

County of Marin *Capital Improvement* Program 2013-2014

FY 2013-2014 to FY 2017-2018

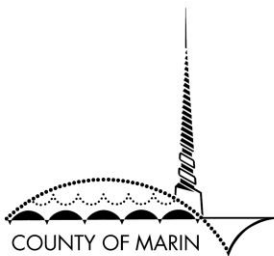


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MARIN COUNTY CIVIC CENTER

FY 2013 - 14 Capital Improvement Plan (CIP)

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June 4, 2013

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Proposed FY 2013 -14 Capital Improvement Program

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Dear Board Members:

It is our pleasure to submit the proposed Fiscal Year 2013 - 14 Capital Improvement Program (CIP) for your review and adoption. The CIP is a multi-year planning tool used to identify and implement the County's short-term and long-term capital needs. In Fiscal Year 2013 - 14, we recommend a capital program of \$16.1 million which includes projects in four major areas for County buildings, roads, the airport and flood control.

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

FY 2012 - 13 Capital Improvement Program Accomplishments

The County continues to benefit from significant capital investments in County facilities and infrastructure. There have been many accomplishments in Capital projects over the past year. The "Overview" section at the beginning of the attached Capital Improvement Program highlights the accomplishments in each of the four major areas.

FY 2013 - 14 Capital Improvement Recommendations

The proposed FY 2013 - 14 CIP totals \$16.1 million and includes recommendations in four categories of projects:

- Gness Field Airport (\$280,000)
- Facility Improvements (\$4.0 million)
- Flood Control (\$4.6 million)
- Road Maintenance (\$7.2 million)

The Overview section provides a comprehensive summary of each of the four major areas broken out. Below is a high-level discussion about each area:

Gness Field Airport

The proposed FY 2013 -14 Airport CIP includes annual facility maintenance, runway extension environmental review, and procurement of a new automated weather observation system (AWOS) at a total proposed budget of \$280,000.

Facility Improvements

With your Board's direction in our County's Long Term Restructuring Plan to make the most cost effective investments in our facilities, the CIP reflects the County's continued emphasis on providing adequate, safe building facilities for employees and the public. The recommended Facility Improvements include a total of \$4.0 million in new funding in FY 2013 - 14 specifically for County facility improvements and barrier removal projects. This investment in our County facilities is in line with the adopted strategy.

Public Works and the County Administrator's Office have implemented a Facility Asset Management (FAM) methodology to assess and manage the life-cycle performance of County-owned assets, consider the optimal amount of leased space, and improve their environmental and operational performance.

The CIP allocation process for General Fund projects again included a review of projects by an inter-departmental working group to help identify and prioritize facility improvement needs. This group worked with departments to review projects and identify the highest-priority projects to recommend in the CIP. This group played a significant role in the process and we extend our gratitude and appreciation to all those departments and individuals who assisted in this process.

Flood Control

DPW's Flood Control Division continues to design and implement multi-benefit projects to protect Marin residents from flooding while working to enhance local creek habitat. Annual and preventative maintenance was performed on creeks, levees and pump stations. The aggressive pursuit of grant funding and the developing the multi-benefit watershed wide approach to project formation has resulted in obtaining grant funding of \$7.66 million for the Phoenix Dam Integrated Regional Water Management Retrofit project in Ross Valley and a grant award of \$369,000 for the Boyle Park Creek Restoration and Storm Water Outreach Project in Mill Valley.

Road and Bridge Maintenance

State funding reductions have drastically impacted the road maintenance work program, as staff has documented in the past. Deferred maintenance expenses are currently estimated at approximately \$180 million. Staff worked with your Board to formulate a "Phase 2" Road and Bridges Program budgeted at \$26 million, anticipated to be complete by the end of 2013, to continue to address the deferred maintenance of our road infrastructure. Originally proposed as another five-year program, at your Board's direction, we are now accelerating to a three-year program to more rapidly address this concern. Public Works staff is continuing their aggressive pursuit of grant funds to partially fund the program. While this second phase would not address the entire outstanding need, it would continue our major progress in reversing the deterioration of our road infrastructure and will help support the transportation needs of residents within the County. More detail is described in the Overview.

Large Capital Projects, Programs and Emerging Issues

Capital projects or programs that are underway and funded partially or totally outside of this fiscal years' CIP Program include the following:

- Emergency Operations Facility at 1600 Los Gamos Drive
- 20 North San Pedro renovations
- Civic Center fire alarm replacement

- Civic Center North Gateway safety, intermodal, and accessibility improvements between the future SMART station and Civic Center
- Public-Private Partnership with the Agricultural Institute of Marin to design a farmers' market at the Christmas Tree lot
- Technology upgrades in the Board and Planning Chambers
- Parks Department Measure A projects
- Marin County Free Library facilities stabilization and upgrades
- Marin County Fire Department, Hicks Valley fire station replacement

Emerging Issues:

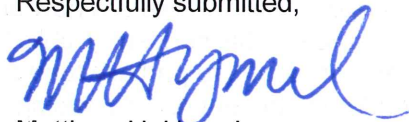
- Ongoing disability access barrier removal projects
- Roof replacement at the Civic Center
- Lease consolidations at 1600 Los Gamos Drive and Civic Center space planning
- Leasing of vacant space at 1600 Los Gamos to generate County revenue
- Board and Planning Commission Chambers seating
- 920 Grand Avenue, San Rafael
- 250 Bon Air Drive, Greenbrae
- H&HS West Marin Service Center needs assessment & space planning
- Fire Department Facilities Vision Plan – next steps
- Civic Center and Marin Center parking areas

Conclusion

The projects recommended in the Proposed FY 2013 - 14 Capital Improvement Program represent the County's continuing commitment to invest in our facilities for the benefit of the public and employees. County staff remains committed to the search for outside grant funding from federal, state, and regional sources to supplement the County's budget and further enhance our facilities and infrastructure. Inter-department collaboration will continue to be a priority to ensure that capital funding will be allocated appropriately and implemented on projects that will provide the greatest benefit to the County.

Your Board's commitment to the long-term maintenance of the historic Civic Center campus and other capital infrastructure is providing a strong and effective service to our public.

Respectfully submitted,



Matthew H. Hymel
County Administrator



Bob Beaumont
Director of Public Works

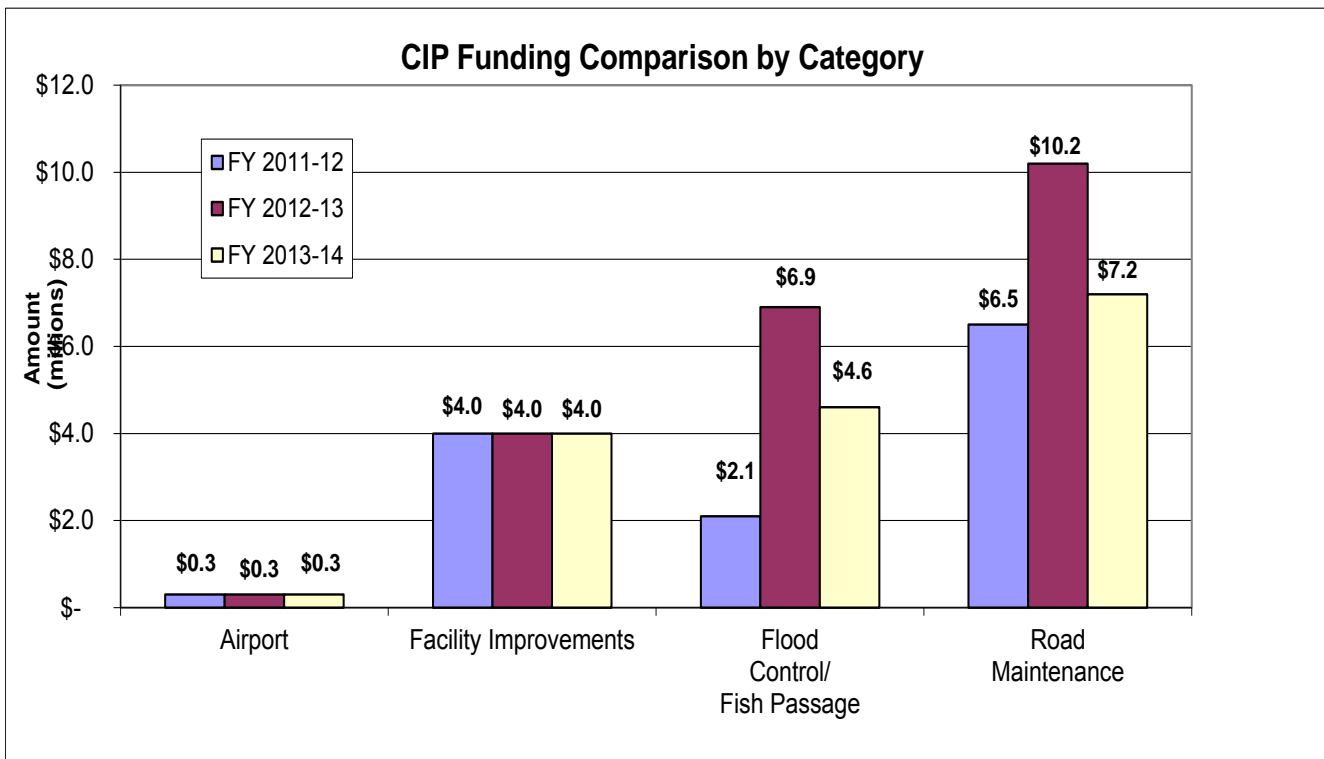
Overview of FY 2013-14 Capital Improvement Program

The County's Capital Improvement Program (CIP) is a multi-year planning tool to identify and implement short-term and long-term capital needs. Capital projects in the CIP include acquisitions, additions, improvements, and non-routine maintenance to County-owned facilities, roads, bridges and flood control facilities.

