

County of Santa Clara

Fiscal Year 2016 – 2020 Five-Year Capital Improvement Plan

Presented to the
Board of Supervisors

Mike Wasserman	District 1
Cindy Chavez	District 2
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County Executive

Gary A. Graves
Chief Operating Officer



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Message from the County Executive

May 1, 2015

To: Board of Supervisors

From: Gary A. Graves, Chief Operating Officer

Subject: FY 2016 Proposed Five-Year Capital Improvement Plan

The Proposed Five-Year Capital Improvement Plan (CIP) for Fiscal Years FY 2016 – FY 2020 is presented for the Board’s review and consideration pursuant to Board Policy Resolution 0206 adopted on January 14, 2003, and section 4.11 of the Board Policy Manual.

In FY 2016, we recommend an allocation of \$52,852,765 for capital projects. We are focusing available resources on both upgrading and maintaining currently owned County buildings and dedicating resources to current public safety and health facilities.

It is important to note that the CIP is not a budget document, but rather a planning tool to be used in conjunction with the budget document. The appropriation recommendations found in the FY 2016 Recommended Budget for the General Fund, Roads and Airports, and Parks and Recreation capital projects are depicted in Table 2 of this Message as Fiscal Year 2016-2020.

Our goal in generating this document is to aid the Board of Supervisors in determining priorities and identifying where one-time funds should be allocated to address the County’s most pressing infrastructure needs. The Administration is mindful that we must address essential capital and major maintenance priorities or else be faced with more costly repairs in the future. For that reason, we have invested significant staff time to develop this analysis to assist you in making resource allocation decisions.

Based on current information, this document projects future capital needs for the County over the next five years. Recognizing the dynamic environment in which we operate, we expect the information presented to change from year to year as our needs and funding sources change and evolve. One of the most difficult challenges in developing a capital plan is to fairly compare and evaluate projects that stretch across a very broad spectrum and that include both type of facility and type of service.

Due to the magnitude of Capital projects (to include both active and inactive funded projects), we have rolled up active individual projects into capital project categories, when relevant. For example, Elmwood-related capital projects such as Elmwood Fire Safety Enhancements, Elmwood Emergency Water Supply, and Elmwood East Gate Upgrade and Sallly Port are now categorized as Elmwood – Capital Projects.

The CIP continues to include General Fund, Roads, Airports, Parks, and Valley Medical Center capital projects/categories that are underway or planned for the future. While the CIP covers a five-year planning horizon, it will be updated annually to reflect ongoing changes as new projects/categories are added and existing projects/categories are modified.

The Capital Outlay process and prioritization are governed by Board policy and the Administration is careful to conduct the process in accordance with the established policy. Appendix A contains the Board-approved criteria used by the Administrative Capital Committee in its assessment of priorities before making recommendations to the County Executive.

The Department of Planning and Development has reviewed all capital projects contained within this document and has confirmed General Plan conformance.

The FY 2016 Recommended Projects are listed on the following table for your review and consideration. These are projects with new funding, as opposed to projects which are proceeding, but were funded in prior years.

Table 1—FY 2016 Recommended Capital Projects

New General-Funded Projects	Amount
FY 2016 Backlog Maintenance	\$7,500,000
FY 2017 Capital Planning	\$250,000
FY 2017 Capital Plan Cost Estimate	\$50,000
FY 2016 Energy Conservation	\$500,000
Outpatient Surgery Center	\$20,000,000
Design of New Jail Facility	\$8,000,000
Main Jail North Cell Hardening	\$11,580,000
Elmwood M-1 Sundeck and Renovations	\$3,000,000
Civic Center Master Plan	\$1,000,000
2500 Senter Road Demolition	\$913,635
Crime Lab Door Remodel	\$119,850
Elmwood Kitchen Exhaust System	\$325,000
Board Chambers Control Room Feasibility Study	\$90,000
Administrative Booking Lobby Hardening	\$300,000
Elmwood W4C Medical Exam Room	\$110,000
Medical Examiner Coroner Office Renovation	\$164,280
Information Services Department Office Space Design	\$450,000
Reduce Capital Hold Account	(\$250,000)
Reduce Backlog Hold Account	(\$1,250,000)
Total of FY 2016 Recommended Capital Projects	\$52,852,765

Table 2—Five Year CIP through June 30, 2020 in millions of dollars (including carry forward \$)

Fiscal Year	Totals
2016	\$61,977,765.00
2017	\$350,000.00
2018	\$0
2019	\$0
2020	\$0
5 Year Totals	\$ 925,041,411.00

Note: The 5-Year Totals amount includes both the depicted projected Fiscal Year totals and the current available budget amounts as shown on Page 15 of this message—Total of all Projects—Five Year Totals

County of Santa Clara 5-Year Capital Improvement Plan

The following few pages list a comprehensive summary list of all Capital Projects to include:

- Project/Category Name
- Board Committee
- Projected Fiscal Year 2016-2020 Budget
- Projected Five-Year Total
- Projected Project Total



Santa Clara County Capital Improvement Plan

Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Finance and Government Operations						
70 West Hedding	\$232,794	\$124,254	\$0	\$0	\$124,254	\$357,049
Backlog Projects-General Fund	\$30,097,955	\$13,794,559	\$6,500,000	\$0	\$20,294,559	\$50,392,514
Capital Planning	\$820,112	\$220,120	\$300,000	\$0	\$520,120	\$1,340,232
County Center at Charcot	\$44,514,132	\$27,183	\$0	\$0	\$27,183	\$44,541,316
District Attorney-Capital Projects	\$2,643,900	\$1,537,863	\$0	\$0	\$1,537,863	\$4,181,762
Downtown San Jose Medical Clinic	\$68,056,397	\$30,197,019	\$0	\$0	\$30,197,019	\$98,253,416
Elmwood-Capital Projects	\$12,774,047	\$3,824,053	\$3,435,000	\$0	\$7,259,053	\$20,033,099
Energy Efficiency-Audits	\$3,576	\$206,424	\$0	\$0	\$206,424	\$210,000
Energy Efficiency-Controls	\$419,521	\$129,644	\$0	\$0	\$129,644	\$549,165
Energy Efficiency-HVAC	\$97,683	\$17,658	\$0	\$0	\$17,658	\$115,341
Energy Efficiency-Lighting	\$3,765,309	\$1,066,460	\$0	\$0	\$1,066,460	\$4,831,769
Energy Efficiency-Retro-Commission	\$400,766	\$2,092,774	\$0	\$0	\$2,092,774	\$2,493,540
East Valley Center	\$1,932,732	\$530,532	\$0	\$0	\$530,532	\$2,463,264
Fairgrounds	\$316,973	\$333,027	\$0	\$0	\$333,027	\$650,000
ISD Server Room	\$2,220,711	\$1,371,244	\$0	\$0	\$1,371,244	\$3,591,956
James Ranch	\$4,038,218	\$12,297,784	\$0	\$0	\$12,297,784	\$16,336,002
Juvenile Hall	\$5,833,999	\$4,868,737	\$0	\$0	\$4,868,737	\$10,702,737
Main Jail	\$4,913,588	\$2,534,119	\$11,580,000	\$0	\$14,114,119	\$19,027,707
Muriel Wright Center	\$2,245,263	\$161,707	\$0	\$0	\$161,707	\$2,406,970
New Facility at Junction Ave	\$640,019	\$838,826	\$0	\$0	\$838,826	\$1,478,845
Renewable Energy Projects	\$23,476,617	\$16,862,988	\$0	\$0	\$16,862,988	\$40,339,605
San Martin Court House	\$1,210,449	\$492,026	\$0	\$0	\$492,026	\$1,702,474
San Martin DADS-Capital Projects	\$348,833	\$121,587	\$0	\$0	\$121,587	\$470,421
Water Conservation Projects	\$344,036	\$69,048	\$0	\$0	\$69,048	\$413,084
Sheriff's Warehouse	\$180,726	\$569,274	\$0	\$0	\$569,274	\$750,000



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Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Finance and Government Operations (continued)						
San Martin-Animal Shelter	\$273,872	\$894,138	\$0	\$0	\$894,138	\$1,168,010
San Martin-Sig Sanchez Bldg	\$391,229	\$0	\$0	\$0	\$0	\$391,229
General Planning and Programming	\$86,249	\$8,751	\$0	\$0	\$8,751	\$95,000
SSA Projects	\$3,875,233	\$775,521	\$0	\$0	\$775,521	\$4,650,754
County Communications Projects	\$61,791	\$3,138,209	\$0	\$0	\$3,138,209	\$3,200,000
Mental Health Department Projects	\$36,907	\$2,275,426	\$0	\$0	\$2,275,426	\$2,312,333
Valley Specialty Center	\$130,763,318	\$3,540	\$0	\$0	\$3,540	\$130,766,859
Renovation of Downtown Mental Health	\$6,941	\$270,059	\$0	\$0	\$270,059	\$277,000
Tenant Improvements for Alternate	\$91,370	\$118,630	\$0	\$0	\$118,630	\$210,000
Furniture & Floor Reconfiguration	\$616,505	\$1,900,395	\$0	\$0	\$1,900,395	\$2,516,900
SCVMC Emergency Room Predes/	\$14,944	\$4,385,056	\$0	\$0	\$4,385,056	\$4,400,000
Install Bike locker at County Facilities	\$0	\$53,000	\$0	\$0	\$53,000	\$53,000
Morgan Hill Courthouse	\$60,028,373	\$525,419	\$0	\$0	\$525,419	\$60,553,792
San Martin Interior Remodel Of Bldg K	\$712,899	\$5,437	\$0	\$0	\$5,437	\$718,336
New Crime Lab	\$73,424,847	\$0	\$0	\$0	\$0	\$73,424,847
Court Seismic Upgrade Program (SB	\$11,339,757	\$29,066	\$0	\$0	\$29,066	\$11,368,824
New Fleet Facility at Junction Avenue	\$23,780,777	\$17,018	\$0	\$0	\$17,018	\$23,797,795
Alterations to New Vector Control Bldg	\$2,680,454	\$111,424	\$0	\$0	\$111,424	\$2,791,878
Malech Road Water Supply	\$3,546,809	\$3,664,711	\$0	\$0	\$3,664,711	\$7,211,521
Junction Warehouse Improvements	\$3,078,231	\$148,153	\$0	\$0	\$148,153	\$3,226,384
Secured Judicial Parking DTS (0203)	\$1,902,272	\$3,710	\$0	\$0	\$3,710	\$1,905,981
Berger 2 and 3 Seismic Evaluation	\$1,953,073	\$13,056,674	\$0	\$0	\$13,056,674	\$15,009,746



