

Buildings & Grounds Capital Improvements

BUILDINGS & GROUNDS OVERVIEW

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

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

Major Capital Improvements Identified in the CIP

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

CIP PLANNING PROCESS AND FINANCIAL ANALYSIS

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

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

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

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

The CIP Planning Process concluded that the Facility Management, Small Capital Improvements funding totals \$4 million per year to meet Buildings and Grounds needs.

Significant Project Updates from the Prior Year

- The Headquarters Operations Building Project increased in cost by \$1.283 million as a result of the project schedule being extended by three years to align with Valley Water's long-range overall planning.
- The Facility Management, Small Capital Improvement project increased in cost by \$28.006 million as a result of the overall project schedule being extended by seven years. The project timeline will be revised on an annual basis, as this project will continue for as long as Valley Water has facilities to maintain.



Buildings & Grounds Capital Improvements

The following table is a project funding schedule for buildings and grounds capital improvements resulting from this year's financial analysis. Detailed information for each project can be found in this document on the following pages in the order presented in this table. The chart also identifies partially funded projects and estimated unspent appropriation from FY 2022-23.

Buildings and Grounds Capital Improvements (\$K)

Project Number	PROJECT NAME	Through FY22	FY23*	FY23 Unspent	FY24	FY25	FY26	FY27	FY28	FY29-38	TOTAL
60204016	Facility Management, Small Capital Improvements	n/a	4,492	-	4,000	4,006	4,000	4,000	4,000	40,000	64,498
60204022	Security Upgrades and Enhancements	-	314	-	314	334	349	7,329	8,564	-	17,204
60204032	Headquarters Operations Building	2,020	2,080	3,380	-	-	5,737	4,031	1,407	1,135	16,410
TOTAL		2,020	6,886	3,380	4,314	4,340	10,086	15,360	13,971	41,135	98,112

*FY 2023 Adjusted Budget includes adopted budget plus budget adjustments.

 FY 2022-23 Funds to be reappropriated

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

Buildings and Grounds - Funding Sources (\$K)

Fund Number	FUND NAME	Through FY22	FY23	FY23 Unspent	FY24	FY25	FY26	FY27	FY28	FY29-38	TOTAL
11	General Fund	2,020	6,886	3,380	4,314	4,340	10,086	15,360	13,971	41,135	98,112
TOTAL		2,020	6,886	3,380	4,314	4,340	10,086	15,360	13,971	41,135	98,112

 FY 2022-23 Funds to be reappropriated

Project	Facility Management, Small Capital Improvements
Program	Buildings & Grounds
Project No.	60204016
Contact	Tony Ndah tndah@valleywater.org

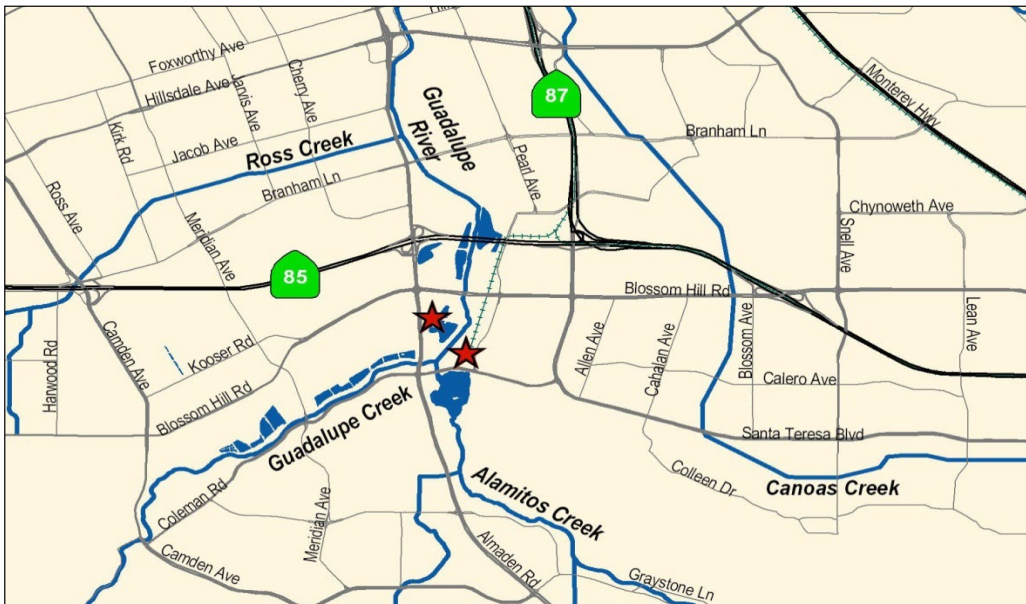


Front view of the Headquarters building at the Almaden Campus

PROJECT DESCRIPTION

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

PROJECT LOCATION



★ Project Location

SCHEDULE & STATUS

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

Phase	Cost	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33
Plan	n/a											
Design	n/a											
Construct	n/a											
Closeout	n/a											
	n/a											

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Future	
60204016-Facility Management, Small Capital Improvements	n/a	4,492	4,000	4,006	4,000	4,000	4,000	40,000	64,498
with inflation	n/a	4,492	4,000	4,006	4,000	4,000	4,000	40,000	64,498

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY22	FY23		FY24	FY25	FY26	FY27	FY28	Future	
60204016-Facility Management, Small Capital Improvements	n/a	4,492	0	4,000	4,006	4,000	4,000	4,000	40,000	64,498

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

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	64,498
Other Funding Source	0
Total	64,498

OPERATING COST IMPACTS

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

USEFUL LIFE: Not Available

Project	Security Upgrades and Enhancements Project
Program	Buildings & Grounds
Project No.	60204022
Contact	Alexander Gordon agordon@valleywater.org



Security upgrades and enhancements at Valley Water facilities

PROJECT DESCRIPTION

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

PROJECT LOCATION

No map is provided for this project.