The recommended FY 2013 -14 CIP includes a total of \$16.1 million in four categories of projects. The proposed total amount represents an decrease in funding as compared to FY 2012 -13 approved funding. The chart below identifies funding for these categories in the current year and recommended funding for FY 2013 -14:

Category	Actual FY 2012-13 Budget	Proposed FY 2013-14 Budget	% change
Airport	\$267,000	\$280,000	5%
Facility Improvements	\$4,000,000	\$4,000,000	0%
Flood Control/CSA/Fish Passage	\$6,669,000	\$4,628,000	-31%
Road Maintenance	\$10,200,000	\$7,200,000	-29%
Total	\$21,136,000	\$16,108,000	-24%

The CIP uses four categories to separate the projects into various service areas: Airport, Facility Improvements, Flood Control and Road Maintenance. These funds come from a range of sources including the County General Fund, user fees, various state and federal grants and loans, taxes, voter approved measures and special districts. The chart below shows the recommended funding for the FY 2013 -14 CIP compared with the approved, prior two fiscal years' funding.



I. Airport Projects

The proposed FY 2013 -14 Airport CIP includes annual facility maintenance, runway extension environmental review, and procurement of a new automated weather observation system (AWOS) at a total proposed budget of \$280,000.

\$100,000 is budgeted for annual facility maintenance in order to preserve the integrity of the facility, including asphalt patches of the airport apron and taxi areas.

The Airport Runway Extension project is continuing to move forward with preparation of the Final EIS/EIR process, and subsequently, the preparation of the Notice of Determination and Record of Decision, with a tentative completion in the Fall 2013. It is anticipated that this project will be mostly funded by a grant from the Federal Aviation Administration to aid in improvement and modernization of the Airport facility as identified in the updated Airport Master Plan. Staff is investigating possible funding alternatives for the local match.

The Airport AWOS is scheduled for replacement in FY 2013 -14 due to the unavailability of parts for the unit. A grant is being secured from the FAA to fund this project. The Airport administration building was identified as having significant deferred maintenance issues. The Department of Public Works is looking at methods to create a funding source for this large capital improvement project.

II. Facility Improvement Projects

These facilities include the Civic Center campus, office buildings, fire stations, sheriff substations, parks, jail, juvenile hall and several other County owned buildings. The County's continued emphasis on providing adequate, safe, accessible building facilities for employees and the public is reflected in the CIP, which recommends a total of \$4.0 million in new funding in FY 2013 -14 for facility improvements, major deferred maintenance repairs, site assessments for future projects and accessibility barrier removal projects.

FY 2012 - 13 Facility Improvement Accomplishments and Projects that were started and are underway:

- Initiated design process for new Emergency Operations Facility at 1600 Los Gamos Drive
- Completed planning and design for the 20 North San Pedro interior renovation project. Construction work commenced in June 2013
- Completed first phase of Juvenile Services Building renovation, including new windows and HVAC improvements
- Completed construction of accessible parking and path-of-travel improvements at Veterans' Memorial Auditorium and Children's Island
- Completed design for accessible path-of-travel improvements at the Civic Center South Arch. Construction expected to start in August 2013
- Continued design process for Marin County Free Libraries Measure A public service area and accessibility upgrades for Fairfax, Corte Madera, Marin City & Civic Center Libraries. Construction of upgrades at Novato Library completed in Spring 2013
- Initiated preliminary design process for North Civic Center Drive circulation improvements and Veteran Memorial Auditorium parking lot renovation
- Completed construction of waterline rehabilitation projects at McNear's Beach and Paradise Beach County Parks
- Completed construction of Veterans' Memorial Auditorium fire curtain replacement.

- Completed design for second phase of landslide repairs along Novato Boulevard multi-use path at Stafford Lake
- Completed design and initiated construction of Civic Center Fire Alarm Upgrade improvements
- Initiated final regulatory closure process for former underground fuel tank site at Gross Field airport
- Assisted various Departments (including Registrar of Voters, Human Resources, Health & Human Services) by providing space planning and office reorganization services
- Installed electric vehicle charging stations at the General Services Building
- Completed Civic Center roof repair assessment and study
- Completed security upgrades to Juvenile Hall lobby area

In the January 12, 2010 Long-Term Restructuring Plan under Emerging Issues/Long-Term Facilities Maintenance Needs, it was noted that many of the County's facilities are in need of investments to extend their useful life. Based on this plan, it was recommended that the CIP budget continue to be maintained at a \$4 million funding to better address aging and deteriorating building and facility deterioration, and barrier removal issues. With your Board's direction in our County's Long Term Restructuring Plan to make the most cost effective investments in our facilities, the CIP reflects the County's continued emphasis on providing adequate, safe building facilities for employees and the public. The recommended Facility Improvements include a total of \$4.0 million in new funding in FY 2013 - 14 specifically for County facility improvements and barrier removal projects. This investment in our County facilities is in line with the adopted strategy. These investments include a substantial investment in accessibility and barrier removal projects at the jail visitor area, Courts floor deliberation area accessible restrooms, juvenile services center, assistive listening systems for the Marin Center, and countywide curb ramp and traffic signal retrofits. Other major proposed projects in this year's CIP include Civic Center mechanical system equipment replacement, proposed jail projects including replacing the roof and mechanical system controllers, and a security upgrade project at juvenile hall facilities.

In addition, under your Board's direction, in November 2011 the County reacquired the title to the McInnis Park Golf Course. The Parks Department led a competitive effort to find a new operator for the golf course and restaurant, which resulted in a lease with a new operator in April of 2012. Last year the County funded \$250,000 in the CIP as part of the lease. As discussed in last year's CIP letter, the lease terms also require additional capital investments of \$735,000, which is being recommended for this year's program, which finalizes the total capital commitment under the lease terms. This lease provides revenue to the Parks Department totaling at least \$350,000 per year, and could increase as operations improve.

The CIP includes proposed funding of \$400,000 for replacing the center section of the roof at 1600 Los Gamos. The work would be accomplished in conjunction with the roof replacement being completed over the most northern part of the building as part of the Emergency Operations Facility project. As outlined in the October 18, 2011 staff report to your Board, the EOF project only included funding for the replacement of the roof over the EOF, and estimated \$1.6 to \$1.9 million for the balance of the roof. The south portion of the roof is on a different horizontal level and can be done separately for an estimated \$600,000 if done with the EOF. Funding has not yet been identified for that work on the south portion of the roof. By completing the middle and center sections together, there are economies in demolition and construction, and in preparing the roof for possible installation of photovoltaic equipment in the future.



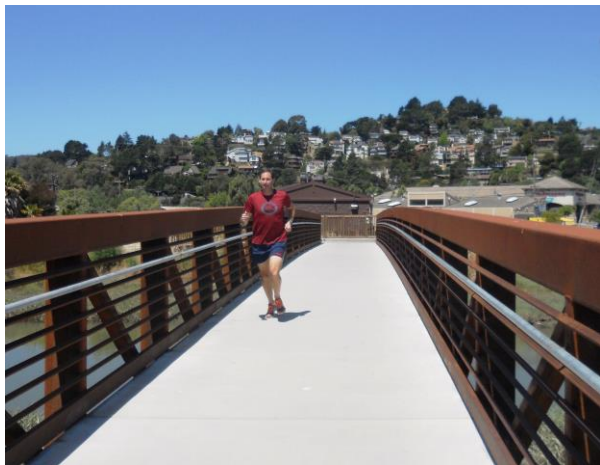
Children's Island and Marin Center Auditorium Entry Area Accessibility Improvements



Veterans' Memorial Auditorium – ADA Path



Tennessee Valley Bike & Pedestrian Path



Tennessee Valley Bike Path – New Bridge



Tennessee Valley Bike & Pedestrian Path

Recommended projects in the Facility Improvements category were developed in a collaborative manner to increase organizational involvement. A CIP technical working group of key department staff was formed to inform and advise decision-making about County capital investments in maintaining buildings and infrastructure consistent with the County’s Strategic Plan and Countywide Goals. Working group members represented the following departments and programs:

- County Administrator’s Office (including Risk Management Division)
- Cultural Services
- Fire Department
- Parks Department
- Public Defender’s Office
- Probation Department
- Health and Human Services Agency
- Department of Public Works (including Capital Projects and Building Maintenance Divisions)
- Sheriff’s Office

The CIP technical working group considers facilities and barrier removal projects that are greater than \$25,000 and in general less than \$1 million in total cost. Larger cost projects identified through facilities’ assessments and master plans are not funded through this process, but are prioritized and planned for over multiple fiscal years. The technical working group reviewed, analyzed, and prioritized approximately 60 submitted capital project requests from County departments dealing with General Fund County facilities and infrastructure. The group reviewed and prioritized each project using the following criteria:

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

Using these project priorities, the County Administrator’s Office and Department of Public Works then worked with department representatives to develop the following list of recommended projects to be included in this year’s CIP.