Santa Clara County Capital Improvement Plan

Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Finance and Government Operations (continued)						
Timpany Center Repairs	\$697,156	\$60,107	\$0	\$0	\$60,107	\$757,263
Tree Planting	\$71,160	\$3,840	\$0	\$0	\$3,840	\$75,000
Holden Ranch Kitchen Upgrade	\$31,051	\$28,665	\$0	\$0	\$28,665	\$59,715
Civic Center Master Plan	\$1,332,100	\$1,917,900	\$0	\$0	\$2,917,900	\$4,250,000
Jail Needs Assessment AB 900	\$193,084	\$0	\$0	\$0	\$0	\$193,084
Construct New Community Garden	\$0	\$44,000	\$0	\$0	\$44,000	\$44,000
Clean Med Room HVAC Fix	\$34,734	\$0	\$0	\$0	\$0	\$34,734
Reentry Resource Building Assessment	\$74,370	\$0	\$0	\$0	\$0	\$74,370
RAIC Replacement Project	\$198,574	\$101,426	\$0	\$0	\$101,426	\$300,000
Sheriff's Office Canine Housing Unit	\$4,592	\$0	\$0	\$0	\$0	\$4,592
Multilingual Signage	\$92,937	\$407,063	\$0	\$0	\$407,063	\$500,000
Develop Outpatient Surgery Center	\$6,347	\$58,653	\$0	\$0	\$58,653	\$65,000
Outpatient Surgery Center	\$0	\$0	\$20,000,000	\$0	\$20,000,000	\$20,000,000
Design of New Jail Facility	\$0	\$0	\$8,000,000	\$0	\$8,000,000	\$8,000,000
2500 Senter Road Demolition	\$0	\$0	\$913,635	\$0	\$913,635	\$913,635
Crime Lab Door Remodel	\$0	\$0	\$119,850	\$0	\$119,850	\$119,850
Board Chambers Control Room Feasibility Study	\$0	\$0	\$90,000	\$0	\$90,000	\$90,000
Admin Booking Lobby Hardening	\$0	\$0	\$300,000	\$0	\$300,000	\$300,000
Medical Examiner Coroner Renovation	\$0	\$0	\$164,280	\$0	\$164,280	\$164,280
ISD Office Space Design	\$0	\$0	\$450,000	\$0	\$450,000	\$450,000
Benchmark data on Consumption in Detention Facilities	\$79,917	\$35,177	\$0	\$0	\$35,177	\$115,094
Security Master Plan Holding Account	\$0	\$13,613	\$0	\$0	\$13,613	\$13,613
Total Finance and Government Operations	\$533,010,229	\$128,343,693	\$51,852,765	\$0	\$181,196,458	\$714,206,688



Santa Clara County Capital Improvement Plan

Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017 -2020	Five Year Total	Category Total
Housing, Land Use, Environment & Transportation						
Pedestrian And Bicycle Routes - Traffic & Electric	\$3,321,810	\$4,733,928	\$0	\$0	\$5,056,232	\$8,378,042
Pavement Management - Highway Design	\$11,957,601	\$7,693,184	\$0	\$0	\$7,693,184	\$19,650,785
Neighborhood Protection - Traffic & Electrical	\$399,563	\$0	\$0	\$0	\$0	\$399,563
Spot Safety	\$8,340,544	\$3,875,190	\$0	\$0	\$3,875,190	\$12,215,733
Highway Signals	\$1,587,885	\$262,090	\$0	\$0	\$262,090	\$1,849,974
Signal Synchronization Program	\$27,785,550	\$58,278	\$0	\$0	\$58,278	\$27,843,829
Intelligent Transportation System	\$7,967,582	\$1,446,553	\$0	\$0	\$1,446,553	\$9,414,135
Structure Improvements	\$338,702	\$25,097	\$0	\$0	\$25,097	\$363,799
Professional & Special Services - Road Maint.	\$63,922	\$0	\$0	\$0	\$0	\$63,922
Road Maintenance - Contracts	\$25,880,345	\$4,034,268	\$0	\$0	\$4,334,268	\$30,214,613
Pavement Management - Road Maintenance	\$6,725,385	\$3,086,682	\$0	\$0	\$3,086,682	\$9,812,067
Storm Damage Repair & Maintenance	\$933,859	\$77,957	\$0	\$0	\$77,957	\$1,011,817
District Infrastructure - General Fund	\$2,005,863	\$311,389	\$0	\$0	\$311,389	\$2,317,252
Professional & Special Services - Highway & Bridge	\$2,295,517	\$1,157,872	\$0	\$0	\$1,157,872	\$3,453,389
Comprehensive Study	\$1,234,113	\$0	\$0	\$0	\$0	\$1,234,113
Rural Roads Projects	\$1,490,588	\$9,734	\$0	\$0	\$9,734	\$1,500,322
Pedestrian And Bicycle Routes - Highway Design	\$8,035,343	\$855,388	\$0	\$0	\$855,388	\$8,890,731
Neighborhood Protection - Highway Design	\$1,180,386	\$909,691	\$0	\$0	\$909,691	\$2,090,076
Level Of Service Improvement	\$26,468,224	\$15,612,241	\$0	\$0	\$15,612,241	\$42,080,465
Montague Expressway	\$24,566,924	\$9,994,967	\$0	\$0	\$9,994,967	\$34,561,891
Bridge Rehabilitation & Replacement	\$20,683,563	\$36,025,114	\$0	\$0	\$36,025,114	\$56,708,677
Bridge Seismic Retrofit	\$3,712,542	\$1,373,493	\$0	\$0	\$1,373,493	\$5,086,034
Bridge Spot Safety Projects	\$2,918,490	\$1,082,466	\$0	\$0	\$1,082,466	\$4,000,956
Bridge Repair & Maintenance	\$16,174,295	\$10,695,924	\$0	\$0	\$10,695,924	\$26,870,218



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Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Housing, Land Use, Environment & Transportation						
Road Safety & Lighting Projects	\$3,546	\$1,721,454	\$0	\$0	\$1,721,454	\$1,725,000
Signal Synch & ITS	\$3,519	\$56,481	\$0	\$0	\$56,481	\$60,000
Palo Alto Airport Capital Projects	\$837,513	\$70,198	\$0	\$0	\$70,198	\$907,711
Reid Hillview Airport Capital Projects	\$5,057,740	\$557,980	\$0	\$0	\$557,980	\$5,615,720
South County Airport Capital Projects	\$7,390,301	\$78,071	\$0	\$0	\$78,071	\$7,468,372
Anderson Live Oak Bridge & Toyon	\$914,161	\$67,884	\$0	\$0	\$67,884	\$982,045
Anderson Visitor Center	\$4,256,309	\$127,843	\$0	\$0	\$127,843	\$4,384,151
AQ Mercury Remediation	\$9,575,838	-\$3,074,429	\$0	\$0	-\$3,074,429	\$6,501,410
Casa Grande Historic Rehabilitation	\$7,744,793	-\$44,022	\$0	\$0	-\$44,022	\$7,700,771
System Wide Planning & Feasibility	\$76,340	\$448,660	\$0	\$0	\$448,660	\$525,000
Vasona Los Gatos Creek Trail	\$144,025	\$1,715,975	\$0	\$0	\$1,715,975	\$1,860,000
Trail Improvement and Development	\$475,241	\$1,471,157	\$1,050,000	\$0	\$2,521,157	\$2,996,399
Coyote Lake Harvey Bear Ranch MP	\$13,364	\$313,636	\$0	\$0	\$313,636	\$327,000
Preventative Maintenance &	\$213,466	\$36,534	\$125,000	\$0	\$411,534	\$625,000
Paving Mangement Program	\$408,168	\$207,832	\$250,000	\$250,000	\$707,832	\$1,116,000
Yurt Implementation	\$310	\$399,690	\$0	\$0	\$399,690	\$400,000
Natural Resources Management	\$714,332	\$1,133,871	\$0	\$0	\$1,133,871	\$1,848,203
Historic Preservation	\$348,900	\$51,100	\$100,000	\$0	\$151,100	\$500,000
Martial Cottle Park Development	\$28,019,866	\$1,780,134	\$0	\$0	\$1,780,134	\$29,800,000
Rancho Santa Teresa Historic Park Area	\$172,039	\$612,569	\$0	\$0	\$612,569	\$784,608
Alviso Boat Launch Project	\$3,412,495	\$12,525	\$0	\$0	\$12,525	\$3,425,020
Madrone Landfill	\$1,126,964	-\$171,336	\$0	\$0	-\$171,336	\$955,629

Santa Clara County Capital Improvement Plan

Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Housing, Land Use, Environment & Transportation (continued)						
AQ Hacienda Restroom	\$530,381	\$34,619	\$0	\$0	\$34,619	\$565,000
Rotary Playgarden	\$250,000	\$0	\$0	\$0	\$0	\$250,000
Magical Bridge Play Ground	\$0	\$150,000	\$0	\$0	\$150,000	\$150,000
Chitactact Restroom Replacement	\$8,848	\$91,152	\$0	\$0	\$91,152	\$100,000
Coyote Creek Perry's Hill Planning and	\$0	\$425,000	\$0	\$0	\$425,000	\$425,000
Park Residence Program	\$288,185	\$206,820	\$0	\$0	\$206,820	\$495,006
General Fish Screens	\$73,801	\$117,710	\$0	\$0	\$117,710	\$191,511
Pay Stations Survey & Replacement	\$285,677	\$64,323	\$0	\$0	\$64,323	\$350,000
Playground Program	\$0	\$0	\$900,000	\$0	\$900,000	\$900,000
Unused And Historic Structures Survey	\$0	\$50,000	\$0	\$0	\$50,000	\$50,000
Unused Structure Management	\$6,495	\$93,505	\$0	\$0	\$93,505	\$100,000
Space Study and Modification	\$66,323	\$403,677	\$0	\$0	\$403,677	\$470,000
Sign Program	\$0	\$0	\$150,000	\$0	\$150,000	\$150,000
Utility Infrastructure System	\$0	\$0	\$100,000	\$0	\$100,000	\$100,000
ADA Improvement	\$0	\$100,000	\$0	\$100,000	\$300,000	\$300,000
Park WiFi Installation	\$0	\$260,000	\$0	\$0	\$260,000	\$260,000
Camp Host Site	\$0	\$0	\$100,000	\$0	\$100,000	\$100,000
Field Sports Park Office	\$0	\$200,000	\$0	\$0	\$200,000	\$200,000
Motorcycle Park Site Plan	\$0	\$510,000	\$0	\$0	\$510,000	\$510,000
Grant Ranch Historic Building	\$0	\$940,000	\$0	\$0	\$940,000	\$940,000
System Wide Equestrian Improvement	\$16,658	\$48,342	\$0	\$0	\$48,342	\$65,000
Ed Levin Landfill Closure	\$30,925	\$314,361	\$0	\$0	\$314,361	\$345,285
Ed Levin Monument Peak Road Repair	\$0	\$0	\$500,000	\$0	\$500,000	\$500,000



Santa Clara County Capital Improvement Plan

Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Housing, Land Use, Environment & Transportation (continued)						
Mt Madonna Visitor Center Redesign	\$0	\$280,000	\$0	\$0	\$280,000	\$280,000
Property Management Database	\$34,623	\$15,377	\$0	\$0	\$15,377	\$50,000
Maintenance Management System	\$17,012	\$107,988	\$250,000	\$0	\$357,988	\$375,000
Stevens Creek Boat Ramp Upgrade	\$36,217	\$238,783	\$0	\$0	\$238,783	\$275,000
Santa Teresa Joice Bernal Interpretive	\$32,961	\$17,914	\$0	\$0	\$17,914	\$50,875
Playground Program - Vasona & Hellyer	\$84,061	\$585,939	\$0	\$0	\$585,939	\$670,000
Vasona Modular	\$0	\$0	\$100,000	\$0	\$100,000	\$100,000
Vasona Water & Irrigation System	\$33,012	\$1,016,988	\$0	\$0	\$1,016,988	\$1,050,000
Total Housing, Land Use, Environment & Transportation	\$278,773,003	\$117,167,812	\$3,625,000	\$350,000	\$122,115,116	\$400,888,119
Health and Hospital						
MRI - MAIN	\$3,399,571	\$0	\$0	\$0	\$0	\$3,399,571
Security Access	\$255,472	\$325,863	\$0	\$0	\$325,863	\$581,335
Nuclear Med (Cardiac Spect)	\$1,081,786	\$0	\$0	\$0	\$0	\$1,081,786
750 S. Bascom	\$251,581	\$0	\$0	\$0	\$0	\$251,581
Main: LDR III	\$310,141	\$0	\$0	\$0	\$0	\$310,141
WW:Chem/Microbio Corridor & Phleboto	\$283,575	\$852,163	\$640,000	\$0	\$1,492,163	\$1,775,737
Backfill Projects	\$336,635	\$0	\$0	\$0	\$0	\$336,635
Cooling System AOB Computer Room	\$1,471,419	\$735,922	\$0	\$0	\$735,922	\$2,207,341
ED Redesign	\$571,485	\$304,730	\$0	\$0	\$304,730	\$876,215
East Valley Clinic Refurbish	\$498,595	\$473,589	\$0	\$0	\$473,589	\$972,184
EHC Medical Respite Expansion	\$39,341	\$459,581	\$0	\$0	\$459,581	\$498,922
RTLS Cable Project	\$325,274	\$1,477	\$0	\$0	\$1,477	\$326,752
Nurse Call West Wing	\$90,768	\$309,232	\$0	\$0	\$309,232	\$400,000
ICU Dialysis-WW-NM	\$25,250	\$174,750	\$0	\$0	\$174,750	\$200,000

