

Buildings & Grounds

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 35 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

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

Operations and Maintenance Costs

It is understood that new capital projects have an impact on future operations and maintenance, and this is included in the financial analysis. Throughout the various phases of a capital project, projections of this impact are regularly considered and updated as needed to reflect changes in project elements.

CIP DEVELOPMENT PROCESS AND FINANCIAL ANALYSIS

The annual CIP Development 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 March.

The Board then authorizes the 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.

A 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:

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

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

Significant Project Updates from the Prior Year

Updates to capital project plans are considered to be significant if total project costs (TPC) increase or decrease by more than \$1 million (inflated), project completion is extended beyond one year, or if there are any changes to project scope. Listed below are the changes to projects from the CIP Adopted FY 2025-29 Five-Year Plan:

Capital Improvement Project Updates

- The Security Upgrades and Enhancements Project decreased in cost by \$2.21 million as a result of the project schedule being advanced by one year due to the Project scheduled to be delivered in three phases: Phase 1-Fencing Replacement, Phase 2-Surveillance and Access Control Replacement, Phase 3-Surveillance System Expansion.
- The Headquarters Operations Building Project decreased in cost by \$87 thousand as a result of a change in project scope. The scope changed from a building replacement to a full-scale renovation and the overall project schedule advanced by 23 months due to the change in scope and effort to advance the contract timeline.

Small Capital Improvement Project Updates

Small Capital project forecasts undergo annual revisions, adjusting asset rehabilitation projects based on asset condition and project requirements, and updating project costs according to market conditions. These revisions to both schedule and costs result in several minor changes in expected expenditures over the forecasted period.

- Small Capital Improvements, Facility Management Project increased in cost by \$2.55 million.

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 2024-25.

Buildings and Grounds Funding Schedule (\$K)

Project Number	PROJECT NAME	Through FY24	FY25*	FY25 Unspent	FY26	FY27	FY28	FY29	FY30	FY31-40	TOTAL
60204016	Small Capital Improvements, Facility Management	n/a	6,555	-	4,006	4,000	4,000	4,000	4,000	40,000	66,561
60204022	Security Upgrades and Enhancements	628	4,587	-	5,219	4,246	-	-	-	-	14,679
60204032	Headquarters Operations Building	4,100	1,485	4,492	4,025	5,359	-	-	-	-	14,970
TOTAL		4,728	12,627	4,492	13,250	13,605	4,000	4,000	4,000	40,000	96,210

*FY 2025 Adjusted Budget includes adopted budget plus budget adjustments

 FY 2024-25 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 FY24	FY25*	FY25 Unspent	FY26	FY27	FY28	FY29	FY30	FY31-40	TOTAL
11	General Fund	4,728	12,627	4,492	13,250	13,605	4,000	4,000	4,000	40,000	96,210
TOTAL		4,728	12,627	4,492	13,250	13,605	4,000	4,000	4,000	40,000	96,210

 FY 2024-25 Funds to be reappropriated

PROJECT **Small Capital Improvements, Facility Management**

PROGRAM Buildings & Grounds

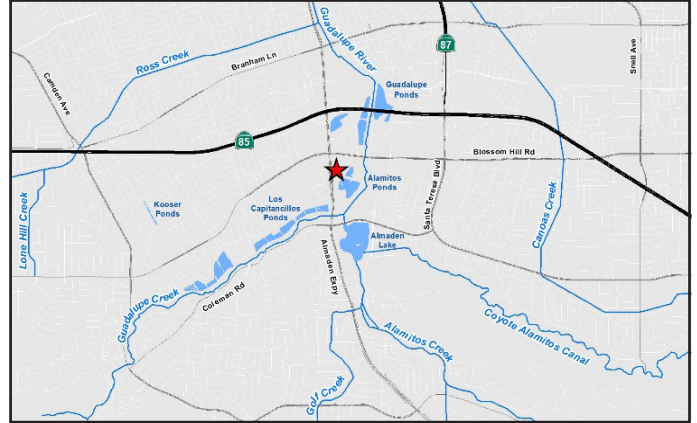
CONTACT Tony Ndah

PROJECT NO. 60204016

tndah@valleywater.org



Front view of Headquarters building at the Almaden Campus



Location Map

★ Project Location

PROJECT DESCRIPTION

This project reserves funding for capital maintenance and replacement of buildings and grounds on all Valley Water facilities to provide a healthy and safe environment for staff and visitors.

OPERATING COST IMPACTS

See Appendix D for operating cost impacts.

USEFUL LIFE: Not Applicable

SCHEDULE & STATUS

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

Phase	Cost	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35
Plan												
Design												
Construct	66,561											
Closeout												
66,561		Total project cost may include expenditures not yet allocated to a specific phase.										