2013-14 CIP SUMMARY		
Project	Location	Amount
Small Projects	Countywide	\$150,000
Accessibility Projects	Countywide	\$1,000,000
VMA Parking Lot Improvements	Veterans' Memorial Auditorium	\$228,000
1600 Los Gamos Central Roof Replacement	1600 Los Gamos Drive, San Rafael	\$400,000
McInnis Park Facility Improvements- Phase 2	McInnis County Park	\$735,000
County Jail Air Conditioning ACU-7 Replacement	County Jail	\$190,000
County Jail Roof Replacement	County Jail	\$510,000
Civic Center Andover Systems Controller Replacement	Civic Center Administration Building	\$48,000
Civic Center Chiller #1 Controls Replacement	Civic Center Administration Building	\$58,000
Juvenile Hall Keyless Entry Improvements	16 Jeannette Prandi Way, San Rafael	\$471,000
Civic Center Campus Waterline Renovation Study	Civic Center Campus	\$120,000
Pt. Reyes Public Safety Facility Assessment	101 4th Street, Point Reyes Station	\$90,000
	General Fund Total	\$4,000,000

III. Flood Control / Fish Passage / County Service Area Projects

Capital improvement efforts underway in the Flood Control Division are focused on projects with the following primary objectives:

- Maintenance and improvement of existing flood control channels and drainage pipes,
- Construction of new stormwater detention basins,
- Dredging of waterways to facilitate navigation for recreational boating, and
- Creek and wetland restoration, fish passage, and water quality improvements.

Through aggressive pursuit of grant funding and developing the multi-benefit watershed wide approach to project formation we have been successful in obtaining grant funding for the following Flood Control CIP projects:

- Phoenix Dam IRWM (Integrated Regional Water Management) Retrofit project in Ross Valley has been awarded a \$7.66 million grant from Prop. 1 E, DWR (California Department of Water Resources).
- Boyle Park Creek Restoration and Storm Water Outreach Project in Mill Valley received a grant award of \$369,000 from U.S. EPA San Francisco Bay Area Water Quality Improvement Fund.

In addition, a grant application was submitted early this year for a \$17 million project to convert Memorial Park in San Anselmo into a combined recreation field and emergency detention basin facility.

Flood Control is currently in the design phase of two dredging projects which are scheduled for construction over the next two years: Coyote Creek (Tamalpais Valley) and CSA 29 (Paradise Cay). The Coyote Creek sediment removal project will restore flow capacity and flood protection to the original design levels. The CSA 29 project will maintain navigable waterways by dredging at Paradise Cay (Tiburon) and is scheduled for construction in 2014. Other projects that are scheduled for construction in 2013 include rehabilitation of the La Pasada outfall pipeline in Santa Venetia by slip-lining the existing pipe, and construction of a new sediment basin along Easkoot Creek in Stinson Beach.

As part of our goal to restore fish passage in Marin County, the design for the fish ladder on Larsen Creek under Sir Francis Drake Boulevard in the San Geronimo Valley will be completed in 2013. Grant applications have been submitted to fund construction of the project in 2014. Flood Control is also pursuing funding to design and construct a barrier removal project on Montezuma Creek in Forest Knolls.

IV. Road Maintenance Projects

The County maintains 421 miles of road, consisting of 1,100 lane miles and 151 bridges, with most bridges more than 50 years old and many in need of substantial repairs to ensure their continued safe service.

State funding reductions have drastically impacted the road maintenance work program. When routine maintenance work is deferred, road maintenance costs increase dramatically. Preventive maintenance treatments applied earlier in a pavement life cycle will save vastly more expensive resurfacing treatments later on. Deferred maintenance expenses are currently about \$180 million. In response to this growing problem, your Board initiated a Road and Bridge Program in 2006 (Phase 1) which committed \$20.5 million over five years and included a General Fund contribution of \$12

million. The Phase 1 road resurfacing portion of the program has been completed. Efforts are continuing on the more complex bridge repairs, many of which require major efforts and several years to secure permits and final design documents. Federal grants under the Highway Bridge Replacement and Rehabilitation Program totaling \$7.5M were recently secured to replace or retrofit five County bridges, which are anticipated to be complete in 2017.

Given the success of this program, staff worked with your Board to formulate a "Phase 2" program budgeted at \$26 million to continue to address the deferred maintenance of our road infrastructure. Originally proposed as another five-year program, at your Board's direction, we are accelerating to a three-year program to more rapidly address this concern. Public Works staff is continuing their aggressive pursuit of grant funds to partially fund the program. While this second phase would not address the entire outstanding need, it would continue our major progress in reversing the deterioration of our road infrastructure and will help support the transportation needs of residents within the County. Phase 2 is anticipated to be complete by the end of 2013.

Road Project Examples



New accessible sidewalk and curb ramps



Residential – road re-paving



Lucas Valley Road – new bike lanes and sidewalk



Flamingo Ave – new signals & pedestrian upgrades

**CAPITAL IMPROVEMENT PROGRAM
2013/14 - 2017/18**

Category	Funded** (Prior Year Carry forward)	2013/14	2014/15	2015/16	2016/17	2017/18	TOTALS
AIRPORT	\$ 121,900	\$ 280,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 801,900
FACILITY IMPROVEMENTS*	500,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	\$ 20,500,000
FLOOD CONTROL							
Flood Control Projects	-	4,103,000	4,070,000	3,150,000	19,116,000	17,116,000	\$ 47,555,000
County Service Area Projects	-	500,000	-	60,000	550,000	-	\$ 1,110,000
Fish Passage Projects	47,400	25,000	635,000	-	-	-	\$ 707,400
TOTAL FLOOD CONTROL	47,400	4,628,000	4,705,000	3,210,000	19,666,000	17,116,000	\$ 49,372,400
ROAD MAINTENANCE							
General Maintenance	-	850,000	850,000	850,000	850,000	850,000	\$ 4,250,000
Special Projects	3,000,000				5,000,000	5,000,000	\$ 13,000,000
Culvert Replacement	-	150,000	150,000	150,000	150,000	150,000	\$ 750,000
Traffic Improvement	-	200,000	200,000	200,000	200,000	200,000	\$ 1,000,000
Roads & Bridges	18,000,000	6,000,000	6,000,000	6,000,000	6,000,000	13,500,000	\$ 55,500,000
TOTAL ROAD MAINTENANCE	21,000,000	7,200,000	7,200,000	7,200,000	12,200,000	19,700,000	\$ 74,500,000
GRAND TOTAL	\$ 21,669,300	\$ 16,108,000	\$ 16,005,000	\$ 14,510,000	\$ 35,966,000	\$ 40,916,000	\$ 145,174,300

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

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

Large Capital Projects, Programs and Emerging Issues FY 2013-14 Capital Improvement Program

As the County continues to make improvements in how we serve the community, a number of issues related to capital needs have emerged and were outlined in prior years' cover letters to the CIP document. This fiscal year 2013 - 14 these issues are reviewed and updated in this new section to the CIP. The purpose of this section is to provide an overview of the major programs and projects not discussed elsewhere, and to provide a short summary of potential future issues that may require capital needs.

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

- Emergency Operations Facility at 1600 Los Gamos Drive
- 20 North San Pedro renovations
- Civic Center fire alarm replacement
- Civic Center North Gateway safety, intermodal, and accessibility improvements between the future SMART station and Civic Center
- Public-Private Partnership with the Agricultural Institute of Marin to design a farmers' market at the Christmas Tree lot
- Technology upgrades in the Board and Planning Chambers
- Parks Department Measure A projects
- Marin County Free Library facilities stabilization and upgrades
- Marin County Fire Department, Hicks Valley fire station replacement

Emerging Issues:

- Ongoing disability access barrier removal projects
- Roof replacement at the Civic Center
- Lease consolidations at 1600 Los Gamos Drive and Civic Center space planning
- Leasing of vacant space at 1600 Los Gamos to generate County revenue
- Board and Planning Chambers seating
- 920 Grand Avenue, San Rafael
- 250 Bon Air Drive, Greenbrae
- H&HS West Marin Service Center needs assessment & space planning
- Fire Department Facilities Vision Plan – next steps
- Civic Center and Marin Center parking areas

Emergency Operations Facility: On November 15, 2011, the Board of Supervisors (Board) approved the acquisition of 1600 Los Gamos Drive, San Rafael, to house the County's Emergency Operations Facility (EOF). This will be constructed to the California Essential Services Code standard, and includes the County's Sheriff facilities, the Information Services and Technology Department data center, and facilities for the future location of the Marin Emergency Radio Authority (MERA) equipment. As part of the acquisition, the former building owner will deliver the EOF to the County as a turnkey project similar to the process under which the Marin Health and Wellness Campus was constructed. The last year was spent on designing and developing plans for necessary building permits. In February 2013 demolition began in the interior of 1600 Los Gamos to prepare the building for seismic upgrades and mechanical systems for the new EOF. Staff is working with the ad-hoc Board subcommittee of Supervisors Adams and Rice to keep them informed about the progress and will present an update to the entire Board later this summer. The EOF is scheduled to be open by the fall of 2014. The total project budget, including acquisition of the building, is \$81.9 million.



1600 Los Gamos Dr. – Emergency Operations Facility Concept Renderings

20 North San Pedro Building Renovation: The County owned building renovation project at 20 North San Pedro will refurbish a 30 year old aging facility, provide new mechanical equipment in the building and improve accessibility. This renovation of 20 North San Pedro was funded from one-time reserves and from the last two fiscal years where the CIP Plan set aside funding for the renovation work that is needed. The initial design for the renovation of 20 North San Pedro began last fiscal year with construction starting and being completed in FY 2013 -14. During the renovation, programs and staff will be temporarily relocated into vacant spaces at various County-owned facilities such that no additional rental space is needed. The estimated cost for the renovation is \$3.5 million.