Santa Clara County Capital Improvement Plan

Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Health and Hospital (continued)						
Spect/CT	\$129,343	\$0	\$0	\$0	\$0	\$129,343
Flouroscopy	\$0	\$211,807	\$0	\$0	\$211,807	\$211,807
CT Replacement	\$569,144	\$780	\$0	\$0	\$780	\$569,924
FY12 Maintenance & Operations	\$3,010,670	\$188,628	\$0	\$0	\$188,628	\$3,199,298
FY13 Maintenance & Operations	\$1,039,948	\$120,485	\$0	\$0	\$120,485	\$1,160,433
Building W repairs	\$434,245	\$215,755	\$0	\$0	\$215,755	\$650,000
Boiler Controls Upgrade	\$0	\$250,000	\$250,000	\$0	\$500,000	\$500,000
Cooling Tower Fill Replacement	\$68,864	\$106,136	\$175,000	\$0	\$281,136	\$350,000
Patient Room T V Upgrade	\$0	\$50,000	\$0	\$0	\$50,000	\$50,000
Medical Air Upgrade	\$0	\$50,000	\$0	\$0	\$50,000	\$50,000
Med Vacuum Upgrade WW	\$0	\$50,000	\$0	\$0	\$50,000	\$50,000
Med Vacuum Upgrade Rehab	\$0	\$50,000	\$0	\$0	\$50,000	\$50,000
Flouroscopy (2 rooms)	\$500,114	\$149,886	\$0	\$0	\$149,886	\$650,000
Stereotatic	\$89,747	\$111,026	\$0	\$0	\$111,026	\$200,773
PET design	\$0	\$350,000	\$350,000	\$0	\$700,000	\$700,000
Cath Lab Design	\$0	\$350,000	\$350,000	\$0	\$700,000	\$700,000
VHC Bascom 3rd Floor	\$1,716,612	\$168,388	\$1,885,000	\$0	\$2,053,388	\$3,770,000
SPD Dept. Upgrade	\$348,450	\$551,550	\$900,000	\$0	\$1,451,550	\$1,800,000
FY14 Maintenance & Operations	\$1,223,932	\$329,408	\$0	\$0	\$329,408	\$1,553,340
Building W Repairs	\$14,987	\$85,013	\$0	\$0	\$85,013	\$100,000
Road Surface Repairs	\$292,059	\$7,941	\$0	\$0	\$7,941	\$300,000
Call Center Relocation	\$853,969	\$417,598	\$0	\$0	\$417,598	\$1,271,567
East Valley Clinic	\$956	\$99,044	\$0	\$0	\$99,044	\$100,000
Gilroy Clinic	\$61,401	\$88,599	\$0	\$0	\$88,599	\$150,000



Santa Clara County Capital Improvement Plan

Capital Project Categories	Total Expenditures to Date	Remaining Available Budget	Year 1 FY 2016	Year 2-5 FY 2017-2020	Five Year Total	Category Total
Health and Hospital (continued)						
Sunnyvale Clinic	\$6,700	\$143,300	\$0	\$0	\$143,300	\$150,000
Renal Care Clinic	\$70,195	\$429,805	\$500,000	\$0	\$929,805	\$1,000,000
VSC Lab	\$22,350	\$2,650	\$0	\$0	\$2,650	\$25,000
FY15 Maintenance & Operations	\$728,507	\$1,571,493	\$0	\$0	\$1,571,493	\$2,300,000
Breathing Air Replacement	\$0	\$500,000	\$500,000	\$0	\$1,000,000	\$1,000,000
AOB Computer Room UPS	\$0	\$400,000	\$400,000	\$0	\$800,000	\$800,000
VSC Room 4Q222	\$4,350	\$135,650	\$0	\$0	\$135,650	\$140,000
HVAC Controls Upgrade	\$0	\$250,000	\$250,000	\$0	\$500,000	\$500,000
DR Unit Emergency Room	\$0	\$300,000	\$300,000	\$0	\$600,000	\$600,000
DR Unit Main Department	\$0	\$300,000	\$0	\$0	\$600,000	\$600,000
Phone Switch Upgrade	\$83,659	\$116,341	\$0	\$0	\$116,341	\$200,000
Core HIS Replacement - EPIC	\$77,482,604	\$28,225,397	\$0	\$0	\$28,225,397	\$105,708,000
Seismic Compliance & Modernization Project	\$645,324,121	\$574,915,851	\$0	\$0	\$574,915,851	\$1,220,239,972
Total Health and Hospital	\$743,017,820	\$614,929,837	\$6,500,000	\$0	\$621,729,837	\$1,364,747,657
TOTAL OF ALL PROJECTS	\$1,554,801,052	\$860,441,342	\$61,977,765	\$350,000	\$925,041,411	\$2,479,842,463



Facilities and Fleet Countywide Overview

The Current State of County Facilities

The Facilities and Fleet Department (FAF) successfully kept 100 percent of nearly 5 million square feet of County-owned facilities up and running this past year. The average facility condition is “poor” and getting worse. This past year, FAF responded to an increasing number of building systems failures that resulted in over \$500,000 in unplanned maintenance expenditures. In FY 2015, FAF delivered 67 capital and backlog projects, and expects a higher number of projects to be funded in FY 2016 as the County is able to allocate resources.

Of note, FAF also provides County agencies and departments another 1.6 million square feet of commercial space through 65 lease agreements. While FAF continues to negotiate favorable leases for commercial space, the amount of reimbursement from the State appears to be in jeopardy. At the same time, lease rates in the County for commercial space reflect economic recovery of the region and are steadily moving higher.

FAF Capital Program

Following the process as outlined in Board Policy 4.10, FAF calls for County agencies and departments to submit conceptual project papers that describe and justify possible capital improvements.

FAF prepares a Project Summary List with supporting analyses for review by the Administrative Capital Committee (ACC). FAF also prepares and includes a recommended list of the following:

- Life cycle replacement and major maintenance projects (backlog)
- Seismic improvements to meet identified deficiencies
- American Disability Act (ADA) deficiency improvements
- Utility conservation and renewable energy projects

Based on the ACC’s direction, FAF develops preliminary cost estimates for land acquisition, design, construction, project management, facility management, operations, and staffing. FAF then submits this report back to the ACC,

who then develops a recommended priority list of projects for the Finance and Government Operations Committee (FGOC). The FGOC then uses the following criteria described in Policy Section 4.11 to develop a priority list of projects for the Board’s consideration as part of the annual budget process:

- Legal Mandates;
- Health and Safety Effects;
- Preservation of Existing Capital Facilities;
- Service Level Changes (Quality of Service);
- Fiscal Impacts;
- Environmental Sustainability; and
- Aesthetic or Social Effects.

Backlog Projects: In a departure from the past few years, the FY 2016 Recommended Budget will include a total of \$7.5 million (instead of \$5 million) for Backlog projects. Presently, County facilities have an estimated backlog of over \$49 million with nearly \$600 million in unfunded maintenance projects.

Utility Conservation and Renewable Energy Projects: The Board has made it a priority to increase its renewable energy portfolio to meet its sustainability goals. To minimize the cost of investing in renewable energy, it is also imperative to invest in projects that conserve energy. In FY 2012, through bond financing FAF began the implementation of a \$3.6 million LED Lighting and Lighting Controls at six County facilities. In FY 2013, FAF secured \$3 million in low-interest loans to fund energy reduction measures for its County Government Center (CGC) 100% Renewable Power project. Also, FAF acquired a new Power Purchase Agreement (PPA) for 2.8 megawatts of clean fuel cell generated power and 2.4 megawatts of renewable solar PV electricity.

In FY 2015, the Board of Supervisors approved Power Purchase Agreements that will provide 11 Megawatts of solar photovoltaic power that is expected to save the County more than \$40 million of costs for electricity over the next 25 years. This project will be delivered in FY 2016. Also of note, FAF completed the installation of Energy Storage sys-

tems at three County sites to mitigate PG&E's electricity peak demand charges which represent 30% to 40% of the electricity bills. These projects also represent ways to test new and innovative technologies with the potential to produce significant savings. These systems were acquired through a lease structure that did not require up-front capital expenses.

In FY 2016, FAF will continue Energy Services Contracts (ESCO) with four selected firms. The services performed for the County under these contracts will include comprehensive and investment grade energy and water audits at selected County facilities, identification and selection of worthy efficiency measures, project designs, financing, construction, and commissioning.

Given our track record reducing energy and water usage, shifting to renewable sources, and saving the County money, the FY 2016 Recommend Budget will include \$500,000 to support Board identified energy projects. These funds will be designated for costs associated with the investment grade audits (design development) of measures which are deemed feasible, but not implemented by the County pursuant to the ESCO terms and conditions.

Strategic Planning related to County Assets

The Facilities and Fleet Department and the Office of Asset and Economic Development in the Office of the County Executive are also collaborating to tackle strategic asset planning regarding two major facility master planning and reuse efforts involving the County Civic Center and the County Fairgrounds:

County Civic Center Master Planning and Development

With the County's acquisition of the former San Jose City Hall site and the no-cost Public Benefit Conveyance of the former Private George L. Richey U. S. Army Reserve site from the Federal Department of Defense, the County has begun a master planning process to re-evaluate the Civic Center Campus and its relationship to the communities it serves.

The Civic Center encompasses 55 acres and includes County operations, administration, judicial and correctional uses. Over half the building stock is more than 40 years old, and many of those buildings are in need of significant upgrades. Despite some of the Civic Center site's constraints, the size of the site and its proximity to downtown San Jose, shopping, and access to public transit provides a good opportunity for the County to create a sustainable, mixed-use, transit-oriented development that will reshape the function and feel of the Civic Center as well as benefit the surrounding neighborhoods.

During Fiscal Year 2016, the County will, with the support of Lowe Enterprises and its partner, M. Arthur Gensler Jr. & Associates, Inc. Architects, complete an assessment of the County's space needs founded on principals of improving efficiency and reducing the cost of delivering County services. During this period, the County will also be exclusively negotiating potential terms of a master development agreement with Lowe Enterprises. Fiscal year 2016 should see Board discussion and selection of a preferred conceptual plan for the Civic Center Campus.

