

# City of BRENTWOOD



THE CITY OF  
BRENTWOOD

HERITAGE ■ VISION ■ OPPORTUNITY

*Future Civic Center*



*2008/09 - 2012/13*

CAPITAL IMPROVEMENT PROGRAM - FINAL BUDGET



Every year the City selects a theme for the covers of its major financial documents - the Capital Improvement Program Budget (CIP), the Operating Budget, the Cost Allocation Plan, the Fiscal Model and the Comprehensive Annual Financial Report (CAFR). This year each of the covers will portray an aspect of the new Civic Center, which is currently in the planning stages.

COVER: This year's CIP Budget cover shows the site plan for the new Civic Center. The main feature of the Civic Center is City Park, which will be redesigned as part of the Civic Center project. Surrounding the park will be a new Council Chamber with a Civic Plaza, shown in the upper left. To the right of the Council Chambers will be a New City Hall, a new parking facility and a New Community Center, shown on the far right of the park. The entire Civic Center complex is scheduled for completion in 2011.

*The CIP Budget was prepared by Finance and the CIP Team.*

*City Council*

Robert Taylor ..... Mayor  
Robert Brockman ..... Vice-Mayor  
Chris Becnel ..... Council Member  
Brandon Richey ..... Council Member  
Erick Stonebarger ..... Council Member

*Executive Team*

Donna Landeros ..... City Manager  
Damien Brower ..... City Attorney  
Craig Bronzan ..... Director of Parks & Recreation  
Karen Chew ..... Assistant City Manager  
Pamela Ehler ..... City Treasurer / Director of Finance and Information Systems  
Mark Evenson ..... Chief of Police  
Bailey Grewal ..... Director of Public Works / City Engineer  
Casey McCann ..... Interim Director of Community Development

***Capital Improvement Program Field Team***

Mike Azamey, Landscape / Facilities Supervisor

Edelyn Baula, GIS Coordinator

Dee Boskovic, Associate Engineer

Patti Bowden, Accountant II

Kerry Breen, Accounting Manager

Eric Brennan, Water Operations Manager

Yun Cho, Chief Information Systems Officer

Tina Clark, Parks Accountant II

Denise Davies, Chief Financial Operations Officer

Scott Dempsey, Fleet Manager

Jagtar Dhaliwal, Engineering Manager

Chris Ehlers, Deputy Director of Public Works

Paul Eldredge, Assistant Dir. of Public Works / Assistant City Engineer

Nick Estakhri, Associate Engineer

Debra Galey, Management Analyst

Jim Gallegos, Streets Manager

Matt Griggs, Accounting Technician

Debbie Hill, Associate Planner

Marna Huber, Management Analyst

Brian Kelleher, Accountant II

Steve Kersevan, Engineering Manager

Randy Kidwell, Chief Building Officer

Kevin King, Police Lieutenant

Heidi Kline, Planning Manager

Donald Kwong, Senior Redevelopment Analyst

Gail Leech, Management Analyst

Frank Lideros, Senior Associate Engineer

Linda Maurer, Economic Development Manager

Barry Margesson, Landscape / Facilities Supervisor

Pat Meyer, Finance / Special Projects Coordinator

Kwame Reed, Sr. Community Development Analyst

Winston Rhodes, Senior Planner

Gina Rozenski, Redevelopment Manager

Anthony Salam, Engineering Manager

Lori Sanders, Project Services Specialist

Poldina Scherff, Recreation Manager

Roger Stromgren, Landscape / Facilities Supervisor

Linda Vargas, Engineering Services Specialist

Kris Vickers, Wastewater Operations Manager

Liz Ybarra, Accountant I

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# City of Brentwood

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May 2008

The Honorable Mayor, Members of the City Council and Citizens of Brentwood  
City of Brentwood  
Brentwood, California 94513

Dear Mayor Taylor, Members of the City Council and Citizens of Brentwood:

We are pleased to submit the 2008/09 through 2012/13 Capital Improvement Program (CIP) outlining the City's infrastructure needs. This document is the City of Brentwood's fourteenth Capital Improvement Program.

This five-year CIP sets forth infrastructure needs and a capital plan involving 150 projects, totaling approximately \$622 million. The 150 projects consist of 94 City projects, totaling approximately \$411.1 million, and 56 development projects totaling approximately \$211.1 million. The projected expenditures shown for Fiscal Years 2009/10 – 2012/13 are provided primarily for project planning and financial budgeting purposes and do not reflect a commitment of funds. Expenditure approval will be sought for these projects during the appropriate fiscal year. The CIP projects contained within this program have been carefully evaluated to ensure: 1) the City's capital improvement needs are met, both now and in the future, and 2) they support the City Council's strategic initiatives.

## **Strategic Initiatives**

(listed alphabetically)

*Customer Service*

*Economic Development*

*Infrastructure and Public Facilities*

*Neighborhood Improvement*

*Public Safety*

*Regional / Local Transportation*

*Technology*

## Economic Overview

Brentwood is located in eastern Contra Costa County on the perimeter of the San Francisco Bay Area metropolitan area. The Bay Area has grown significantly as an employment center over the past 20 years and, as a result of the growth in the Bay Area, Brentwood experienced significant growth beginning in the 1990's. Now Brentwood, along with much of the nation, is entering the third year of a dramatic slowdown in residential development and a severe pullback in the housing market. The subprime mortgage meltdown, and the resulting tightening of credit, have had a significant impact on the local residential real estate market. Fast growing cities, like Brentwood, Sacramento and Tracy, have been the hardest hit by this slowdown in the housing market.

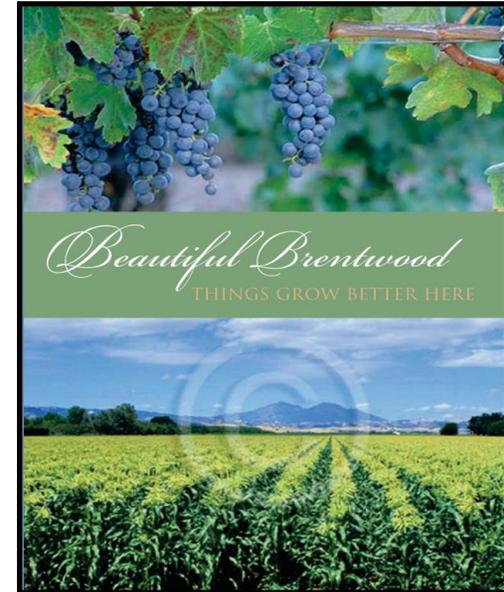
Two years ago the City began utilizing a 10-year fiscal model to help identify potential financial difficulties during the City's rapid transformation from a reliance on development revenue to revenue generated primarily by property and sales taxes. Unfortunately, the severity and immediacy of the residential development downturn could not be anticipated. The result of this downturn has been a sudden and dramatic loss of revenue for the City prompting a reduction in expenses and staffing levels.

### *Funding of the CIP*

The CIP was created in order to identify the required infrastructure defined in the City's General Plan. Development fees (see Development Fee Program beginning on page 6) are the primary source of funding for CIP projects. CIP Plan units, forecasted for the next five years, are used to determine the amount of Facility Fees available for the funding of projects included in this CIP. For more information regarding the impact of Facility Fees on funding, see the Summary Data section beginning on page 15.

### *Agriculture*

The Brentwood area has long been known for its bountiful cropland and "U-pick" fruit stands. Preserving Brentwood's rich heritage is important to the community and, to that end, the City has committed significant financial resources to enhance agricultural production and farming. In 2001, the City Council adopted the City's first Agricultural Enterprise Program which, among other things, works to conserve agricultural lands in the Brentwood Planning Area and the County's Agricultural Core. Funds collected from developers are used to purchase conservation easements on area farms to preserve this important resource. To date, more than 100 acres have been preserved through this program.



## City of Brentwood

Additionally, in 2007 the City Council approved the purchase of the 7.26 acre Nail Family property, adjacent to the East Contra Costa Historical Society site, for the purpose of creating an Agricultural Park and History Center dedicated to educating current and future generations about the area's agricultural heritage. The Agricultural Runoff Mitigation project, found on page 249, is also funded by the Agriculture Enterprise Program.



### ***Downtown Brentwood***

Brentwood continues to cultivate a vital, thriving and charming historical Downtown. These efforts resulted in the development of the Downtown Brentwood 2010 action plan. The plan was developed through community outreach workshops and a series of staff planning meetings and also encompasses the results of the Downtown Specific Plan. One result of these activities was the Civic Center Master Site Plan, scheduled for completion in 2011, which includes the following community facilities: a new City Hall; new Council Chambers; a Civic Center Parking Structure; a Civic Center Plaza, a new Community Center, a new Library and re-design of the City Park. The designs for all of these facilities will reflect the community input gathered as a result of the community outreach workshops.

Additional projects to be implemented in conjunction with the new Civic Center include: the Streetscape Master Plan, which will create a beautiful setting for the City's civic and historic district; downtown parking facilities and the upgrading of the downtown infrastructure.

### ***Commercial/Industrial/Retail Environment***

In fiscal year 2007/08, the City continued to emphasize growth in the commercial, industrial and retail sectors. The following table summarizes the office, commercial and industrial projects as of January 1, 2008:

<b>Number of Projects</b>	<b>Total Square Footage</b>	<b>Status</b>
2	49,102	Submitted for Approval
8	330,750	Approved – Not Yet in Construction
15	992,905	Approved – Under Construction

Brentwood's commercial and industrial development over the past several years has happened, in large part, to service the local economy. Whether it is the development of neighborhood centers for new housing subdivisions, or the development of offices to provide professional and business services to the growing population, the addition of retail, office and industrial space has been brisk with more than 600,000 square feet of new development since 2001. Absorption of this new space has been relatively strong although, as the residential development permits have decreased, so has the demand for space, particularly office and retail. This

## City of Brentwood

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absorption pattern will likely affect the pace of new permits for office, industrial and retail construction for the next couple of years. The net effect of this new development has been an increase in the daytime workforce population, with more than 15,000 employees now working in Brentwood. Growing this workforce population will continue to be a major focus of economic development activities over the next several years.

One category of retailing is still needed to service the regional trade area – specialty shopping. In 2006, the City Council approved the Streets of Brentwood project, a 400,000-plus square foot, outdoor lifestyle center. This project is located on the northeast corner of Sand Creek Road and the Highway 4 Bypass. The Streets of Brentwood will have more than 80 shops and restaurants, creating a destination for East County residents and beyond.

The Streets of Brentwood is anticipated to be a major sales tax generator for the City and is currently scheduled to open in October 2008. To date, approximately 25 retailers have signed leases to tenant the center including: American Eagle; Ground Zero; Rave Motion Pictures; Banana Republic; Gymboree; REI; Bath & Body Works; Hollister Co.; Rocky Mountain Chocolate Factory; Chico's; J. Jill; Sunglass Hut; Children's Place; Jos. A. Bank; Talbots; Coldwater Creek; LensCrafters; Tilly's; dELiA\*s; Limited Too; Victoria Secret; DSW; No Fear and White House/Black Market.



### ***The Vineyards at Marsh Creek***

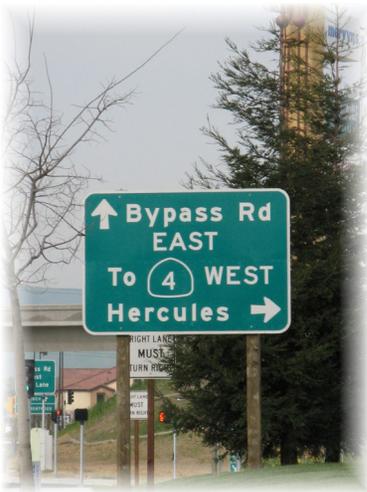
Nestled in the rolling hills of Brentwood, overlooking the John Marsh House, sits the home for the City's new amphitheater and tasting room/event center. This center is part of the Vineyards at Marsh Creek project, an exclusive new residential development created by Blackhawk Nunn and Shea Homes. The Vineyards project features Tuscan architecture and themes throughout the site, including vines and olive trees planted along the streets and corridors. The City's amphitheater, tasting room and event center will draw tens of thousands annually to enjoy the Brentwood experience.

### ***State Route 4 Bypass***

Brentwood has been working diligently with Caltrans, as a member of the State Route 4 Bypass Authority, on the State Route 4 Bypass project. State Route 4 is a major highway which is heavily traveled by commuters from Brentwood, Antioch and Oakley. A portion of State Route 4, Brentwood Boulevard, runs through downtown Brentwood. The State Route 4 Bypass project, which consists of three segments, will ease traffic congestion in Brentwood and Oakley and provide access to the growing areas of southeast Antioch and western Brentwood. Segment II, which runs south from Lone Tree Way to Balfour Road, was completed in 2002. The

## City of Brentwood

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Bypass Authority's project priority list (East Contra Costa Regional Fee and Financing Authority's Strategic Plan) includes funding for widening of Segment II to four lanes, with bridges for grade separation at Sand Creek Road and Balfour Road. This widening work will commence after completion of Segment I and III. Segment I opened in February of 2008 and Segment III is currently under construction and is scheduled to be completed in 2008. These segments will extend the Bypass north from Lone Tree Way to the existing Highway 4 and south from Balfour Road to Vasco Road.

The success of the Bypass Authority, a locally funded, locally controlled entity responsible for the State Route 4 improvements in the Brentwood area, has helped bring a regional focus to the need for improvements to Vasco Road. Vasco Road is a major thoroughfare which links Brentwood to the Bay Area. The City of Brentwood, in conjunction with regional stakeholders, is in the process of developing a Vasco Road Strategic Plan. One option currently gaining momentum has the Bypass Authority taking a lead role in facilitating the Vasco Road Corridor and pursuing funding from the Bypass Fee and Financing Authority.

## Legislative Issues

The State of California is also facing a substantial deficit in its budget. Unfortunately for local governments, the State has a history of balancing their budget through takeaways and "loans" from cities and counties. On January 10, 2008, the Governor declared a fiscal emergency, in order to enact mid-year 2007/08 spending cuts, and simultaneously released his proposed 2008/09 State budget. The City's existing key budgetary concerns and areas of potential takeaways include:

- **Proposition 42** – Proposition 42 is meant to dedicate the State's share of sales tax on gasoline to transportation projects. In the past, these funds were used to make up a portion of the State's general fund shortfall. In 2006/07 the State repaid \$260,577 in Proposition 42 funds borrowed in prior years. The State is also planning to begin funding Proposition 42 on an annual basis in 2008/09 and hasn't yet indicated they will suspend this program. The City is expected to receive an estimated \$470,807 the first year of the annual funding of Proposition 42.
- **Proposition 1B** – Proposition 1B requires the State to allocate \$2 billion to cities and counties for the following: relieving traffic congestion and improving highway safety, air quality and port security. The money is to be allocated over five years beginning in FY 2007/08. The City is expecting to receive \$786,635 in funding in 2007/08 and an additional \$740,000 in the next five years. The City intends to use the 2007/08 monies for the John Muir Parkway Extension / Foothill Drive - Phase I project (CIP Project #336-31640).

## City of Brentwood

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- **Gas Tax** – The Governor’s budget proposal seeks to delay payment of approximately \$500 million in gas tax revenues during the April – August 2008 timeframe. The City’s 2008/09 budget for this revenue source is \$929,584; however, the details of the State’s proposed budget have yet to be worked out. At this point in time the impact to the City can’t be determined.
- **SB-90 (Mandated Cost Reimbursement)** – Funding for Mandated Cost Reimbursements is one of the first areas to be cut when the State is having trouble balancing their budget. The State is already several years behind in their payments to the City. It is expected the State will once again suspend funding for Mandated Costs which will cost the City \$125,000 in 2008/09.