Civic Center Fire Alarm Replacement: The Civic Center’s original fire alarm system, being over 50 years old, is being replaced with a modern, addressable system that includes horns and strobes. The contract was awarded in January 2013 and work will be done in phases throughout the Civic Center over the next two fiscal years. The project budget is \$3.2 million.

Civic Center North Gateway safety, intermodal, and accessibility improvements: In July 2012, the Board approved moving forward with a project for Civic Center infrastructure improvements having the following goals:

- Integrate ADA accessible pedestrian connections from the future SMART station to other County facilities at the Marin Center and to the Civic Center
- Improve pedestrian and bicycle safety and connections along the same route
- Improve Civic Center Drive circulation and traffic safety
- Improve the sense of scale and welcoming for the Frank Lloyd Wright Civic Center Campus northern entrance
- Collaborate, partner with, and integrate multiple agency and entity plans/projects (SMART, Marin Transit, County of Marin, City of San Rafael, the Agricultural Institute of Marin, and the local community)

- Leverage grants or other funds, and share costs with partners
- Plan and design all potential future improvements in this area now in a comprehensive, complementary approach to encourage a strong connection to the Civic Center, to meet the *Civic Center Campus Master Design Guidelines* and include green/sustainable project elements, creating a prominent northern entrance to Civic Center Campus; include landscape elements along the west side of Civic Center Drive to the Merrydale overcrossing
- Plan for the resurfacing of Auditorium Lot in the existing configuration with bioswales and landscape/irrigation upgrades; include the widening of the sidewalk on north side of Memorial Drive; incorporate relevant North San Rafael Promenade plan elements; provide infrastructure for future solar photovoltaic (PV) options and electric car charging stations (note the funding for the construction of this would be from future year's Capital Improvement Programs)
- Consider options for surface treatment, paving and accessibility at the Veteran's Memorial on Avenue of the Flags

Staff will continue to work with the ad hoc Board of Supervisors' subcommittee on specifics of the design surrounding the proposed capital improvements. This project is expected to be designed in 2013 through early 2014 and constructed by the beginning of SMART operations in 2015. The County has set aside \$2 million in funding from one-time reserves for design and construction and \$800,000 by the Metropolitan Transportation Commission grant administered through the Transportation Authority of Marin (TAM).

Partnership with the Agricultural Institute of Marin to design a farmers' market at the Christmas Tree lot: In July 2012, in conjunction with the Board approving the Civic Center Drive and north gateway design and improvements project, the County entered into a non-binding Memorandum of Understanding ("MOU") with the Agricultural Institute of Marin ("AIM") to cooperate and to design all of the "Christmas Tree" lot site now (inclusive of the General Services Building parking lot, the bus transit connections area, and integration with the future SMART station) for the relocation of the farmers' market from its current locations, and a potential future building area for AIM, with design costs shared proportionally. Among other things, the MOU provides for AIM participation with the County as a partner to provide up to \$1 million to pave the Christmas tree lot and the construction of permanent restrooms which AIM will operate and can be used during Marin Center events and the Marin County Fair. The County agreed to match AIM's commitment of funds up to \$1 million to pave the lot. As of June 2013, AIM and County designers are waiting for results of traffic studies to determine the final location for the edge of the right-of-way at the Christmas Tree lot to move forward with design plans.

Technology upgrades in the Board and Planning Chambers: On December 11, 2012, \$425,000 was appropriated for funding for the modernization of the audio-visual systems and associated electrical work in the Board of Supervisors' and Planning Commission's Chambers of the Civic Center. The appropriation was consistent with past actions to continue to bring all of the Civic Center facility up to modern standards and into code compliance that better serves the public, while respecting the architectural character of the historic Frank Lloyd Wright design. An ad-hoc Board subcommittee was also created at that time to advise staff during design development. The program and conceptual study was completed on December 20, 2012, which provided preliminary recommendations for system improvements, including technology infrastructure, clerk's desk replacements, dais modernization, audio-video equipment upgrades, electrical/code upgrades and lighting controls renovation. In April 2013 the County awarded a contract to refine design concepts and prepare detailed bid documents for construction. The project schedule will be published in early July 2013.

Parks Department Strategic Plan and Facilities Needs Assessment: The passage of Measure A in November 2012 enables the Parks Department to begin addressing a long backlog of deferred maintenance associated with infrastructure and facilities in county parks. Nonetheless, given the expenditure constraints associated with Measure A, it remains necessary for Parks to participate in

the Capital Improvement Program for certain projects. In the past year, the Parks Department moved forward with a limited number of capital improvement projects with funding from the CIP, Community Service Areas and state grants. These projects include: 1) completing various capital improvements at the McInnis Park Golf Center per the new rental agreement with Tyman Park Golf Group; and 2) completing 15% plans, specifications, permitting and environmental review for the Paradise Beach Park seawall replacement project to apply for grants.

Marin County Free Library Facilities Stabilization Plan: In June 2010 voters approved a five-year \$49 library parcel tax to maintain existing library services. Among the many services that this measure supports, \$2,500,000 will be allocated towards addressing library facility needs such as critical maintenance, ADA improvements, and bringing libraries up to date. The Library is working with the Department of Public Works on prioritizing facility improvements across the Library system, with construction to be staged over the next few years. The County Administrator's Office is working with the Library to review its leases and to implement these construction plans in libraries that are leased. The allocation of these funds is reviewed by an oversight committee (pending detailed plans and costs are not included in the CIP budget). Although these funds will allow the Library to address some critical facility needs, it will not be sufficient to address the continuing long-term capital needs originally identified in the Library's Facilities and Services Vision Plan from 2007. The Library will continue to explore long-term funding mechanisms to implement the Facilities and Services Vision Plan recommendations for providing 21st century library services at all locations.

Marin County Fire Department Facilities Vision Plan: In October 2010, a firm with expertise in fire station planning and design completed an assessment of and conceptual planning for the Woodacre, Hicks Valley, Tomales, and Point Reyes fire facilities, and the Mt. Barnabe and Mt. Tamalpais fire lookouts. It is estimated that costs could range from \$57 to \$68 million within the next 10-20 years to replace or substantially renovate these facilities. The results of this study included a prioritization of these needs which are incorporated into the Facility Asset Management planning process, with the first priority to be the relocation and new construction of a modern fire station in cooperation with the Marin French Cheese Company at Hicks Valley. Due diligence planning on the new fire station is expected to be completed in the Spring of 2014. Funds have been identified from one-time reserves, but not yet appropriated.

Emerging Issues:

Disability Access Barrier Removal: This program is one of the highest priorities for Marin County. For the upcoming fiscal year, it is recommended that the County continue to implement barrier removal projects throughout its facilities. This multi-year approach continues to improve the accessibility and usability of County facilities consistent with the Board of Supervisors' 2006 commitment to maximize accessibility to County programs, services, activities and facilities. Since that time, the County has committed nearly \$15 million towards accessibility improvements. The most significant barrier removal projects completed in the last fiscal year are renovation of an accessible parking and plaza entrances to the Marin Center Veterans' Memorial Auditorium and an accessible path of travel renovation at the historic Children's Island at the Civic Center Lagoon. Accessibility projects being implemented in the upcoming fiscal year from prior years' funding include, but are not limited to, a major accessible parking and path of travel project at the Civic Center South Arch, and drinking fountain and handrail accessibility improvements throughout the Civic Center.

Roof replacement at the Civic Center: Staff is studying the replacement of the aged Civic Center roof and estimates the costs could range from \$16 to 22 million to completely refurbish the roof membrane. Staff will bring alternatives and a recommendation forward within the next five years.

Lease consolidations at 1600 Los Gamos Drive and in Civic Center: As part of the purchase of 1600 Los Gamos for the EOF project, part of the plan is to consolidate staff from General Fund departments

currently in leased space into 1600 Los Gamos or the Civic Center as the lease terms expire. There is approximately 38,800 square feet in four remaining leases housing county staff from five different General Fund departments. The Registrar of Voters' lease for a warehouse in San Rafael will be closed by the end of this June with their equipment moving into the warehouse space at 1600 Los Gamos, saving over \$80,000 annually in ongoing General Fund rent costs starting Fiscal Year 2013 –14. Funds to cover the costs of constructing the remaining department spaces at the Civic Center or at 1600 Los Gamos are planned to come from future years Office Modification funding or the future years' CIP recommendations. The County continues to invest in upgrading the space in the Civic Center to consolidate department operations and provide more functional space which allows better customer service. In addition, staff will work with those departments in the Civic Center that have had significant space shortages to make sure that these departments have workspaces that provide for a modern, productive work environment.

Leasing of vacant space at 1600 Los Gamos to generate County revenue: When the County acquired 1600 Los Gamos Drive in San Rafael to construct the Emergency Operations Facility, to maximize potential lease revenue, the Board adopted a space use policy to be in place during the three years while the EOF is designed and constructed.

The policy is summarized as follows:

- The property should continue to be managed by the current management with uses compatible to existing non-County tenants;
- The 3-Year Building Management Plan includes:
 - Design and construction of EOF;
 - Expansion of existing private tenant(s) as requested;
 - Close County leased space to backfill north building portion or part of the existing warehouse space for the registrar of voters;
 - Provide swing space for County projects (such as the remodel of 20 North San Pedro over the next few years);
 - No other permanent County uses within this 3 year period;
 - Exploration of future compatible Government partners or compatible private tenants at market based rents for additional revenues.