Fairgrounds Master Planning

During Fiscal Year 2016, the Administration and the Board will continue the process of master planning the future of the County Fairgrounds. The County will evaluate strengths, weaknesses, and opportunities that currently exist at the Fairgrounds, as well as future development potential. The Fairgrounds will be assessed against current and best practices of fairgrounds management, as well as promoting a discussion of benefits and tradeoffs of alternative uses of its underutilized areas. The process will continue the County's extensive community and stakeholder's engagement process. The process continues to be oriented toward answering many of the questions posed by Board members and the public about the best balance and timing of community uses and income generation for the benefit of all Santa Clara County residents.

Facility Condition Assessment

In 2013, FAF updated the Facility Condition Assessment for roughly 20 percent of its portfolio of County facilities. The Facility Condition Index (FCI) is currently 0.46 with 0.00 being brand new and 1.00 being the worst possible condition. An FCI greater than 0.20 means a facility is in “poor” condition.

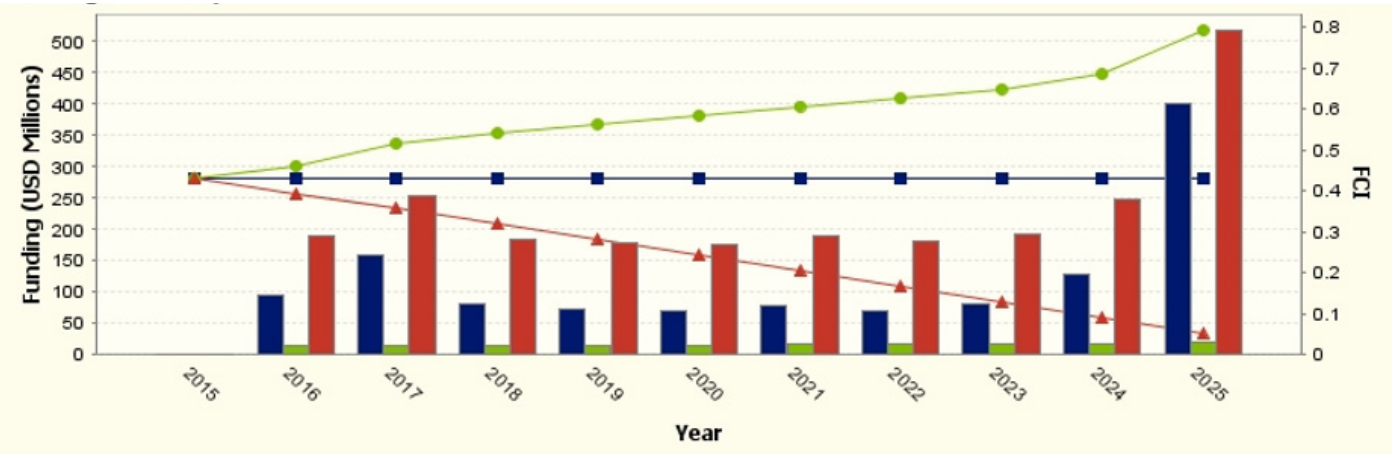
The Projected Asset Condition Based on Funding Scenarios Chart below is model of facility condition as a function of investment based on certain assumptions. The chart indicates that next year’s needs to simply maintain the current facility condition is \$50 million.

The Facility Condition Index Summary Chart below shows that the criminal justice departments (Correction, Probation) have the facilities in poorest condition and having the highest projected future repair and maintenance.

The Building Systems of Concern Chart below provides a condition snapshot by critical building system’s needs. At this time, heating, ventilation, air conditioning, refrigeration, and boilers are in need of nearly \$261 million in recapitalization.



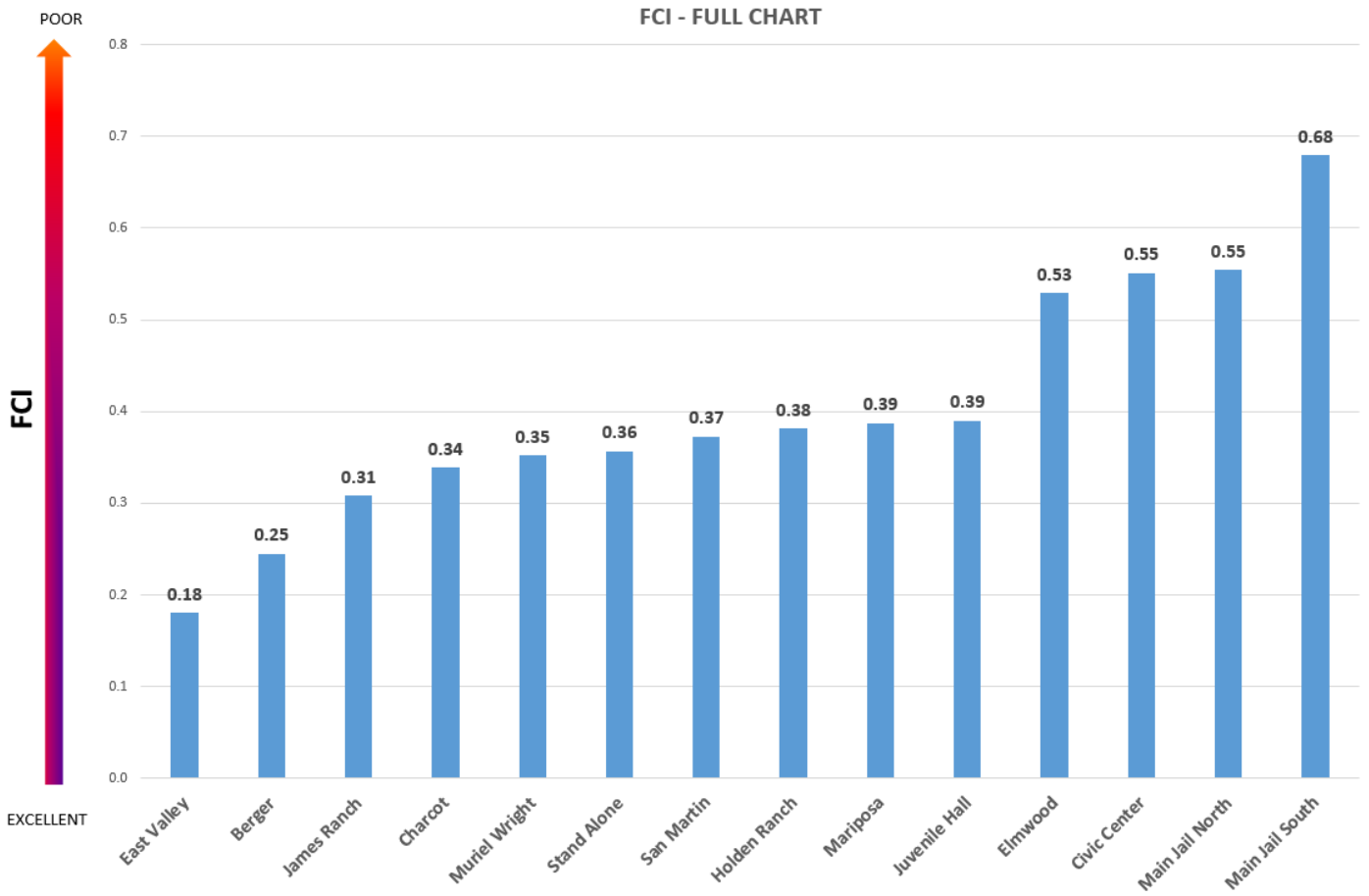
Funding/FCI Graph



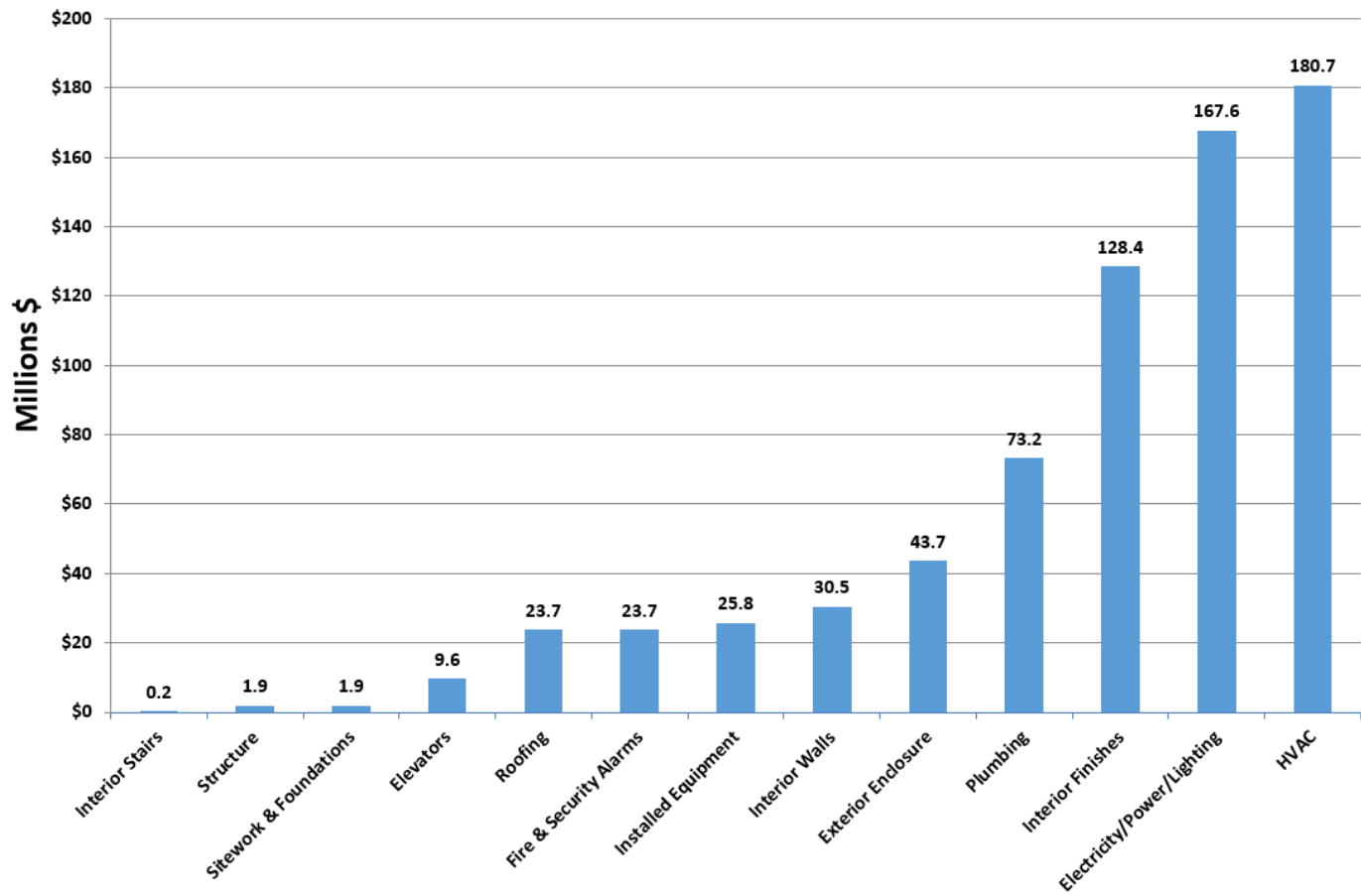
Forecast Parameters	Funding/FCI Options	Currency Options
Years: <input type="text" value="10"/>	<input checked="" type="checkbox"/> Maintain	Currency: <input type="text" value="UNITED STATES OF AMERICA, Dollars - US"/>
Inflation: <input type="text" value="4.00"/> %	<input checked="" type="checkbox"/> Percent Funding	<input type="checkbox"/> Include exchange rates in PDF reports
Cost curve: <input type="text" value="Spiky 0"/>	<input type="checkbox"/> Target	
Renewal Option: <input type="text" value="Annual"/>	<input type="checkbox"/> Extrapolate	
Backlog Deterioration: <input type="text" value="2"/> %	<input type="checkbox"/> Specific	
FCI/RI Setting: <input checked="" type="radio"/> FCI <input type="radio"/> RI		