### Capital Improvement Program Accomplishments

The most significant CIP accomplishments in FY 2007/08 include:

- **Surface Water Treatment Facility Phases I & II (CIP #562-56290)** – Continued work on Phase II which consists of the design and construction of the new facility adjacent to Randall Bold Wastewater Treatment Plant.
- **Walnut Boulevard Widening (CIP #336-30560)** – Completed the widening of Walnut Boulevard between Balfour Road and Oak Street. Project included widening the road, undergrounding of utilities, installing fiber optic conduit and signal interconnection systems, plus the addition of landscaping, curbs, gutters and sidewalks.
- **Brentwood Boulevard Widening – Central (CIP #336-31490)** – This project continued the widening of Brentwood Boulevard, adding two lanes in each direction on Brentwood Boulevard between Central Boulevard and Village Drive.



Additional CIP accomplishments for FY 2007/08 include:

- **Pavement Management Program (CIP #336-30830)** – Completed annual preventative maintenance program which consisted of reconstructing, overlaying, surface sealing and crack sealing roads selected by the City’s Pavement Management Software program.
- **Well #15 (CIP #562-56310)** – The addition of Well #15, in the northern section of the City, will help the City meet the potable water demand in the short-term and help offset the City’s long-term surface water requirements.

- **Financial Software** (CIP # 337-31140) – Completed Phase II, the implementation of Payroll and Human Resources.

### Goals and Priorities

To coincide with the City’s Mission Statement, “*Bringing Brentwood’s Vision to Reality*”, all of the projects in the 2008/09 – 2012/13 CIP were evaluated to ensure they meet the key strategic initiatives set forth by the City Council. These initiatives (listed in alphabetical order) are: Customer Service, Economic Development, Infrastructure and Public Facilities, Neighborhood Improvement, Public Safety, Regional / Local Transportation and Technology. The most significant of these projects are shown below:

- **Crime Analysis and Reporting Software** – This project provides for the acquisition of Crime Analysis and Online Reporting software. The Online Reporting software will allow the public to report minor crimes using the City’s web site.
- **Development Services Software** – This fully integrated solution will automate the permitting process across all City departments.
- **Downtown Infrastructure** (CIP Project #562-56382) – This project will provide adequate sewer and water services required to support both the new Civic Center complex and downtown development projects.
- **Non-Potable Water Distribution System – Phase II** (CIP Project #592-5916) – The Phase II project will install a non-potable trunk line from the existing trunk line along the eastern portion of the City to the central portion of the City.
- **Brentwood Senior Activity Center** (CIP Project #522-52280) – This facility will include meeting and classroom areas, approximately 3,400 sq. ft. of multi-purpose space and a large kitchen.
- **Community Beautification** (CIP Project #522-52220) – This project provides for the landscaping of various properties around the community.
- **Fire Station #53 (Shady Willow)** (CIP Project #337-37030) – This fire station will provide service to the new schools and developments in the northern portion of the City.
- **John Muir Parkway Extension / Foothill Drive – Phase I** (CIP Project #336-31640) – This project is being done in conjunction with Phase III of the State Highway 4 Bypass project.
- **Information Systems** (CIP Project #337-30980) – This project provides for the implementation of the Strategic Technology Master Plan.



## Future Outlook

Economic conditions in California changed significantly during the 2007/08 fiscal year. The housing market slowed dramatically, residential development dropped and median home prices fell substantially on a year over year basis. The high use of adjustable mortgages, which have begun resetting, combined with sub-prime borrowing activity has caused an exponential increase in foreclosure proceedings which have weakened the housing market even further. The tightening of lending standards has also served to decrease the demand for housing. All of these factors caused the City to make difficult reductions in our budgets and staffing levels.

Successfully guiding the City through this difficult economic time will not be easy. Tough decisions will have to be made and additional budget reductions may be required. City staff remains committed to operating in a fiscally sustainable and responsible manner and to presenting a balanced budget, meaning revenues either meet or exceed operational expenditures.

I wish to thank the City Council for providing clear policy direction and goals that have been used to prepare this document. I would also like to express my appreciation to all of the City of Brentwood staff members who have taken the time to participate in the development of this report. A great deal of effort and attention to detail has gone into the preparation of this document, representing many hours of work by staff members throughout the organization. Appreciation is also expressed to the Mayor and City Council for their interest and support in planning and conducting the budgeting activities of the City in a responsible and responsive manner.

The City is firmly committed to meeting each and every challenge that building a premier community might bring. This budget document is the next step towards meeting those challenges. By continuing to follow the budget policy set forth by the City Council, Brentwood will continue to deliver the highest level of service permitted by the available resources.

*Donna Landeros*

Donna Landeros  
City Manager

## Mission Statement

*Bringing Brentwood's Vision to Reality*

## Vision and Culture

*We are an organization of dedicated professionals working together to make Brentwood the very best, preserving its rich heritage and keeping Brentwood in the hearts of the people.*

## Core Values

*We are hold these values as our core values and use them to measure everything we do:*

*Integrity – uncompromising adherence to moral and ethical principles.*

*Passion – boundless enthusiasm for what we do.*

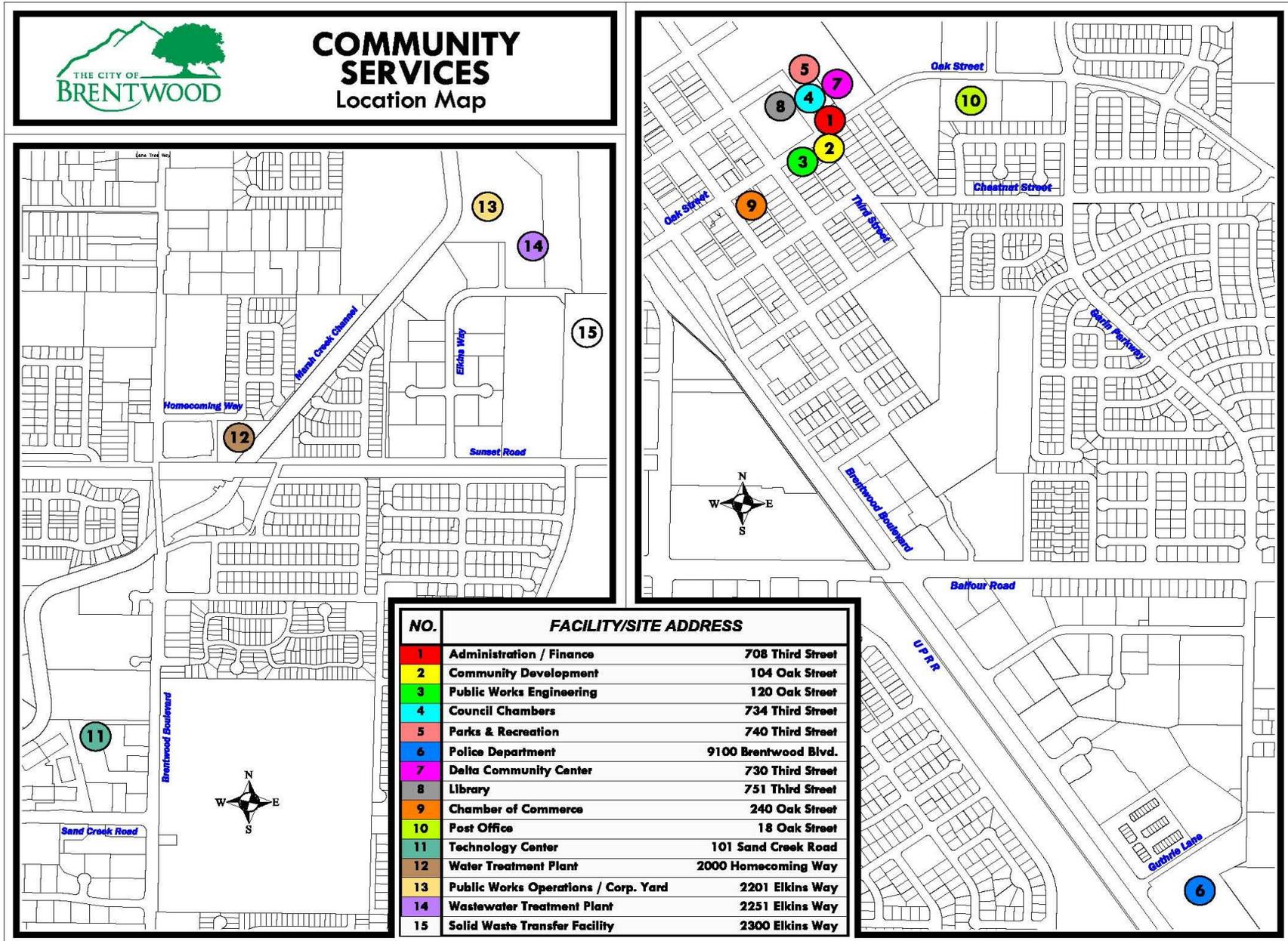
*Accountability – answerable for our actions.*

*Respect – to feel and show esteem and consideration for others openness and trust with each other.*

*Quality – the highest degree of excellence.*



# City of Brentwood



*California Society of  
Municipal Finance Officers*

**Certificate of Award  
For  
*Excellence in Capital Budgeting***

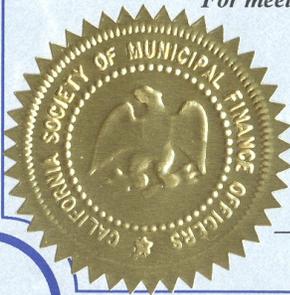
***Fiscal Year 2007-2008***

*The California Society of Municipal Finance Officers (CSMFO) proudly presents this certificate to*

**City of Brentwood**

*For meeting the criteria established to achieve the Excellence in the CAPITAL BUDGET CATEGORY.*

***March 5, 2008***



*Bradley R. Grant*

Brad Grant  
CSMFO President

*Cindy Guziak*

Cindy Guziak, Chair  
Budgeting & Financial Reporting

**RESOLUTION NO. 2008-137**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD 1) ADOPTING THE NEGATIVE DECLARATION AND 2) ADOPTING THE 2008/09 – 2012/13 CAPITAL IMPROVEMENT PROGRAM (CIP) FOR THE CITY OF BRENTWOOD INCLUDING ROADWAY, PARK, SEWER, WATER AND OTHER MUNICIPAL IMPROVEMENTS TO BE CONSTRUCTED DURING THE NEXT FIVE YEARS**

**WHEREAS**, Section 65400 et. seq., of the Government Code of the State of California requires that cities should provide for means of implementing the General Plan and the efficient expenditure of public funds relating to the implementation of public projects addressed in the General Plan; and

**WHEREAS**, the City of Brentwood adopted a new General Plan in June, 1993, and an Updated General Plan in November, 2001, which recommended that a comprehensive Capital Improvement Program (CIP) be developed for the City of Brentwood; and

**WHEREAS**, the City of Brentwood adopted the first Capital Improvement Program in July, 1994; and

**WHEREAS**, this CIP has as its purpose to integrate the CIP with the General Plan and other City activities, ensure that planning for Capital Improvements is tied to realistic sources of income in order to finance these improvements; and

**WHEREAS**, the five-year CIP must be developed and adopted in conjunction with each new City budget; and

**WHEREAS**, it is necessary to define improvements and anticipated construction schedules to ensure proper pre-planning, design and community review before construction begins; and

**WHEREAS**, based upon completion of an Initial Study prepared pursuant to the California Environmental Quality Act, approval of the CIP will not result in any significant adverse impacts on the environment, therefore a Negative Declaration was prepared and circulated for public comment; and

**WHEREAS**, on May 6, 2008, the Planning Commission found the 2008/09– 2012/13 Capital Improvement Program to be consistent with the General Plan and recommended that the City Council certify the Negative Declaration; and

**WHEREAS**, the City Council has reviewed and considered the information contained in the Negative Declaration and all oral testimony and written comments received.

**NOW, THEREFORE BE IT RESOLVED that:**

1. The City Council of the City of Brentwood hereby finds that there is no substantial evidence, in light of the whole record, that the 2008/09 – 2012/13 CIP, as revised from previous CIP's, may have a significant effect on the environment and the Negative Declaration reflects the Council's independent judgment and analysis; and
2. The City Council adopts the Negative Declaration; and
3. The City Council of the City of Brentwood hereby adopts the 2008/09 – 2012/13 Capital Improvement Program as presented; and
4. A Notice of Determination shall be filed with the County Clerk by the City Clerk.
5. The City is the custodian of the documents and other material which constitute the record of the proceedings upon which this decision is based and said documents and materials are located at the City of Brentwood, 708 Third Street, Brentwood, California.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Brentwood at a regular meeting held on the 27<sup>th</sup> day of May 2008 by the following vote:

**AYES:** Becnel, Brockman, Richey, Taylor

**NOES:** Stonebarger

**ABSENT:**

**ABSTAIN:**

Robert Taylor  
Robert Taylor  
Mayor

ATTEST:

Margaret Wimberly  
Margaret Wimberly, CMC  
City Clerk

**PLANNING COMMISSION RESOLUTION NO. 08-021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRENTWOOD RECOMMENDING ADOPTION OF THE NEGATIVE DECLARATION AND FINDING THAT THE PROPOSED 2008/09 – 2012/13 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN AND SPECIFIC PLANS OF THE CITY OF BRENTWOOD AS REQUIRED BY SECTIONS 65401 AND 65402 OF THE GOVERNMENT CODE.**

**WHEREAS**, Section 65401 of the Government Code requires the Planning Commission of cities and counties to review any proposed Capital Improvement Program (CIP) in their jurisdiction for conformance with the agency's adopted General Plan and Specific Plans; and

**WHEREAS**, Section 65402 of the Government Code requires the Planning Commission of cities and counties to review any proposed acquisition or disposition of real property for conformity with the agency's adopted General Plan; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) and Implementing Guidelines, an Initial Study and Negative Declaration, dated March 2008, have been prepared by the City and, based on the information contained therein, the Initial Study and Negative Declaration conclude that adoption of the CIP would not have a significant adverse effect on the environment; and

**WHEREAS**, the public review of the Negative Declaration required by Public Resources Code Section 15073 has been provided; and

**WHEREAS**, the Planning Commission considered the Initial Study and Negative Declaration and all public comments and responses; and

**WHEREAS**, the proposed 2008/09-2012/13 CIP for the City of Brentwood has been submitted and reviewed as to its conformance with the adopted Brentwood General Plan and the Downtown and Garin Ranch Specific Plans ("Specific Plans") by the Planning Commission; and

**WHEREAS**, the projects proposed reflect the major need for roadways, public utilities and other community facilities during the next five years in concert with anticipated growth areas as noted in the adopted General Plan and Specific Plans.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Brentwood:

- A. With regard to the Initial Study and Negative Declaration:
  - 1. the Planning Commission has reviewed and considered the information contained in the Initial Study and Negative Declaration and all oral testimony and written comments received; and;
  - 2. based upon the Negative Declaration and comments and testimony received, the Planning Commission hereby finds that there is no substantial evidence that the project will have a significant effect on the environment; and
  - 3. the Planning Commission hereby recommends that the City Council adopt the Negative Declaration for the CIP Budget.
- B. The Planning Commission finds that the proposed 2008/09–2012/13 Capital Improvement Program (CIP) is consistent with the adopted Brentwood General Plan and Specific Plans and that any acquisition or disposition of real property required in order to effectuate the CIP is consistent with the adopted Brentwood General Plan and Specific Plans.
- C. It is hereby ordered that this resolution be forwarded to the City Council for deliberation in considering adoption of the Negative Declaration and the CIP Budget.

