



## Staff Report

**TO:** Mayor and City Council Members  
**FROM:** Kristine Day, Assistant City Manager  
**DATE:** May 4, 2021  
**SUBJECT:** **Review Draft Capital Improvement Plan (CIP) for Fiscal Years 2022-2026 and Prior Year Project List**

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### **Background and Analysis:**

Each year as part of the budgetary process, the City Council reviews and adopts a five-year capital improvement plan (CIP) pursuant to the California Government Code. Adoption of the CIP requires the City Council to hold a public hearing and adopt a resolution. City staff intends to bring back the CIP for formal action on June 1, 2021.

As part of this staff report, both a draft prior year project list and a draft CIP have been provided for the City Council's review and direction for any modifications. During the presentation, a full overview of projects by funding source will be provided. Some of the projects identified and listed in the plan are projects which will be constructed with restricted funds such as development impact fees.

### **Prior Year CIP Project List**

This project list is a culmination of prior year CIP projects dating back to 2016, which are active and underway. This list indicates the status and funding source for each. Many of these projects are under design or construction. Many of the projects listed in the Prior Year CIP have moved from 5-year CIP FY2021. Projects T-02 through T-06 have been added to the City's CIP to coincide with the Transit Capital Plan.

### **Five Year Capital Improvement Plan FY2022-2026**

Attached is the proposed CIP for City Council's review and direction on projects proposed for FY2022-2026. The proposed project list continues to provide a balance of projects City-wide including street improvements, public safety, quality of life, facility maintenance and wastewater system improvements based on the priorities of the City Council. Projects are categorized by funding source, some of which are restricted funds that must be used to increase capacity of infrastructure and for purposes consistent with the specified impact fee. City staff will provide an overview and more information on

each project during the presentation. Below is an overview of several key project categories.

### Street Improvement Projects

Several street improvement projects are included with a variety of funding sources such as Measure A, SB1, CDBG, and Traffic Signal DIF. City Council approved a list of street rehabilitation and slurry seal projects at the April 20, 2021, meeting which will be funded through Measure A, SB1, General Fund and CDBG funds. Funds have been allocated this fiscal year to perform necessary traffic studies as well as associated improvements to address traffic congestion, circulation capacity and public safety. CDBG funds have been programmed to enhance the street rehabilitation program in the City core and other eligible segments of town. This will increase street maintenance roughly \$130,000 annually.

### Public Safety Projects

The aging facilities of the Police Department will require new facilities in the future. A feasibility study is in progress to provide facility space planning, conceptual drawings, and construction cost estimates to allow the City Council to plan for this facility in the future. Included in the CIP is placeholder of \$40 million for a new facility in the future funding category.

### Quality of Life Projects

\$250,000 from CFD funds have been added for Phase 2 of the Playground Shade Covers Project as an estimated cost for 2 additional permanent shade structures in the park system.

### Wastewater System

The wastewater master plan is currently underway and will provide a list of system improvements which will be incorporated into future CIPs. A workshop presenting the Wastewater Master Plan to the City Council is anticipated in July 2021, with an integrated CIP between the lift stations, collection system and the wastewater treatment plant. The mitigation of inflow and infiltration of storm water into the wastewater system continues to be an identified need. Funds have been programmed over several fiscal years to address this issue.

Also included is the design and construction of the 16" force main from the Mesa Lift Station to the wastewater treatment plant as well as the pump replacement for the lift station build out. The design portion of this project is anticipated to be approximately \$450,000 and probable construction costs to be around \$4.75 million. These projects have been added to FY2022 and FY2023.

Once the new plant is fully operational and the wastewater master plan is complete, a new rate study will be needed, and those funds have been programmed for FY2022. Additionally, in FY2024 and FY2026, large replacement maintenance items for the RO system and the UV system at the treatment plant have been included.

#### Internal Service Fund - Buildings

In December 2020, City Council approved the creation of the Internal Service Fund for building maintenance and placed \$3.5 million of seed funding to start needed maintenance projects. Projects slated for FY2022 include maintenance to City Hall including the roof, HVAC replacements, fire system update associated with office space remodels, bathroom updates and window replacements for Building B. Fire Station 66 will undergo HVAC replacements along with duct cleaning/repair/replacements. The Police Station will replace HVAC units and replacement of lifted concrete around the building. Lastly, irrigation replacement with smart technology for better management of the irrigation system citywide has been included for FY2022.