By adopting this plan, the County let the existing tenants know that that the management of the building will not change, and it will continue to be a professional office environment.

The leasing of the remaining vacant office space, which is currently about 65,000 square feet, is part of the County's long-term restructuring plan to generate additional revenue. In February of 2013, the Board authorized the County Administrator to hire a brokerage firm, through the professional property manager, to market the property. The brokerage firm has recommended some ideas for rebranding the building since the County now owns it separately from that of 1650 Los Gamos Drive, next door, when the two buildings together were called "Marin Commons." Some of these recommendations include new signage and other building changes to make it more marketable to private users. In addition, there are some capital items including a new roof on the southern portion of the building and accessibility upgrades that need to be completed in the non-EOF portion of the building, as discussed in the October 18, 2011 staff report on the building. Staff is investigating the costs of these proposed changes and will be reporting back to the Board later this summer.

Board and Planning Chambers seating: After completion of the Chambers technology project outlined above, the public seating will need to be reviewed as it is the original seating from when the Civic Center opened 50 years ago. The seating arrangement and types of proposed seating is a strong part of the architectural fabric of the Frank Lloyd Wright design so it will be addressed in a thoughtful approach, while working with the Frank Lloyd Wright Civic Center Conservancy. No cost estimate or schedule has yet been made, but this would follow the Chambers Technology Upgrade Project.

920 Grand Avenue, San Rafael: Staff from the Department of Health and Human Services (H&HS), the Department of Public Works (DPW), and the County Administrators' office (CAO) have begun preliminary

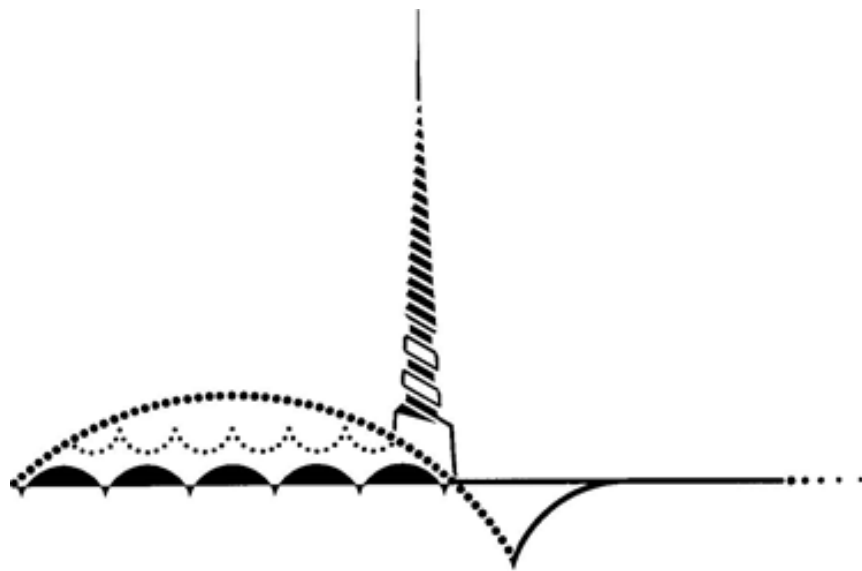
discussions about the potential for providing dental services at this location. No cost estimate or schedule has yet been identified, and any repurposing would be brought to the Board of Supervisors for review and approval.

250 Bon Air Drive, Greenbrae: With the completion of the Marin General Hospital environmental review, County staff are in discussions with the Healthcare District about the future uses of this building at 250 Bon Air Drive, which is owned 51% by the County and 49% by the Healthcare District. The building needs significant renovations and the County has started a building accessibility study to determine the scope and costs of potential ADA renovations.

H&HS West Marin Service Center: Moving forward under the new federal healthcare laws, H&HS has requested that DPW Capital assist them with a needs assessment, programming and space planning for this facility. No cost estimate or schedule has yet been identified, and any repurposing would be brought to the Board of Supervisors for review and approval.

Fire Department Facilities Vision Plan: As the due diligence surrounding a new Hicks Valley Fire Station is moving forward, discussed above, the next highest priority identified in the Fire Facilities Vision Plan from 2010 is to identify a future location for the Woodacre headquarters and station that provides better access to Sir Francis Drake Boulevard. Fire Department and CAO staff are discussing ideas on how best to identify and plan for this future location. No funding has been identified for this next step.

Civic Center and Marin Center parking areas: The Hall of Justice parking lot was repaired and partially resurfaced in 2011 to extend its useful life. The Pit parking area was resurfaced in 2003. However, the remaining parking areas around the Civic Center and the Marin Center need significant repair or complete resurfacing. The Veterans' Memorial Auditorium parking area is being designed as part of the north gateway improvements project but is not yet fully funded. In FY 2012 – 13's CIP, \$250,000 was set aside toward the needed \$1.2 to \$1.5 million estimated to completely resurface it and meet modern codes. Another \$228,000 is recommended to be set aside in the FY 2013 – 14 CIP budget. All of the other parking areas around the Civic Center and Marin Center have no funding set aside for resurfacing, and the highest priorities will be identified and recommended for funding in future year's CIPs.



Airport Improvements

AIRPORT

The expenditures below include all costs related to the development or significant maintenance of Gnos Field, the County airport near Novato, a 121-acre facility housing 300 aircraft. Fixed base operators operating under contract with the County provide the services at the airport. Funding in future years is indicated for planning purposes only and subject to available funding and approval by the Board of Supervisors. Inclusion of unfunded projects does not guarantee funding in future years, as unfunded projects will be subject to available funding and reviewed along with new emerging needs.

Summary of Proposed Airport Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	Recommended for FY 2013/14	Planned for FY			
			2014/15	2015/16	2016/17	2017/18
	\$	\$	\$	\$	\$	\$
Miscellaneous Maintenance	5,400	100,000	100,000	100,000	100,000	100,000
EIS/EIR Runway Extension Phase III	116,500	90,000				
Upgrade Automatic Weather Observation System (AWOS)		90,000				
Replace Administration Building	Unfunded					
Runway / Taxiway Extension	Unfunded					
Replace Sewer Holding Tank with Engineered Mound System or Sewer Line	Unfunded					
Overlay Existing Runway and Ramp Construction	Unfunded					
TOTALS	\$121,900	\$280,000	\$100,000	\$100,000	\$100,000	\$100,000

Miscellaneous Maintenance

1. Project Description and Background

Miscellaneous maintenance projects at the airport. Projects are primarily pavement, levee, drainage and building related maintenance needs.

2. Project Objective

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

3. Cost Estimate

\$100,000 annually.

4. Basis of Estimate

Staff Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund						
Grant Funds						
Special Funds						
Other Funds	\$5,400	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

EIS/EIR for Gness Field Runway Extension Phase III

1. Project Description and Background

Federal Aviation Administration (FAA) grant to perform field studies and prepare the environmental documents necessary to proceed with the next sequenced project in the Board of Supervisors approved Airport Master Plan.

2. Project Objective

Complete environmental documents necessary to extend the existing runway 1,100 feet to improve airport safety and implement the Airport Master Plan.

3. Cost Estimate

\$116,500 available from prior year funds

4. Basis of Estimate

Consultant and FAA estimate.

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund						
Grant Funds	\$116,500	\$90,000				
Special Funds						
Other Funds						

Automated Weather Observation System (AWOS)

1. Project Description and Background

Accurate and up-to-date weather information is essential to the safe and economic operation of any airport. The Automated Weather Observation System (AWOS) provides the weather information needed by pilots prior to landing at Gness Field. Parts are unavailable for repair of the current AWOS instrument facility at Gness Field and the AWOS at Gness Field will need to be replaced.

2. Project Objective

Replace the current airport AWOS facility needed to make IFR flights at Gness field.

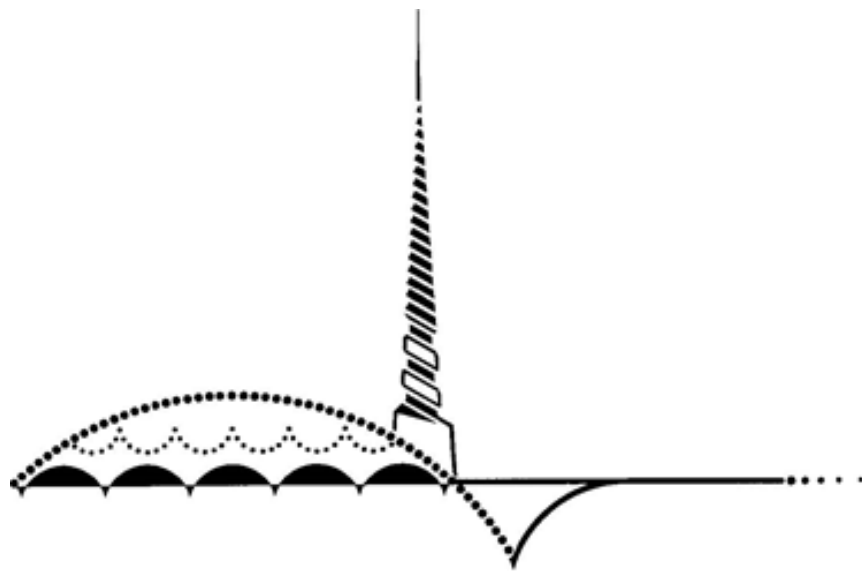
3. Cost Estimate

\$90,000

4. Basis of Estimate

Staff Estimate based on vendor quotes

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund						
Grant Funds		\$90,000				
Special Funds						
Other Funds						



Facility Improvements

FACILITY IMPROVEMENTS

The County Building Maintenance Division is responsible for all building and extra space plant maintenance for 43 County buildings, excluding the Marin Center, 16 flood control pump stations, and the underground fuel tank system. In addition, this division supervises contracts for construction projects in County buildings. In total, the division maintains 1.1 million sq. ft. of buildings. Fiscal year 2013/14 represents the amount for the specific capital projects recommended for funding in the Proposed Budget. Recommendations focused on health and safety, mandated, and high priority program enhancements. Funding in future fiscal years is indicated for planning purposes only and subject to available funding and approvals by the Board of Supervisors.

