Semi-Annual Report on the Measure T1 City Infrastructure Bond Program

December 6, 2018
City Council Worksession
Presentation Agenda

- Background
- Projects Overview
- Specific Projects Update
- Key Issues
- T1 Policies and Procedures Manual
- Audit
- Communication
- Next Steps
Background

- 2016 - $100 Million Bond
- Renovate Existing City Facilities & Infrastructure
- Passed with 86.5% of the Vote

Phase 1:

- 2017 – 2021
- June 2017 – Council approved list of projects for Phase 1
- November 2017 - $35 million bonds sold
Phase 1 Overview

- Started all 34 Council approved T1 projects
- An estimated $21 million worth of projects will start construction in the next 12 months
- Authorized approximately 25 contracts/and or task orders
- Presented at 15 Commission Meetings and Subcommittee Meetings since the last update
- Held 14 project specific public meetings
## Phase 1 Projects Update

*Excerpt from Attachment 1: T1 Project Schedule, Funding & Project Management*

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>PROJECT TYPE</th>
<th>PROJECT DESCRIPTION</th>
<th>T1 ORIGINAL FUNDING (k)</th>
<th>T1 ART CONTRIBUTION* (k)</th>
<th>T1 TOTAL PROJECT FUNDING (k)</th>
<th>APPROXIMATE TOTAL FUNDING (k)</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Bates (Citizen) Fields</td>
<td>Planning &amp; Design</td>
<td>Evaluation of needs for removal and storage, analysis of utility and supporting infrastructure, and development of said design and construction documents.</td>
<td>$5,000,000</td>
<td>$1,500,000</td>
<td>$6,500,000</td>
<td>M</td>
<td>M</td>
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</tr>
<tr>
<td>Live Oak Community Center</td>
<td>Planning, Design &amp; Construction</td>
<td>Seismic retrofit, deferred maintenance upgrades, and programming improvements to upgrade the center as a Care and Shelter facility and enable improved sanitation programming.</td>
<td>$4,000,000</td>
<td>$1,200,000</td>
<td>$5,200,000</td>
<td>L</td>
<td>L</td>
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<td>L</td>
</tr>
<tr>
<td>North Berkeley senior Center</td>
<td>Planning, Design &amp; Construction</td>
<td>Seismic retrofit, deferred maintenance upgrades, and programming improvements to upgrade the center as a Care and Shelter facility and enable improved senior programming, senior meals (structure and electronics); generator hook up.</td>
<td>$6,000,000</td>
<td>$2,000,000</td>
<td>$8,000,000</td>
<td>D</td>
<td>D</td>
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</tr>
<tr>
<td>Corporation Yard</td>
<td>Planning, Design &amp; Construction</td>
<td>Roof and electrical upgrades.</td>
<td>$5,000,000</td>
<td>$1,500,000</td>
<td>$6,500,000</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Marina Corporation Yard</td>
<td>Planning, Design &amp; Construction</td>
<td>Electrical upgrades to main switchboard, two panel boards, and wiring devices.</td>
<td>$5,000,000</td>
<td>$1,500,000</td>
<td>$6,500,000</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Chabot Irrigation System</td>
<td>Planning, Design &amp; Construction</td>
<td>Current irrigation system requires individual programming and daily monitoring by City staff. This project includes the replacement of irrigation control software and controllers and the establishment of a wireless system that controls all irrigation valves, which will conserve water and control costs.</td>
<td>$7,000,000</td>
<td>$3,000,000</td>
<td>$10,000,000</td>
<td>B/1</td>
<td>B/1</td>
<td>B/1</td>
<td>B/1</td>
</tr>
<tr>
<td>University Avenue (West Frontage Rd to Marina Blvd)</td>
<td>Planning, Design &amp; Construction</td>
<td>Preliminary design, obtaining permits, and pavement reconstruction. Design will be based on the preferred alternative identified in the feasibility study on Mitigation of Overcoming Condition at University Avenue.</td>
<td>$1,000,000</td>
<td>$300,000</td>
<td>$1,300,000</td>
<td>M</td>
<td>M</td>
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</tbody>
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Rose Garden Projects

- Pergola Reconstruction, Phase 2, and Accessibility Improvements
  - Accessibility Improvements, ADA Restroom Renovation
  - Replacement of remaining 80% of pergola
- Pathways
  - Safety improvements and accessibility upgrades
Rose Garden Projects

Tennis Courts
- Sub-surface improvements

Repair of Erosion at Codornices Creek
- Improvements to Codornices Creek to repair erosion damage at the downstream end of the Rose Garden

