation. The Provisional CIP for 2015-16 identifies fourteen (14) projects. I believe this number of projects is reasonable given existing staff levels. It will allow our employees to concentrate on the projects and have a reasonable opportunity to bring the efforts to successful conclusions.

Third, I have bifurcated 2015-16 for project planning which will: (1) provide for the pacing of projects that will fit within the capacity of existing employees to supervise capital efforts, particularly since the first half of the year will be dominated by the Forest Theater renovation, and, (2) allow the City to commence adding to the reserves in earnest, undertaking only those projects deemed most necessary if the State Water Resource Board does not modify the CDO by December, 2015, and the CDO becomes fully operative as currently structured.

I have considered a one-time drawdown of the City's reserves in 2015-16 to cover half the estimated costs of the Forest Theater. This withdrawal would allow monies to accumulate in the CIP for additional projects either in the coming year or "smoothed in" over the next several years. However, for the coming CIP year, I have not pursued this option and I cannot advocate tapping into reserves until the status of modification to the CDO is known. This proposal to bifurcate the 2015-16 CIP dictates that the projects to be undertaken in the second half of the

fiscal year must be affirmatively “triggered” in January 2016 by the City Council in order to proceed towards implementation. The Provisional Budget for 2015-16 is also being structured to support the tenet of bifurcation so that significant expenses are delayed until the second half of the year.

The projects for the first six (6) months of the year have been bundled to implement (1) those efforts for which the Council has already expressed its commitment (ie: Forest Theater); (2) those projects which already are in a process moving towards implementation (Beach Fire Rings; Mission Trail entryway); (3) those efforts which should be undertaken before winter arrives (Vista Lobos Roof Replacement; Carpenter Street Drainage and Paving) and repaving those roads impacted by the line replacement work of PG&E. Monies are also proposed for implementation of the Ocean Avenue Parking Management Plan and/or alternatives IF Council determines it wishes to proceed beyond the trial period this summer.

The second half of the year proposes the following projects continue or commence IF triggered and authorized in January 2016, depending upon a modification to the CDO: (1) MTNP Invasive Plant Removal; (2) small water efforts including the cistern at City Hall; (3) the second year of the five year plan for the North Dunes Restoration.

There are several projects which proceed serially each year in the budget for right-of-way work--street repaving and sidewalk repair. The first half of the year it is proposed that monies to be received from PG&E for street repaving associated with the utility’s work be undertaken. Other street work in the village would commence in the second part of the year utilizing municipal monies if any second half projects proceed.

The six (6) months of January-June 2016 also include several new projects. The Public Works Staff has identified several facility safety concerns that need attention such as pedestrian safety railing repairs; deck planking that has dry-rot, etc.

Public entities were to have completed by 26 January 1993 a self-evaluation, transition plan for compliance with the Americans with Disabilities Act. Carmel by the Sea does not have an ADA document. The 2015-16 CIP proposes the initiation of a plan. Subsequent years will contain proposed projects to address the deficiencies which will be identified in the plan.

BEYOND 2015-16

There is an old story about the New England farmer who said that he wasn’t too worried about this year’s harvest; it’s the years thereafter that cause him concern. For our CIP planning efforts, it is the two years beyond 2015-16 which need to be spotlighted, for significant municipal asset expenses are pending, yet the resources grow minimally.

The Finance Staff estimates that for 2016-18, funding available for CIP works will be approximately \$2,000,000 annually. With forty percent (40%) allocated each year for street related works, the remaining balance from the \$2,000,000 will not provide much opportunity to address significant needs without breaking our efforts into phases or bypassing minor projects to focus on the larger needs.

In the second year of the CIP triennial, two significant projects are listed in addition to street maintenance. Rio Road is proposed for reconfiguration as a multi-modal corridor from Lasuen Drive to the city limits. It is our hope that with the assistance of TAMC and the County of Monterey, our efforts can be coordinated so as to provide a uniform design through the municipal boundary line to Highway One. This project would also connect to the second large project for 2016-17, the Larson Field/Rio Park Pathway which is to daylight at Rio at the Larson Field parking lot. This project is expected to lap into the third year. These two projects are expected to consume a proposed \$1,050,000 of the \$2,000,000 for year two.

In the third year, 2017-18, \$500,000 is scheduled for implementing anticipated corrective measures which are expected from the Shoreline Assessment currently underway. Amongst the expected work is: realignment of some parts of the stone revetments which have "migrated/slipped" since installation thirty (30) years ago; address storm drainage piping issues; corrective wall erosion measures; and restored and enhanced landscaping along the Scenic Road pathway. I expect the Shoreline effort will need to be multi-phased due to insufficient resources being available in any single year.

No additional municipal monies are proposed for subsequent phases for the Forest Theater. The CIP advocates than any additional efforts to be undertaken for that facility be privately financed. The CIP does set aside an annual amount for addressing maintenance needs at the Sunset Center.

