

**FACILITY RENOVATION & REPLACEMENT FUND
2004-2009 CAPITAL IMPROVEMENTS PROGRAM**

OVERVIEW

The 2004-2009 Facility Renovation & Replacement (FR&R) Fund Capital Improvements Program is \$2,075,000. Four projects are scheduled in 2004 for a total of \$450,000, and three in 2005 for \$500,000.

HIGHLIGHTS

The 2004-2009 CIP projects reflect the City's participation in updating existing facilities. Planned projects in 2004 include the renovation of the Atrium Building HVAC and roofing systems, the renovation of the Park Central Building mechanical and conveyance systems, advance planning for renovation of Fire Station #3 in 2006, and minor renovation projects.

FINANCING

Funding for FR&R projects is derived from an annual contribution by the General Fund equal to 1% of the current replacement value (CRV) for General Fund facilities, temporarily reduced by 25% (.25% of the CRV), due to budget constraints. Additional funding comes from user departments, and from restricted fund departments as annual contributions to the fund. This fund is managed as an internal service fund.

RELATIONSHIP TO OPERATING BUDGET

The relationship of the operating budget to the CIP primarily involves the operations and maintenance of these proposed improvements. Department and tenant operating budgets are to identify any on-going costs and corresponding funding. FAM typically calculates these operational costs and advises departments accordingly. Facility Renovation & Replacement (FR&R) costs are applicable to any new, improved, or expanded General Fund facilities. These costs are 1% of the CRV for these facilities and are added to the FR&R budget when all debt on the facility is retired.

2004-2009 CAPITAL IMPROVEMENTS PROGRAM

Facility Renovation & Replacement Fund

12-Dec-03

	\$ Prior to 2004	2004 Approved	2005 Projected	2006 Projected	2007 Projected	2008 Projected	2009 Projected
Existing Facility - Enhancements / Upgrades							
Park Central Building Remodel	25000	100,000	400,000	0	0	0	0
Additional Municipal Space	300000	300,000	0	0	0	0	0
Fire Station #3 Renovation	0	0	35,000	350,000	0	0	0
Fire Station #4 Remodel	0	0	0	0	25,000	250,000	0
Existing Facility - Enhancements / Upgrades Total:	325,000	400,000	435,000	350,000	25,000	250,000	0
Existing Facility - Rehab / Repair / Deficiency Correction							
Athletics Office Renovation	0	0	0	0	0	45,000	0
Municipal Facilities	471000	50,000	65,000	100,000	100,000	100,000	100,000
Mapleton Ballfield Structures Renovation	0	0	0	0	0	55,000	0
Existing Facility - Rehab / Repair / Deficiency Correction Total:	471,000	50,000	65,000	100,000	100,000	200,000	100,000
Grand Total:	796,000	450,000	500,000	450,000	125,000	450,000	100,000

2004-2009 CAPITAL IMPROVEMENTS PROGRAM

PROJECT STATUS REPORT

PROJECT NAME

Park Central Building Remodel

Project Number:

501714

Map ID NUM:

4

DEPARTMENT:

PW/ Facilities & Asset Management

SUBCOMMUNITY:

Central Boulder

FUNDING SOURCE:

Facility Renovation & Replacement Fund

BVCP Area

Area I

PROJECT STATUS:

Existing Facility - Enhancements / Upgrades

CEAP REQUIRED?

Not Required

CEAP Completed:

PROJECT DESCRIPTION:

The Park Central Building, located at 1739 Broadway, will need extensive upgrades beginning in 2004 and completing in 2005. This project includes refurbishment of the two elevators, installation of a fire sprinkler system in the covered parking area, HVAC upgrades, and roof replacement. Funding in 2003 will be for project design.

Relationship to Master Plan:

The Facilities & Asset Master Plan, accepted in 1998, identified the need to remodel the building.

Public Process Status, Issues:

Any public process will be identified in conjunction with the overall project development. This project has been downscoped due to budget reductions. Reductions will preclude adding screening for HVAC units on the building and at Mustard's. Operating funds (FAM Ongoing and Major Maintenance, General Fund 010) will be used to pay for normal maintenance items and replacement of the roof. Roof replacement has been scheduled earlier than anticipated (2003 vs. 2004) due to leaks.

Relationship to Council Goals:

This project supports the Council goals of environmental and economic sustainability by extending the useful life of the existing building and by implementing energy-saving improvements whenever possible.

Relationship with Other Departments:

This project will be coordinated with the Public Works and Planning Departments.