Summary of Proposed Facility Improvements

Project Description	In Progress (Prior Year Carry Forward)	Recommend ed for FY 2013/14	Planned for FY			
			2014/15	2015/16	2016/17	2017/18
	\$	\$	\$	\$	\$	\$
Small Projects Countywide		150,000	150,000	150,000	150,000	150,000
Various Accessibility/Transition Plan Implementation Projects		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
VMA Parking Lot Improvements	250,000	228,000	250,000	250,000		
1600 Los Gamos Central Roof Section Replacement		400,000				
McInnis Park Facility Improvements-Phase 2	250,000	735,000				
County Jail ACU-7 Replacement		190,000				
County Jail Roof Replacement		510,000				
Civic Center Andover CX9200 Replacement		48,000				
Civic Center Chiller #1 Controls Replacement		58,000				
Juvenile Hall Keyless Entry Improvements		471,000				
Civic Center Campus Waterline Renovation Study		120,000				
Pt. Reyes Station Public Safety Facility Assessment		90,000				
General Fund Annual Baseline Allocation: Not Yet Project Specified			2,600,000	2,600,000	2,850,000	2,850,000
General Fund Subtotal		4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
TOTALS	\$ 500,000	\$ 4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000

Small Projects Countywide

1. Project Description and Background

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

2. Project Objective

Implement various small projects or preventive repair projects.

3. Cost Estimate

\$150,000 for 13/14; \$150,000 annually thereafter.

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Grant Funds						
Special Funds						
Other Funds						

Various Accessibility/Transition Plan Implementation Projects

1. Project Description and Background

The self-evaluation and transition plan completed in FY 07/08 identified high priority accessibility projects for County facilities. The projects listed below address path of travel (POT) issues, and other miscellaneous accessibility and barrier removal improvements to various County facilities for FY 13/14.

Projects:

- Marin Center Assistive Listening Systems
- Civic Center Jail Elevator & Visitor Area Design
- Court Deliberation Area Restrooms
- Juvenile Services Building Assessment
- Countywide curb ramp and traffic signal retrofits
- Various other smaller projects

2. Project Objective

Complete the projects listed above as identified in the self-evaluation and transition plan in compliance with current codes.

3. Cost Estimate

\$ 1,000,000 - Annually

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Grant Funds						
Special Funds						
Other Funds						

Veterans' Memorial Auditorium Parking Lot Circulation Improvements

1. Project Description and Background

In FY2012/13, a concept study was undertaken to identify various improvements to the existing Auditorium parking lot, including Civic Center Drive frontage improvements. The study also contemplated future improvements to the Christmas tree lot across Civic Center Drive and the future SMART Civic Center Station near the McInnis Parkway intersection. FY2012/13 CIP included \$250,000 funding and preliminary design is now underway.

2. Project Objective

To improve circulation for vehicles, pedestrians and bicyclists with the parking lot and along Civic Center Drive.

3. Cost Estimate

\$1 million is the estimated total project cost; \$250,000 was programmed in FY2012/13; \$228,000 is programmed for FY2013/14.

4. Basis of Estimate

Concepts study cost estimate.

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund	\$250,000	\$228,000	\$250,000	\$250,000		
Grant Funds						
Special Funds						
Other Funds						

1600 Los Gamos Central Roof Replacement

1. Project Description and Background

The northern section of the building roof is to be replaced as part of the new Emergency Operations Facility renovation project. The central roof section is also in need of replacement.

2. Project Objective

To replace the existing aged roofing material and provide for subsequent solar photovoltaic system installation.

3. Cost Estimate

\$400,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$400,000				
Grant Funds						
Special Funds						
Other Funds						

McInnis Park Facility Improvements - Phase 2

1. Project Description and Background

This capital project allocation funds a variety of improvements at McInnis Park Golf Center, including restaurant, patio and banquet room renovation and expansion, snack shop renovation, miniature golf improvements and modifications to golf practice areas. These capital projects are linked to the County’s rental agreement with Tayman Park Golf Group, dba McInnis Park Golf Center.

2. Project Objective

The renovations and improvements to the 20-year old facility are intended to better serve the residents of Marin and to meet the conditions of the lease agreement. In addition, revenue to the County is expected to increase.

3. Cost Estimate

Cost for these renovations/improvements is \$735,000 in FY 2013/14, with no additional funding required in future years from the County Capital Fund.

4. Basis of Estimate

Lessor’s estimate based on a total of \$735,000 in remaining capital project allocation outlined in the rental agreement.

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund	\$250,000	\$735,000				
Grant Funds						
Special Funds						
Other Funds						

County Jail ACU-7 Replacement

1. Project Description and Background

The existing air conditioning unit #7 is nearly 20 years old and replacement parts are no longer readily available. As it is the main unit in the jail, it needs to be replaced in order to maintain jail operations and fulfill legal mandates.

2. Project Objective

Replace the existing air conditioning unit.

3. Cost Estimate

\$190,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$190,000				
Grant Funds						
Special Funds						
Other Funds						

County Jail Roof Replacement

1. Project Description and Background

The roof section of the jail facility is in need of replacement.

2. Project Objective

Remove roof tiles and replace underlying roofing membrane.

3. Cost Estimate

\$510,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$510,000				
Grant Funds						
Special Funds						
Other Funds						

Civic Center Andover CX9200 Controllers Replacement
--

1. Project Description and Background

Five existing controllers are over 20 years old, no longer supported by the manufacturer and in need of replacement.

2. Project Objective

Replace existing obsolete controllers.

3. Cost Estimate

\$48,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$48,000				
Grant Funds						
Special Funds						
Other Funds						

Civic Center Chiller #1 Controls Replacement

1. Project Description and Background

The control unit for Chiller #1 in the Civic Center is in need of replacement and no longer supported by the manufacturer.

2. Project Objective

Replace the existing control unit.

3. Cost Estimate

\$58,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$58,000				
Grant Funds						
Special Funds						
Other Funds						

Juvenile Hall Keyless Entry Improvements

1. Project Description and Background

The existing Juvenile Hall cell door locks require manual operation and extra security provisions. This project includes replacement of the existing standard cell door locks with a keyless door lock system (operated remotely from central control area) to create greater efficiency and a safer environment.

2. Project Objective

To improve operational efficiency and create a safer environment for Juvenile Hall detainees and Probation staff.

3. Cost Estimate

\$471,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$471,000				
Grant Funds						
Special Funds						
Other Funds						

Civic Center Campus Waterline Renovation Study

1. Project Description and Background

The existing water system (both domestic and irrigation) throughout the Civic Center campus is beyond its design life and experiencing failures at an increasing rate. A comprehensive study is needed to evaluate existing facility conditions, consider future needs, determine the extent of needed replacement/repairs and develop a prioritized rehabilitation strategy.

2. Project Objective

To develop a strategy to rehabilitate an aged system that has exceeded its expected life and to improve water conservation.

3. Cost Estimate

\$120,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$120,000				
Grant Funds						
Special Funds						
Other Funds						

Pt. Reyes Public Safety Facility Assessment

1. Project Description and Background

The existing Sheriff substation / fire station facility is aged with numerous deficiencies (HVAC, electrical, plumbing, etc.) and, due to changes in inmate custody laws, can no longer function as originally intended. An assessment for the fire station was performed in October 2010. However, a comprehensive facility assessment and programmatic study is needed for the substation to develop recommendations for modernization of the facility to comply with essential services building codes and current departmental operational needs.

2. Project Objective

To develop a rehabilitation strategy to improve health & safety conditions, meet legal mandates and provide more efficient facility functionality.