I want to express my appreciation to the members of the City Staff who have worked to bring this document forward to the Council, the Planning Commission and the community. Their knowledge of our communal needs and an understanding of our financial condition have contributed to the conciseness and focus of this document.

Respectfully Submitted,



Douglas J. Schmitz
City Administrator
25 March 2015

TAB 2

City of Carmel-by-the-Sea, CA

FY 2015-2016 Projects

'15/'16 thru '17/'18

PROJECTS BY DEPARTMENT

Department	Project#	Priority	'15/'16	'16/'17	'17/'18	Total	
Community Planning & Bldg							
Larson Field/Rio Park Trail	CPB-1415-01	2		315,000	250,000	565,000	
Eighth Avenue Pathway	CPB-1516-01	4		50,000		50,000	
Community Planning & Bldg Total				365,000	250,000	615,000	
Safety: Police							
Parking Management Solution	POL-1415-04	2	200,000			200,000	
Safety: Police Total				200,000		200,000	
Services: Public Works							
Street and Road Projects	PW-1112-01	1	819,000	814,000	814,000	2,447,000	
Guadalupe to 5th Storm Drain	PW-1213-07	1			350,000	350,000	
Sidewalk Repair	PW-1415-01	1	50,000	25,000	25,000	100,000	
Carpenter Street Drainage and Paving	PW-1516-02	2	170,000			170,000	
Services: Public Works Total				1,039,000	839,000	1,189,000	3,067,000
Services: Facilities							
Water Conservation Projects	CPB-1314-01	5	45,000			45,000	
Forest Theater Renovation	FAC-1213-21	1	2,000,000			2,000,000	
Vista Lobos Community Room Roof	FAC-1516-01	1	70,000			70,000	
Safety Improvements	FAC-1516-04	1	50,000			50,000	
ADA Facilities Survey and Transition Plan	FAC-1516-05	n/a	100,000			100,000	
Sunset Center Projects	FAC-1516-06	n/a	50,000	50,250	43,500	143,750	
Services: Facilities Total				2,315,000	50,250	43,500	2,408,750
Srvs: Forest, Parks, & Beach							
MTNP Invasive Tree Management	FPB 1415-08	2	50,000			50,000	
Beach Fire Baskets/Rings	FPB-1213-04	3	50,000			50,000	
4th Avenue Irrigation Meter	FPB-1314-01	3		20,000		20,000	
Dunes Habitat Restoration	FPB-1314-02	3	20,000	25,750	17,500	63,250	
Shoreline Assessment and Implementation	FPB-1314-04	2			500,000	500,000	
Mission Trail Mountain View Entrance	FPB-1314-05	2	80,000			80,000	
Rio Road Reconstruction	PW-1617-01	n/a		700,000		700,000	
Srvs: Forest, Parks, & Beach Total				200,000	745,750	517,500	1,463,250
GRAND TOTAL			3,754,000	2,000,000	2,000,000	7,754,000	

TAB 3

City of Carmel-by-the-Sea, CA

FY 2015-2016 Projects

'15/'16 thru '17/'18

PROJECTS BY FUNDING SOURCE

Source	Project#	Priority	'15/'16	'16/'17	'17/'18	Total
Donor Opportunity						
Forest Theater Renovation	FAC-1213-21	1		0	0	0
Donor Opportunity Total				0	0	0
GF: Capital Improvements						
Water Conservation Projects	CPB-1314-01	5	45,000			45,000
Vista Lobos Community Room Roof	FAC-1516-01	1	70,000			70,000
Beach Fire Baskets/Rings	FPB-1213-04	3	50,000			50,000
4th Avenue Irrigation Meter	FPB-1314-01	3		20,000		20,000
Parking Management Solution	POL-1415-04	2	200,000			200,000
Guadalupe to 5th Storm Drain	PW-1213-07	1			350,000	350,000
GF: Capital Improvements Total			365,000	20,000	350,000	735,000
Intergovernmental						
Street and Road Projects	PW-1112-01	1	380,000			380,000
Intergovernmental Total			380,000			380,000
Measure D						
Larson Field/Rio Park Trail	CPB-1415-01	2		315,000	250,000	565,000
Eighth Avenue Pathway	CPB-1516-01	4		50,000		50,000
Forest Theater Renovation	FAC-1213-21	1	2,000,000			2,000,000
Safety Improvements	FAC-1516-04	1	50,000			50,000
ADA Facilities Survey and Transition Plan	FAC-1516-05	n/a	100,000			100,000
Sunset Center Projects	FAC-1516-06	n/a	50,000	50,250	43,500	143,750
MTNP Invasive Tree Management	FPB 1415-08	2	50,000			50,000
Dunes Habitat Restoration	FPB-1314-02	3	20,000	25,750	17,500	63,250
Shoreline Assessment and Implementation	FPB-1314-04	2			500,000	500,000
Mission Trail Mountain View Entrance	FPB-1314-05	2	80,000			80,000
Street and Road Projects	PW-1112-01	1	89,000	464,000	464,000	1,017,000
Sidewalk Repair	PW-1415-01	1	50,000	25,000	25,000	100,000
Carpenter Street Drainage and Paving	PW-1516-02	2	170,000			170,000
Rio Road Reconstruction	PW-1617-01	n/a		700,000		700,000
Measure D Total			2,659,000	1,630,000	1,300,000	5,589,000
Road Impact Fund						
Street and Road Projects	PW-1112-01	1	200,000	200,000	200,000	600,000
Road Impact Fund Total			200,000	200,000	200,000	600,000