**PASSED** by the Planning Commission of the City of Brentwood at its regular meeting of May 6, 2008 by the following vote:

AYES: Chairperson Gildersleeve, Commissioners Bristow, Cushing, and Weber

NOES:

ABSENT: Commissioner Stirling

ABSTAIN:

APPROVED:

Julie Gildersleeve

Julie Gildersleeve

Planning Commission Chairperson

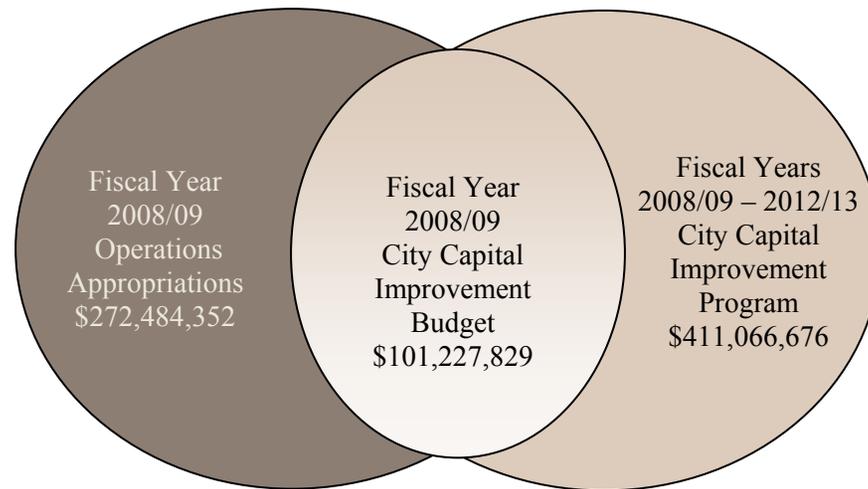
ATTEST:

Heidi Kline

Heidi Kline

Planning Manager

CITY OF BRENTWOOD  
CAPITAL IMPROVEMENT PROGRAM OVERVIEW



The City of Brentwood prepares a Capital Budget document that is different from the Operating Budget document, but the two budgets are closely linked. The CIP, as distinguished from the Operating Budget, is used as a planning tool by the City to identify the capital improvement needs consistent with the financing and timing of those needs in a way that assures the most responsible and efficient use of resources. The first year of the CIP is called the Capital Budget which consists of the planned expenditures for Fiscal Year 2008/09. The Capital Budget is part of the annual Operating Budget, which appropriates funds for specific programs and projects.

A capital project typically involves the purchase or construction of major fixed assets such as land, buildings and any permanent improvement including additions, replacements and major alterations having a long life expectancy. Additionally, capital projects may apply to: 1) expenditures which take place over two or more years and which require continuing appropriations beyond a single fiscal year; 2) systematic acquisitions over an extended period of time and 3) scheduled replacement or maintenance of specific elements of physical assets. Generally, only those items costing \$10,000 or more are considered as capital projects. For informational purposes, capital projects are also referred to as capital facilities, CIP projects and capital improvement projects.

The five-year CIP is reviewed annually to enable the City Council to reassess projects in the program. A summary of the City's CIP projects can be found beginning on page 35.

**CITY OF BRENTWOOD**  
**CAPITAL IMPROVEMENT PROGRAM OVERVIEW**

Future Annual Operating/Maintenance (O&M) costs cover miscellaneous expenses associated with the completed project, such as janitorial, utility charges, maintenance and upkeep. Overall the future annual O&M costs for the five-year CIP total approximately \$4 million.

<b>Future Annual O&amp;M Costs</b>		
Roadway Improvements	\$	233,295
Parks & Trails Improvements		694,928
Water Improvements		658,364
Wastewater Improvements		14,200
Community Facilities Improvements		367,255
Drainage Improvements		1,500
Developer Improvements		2,035,218
<b>TOTAL</b>	<b>\$</b>	<b>4,004,760</b>

## **Basis of Accounting**

This Capital Budget uses accounting methods consistent with Generally Accepted Accounting Principles (GAAP). The City’s accounting records are maintained on the Accrual Basis, or Modified Accrual Basis, as appropriate. Budgets are prepared and expenditures recorded at the object expenditure level. All future years’ appropriations have been increased using an inflation index of 3%.

## **Legal Requirements**

State law, Section 66006 of the Government Code, contains legal requirements for a local agency receiving fees for capital improvements. Some of the specific legal requirements are as follows:

- 1) Fees shall be deposited in a separate capital facilities account in a manner to avoid any co-mingling of fees with other revenues and funds of the local agency.
- 2) Any interest income earned by monies in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.

- 3) Within 180 days after the last day of each fiscal year the agency must make available to the public the following information for the fiscal year:
  - a) A brief description of the type of fee in the account or fund
  - b) The amount of the fee
  - c) The beginning and ending balance of the account or fund
  - d) The amount of the fees collected
  - e) Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement
  - f) Identification of approximate date by which improvement will commence
  - g) Description of each interfund transfer or loan made from the facility fee fund

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a CIP indicating the approximate location, size, and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. The City of Brentwood has such a fee program and is presenting this 2008/09 – 2012/13 CIP as an update of the infrastructure needs for the future.

A formal CIP is recommended, at a minimum, as a five-year plan. The process of preparing a five-year capital forecast helps to maintain and update the City's General Plan. Further, it identifies situations where infrastructure is needed to accommodate the planned development.

The CIP relates the City's annual capital expenditures to a long-range plan for public improvements. By relating the plan for public improvements to the City's capacity for funding and scheduling expenditures over a period of years, the CIP helps maximize the funds available. This type of fiscal management is important during periods such as the current one that are typified by budgetary demands exceeding financial resources.

The five-year CIP represents a comprehensive update of the City of Brentwood's public infrastructure plan first adopted in 1988.

## How the Capital Improvement Program is Developed

The CIP is developed as a coordinated effort between the CIP Project Managers and the CIP Executive Committee. The CIP Project Managers submit projects to the Executive Committee based on perceived need and feasibility of the project. The CIP Executive Committee, made up of the City Manager, the Director of Public Works/City Engineer and the Director of Finance, evaluate the projects based on need and available funding. Some projects have specified funding sources, such as assessment districts or special fees and are, for the most part, recommended for funding without question. However, some projects may compete for limited fund dollars. These projects are prioritized by the Executive Committee. The list is then compared to available staffing and dollars and as many projects as feasibly possible are funded, either fully or partially, with any remaining projects designated as unfunded.

All submitted projects, whether funded or unfunded, are included in the CIP and recommended to the City Council for approval. City Council and citizen input on the proposed CIP is solicited by way of the CIP Workshop. The CIP document is then reviewed by the Planning Commission for determination of General Plan conformance. Finally, the draft document is presented to the City Council for review and public input prior to the City Council's final approval.



The CIP Executive Committee also manages the CIP on an ongoing basis throughout the fiscal year, providing progress reports to the Council, evaluating new opportunities, authorizing the start of new projects and resolving issues.

## Staging of Projects

Projects designated in the first and second years of the plan, FY 2008/09 and FY 2009/10, should be thoroughly defined as to location and estimated cost. Projects listed in the third to fifth year of the plan are those considered to be highly desirable, but are not ready for precise planning and funding. These projects typically have a priority lower than those proposed in years one and two. Preliminary studies may be required for these types of projects during the first or second year of the plan.

Each Project Detail Sheet outlines the basic description of the project – name, need, planned year, future operating and maintenance costs and project cost. The following describes the format utilized for each project form as prepared by the initiating department:

CITY OF BRENTWOOD  
CAPITAL IMPROVEMENT PROGRAM OVERVIEW



- The project name appears on each request and is restated on the summary for each CIP category. Project numbers are assigned upon activation of the project.
  - The requesting department provides a brief description and justification for each project.
  - The capital budget cost is an estimate for developing, constructing and building the new capital improvement. A project contingency, typically ten percent (10%) of the total cost, is provided for most projects due to the uncertain nature of public improvements.
  - An expenditure plan is outlined. It should be noted that the sequence of future projects could change considerably due to adjustments in priorities.
- The General Plan relationship is noted. The City must state how a capital improvement will further the implementation of the General Plan's goals and policies.
  - A project's location in the Redevelopment area is designated. The City's Redevelopment area is made up of: 1) approximately 948 acres generally bordered by Sycamore Avenue on the south and Delta Road on the north. It comprises the immediate areas surrounding the Brentwood Boulevard corridor and 2) approximately 371 acres bordered by Sycamore Avenue to the north and Guthrie Lane to the south. It includes the Downtown area, Town Center, Liberty High School and Harvest Park Business Park.
  - Any additional or special concerns that occur during preparation and consideration of the CIP are noted in the Review and Comments section of each project request.
  - Future annual operating and maintenance cost estimates are included. An explanation of these costs is found in the Review and Comments section of each project sheet.

## Basis for Key Capital Revenue Estimates

### *Funding of Projects*

Approval of the five-year CIP does not constitute an appropriation of funds to the specific project(s). Projects are funded as a result of budget approval or specific allocation of funds by the City Council. In addition, some projects may be constructed as a result of grant approval of funding from other sources (i.e., County, State or Federal governments).

### *Project Funding Limitations*

Many of the CIP projects are funded from restricted funding sources. The restrictions vary, as do the projects. Some funds are restricted to a particular development and any improvements within that area, while other funds are limited to a CIP category. An example would be the Park Improvement Fund. This fund's sources are primarily fees paid by developers to mitigate the impact the development will have on the Park system within the City. A fee is established for the specific impact the development will create. The collected fee will remain in the Park Improvement Fund until a park project has been approved. This money is specifically earmarked for park improvements and cannot be used for other CIP category projects. If there was an immediate need for a street improvement, but no funds were available for that improvement, monies from the Park Improvement Fund could not be used as they are designated for park projects. Should funds be used for another CIP category, the City would be required to return the collected park improvement money to the affected developer(s). The General Fund has no such restrictions.

### *Development Fee Program*

The City of Brentwood established a Development Fee Program in 1989. The program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan and CIP. The purpose of the fees, referred to as AB 1600 fees, is to finance municipal public facilities to mitigate the impacts caused by future development.

These capital improvement facility fees are adopted pursuant to Government Code 66000. The Development Fee Program implements policies of the City's General Plan including the policy that "...new development shall contribute its fair share of the cost of on-site and off-site public infrastructure and services. This shall include installation of public facilities, payment of impact fees and participation in a Capital Improvement Financing Program (CIFP)."



**CITY OF BRENTWOOD**  
**CAPITAL IMPROVEMENT PROGRAM OVERVIEW**

The Development Fee program is updated annually in conjunction with the development of the CIP to ensure the Development Fee Program is accounting for all planned future development. The updated Development Fee Program information is then used to determine the amount of fees available for the funding of the proposed CIP projects.

<b>CITY OF BRENTWOOD DEVELOPMENT FEE PROGRAM</b>							
FEE CATEGORY	S.F.R. Per Unit	A.S.R. Per Unit	M.F.R. Per Unit	S.H.U. (1200 SF Max)	Office Sq. Ft.	Commercial Sq. Ft.	Industrial Sq. Ft.
<b>Water Facilities</b>	\$ 7,135.87	\$ 5,794.77	\$ 5,600.14	\$ 2,800.07	\$ 1.54	\$ 1.54	\$ 0.89
<b>Wastewater Facilities</b>	4,260.78	2,817.98	3,240.62	1,620.31	1.28	1.04	0.55
<b>Roadways</b>	10,745.97	4,635.52	6,637.22	3,318.61	6.70	4.37	4.63
<b>Parks &amp; Trails</b>	7,198.70	4,698.10	5,430.60	2,715.30	-	-	-
<b>Community Facilities</b>	3,660.20	2,426.01	2,787.54	1,393.77	0.49	0.49	0.34
<b>Administration</b>	574.71	354.78	412.66	206.33	0.17	0.13	0.11
<b>EDFPD Fire Fee</b>	780.98	780.98	780.98	780.98	0.15	0.15	0.15
<b>TOTAL FEES</b>	<b>\$ 34,357.21</b>	<b>\$ 21,508.14</b>	<b>\$ 24,889.76</b>	<b>\$ 12,835.37</b>	<b>\$ 10.34</b>	<b>\$ 7.72</b>	<b>\$ 6.68</b>

*S.F.R.* - Single Family Residence, *A.S.R.* - Active Senior Residence, *M.F.R.* - Multi-Family Residence  
*S.H.U.* - Secondary Housing Unit up to 1200 SF - Over 1200 SF City Engineer will calculate fee  
*EDFPD* - East Diablo Fire Protection District

## Financing Future Infrastructure

### *Capital Improvement Financing Programs*

Capital Improvement Financing Programs (CIFPs) are a mechanism through which the City and the Development Community cooperate to fund and construct major Master Planned and Sub-Master Planned infrastructure. Examples include roads, water and wastewater lines, regional drainage facilities, etc. The City is able to obtain very low interest rates through its outstanding financial reputation and bonds are sold using the participating developer's property as the collateral. There is no risk involved for the city as a 3 to 1 value to lien ratio is used to determine the maximum amount of bonds to be sold. As the properties are developed, the bonds are repaid over a 30-year period through Assessments placed on the property tax bills.

## How the Capital Improvement Program is Organized

The projects in the CIP are categorized in the following manner: Roadway Improvements, Parks and Trails Improvements, Water Improvements, Wastewater Improvements, Community Facilities Improvements, Drainage Improvements and Development Improvements.

### *Roadway Improvements*

Roadway Improvements include construction of new streets, reconstruction of existing streets, provisions for the widening of existing thoroughfares, including the acquisition of right-of-way, traffic signals and other related traffic capacity and safety needs.



### *Parks and Trails Improvements*

The improvements relative to Parks and Trails include implementation of various park plans and trail links along creeks and waterways. The upgrading and addition of further improvements to existing facilities is also included in this section.

### *Water Improvements*

Potable drinking water and its delivery to the residents of Brentwood is the primary concern. Items such as major transmission mains, new water sources, booster stations, water wells, reservoirs and treatment facilities are represented in this section.

### ***Wastewater Improvements***

This section includes projects which accept wastewater and assure delivery to the wastewater treatment plant. Items include both existing and proposed sanitary sewer pipes and lift stations. Treatment plant expansion and capacity, and the disposal of domestic and industrial wastewater generated by the City, its residents and businesses, would also be covered in this section.

### ***Community Facilities Improvements***

A Community Facilities Improvement is defined as an improvement that benefits the residents of the community and either provides a City function or provides for a City facility. Examples of City facilities include a Library, a Community Center or a City Hall.

### ***Drainage Improvements***

This section includes the construction of new, closed conduit storm drain systems, concrete or graded open channels, detention basins and any other improvements that assist in flood control or drainage of the City.

### ***Development Improvements***

The Development Improvements section includes any improvements to be developed or constructed by a developer or builder in conjunction with the improvements necessary to support their project. These improvements will ultimately be offered for dedication to the City. For the purposes of this document, the “Development Improvements” are those that provide an area-wide benefit not specific to the project, and therefore may be partially reimbursable or fee creditable to some extent through the City’s Development Fee Program.