Facility Condition Index Summary



Building Systems of Concern



Santa Clara County Capital Improvement Plan—Energy Projects

Energy Projects	Total Expenditures	Remaining Budget	Year 1 FY 2016	Year 2-5 FY 2016-20	Five Year Total	Project Total
MJN Energy Efficiency Pre-Enhancements	\$163,977	\$856,021	\$0	\$0	\$856,021	\$1,085,000
100% CGC Renewable Power	\$282,519	\$564,188	\$0	\$0	\$564,188	\$3,795,700
Solar Thermal Projects	\$78,222	\$101,198	\$0	\$0	\$101,198	\$245,000
Elmwood Water Conservation	\$177,430	\$41,475	\$0	\$0	\$41,475	\$218,905
QECB PV Project	\$20,010,982	\$395,664	\$0	\$0	\$395,664	\$20,406,646
Program Lighting & HVAC Schedules	\$18,777	\$7,722	\$0	\$0	\$7,722	\$30,000
Repair on Power Submeters	\$43,412	\$1,588	\$0	\$0	\$1,588	\$45,000
Fuel Cell Solicitation Proposal Evaluation	\$133,183	\$65,302	\$0	\$0	\$65,302	\$233,900
Install LED Lighting and Lighting Controls	\$3,191,655	\$222,540	\$0	\$0	\$222,540	\$3,627,090
Benchmark Utilities in Detention Facilities	\$79,917	\$11,004	\$0	\$0	\$11,004	\$115,094
R4R Developer Qualifying Phase	\$9,701	\$340,299	\$0	\$0	\$340,299	\$350,000
Battery Storage PDM	\$3,044	\$96,956	\$0	\$0	\$96,956	\$100,000
Solicit Utilities Data Management Services	\$0	\$50,000	\$0	\$0	\$50,000	\$50,000
Energy Project Management and Planning	\$3,576	\$41,424	\$0	\$0	\$41,424	\$60,000
Energy Project Management System Implementation	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000
Install NGOM Meters	\$0	\$120,000	\$0	\$0	\$120,000	\$120,000
Energy Services Contracts	\$0	\$500,000	\$0	\$0	\$500,000	\$500,000
Total Energy Projects	\$24,196,395	\$3,515,381	\$0	\$0	\$3,515,381	\$31,082,335



Health and Hospital Message

Abbreviations used throughout section:

DADS	Department of Alcohol & Drug Services
DHS	California State Department of Health Services
HHS	Santa Clara Valley Health and Hospital System
MH	Mental Health Department
MHSA	Mental Health Services Act
OSHPD	Office of Statewide Health Planning & Development
PH	Public Health Department
SBP	Strategic Business Plans
SSP	Valley Medical Center Seismic Safety Project
TBD	To be determined
VHC	Valley Health Center
SCVMC	Santa Clara Valley Medical Center
VSC	Valley Specialty Center

Introduction

The strategic business and facilities context for many of the individual projects described in this section are provided by: the SCVMC Strategic Business Plans accepted by the Board in May 2000 (and updates accepted by the Board in October 2002 and September 2006), the DADS/MH/PH Strategic Business Plan accepted by the Board in October 2003, and the HHS Strategic Facilities Plan accepted by the Board in May 2000. Additionally, with reference to hospital facilities, the State of California Alquist Hospital Seismic Safety Act and Senate Bill 1953 (and SCVMC’s response, the SCVMC SB 1953 Seismic Evaluation Report and Compliance Plan) identify externally imposed conditions applicable to hospital facilities planning.

HHS Strategic Facilities Plan

The HHS Strategic Facilities Plan (SFP) provides an integrated approach to facility planning for DADS, MH, PH, and SCVMC. The SFP includes a main-campus master plan, identifies regional demands for all areas within the County, and recommends priorities based on current needs and future requirements.

The SFP executes key action steps within the SCVMC Strategic Business Plans, particularly in the areas of expanding the SCVMC presence in underserved areas and expanding enrollment and sponsorship. It is anticipated that the Strategic Business Plans and the SFP will be updated in the near future to align with healthcare delivery as affected by healthcare reform.

On the main campus, the SFP recommended: Between 2000 and 2010:

- Renovate Don Lowe Pavilion
- Seismically and functionally upgrade Rehabilitation Building
- Construct Valley Specialty Center
- Seismically and functionally upgrade Ancillary Building
- Seismically and functionally upgrade Old Main West
- Add Parking Structure
- Demolish Old Main East and Administration Buildings
- Construct Administrative Office Building 2
- Replace Services and Administration Buildings

From 2010 to 2020:

- Provide for development of future acute care beds and services
- Consider future use of the McKinnon School site for a medical office building (MOB), long-term and/or geriatric care facilities, and an additional parking structure
- Plan for MOB expansion and/or additional MOBs, a third AOB, and another parking structure



At regional locations, the SFP grouped the needs as follows:

- Regions requiring major attention now:
 - Franklin McKinley
 - Downtown San Jose
- Regions with significant need:
 - North County/Sunnyvale
 - East Valley
- Regions with no facilities and significant potential need:
 - Milpitas
- Regions with facilities and significant emerging needs:
 - South County/Gilroy
 - The SFP regional discussion also notes:
- Regions with facilities and modest needs:
 - Palo Alto/Mountain View
 - West Valley
- Regions with no facilities and limited current need:
 - Santa Clara
 - Cupertino/West San Jose
 - Cambrian
 - Blossom Hill

Overview of Projects

In 2002, the Board of Supervisors approved the County Bond Program including four new construction projects for HHS. Three of the four opened in FY 2009: VHC Gilroy, VHC Sunnyvale, and Valley Specialty Center. The fourth, VHC Milpitas, opened in 2010.

In November 2008, the voters of the County approved Measure A which authorizes \$840 million in general obligation bonds, \$790 million toward the SCVMC *Seismic Safety Project* and \$50 million toward the *Downtown San Jose Clinic*.

The VHC Bascom Renovation project (with financial support primarily from an ARRA grant), is currently in progress and should be completed in the coming fiscal year.

SCVMC capital budget funds have been and are anticipated to continue to support the phased accomplishment of Main Hospital Shell Completion and Renovation Projects.

Future Facility Needs: Previous editions of the Capital Improvement Plan have described several space issues which remain outstanding and posted specific new-construction-project alternatives to address them including:

- New facilities in the East Valley area (which encompasses the current VHC East Valley and VHC Tully service areas). The East Valley area includes HHS' highest concentration of mission patients/clients. New facilities would replace (and right size) existing antiquated County-owned Behavioral and Public Health buildings at VHC East Valley, temporary modular buildings at VHC East Valley, and County-leased space at 614 Tully Road (the Narvaez building) and 1650 Las Plumas Avenue.
- Consolidated office and support space replacing current temporary space primarily around the main campus.
- Appropriate new space for programs now located at 976 Lenzen.

Projects previously described as, in combination, having the potential to address these issues include:

- East Valley MH/PH Buildings Replacement
- Narvaez Building Replacement
- Administrative Office Building 2

Notes

- As of March 2015, SCVMC had not finalized the list of projects to be included in the SCVMC capital budget for FY 2016; consequently no new FY 2016 funding from the SCVMC capital budget is shown for any project. Projects expected to be funded include upgrades to the campus cafeteria, continued upgrades to building systems including security and communications systems, continued evaluation and replacement of road surfaces throughout the VMC campus, and various other minor renovation projects.
- Design efforts continue on the expansion of the Emergency Department which was funded in FY 2015 for design. Also, design efforts anticipated to commence in FY 2016 include work on the new Women and Children's Center through a collaborative effort with the VMC Foundation and Silicon Valley Creates. Design work is also expected to begin in FY 2016 to upgrades to the Burn Unit.
- Passed by the voters in November 2004, Proposition 63 established the Mental Health Services Act which sets aside funds for specialty mental health services State-wide. Direct services, technology and capital funds are awarded based on plans submitted by the individual counties. To date, the County's Behavioral Health Department has applied for and is receiving funds for direct services, and has applied for technology funds but to date has not applied for capital funds.
- Carry-forward balances shown in the individual project descriptions are as of March 2015.
- For some projects, Preliminary and Other costs are included with Design and/or Construction cost figures, as applicable.

Santa Clara Valley Medical Center Seismic Safety Project

Partially Funded

Policy Committee:	Health and Hospital
Department:	SCVMC
Project:	Santa Clara Valley Medical Center Seismic Safety Project
Project Status:	Active
Location:	751 S. Bascom Avenue, San Jose, 95128
Project No.:	263-C022018
Alternative Project	
Begin Date:	1998 (as H1 seismic study)
Planned End Date:	TBD

Description

In response to earthquake damage to southern California hospitals, in 1994 the State of California enacted SB 1953 (an amendment to the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983) which mandates:

- By 2013/15, hospital buildings remain standing and occupants able to exit safely after a seismic event.
- By 2030, hospital buildings remain operational and capable of providing acute-care medical services to the public after a seismic event.

SCVMC is licensed for 574 beds including 524 general acute - care beds and 50 acute psychiatry beds. Of the 524 general acute-care beds, almost half are in seismically compliant buildings while over half -- 272 beds -- are not. The County must make substantial changes to SCVMC's inpatient facilities to maintain its licensed bed capacity and level of service to the community.

Meeting State seismic safety law requirements drove development of the SCVMC Seismic Safety Project (SSP).

SSP identifies strategies to address regulatory requirements and service demands. SSP takes a coordinated approach to several functionally and physically interrelated future hospital projects. The extensive interdependencies among services and buildings in a hospital complex necessitate an integrated assessment of the programmatic, functional, operational, and physical interrelationships among the individual projects, and a coordinated approach to their ac-

Preliminary	0.00
Design	207.75
Acquisition	0.00
Construction	1,177.25
Other	0.00
Total Cost	1,385.00

complishment.

Estimated Project Costs — in Millions of Dollars

SSP's vision is to:

- Protect the community.
- Foster a care-delivery model in which the patient is the highest priority.
- Facilitate cost-effective healthcare delivery.
- Enhance the financial stability of SCVMC.
- Support accomplishment of SCVMC's mission and strategic initiatives.

Design of SSP is being guided by the following principles:

- Promote a positive patient experience.
- Provide flexibility to accommodate changes in health-care delivery, operations and technology.

- Complement the Main Hospital and Valley Specialty Center.
- Be environmentally responsible.

In overview, SSP constructs 272 new inpatient beds to community standards, replacing those built in the 1960's and 1970's and associated support including parking and materials-management infrastructure.