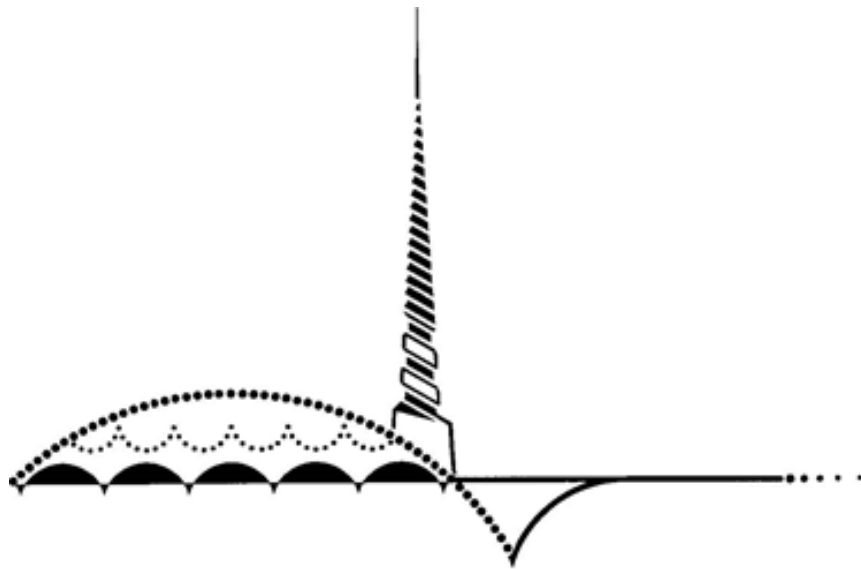
3. Cost Estimate

\$90,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$90,000				
Grant Funds						
Special Funds						
Other Funds						



Flood Control / County Service Areas / Fish Passage

FLOOD CONTROL

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

Summary of Proposed Flood Control Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	2013/14	2014/15	2015/16	2016/17	2017/18
	\$	\$	\$	\$	\$	\$
Novato Creek Dredging Zone 1			50,000	150,000	2,000,000	
Boyle Park Creek Restoration & Stormwater Outreach Project Zone 3*		278,000	70,000			
Coyote Creek Middle Reach Sediment Removal Zone 3		100,000	950,000			
Easkoot Creek Sediment Basin Zone 5		75,000				
La Pasada Outfall Reconstruction Zone 7		350,000				
Phoenix Lake IRWM Retrofit Zone 9		2,200,000	1,000,000	1,000,000	7,746,000	7,746,000
Lefty Gomez Detention Basin** Zone 9		100,000	1,000,000	1,000,000	2,150,000	2,150,000
Memorial Park Detention Basin** Zone 9		1,000,000	1,000,000	1,000,000	7,220,000	7,220,000
TOTALS		4,103,000	4,070,000	3,150,000	19,116,000	17,116,000

*Matching funds from City of Mill Valley & Richardson's Bay Regional Agency. Project funded through a grant from US Environmental Protection Agency San Francisco Bay Area Water Quality Improvement Fund.

** Project funding for up to 75% of project cost is being pursued through other funding sources.

Sediment Removal, Novato Creek Zone 1

1. Project Description and Background

Remove sediment from Novato Creek between SMART railroad and Diablo Avenue as part of the recurring maintenance of the Novato Flood Control Project. It is anticipated that a sediment removal project is required once every 4 years at this location. The last sediment removal project occurred in 2012.

2. Project Objective

To remove sediment from creek to maintain creek capacity and provide 50-year storm frequency protection.

3. Cost Estimate

\$2,200,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
FC Zone 1 Funds			\$50,000	\$150,000	\$2,000,000	
Grant Funds						
Special Funds						
Other Funds						

Boyle Park Creek Restoration and Stormwater Outreach Project Zone 3

1. Project Description and Background

The County of Marin, partnering with the City of Mill Valley and the Marin County Stormwater Pollution Prevention Program (MCSTOPPP) will implement work to support implementation of the Regional Board’s workplan for Pathogens TMDL in Richardson Bay. The proposed projects will: reduce pathogen delivery through a riparian restoration project; increase awareness of the sources and impacts of pathogens; and improve watershed monitoring efforts. County Flood Control, MCSTOPPP and the City of Mill Valley will implement a restoration and outreach project at Boyle Park. A tributary to Warner Creek at the edge of the park along Elm Ave. will be re-graded to a stable slope and vegetated with native plants.

2. Project Objective

The restoration project will improve water quality in a tributary to Warner Creek by fencing off infiltrating storm water through a restored riparian corridor.

3. Cost Estimate

\$348,000

4. Basis of Estimate

Planner’s Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
Flood Zone 3 Fund						
Grant Funds ¹		\$255,000	\$58,000			
Special Funds						
Other Funds ²		\$23,000	\$12,000			

¹This is a project funded through a grant from US Environmental Protection Agency San Francisco Bay Area Water Quality Improvement Fund.

² Matching funds from the City of Mill Valley and Richardson’s Bay Regional Agency

Coyote Creek Middle Reach Sediment Removal Zone 3

1. Project Description and Background

The middle reach of Coyote Creek, from the concrete channel outfall to the Highway 1 overcrossing, requires periodic sediment removal every 8-12 years in order to remove accumulated sediment and maintain its intended design capacity for flow. The last sediment removal project occurred in 2003.

2. Project Objective

To restore the middle reach of Coyote Creek to its intended design capacity for flow.

3. Cost Estimate

\$1,050,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
FC Zone 3 Funds		\$100,000	\$950,000			
Grant Funds						
Special Funds						
Other Funds						

Easkoot Creek Sediment Basin Zone 5
--

1. Project Description and Background

This project will widen Easkoot Creek in Stinson Beach above the Calle del Mar pedestrian bridge to form an interim sediment trap and provide a less expensive location to collect and remove of sediment from the upper watershed.

2. Project Objective

To create a cost-effective location to remove sediment accumulation

3. Cost Estimate

\$75,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
FC Zone 5 Funds		\$75,000				
Grant Funds						
Special Funds						
Other Funds						

La Pasada Outfall Reconstruction Zone 7

1. Project Description and Background

This project will consist of design and construction to improve the La Pasada Interceptor Drain. The project will include slip-lining the existing discharge line with a pipe designed to increase flow velocity and also to extend the outfall further into Las Gallinas Creek.

2. Project Objective

To improve the performance of the existing outfall pipe

3. Cost Estimate

\$350,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
FC Zone 7 Funds		\$350,000				
Grant Funds						
Special Funds						
Other Funds						

Phoenix Lake IRWM Retrofit Zone 9

1. Project Description and Background

Retrofit existing water supply reservoir to add flood control capability. This project is identified in the Ross Valley Capital Improvement Plan Study for Flood Reduction and Creek Management

2. Project Objective

Reduce peak flood flow in Corte Madera Creek; in concert with other measures in the study will provide flood protection during the 100-Year-Flood event

3. Cost Estimate

\$19,692,000

4. Basis of Estimate

Phoenix Lake IRWM Retrofit Grant Funding Agreement

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
FC Zone 9 Funds ^{1*}		\$770,000	\$350,000	\$350,000	\$2,711,000	\$2,711,000
Federal Funds						
Special Funds						
Other Funds - Grants ²		\$1,100,000	\$500,000	\$500,000	\$2,730,000	\$2,730,000
Other Funds		\$330,000	\$150,000	\$150,000	\$2,305,000	\$2,305,000

*These amounts assume that Flood Zone 9 will contribute only 35% of full project costs, the balance to be obtained through other funding sources. Thirty-Five percent is the ratio of the 20 – year flood fee revenue, \$44,000,000 to the estimated cost of all measures, \$130,000,000.

Note: This project requires a final agreement with the property owner to complete the project.

¹ Additional local or federal funds will be sought to offset FC Zone 9 local match.

² Stormwater Flood Management Grant (Proposition 1E)

Lefty Gomez Field Detention Basin Zone 9

1. Project Description and Background

Add the necessary infrastructure to an existing play field at White Hill School in Fairfax to allow for use as a storm water detention basin during the 100-Year-Flood event. This project is identified in the Ross Valley Capital Improvement Plan Study for Flood Reduction and Creek Management

2. Project Objective

Reduce peak flood flow in Fairfax Creek; in concert with other measures in the study it will provide flood protection during the 100-Year-Flood event

3. Cost Estimate

\$6,400,000

4. Basis of Estimate

This is a planning level estimate from the Ross Valley Capital Improvement Plan Study for Flood Reduction and Creek Management

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
FC Zone 9 Funds*		\$100,000	\$350,000	\$350,000	\$752,000	\$752,000
Federal Funds						
Special Funds						
Other Funds			\$650,000	\$650,000	\$1,398,000	\$1,398,000

*These amounts assume that Flood Zone 9 will contribute only 35% of full project costs, the balance to be obtained through other funding sources. Thirty-Five percent is the ratio of the 20 – year flood fee revenue, \$44,000,000 to the estimated cost of all measures, \$130,000,000.

Note: This project requires an agreement with the property owner to proceed.

Memorial Park Detention Basin Zone 9

1. Project Description and Background

Add the necessary infrastructure to an existing public recreation park in San Anselmo to allow for use as a storm water detention basin during the 100-Year-Flood event. This project is identified in the Ross Valley Capital Improvement Plan Study for Flood Reduction and Creek Management.

2. Project Objective

Reduce peak flood flow in San Anselmo Creek; in concert with other measures in the study will provide flood protection during the 100-Year-Flood event

3. Cost Estimate

\$17,440,000

4. Basis of Estimate

This is a planning level estimate from the Ross Valley Capital Improvement Plan Study for Flood Reduction and Creek Management

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
FC Zone 9 Funds*		\$350,000	\$350,000	\$350,000	\$2,695,000	\$2,695,000
Federal Funds						
Special Funds						
Other Funds - Grants ¹		\$500,000	\$500,000	\$500,000	\$3,370,000	\$3,370,000
Other Funds		\$150,000	\$150,000	\$150,000	\$1,155,000	\$1,155,000

*These amounts assume that Flood Zone 9 will contribute only 35% of full project costs, the balance to be obtained through other funding sources. Thirty-Five percent is the ratio of the 20 – year flood fee revenue, \$44,000,000 to the estimated cost of all measures, \$130,000,000.

Note: This project requires an agreement with the property owner to proceed.

¹Stormwater Flood Management Grant (Proposition 1E) – Round 2

COUNTY SERVICE AREAS

In addition to flood control projects, the staff of the Flood Control and Water Resources Division also manage dredging projects for two Community Service Areas (CSA), CSA 6 - Las Gallinas Creek, and CSA 29 - Paradise Cay. All costs for these projects are funded by taxes collected for the sole purpose of dredging the waterways and entry channels to facilitate recreational boating use. At this time, the CSA 6 dredging project is on hold pending acquisition of additional funds or development of a jointly funded project with other entities through the Marin County Watershed Program.