Source	Project#	Priority	'15/'16	'16/'17	'17/'18	Total
Traffic Safety						
Street and Road Projects	PW-1112-01	1	150,000	150,000	150,000	450,000
Traffic Safety Total			150,000	150,000	150,000	450,000
GRAND TOTAL			3,754,000	2,000,000	2,000,000	7,754,000

TAB 4

Recommended FY 15-16 Bifurcated Capital Projects

Project	FY 15-16 Bifurcated	
	July-December	Post December
Streets/Sidewalks		
Carpenter Street Drainage and Paving	\$ 170,000	\$ -
Streets and Road Projects		
•PG&E Related	\$ 400,000	
•Other Streets		\$ 419,000
Sidewalk Repair		\$ 50,000
Parks/Trails		
MTNP Invasive Tree Management		\$ 50,000
MTNP Mt View Entrance	\$ 80,000	\$ -
Shoreline/Beach		
Beach Fire Basket/Rings	\$ 50,000	\$ -
Dunes Habitat Restoration		\$ 20,000
Water Conservation		
Water Conservation Projects		\$ 45,000
Facilities		
ADA Facilities Survey		\$ 100,000
Forest Theater Renovation	\$ 2,000,000	\$ -
Vista Lobos Community Room Roof	\$ 70,000	\$ -
Parking Management	\$ 200,000	\$ -
Safety Improvements		\$ 50,000
Sunset Center	\$ 50,000	
Total by 6 Months	\$ 3,020,000	\$ 734,000
FY 15-16 Total	\$	3,754,000.00

TAB 5

Recommended Capital Projects- Three Year Horizon

Project	FY 15-16	FY 16-17	FY 17-18
Streets/Sidewalks			
Carpenter Street Drainage and Paving	\$ 170,000	\$ -	\$ -
Eighth Avenue Pathway		\$ 50,000	
Guadalupe and Fifth Storm Drain			\$ 350,000
Rio Road Reconstruction		\$ 700,000	
Streets and Road Projects	\$ 819,000	\$ 814,000	\$ 814,000
Sidewalk Repair	\$ 50,000	\$ 25,000	\$ 25,000
Parks/Trails			
Larsen Field Trail	\$ -	\$ 315,000	\$ 250,000
MTNP Invasive Tree Management	\$ 50,000	\$ -	\$ -
MTNP Mt View Entrance	\$ 80,000	\$ -	\$ -
Shoreline/Beach			
Beach Fire Basket/Rings	\$ 50,000	\$ -	\$ -
Dunes Habitat Restoration	\$ 20,000	\$ 25,750	\$ 17,500
Shoreline Assessment			\$ 500,000
Water Conservation			
Fourth Avenue Irrigation		\$ 20,000	
Water Conservation Projects	\$ 45,000	\$ -	\$ -
Facilities			
ADA Facilities Survey	\$ 100,000	\$ -	\$ -
Forest Theater Renovation	\$ 2,000,000	\$ -	\$ -
Vista Lobos Community Room Roof	\$ 70,000	\$ -	\$ -
Parking Management	\$ 200,000	\$ -	\$ -
Safety Improvements	\$ 50,000	\$ -	\$ -
Sunset Center	\$ 50,000	\$ 50,250	\$ 43,500
Total	\$ 3,754,000	\$ 2,000,000	\$ 2,000,000

FY 2015-2018 Projects

'15/'16 thru '17/'18

Department Community Planning & Bldg

City of Carmel-by-the-Sea, CA

Contact

Project # CPB-1415-01
Project Name Larson Field/Rio Park Trail

Type Unassigned
Useful Life 15 years
Category Unassigned
Priority 2 Very Important

Account #:

Policy Plan:

Total Project Cost: \$565,000

Description

Development of a plan for a new public multi-use trail along Larson Field and through Rio Park. The 6.24 acre Rio Park property was purchased in 1990 and is outside the city limits on the southern edge of Carmel-by-the-Sea near the Carmel Mission.

Justification

The construction of a new trail from Rio Road to Lausen Drive would provide a safer route for pedestrians and bicyclists, including school children. This would provide an important link, removed from a busy corridor, and aligns with a key initiative of the City Council for 2014.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance		315,000	250,000	565,000
Total		315,000	250,000	565,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D		315,000	250,000	565,000
Total		315,000	250,000	565,000

Budget Impact/Other

Construction costs would be determined once a trail delineation has been identified. The trail would also have ongoing maintenance costs.

