



# CITY OF CARMEL-BY-THE-SEA

## **Second Review of the Fiscal Year 2024/25 Capital Improvement Program**

City Council Special Meeting  
March 26, 2024



# Agenda

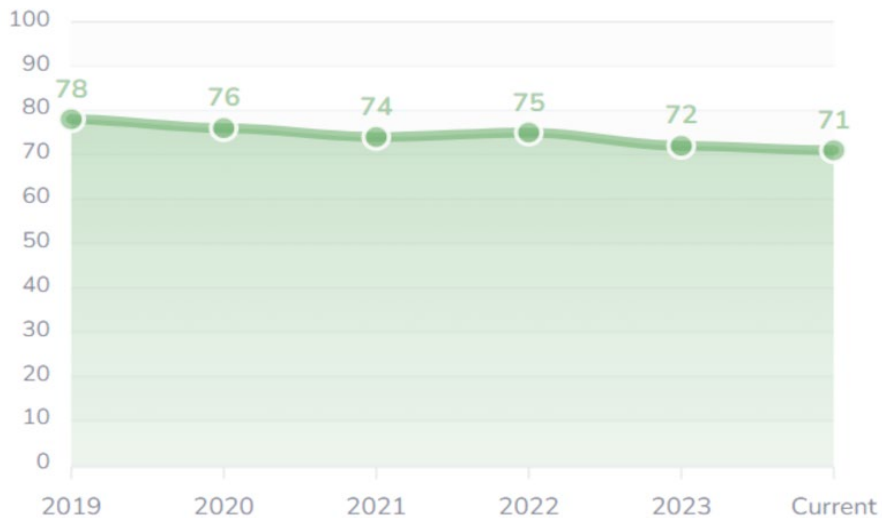
- 1) Review key questions from March 5<sup>th</sup> meeting and responses
- 2) Review and provide direction on 5 revised projects
- 3) Tentatively approve, or provide alternative direction, for:
  - 4 projects to cancel/modify
  - 15 carry-over projects
  - CIP Projects for FY 2024/25:
    - 6 “shovel ready” carry over projects requiring \$1.7M to construct
    - 6 vehicle and equipment purchases (Vehicle and Equipment Fund)
    - 13 new CIP projects (Capital Fund)



# Questions and Responses

***Our roads are badly cracked. Can we add more funding to improve the streets?***

## HISTORICAL PAVEMENT CONDITION TRENDS



“Street Saver” Pavement Management Program:  
City’s overall PCI went from 78 in 2019 to 71 currently

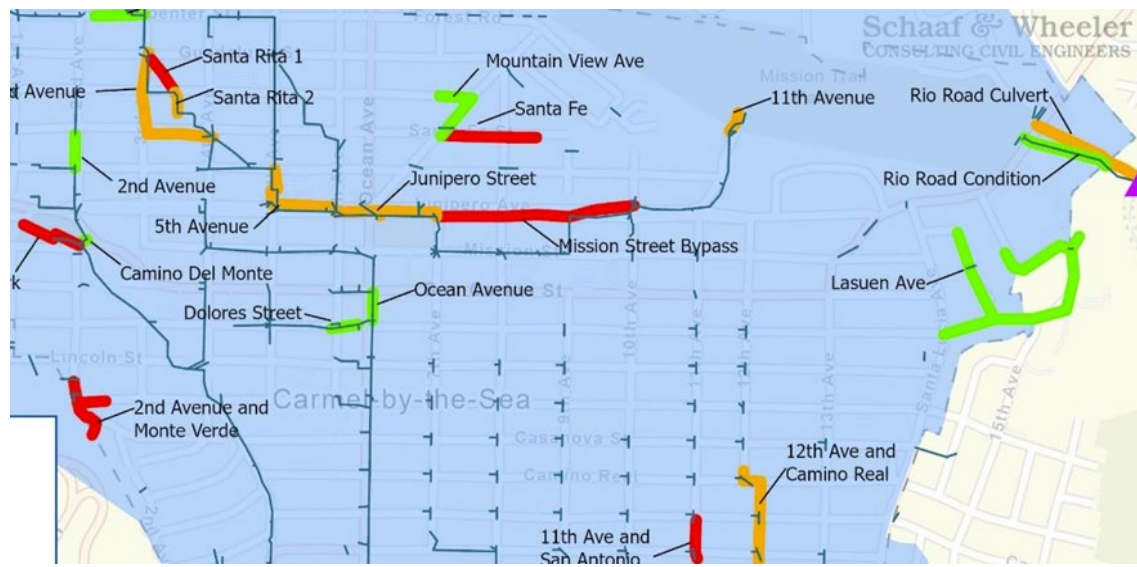
- Proposed \$2.8M paving project for FY 2024/25
- \$1.1M annual investment (MOE & external funds: Measure X, Gas Tax, SB1): PCI will remain in the 70s, for 5 years
- Increasing investment must be weighed against other infrastructure needs