Stage 1 of SSP includes:

- **Parking Structure 2:** 1,400 spaces on five floors, with photovoltaic cells on top
- **Bed Building 1:** 168 replacement beds (including intensive care, rehabilitation and transitional/acute-care units), the Rehabilitation Center
- **Services Building Replacement:** dock, materials management, dietary kitchen, offices; Old Main demolition/seismic upgrade

Stage 2 of SSP includes:

Bed Building 2: 104 replacement beds (acute-care units)

Current Status

As of March 2015:

- Parking Structure 2 opened in Spring 2009.
- Construction of Sobrato Pavilion (also referred to as the Bed Building 1 - BB1) continues with a current scheduled completion in the 3rd quarter of 2016 and activation by the end of 2016. This represent a delay from a year ago that is being closely monitored by staff and mitigation measures are being considered.
- Construction of the Service Building Replacement (SBR) continues with the building nearly complete. Activation of this building is being delayed due to utilities that are being constructed as part of the BB1 project. Staff are monitoring this closely and mitigation measures are being considered. We expect to have activation by the 3rd quarter of 2015. The construction of the tunnel connecting this building to main hospital circulation was completed in early 2015 and is awaiting completion of the utility loop so that is can be fully used.

- Design for reconstruction of the exterior environment has been completed for the western and eastern portions of the campus with construction expected to commence upon completion of the utility loop and BB1. It is expected that the western improvements can commence in late 2015 for the western portion of the campus and by late 2016 for the eastern portion of the campus.
- Planning, programming, and design continue on other elements of SSP including the Old Main Demolition/Seismic Upgrade, Seismic Upgrade of the existing Services Building, renovations of space vacated as part due to activation of the Sobrato Pavilion and SBR, and other projects.

Budget Status

This project is funded through Stage 1.

History/Background

The SSP was presented to the Board at its May 2006 workshop, to the SCVMC Financial Planning Task Force in August 2006, and to the Board at its September 2006 workshop. At the September workshop, the Board also accepted reports on the SCVMC Strategic Business Plans Update 2006 and on financing options for SSP. The financing options were described as including: five years of delegated San Jose Redevelopment Agency funds (\$73 million - FY2007 through FY 2011); Tobacco Securitization funds (initially estimated at \$88 million); General Obligation Bonds of at least \$500 million; and State and/or Federal funds. Actions were taken by the Board in November and December 2006 which provided initial funding for SSP by a combination of delegated San Jose Redevelopment Agency funds and \$100 million in Tobacco Securitization funds.

In September 2007, the Board approved the architect selection and received a status report on SSP including a re-phasing of its components in furtherance of SCVMC's strategic goals.

In June 2008, the Board voted to place on the November ballot Measure A, the Hospital Seismic Safety and Medical Facilities General Obligation Bond.

In November 2008, the voters of the County approved Measure A by an overwhelming 78% (two-thirds being required for passage). Measure A authorizes the County to

issue \$840 million in general obligation bonds, \$790 million for the SCVMC Seismic Safety Project and \$50 million toward development of outpatient medical facilities in downtown San Jose. This action by the voters completes the funding required for Stage 1 of the SCVMC Seismic Safety Project.

In December 2008, the Board formed a Measure A Independent Citizens' Oversight Committee.

In February 2009, the Board awarded the design-build contract for Bed Building 1 and authorized pursuing the attainment from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program of a Gold certification for Bed Building 1.

In March 2009, the Board approved replacement of \$10 million in Tobacco Securitization funds previously provided to SSP with \$10 million in delegated San Jose Redevelopment Agency funds.

In December 2009, a status report on the SSP was provided to the Health and Hospital Committee (HHC). The report noted that recent construction-market conditions afford a

unique opportunity to construct the Services Building Replacement (SBR) within the available funding, reducing the overall cost of the project and the County's reliance on the existing 1930's Services Building. Consequently, construction of the SBR will take place in Stage 1 as reported out to the full Board through the HHC in January 2010. The most recent report was submitted to HHC at its August 11, 2010 meeting and updates provided to the Board on September 28, 2010 and February, with the later concurrent with the award of the Design-Build Contractor for the SBR. (Note that the funding for Stage 1 of SSP includes the entire amount of the Measure A general obligation bonds approved by the voters for SSP not just the amount issued to date and \$11 million less than the total delegated San Jose RDA funds shown in the Measure A ballot description language to reflect the reduced amount transferred to the project account from San Jose.)

San Jose Downtown Health Center

Partially Funded

Policy Committee:	Health and Hospital
Department:	Office of the County Executive
Project:	San Jose Downtown Health Center
Project Status:	Active
Location:	Between N. 16th and N. 17th St. on E. Santa Clara
Project No.:	HHS-VHCDTSJ
Alternative Project	263-CP11010
Begin Date:	FY 2009
Planned End Date:	FY 2016

Description

This project will develop a primary-care and urgent-care medical facility in downtown San Jose.

In November 2008, Santa Clara County voters approved Measure A, authorizing the County to issue \$840 million in bonds, \$790 million for the SCVMC Seismic Safety Project and \$50 million for the development of outpatient primary care medical facilities in downtown San Jose.

During calendar year 2009, staff conducted an extensive search for a site for the new San Jose Downtown Health Center (SJDHC). As a result of this search, in January 2010, the County purchased the former San Jose Medical Center site between N. 14th and N. 17th Streets on E. Santa Clara Street in downtown San Jose. The County has subsequently demolished the old hospital buildings.

The SJDHC will be built on the former San Jose Medical Center site between N. 16th and N. 17th Streets on E. Santa Clara Street. The design of the SJDHC will be based extensively on the Valley Health Center Milpitas, a three-story 60,000 square foot clinic completed in 2010 in Milpitas.

In January 2010, the County's Procurement Department issued a Request for Statements of Qualifications (RFSOQ) for firms interested in operating the new Downtown San Jose Clinic. The Gardner Family Health Network (Gardner) was the only firm to submit a Statement of Qualifications in response to this RFSOQ. An Evaluation Committee established by the Procurement Department reviewed Gardner's submittal and, in late February, determined that they met all of the minimum qualifications set forth in the RFSOQ. The County has subsequently determined that the County will provide services, including Urgent Care, on the first and third floors of the SJDHC and that Gardner will provide services on the second floor.

Estimated Project Costs — in Millions of Dollars

Preliminary	030
Design	3.00
Acquisition	0.00
Construction	45.00
Other	1.70
Total Cost	50.00

Current Status

On October 23, 2012, the Board awarded the construction contract for the San Jose Downtown Health Center to Flintco Pacific, Inc. for \$32,747,000. Following submission of bonds and insurance, FAF issued the Notice to Proceed (NTP) with construction on January 2, 2013 with a scheduled construction completion date of December, 2015. Currently the Contractor is 90% complete with all exterior walls, the roof is complete and all mechanical equipment has been placed on the roof, and sheet rock is being installed in the interior of the building and painted.

History/Background

The SCVMC Strategic Business Plans and the HHS Strategic Facilities Plan identified downtown San Jose as a high-priority location for a new primary-care clinic.





Parks and Recreation Department Message

The Parks and Recreation Department manages the County's 50,000-acre park system which includes the operation and maintenance of 29 diverse regional parks, the provision of recreation/wellness programs, (Healthy Trails Program) interpretative programs (Junior Rangers), and special events such as the annual Fantasy of Lights and Festival in the Park. Parks staff works with cities, special park districts, contiguous counties and the State of California on mutually beneficial projects that leverages our resources, furthers our mission, and develops complementary park and recreation programs.

Recognizing the increasing need to provide recreational and open space opportunities for the growing population of Santa Clara County, the Parks Department is continuing to invest in essential capital improvements, vital resource management projects, and major maintenance/infrastructure projects to care for existing park assets, improve the visitor's experience and expand the regional parks system. The Parks Department utilizes two guiding policy documents in prioritizing capital improvement projects. This first is the Board approved Strategic Plan for the Department and the second is the Capital Improvement Program Ranking Criteria developed by the Parks and Recreation Commission and approved by the Board.

Parks and Recreation Capital Improvement Program

The Capital Improvement Program (CIP) includes the project status, schedule, budget and funding sources for the Department's new and ongoing capital projects. The capital projects in this annual report meet the following criteria:

- Health and safety needs required by regulatory agencies
- Threat of loss of use
- Essential to park operations
- Meet the objectives of the Department's Strategic Plan
- Leverage CIP funds to the greatest extent possible
- Good candidates for grant funding

Major funding for the Park's Department's Capital Projects comes from the voter approved Park Charter Fund which designate five percent of the park charter set-aside for park development, from which \$2.2 million is available for FY 2016. Projects using these funds are reviewed by the Parks and Recreation Commission through the annual CIP review process. These recommendations have been included as part of the Department's recommended budget, forwarded to the County Executive and the Board's Housing, Land Use, Environment and Transportation (HLUET) Committee, for input to the Board of Supervisors. Highlights of projects recommended in the FY 2016 CIP to improve park facilities include:

- Calero and Rancho San Vicente Trails MP Implementation: Staging area at McKean Road and Fortini Road intersection, park entrance and loop trail – The Department completed the Calero Trails Master Plan, which the Board of Supervisors approved on October 8, 2013. The Master Plan identified \$4.7 million in park improvements, including staging areas, trails, and trail connection to Calero park. The first portion of the plan proposed for implementation is the construction of a new staging area off McKean Road at the intersection of Fortini Road, with a new park entrance, restroom and trail system to connect to the existing Calero County Park trails. The Board has previously approved \$650,000 to fund design and part of construction, the department proposes an additional \$300,000 in to be used for construction of this project.
- Hellyer County Park: Playground – To replace existing play equipment, which is damaged from weather exposure and age. The play structure has been in place for thirteen years and has outlived its serviceable life. This project is currently in the design stage, and is scheduled to for construction in fall of 2015. In addition to the \$623,128 of previously approved funding for the Playground Program, The Department is proposing to add \$900,000 towards the cost of constructing an expanded playground at Hellyer Park.

- Trails Program: Park Wide – Will establish a park-wide trails program that will include trail design, construction and rehabilitation. \$150,000 will be allocated in FY 2016. Early trail projects intended to be implemented under this program include the Alum Rock road recreational trail alignment, Calero Park Trails, and Mt. Madonna park trails.
- Ed Levin: Monument Peak Road/Trail Repair – To repair the road/trail to Monument Peak. The current road is utilized by Hang Gliders and is also an access to a communication tower on the peak. The deteriorated condition of the road is exacerbated by poor drainage causing erosion and frequent closure during and after storm events. The repaired road/trail will provide continued access by recreational users, and park staff emergency response vehicle access; absent rehabilitation of the road, vehicle access will have to be curtailed in the near future. The Department proposes \$500,000 for rehabilitation of the road/trail.
- Coyote Creek – To provide much needed rehabilitation of thirteen miles of existing trail from Hellyer to Anderson County Parks. Improvements include repair of deteriorated portions of the trail, overlay and in some cases, slurry seal and restriping of the eight foot wide trail. The Department allocated \$630,000 in FY 2009 for the project. Since that time, a Comprehensive Paving Management Assessment was completed for all paved surfaces throughout the park system. The assessment identified areas needing repair with cost projections for the improvements and an additional \$600,000 will be needed to complete the project.

Appendix A: County of Santa Clara Policy Manual: Policies 4.11 & 4.14

Board of Supervisors, County of Santa Clara, Policy Manual Policy 4.11

Policy for Planning, Reporting, and Financing Capital Projects (Adopted 3-10-98; Amended 2-26-08)

The Board of Supervisors believes that a high priority must be placed on the financing of capital projects. This approach allows for a capital expenditure strategy which enables the County to:

- provide appropriate facilities for its workforce and clients;
- manage the maintenance, utilities and other facility ownership costs; and,
- plan for the future replacement of facilities.