FY 2015-2018 Projects
City of Carmel-by-the-Sea, CA

'15/'16 thru '17/'18

Department Community Planning & Bldg
Contact Comm. Planning & Bldg Dir
Type Improvement
Useful Life 25 years
Category Street Reconstruction
Priority 4 Less Important

Project # CPB-1516-01
Project Name Eighth Avenue Pathway

Account #:

Policy Plan:

Total Project Cost: \$50,000

Description

This project would involve the construction of a pathway on the north side of 8th Avenue between Mission St. and Junipero Ave. to improve pedestrian access in this area. The project would likely involve grading, retaining walls, and tree trimming and removal, to establish the pathway, and the material for the pathway would be dependent on resultant slopes and drainage patterns, but likely would be decomposed granite.

Justification

Expenditures	'15/'16	'16/'17	'17/'18	Total
Planning/Design		50,000		50,000
Total		50,000		50,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D		50,000		50,000
Total		50,000		50,000

Budget Impact/Other

FY 2015-2018 Projects
City of Carmel-by-the-Sea, CA

'15/'16 thru '17/'18

Department Safety: Police
Contact Public Works Director
Type Equipment
Useful Life 10 years
Category Equipment: Miscellaneous
Priority 2 Very Important

Project # POL-1415-04
Project Name Parking Management Solution

Account #: 13-88540

Policy Plan: Parking Management Plan

Total Project Cost: \$259,896

Description

Update parking environmental and management study as identified by City Council to implement a Parking Management Plan.

Justification

The Walker Study was completed during the 13/14 budget year. This project calls for an update of a Parking Management Program for the City. Funding in 2014-2015 for a project identified in the planning process.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	Total
59,896	Equip/Vehicles/Furnishings	200,000			200,000
Total	Total	200,000			200,000

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	Total
59,896	GF: Capital Improvements	200,000			200,000
Total	Total	200,000			200,000

Budget Impact/Other

Budget impacts are to be determined depending on the identified Phase II project, if any.

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Public Works

Contact Public Works Director

Type Improvement

Useful Life 25 years

Category Street Reconstruction

Priority 1 Critical

Project # PW-1112-01
Project Name Street and Road Projects

Account #: 13-76901

Policy Plan: Pavement Management Plan

Total Project Cost: \$6,225,400

Description

This project involves the patching and overlay of various streets identified within the Nichols Pavement Management Study (2013) based on a street's condition, as determined by its Pavement Condition Index (PCI). This assumes \$814,000 annually for maintenance to maintain an average PCI of 63. FY 15-16 Roads are split into two phases: (1) July- December 2015 for \$400,000 for road impacted by PG&E work and (2) an additional \$419,000 for spring 2016 cycle work.

Justification

The street improvement priorities represent data from the Nichols Pavement Study, analysis and observation from Neill Engineers and recommendations from Public Works staff. Cost estimates range from \$3.00 per square foot for a two-inch thick asphalt overlay to \$22.00 per square foot for a seven-inch thick concrete pavement repair section plus 20% for engineering and contingencies.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	Total
2,150,400	Planning/Design	162,800	162,800	162,800	488,400
	Construction/Maintenance	656,200	651,200	651,200	1,958,600
Total	Total	819,000	814,000	814,000	2,447,000

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	Total
2,150,400	Intergovernmental	380,000			380,000
	Measure D	89,000	464,000	464,000	1,017,000
Total	Road Impact Fund	200,000	200,000	200,000	600,000
	Traffic Safety	150,000	150,000	150,000	450,000
	Total	819,000	814,000	814,000	2,447,000

Budget Impact/Other

FY 15-16 assumes funding from utility company for costs to restore road pavement condition to status prior to commencement of PG&E projects.

It costs less to maintain a street in good condition than to repair a street that has failed. Funding for preventative maintenance helps reduce the costs associated with deferred maintenance of roads.

Prior	Budget Items	'15/'16	'16/'17	'17/'18	Total
20,000	Staff Cost	15,000	15,000	15,000	45,000
	Supplies/Materials	5,000	5,000	5,000	15,000
Total	Total	20,000	20,000	20,000	60,000

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Public Works

Contact Public Svcs Dir.

Project # PW-1213-07
Project Name Guadalupe to 5th Storm Drain

Type Improvement

Useful Life 25 years

Category Storm Drainage

Priority 1 Critical

Account #:

Policy Plan: Capital Improvement Plan

Total Project Cost: \$350,000

Description

Re-route the existing storm drain in this area off private property onto City property for proper maintenance and to prevent flooding. This project includes the overlay of 5th Ave. between Guadalupe and Torres, thereby smoothing out an existing street.