Summary of Proposed County Service Area Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	2013/14	2014/15	2015/16	2016/17	2017/18
	\$	\$	\$	\$	\$	\$
CSA 29 Paradise Cay Maintenance Dredge		500,000		60,000	\$550,000	
TOTALS		\$500,000		\$60,000	\$550,000	

CSA 29 Paradise Cay Maintenance Dredge

1. Project Description and Background

Dredge Paradise Cay for recreation/boating use to minus 7 feet within the waterways and to minus 8 feet in the entry channels. Dredging is typically performed every 3 years and two dredging cycles are included in the cost estimate.

2. Project Objective

Removal of sediment to maintain navigable waterways for homeowners' boating use.

3. Cost Estimate

\$1,110,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$500,000		\$60,000	\$550,000	
Grant Funds						
Special Funds						
Other Funds						

FISH PASSAGE PROJECTS

In 2005, Marin County Board of Supervisors voted to establish a County Fisheries Restoration Program aimed at restoring fish passage through county culverts on salmon streams in West Marin. Marin's watersheds are very important to the recovery of coho salmon populations, as it is estimated that approximately 10% of all California wild coho salmon spawn in streams flowing into Tomales Bay. Grant funding supports a large part of this program. Inclusion of unfunded projects does not guarantee funding in future years, as unfunded projects will be subject to available funding and updated priorities with new emerging needs.

Summary of Proposed Fish Passage Projects and Expenditures

Project Description	In Progress (Prior Year Carry Forward)	2013/14	2014/15	2015/16	2016/17	2017/18
	\$	\$	\$	\$	\$	\$
Larsen Creek Fish Ladder	47,400		385,000			
Montezuma Creek		25,000	250,000			
TOTALS	\$47,400	\$25,000	\$635,000			

Larsen Creek Fish Ladder

1. Project Description and Background

Retrofit existing box culvert with concrete baffles inside the culvert and a fishway downstream.

2. Project Objective

Improve fish passage for coho salmon and steelhead.

3. Cost Estimate

\$385,000

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund			\$50,000			
Grant Funds*	\$47,400		\$335,000			
Special Funds						
Other Funds						

*Project has received grant funding for design as shown in prior year funds. Construction funding is being pursued through grants.

Montezuma Creek at Guadalupe Ave

1. **Project Description and Background**

Replace existing concrete culvert with natural bottom arched culvert.

2. **Project Objective**

Restore fish passage for coho salmon and steelhead.

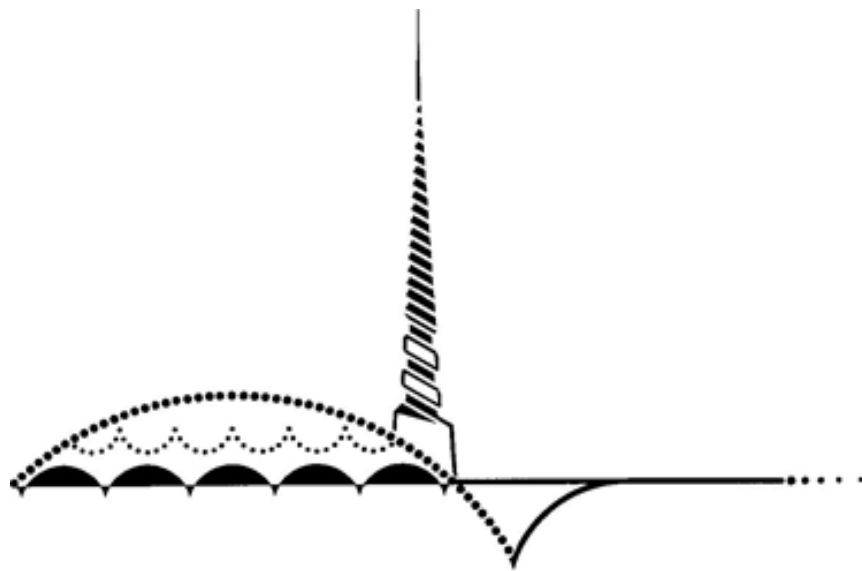
3. **Cost Estimate**

\$275,000

4. **Basis of Estimate**

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund		\$25,000				
Grant Funds			\$250,000			
Special Funds						
Other Funds						



Road Maintenance

ROAD MAINTENANCE

The objective of the Road Maintenance Division is to provide and maintain a safe and adequate road system for the unincorporated areas of Marin County. In addition to general maintenance, this budget includes the cost of engineering, right-of-way acquisition and construction of the 421 miles of County road. The Division's activities include: traffic engineering, street overlays, replacement of culverts, road surface maintenance, chip seals, patching, shoulder repairs, tree removal and maintenance, removal of roadside debris, storm patrol, storm cleanup, striping, and providing requested service to other County departments.

Deferred maintenance expenses are currently about \$180 million. State funding reductions have drastically impacted the road maintenance work program. In response to this growing problem, the Board of Supervisors in 2011 initiated a second five-year Road and Bridge Program (Phase 2) budgeted at \$26 million. Originally proposed as another five-year program, we are now accelerating to a three-year program to more rapidly address this concern.

Federal and state grants for road resurfacing projects are becoming more scarce, so aggressive pursuit of other grant sources or larger general fund contributions are needed to address the road infrastructure shortfall and reverse the deterioration of our roads infrastructure. Fiscal year 2013/14 represents the amount of road maintenance capital projects recommended for funding this fiscal year.

Summary of Proposed Road Maintenance Projects and Expenditures

Project Description	Fund Source	In progress (Prior Year Carryforward)	Recommended for FY 2013/14	Planned for FY			
				2014/15	2015/16	2016/17	2017/18
		\$	\$	\$	\$	\$	\$
General Maintenance	R		100,000	100,000	100,000	100,000	100,000
	G						
	GF		750,000	750,000	750,000	750,000	750,000
	Other						
Special Projects	R						
	G						
	GF						
	Other	3,000,000				5,000,000	5,000,000
Culvert Replacement	R		150,000	150,000	150,000	150,000	150,000
	G						
	GF						
	Other						
Traffic Improvements	R		100,000	100,000	100,000	100,000	100,000
	G						
	GF						
	Other		100,000	100,000	100,000	100,000	100,000
Roads & Bridges Program	R						
	G	800,000					7,500,000
	GF	17,200,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
	Other		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Road Fund Subtotal =		-	350,000	350,000	350,000	350,000	350,000
Grant Fund Subtotal =		800,000	-	-	-	-	7,500,000
General Fund Requested Subtotal =		17,200,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000
Other Fund Subtotal =		3,000,000	2,100,000	2,100,000	2,100,000	7,100,000	7,100,000
GRAND TOTAL		\$ 21,000,000	\$ 7,200,000	\$ 7,200,000	\$ 7,200,000	\$ 12,200,000	\$ 19,700,000

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

General Maintenance

1. **Project Description and Background**

General maintenance for the road system includes, but is not limited to, pot hole repair, minor patch paving, ditch maintenance and clearing, slurry sealing, and culvert maintenance.

2. **Project Objective**

General road maintenance.

3. **Cost Estimate**

\$850,000 – Annually

4. **Basis of Estimate**

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
Road Funds		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
General Fund		\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Grant Funds						
Special Funds						
Other Funds						

Special Projects

1. **Project Description and Background**

This includes the resurfacing of Sir Francis Drake Blvd through Samuel P Taylor Park – Phase Two from Irving Bridge to Platform Bridge Road in September of 2013 utilizing \$3,000,000 in TAM funds. Also included is the \$10,000,000 pavement rehabilitation and non-motorized user improvements project along Sir Francis Drake from Highway 101 to Ross funded by TAM Major Roads and Related Infrastructure Expenditure Plan.

2. **Project Objective**

General road maintenance.

3. **Cost Estimate**

\$13,000,000

4. **Basis of Estimate**

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
Road Fund						
General Fund						
Grant Fund						
Special Fund						
Other Fund	\$3,000,000				\$5,000,000	\$5,000,000

Culverts Replacement (Roads)

1. Project Description and Background

Replace various culverts around the County.

2. Project Objective

Improve public safety

3. Cost Estimate

\$150,000 – Annually

4. Basis of Estimate

Engineer’s Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
Road Funds		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
General Fund						
Grant Funds						
Special Funds						
Other Funds						

Traffic Improvements

1. Project Description and Background

Improving and maintaining current traffic control systems throughout the County.

2. Project Objective

Improve public safety

3. Cost Estimate

\$200,000 – Annually

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
Road Funds		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
General Fund						
Grant Funds						
Special Funds						
Other Funds		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Roads & Bridges Program

1. Project Description and Background

This includes resurfacing of various County roads and pavement rehabilitation projects and bridges utilizing \$4 million in anticipated unexpended general fund balance contributions. Other funds include sales tax revenue from Measure A and Measure B annual allocations and grant funding.

2. Project Objective

Improve public safety

3. Cost Estimate

\$6,000,000 – Annually

4. Basis of Estimate

Engineer's Estimate

Funding Source	Available Prior Year Funds	13/14	14/15	15/16	16/17	17/18
General Fund	\$17,200,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
Grant Funds	\$800,000					\$7,500,000
Special Funds						
Other Funds		\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000