The Board supports a rigorous annual planning process and application of well-defined and policy driven criteria. Board Policy 4.10 describes the annual Capital Outlay Process whereby departments will submit capital budget concept proposals for review to the Administrative Capital Committee. The Finance and Government Operations Committee will annually review capital project requests as submitted by the Administrative Capital Committee and will forward recommended projects to the full Board of Supervisors for consideration based upon the following criteria:

- **Legal Mandates** — legal requirements which require implementation of the proposed project.
- **Health and Safety Effects** — the degree to which a project reduces or eliminates the exposure of employees and residents to health and safety hazards.
- **Preservation of Existing Capital Facilities** — the ability of a project to eliminate an existing deficiency, substandard condition or need for future major rehabilitation.
- **Service Level Changes (Quality of Service)** — the project's effect on the efficiency of County programs.
- **Fiscal Impacts** — The cost effectiveness of the project (cost-benefit, life cycle cost, pay-back term, risk assessment analysis).

- **Environmental Sustainability** — the potential for the project to improve one or more of the following indicators of environmental sustainability, consistent with Board Policy Section 7.14 (County Green Building Policy):

- A. Reduced energy use
- B. Reduced Greenhouse Gas (GHG) emissions
- C. Reduced water use
- D. Improvements to water quality
- E. Improvements to air quality
- F. Contribution of project to habitat conservation goals

- **Aesthetic or Social Effects** — the beneficial or adverse impact of a project on the quality of life for residents and/or employees.

Reporting Capital Projects in the 5-Year Capital Improvement Plan, Policy 4.11.1

Capital projects are developed and reviewed by the Finance and Government Operations Committee and by the Board of Supervisors as described in Board Policy Section 4.10 (Capital Outlay Policy). Capital projects are reported in the annually updated 5-Year Capital Improvement Plan as described below:

- A.** Capital projects that exceed \$500,000 will be presented to the Board of Supervisors in a 5-year Capital Improvement Plan that will include information on the stage of the project, estimated life cycle costs including one-time and ongoing costs and additional costs of the service program, if any.
- B.** Capital projects that exceed \$500,000 and require more than one year for completion will be presented to the Board in a multi-year format with clear definition of the need for expenditures and/or encumbrances within each fiscal year base.
- C.** For capital projects that exceed \$500,000, distinct phases will be clearly defined separating the design phase from the construction phase. Though a total cost of all phases will be estimated, funding for construction will normally be considered only at the completion of the design phase when accurate costs have been determined.

D. Projects to be funded from bonds or other sources outside the regular capital review process, such as Santa Clara Valley Health and Hospital System capital accounts, will be included in the document for reference purposes.

Projects that are not requested during the annual Capital Projects planning process, as described in Board Policy Section 4.10 (Capital Outlay Policy), will not be considered for funding unless the need has been created by an emergency or other compelling reason.

Capital Projects Description Policy 4.11.2

This policy recommends that capital expenditures be sorted as based on the following categories of projects:

- A. Preventative / Corrective Maintenance projects
- B. Life Cycle Replacement / Major Maintenance projects
- C. Special Program projects
- D. New Construction / Alteration projects

Preventative/Corrective Maintenance Projects (Amended 6-19-98 – Policy Resolution No. 98-03) Policy 4.11.3

Preventative and corrective maintenance projects are the maintenance work needed to keep a facility and its systems functioning to the end of their engineered lives or “life cycle.” Preventative maintenance accomplishes facility system inspections and services in accordance with schedules established by manufacturers’ recommendations, industry standards, and government regulations. Corrective maintenance is the repair of a facility system that has failed unexpectedly prior to the end of the engineered life of that system. Most corrective maintenance projects are small repair projects that can be performed by County employees since the project work costs less than the dollar amount established by California Public Contract Code Section 22032(a).

These projects typically fall under the criteria of “Preservation of Capital Facilities,” “Legal Mandates,” and “Health and Safety Effects.”

Preventative and corrective maintenance projects are funded in department annual operating maintenance budgets from County “ongoing funds,” and are not capital projects per se. But, failure to perform this work will result in the creation of expensive capital repair projects. Larger corrective maintenance projects may be reclassified as “major maintenance” projects.

The Board of Supervisors has adopted a policy to determine a level of allocation for preventive maintenance based on the value of County-owned buildings. The preventative maintenance annual funding standard shall be 2% of the facility value.

Life Cycle Replacement/Major Maintenance Projects Policy Manual 4.11.4

Buildings and their systems are engineered for a useful design life. Life cycle replacement and major maintenance projects, also known within the County as Backlog Projects, are those capital-funded projects that replace or renovate buildings and their systems as those buildings / building systems reach the end of their useful lives. Large corrective maintenance projects may be reclassified as major maintenance projects due to the need to fund these projects with capital funds rather than from department annual operating budgets.

These projects typically fall under the criteria of “Preservation of Existing Capital Facilities,” “Legal Mandates,” and “Health and Safety Effects.”

The list of projects and desired level of annual capital funding for this work is identified through a Facility Condition Assessment process. A prioritized list of these projects is annually presented to the Board of Supervisors during the annual capital planning process.

Funding for these projects is typically provided from County “one-time” funds. Consideration should be given to using other sources of funding if “one-time” funds are insufficient to meet the life cycle replacement requirements of the County’s facilities.

Unexpected emergency maintenance projects are often funded from the County Contingency Reserve Fund. These projects are considered separately from the annual capital project review process due to the unexpected nature of their occurrence and the urgency with which the repair work must be completed.

Special Programs Projects Policy Manual 4.11.5

Special program projects are those groupings of projects having unique characteristics that are of special interest to the County. Possible examples of such programs include energy conservation, water conservation, greenhouse gas reduction, Americans with Disabilities Act projects, security, and others. These projects may be reflective of one or more of the listed capital projects selection criteria.

These projects are prioritized within their groupings, and the suggested prioritized lists are annually provided to the Board of Supervisors for funding consideration. The program lists are often included in the 10-Year Capital Improvement Plan.

These projects are typically funded from “one-time” funds.

New Construction/Alteration Projects Policy Manual Policy 4.11.6

These projects provide new facilities, or significantly alter existing facilities. While these projects may be selected due to a number of capital project selection criteria, the most commonly used criteria for these projects may be “Service Level Changes.” Changes in Federal or State laws, regulations, and building codes may also create a need for such projects under the “Legal Mandates” criteria.

This policy will require the Administration to include comprehensive statements regarding the impact of new construction and alteration capital projects on the operations of affected departments including the impact on the Facilities and Fleet Department relating to utility, custodial, and maintenance costs, and to other support departments such as the Information Services Department. An additional requirement will be to demonstrate how the funding of such a project will improve the performance of particular departments as it relates to productivity, efficiency, service outcomes, or meeting legal mandates. It is anticipated that projects to provide new facilities will derive from the Facilities Condition Assessment process, the Real Estate Master Plan, and/or specific operational strategic plans that examine productivity, efficiency, service outcomes, or legal mandates. An examination of the cost effectiveness including a life cycle analysis should be reported regardless of funding sources. All of these factors must be included in the justifications presented to the Finance and Government Operations Committee and the Board of Supervisors.

These projects may be funded from a variety of funding sources including Federal, State, grant, bond indebtedness, and County “one-time” funds; and special funds such as Tobacco Funds, Criminal Justice Funds, parcel tax, and other funding sources.

The financial amount required to fund a large new construction or major alteration project may exceed the financial resources available in any given year. These projects should be considered on a case by case basis and be evaluated separately from annual capital requirements.

Budgetary Control of Capital Projects (Adopted 1-14-03; Amended 1-13-04; Amended 12-6-05; Amended 12-5-06; Amended 2-26-08) Policy 4.14

It is the policy of the Board of Supervisors of Santa Clara County that capital project funds be managed according to the following guidelines.

General Capital Funding Guidelines Policy 4.14.1

County departments shall develop policies and procedures for the budgetary control of capital funds. Guidelines should define the appropriation process; establish appropriate and prohibited uses for capital funds; set guidelines for handling funds at project close and fiscal year-end; and define reporting requirements for capital projects.

Budgetary Control and Reporting of the Facilities and Fleet (FAF) and Santa Clara Valley Medical Center (SCVMC) Capital Funds (Amended 12-7-04) Policy 4.14.2

The Board of Supervisors approves FAF and SCVMC Capital Funds according to the guidelines established in Section 4.11 of this policy.

A. FAF Capital Fund and Appropriation Categories

FAF Capital funds are typically appropriated by the Board during the annual Capital Budget Process or by subsequent Board actions. Board Capital Funds are appropriated as either Board Identified Programs or as Board Identified Capital Projects.

1. Board Identified Programs (BIP) – These purpose specific appropriations are maintained in the BIP account until an Administration Identified Capital Project (AICP) is established.
 - a. Building Operations Division BIPs including, but not limited to, Life-cycle Infrastructure Investment Program/Deferred Maintenance Backlog (Backlog) and Energy Conservation Programs

- i. These Building Operations AICPs are approved by the Manager of FAF Building Operations Division within the BIPs scope, e.g., Backlog, to address either deferred maintenance backlog or equipment and building system life cycle replacement needs in County-owned facilities.
 - ii. There may be leased buildings for which FAF is contractually obligated to provide maintenance and in those cases, Backlog funds may be used in accordance with this policy. Energy Conservation Funds may also be used in leased buildings.
- a. Capital Programs Division BIPs including, but not limited to, Security Master Plan, Americans with Disabilities Act/Fire Marshal (ADA/FM), Unanticipated, Planning Programs
 - i. Capital Programs Division AICPs are approved in accordance with the procedures set forth in paragraph 4.14.2.B .1 .b and then are managed by the Manager of Capital Programs to address facility needs within the scope of the BIP appropriation.
 - ii. There may be leased buildings for which FAF determines that enhancements are needed and, in those cases, BIP funds may be used in accordance with this policy, e.g., Security Master Plan improvements.
- 2. Board Identified Capital Projects (BICP) – These are line-item appropriations with a defined project scope.

B. Appropriation Guidelines

- 1. Board Identified Programs (BIP)
 - a. Building Operations, (i.e., Backlog, Energy Conservation Programs)
 - i. Building Operations AICP scope must be in alignment with the BIP scope.
 - ii. The FAF Building Operations Division may commit funds to and move funds between Building Operations AICPs using current year Building Operations BIP Funds only.
 - iii. Building Operations BIP Funds allocated to an AICP in a prior fiscal year cannot be reallocated to another AICP by FAF. Prior year surplus or uncommitted funds shall be transferred to the appropriate holding account when the AICPs are closed out or the funds are otherwise no longer needed for designated AICPs.
 - b. Capital Programs, AICPs. (i.e., ADA/FM, Security Master Plan Programs)
 - i. AICP scope must be in alignment with the BIP scope.
 - ii. The Deputy County Executive, Office of Budget and Analysis (OBA) or designee may approve or augment an AICP up to \$250,000 that is funded entirely from one BIP.
 - iii. AICP funding approved by OBA may be made in increments as long as the total funding for the AICP does not exceed \$250,000;
 - iv. AICPs initiated and closed in the same fiscal year shall have unused funds returned to the BIP for reallocation;
 - v. OBA may approve funding transfers between current-year AICPs within a single BIP.
 - vi. OBA may augment the funding of a prior year AICP from within the same BIP using current year funding only.
 - vii. BIP Funds allocated to an AICP in a prior fiscal year cannot be reallocated to another AICP by OBA. Prior year surplus or uncommitted funds shall be transferred to the appropriate holding account when the AICPs are closed out or the funds are otherwise no longer needed for designated AICPs.
 - viii. AICPs requiring funding from more than one BIP or in an amount greater than \$250,000 must be approved by the Board or its designee. Upon Board action, the AICP is reclassified as a BICP and is subject to the guidelines in Section 4.14.2.B.2 of this policy.