CAPITAL FUNDING PLAN

Carry Over	2004	2005	2006	2007	2008	2009	FUNDING TO COMPLETION	PLANNED FUNDING
25,000	100,000	400,000	0	0	0	0	0	525,000

TOTAL CAPITAL COSTS:

525,000

1st Year of Funding:

2003

2003 Approved funds:

\$25,000

Changes from past CIP:

Scope and budget reduced \$100K per year (\$200K total).

Ongoing annual operating costs:

0

Description:

No additional operational costs will result from completing this project.

2004-2009 CAPITAL IMPROVEMENTS PROGRAM

PROJECT STATUS REPORT

PROJECT NAME

Additional Municipal Space

Project Number:

501713

Map ID NUM:

DEPARTMENT:

PW/ Facilities & Asset Management

SUBCOMMUNITY:

System-wide

FUNDING SOURCE:

Facility Renovation & Replacement Fund

BVCP Area

System-wide

PROJECT STATUS:

Existing Facility - Enhancements / Upgrades

CEAP REQUIRED?

Not Required

CEAP Completed:

PROJECT DESCRIPTION:

Provide additional space for new use. Departments/Divisions needing additional space include: Planning & Development Services, Housing & Human Services, Information Technology, and others. This project will implement the recommendations made by a consultant and staff in a recently completed downtown space analysis and program plan for existing facilities. It will also include renovating existing buildings to accommodate new uses. This project is planned for 2003 - 2004. Additional funding in 2001 and 2002 from the Capital Development Fund (Fund 110) will be carried over to fund the portion of additional space attributable to growth.

Relationship to Master Plan:

The Facilities & Asset Master Plan, accepted in 1998, identified the space deficiency.

Public Process Status, Issues:

Any public process will be identified in conjunction with the overall project development.

Relationship to Council Goals:

This project supports the Council goals of environmental and economic sustainability by extending the useful life of the existing building and by implementing energy-saving improvements whenever possible.

Relationship with Other Departments:

This project will be coordinated with all affected departments.

CAPITAL FUNDING PLAN

Carry Over	2004	2005	2006	2007	2008	2009	FUNDING TO COMPLETION	PLANNED FUNDING
300,000	300,000	0	0	0	0	0	0	600,000

TOTAL CAPITAL COSTS:

600,000

1st Year of Funding:

2003

2003 Approved funds:

\$300,000

Changes from past CIP:

No changes

Ongoing annual operating costs:

0

Description:

No additional operational costs will result from completing this project.

2004-2009 CAPITAL IMPROVEMENTS PROGRAM

PROJECT STATUS REPORT

PROJECT NAME

Municipal Facilities

Project Number:

501452

Map ID NUM:

DEPARTMENT:

PW/ Facilities & Asset Management

SUBCOMMUNITY:

System-wide

FUNDING SOURCE:

Facility Renovation & Replacement Fund

BVCP Area

System-wide

PROJECT STATUS:

Existing Facility - Rehab / Repair / Deficiency Correction

CEAP REQUIRED?

Not Required

CEAP Completed:

PROJECT DESCRIPTION:

General Fund's contribution to the Facility Renovation & Replacement Fund to finance public building renovations and replacements. This project addresses funding for building replacement and miscellaneous projects costing less than \$50,000 each. Facility replacement and projects costing \$50,000 or more will be individually listed in the CIP. Facility renovation projects costing less than \$50,000 will be managed by the Facilities & Asset Manager.

Relationship to Master Plan:

The Facilities & Asset Management Master Plan, accepted in 1998, identified the need to renovate or replace City facilities. Projects approved by the Facilities & Asset Manager will be coordinated with other departments.

Public Process Status, Issues:

Any project associated with these funds will be taken through the appropriate public process and CEAP review as part of the conceptual design.

Relationship to Council Goals:

This project supports the Council goals of environmental and economic sustainability by extending the useful life of the existing building and by implementing energy-saving improvements whenever possible.

Relationship with Other Departments:

This project will be coordinated with the affected departments.

CAPITAL FUNDING PLAN

Carry Over	2004	2005	2006	2007	2008	2009	FUNDING TO COMPLETION	PLANNED FUNDING
Approved Funding:								
471,000	50,000	65,000	100,000	100,000	100,000	100,000	0	986,000

TOTAL CAPITAL COSTS:

On-Going

1st Year of Funding:

1998

2003 Approved funds:

\$50,000

Changes from past CIP:

Extended funding through 2009.

Ongoing annual operating costs:

0

Description:

No additional operational costs will result from completing these projects.