- **Funding from Facility Fees:** When the developer builds the infrastructure, the cost of off-site Master Planned Infrastructure requested by the City and the oversizing are eligible for reimbursement, known as fee credits. When it is determined that credits are due, a Development Reimbursement Agreement is entered into. This agreement must be approved by Council before it goes into effect. For budget assumption purposes, the facility fee credits are estimated over a five-year period.
- **Funding From Development Contributions:** This is the engineer’s estimated cost of constructing the infrastructure. The developer’s responsibilities, as dictated by their Conditions of Approval, are not eligible for reimbursement.



Each of these categories is identified by a tab and, with the exception of Development Improvements, includes a Summary of Proposed Improvements, a status of the Current Improvements and an Improvements Summary. The Development Improvements section does not include a status of the Current Improvements.

### ***Summary of Proposed Improvements***

The Summary of Proposed Improvements provides a list of all the projects in a given category. Information included in the Summary includes: the page number, project number, project title, the total cost of the project for the prior year, if applicable, plus five future years and the total cost of the project. The total cost of all projects is also provided.



### ***Current Improvements***

The Current Improvements sheet is included in each section, except Development Improvements, to provide a meaningful summary of the ongoing capital projects and provide future financial data and commitments. These projects' uncompleted activities and future costs may be revised by the City Council. Projects included in this sub-division of a CIP category have been approved for implementation during a prior year's CIP budget process. The project's status, as assessed by the responsible department, provides an indicator of the completion ratio to the project's cost. The project status is a performance measurement based on the budgeted value of the project's tasks completed and the work in-progress.

### ***Improvements Summary***

The purpose of the Improvements Summary sheet is to provide general information on how much the City has either spent or budgeted, shown by project expenditure category and by funding source. The amount spent to date is shown in the Prior column, with budgetary figures shown for five years, beginning with this fiscal year.

## How to Read the Project Detail Sheets

Project Detail Sheets are provided for each project in the CIP. Below is an explanation of what is contained in, and how to read, selected sections of the CIP project detail sheets.

Each Project Detail Sheet includes a basic description of the project including: title, location, project description, justification, timing and cost. The following describes the format utilized for each sheet as prepared by the initiating department.

CITY OF BRENTWOOD Capital Improvement Program Project 2008/09-2012/13			
<b>Project Title:</b>			<b>Project #</b>
<b>Location:</b>		<b>Redevelopment Area:</b>	
<b>Project Priority:</b>		<b>Project Mgr:</b>	
<b>Construction:</b>		<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b>		<b>Justification:</b>	

- The **Project Title** appears on each sheet and the accompanying map, and is restated on the summary for each CIP category.
- The **Location** appears on each sheet and the accompanying map.
- The **Redevelopment Area**, either Yes or No, is determined by the project’s location.
- The responsible **Project Manager** is provided by each department.
- The **Project Number** is provided where applicable.
- A **Project Priority** is assigned to each project. The initiating department initially determines this priority. Projects sharing the same priority and funding source will defer to start dates for “go-ahead” priority. A complete description of the project priorities can be found on page 14.

**CITY OF BRENTWOOD**  
**CAPITAL IMPROVEMENT PROGRAM OVERVIEW**

- The **Construction** is typically noted as either “City” or “Developer” depending on which entity is doing the work.
- The **General Plan Relationship** is noted to designate how a capital improvement will further the implementation of the General Plan’s goals and policies. The project must *always* be consistent with the General Plan.
- The requesting department provides a brief **Project Description** and **Justification** for each project.

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>							
90050 <b>Construction</b>							
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>							

- The **Project Expenditures** are an estimate for construction, building and development of the new capital improvement. A project contingency, typically 10% of the total project cost, is provided for most projects due to the uncertain nature of construction costs. Project expenditures are updated whenever the CIP is updated. Cost estimates are current as of the date the CIP is approved. The expenditure categories are defined below. Please note that projects are not required to include expenditures in all five categories.
  - **Legal** – All legal costs associated with a Project.
  - **Planning and Design** – Includes concept design, site selection, feasibility analysis, schematic design, environmental determination, scheduling, grant application, grant approval and specification preparation.
  - **Construction** – Includes bid administration, award of contract and construction.
  - **Project Administration** – Assures City standards are adhered to during construction.
  - **Land/ROW/Acquisition** – Includes property acquisition, right-of-way and related acquisition services for projects.

**CITY OF BRENTWOOD**  
**CAPITAL IMPROVEMENT PROGRAM OVERVIEW**

<b>Project Funding</b>	<b>Prior</b>	<b>08-09</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>TOTAL</b>
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
47xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>							
<b>Review and Comment:</b>			Future Annual Operating/Maintenance Cost				

- The **Project Funding** section identifies the sources of revenue(s) which have been, or will be, received to fund any given project. Final funding sources will be determined by: 1) the amount of funds available for each category and 2) by the projects priority. The funding categories are described below.
  - **General Fund** – The General Fund is the City’s primary operating fund.
  - **Facility Fees** – Development Fees are collected for all new development in the City of Brentwood. These fees are collected for the purpose of constructing or improving Master Planned City facilities.
  - **Enterprise** – The financing for some projects may come from the Enterprises – Water, Wastewater, City Rentals or Solid Waste. Projects which identify “Enterprise” as a funding source are required to provide detailed information in the Review and Comment section.
  - **Federal/State Funding** – Funding is provided by State or Federal Programs, usually in conjunction with, or as a match to, some other form of funding.
  - **Development Contributions** – Funds collected from developers and placed into deposit accounts, which pay for plan checking, right-of-way and construction management, as well as the developer’s portion of the construction projects.
  - **Redevelopment** – Funds contributed by the Brentwood Redevelopment Agency for projects within, or of benefit to, a redevelopment project area. Funding is primarily from loan or bond proceeds and may include Agency Housing funds.
  - **Other** – An explanation is provided in the Review and Comment section of the individual project for funding from sources other than those defined above.

- There are two additional parts of the Project Funding section identified below:
  - ***Future Annual Operating/Maintenance Cost*** – Any future costs for the project are identified here.
  - ***Review and Comment*** – This section typically includes detailed status and funding information.

## Prioritization Criteria

The CIP uses the following priority levels to determine when projects will be funded.

**Priority Level: 1 *Mandatory*** – Projects in the Level 1 priority status are the highest priority projects. These projects must be completed for one of the following reasons:

- A. Ongoing Projects – Projects under construction should be funded to maintain continuity.
- B. Legal/Regulatory Obligation – Projects in this category are required by either Federal, State or County requirements.
- C. Safety Obligations – Projects are required to ensure the safety of the citizens.
- D. Development Driven – Funds should be available to reimburse development driven projects.
- E. Consensus Priority – Projects identified by City Council as “consensus priority”.

**Priority Level: 2 *Necessary*** – Level 2 priority categories include:

- A. Non-Development – Projects which will be funded entirely with Facility Fee funds are subject to fluctuations in the balance of these funds.
- B. Agency Assisted – Any project that relies on outside agencies for funding will be subject to prioritization by these agencies.
- C. Service Increase/Maintenance – Projects which increase the efficiency of City systems or maintain the existing service levels of City systems.

**Priority Level: 3 *Desirable*** – Level 3 priority categories include:

- A. Aesthetic Improvements – Any project which enhances the appearance of City facilities.
- B. Any project which does not meet any of the above criteria.

## Capital Improvement Facility Fee Funding

Facility Fee funding available for CIP projects is based on the forecasted CIP Plan Units (see page 16), the facility fee revenue generated by these units, developer credits owed and project expenditures.

- **Revenues** – The facility fee revenues are estimated by multiplying the projected number of single family residences that will be built each year by the projected facility fees that each residence is expected to generate. Loan payments due to the facility fee funds are added to the revenues.
- **Development Credits** – Development credits are projected Facility Fee reimbursements, also known as credits, due to the developers for the oversizing of infrastructure they have built.
- **Expenditures** – The expenditures include the estimated costs of Capital Projects, administration and bond debt service or loan agreement payments.

### *Conservative, Moderate and Aggressive Facility Fee Estimates*

- A 10-year projection of Facility Fees can be found on page 17.
- The Conservative Estimate, found on page 18, reflects the projected single family residence permits adjusted to the CIP Plan Units Per Year. This adjustment gives a more conservative estimate of revenues and developer credits while not changing the estimated expenditures.
- The Moderate Estimate, found on page 19, projects the CIP Plan Single Family Units by 50 units per year.
- The Aggressive Estimate, found on page 20, projects the CIP Plan Single Family Units by 100 units per year.

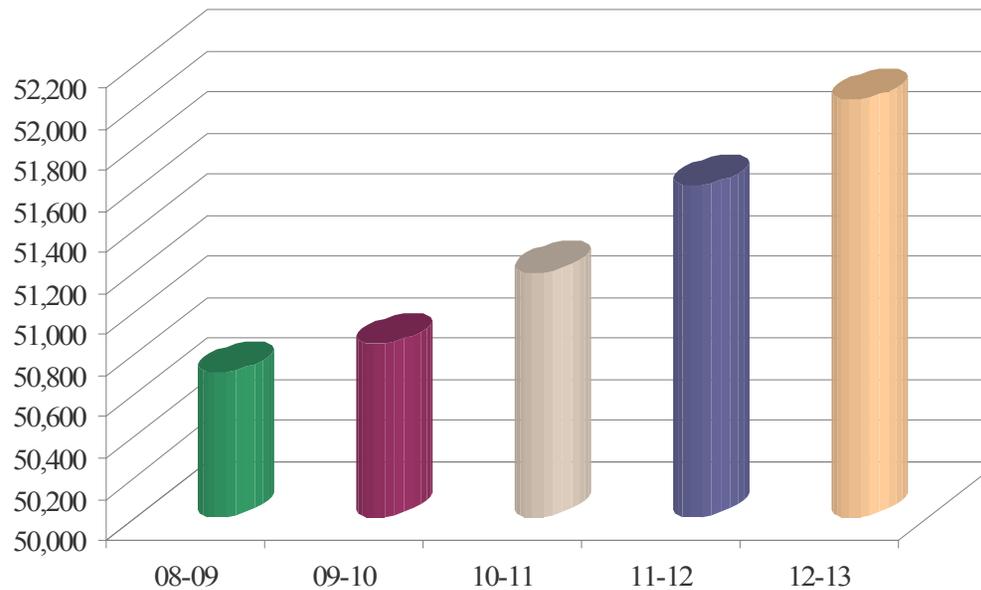
## City of Brentwood Building Permit Projections

	08-09	09-10	10-11	11-12	12-13
CIP Plan Units Per Year <sup>1</sup>	35	50	125	150	150
City Wide Unit Total	17,070	17,120	17,245	17,395	17,545
Population Total (July 1st)	50,701	50,841	51,191	51,611	52,031

<sup>1</sup> Note: Units refer to Single Family Units only. Multi-Family Units not included due to unpredictability.

Source: City of Brentwood Public Works Department

### Five Year Population Projection



## Facility Fees - 10 Year Projection

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
	Projected	Projected	Projected	Projected						
<b>Roadway Improvements</b>										
<b>Beginning Balance</b>	<b>7,828,504</b>	<b>2,669,466</b>	<b>273,772</b>	<b>2,928,622</b>	<b>3,728,776</b>	<b>3,820,364</b>	<b>3,249,749</b>	<b>3,216,971</b>	<b>2,725,776</b>	<b>2,510,858</b>
Revenue	1,481,606	752,331	4,140,747	2,249,036	1,431,895	2,434,222	2,979,488	4,052,104	4,133,146	4,215,809
Less: Developer Credits	196,455	280,650	561,300	589,365	505,170	701,625	673,560	898,080	898,080	898,080
Expenditures	6,444,189	2,867,375	924,597	859,516	835,138	2,303,211	2,338,706	3,645,219	3,449,984	3,681,450
<b>Ending Balance</b>	<b>2,669,466</b>	<b>273,772</b>	<b>2,928,622</b>	<b>3,728,776</b>	<b>3,820,364</b>	<b>3,249,749</b>	<b>3,216,971</b>	<b>2,725,776</b>	<b>2,510,858</b>	<b>2,147,136</b>
<b>Parks and Trails Improvements</b>										
<b>Beginning Balance</b>	<b>(124,065)</b>	<b>(2,836,153)</b>	<b>(3,811,326)</b>	<b>(3,750,616)</b>	<b>(2,799,052)</b>	<b>(2,428,993)</b>	<b>(1,525,495)</b>	<b>(212,556)</b>	<b>(133,511)</b>	<b>(526,240)</b>
Revenue	222,985	923,156	828,549	1,705,703	1,034,426	1,758,525	2,152,434	2,927,311	2,985,857	3,045,574
Less: Developer Credits	180,845	258,350	516,700	542,535	465,030	645,875	620,040	826,720	826,720	826,720
Expenditures	2,754,228	1,639,979	251,138	211,604	199,337	209,151	219,455	2,021,546	2,551,866	2,112,502
<b>Ending Balance</b>	<b>(2,836,153)</b>	<b>(3,811,326)</b>	<b>(3,750,616)</b>	<b>(2,799,052)</b>	<b>(2,428,993)</b>	<b>(1,525,495)</b>	<b>(212,556)</b>	<b>(133,511)</b>	<b>(526,240)</b>	<b>(419,888)</b>
<b>Water Improvements</b>										
<b>Beginning Balance</b>	<b>559,672</b>	<b>53,278</b>	<b>156,101</b>	<b>176,025</b>	<b>1,000,687</b>	<b>282,268</b>	<b>(37,314)</b>	<b>(99,604)</b>	<b>256,139</b>	<b>647,047</b>
Revenue	513,289	927,563	579,285	1,384,417	684,692	1,163,977	1,424,708	1,937,603	1,976,355	2,015,882
Less: Developer Credits	69,475	99,250	198,500	208,425	178,650	248,125	238,200	317,600	317,600	317,600
Expenditures	950,208	725,489	360,862	351,330	1,224,461	1,235,434	1,248,798	1,264,260	1,267,847	1,293,600
<b>Ending Balance</b>	<b>53,278</b>	<b>156,101</b>	<b>176,025</b>	<b>1,000,687</b>	<b>282,268</b>	<b>(37,314)</b>	<b>(99,604)</b>	<b>256,139</b>	<b>647,047</b>	<b>1,051,730</b>
<b>Wastewater Improvements</b>										
<b>Beginning Balance</b>	<b>16,605,670</b>	<b>10,519,470</b>	<b>10,301,299</b>	<b>7,592,842</b>	<b>6,426,049</b>	<b>5,645,027</b>	<b>4,763,369</b>	<b>4,004,676</b>	<b>3,481,124</b>	<b>2,966,418</b>
Revenue	1,307,669	1,327,882	1,023,750	1,292,737	665,678	585,439	716,577	974,545	994,036	1,013,917
Less: Developer Credits	11,060	15,800	31,600	33,180	28,440	39,500	37,920	50,560	50,560	50,560
Expenditures	7,382,809	1,530,253	3,700,607	2,426,350	1,418,260	1,427,597	1,437,350	1,447,537	1,458,182	1,469,304
<b>Ending Balance</b>	<b>10,519,470</b>	<b>10,301,299</b>	<b>7,592,842</b>	<b>6,426,049</b>	<b>5,645,027</b>	<b>4,763,369</b>	<b>4,004,676</b>	<b>3,481,124</b>	<b>2,966,418</b>	<b>2,460,470</b>
<b>Community Facilities Improvements</b>										
<b>Beginning Balance</b>	<b>9,268,621</b>	<b>5,055,552</b>	<b>126,643</b>	<b>8,688</b>	<b>896,302</b>	<b>1,440,590</b>	<b>2,415,879</b>	<b>1,592,473</b>	<b>974,240</b>	<b>1,689,643</b>
Revenue	20,300,195	525,252	485,908	937,614	594,288	1,010,289	1,236,594	1,681,768	1,715,403	1,749,711
Less: Developer Credits	0	0	0	0	0	0	0	0	0	0
Expenditures	24,513,264	5,454,161	603,864	50,000	50,000	35,000	2,060,000	2,300,000	1,000,000	3,000,000
<b>Ending Balance</b>	<b>5,055,552</b>	<b>126,643</b>	<b>8,688</b>	<b>896,302</b>	<b>1,440,590</b>	<b>2,415,879</b>	<b>1,592,473</b>	<b>974,240</b>	<b>1,689,643</b>	<b>439,355</b>

