

Building and Grounds Capital Improvements

BUILDINGS AND GROUNDS OVERVIEW

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

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

Major Capital Improvements Identified in the CIP

- Facility Management, Small Capital Improvements
- Headquarters Operations Building
- Security Upgrades and Enhancements

CIP PLANNING PROCESS AND FINANCIAL ANALYSIS

The annual CIP Planning Process starts with collecting information on proposed new capital projects in July, followed by the validation of proposed new projects, preliminary scoping, review and financial analyses to produce a Draft CIP in February.

The Board then authorizes release of the Draft CIP to the public and local municipalities for review, conducts a public hearing, and approves the resolution to adopt the Final CIP in May.

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

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

The CIP Planning Process concluded that the Facility Management, Small Capital Improvements funding totals \$4 million per year to meet Buildings and Grounds needs. Valley Water's Almaden Campus facilities are at or approaching full capacity. Staff, with the assistance of a consultant, are exploring alternatives to improve the facilities on the Almaden and Winfield campus, upgrade the employee work environment and maintain Valley Water facility assets.

Significant Project Updates from the Prior Year

A new Buildings and Grounds project was created for inclusion in the FY 2023-27 CIP. The Security Upgrades and Enhancements Project will significantly enhance overall security at Valley Water facilities through technological and physical upgrades and enhancements. This project includes designing and installing a modern technical security system capable of meeting today's security and investigative requirements and improves physical security for critical facilities and assets.

Building and Grounds Capital Improvements

The following table is a project funding schedule for buildings and grounds capital improvements resulting from this year's financial analysis. Detailed information for each project can be found in this document on the following pages in the order presented in this table. The chart also identifies partially funded projects and estimated unspent appropriation from FY 2021-22.

Project Number	PROJECT NAME	Through FY21	FY22	FY22 Unspent	FY23	FY24	FY25	FY26	FY27	FY28-37	TOTAL
60204016	Facility Management, Small Capital Improvements	n/a	4,000	-	4,000	4,000	4,000	4,000	4,000	16,000	40,000
60204022	Security Upgrades and Enhancements	0	-	-	314	328	338	349	7,025	8,216	16,570
60204032	Headquarters Operations Building	20	2,000	-	2,080	6,361	2,282	2,385	-	-	15,128
TOTAL		20	6,000	-	6,394	10,689	6,620	6,734	11,025	24,216	71,698

 FY 2021-22 Funds to be reappropriated

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

Buildings and Grounds - Funding Sources (\$K)

Fund Number	FUND NAME	Through FY21	FY22	FY22 Unspent	FY23	FY24	FY25	FY26	FY27	FY28-37	TOTAL
11	General Fund	20	6,000	-	6,394	10,689	6,620	6,734	11,025	24,216	71,698
TOTAL		20	6,000	-	6,394	10,689	6,620	6,734	11,025	24,216	71,698

 FY 2021-22 Funds to be reappropriated

Project	Facility Management, Small Capital Improvements
Program	Buildings and Grounds
Project No.	60204016
Contact	Tina Yoke tyoke@valleywater.org

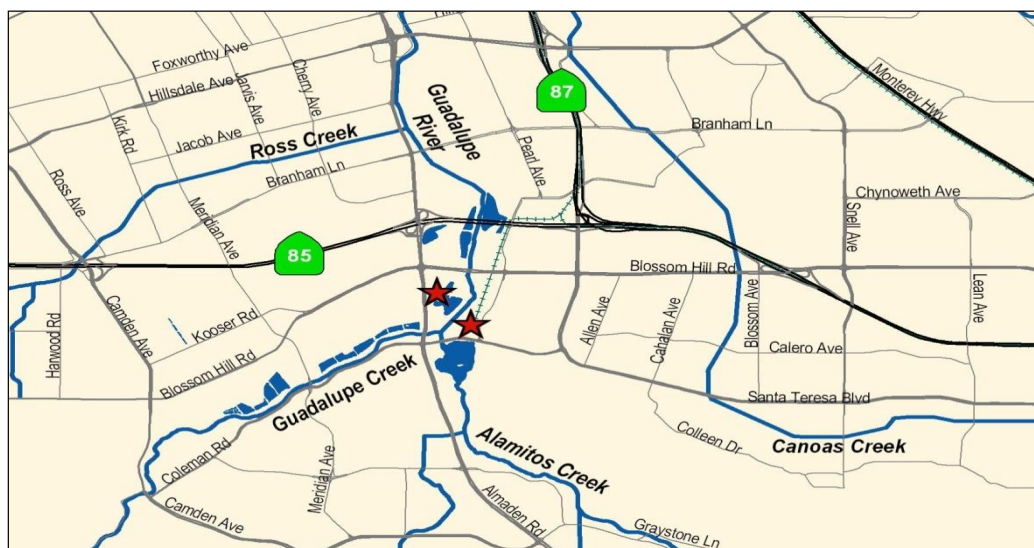


Front view of the Headquarters building at the Almaden Campus

PROJECT DESCRIPTION

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

PROJECT LOCATION



★ Project Location

SCHEDULE & STATUS

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

Phase	Cost	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
Plan	n/a											
Design	n/a											
Construct	n/a											
Closeout	n/a											
	n/a											

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Future	
60204016 Facility Management, Small Capital Improvements	n/a	4,000	4,000	4,000	4,000	4,000	4,000	16,000	40,000
with inflation	n/a	4,000	4,000	4,000	4,000	4,000	4,000	16,000	40,000

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests					Total
Project	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Future	
60204016 Facility Management, Small Capital Improvements	n/a	4,000	0	4,000	4,000	4,000	4,000	16,000	40,000

Adjusted Budget includes adopted budget plus approved budget adjustments. Small Capital Improvement projects do not carry forward unspent funds from one fiscal year to the next. Unspent funds are returned to fund reserves at the close of each fiscal year and new funding is provided in the next fiscal year.