Justification

The current drainage line is located on private property and is maintained by the City. Accessing private property for proper maintenance is often limited and poses other difficulties. The existing piping runs under existing houses, posing another undesirable situation. This system has existed for many years and is very antiquated.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance			350,000	350,000
Total			350,000	350,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
GF: Capital Improvements			350,000	350,000
Total			350,000	350,000

Budget Impact/Other

Maintenance would be part of the existing storm drain and streets programs.

Prior	Budget Items	'15/'16	'16/'17	'17/'18	Total
100	Maintenance	100	100	100	500
Total	Total	100	100	100	500

FY 2015-2018 Projects
City of Carmel-by-the-Sea, CA

'15/'16 thru '17/'18

Department Services: Public Works
Contact Public Works Director
Type Maintenance
Useful Life 15 years
Category Street Paving
Priority 1 Critical

Project # PW-1415-01
Project Name Sidewalk Repair

Account #:
Policy Plan: Circulation Element

Total Project Cost: \$220,000

Description

This project involves the removal and replacement of existing sidewalk as needed.

Justification

Replacement increases the safety of pedestrians and ADA compliance, improves water retention and enhances the aesthetics of sidewalks in the business/commercial district.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	Total
75,000	Planning/Design	7,500	3,750	3,750	15,000
	Construction/Maintenance	42,500	21,250	21,250	85,000
Total	Total	50,000	25,000	25,000	100,000

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	Total
75,000	Measure D	50,000	25,000	25,000	100,000
Total	Total	50,000	25,000	25,000	100,000

Budget Impact/Other

Replacement of existing sidewalk reduces the cost to maintain and repair aging sidewalk and reduces potential liability from trip and fall claims.

Prior	Budget Items	'15/'16	'16/'17	'17/'18	Total
0	Staff Cost	0	0	0	0
	Supplies/Materials	0	0	0	0
Total	Total	0	0	0	0

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Public Works

Contact Public Works Director

Type Improvement

Useful Life 25 years

Category Street Construction

Priority 2 Very Important

Project # PW-1516-02

Project Name Carpenter Street Drainage and Paving

Account #:

Policy Plan:

Total Project Cost: \$170,000

Description

This project involves the repair of the unstructured drainage channel and associated paving. This work includes the installation of a sub drain and storm drain to the south side of First Avenue, from the City limits; a catch basin on the north side of the intersection and reconstruction and paving of the intersection and reconstruction of the drainage channel from the City limits to Second Avenue.

Justification

Inadequate drainage is eroding the street and berm and the street is in poor condition and in need of repaving. Private properties are also being eroded.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Planning/Design	22,000			22,000
Construction/Maintenance	148,000			148,000
Total	170,000			170,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D	170,000			170,000
Total	170,000			170,000

Budget Impact/Other

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Facilities
Contact Comm. Planning & Bldg Dir
Type Improvement
Useful Life 25 years
Category Unassigned
Priority 5 Future Consideration

Project # CPB-1314-01
Project Name Water Conservation Projects

Account #: 13-69902

Policy Plan: Water Conservation Plan

Total Project Cost: \$45,000

Description

In 2011 the City Council adopted a Water Conservation Plan. The purpose of the plan is to assess the City's current water usage and identify opportunities for small water conservation projects. Projects may include retrofitting City facilities and irrigation systems, such as the installation of a cistern beneath the parking lot at City Hall for irrigation of the installed landscape improvements completed in Fiscal Year 2012-13.

Justification

In October, 2009 the State Water Control Resources Board issued a Cease and Desist Order requiring that Cal-Am cease unauthorized overdrafting by December 31, 2016.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance	45,000			45,000
Total	45,000			45,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
GF: Capital Improvements	45,000			45,000
Total	45,000			45,000

Budget Impact/Other

New water projects may require regular maintenance and repair.

Budget Items	'15/'16	'16/'17	'17/'18	Total
Maintenance	0			0
Total	0			0

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Facilities
Contact Public Works Director

Project # FAC-1213-21
Project Name Forest Theater Renovation

Type Improvement
Useful Life 20 years
Category Buildings
Priority 1 Critical

Account #: 13-89676

Policy Plan: Facilities Use Plan

Description

Total Project Cost: \$2,576,500

The scope of work includes Triage (Renovation Phase I) consisting primarily of renovating an existing facility including; demolition of various components; mitigation of hazardous building materials; site grading; new asphalt access road; new concrete and asphalt pedestrian walkways - incorporating ramps, landings, stairs, handrails, etc.; structural improvements; new light / sound towers; new electrical lighting; restrooms remodeling; masonry; painting; etc. Phases II and III would commence after the completion of a master plan.

Justification

Based on a site inspection, the Building Official determined the Theater to be potentially unsafe and dangerous, in accordance with the provisions of the International Property Maintenance Code. The FY 14-15 portion of the project involved using an Architectural / Engineering (AE) firm to design, prepare plans, specifications, and estimates (construction documents) for the Forest Theater Renovations project to address identified building deficiencies in order to reoccupy the Theater.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	Total
576,500	Construction/Maintenance	2,000,000			2,000,000
Total	Total	2,000,000			2,000,000

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	Total
576,500	Donor Opportunity		0	0	0
Total	Measure D	2,000,000			2,000,000
	Total	2,000,000	0	0	2,000,000

Budget Impact/Other

Costs related to deferred maintenance should decrease with the improvements proposed to be made to the facility.