# Capital Improvement Facility Fee Balances by Fee Type

CONSERVATIVE ESTIMATE

Based on CIP Plan Units Per Year (Page 16)

	Roadway Improvements (251)	Parks & Trails (252)	Water System (250)	Wastewater Treatment (255)	Community Facilities (256)	Total
<b>Balance 6/30/07</b>	<b>3,185,326</b>	<b>2,076,253</b>	<b>(1,878,380)</b>	<b>17,048,401</b>	<b>9,027,240</b>	<b>29,458,841</b>
<b>2007/08</b>						
Revenue	4,456,471	842,035	1,598,157	1,687,595	708,837	9,293,095
Less: Developer Credit	717,535	805,898	468,619	31,136	0	2,023,188
Expenditures	(904,242)	2,236,455	(1,308,515)	2,099,191	467,456	2,590,346
<b>BALANCE 6/30/08</b>	<b>7,828,504</b>	<b>(124,065)</b>	<b>559,672</b>	<b>16,605,670</b>	<b>9,268,621</b>	<b>34,138,402</b>
<b>2008/09</b>						
Revenue	1,481,606	222,985	513,289	1,307,669	20,300,195	23,825,744
Less: Developer Credit	196,455	180,845	69,475	11,060	0	457,835
Expenditures	6,444,189	2,754,228	950,208	7,382,809	24,513,264	42,044,698
<b>BALANCE 6/30/09</b>	<b>2,669,466</b>	<b>(2,836,153)</b>	<b>53,278</b>	<b>10,519,470</b>	<b>5,055,552</b>	<b>15,461,613</b>
<b>2009/10</b>						
Revenue	752,331	923,156	927,563	1,327,882	525,252	4,456,184
Less: Developer Credit	280,650	258,350	99,250	15,800	0	654,050
Expenditures	2,867,375	1,639,979	725,489	1,530,253	5,454,161	12,217,258
<b>BALANCE 6/30/10</b>	<b>273,772</b>	<b>(3,811,326)</b>	<b>156,101</b>	<b>10,301,299</b>	<b>126,643</b>	<b>7,046,489</b>
<b>2010/11</b>						
Revenue	4,140,747	828,549	579,285	1,023,750	485,908	7,058,240
Less: Developer Credit	561,300	516,700	198,500	31,600	0	1,308,100
Expenditures	924,597	251,138	360,862	3,700,607	603,864	5,841,068
<b>BALANCE 6/30/11</b>	<b>2,928,622</b>	<b>(3,750,616)</b>	<b>176,025</b>	<b>7,592,842</b>	<b>8,688</b>	<b>6,955,561</b>
<b>2011/12</b>						
Revenue	2,249,036	1,705,703	1,384,417	1,292,737	937,614	7,569,506
Less: Developer Credit	589,365	542,535	208,425	33,180	0	1,373,505
Expenditures	859,516	211,604	351,330	2,426,350	50,000	3,898,801
<b>BALANCE 6/30/12</b>	<b>3,728,776</b>	<b>(2,799,052)</b>	<b>1,000,687</b>	<b>6,426,049</b>	<b>896,302</b>	<b>9,252,761</b>
<b>2012/13</b>						
Revenue	1,431,895	1,034,426	684,692	665,678	594,288	4,410,980
Less: Developer Credit	505,170	465,030	178,650	28,440	0	1,177,290
Expenditures	835,138	199,337	1,224,461	1,418,260	50,000	3,727,196
<b>BALANCE 6/30/13</b>	<b>3,820,364</b>	<b>(2,428,993)</b>	<b>282,268</b>	<b>5,645,027</b>	<b>1,440,590</b>	<b>8,759,255</b>

# Capital Improvement Facility Fee Balances by Fee Type

MODERATE ESTIMATE

*Based on CIP Plan Units Per Year (Page 16) plus 50 units per year*

	Roadway Improvements (251)	Parks & Trails (252)	Water System (250)	Wastewater Treatment (255)	Community Facilities (256)	Total
<b>Balance 6/30/07</b>	<b>3,185,326</b>	<b>2,076,253</b>	<b>(1,878,380)</b>	<b>17,048,401</b>	<b>9,027,240</b>	<b>29,458,841</b>
<b>2007/08</b>						
Revenue	4,456,471	842,035	1,598,157	1,687,595	708,837	9,293,095
Less: Developer Credit	717,535	805,898	468,619	31,136	0	2,023,188
Expenditures	(904,242)	2,236,455	(1,308,515)	2,099,191	467,456	2,590,346
<b>BALANCE 6/30/08</b>	<b>7,828,504</b>	<b>(124,065)</b>	<b>559,672</b>	<b>16,605,670</b>	<b>9,268,621</b>	<b>34,138,402</b>
<b>2008/09</b>						
Revenue	1,922,556	541,535	724,139	1,413,719	20,483,205	25,085,154
Less: Developer Credit	477,105	439,195	168,725	26,860	0	1,111,885
Expenditures	6,444,189	2,754,228	950,208	7,382,809	24,513,264	42,044,698
<b>BALANCE 6/30/09</b>	<b>2,829,766</b>	<b>(2,775,953)</b>	<b>164,878</b>	<b>10,609,720</b>	<b>5,238,562</b>	<b>16,066,973</b>
<b>2009/10</b>						
Revenue	1,202,100	1,248,077	1,142,630	1,436,053	711,922	5,740,782
Less: Developer Credit	561,300	516,700	198,500	31,600	0	1,308,100
Expenditures	2,867,375	1,639,979	725,489	1,530,253	5,454,161	12,217,258
<b>BALANCE 6/30/10</b>	<b>603,191</b>	<b>(3,684,555)</b>	<b>383,518</b>	<b>10,483,920</b>	<b>496,324</b>	<b>8,282,397</b>
<b>2010/11</b>						
Revenue	4,599,512	1,159,968	798,654	1,134,085	676,312	8,368,530
Less: Developer Credit	785,820	723,380	277,900	44,240	0	1,831,340
Expenditures	924,597	251,138	360,862	3,700,607	603,864	5,841,068
<b>BALANCE 6/30/11</b>	<b>3,492,285</b>	<b>(3,499,106)</b>	<b>543,410</b>	<b>7,873,158</b>	<b>568,771</b>	<b>8,978,519</b>
<b>2011/12</b>						
Revenue	2,716,975	2,043,751	1,608,172	1,405,278	1,131,826	8,906,002
Less: Developer Credit	785,820	723,380	277,900	44,240	0	1,831,340
Expenditures	859,516	211,604	351,330	2,426,350	50,000	3,898,801
<b>BALANCE 6/30/12</b>	<b>4,563,924</b>	<b>(2,390,339)</b>	<b>1,522,353</b>	<b>6,807,845</b>	<b>1,650,597</b>	<b>12,154,381</b>
<b>2012/13</b>						
Revenue	1,909,194	1,379,235	912,923	780,470	792,384	5,774,206
Less: Developer Credit	673,560	620,040	238,200	37,920	0	1,569,720
Expenditures	835,138	199,337	1,224,461	1,418,260	50,000	3,727,196
<b>BALANCE 6/30/13</b>	<b>4,964,420</b>	<b>(1,830,481)</b>	<b>972,615</b>	<b>6,132,135</b>	<b>2,392,981</b>	<b>12,631,670</b>

# Capital Improvement Facility Fee Balances by Fee Type

AGGRESSIVE ESTIMATE

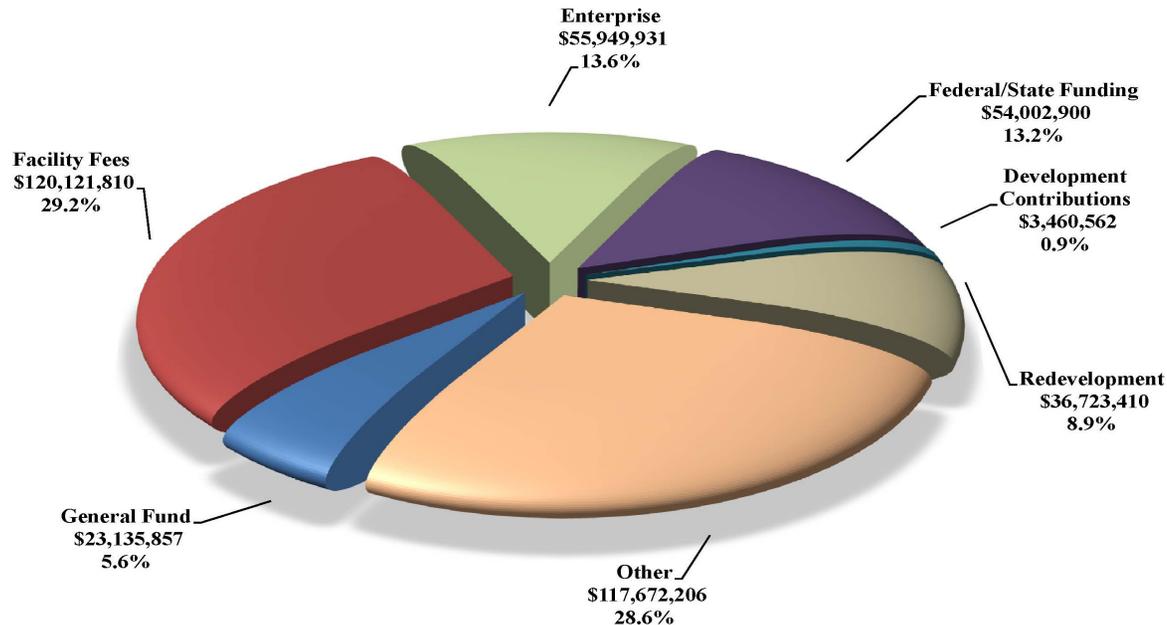
*Based on CIP Plan Units Per Year (Page 16) plus 100 units per year*

	Roadway Improvements (251)	Parks & Trails (252)	Water System (250)	Wastewater Treatment (255)	Community Facilities (256)	Total
<b>Balance 6/30/07</b>	<b>3,185,326</b>	<b>2,076,253</b>	<b>(1,878,380)</b>	<b>17,048,401</b>	<b>9,027,240</b>	<b>29,458,841</b>
<b>2007/08</b>						
Revenue	4,456,471	842,035	1,598,157	1,687,595	708,837	<b>9,293,095</b>
Less: Developer Credit	717,535	805,898	468,619	31,136	0	<b>2,023,188</b>
Expenditures	(904,242)	2,236,455	(1,308,515)	2,099,191	467,456	<b>2,590,346</b>
<b>BALANCE 6/30/08</b>	<b>7,828,504</b>	<b>(124,065)</b>	<b>559,672</b>	<b>16,605,670</b>	<b>9,268,621</b>	<b>34,138,402</b>
<b>2008/09</b>						
Revenue	2,363,506	860,085	934,989	1,519,769	20,666,215	<b>26,344,564</b>
Less: Developer Credit	757,755	697,545	267,975	42,660	0	<b>1,765,935</b>
Expenditures	6,444,189	2,754,228	950,208	7,382,809	24,513,264	<b>42,044,698</b>
<b>BALANCE 6/30/09</b>	<b>2,990,066</b>	<b>(2,715,753)</b>	<b>276,478</b>	<b>10,699,970</b>	<b>5,421,572</b>	<b>16,672,333</b>
<b>2009/10</b>						
Revenue	1,651,869	1,572,998	1,357,697	1,544,224	898,593	<b>7,025,380</b>
Less: Developer Credit	841,950	775,050	297,750	47,400	0	<b>1,962,150</b>
Expenditures	2,867,375	1,639,979	725,489	1,530,253	5,454,161	<b>12,217,258</b>
<b>BALANCE 6/30/10</b>	<b>932,610</b>	<b>(3,557,784)</b>	<b>610,935</b>	<b>10,666,541</b>	<b>866,004</b>	<b>9,518,305</b>
<b>2010/11</b>						
Revenue	5,058,276	1,491,387	1,018,022	1,244,419	866,715	<b>9,678,820</b>
Less: Developer Credit	1,010,340	930,060	357,300	56,880	0	<b>2,354,580</b>
Expenditures	924,597	251,138	360,862	3,700,607	603,864	<b>5,841,068</b>
<b>BALANCE 6/30/11</b>	<b>4,055,948</b>	<b>(3,247,595)</b>	<b>910,796</b>	<b>8,153,473</b>	<b>1,128,855</b>	<b>11,001,477</b>
<b>2011/12</b>						
Revenue	3,184,915	2,381,799	1,831,928	1,517,819	1,326,038	<b>10,242,498</b>
Less: Developer Credit	982,275	904,225	347,375	55,300	0	<b>2,289,175</b>
Expenditures	859,516	211,604	351,330	2,426,350	50,000	<b>3,898,801</b>
<b>BALANCE 6/30/12</b>	<b>5,399,072</b>	<b>(1,981,626)</b>	<b>2,044,019</b>	<b>7,189,642</b>	<b>2,404,893</b>	<b>15,056,000</b>
<b>2012/13</b>						
Revenue	2,386,492	1,724,044	1,141,154	895,262	990,480	<b>7,137,432</b>
Less: Developer Credit	841,950	775,050	297,750	47,400	0	<b>1,962,150</b>
Expenditures	835,138	199,337	1,224,461	1,418,260	50,000	<b>3,727,196</b>
<b>BALANCE 6/30/13</b>	<b>6,108,477</b>	<b>(1,231,969)</b>	<b>1,662,962</b>	<b>6,619,244</b>	<b>3,345,372</b>	<b>16,504,085</b>

## City Capital Improvement Program Funding by Fund / Category

The CIP consists of 94 City projects totaling \$411,066,676. A description of the funding sources for these projects can be found on page 22. A Revenue Summary Schedule showing Sources by Fund is on page 23 and the accompanying Revenue Summary showing Sources of Funds in Detail begins on page 24.

Fund	Category	Prior	08-09	09-10	10-11	11-12	12-13	Total
100	General Fund	4,150,959	8,066,915	6,189,041	1,494,043	1,898,135	1,336,764	\$ 23,135,857
250-256	Facility Fees	70,681,036	38,682,540	6,798,484	2,925,000	1,034,500	250	\$ 120,121,810
501-593	Enterprise	33,381,443	11,522,208	1,163,935	646,163	8,979,239	256,943	\$ 55,949,931
217	Federal/State Funding	1,160,277	2,158,754	878,706	2,715,288	39,589,875	7,500,000	\$ 54,002,900
336	Development Contributions	557,337	921,129	1,906,696	75,400	-	-	\$ 3,460,562
301	Redevelopment	2,913,810	13,489,094	11,981,112	5,442,500	2,896,894	-	\$ 36,723,410
	Other	9,668,817	26,387,189	21,501,793	23,821,723	24,115,904	12,176,780	\$ 117,672,206
	<b>TOTAL</b>	<b>\$ 122,513,679</b>	<b>\$ 101,227,829</b>	<b>\$ 50,419,767</b>	<b>\$ 37,120,117</b>	<b>\$ 78,514,547</b>	<b>\$ 21,270,737</b>	<b>\$ 411,066,676</b>



## Description of Funding Sources

**General Fund** – The General Fund is the City’s primary operating fund. Major projects funded by the General Fund include the Pavement Management Program and New City Hall.