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY24	FY25	FY26	FY27	FY28	FY29	FY30	Future	
60204016-Small Capital Improvements, Facility Management	n/a	6,555	4,006	4,000	4,000	4,000	4,000	40,000	66,561
with inflation	n/a	6,555	4,006	4,000	4,000	4,000	4,000	40,000	66,561

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY24	FY25		FY26	FY27	FY28	FY29	FY30	Future	
60204016-Small Capital Improvements, Facility Management	n/a	6,555	0	4,006	4,000	4,000	4,000	4,000	40,000	66,561
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	66,561
Other Funding Source	0
Total	66,561

PROJECT	Security Upgrades and Enhancements		
PROGRAM	Buildings & Grounds	CONTACT	Tony Ndah
PROJECT NO.	60204022		tndah@valleywater.org



Security upgrades and enhancements at Valley Water facilities



Location Map

PROJECT DESCRIPTION

This project is a path to significantly enhance the security at Valley Water facilities. The Project will install an updated security system using modern technologies capable of responding to today’s security threats, and it will increase the overall physical security for Valley Water properties, facilities, fleet, equipment, and staff.

The project will be delivered in three phases:

- Phase 1: Fencing Replacement
- Phase 2: Surveillance and Access Control Replacement
- Phase 3: Surveillance System Expansion

OPERATING COST IMPACTS

See Appendix D for operating cost impacts.

USEFUL LIFE: Not Applicable

SCHEDULE & STATUS

July 2022 to June 2027

Phase	Cost	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35
Plan	208											
Design	170											
Construct	13,820											
Closeout	70											
14,274	Total project cost may include expenditures not yet allocated to a specific phase.											

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures								Total
Project	FY24	FY25	FY26	FY27	FY28	FY29	FY30	Future		
60204022-Security Upgrades and Enhancements	215	5,000	5,219	3,841	0	0	0	0		14,274
with inflation	215	5,000	5,219	4,246	0	0	0	0		14,679
Actuals include project expenditures and encumbrances.										

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY24	FY25		FY26	FY27	FY28	FY29	FY30	Future	
60204022-Security Upgrades and Enhancements	628	4,587	0	5,219	4,246	0	0	0	0	14,679
Adjusted Budget includes adopted budget plus approved budget adjustments.										

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	14,679
Other Funding Sources	0
Total	14,679

PROJECT Headquarters Operations Building

PROGRAM Buildings & Grounds

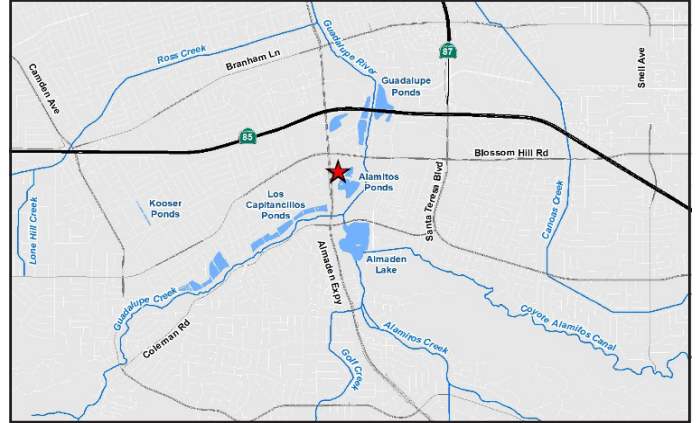
CONTACT Tony Ndah

PROJECT NO. 60204032

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Existing Maintenance Building



Location Map

★ Project Location

PROJECT DESCRIPTION

This project is a placeholder to plan, design, and construct future facilities or improve 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 staff to efficiently perform its core business

OPERATING COST IMPACTS

See Appendix D for operating cost impacts.

USEFUL LIFE: Not Applicable

SCHEDULE & STATUS

July 2014 to June 2027

Phase	Cost	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35
Plan	390											
Design	882											
Construct	13,375											
Closeout	50											
	14,697	Total project cost may include expenditures not yet allocated to a specific phase.										

EXPENDITURE SCHEDULE

(in thousands \$)

	Actuals Thru	Planned Expenditures							Total
Project	FY24	FY25	FY26	FY27	FY28	FY29	FY30	Future	
60204032-Headquarters Operations Building	394	700	8,517	5,087	0	0	0	0	14,697
with inflation	394	700	8,517	5,359	0	0	0	0	14,970
Actuals include project expenditures and encumbrances.									

FUNDING SCHEDULE

(in thousands \$)

	Budget Thru	Adj. Budget	Est. Unspent	Planned Funding Requests						Total
Project	FY24	FY25		FY26	FY27	FY28	FY29	FY30	Future	
60204032-Headquarters Operations Building	4,100	1,485	4,492	4,025	5,359	0	0	0	0	14,970
Adjusted Budget includes adopted budget plus approved budget adjustments.										

FUNDING SOURCES

(in thousands \$)

SCVWD General Fund	14,970
Other Funding Sources	0
Total	14,970