# Questions and Responses

## ***What is the total cost to implement all of the priority drainage repairs identified in the 2023 Storm Drain Master Plan Update?***

- 23 priority projects estimated cost is \$14.7M.
- 3 of 6 Highest Priority repairs are “shovel ready” for construction pending supplemental funding in FY 2024/25
- Design of one high priority project, Junipero Bypass, is a proposed new FY 25 project
- Draft 5-year CIP includes additional \$2.8M in Years 2-5 to complete top 6
- 9 Medium Priority projects, valued at \$7.7M, would take 7 - 10 more years to complete





# Questions and Responses

*What buildings does the City own? What is the estimated deferred maintenance costs?*

No.	Building	Year Built	Square Feet	Condition Assessed (Firm/Year)	Estimated Repairs/ Renovations
1	City Hall	1913	6,572	BV 2023	\$2.1M
2	Fire Station	1937	3,375	BV 2023	\$1.5M
3	Vista Lobos	1954	6,000	BV 2023	\$0.6M
4	Police Station	1966	7,500	Indigo 2023	\$11 - \$20M
5	Public Works	1966	15,614	BV 2023	Pending PD
6	HM Library	1927	7,466	Jayson 2023	\$10M LMP
7	PB Library	1971	8,310	Jayson 2023	\$15M LMP
8	Flanders Mansion	1925	5,380	2018 RFP	
9	Scout House	1931	3,820	2023 RFP	\$1M
10	First Murphy House	1902	760	H&A 2013	
11	Forest Theater	1939+	12,350	H&A 2013	Renov. 2015
12	Sunset Center	1925-31	45,634	H&A 2013	Renov. 2001
13	Norton Garage	1989	10,500		
14-20	7 Public Restrooms		3,500	Proposed FY27	
Totals			136,781		



# Questions and Responses

## ***Why are we spending so much for consultants?***

The City relies on consultants to provide professional services for two reasons:

- 1) Technical expertise: architecture, electrical, geotechnical, and structural engineering, hazardous materials testing, etc.
- 2) Supplement staff due to Project workload: civil engineering, environmental services, project management, etc.

## ***What are our costs for consultant project management services? What is the cost if we were to add a second project manager position in-house?***

- Past 2 fiscal years, the City retained 3 project management firms:
  - 4 Leaf, \$198k: Police Building Project + 3 other projects
  - Ausonio, \$250k: City Hall retaining wall, Sunset Center & HML painting + 7 projects
  - Wallace Group, \$350k: MTNP tank/well removal, Storm Drain Master Plan Update, FY 24 Paving Project design, + 3 projects.
- \$800k investment allowed the City to advance 20 capital improvement projects
- A City Project Manager can oversee 10 concurrent projects, annual cost of \$196,000.
- Still should continue with PM consultants until the backlog of projects can be reduced





# 5 New/Revised Projects

## 1) PG&E Rule 20A Project

- Included in carry over projects into FY 2024/25

## 2) Lincoln/Fourth Trestle Bridge

- Proposed new project - \$175,000 for design and environmental review
- Delete from CIP, but add \$40,000 allocation in PW/Street Maintenance Operating Budget to fund structural engineering evaluation
- Once extent of repairs, cost estimate, environmental permitting are established, the project may be included in a future CIP