**Facility Fees** – Developer Fees are collected for all new development in the City of Brentwood. These fees are collected for the purpose of constructing or improving Master Planned City facilities. Examples of projects funded by Facility Fees include the Surface Water Treatment Facility Phases I & II and Brentwood Boulevard Widening - North.

**Enterprise** – The financing for some projects may come from the Enterprises - Water, Wastewater, Parks, City Rentals and Solid Waste. Projects which identify “Enterprise” as a funding source are required to provide detailed information in the Review and Comment section. Enterprise funding is a component of the Solid Waste Transfer Station Expansion project, the Surface Water Treatment Facility Phase I & II project and the City Wide Wastewater Rehabilitation project.

**Federal/State Funding** – Funding is provided by State or Federal Programs, usually in conjunction with, or as a match to, some other form of funding. Major projects funded by Federal/State funding include Wastewater Treatment Plant Expansion – Phase II and Non-Potable Water Distribution System – Phase III.

**Development Contributions** – Funds collected from developers and placed into deposit accounts, which pay for plan checking, right-of-way and construction management, as well as the developer’s portion of the construction projects. Projects which include Development Contributions are John Marsh Home Rehabilitation and Downtown Parking Solutions.

**Redevelopment Agency** – Funds contributed by the Brentwood Redevelopment Agency for projects within, or of benefit to, a redevelopment project area. Funding is primarily from loan or bond proceeds and may include Agency Housing funds. Major projects funded by Redevelopment funds include Brentwood Boulevard Widening - Central and Walnut Boulevard Widening.

**Other** – An explanation is provided in the Review and Comment section of the individual project for funding from sources other than those defined above. Examples of “Other” funding include:

- **Measure C** – Contra Costa County Transportation Improvement and Growth Management Program (Measure C) identifies the major roadway projects in the County and allocates funding for these improvements.
- **Facilities Replacement Fund** – Projects funded by the City’s Facilities Replacement Funds.

## City Capital Revenue Summary Schedule

### Sources by Fund

Fund	Prior	08-09	09-10	10-11	11-12	12-13	Total
<b>General Funds</b>							
100 General Fund	\$ 4,150,959	\$ 8,066,915	\$ 6,189,041	\$ 1,494,043	\$ 1,898,135	\$ 1,336,764	\$ 23,135,857
<b>Total General Funds</b>	<b>\$ 4,150,959</b>	<b>\$ 8,066,915</b>	<b>\$ 6,189,041</b>	<b>\$ 1,494,043</b>	<b>\$ 1,898,135</b>	<b>\$ 1,336,764</b>	<b>\$ 23,135,857</b>
<b>Special Revenue Funds</b>							
217 Federal/State Funding	\$ 1,160,277	\$ 2,158,754	\$ 878,706	\$ 2,715,288	\$ 39,589,875	\$ 7,500,000	\$ 54,002,900
250 Water	35,721,784	2,514,666	398,716	27,029	34,500	250	38,696,945
251 Roadway	28,868,839	3,296,766	840,702	40,702	-	-	33,047,009
252 Parks and Trails	2,063,783	2,495,822	27,266	27,266	-	-	4,614,137
253 Storm Drainage	308,800	96,200	-	-	-	-	405,000
255 Wastewater	2,609,064	5,922,022	77,639	2,266,139	1,000,000	-	11,874,864
256 Community Facilities	1,417,566	24,453,264	5,454,161	563,864	-	-	31,888,855
257 Fire Fees	728,400	2,392,000	-	-	-	-	3,120,400
263 Agriculture Land	1,082,641	20,000	20,000	20,000	20,000	20,000	1,182,641
268 Public Art Program	101	11,300	-	-	-	-	11,401
270 Arts Commission	23,249	-	-	-	-	-	23,249
293 Measure C	728,230	455,417	469,080	483,152	497,646	512,261	3,145,786
<b>Total Special Revenue Funds</b>	<b>\$ 74,712,734</b>	<b>\$ 43,816,211</b>	<b>\$ 8,166,270</b>	<b>\$ 6,143,440</b>	<b>\$ 41,142,021</b>	<b>\$ 8,032,511</b>	<b>\$ 182,013,187</b>
<b>Capital Project Funds</b>							
301 Redevelopment	\$ 2,913,810	\$ 13,489,094	\$ 11,981,112	\$ 5,442,500	\$ 2,896,894	\$ -	\$ 36,723,410
336 Development Contributions	557,337	921,129	1,906,696	75,400	-	-	3,460,562
361 Community Facilities District (CFD)	3,811,454	12,233,116	1,145,430	1,360,000	-	-	18,550,000
<b>Total Capital Project Funds</b>	<b>\$ 7,282,601</b>	<b>\$ 26,643,339</b>	<b>\$ 15,033,238</b>	<b>\$ 6,877,900</b>	<b>\$ 2,896,894</b>	<b>\$ -</b>	<b>\$ 58,733,972</b>
<b>Enterprise Funds</b>							
501 City Rentals	\$ 113,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,813
540 Solid Waste	1,354,333	8,541,345	50,000	50,000	-	-	9,995,678
543 Solid Waste Replacement	8,333	8,333	-	-	-	-	16,666
560 Water	31,598,974	2,716,378	354,260	366,171	67,642	69,922	35,173,347
563 Water Replacement	8,333	8,334	-	-	-	-	16,667
590 Wastewater	314,323	264,485	759,675	229,992	8,911,597	187,021	10,667,093
593 Wastewater Replacement	8,334	8,333	-	-	-	-	16,667
<b>Total Enterprise Funds</b>	<b>\$ 33,406,443</b>	<b>\$ 11,547,208</b>	<b>\$ 1,163,935</b>	<b>\$ 646,163</b>	<b>\$ 8,979,239</b>	<b>\$ 256,943</b>	<b>\$ 55,999,931</b>
<b>Internal Service Funds</b>							
700 Emergency Preparedness	\$ -	\$ 28,200	\$ -	\$ -	\$ -	\$ -	\$ 28,200
701 Information Services	-	100,000	-	-	-	-	100,000
703 Information Systems Replacement	1,360,000	290,000	200,000	200,000	-	-	2,050,000
704 Facilities Replacement	327,842	452,183	150,000	150,000	150,000	-	1,230,025
708 Parks and LLD Replacement	73,000	56,041	10,000	10,000	-	-	149,041
<b>Total Internal Service Funds</b>	<b>\$ 1,760,842</b>	<b>\$ 926,424</b>	<b>\$ 360,000</b>	<b>\$ 360,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 3,557,266</b>
<b>Other</b>							
Other	\$ 1,200,100	\$ 3,037,150	\$ 5,408,400	\$ 600,000	\$ 1,000,000	\$ -	\$ 11,245,650
<b>Total Other</b>	<b>\$ 1,200,100</b>	<b>\$ 3,037,150</b>	<b>\$ 5,408,400</b>	<b>\$ 600,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ 11,245,650</b>
<b>Unfunded</b>							
Unfunded	\$ -	\$ 7,190,582	\$ 14,098,883	\$ 20,998,571	\$ 22,448,258	\$ 11,644,519	\$ 76,380,813
<b>Total Unfunded</b>	<b>\$ -</b>	<b>\$ 7,190,582</b>	<b>\$ 14,098,883</b>	<b>\$ 20,998,571</b>	<b>\$ 22,448,258</b>	<b>\$ 11,644,519</b>	<b>\$ 76,380,813</b>
<b>TOTAL SOURCES OF FUNDING</b>	<b>\$ 122,513,679</b>	<b>\$ 101,227,829</b>	<b>\$ 50,419,767</b>	<b>\$ 37,120,117</b>	<b>\$ 78,514,547</b>	<b>\$ 21,270,737</b>	<b>\$ 411,066,676</b>

## City Capital Revenue Summary

### Sources of Funds in Detail

<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total</u>
<b>General Funds</b>								
<b>Fund #100 - General Fund</b>								
31681	American Avenue Improvements	\$ -	\$ 62,000	\$ -	\$ -	\$ -	\$ -	\$ 62,000
31682	Brentwood Business Park Improvements	-	872,700	-	-	-	-	872,700
52406	City Park	144,730	968,755	476,120	110,107	-	-	1,699,712
31630	City Wide Overhead Utility Replacement	-	10,000	10,000	10,000	10,000	10,000	50,000
30850	City Wide Sidewalk Replacement	235,000	51,500	53,045	54,636	56,275	57,963	508,419
37207	City Wide Sign / Identification Program	35,000	-	-	-	-	-	35,000
	Computerized Maintenance Management System	-	66,000	66,000	68,000	-	-	200,000
37199	Crime Analysis and Reporting Software	64,810	11,651	-	-	-	-	76,461
37200	Ergonomic Chair Replacement	35,000	36,050	37,100	-	-	-	108,150
30980	Information Systems	850,000	-	-	-	-	-	850,000
37202	Interim Civic Center Facilities	315,000	185,000	-	-	-	-	500,000
37194	Library Relocation	390,000	60,000	-	-	-	-	450,000
31550	Logan Way Extension	-	5,000	-	-	-	-	5,000
37205	New City Hall	1,000,000	4,700,000	4,300,000	-	-	-	10,000,000
30830	Pavement Management Program	768,169	910,559	1,117,810	1,151,030	1,185,247	1,220,804	6,353,619
31470	Roadway Signing and Striping	148,250	42,700	43,966	45,270	46,613	47,997	374,796
31320	Signal Modifications and Upgrades	-	30,000	30,000	-	-	-	60,000
31360	Traffic Calming Installations	60,000	40,000	40,000	40,000	-	-	180,000
52320	Tree Reforestation	105,000	15,000	15,000	15,000	-	-	150,000
	Village Community Resource Center Relocation	-	-	-	-	600,000	-	600,000
	<b>Total General Funds</b>	<b>\$ 4,150,959</b>	<b>\$ 8,066,915</b>	<b>\$ 6,189,041</b>	<b>\$ 1,494,043</b>	<b>\$ 1,898,135</b>	<b>\$ 1,336,764</b>	<b>\$ 23,135,857</b>
<b>Special Revenue Funds</b>								
<b>Fund #217 - Federal/State Funding</b>								
31620	Brentwood Boulevard Widening - North	\$ -	\$ -	\$ 548,577	\$ 735,000	\$ -	\$ -	\$ 1,283,577
52406	City Park	-	-	220,000	80,288	-	-	300,288
52170	Creek Habitat Enhancement	-	400,000	-	-	-	-	400,000
52340	John Marsh Home Rehabilitation	30,000	679,710	110,129	-	-	-	819,839
31640	John Muir Parkway Extension / Foothill Drive - Phase I	-	786,635	-	-	-	-	786,635
31340	Lone Tree Way - Union Pacific Undercrossing	134,277	117,409	-	-	-	-	251,686
59170	Non-Potable Water Distribution System - Phase III	-	-	-	1,900,000	4,900,000	7,500,000	14,300,000
30830	Pavement Management Program	-	175,000	-	-	-	-	175,000
31320	Signal Modifications and Upgrades	66,000	-	-	-	-	-	66,000
52120	Trails Project	30,000	-	-	-	-	-	30,000
30560	Walnut Boulevard Widening	900,000	-	-	-	-	-	900,000
59140	Wastewater Treatment Plant Expansion - Phase II	-	-	-	-	34,689,875	-	34,689,875
	<b>Total Federal/State Funds</b>	<b>\$ 1,160,277</b>	<b>\$ 2,158,754</b>	<b>\$ 878,706</b>	<b>\$ 2,715,288</b>	<b>\$ 39,589,875</b>	<b>\$ 7,500,000</b>	<b>\$ 54,002,900</b>

## City Capital Revenue Summary

### Sources of Funds in Detail (Cont.)

<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total</u>
<b>Fund #250 - Water</b>								
37197	Development Services Software	\$ 10,811	\$ 43,246	\$ 27,029	\$ 27,029	\$ -	\$ -	\$ 108,115
31640	John Muir Parkway Extension / Foothill Drive - Phase I	136,800	-	-	-	-	-	136,800
	John Muir Parkway Extension - Phase II	-	271,000	-	-	-	-	271,000
56381	RBWTP Maintenance and Capital Upgrades	62,421	-	-	-	34,500	250	97,171
30610	Sand Creek Road East A & B	2,423,800	-	-	-	-	-	2,423,800
56290	Surface Water Treatment Facility Phases I & II	30,690,818	1,907,420	-	-	-	-	32,598,238
56320	Underground Water System Corrosion Mitigation	117,529	33,000	43,437	-	-	-	193,966
30560	Walnut Boulevard Widening	701,118	-	-	-	-	-	701,118
56280	Water System Connections / Regulating	261,250	247,000	172,750	-	-	-	681,000
56310	Well #15	1,308,337	1,000	-	-	-	-	1,309,337
56380	Zone I Equalization Storage Reservoirs	8,900	12,000	155,500	-	-	-	176,400
	<b>Total Water Funds</b>	<b>\$ 35,721,784</b>	<b>\$ 2,514,666</b>	<b>\$ 398,716</b>	<b>\$ 27,029</b>	<b>\$ 34,500</b>	<b>\$ 250</b>	<b>\$ 38,696,945</b>
<b>Fund #251 - Roadway</b>								
31681	American Avenue Improvements	\$ 118,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,122
31490	Brentwood Boulevard Widening - Central	1,216,500	1,000	-	-	-	-	1,217,500
31620	Brentwood Boulevard Widening - North	50,000	200,000	100,000	-	-	-	350,000
31500	City Wide Traffic Signal Interconnect Program	206,000	300,000	200,000	-	-	-	706,000
52220	Community Beautification	1,263,858	-	-	-	-	-	1,263,858
37197	Development Services Software	16,282	65,124	40,702	40,702	-	-	162,810
31510	Empire Avenue Extension North - Phase I	699,000	585,000	-	-	-	-	1,284,000
31640	John Muir Parkway Extension / Foothill Drive - Phase I	460,200	1,539,365	-	-	-	-	1,999,565
31340	Lone Tree Way - Union Pacific Undercrossing	3,114,680	454,277	500,000	-	-	-	4,068,957
30610	Sand Creek Road East A & B	18,490,710	8,000	-	-	-	-	18,498,710
31580	Second Street / Pine Street Traffic Signal	104,000	4,000	-	-	-	-	108,000
31320	Signal Modifications and Upgrades	279,000	90,000	-	-	-	-	369,000
30560	Walnut Boulevard Widening	2,850,487	50,000	-	-	-	-	2,900,487
	<b>Total Roadway Funds</b>	<b>\$ 28,868,839</b>	<b>\$ 3,296,766</b>	<b>\$ 840,702</b>	<b>\$ 40,702</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,047,009</b>
<b>Fund #252 - Parks and Trails</b>								
52300	Aquatic Complex / Concession	\$ 235,000	\$ 272,500	\$ -	\$ -	\$ -	\$ -	\$ 507,500
52280	Brentwood Senior Activity Center	302,354	-	-	-	-	-	302,354
52170	Creek Habitat Enhancement	15,775	-	-	-	-	-	15,775
37197	Development Services Software	10,908	43,626	27,266	27,266	-	-	109,066
52230	Empire Avenue Elementary School / Park	197,726	-	-	-	-	-	197,726
52030	Sand Creek Park	1,017,841	-	-	-	-	-	1,017,841
52200	Sand Creek Soccer Complex	17,257	-	-	-	-	-	17,257
52408	Summerset Park	200,000	2,000,000	-	-	-	-	2,200,000
52120	Trails Project	21,422	179,696	-	-	-	-	201,118
52380	Veterans Park Element - Phase I and II	45,500	-	-	-	-	-	45,500
	<b>Total Parks and Trails Funds</b>	<b>\$ 2,063,783</b>	<b>\$ 2,495,822</b>	<b>\$ 27,266</b>	<b>\$ 27,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,614,137</b>