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Facilities

Contact

Type Maintenance

Useful Life

Category Buildings

Priority 1 Critical

Project # FAC-1516-01

Project Name Vista Lobos Community Room Roof

Account #:

Policy Plan: Facilities Use Plan

Total Project Cost: \$70,000

Description

The Vista Lobos building is in need of repairs in order to maintain its usefulness. This phase is to replace the existing roof membrane, which has surpassed its useful life and it cannot be maintained in a watertight condition. The roof leaks, causing interior damage and leaks will continue and/or increase in severity. The work primarily consists of removing the existing roof membrane and installing a new deck insulation and membrane.

Justification

The Vista Lobos building is used by the community and currently has a leaking roof. Replacing the roof can extend the life of this building and its usefulness as well as mitigate potential damage in the future caused by leaks.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance	70,000			70,000
Total	70,000			70,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
GF: Capital Improvements	70,000			70,000
Total	70,000			70,000

Budget Impact/Other

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Facilities
Contact Facilities Maint Mgr
Type Improvement
Useful Life
Category Buildings
Priority 1 Critical

Project # FAC-1516-04
Project Name Safety Improvements

Account #:

Policy Plan:

Total Project Cost: \$50,000

Description

This item has been identified by Facilities' staff to address areas in the City where safety improvements are needed. The repairs of certain identified locations will reduce the City's liability. The work primarily consists of updating several guard railings at various facilities because they do not meet current building code standards. The concern is especially aimed at improving safety for small children. Some of the facilities with guard railings identified to be updated are: Vista Lobos elevated wood deck, Murphy Park elevated wood deck, Harrison Library upstairs balcony, Forest Hill Park foot bridge, and various elevated pedestrian paths of travel and ramps at the Sunset Center.

Justification

These repairs and improvements are necessary to keep people safe and the City compliant with the upkeep of certain locations.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance	50,000			50,000
Total	50,000			50,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D	50,000			50,000
Total	50,000			50,000

Budget Impact/Other

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Services: Facilities

Contact

Type Unassigned

Useful Life

Category Unassigned

Priority n/a

Project # **FAC-1516-05**

Project Name **ADA Facilities Survey and Transition Plan**

Account #:

Policy Plan:

Total Project Cost: \$100,000

Description

The American Disabilities Act (ADA) Facilities Survey and Transition Plan consists of developing a comprehensive study identifying barriers to accessibility at City owned buildings, parks, sidewalks, etc. From the Survey, the Transition Plan provides budgetary estimates and a proposed schedule to remove these barriers.

Justification

The Survey will identify areas in need of improvements to comply with ADA and mitigate the City's potential exposure to non-compliance.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Planning/Design	100,000			100,000
Total	100,000			100,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D	100,000			100,000
Total	100,000			100,000

Budget Impact/Other

Assumes \$5,000 annually to update survey, which can be incorporated into the operating budge. Projects that are identified as part of the survey and transition plan will be added as stand alone capital improvement projects.

FY 2015-2018 Projects
City of Carmel-by-the-Sea, CA

'15/'16 thru '17/'18

Department Services: Facilities
Contact Public Works Director
Type Unassigned
Useful Life 15 years
Category Buildings
Priority n/a

Project # FAC-1516-06
Project Name Sunset Center Projects

Account #:

Policy Plan:

Description

Total Project Cost: \$143,750

This project is an "umbrella" to cover various facility repairs and enhancements to the Sunset Center. Improvements could encompass the main building and cottages, such as painting and window replacement and the campus in general for example; parking lot improvements, lighting, and access improvements to stairs and ramps. Enhancements to the interior, such as stage lighting and sound equipment, would also be included within this category.

Justification

Improvements would address any deferred maintenance items necessary to extend the useful life of the building as well as items to enhance the safety and comfort of visitors to the Center. Improvements within the facility would help improve the Center's ability to offer quality and enjoyable concerts and other productions for attendees.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance	50,000	50,250	43,500	143,750
Total	50,000	50,250	43,500	143,750

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D	50,000	50,250	43,500	143,750
Total	50,000	50,250	43,500	143,750

Budget Impact/Other

Operating budget for maintenance items may be reduced as deferred maintenance projects are addressed,

FY 2015-2018 Projects
City of Carmel-by-the-Sea, CA

'15/'16 thru '17/'18

Department Srvs: Forest, Parks, & Beach
Contact City Forester
Type Maintenance
Useful Life n/a
Category Park: Mission Trail
Priority 2 Very Important

Project # FPB 1415-08
Project Name MTNP Invasive Tree Management

Account #:

Policy Plan: Mission Trail Nature Preserve

Total Project Cost: \$95,000

Description

Removal of large invasive trees, primarily eucalyptus and acacias, and other large non-native trees within Mission Trail Nature Preserve. This has been identified as an implementation item of the Mission Trail Nature Preserve Master Plan.