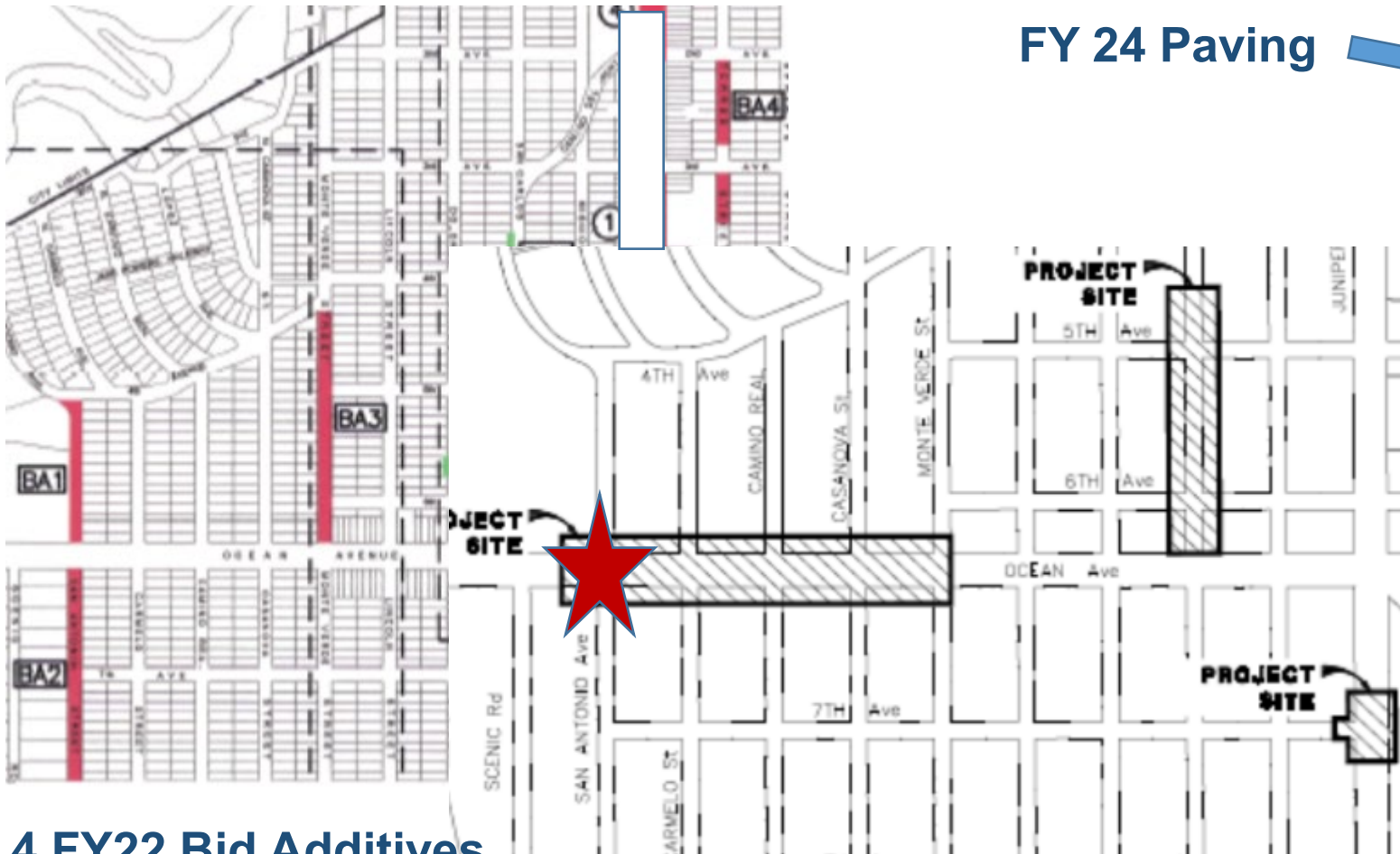
## 3) Reconstruct the San Antonio/Ocean Intersection

- Designed in FY 23 Concrete Streets - can move to FY 24 Paving Project
- Estimated cost is \$293,000
- FY 24 Paving project to also be combined with 4 FY 22 bid additives
- San Antonio, between Fourth and Eighth Avenues, would be repaved
- Need to advance ALL remaining funds from FY 23 Concrete Streets