## City Capital Revenue Summary

### Sources of Funds in Detail (Cont.)

<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total</u>
<b>Fund #253 - Storm Drainage</b>								
39010	Storm Drain Improvements	\$ 118,800	\$ 96,200	\$ -	\$ -	\$ -	\$ -	\$ 215,000
30560	Walnut Boulevard Widening	190,000	-	-	-	-	-	190,000
<b>Total Storm Drainage Funds</b>		<b>\$ 308,800</b>	<b>\$ 96,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 405,000</b>
<b>Fund #255 - Wastewater</b>								
31682	Brentwood Business Park Improvements	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000
37197	Development Services Software	6,454	25,822	16,139	16,139	-	-	64,554
31640	John Muir Parkway Extension / Foothill Drive - Phase I	168,000	-	-	-	-	-	168,000
59160	Non-Potable Water Distribution System - Phase II	591,900	1,525,500	-	-	-	-	2,117,400
59170	Non-Potable Water Distribution System - Phase III	1,000	500	500	-	-	-	2,000
30610	Sand Creek Road East A & B	530,100	-	-	-	-	-	530,100
59150	Sellers Avenue Sewer Lift Station Expansion and Upgrade	1,001,160	20,000	-	-	-	-	1,021,160
30560	Walnut Boulevard Widening	10,450	-	-	-	-	-	10,450
59180	Wastewater Treatment Plant - Solids System Expansion	145,000	3,739,200	-	-	-	-	3,884,200
59140	Wastewater Treatment Plant Expansion - Phase II	155,000	61,000	61,000	2,250,000	1,000,000	-	3,527,000
<b>Total Wastewater Funds</b>		<b>\$ 2,609,064</b>	<b>\$ 5,922,022</b>	<b>\$ 77,639</b>	<b>\$ 2,266,139</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ 11,874,864</b>
<b>Fund #256 - Community Facilities</b>								
37192	400 Guthrie Lane Parking Lot	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
37207	City Wide Sign / Identification Program	-	35,000	60,000	50,000	-	-	145,000
37193	Civic Center Plaza	133,740	1,066,260	-	-	-	-	1,200,000
37197	Development Services Software	5,545	22,182	13,864	13,864	-	-	55,455
37120	Fiber Optic Link	544,400	74,000	-	-	-	-	618,400
37206	Maintenance Service Center - Phase II	30,000	190,000	-	-	-	-	220,000
37205	New City Hall	703,881	22,415,822	5,380,297	500,000	-	-	29,000,000
<b>Total Community Facilities Funds</b>		<b>\$ 1,417,566</b>	<b>\$ 24,453,264</b>	<b>\$ 5,454,161</b>	<b>\$ 563,864</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,888,855</b>
<b>Fund #257 - Fire Fees</b>								
37030	Fire Station #53 (Shady Willow)	\$ 728,400	\$ 2,392,000	\$ -	\$ -	\$ -	\$ -	\$ 3,120,400
<b>Total Fire Fees Funds</b>		<b>\$ 728,400</b>	<b>\$ 2,392,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,120,400</b>
<b>Fund #263 - Agriculture Land</b>								
52401	Agricultural Park and History Center	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080,000
39020	Agricultural Runoff Mitigation	2,641	20,000	20,000	20,000	20,000	20,000	102,641
<b>Total Agriculture Land Funds</b>		<b>\$ 1,082,641</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 1,182,641</b>
<b>Fund #268 - Public Art Program</b>								
52350	Veterans Park Public Art	\$ 101	\$ 11,300	\$ -	\$ -	\$ -	\$ -	\$ 11,401
		<b>\$ 101</b>	<b>\$ 11,300</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,401</b>
<b>Fund #270 - Arts Commission</b>								
52350	Veterans Park Public Art	\$ 23,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,249
		<b>\$ 23,249</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,249</b>
<b>Fund #293 - Measure C</b>								
30830	Pavement Management Program	\$ 728,230	\$ 455,417	\$ 469,080	\$ 483,152	\$ 497,646	\$ 512,261	\$ 3,145,786
<b>Total Measure C Funds</b>		<b>\$ 728,230</b>	<b>\$ 455,417</b>	<b>\$ 469,080</b>	<b>\$ 483,152</b>	<b>\$ 497,646</b>	<b>\$ 512,261</b>	<b>\$ 3,145,786</b>

## City Capital Revenue Summary

### Sources of Funds in Detail (Cont.)

<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total</u>
<b>Capital Project Funds</b>								
<b>Fund #301 - Redevelopment</b>								
31490	Brentwood Boulevard Widening - Central	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
31620	Brentwood Boulevard Widening - North	-	130,000	-	-	-	-	130,000
37196	Civic Center Parking Facility	400,000	4,824,418	2,275,582	-	-	-	7,500,000
56382	Downtown Infrastructure	433,810	1,739,070	1,714,530	-	-	-	3,887,410
37204	Downtown Parking Solutions	50,000	732,500	6,991,000	3,442,500	-	-	11,216,000
37203	Downtown Streetscape Master Plan	50,000	53,106	1,000,000	2,000,000	2,896,894	-	6,000,000
39030	Harvest Park Basin	710,000	10,000	-	-	-	-	720,000
37195	New Community Center	-	6,000,000	-	-	-	-	6,000,000
30560	Walnut Boulevard Widening	970,000	-	-	-	-	-	970,000
	<b>Total Redevelopment Funds</b>	<b>\$ 2,913,810</b>	<b>\$ 13,489,094</b>	<b>\$ 11,981,112</b>	<b>\$ 5,442,500</b>	<b>\$ 2,896,894</b>	<b>\$ -</b>	<b>\$ 36,723,410</b>
<b>Fund #336 - Development Contributions</b>								
52401	Agricultural Park and History Center	\$ 24,426	\$ 116,000	\$ 91,574	\$ -	\$ -	\$ -	\$ 232,000
31600	Brentwood Boulevard / Guthrie Lane Traffic Signal	-	-	-	5,400	-	-	5,400
52340	John Marsh Home Rehabilitation	215,000	305,129	667,595	-	-	-	1,187,724
31640	John Muir Parkway Extension / Foothill Drive - Phase I	-	500,000	-	-	-	-	500,000
31550	Logan Way Extension	-	-	-	70,000	-	-	70,000
31340	Lone Tree Way - Union Pacific Undercrossing	-	-	500,000	-	-	-	500,000
52407	McClarren Park Improvements	-	-	632,000	-	-	-	632,000
	Oak Street and Garin Parkway Signal Installation	-	-	15,527	-	-	-	15,527
30610	Sand Creek Road East A & B	216,400	-	-	-	-	-	216,400
52120	Trails Project	101,511	-	-	-	-	-	101,511
	<b>Total Development Contributions</b>	<b>\$ 557,337</b>	<b>\$ 921,129</b>	<b>\$ 1,906,696</b>	<b>\$ 75,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,460,562</b>
<b>Fund #361 - Community Facilities District (CFD)</b>								
52280	Brentwood Senior Activity Center	\$ 2,870,000	\$ 3,130,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
37194	Library Relocation	-	-	690,000	1,360,000	-	-	2,050,000
37195	New Community Center	941,454	9,103,116	455,430	-	-	-	10,500,000
	<b>Total Community Facilities District Funds</b>	<b>\$ 3,811,454</b>	<b>\$ 12,233,116</b>	<b>\$ 1,145,430</b>	<b>\$ 1,360,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,550,000</b>
<b>Enterprise Funds</b>								
<b>Fund #501 - City Rentals</b>								
31120	Brentwood Education and Technology Center Projects	\$ 113,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,813
	<b>Total City Rental Funds</b>	<b>\$ 113,813</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 113,813</b>
<b>Fund #540 - Solid Waste</b>								
	Computerized Maintenance Management System	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 150,000
37150	Fuel Dispensing System	51,405	31,095	-	-	-	-	82,500
54020	Solid Waste Transfer Station Expansion	1,302,928	8,460,250	-	-	-	-	9,763,178
	<b>Total Solid Waste Funds</b>	<b>\$ 1,354,333</b>	<b>\$ 8,541,345</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,995,678</b>
<b>Fund #543 - Solid Waste Replacement</b>								
37201	Public Works Trailers HVAC Repair	\$ 8,333	\$ 8,333	\$ -	\$ -	\$ -	\$ -	\$ 16,666
	<b>Total Solid Waste Replacement Funds</b>	<b>\$ 8,333</b>	<b>\$ 8,333</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,666</b>

## City Capital Revenue Summary

### Sources of Funds in Detail (Cont.)

<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total</u>
<b>Fund #560 - Water</b>								
56370	Chlorine Generator Upgrade	\$ 40,000	\$ 90,000	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ 270,000
	Computerized Maintenance Management System	-	50,000	50,000	50,000	-	-	150,000
56382	Downtown Infrastructure	253,790	279,305	-	-	-	-	533,095
37150	Fuel Dispensing System	-	41,250	-	-	-	-	41,250
56381	RBWTP Maintenance and Capital Upgrades	185,764	106,500	50,500	60,500	-	250	403,514
56290	Surface Water Treatment Facility Phases I & II	30,690,818	1,907,420	-	-	-	-	32,598,238
56210	Water Distribution System Rehabilitation	311,997	61,903	63,760	65,671	67,642	69,672	640,645
56190	Well Monitoring Program	116,605	180,000	120,000	120,000	-	-	536,605
	<b>Total Water Funds</b>	<b>\$ 31,598,974</b>	<b>\$ 2,716,378</b>	<b>\$ 354,260</b>	<b>\$ 366,171</b>	<b>\$ 67,642</b>	<b>\$ 69,922</b>	<b>\$ 35,173,347</b>
<b>Fund #563 - Water Replacement</b>								
37201	Public Works Trailers HVAC Repair	\$ 8,333	\$ 8,334	\$ -	\$ -	\$ -	\$ -	\$ 16,667
	<b>Total Water Replacement Funds</b>	<b>\$ 8,333</b>	<b>\$ 8,334</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,667</b>
<b>Fund #590 - Wastewater</b>								
59080	City Wide Wastewater Rehabilitation	\$ 314,323	\$ 173,235	\$ 176,580	\$ 179,992	\$ 183,472	\$ 187,021	\$ 1,214,623
	Computerized Maintenance Management System	-	50,000	50,000	50,000	-	-	150,000
56382	Downtown Infrastructure	-	-	533,095	-	-	-	533,095
37150	Fuel Dispensing System	-	41,250	-	-	-	-	41,250
59140	Wastewater Treatment Plant Expansion - Phase II	-	-	-	-	8,728,125	-	8,728,125
	<b>Total Wastewater Funds</b>	<b>\$ 314,323</b>	<b>\$ 264,485</b>	<b>\$ 759,675</b>	<b>\$ 229,992</b>	<b>\$ 8,911,597</b>	<b>\$ 187,021</b>	<b>\$ 10,667,093</b>
<b>Fund #593 - Wastewater Replacement</b>								
37201	Public Works Trailers HVAC Repair	\$ 8,334	\$ 8,333	\$ -	\$ -	\$ -	\$ -	\$ 16,667
	<b>Total Wastewater Replacement Funds</b>	<b>\$ 8,334</b>	<b>\$ 8,333</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,667</b>
<b>Internal Service Funds</b>								
<b>Fund #700 - Emergency Preparedness</b>								
	Communication Tower Antenna Installation	\$ -	\$ 28,200	\$ -	\$ -	\$ -	\$ -	\$ 28,200
	<b>Total Emergency Preparedness Funds</b>	<b>\$ -</b>	<b>\$ 28,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,200</b>
<b>Fund #701 - Information Services</b>								
30980	Information Systems	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
	<b>Total Information Services Funds</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>
<b>Fund #703 - Information Systems Replacement</b>								
31140	Financial Software	\$ 1,360,000	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
30980	Information Systems	-	150,000	200,000	200,000	-	-	550,000
	<b>Total Information Systems Replacement Funds</b>	<b>\$ 1,360,000</b>	<b>\$ 290,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,050,000</b>
<b>Fund #704 - Facilities Replacement</b>								
52403	Aquatic Complex Improvements	\$ 163,776	\$ 136,224	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 750,000
31120	Brentwood Education and Technology Center Projects	-	250,000	-	-	-	-	250,000
52320	Tree Reforestation	124,041	5,959	-	-	-	-	130,000
37170	Women's Club Upgrade	40,025	60,000	-	-	-	-	100,025
	<b>Total Facilities Replacement Funds</b>	<b>\$ 327,842</b>	<b>\$ 452,183</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 1,230,025</b>
<b>Fund #708 - Parks and LLD Replacement</b>								
52407	McClarren Park Improvements	\$ 73,000	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
52320	Tree Reforestation	-	4,041	10,000	10,000	-	-	24,041
	<b>Total Parks and LLD Replacement Funds</b>	<b>\$ 73,000</b>	<b>\$ 56,041</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,041</b>

## City Capital Revenue Summary

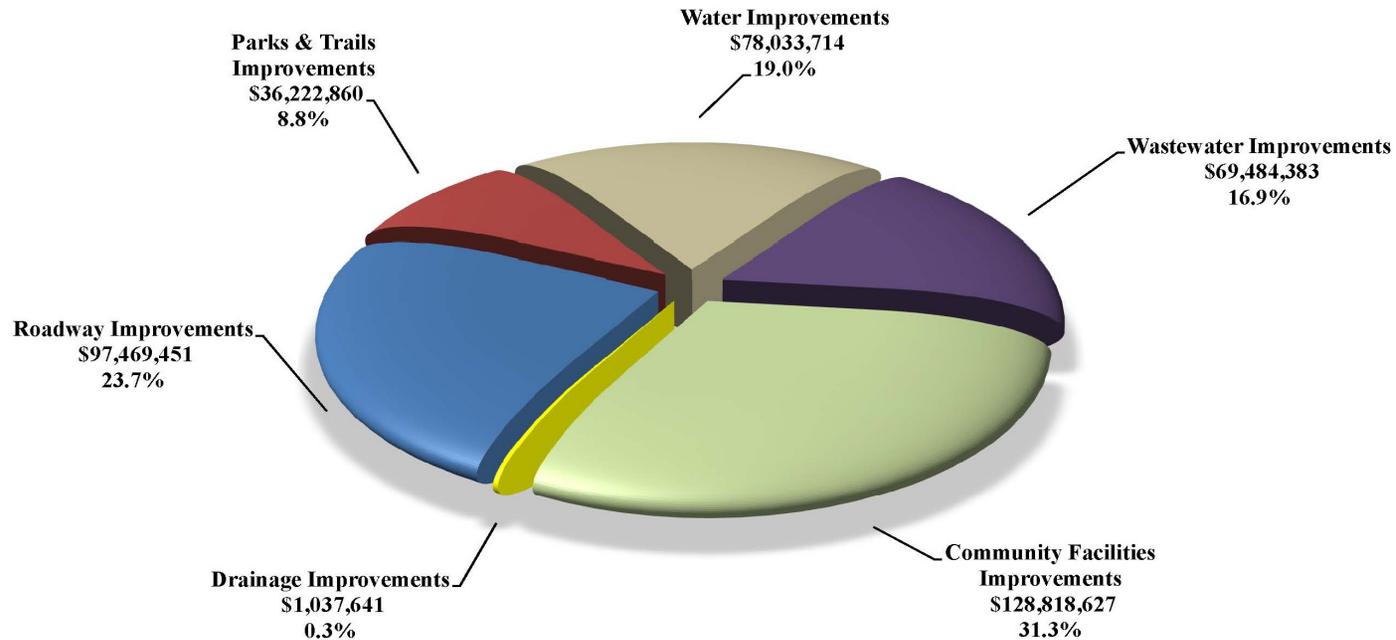
### Sources of Funds in Detail (Cont.)