Justification

Several large eucalyptus and acacia trees are in landscape areas of Mission Trail Nature Preserve. These trees are quite large and require significant labor and equipment to remove. They are not native and are considered invasive species that need to be eradicated from the Preserve as directed in the MTNP Master Plan.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	Total
45,000	Construction/Maintenance	50,000			50,000
Total	Total	50,000			50,000

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	Total
45,000	Measure D	50,000			50,000
Total	Total	50,000			50,000

Budget Impact/Other

FY 2015-2018 Projects
City of Carmel-by-the-Sea, CA

'15/'16 thru '17/'18

Department Srvs: Forest, Parks, & Beach
Contact City Forester
Type Equipment
Useful Life 5 years
Category Beach
Priority 3 Important

Project # FPB-1213-04
Project Name Beach Fire Baskets/Rings

Account #: 13-89652

Policy Plan: Shoreline Management Plan

Total Project Cost: \$57,500

Description

The project originally anticipated portable devices consisting of a fire basket made of metal screen with handles for carrying the basket and with screen holes large enough to facilitate air flow and small enough to collect most of the charcoal from the fire. The estimated cost of each device is \$250-300. A pilot program approved by Council in February 2015 involves the placement of 26 semi-permanent fire rings at the bottom of the staircases and in the coves from 10th Avenue to Santa Lucia. Estimated costs range from \$800-1,700 for each ring.

Justification

A new pilot program approved by Council in 2015 will require the use of rings for wood and charcoal burning fires as an effort to limit the number of fires and not have fires built directly on the sand. The goal is to improve the air and sand quality at the beach while still allowing beach fires as a recreational activity.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	Total
7,500	Equip/Vehicles/Furnishings	50,000			50,000
Total	Total	50,000			50,000

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	Total
7,500	GF: Capital Improvements	50,000			50,000
Total	Total	50,000			50,000

Budget Impact/Other

The cost of the program will be offset in part by the reduction in costs allocated to current beach cleaning efforts. A limited number of fires will decrease the overall amount of time it currently takes to clean up after beach fires.

Prior
 25,000
Total

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach

Contact Public Srvs Dir.

Type Equipment

Useful Life 25 years

Category Equipment: Miscellaneous

Priority 3 Important

Project # FPB-1314-01
Project Name 4th Avenue Irrigation Meter

Account #: 13-89636

Policy Plan:

Total Project Cost: \$20,000

Description

This project involves installing a water meter and other equipment costs necessary to utilize the water line on Carmelo Avenue to irrigate the landscaping on the 4th Avenue Walkway with non-potable surplus recycled water. The scope of work includes approximately 70 linear feet of new water service, meter, backflow, pressure reducer, connections at the vault and to the irrigation main, and repaving the pavement area adjacent to the vault box.

Justification

The project will allow the City to use an irrigation system and recycled water rather than hand watering the walkway, thereby increasing water conservation and efficiency in maintaining the landscaping.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Equip/Vehicles/Furnishings		20,000		20,000
Total		20,000		20,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
GF: Capital Improvements		20,000		20,000
Total		20,000		20,000

Budget Impact/Other

There will be a one-time cost of installing the meter and an ongoing operational cost associated with purchasing the recycled water, estimated to be \$2,000 annually.

Prior	Budget Items	'15/'16	'16/'17	'17/'18	Total
6,865	Maintenance	2,500	2,500		5,000
Total	Total	2,500	2,500		5,000

FY 2015-2016 Projects

'15/'16 thru '19/'20

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach

Contact Public Works Director

Type Maintenance

Useful Life 5 years

Category Park Improvements

Priority 3 Important

Project # FPB-1314-02
Project Name Dunes Habitat Restoration

Account #: 13-87602

Policy Plan: Del Mar Master Plan

Total Project Cost: \$129,250

Description

This project involves the removal of non-native species at the Dunes including ice plant, acacia and invasive grasses and the planting of native species, including 100 Tidestrom lupine plants at ten locations within in the North Dunes. The North Dunes restoration plan outlines a phased approach to the restoration process. The City has entered into a five year consulting agreement to ensure the required surveying, monitoring, and seed collection and propagation are performed as outlined within the Plan.