#### **Fiscal Impact:**

The Finance Department has reviewed both the draft prior year CIP project list and the draft five-year CIP. All projects on the prior year project list are funded or awaiting grant dollars for construction. Funding for projects listed in the FY2022 column can be fully funded with the identified funding source. City staff estimates that it cost approximately \$9,750 to prepare this report.

#### **Recommended Action:**

Review the Draft Capital Improvement Plan for FY 2022-2026 and the Prior Year Project List and provide direction to City staff.

#### **Attachments:**

- A. Draft Prior Year CIP Project List
- B. Draft Five Year Capital Improvement Plan FY 2022-2026

**City of Beaumont  
Prior Year CIP Projects**

Project #	Project Name	Budget Allocation	Status	Funding Source
104	CF104 City Hall and BLDG B	\$ 1,000,000	Construction	Basic Services DIF
2016-003	Potrero Interchange- Phase 1 & 2	\$ 66,600,664	Phase 1 Complete, Phase 2 Seeking Funds	Grants/ Developer Contributions
2017-001	Pennsylvania Avenue/Ramp Additions	\$ 3,950,000	In design	Road & Bridge DIF
2017-005	WWTP Exp PH 1 & Advanced R	\$ 67,235,187	In construction	Bonds, WW DIF, Recycled Water DIF, CFD
2017-006	Brine Pipeline to San Bernardino	\$ 40,572,639	In construction	Bonds, WW DIF, Recycled Water DIF, CFD
2017-009	Pennsylvania Widening	\$ 4,018,000	In Design	TUMF, Road & Bridge DIF
2017-012	Pennsylvania Ave/UPR Grade Separation	\$ 1,500,000	In Design	Railroad DIF
2017-027	Oak Valley/I-10 Interchange Design	\$ 7,000,000	Design	TUMF, Grants
2017-028	Potrero Fire Station	\$ 8,650,000	Design	Fire Station DIF, General Fund, Bonds
2019-004	CNG Station	\$ 2,830,156	Design	Transit Grants
2019-009	2nd Street Extension Feasibility / Design	\$ 200,000	Design	Road & Bridge
2019-010	PLC Upgrade Construction	\$ 700,000	Construction	WW Funds, CFD
2019-012	WQMP & WWTP Permit	\$ 50,000	In process	WW Funds
2019-013	Wastewater Master Plan	\$ 350,000	In process	WW Funds
2019-018	PLC Upgrade Design	\$ 50,000	Design	WW Funds
2019-019	Beaumont Master Drainage Plan - Line 2 Stage 1	\$ 5,000,000	Design	Grant
R-01	Oak Valley Pkwy Expansion I10-Desert Lawn Phase 2	\$ 600,000	Design	Road & Bridge DIF
R-02	Citywide Traffic Signal Upgrade & Capacity Improvement Phase 1	\$ 150,000	Design/Construction	Traffic Signal DIF
P-01	Stewart Park Splash Park	\$ 1,145,000	Design	Community Park DIF
P-02	Rangel Park Splash Park	\$ 500,000	Design	Neighborhood DIF
P-03	Nicklaus Park Splash Park	\$ 850,000	Design	Neighborhood DIF
P-04	Sports Park Field Lighting and Field Expansion	\$ 1,000,000	Design	Regional Park DIF
P-05	Nicklaus Park Field Lighting and Field Expansion	\$ 900,000	Design	Regional Park DIF
P-06	Sports Park Support Building for Leagues	\$ 300,000	Design	Recreation Facilities DIF
P-07	Nicklaus Park Support Building for Leagues	\$ 300,000	Design	Recreation Facilities DIF
P-08	Nicklaus Park Skate Park	\$ 300,000	Design	Recreation Facilities DIF
PS-01	New Police Station Feasibility Study	\$ 250,000	RFP	Police Facilities Mitigation DIF
P-10	Stewart Park Redevelopment and Skate Park	\$ 2,250,000	Design	CFD
PS-02	Police Station Renovations	\$ 250,000	Construction	CFD
PS-03	Fire Station Renovations	\$ 250,000	Construction	CFD
P-09	Playground Shade Covers - Phase 1	\$ 250,000	Design	CFD
P-11	Rangel Park - Ball Field Lights, Electrical and Playground	\$ 867,213	Design	CFD, CDBG
R-03	Annual Citywide Street Rehabilitation and Maintenance 20/21	\$ 2,141,201	Design	Measure A
R-04	Annual Citywide Street Rehabilitation and Maintenance 20/21	\$ 1,436,733	Design	SB1
CD-01	SB2 Grant - Housing Code Updates	\$ 160,000	In process	Grant
CD-02	Leap Grant - Housing Element Update	\$ 150,000	In process	Grant
P-13	Three Rings Ranch Park Improvements	\$ 177,952	Design	Grant
T-01	Electric Shuttle Vehicles	\$ 272,673	In process	Transit Grants
T-02	Fleet Maintenance and Operations Facility - Construction	\$ 1,220,667	Design	Transit Grants
T-03	Bus Stop Rehabilitation & Passenger Amenities	\$ 179,443	Construction	Transit Grants
T-04	Shop Building Maintenance	\$ 55,524	Construction	Transit Grants
T-05	Bus Wraps/ Brand Logo Update- Phase 1	\$ 101,950	In process	Transit Grants
T-06	Shop Tools and Lifts	\$ 11,974	In process	Transit Grants
R-05	2020 Mid Year Street Enhancement Program	\$ 3,500,000	Construction	General Fund
R-06	2021 Mid Year Street Enhancement Program	\$ 2,000,000	Design	General Fund
R-07	Cherry Channel Drainage Project	\$ 500,000	Design	General Fund
F-01	City Hall Landscaping and Painting	\$ 250,000	Design	General Fund
WW-01	I&I Rehabilitation Project - Phase 1	\$ 200,000	In process	Wastewater
		\$ 232,226,977		