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	40,000
Other Funding Source	0
Total	40,000

OPERATING COST IMPACTS

The completion of this project is not anticipated to increase or decrease annual operating costs, as the project does not significantly alter the existing facilities or modes of operation.

USEFUL LIFE: Not Available

Project

**Security Upgrades and
Enhancements Project**

Program

Buildings & Grounds

Project No.

60204022

Contact

Alex Gordon
TYoke@valleywater.org



This project will provide security upgrades at Valley Water facilities

PROJECT DESCRIPTION

This project will significantly enhance overall security at Valley Water facilities by designing and installing a modern technical security system capable of meeting today's security and investigative requirements in order to counter the security threats of theft, trespass and vandalism so that Valley Water can continue to meet its mission of providing Silicon Valley safe, clean water for a healthy life, environment, and economy.

PROJECT LOCATION

No map is provided for this project

SCHEDULE & STATUS

July 2022 to June 2028

Phase	Cost	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
Plan	344											
Design	440											
Construct	13,160											
Closeout	70											
	14,014											

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Future	
60204022-Security Upgrades and Enhancements Project	0	0	314	300	300	300	6,000	6,800	14,014
with inflation	0	0	314	328	338	349	7,025	8,216	16,570

Actuals include project expenditures, and encumbrances.

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Future		
60204022-Security Upgrades and Enhancements Project	0	0	0	314	328	338	349	7,025	8,216	16,570

Adjusted Budget includes adopted budget plus approved budget adjustments.

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	16,570
Other Funding Sources	0
Total	16,570

OPERATING COST IMPACTS

TBD

USEFUL LIFE: TBD

Project	Headquarters Operations Building
Program	Buildings and Grounds
Project No.	60204032
Contact	Tina Yoke tyoke@valleywater.org



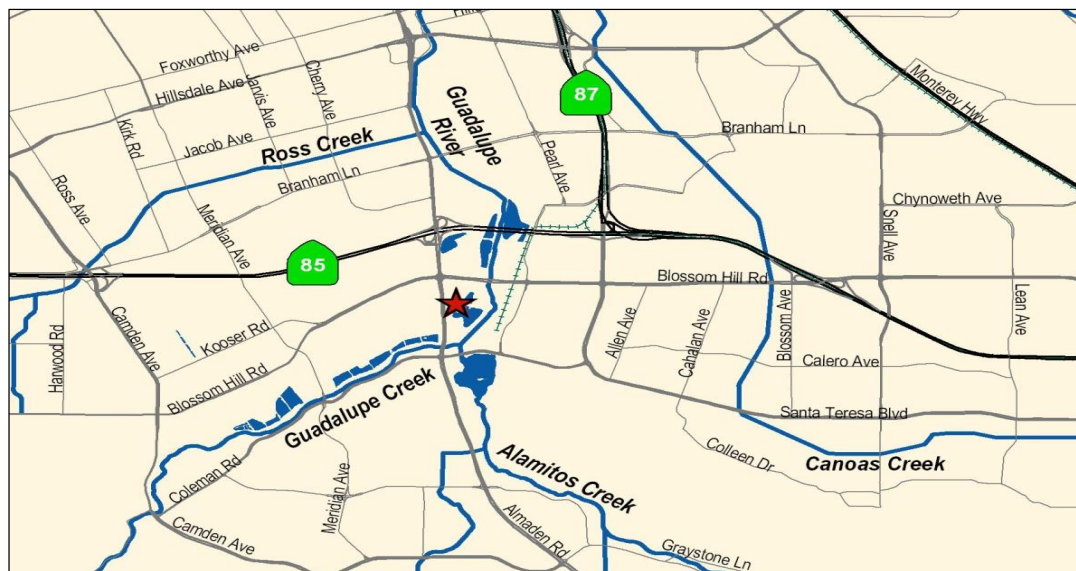
Existing Maintenance Building

PROJECT DESCRIPTION

This project is a placeholder to plan, design, and construct future facilities or improvements to existing facilities. This project accomplishes the following objectives:

- ♦ Replace office space in the Maintenance Office Building to provide a safe and healthy work environment.
- ♦ Provide adequate and sufficient space to enable Valley Water to efficiently perform its core business.

PROJECT LOCATION



★ Project Location

SCHEDULE & STATUS

July 2014 to June 2026

Phase	Cost	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
Plan	2,156											
Design	2,030											
Construct	9,803											
Closeout	50											
	14,040											

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Future	
60204032-Headquarters Operations Building	20	2,000	2,080	5,940	2,000	2,000	0	0	14,040
with inflation	20	2,000	2,080	6,361	2,282	2,385	0	0	15,128

Actuals include project expenditures, and encumbrances.

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY21	FY22		FY23	FY24	FY25	FY26	FY27	Future	
60204032-Headquarters Operations Building	20	2,000	0	2,080	6,361	2,282	2,385	0	0	15,128

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	15,128
Other Funding Sources	0
Total	15,128

OPERATING COST IMPACTS

Operating costs will be determined during the design phase.

USEFUL LIFE: Not Available