2. Board Identified Capital Projects (BICP) – The Board or its designee must approve the following changes to a BICP:

- a. Total appropriation increases or decreases;
- b. Designated line item appropriation increases or decreases (i.e., land purchase); or
- c. Significant programmatic scope changes.

C. Holding Accounts

1. Board Identified Programs (BIP)
 - a. For each approved BIP, a single holding account shall be established to receive any and all surplus or uncommitted funds returned from its AICPs that were allocated in any prior fiscal year. This account will be separate from the original BIP account. To the extent possible, holding accounts shall identify the year of initial appropriation.
 - b. FAF shall transfer identified surplus or uncommitted prior year funds from AICPs to the designated BIP holding account.
 - c. The Office of Budget and Analysis should provide recommendations to the Board for future allocations of holding account funds; however, only the Board or its designee may appropriate funds from these holding accounts.
2. Board Identified Capital Projects (BICP)
 - a. One single holding account shall be established to receive any and all surplus or uncommitted funds from all BICPs that were allocated in any fiscal year. To the extent possible, holding accounts shall identify the year of initial appropriation.
 - b. FAF shall transfer identified surplus or uncommitted funds from BICPs to the designated BICP holding account.
 - c. The Office of Budget and Analysis should provide recommendations to the Board for future allocations of holding account funds; however, only the Board or its designee may appropriate funds from these holding accounts.

D. Guidelines for Appropriation Management at Fiscal Year End

1. FAF shall carry BICP appropriations across fiscal years until completion and closeout of the project; and
2. FAF shall carry AICP allocations across fiscal years until completion and closeout of the project; and
3. At fiscal year end, current BIP appropriations that are not committed to a project with an established scope and budget shall be transferred to the designated holding account.

E. Reporting Fund Transfers to the Board

1. FAF Building Operations Division shall report all BIP fund transfers annually to the Finance and Government Operations Committee (FGOC). That report shall include the following:
 - a. Funds allocated to Building Operations AICPs from current year BIPs
 - b. Funds returned to BIP holding accounts)
2. FAF Capital Programs Division shall report all BIP (AICP) fund transfers annually to the FGOC, no later than the April meeting, so the Board will have the information during the budget process. That report shall include the following:
 - a. Funds allocated from current year BIPs to current and prior year AICPs
 - b. Funds returned to current year BIPs from current year AICPs
 - c. Funds transferred to the appropriate BIP holding account(s)
 - d. Any funds transferred by the Board, OBA or FAF
3. FAF Capital Programs Division shall report all BICP fund transfers annually to the FGOC, no later than the April meeting, so the Board will have the information during the budget process. That report shall include the following:
 - a. Funds appropriated to BICPs
 - b. Funds returned to the BICP holding account

- c. Funds appropriated from the BICP holding account
4. SCVMC shall report all capital project fund transfers annually in the Final Budget document and reconcile this list at the end of the fiscal year during the re-appropriation request to the Board of Supervisors. These reports shall include the following
- a. All projects equivalent to AICPs, including new and re-appropriated projects.
 - b. At the time of re-appropriation request, a reconciliation of the prior year's Final Budget and the request for re-appropriation.

F. Procedures

FAF and SCVMC shall develop internal procedures to implement this Board policy.

Green Building Policy for County Government Buildings- Specific Requirements (Amended 11-5-13) Policy 7.14.3

The LEED program has four levels of green building performance (Certified, Silver, Gold, and Platinum) which apply to different kinds of projects, such as commercial new construction, commercial interiors, core and shell and existing buildings.

The USGBC updates the LEED guidelines and adds new categories of buildings on a regular basis. LEED requirements will evolve and become increasingly stringent. This policy requires that buildings meet LEED Silver using guidelines that are current at the time the design is approved.

The Board of Supervisors has the authority to grant an exemption to this policy on a case by-case basis.

The following requirements shall be met for new buildings, including parking lot improvements (where applicable as expressly stated in Section S below):

- (A) New buildings over 5,000 square feet will be designed and constructed to meet LEED Silver standards.
- (B) Buildings between 5,000 and 25,000 square feet can meet these requirements by having the building design and the LEED checklist reviewed by a LEED Accredited Professional (AP) or LEED Green Associate who is also a registered engineer or architect and has previously worked on a

minimum of one LEED certified building. This LEED AP may be an employee of the County or the architectural firm, but should not be associated with the project that is under review.

(C) Requirements for buildings over 25,000 square feet shall be met by registering and officially certifying the building with the USGBC. Capital Projects are encouraged to strive for higher than Silver standards when possible.

(D) Alternative Means of achieving a green building are acceptable according to the same standards as required of private developers in the Green Building Ordinance.

(E) Capital Project Managers may submit a request for exemption to the Board of Supervisors. A list of energy and water efficiency measures, waste reduction actions and other green building features shall be submitted at the time of the exemption request. It is expected that exempted buildings be designed and constructed to reach as high a green standard as practicable for that building type. Specific building types that are exempt from the Green Building Ordinance are automatically exempt from this policy.

(F) To the extent that is practicable, each new building shall not increase the overall potable water demand of the County. County water use will be tracked and savings from water conservation projects may be used to offset any increased demand caused by the new building.

(G) New County owned buildings will be designed to control storm water runoff in accordance with the requirements and procedures set forth in the Santa Clara Valley Urban Runoff Pollution Prevention Program.

(H) County-owned residential buildings of any kind may use GreenPoint Rated Guidelines instead of LEED. In this case the buildings should meet or exceed the minimum requirements for similar buildings as covered by the Green Building Ordinance.

(I) Within a reasonable distance of existing or planned recycled water infrastructure (purple pipes), new buildings shall be plumbed and landscaping shall be planned to utilize recycled water.

(J) The design of new facilities and parking lots shall consider the incorporation of renewable energy systems to the maximum extent practicable, e.g. fuel cells, photovoltaic arrays and solar hot water. Provided the systems are economically feasible, project managers will incorporate re-

newable energy systems into the project. If the budget for the renewable energy systems is not specifically approved as part of the project, project managers will at a minimum include the installation of wiring and plumbing conduits to allow easy installation of renewable systems at a later time.

(K) Capital project managers shall program budget and time for building operations and maintenance personnel to participate in the design and development phases to ensure optimal operations and maintenance of the building. Designers will be required to specify materials and systems that simplify and reduce maintenance requirements; require less water, energy, and toxic chemicals and cleaners to maintain; efficiently remove collected trash and recycling; and are cost-effective and reduce life-cycle costs.

(L) All new staff parking areas should offer preferential parking for carpools, provide sufficient bicycle lockers and have electric recharging stations available, if electrical service is available. The design of the building shall consider options that will reduce greenhouse gas impacts related to commuting and client travel to the facility and encourage alternative commute choices. The following requirements shall be met for retrofits, remodels and renovations:

(M) The same standards will be applied to each County building retrofit, remodel and renovation project as are required of private sector projects.

(N) Energy and water efficiency upgrades and potential for utilizing recycled water shall be considered in any renovation project greater than 5,000 square feet. The following requirements apply to all building projects, regardless of size:

(O) Green building expertise will be a criterion in selecting architectural and engineering firms. This may be shown through direct experience designing green buildings that meet LEED standards and familiarity with the certification process.

(P) The construction design for each new building will include installation of individual power meters that are compatible with and can be incorporated into the Building Operations Enterprise Energy Management System for energy data collection, analysis and building energy management. Additional meters will be included in the facility and on site, as necessary, to track the progress of sustainability initiatives, including reductions in energy and water use and waste generation.

(Q) Building materials that support the greenhouse gas emissions goals of the County and support good indoor air quality shall be identified and to the greatest extent practicable shall be utilized in building projects. Products that have significant impacts on greenhouse gas emissions or indoor air quality shall be identified and avoided, used minimally or mitigated to the greatest extent possible.

(R) To the extent possible, buildings should be designed for passive survivability, which allows them to be utilized in the event of a disaster that may make one or more systems or public utility inoperable.

(S) All County parking lot capital improvement projects valued at, budgeted or costing more than One Million Dollars (\$1,000,000) shall incorporate into the project scope of work and budget the following infrastructure:

(a) Install infrastructure to support no less than a Level 2 (208/240 V, 40 amp) electric vehicle charging system including but not limited to conduit, prewiring and panel capacity to support and accommodate Plug-In Electric (PEV) vehicles at no less than 5 percent of the total parking spaces within the County parking lot (the "PEV Spaces"), with a 1:2 ratio of charging systems (dual head outlet) per every two PEV Spaces;

(b) Purchase and install electric vehicle charging stations for 3 percent of the total parking spaces within the County parking lot, with a 1:2 ratio of PEV charging systems (dual head outlet) per every two PEV Spaces; and,

(c) Each PEV charging station installed shall have the ability to accept payment for the use of the electricity by the PEV vehicles, including the ability to accept and process credit card payments in compliance with Payment Card Industry and other security standards applicable to such transactions.

Appendix B: Facilities and Fleet Department - Projects between \$250,000-\$500,000

Project Description	Department	Budget
70 West Hedding	Multi-Department	\$357,049
San Martin DADS-Capital Projects	Behavioral Health Department	\$470,421
Water Conservation Projects	Multi-Department	\$413,084
San Martin-Sig Sanchez Bldg	Multi-Department	\$391,229
Renovation of Downtown Mental Health Reception	Behavioral Health Department	\$277,000
RAIC Replacement Project	Social Services Agency	\$300,000
Multilingual Signage	Multi-Department	\$500,000
Admin Booking Lobby Hardening	Sheriff's Office/Department of Correction	\$300,000
ISD Office Space Design	Information Services Department	\$450,000
	Total	\$3,458,783

Appendix C: Parks and Recreation Department - Projects between \$250,000-\$500,000

Project Description	Budget
Coyote Lake Harvey Bear Ranch MP Implementation	\$327,000
Yurt Implementation	\$400,000
Historic Preservation	\$500,000
Rotary Playground	\$250,000
Coyote Creek Perry's Hill Planning And Development	\$425,000
Park Residence Program	\$495,006
Pay Stations Survey & Replacement	\$350,000
Space Study and Modification	\$470,000
ADA Improvement	\$300,000
Park WiFi Installation	\$260,000
Ed Levin Landfill Closure	\$345,285
Ed Levin Monument Peak Road Repair	\$500,000
Mt Madonna Visitor Center Redesign	\$280,000
Maintenance Management System	\$375,000
Stevens Creek Boat Ramp Upgrade	\$275,000
	Total
	\$5,552,291

Appendix D: Roads and Airports Department - Projects between \$250,000-\$500,000

Project Description		Budget
Neighborhood Protection - Traffic & Electrical		\$399,563
Structure Improvements		\$363,799
	Total	\$763,362

Appendix E: Health and Hospital - Projects between \$250,000-\$500,000

Project Description		Budget
750 S. Bascom		\$251,581
Main: LDR III		\$310,141
Backfill Projects		\$336,635
EHC Medical Respite Expansion		\$498,922
RTLS Cable Project		\$326,752
Nurse Call West Wing		\$400,000
Boiler Controls Upgrade		\$500,000
Cooling Tower Fill Replacement		\$350,000
Road Surface Repairs		\$300,000
HVAC Controls Upgrade		\$500,000
	Total	\$3,774,031