Five Year Capital Improvement Plan FY 22-26

**Funding Source: TUMF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Basic Services DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
New City Hall							\$ 18,000,000	\$ 18,000,000
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,000,000

**Funding Source: Road & Bridge DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
2nd Street Extension Construction							\$ 5,000,000	\$ 5,000,000
1st Street Widening Penn to Beaumont Ave Design & Construction							\$ 1,600,000	\$ 1,600,000
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600,000	\$ 6,600,000

**Funding Source: Traffic Signal DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 2		\$ 150,000						\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 3			\$ 150,000					\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 4				\$ 150,000				\$ 150,000
Citywide Traffic Signal Upgrade & Capacity Improvement Phase 5					\$ 150,000			\$ 150,000
<b>TOTAL</b>		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 600,000

**Funding Source: Community Park DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
								\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Neighborhood Park DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
								\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Regional Park DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
								\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Recreation Facilities DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
								\$ -
								\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Fire Station DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Police Facilities Mitigation DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
								\$ -
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: Public Safety CFD**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: CFD**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
Playground Shade Covers - Phase 2		\$ 250,000						\$ 250,000
Downtown Plaza			\$ 1,500,000					\$ 1,500,000
<b>TOTAL</b>		\$ 250,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,750,000

**Funding Source: Measure A**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
Annual Citywide Street Rehabilitation and Maintenance 21/22		\$ 1,060,000						\$ 1,060,000
Annual Citywide Street Rehabilitation and Maintenance 22/23			\$ 535,500					\$ 535,500
Annual Citywide Street Rehabilitation and Maintenance 23/24				\$ 541,000				\$ 541,000
Annual Citywide Street Rehabilitation and Maintenance 24/25					\$ 546,500			\$ 546,500
Annual Citywide Street Rehabilitation and Maintenance 25/26						\$ 552,000		\$ 552,000
<b>TOTAL</b>		\$ 1,060,000	\$ 535,500	\$ 541,000	\$ 546,500	\$ 552,000	\$ -	\$ 3,235,000

**Funding Source: RMRA/SB 1**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
Annual Citywide Street Rehabilitation and Maintenance 21/22		\$ 863,763						\$ 863,763
Annual Citywide Street Rehabilitation and Maintenance 22/23			\$ 892,435					\$ 892,435
Annual Citywide Street Rehabilitation and Maintenance 23/24				\$ 900,840				\$ 900,840
Annual Citywide Street Rehabilitation and Maintenance 24/25					\$ 898,837			\$ 898,837
Annual Citywide Street Rehabilitation and Maintenance 25/26						\$ 908,101		\$ 908,101
<b>TOTAL</b>		\$ 863,763	\$ 892,435	\$ 900,840	\$ 898,837	\$ 908,101	\$ -	\$ 4,463,976