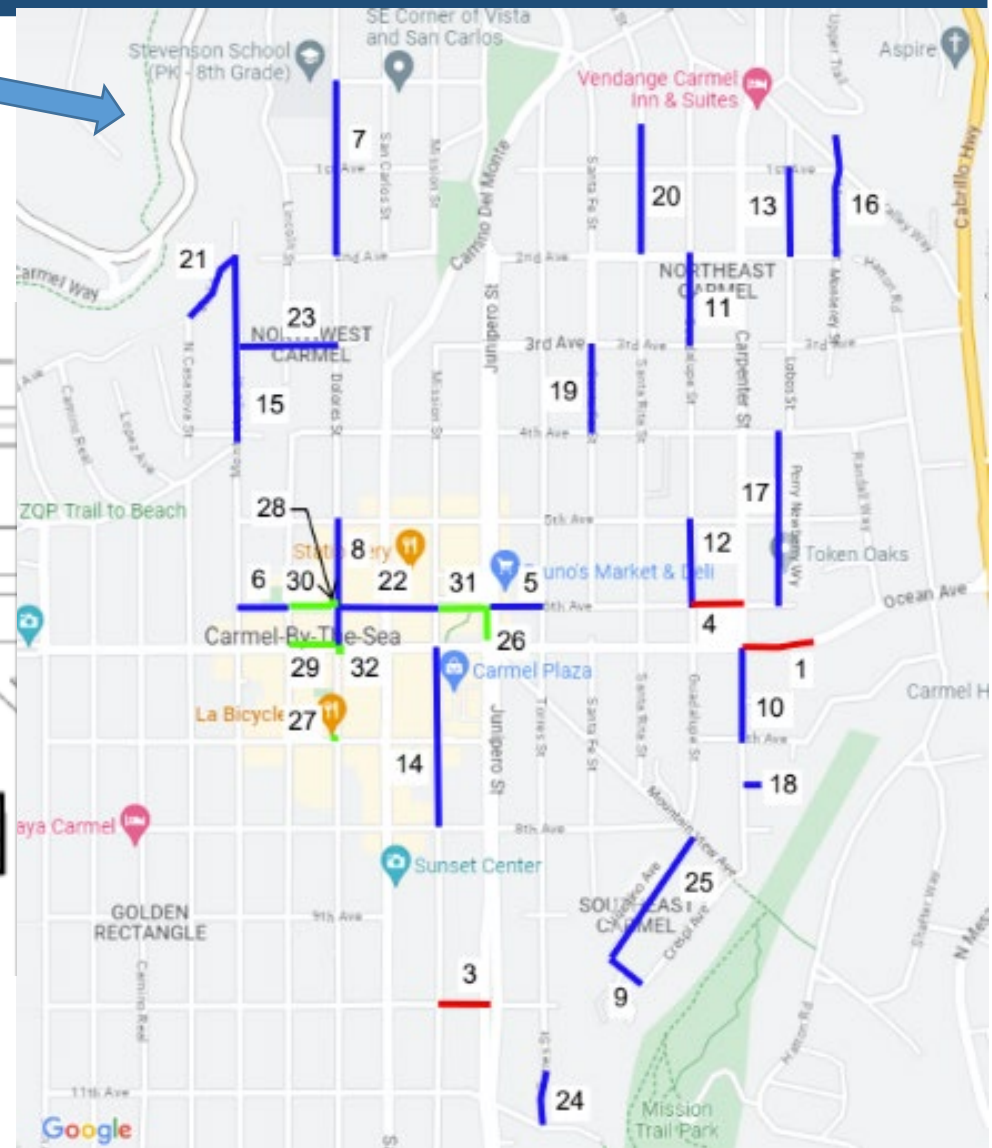
# FY 22, 23, 24 Street Projects



4 FY22 Bid Additives

FY 23 Concrete Streets

FY 24 Paving







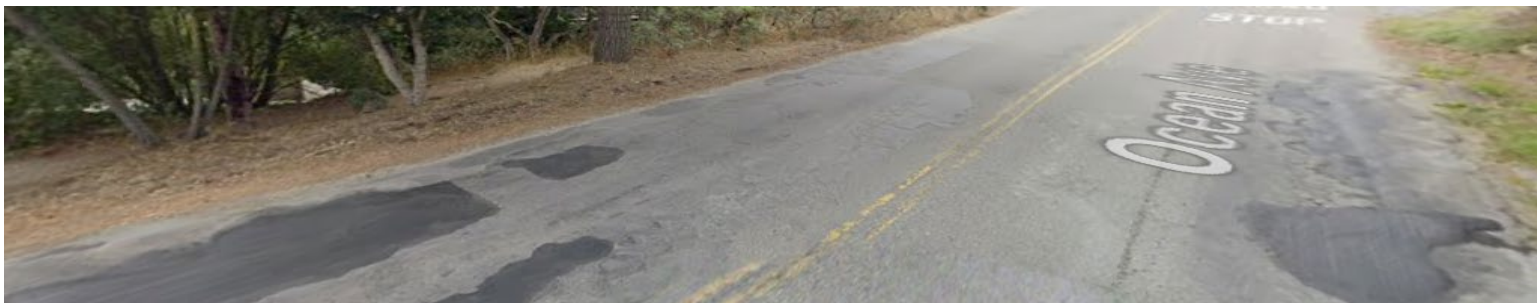
# 5 New/Revised Projects

## 4) San Antonio Pathway Reconstruction, Second to Fourth Avenues

- Prior estimate was \$275,000
- Structural engineer proposed design utilizing 44 existing, buried concrete piers, constructing pier caps, erecting columns, replacing lagging, installing drainage, restoring Pathway, and reinstalling grape stake fence
- Construction cost estimate increased to \$550,000