Justification

The Del Mar Master Plan and the North Dunes and Del Mar Dunes Habitat Restoration Plan addresses management policies and practices related to the Dunes including ensuring that long-term management activities maintain the natural dune ecology of Carmel Beach in a manner consistent with public safety; protection and enhancement of the fragile plants and fauna in the Dunes against any significant disruption of habitat values; and identify, protect and manage Environmentally Sensitive Habitat Areas to ensure their long-term integrity and the biological productivity of these habitats.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20	Total
49,000	Planning/Design	20,000	25,750	17,500	8,500	8,500	80,250
Total	Total	20,000	25,750	17,500	8,500	8,500	80,250

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20	Total
49,000	Measure D	20,000	25,750	17,500	8,500	8,500	80,250
Total	Total	20,000	25,750	17,500	8,500	8,500	80,250

Budget Impact/Other

Minor maintenance costs are currently included within the operating budget. Volunteer efforts also contribute to the removal of invasive plants.

FY 2015-2018 Projects
City of Carmel-by-the-Sea, CA

'15/'16 thru '17/'18

Department Srvs: Forest, Parks, & Beach
Contact Comm. Planning & Bldg Dir
Type Improvement
Useful Life 10 years
Category Beach
Priority 2 Very Important

Project # FPB-1314-04
Project Name Shoreline Assessment and Implementation

Account #: 13-89649

Policy Plan: Shoreline Management Plan

Total Project Cost: \$500,000

Description

Based on a new shoreline assessment and beach stair assessment, various site improvements will be addressed along the Carmel Beach waterfront.

Justification

Implementation of the Shoreline Management Plan. An assessment will identify any aesthetic and safety improvements that need to be made to the beach and pathway. Once improvements are identified and prioritized, annual maintenance efforts will be included as part of the operational budget.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance			500,000	500,000
Total			500,000	500,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D			500,000	500,000
Total			500,000	500,000

Budget Impact/Other

Once improvements are identified and prioritized, annual maintenance efforts will be included as part of the operational budget to address repairs and improvements that may arise throughout the year as well as to maintain any improvements made in the prior year.

Prior	Budget Items	'15/'16	'16/'17	'17/'18	Total
10,000	Maintenance	5,000	5,000	5,000	15,000
Total	Total	5,000	5,000	5,000	15,000

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach

Contact Public Works Director

Type Improvement

Useful Life 25 years

Category Park: Mission Trail

Priority 2 Very Important

Project # FPB-1314-05

Project Name Mission Trail Mountain View Entrance

Account #: 13-89650

Policy Plan: Mission Trail Nature Preserve

Total Project Cost: \$128,000

Description

Construction of a new stairway and a properly graded ramp for pedestrian access at the Mountain View entrance into Mission Trail Nature Preserve. The Planning Commission approved this project in February 2015.

Justification

Currently, access into Mission Trail Nature Preserve at the Mountain View entrance is via a slippery slope of decomposed granite or a 20 year old worn and failing landscape timber stairway. A new properly constructed stair system and a properly graded ramp will allow visitors to safely negotiate this difficult section of trail.

Prior	Expenditures	'15/'16	'16/'17	'17/'18	Total
48,000	Construction/Maintenance	80,000			80,000
Total	Total	80,000			80,000

Prior	Funding Sources	'15/'16	'16/'17	'17/'18	Total
48,000	Measure D	80,000			80,000
Total	Total	80,000			80,000

Budget Impact/Other

Anticipate a bi-annual maintenance cost between \$500 -\$800 to maintain the new stairs and ramp.

Budget Items	'15/'16	'16/'17	'17/'18	Total
Maintenance	800		800	1,600
Total	800		800	1,600

FY 2015-2018 Projects

'15/'16 thru '17/'18

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach
Contact Public Works Director
Type Unassigned
Useful Life
Category Street Reconstruction
Priority n/a

Project # PW-1617-01
Project Name Rio Road Reconstruction

Account #:

Policy Plan:

Total Project Cost: \$700,000

Description

This project involves the reconstruction of Rio Road, including possible redesign, paving and new landscaping for the road's two center islands. This project also includes the redesign and relocation of the Mission Trail Nature Preserve pedestrian entry to improve pedestrian safety and enhance Preserve amenities. This may include relocating a new, raised pedestrian boardwalk entry from Serra Trail through the wetlands, ending at and integrating with the existing pedestrian crosswalk and nearby bus stop.

Justification

Rio Road was last overlaid in 1986. The meidan islands are also in need of new landscaping. Prelocating the MTNP Rio Road Entrance would improve pedestrian safety and access. The MTNP Rio Raod Entrance project offers the possibility of a collaboration between Friends of Mission Trail Nature Preserve, the City and the Carmel Innkeepers Association in developing a Visitors, Hikers and Runners Guide to Carmel's Trails and Pathways, which could foster a renaissance of investment in public open space improvements in Carmel.

Expenditures	'15/'16	'16/'17	'17/'18	Total
Planning/Design		200,000		200,000
Construction/Maintenance		500,000		500,000
Total		700,000		700,000

Funding Sources	'15/'16	'16/'17	'17/'18	Total
Measure D		700,000		700,000
Total		700,000		700,000

Budget Impact/Other

TAB 6

Information regarding "Previously Listed CIP Projects - Not Funded" will be distributed electronically on Monday, March 30, 2015.

Thank you.