**Funding Source: Grants**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
Pennsylvania Ave/UPRR Grade Separation - Construction							\$ 34,000,000	\$ 34,000,000
California Ave/UPRR Grade Separation - Construction							\$ 34,000,000	\$ 34,000,000
Oak Valley/I-10 Interchange - Construction							\$ 65,000,000	\$ 65,000,000
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,000,000	\$ 133,000,000

**Funding Source: Transit Grants**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
CNG Fueling Station			\$ 500,000					\$ 500,000
Fleet Maintenance and Operations Facility Construction				\$ 1,000,000				\$ 1,000,000
Passenger Amenities Project			\$ 100,000					\$ 100,000
Vehicle Replacements - Phase 1		\$ 1,400,000						\$ 1,400,000
Vehicle Replacements - Phase 2			\$ 1,400,000					\$ 1,400,000
Vehicle Replacements - Phase 3				\$ 1,400,000				\$ 1,400,000
Fleet Video Cameras		\$ 110,000						\$ 110,000
Paratransit Scheduling Software		\$ 14,000						\$ 14,000
Shop Tools and Lifts		\$ 60,000						\$ 60,000
<b>TOTAL</b>		\$ 1,584,000	\$ 2,000,000	\$ 2,400,000	\$ -	\$ -	\$ -	\$ 5,984,000

**Funding Source: Asset Forfeiture**

Project Name	Project Number	FY21/22	FY21/22	FY22/23	FY23/24	FY24/25	Future Funding	TOTAL
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Funding Source: CDBG Grants**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
Citywide Street Improvements 21/22 - CDBG		\$ 130,000						\$ 130,000
Citywide Street Improvements 22/23 - CDBG			\$ 130,000					\$ 130,000
Citywide Street Improvements 23/24 - CDBG				\$ 130,000				\$ 130,000
Citywide Street Improvements 24/25 - CDBG					\$ 130,000			\$ 130,000
Citywide Street Improvements 25/26 - CDBG						\$ 130,000		\$ 130,000
<b>TOTAL</b>		\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ -	\$ 650,000

**Funding Source: General Fund**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
Storm Drain Facilities							\$ 1,000,000	\$ 1,000,000
Storm Drain Master Plan							\$ 500,000	\$ 500,000
Parking Garage Facility - Downtown							\$ 10,000,000	\$ 10,000,000
New Police Station Facility							\$ 40,000,000	\$ 40,000,000
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,500,000	\$ 51,500,000

**Funding Source: Wastewater**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
I&I Rehabilitation Project - Phase 2 - Flow Meters		\$ 200,000						\$ 200,000

I&I Rehabilitation Project - Phase 3			\$ 200,000					\$ 200,000
Wastewater Rate Study		\$ 200,000						\$ 200,000
UV Bulb Replacement				\$ 50,000	\$ 50,000	\$ 50,000		\$ 150,000
RO Module Replacement						\$ 300,000		\$ 300,000
<b>TOTAL</b>		<b>\$ 400,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ 950,000</b>

**Funding Source: Wastewater DIF**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
16" Mesa Force Main and Pump Replacement Design		\$ 450,000						\$ 450,000
16" Mesa Force Main Construction			\$ 4,000,000					\$ 4,000,000
Mesa Lift Station Pump Replacement Construction			\$ 750,000					\$ 750,000
<b>TOTAL</b>		<b>\$ 450,000</b>	<b>\$ 4,750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,200,000</b>

**Funding Source: Internal Service Fund- Buildings**

Project Name	Project Number	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	Future Funding	TOTAL
City Hall Roofing		\$ 313,071						\$ 313,071
City Hall Fire System Upgrades - Remodeled Spaces		\$ 403,504						\$ 403,504
City Hall Bathrooms		\$ 100,000						\$ 100,000
City Hall HVACs - Gym and Remodeled Spaces		\$ 275,812						\$ 275,812
Fire Station 66 - HVAC		\$ 49,399						\$ 49,399
Police Station - HVAC		\$ 157,791						\$ 157,791
Police Station - Concrete Walkway Trip Hazards		\$ 25,000						\$ 25,000
Grounds Smart Irrigation		\$ 109,000						\$ 109,000
Building B - Window Replacement		\$ 26,000						\$ 26,000
<b>TOTAL</b>		<b>\$ 1,459,577</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,459,577</b>

Streets/ Roads	R
Parks	P
Public Safety	PS
Community Development	CD
Transit	T
Wastewater	WW
Facilities	F