## 5) Ocean Avenue Paving Project, Carpenter Street to Highway 1

- Potential new FY 24/25 CIP if entirely funding by Monterey County
- 1<sup>st</sup> Step - develop interagency funding agreement with County
- Retain PM firm to manage design engineer, coordinate with CalTrans, County, and impacted residents, prepare plans and specs, bid, construct
- Impact on staff resources. Alternatively, further requests could be made to the County to implement their project in a more timely manner





# 4 Projects to Cancel/Modify

No.	Asset Category	Project	Reason	Recommendation
1	Facilities	HML – Backup Generator	Cost Prohibitive	Cancel as Separate Project. Merge w/Master Plan
2	Facilities	HML – Carpet Replacement	Part of Master Plan	Cancel as Separate Project. Merge w/Master Plan
3	Facilities	Resilience Infrastructure \$83k	Part of PD Building Project	Transfer Funds to PD Project
4	Environment	North Dunes – Interpretive Signs	No Donor Funds	Defer until Donor Funds Committed



# 15 Carry-Over Projects (#1-8)

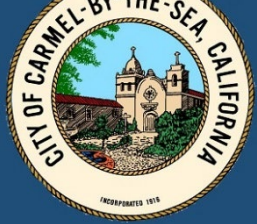
No.	Asset Category	Project	City Funds	External Funds
1	Fleet	Ambulance and Equipment (delivery late 2025)	\$275,000	\$50,000
2	Fleet	Fire Engine – Prepaid \$880k (delivery late 2025)	0	
3	Streets	FY 23 Concrete Street Repairs: Shovel Ready <b>Supplemental Funding Needed FY 26, 27</b>	564,000	441,000
4	Streets	FY 24 Paving Project: Shovel Ready July <b>Supplemental Funding Needed</b>	657,000	439,000
5	Drainage	Drainage System Repairs – Shovel Ready July <b>Supplemental Funding Needed</b>	580,000	
6	Drainage	MTNP – 3 Stream Stability/Drainage Projects – Bid - <b>Supplemental Funding Needed</b>	85,000	178,000
7	Environment	Coastal Engineering Study, Phase 2	0	500,000
8	Environment	Shoreline Infrastructure Repairs – Structural repairs for stairs (10N, 12), cost estimating & environmental permitting for all shoreline repairs	350,000	50,000 FEMA



# 15 Carry-Over Projects (#9-15)

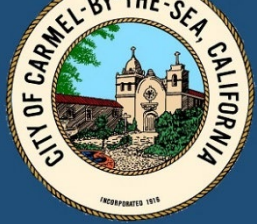
No.	Asset Category	Project	City Funds	External Funds
9	Facilities	<ul style="list-style-type: none"> <li>City Hall Roof Replacement – Shovel Ready</li> <li>Sunset Center Cottage Window Repairs – Shovel Ready, <b>Supplemental Funding Needed</b></li> </ul>	160,000 100,000	
10	Facilities	Police Building Project	3,239,000	
11	Facilities	Sunset Center North Lot Electrical Panels	100,000	TBD
12	Library	Library Master Plan, Phases II-IV	100,000	TBD
13	Forestry, Parks	Scenic Pathway Hardscape Renovations	100,000	100,000
14	N/A	CIP Contingency: \$337k spent. <b>Balance of \$163k for MTNP 3 Drainage Bid Award – No Carry over</b>	0	
15	Environment	<b>PG&amp;E Rule 20A Undergrounding</b>	0	<b>667,000</b>
		<b>Totals</b>	<b>\$6,310,000</b>	<b>\$2,425,000</b>





# Supplemental Funding Needs FY24/25

No.	Shovel Ready Carry Over Projects	Construction Cost	Available Funding	Additional Funding Needed
1	<b>FY 22 Bid Additives:</b> (San Antonio, 2 – 8, Monte Verde, 2 – Ocean, Torres 2 – 4)	\$835,000	\$0	
2A	<b>FY 24 Paving:</b> 4 Overlays, 21 Slurry, 5 Sidewalks	1,682,000	918,000	
2B	San Antonio/Ocean Intersection	293,000	0	
	FY 23 Reallocate all Funding	0	792,000	
	FY 25 Funding – No New Project	0	TAMC 408,000	MOE 674,000 + 18,000
	<b>FY 25 Paving Subtotal</b>	<b>\$2,810,000</b>	<b>\$2,118,000</b>	<b>\$692,000</b>