Funding
- Combining construction timelines and effort
- $3.1 million
San Pablo Park

Play Equipment Replacement (2)
- Renovate ages 2-5 and 5-12 play structures and make ADA improvements

Tennis Courts
- Sub-surface renovation
San Pablo Park

Frances Albrier Community Center
- Designated Care and Shelter facility
- Planning and Design project

Renovation of Existing Restroom
- ADA, roof, and safety upgrades

Funding for San Pablo Projects
- $2.9 million
University Ave, Marina Blvd, and Spinnaker Way

Caltrans University Avenue Overcross Replacement Project
EBRPD Brickyard Development
University Ave, Marina Blvd, and Spinnaker Way

- Construction in 2020

Funding
- $6 to 7.5 million
- Leveraging other funds
- T1 Funding: $3.5 million
Adeline Street

- Ashby Avenue to Derby Street
- Complete streets improvements
  - ADA accessibility
  - Pedestrian safety
  - Drainage improvements
  - Bicycle lanes
  - Bus boarding islands
- Construction anticipated for Summer 2019
- T1 Funding: $2.45 million
North Berkeley Senior Center

- Care and Shelter facility - seismic retrofit
- Interior and Exterior Renovation
- Roof replacement
- Mechanical, electrical, and plumbing improvements
- Accessibility upgrades
- Redesign of Entry Plaza
North Berkeley Senior Center

- Construction anticipated to begin Spring 2019
- 18 month construction duration
- Relocation of services
  - West Berkeley Service Center
  - 1011 University Avenue
- T1 Funding: $6.8 million
- FEMA Funding: $1.8 million
Key Issues

- Funding Gap
- Environmental Sustainability
## Projected Funding Gap

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td><strong>Approvals:</strong></td>
<td></td>
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<tr>
<td>June 27, 2017 – Council Approved List of Projects for Phase 1</td>
<td>$37,365,000</td>
</tr>
<tr>
<td>January 23, 2018 – Council Authorized $2M for Mental Health Building</td>
<td>$2,000,000</td>
</tr>
<tr>
<td><strong>Total Program Cost</strong></td>
<td>$39,365,000</td>
</tr>
<tr>
<td><strong>Reductions:</strong></td>
<td></td>
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<tr>
<td>Bond transaction costs not incurred</td>
<td>(800,000)</td>
</tr>
<tr>
<td>Transfer Station Master Plan (Funded by Zero Waste)</td>
<td>(500,000)</td>
</tr>
<tr>
<td>Over estimated contributions for art</td>
<td>(49,000)</td>
</tr>
<tr>
<td><strong>Additions:</strong></td>
<td></td>
</tr>
<tr>
<td>Estimated additional escalation for construction cost</td>
<td>2,400,000</td>
</tr>
<tr>
<td><strong>Revised Total Program Cost</strong></td>
<td>$40,416,000</td>
</tr>
<tr>
<td><strong>Total Bonds Sold</strong></td>
<td>$35,000,000</td>
</tr>
</tbody>
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Estimated Funding Gap = $5,416,000
Options for Addressing Funding Gap

- Change project phase
  - Construction to Design
  - Design to Conceptual

- Postpone projects

- Remove projects

- Identify additional funding
Project Prioritization Process

- Meetings with T1 Joint Subcommittee
- Update Participating Commissions
- Further discussion with Lead Commissions after bidding process for major projects is complete (Jan – March 2019)
- Council Action to Prioritize Projects (May 2019)
Environmental Sustainability

- Projects will be designed to utilize more modern and sustainable technologies
- Weighing up-front cost of energy upgrades against benefits of lower long-term costs
- Additional sustainability elements and improvements above baseline requirements may require additional funding
T1 Policies and Procedures Manual

- Objective
  - Ensure accountability and transparency of bond funds by providing information on how T1 funds are being managed.
  - Prepare the City for future financial audits.

- Manual includes:
  - Purpose and scope of bond
  - Bond restrictions and requirements
  - Management team organization
  - Program guidelines
Financial Audit

- Audit to occur every two years
- First audit expected starting the end of 2019
- Six audits expected over the life of the bond program
Communication

- Council/Commission Meetings
- Joint Subcommittee Meetings
- Participating Commissions
- Berkeleyside

- Project-specific Community Meetings
- Email: T1@CityofBerkeley.info
- Website: www.CityofBerkeley.info/MeasureT1
Planning for Phase 2

- Public process for Phase 2 projects will start in July 2019 with the goal of Council approval of projects in June 2021

- Staff will work with Parks & Waterfront, Public Works Commissions, and engage with the other Participating Commissions
Thank you.

Questions?