SCHEDULE & STATUS

July 2022 to June 2028

Phase	Cost	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33
Plan	358											
Design	440											
Construct	13,160											
Closeout	70											
	14,028											

Total project cost may include expenditures not yet allocated to a specific phase.

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Future	
60204022-Security Upgrades and Enhancements Project	0	314	314	300	300	6,000	6,800	0	14,028
with inflation	0	314	314	334	349	7,329	8,564	0	17,204

Actuals include project expenditures and encumbrances.

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY22	FY23		FY24	FY25	FY26	FY27	FY28	Future	
60204022-Security Upgrades and Enhancements Project	0	314	0	314	334	349	7,329	8,564	0	17,204

Adjusted Budget includes adopted budget plus approved budget adjustments.

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	17,204
Other Funding Sources	0
Total	17,204

OPERATING COST IMPACTS

Operating costs will be determined during the design phase.

USEFUL LIFE: Not Available

Project	Headquarters Operations Building
Program	Buildings & Grounds
Project No.	60204032
Contact	Tony Ndah tndah@valleywater.org



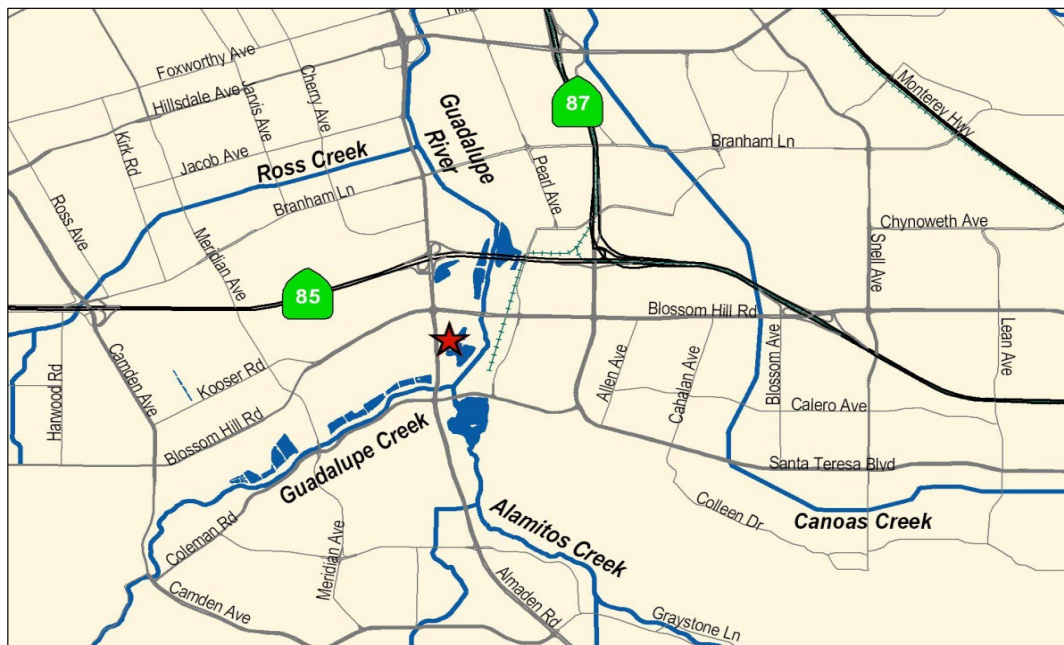
Existing Maintenance Building

PROJECT DESCRIPTION

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

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

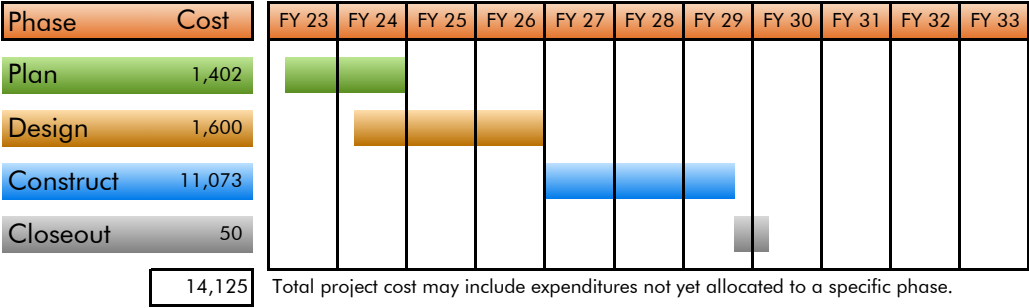
PROJECT LOCATION



★ Project Location

SCHEDULE & STATUS

July 2014 to August 2029



EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Future	
60204032-Headquarters Operations Building	20	700	1,986	300	5,800	3,325	1,122	873	14,125
with inflation	20	700	1,986	328	6,805	4,031	1,407	1,135	16,410

Actuals include project expenditures and encumbrances.

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Future		
60204032-Headquarters Operations Building	2,020	2,080	3,380	0	0	5,737	4,031	1,407	1,135	16,410

Adjusted Budget includes adopted budget plus approved budget adjustments.

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	16,410
Other Funding Sources	0
Total	16,410

OPERATING COST IMPACTS

Operating costs will be determined during the design phase.

USEFUL LIFE: Not Available