# Supplemental Funding Needs FY24/25

No.	Shovel Ready Carry Over Projects	Construction Cost	Available Funding	Additional Funding Needed
1, 2A, 2B	<b>FY 25 Paving Subtotal</b>	<b>\$2,810,000</b>	<b>\$2,118,000</b>	<b>\$692,000</b>
3	Drainage System Repairs (4)	1,052,000	414,000	638,000
4	MTNP 3 Stream Stability/ Drainage Projects (Just bid)	480,000	408,000	72,000
5	City Hall Roof Replacement	350,000	183,000	167,000
6	SC Cottage Window Repairs	200,000	100,000	100,000
	<b>Additional Allocation Needed</b>	<b>\$4,892,000</b>	<b>\$3,223,000</b>	<b>\$1,669,000</b>



# 6 Potential V&EF Projects FY 24/25

No.	Asset Category	Project	City Funds	External Funds
1	IT	Council Chambers AV Upgrade	\$60,000	
2	IT	Core Networks (2016 Arista Switches expire)	50,000	
3	IT	Network Firewalls (2017 end of useful life)	180,000	
4	Fleet	Police Radios, Year 4 of 6	30,000	
5	Fleet	Police EV Patrol Vehicle (2017)	75,000	\$15,000
6	Fleet	Public Works Dump Truck (1995)	150,000	
		<b>Total</b>	<b>\$545,000</b>	<b>\$15,000</b>

Sufficient Funding anticipated in FY 25



# 13 Potential CIP Projects FY 24/25

No.	Asset Category	Project	City Funds	External Funds
1	Drainage	Junipero Bypass Drainage Project – Design	\$175,000	
2	Streets	San Antonio Pathway Reconstruction – PM, Construction	550,000	
3	Streets	Sunset Center Retaining Walls – PM, Construction	550,000	
4	Streets	Lincoln/Fourth Trestle Bridge – Env & Design	0	
5	Facilities	Sunset Center Portico – PM, Design & Construction	450,000	
6	Facilities	Vista Lobos: 3 EV Charging Stations and Building Electrical Panel – Construction	400,000	\$60,000
7	Facilities	ADA Upgrades, Year 7	20,000	
8	Facilities	Norton Court Garage Security Access System	15,000	





# 13 Potential CIP Projects FY 24/25

No.	Asset Category	Project	City Funds	External Funds
9	Forestry/Parks	MTNP Laiolo Bridge and Path Realignment – Env & Design	175,000	
10	Environment	Shoreline Wall: Fourth Ave Outfall – PM, Env & Design	250,000	
11	Library	Park Branch Library – Windows and Dry Rot	45,000	
12	Contingency	CIP Contingency FY 25	400,000	
13	Streets	Ocean Avenue, Carpenter to Highway 1 (Monterey County Project)	0	500,000
		<b>Totals</b>	<b>\$3,030,000</b>	<b>\$560,000</b>



# Total Funding for FY 2024/25

Total CIP Program	City Funds	External Funds
15 Carry Over FY 24 Projects	\$6,310,000	\$2,425,000
FY 24 Supplemental Funding – Shovel Ready Projects	1,669,000	408,000
6 New FY 25 Equipment/IT Projects	545,000	15,000
13 New FY 25 CIP Projects	3,030,000	560,000
<b>34 Projects Total</b>	<b>Totals</b>	<b>\$3,408,000</b>
	<b>\$11,554,000</b>	<b>\$11,554,000</b>

## Comments:

1. 6 Supplemental funding projects, plus 19 new FY 25 projects = \$5,244,000 City funds + \$983,000 external funds= \$6.2M! Should reduce!
2. Staff completed 14 CIP Projects in FY 23 and 15 CIP Projects in FY 24
3. 15 Carry Over Projects is a full year of backlog



# Recommendations/Council Direction

- Tentatively approve 4 projects to cancel/modify
- Tentatively approve 15 carry over projects from FY 24 into FY 25
- Tentatively approve Supplemental Funding for 6 shovel ready carry over projects at \$1,669,000
- Tentatively approve 6 Equipment/IT Projects for FY 25
- Refine initial list of 13 CIP Projects for FY 25 to meet budget
- Return in May for Final Review and Confirm Impact to FY 25 Budget forecast
- Planning Commission Consistency Review in May

## Questions?