<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total</u>
<b>Other</b>								
<b>Other</b>								
31681	American Avenue Improvements	\$ 236,245	\$ 123,000	\$ -	\$ -	\$ -	\$ -	\$ 359,245
31682	Brentwood Business Park Improvements	100,000	161,300	-	-	-	-	261,300
31630	City Wide Overhead Utility Replacement	-	50,000	500,000	-	-	-	550,000
31510	Empire Avenue Extension North - Phase I	863,855	525,000	-	-	-	-	1,388,855
	John Muir Parkway Extension - Phase II	-	1,897,850	1,008,400	-	-	-	2,906,250
37195	New Community Center	-	-	3,500,000	-	-	-	3,500,000
	PEG Cable TV Access	-	100,000	400,000	-	-	-	500,000
31580	Second Street / Pine Street Traffic Signal	-	180,000	-	-	-	-	180,000
	Village Community Resource Center Relocation	-	-	-	600,000	1,000,000	-	1,600,000
	<b>Total Other</b>	<b>\$ 1,200,100</b>	<b>\$ 3,037,150</b>	<b>\$ 5,408,400</b>	<b>\$ 600,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ 11,245,650</b>
<b>Unfunded</b>								
<b>Unfunded</b>								
52401	Agricultural Park and History Center	\$ -	\$ -	\$ 24,426	\$ -	\$ -	\$ -	\$ 24,426
31681	American Avenue Improvements	-	-	498,133	-	-	-	498,133
31600	Brentwood Boulevard / Guthrie Lane Traffic Signal	-	-	-	234,600	-	-	234,600
	Brentwood Boulevard Sewer and Water Main	-	701,000	1,216,000	-	-	-	1,917,000
31620	Brentwood Boulevard Widening - North	-	-	1,614,128	5,577,107	5,525,587	4,894,087	17,610,909
31610	Brentwood Boulevard Widening - South	-	-	157,438	168,683	955,871	2,663,632	3,945,624
52220	Community Beautification	-	1,000,000	160,000	150,000	-	-	1,310,000
52170	Creek Habitat Enhancement	-	873,250	-	-	-	-	873,250
52230	Empire Avenue Elementary School / Park	-	-	745,396	-	-	-	745,396
37030	Fire Station #53 (Shady Willow)	-	108,000	1,336,000	-	-	-	1,444,000
37100	Fire Station #54 (Replace DT)	-	-	462,000	523,000	625,000	2,890,000	4,500,000
37150	Fuel Dispensing System	-	-	165,000	-	-	-	165,000
31550	Logan Way Extension	-	-	45,000	185,700	-	-	230,700
31340	Lone Tree Way - Union Pacific Undercrossing	-	1,448,314	3,275,000	4,765,557	3,550,000	-	13,038,871
37206	Maintenance Service Center - Phase II	-	-	-	6,250,000	6,250,000	-	12,500,000
	McClarren Park Access Road	-	-	290,471	-	-	-	290,471
	Oak Street and Garin Parkway Signal Installation	-	-	284,473	-	-	-	284,473
52400	Park Improvements	-	250,000	50,000	50,000	50,000	50,000	450,000
	Parks Play Equipment Replacement	-	461,500	221,000	196,000	431,000	552,500	1,862,000
	Ron Nunn School Circulation Roadway	-	-	-	400,916	230,500	-	631,416
52030	Sand Creek Park	-	-	50,000	250,000	3,256,000	-	3,556,000
52200	Sand Creek Soccer Complex	-	-	1,315,000	-	-	-	1,315,000
31580	Second Street / Pine Street Traffic Signal	-	584,450	-	-	-	-	584,450
31320	Signal Modifications and Upgrades	-	55,000	35,000	-	-	-	90,000
	Sunset Park Soccer Fields	-	1,190,225	1,225,931	1,262,708	-	-	3,678,864
	Trail Improvements	-	64,300	64,300	64,300	64,300	64,300	321,500
52120	Trails Project	-	454,543	586,750	602,000	250,000	450,000	2,343,293
52380	Veterans Park Element - Phase I and II	-	-	150,000	-	-	-	150,000
	Windsor Way Park Expansion	-	-	127,437	-	-	-	127,437
56380	Zone I Equalization Storage Reservoirs	-	-	-	318,000	1,260,000	80,000	1,658,000
	<b>Total Unfunded</b>	<b>\$ -</b>	<b>\$ 7,190,582</b>	<b>\$ 14,098,883</b>	<b>\$ 20,998,571</b>	<b>\$ 22,448,258</b>	<b>\$ 11,644,519</b>	<b>\$ 76,380,813</b>
	<b>TOTAL SOURCES OF REVENUES</b>	<b>\$ 122,513,679</b>	<b>\$ 101,227,829</b>	<b>\$ 50,419,767</b>	<b>\$ 37,120,117</b>	<b>\$ 78,514,547</b>	<b>\$ 21,270,737</b>	<b>\$ 411,066,676</b>

## City Capital Improvement Program Expenditures by Fund / Category

The CIP consists of 94 City projects totaling \$411,066,676. The chart below summarizes these expenditures by Fund and Program Category. A detailed listing of Project Expenditures by Fund begins on page 31.

Fund	Category	Prior	08-09	09-10	10-11	11-12	12-13	Total
336	Roadway Improvements	37,475,393	13,266,476	11,336,048	13,927,051	12,057,739	9,406,744	\$ 97,469,451
352	Parks & Trails Improvements	8,301,567	12,570,132	7,092,658	2,940,403	4,201,300	1,116,800	\$ 36,222,860
562	Water Improvements	64,482,039	7,265,618	4,139,572	634,171	1,362,142	150,172	\$ 78,033,714
592	Wastewater Improvements	2,208,383	5,519,435	238,080	4,329,992	49,501,472	7,687,021	\$ 69,484,383
337	Community Facilities Improvements	9,214,856	62,479,968	27,593,409	15,268,500	11,371,894	2,890,000	\$ 128,818,627
391	Drainage Improvements	831,441	126,200	20,000	20,000	20,000	20,000	\$ 1,037,641
	<b>TOTAL</b>	<b>\$ 122,513,679</b>	<b>\$ 101,227,829</b>	<b>\$ 50,419,767</b>	<b>\$ 37,120,117</b>	<b>\$ 78,514,547</b>	<b>\$ 21,270,737</b>	<b>\$ 411,066,676</b>



**Project Expenditures by Fund**

Page	Project #	Project Title	Prior	08-09	09-10	10-11	11-12	12-13	Total Cost
<b>Fund 336 - Roadway Improvements</b>									
45	31681	American Avenue Improvements	\$ 354,367	\$ 185,000	\$ 498,133	\$ -	\$ -	\$ -	\$ 1,037,500
47	31600	Brentwood Boulevard / Guthrie Lane Traffic Signal	-	-	-	240,000	-	-	240,000
49	31490	Brentwood Boulevard Widening - Central	1,516,500	1,000	-	-	-	-	1,517,500
51	31620	Brentwood Boulevard Widening - North	50,000	330,000	2,262,705	6,312,107	5,525,587	4,894,087	19,374,486
53	31610	Brentwood Boulevard Widening - South	-	-	157,438	168,683	955,871	2,663,632	3,945,624
55	31682	Brentwood Business Park Improvements	100,000	1,584,000	-	-	-	-	1,684,000
57	31630	City Wide Overhead Utility Replacement	-	60,000	510,000	10,000	10,000	10,000	600,000
59	30850	City Wide Sidewalk Replacement	235,000	51,500	53,045	54,636	56,275	57,963	508,419
61	31500	City Wide Traffic Signal Interconnect Program	206,000	300,000	200,000	-	-	-	706,000
63	31510	Empire Avenue Extension North - Phase I	1,562,855	1,110,000	-	-	-	-	2,672,855
65	31640	John Muir Parkway Extension / Foothill Drive - Phase I	765,000	2,826,000	-	-	-	-	3,591,000
67		John Muir Parkway Extension - Phase II	-	2,168,850	1,008,400	-	-	-	3,177,250
69	31550	Logan Way Extension	-	5,000	45,000	255,700	-	-	305,700
71	31340	Lone Tree Way - Union Pacific Undercrossing	3,248,957	2,020,000	4,275,000	4,765,557	3,550,000	-	17,859,514
73		McClarren Park Access Road	-	-	290,471	-	-	-	290,471
75		Oak Street and Garin Parkway Signal Installation	-	-	300,000	-	-	-	300,000
77	30830	Pavement Management Program	1,496,399	1,540,976	1,586,890	1,634,182	1,682,893	1,733,065	9,674,405
79	31470	Roadway Signing and Striping	148,250	42,700	43,966	45,270	46,613	47,997	374,796
81		Ron Nunn School Circulation Roadway	-	-	-	400,916	230,500	-	631,416
83	30610	Sand Creek Road East A & B	21,661,010	8,000	-	-	-	-	21,669,010
85	31580	Second Street / Pine Street Traffic Signal	104,000	768,450	-	-	-	-	872,450
87	31320	Signal Modifications and Upgrades	345,000	175,000	65,000	-	-	-	585,000
89	31360	Traffic Calming Installations	60,000	40,000	40,000	40,000	-	-	180,000
91	30560	Walnut Boulevard Widening	5,622,055	50,000	-	-	-	-	5,672,055
		<b>Roadway Improvements Total</b>	<b>\$ 37,475,393</b>	<b>\$ 13,266,476</b>	<b>\$ 11,336,048</b>	<b>\$ 13,927,051</b>	<b>\$ 12,057,739</b>	<b>\$ 9,406,744</b>	<b>\$ 97,469,451</b>

**Project Expenditures by Fund (Cont.)**

Page	Project #	Project Title	Prior	08-09	09-10	10-11	11-12	12-13	Total Cost
<b>Fund 352 - Parks and Trails Improvements</b>									
97	52401	Agricultural Park and History Center	\$ 1,104,426	\$ 116,000	\$ 116,000	\$ -	\$ -	\$ -	\$ 1,336,426
99	52300	Aquatic Complex / Concession	235,000	272,500	-	-	-	-	507,500
101	52403	Aquatic Complex Improvements	163,776	136,224	150,000	150,000	150,000	-	750,000
103	52280	Brentwood Senior Activity Center	3,172,354	3,130,000	-	-	-	-	6,302,354
105	52406	City Park	144,730	968,755	696,120	190,395	-	-	2,000,000
107	52220	Community Beautification	1,263,858	1,000,000	160,000	150,000	-	-	2,573,858
109	52170	Creek Habitat Enhancement	15,775	1,273,250	-	-	-	-	1,289,025
111	52230	Empire Avenue Elementary School / Park	197,726	-	745,396	-	-	-	943,122
113	52340	John Marsh Home Rehabilitation	245,000	984,839	777,724	-	-	-	2,007,563
115	52407	McClarren Park Improvements	73,000	52,000	632,000	-	-	-	757,000
117	52400	Park Improvements	-	250,000	50,000	50,000	50,000	50,000	450,000
119		Parks Play Equipment Replacement	-	461,500	221,000	196,000	431,000	552,500	1,862,000
121	52030	Sand Creek Park	1,017,841	-	50,000	250,000	3,256,000	-	4,573,841
123	52200	Sand Creek Soccer Complex	17,257	-	1,315,000	-	-	-	1,332,257
125	52408	Summerset Park	200,000	2,000,000	-	-	-	-	2,200,000
127		Sunset Park Soccer Fields	-	1,190,225	1,225,931	1,262,708	-	-	3,678,864
129		Trail Improvements	-	64,300	64,300	64,300	64,300	64,300	321,500
131	52120	Trails Project	152,933	634,239	586,750	602,000	250,000	450,000	2,675,922
133	52320	Tree Reforestation	229,041	25,000	25,000	25,000	-	-	304,041
135	52380	Veterans Park Element - Phase I and II	45,500	-	150,000	-	-	-	195,500
137	52350	Veterans Park Public Art	23,350	11,300	-	-	-	-	34,650
139		Windsor Way Park Expansion	-	-	127,437	-	-	-	127,437
		<b>Parks and Trails Improvements Total</b>	<b>\$ 8,301,567</b>	<b>\$ 12,570,132</b>	<b>\$ 7,092,658</b>	<b>\$ 2,940,403</b>	<b>\$ 4,201,300</b>	<b>\$ 1,116,800</b>	<b>\$ 36,222,860</b>

**Project Expenditures by Fund (Cont.)**

Page	Project #	Project Title	Prior	08-09	09-10	10-11	11-12	12-13	Total Cost
<b>Fund 562 - Water Improvements</b>									
145		Brentwood Boulevard Sewer and Water Main	\$ -	\$ 701,000	\$ 1,216,000	\$ -	\$ -	\$ -	\$ 1,917,000
147	56370	Chlorine Generator Upgrade	40,000	90,000	70,000	70,000	-	-	270,000
149	56382	Downtown Infrastructure	687,600	2,018,375	2,247,625	-	-	-	4,953,600
151	56381	RBWTP Maintenance and Capital Upgrades	248,185	106,500	50,500	60,500	34,500	500	500,685
153	56290	Surface Water Treatment Facility Phases I & II	61,381,636	3,814,840	-	-	-	-	65,196,476
155	56320	Underground Water System Corrosion Mitigation	117,529	33,000	43,437	-	-	-	193,966
157	56210	Water Distribution System Rehabilitation	311,997	61,903	63,760	65,671	67,642	69,672	640,645
159	56280	Water System Connections / Regulating	261,250	247,000	172,750	-	-	-	681,000
161	56310	Well #15	1,308,337	1,000	-	-	-	-	1,309,337
163	56190	Well Monitoring Program	116,605	180,000	120,000	120,000	-	-	536,605
165	56380	Zone I Equalization Storage Reservoirs	8,900	12,000	155,500	318,000	1,260,000	80,000	1,834,400
		<b>Water Improvements Total</b>	<b>\$ 64,482,039</b>	<b>\$ 7,265,618</b>	<b>\$ 4,139,572</b>	<b>\$ 634,171</b>	<b>\$ 1,362,142</b>	<b>\$ 150,172</b>	<b>\$ 78,033,714</b>
<b>Fund 592 - Wastewater Improvements</b>									
171	59080	City Wide Wastewater Rehabilitation	\$ 314,323	\$ 173,235	\$ 176,580	\$ 179,992	\$ 183,472	\$ 187,021	\$ 1,214,623
173	59160	Non-Potable Water Distribution System - Phase II	591,900	1,525,500	-	-	-	-	2,117,400
175	59170	Non-Potable Water Distribution System - Phase III	1,000	500	500	1,900,000	4,900,000	7,500,000	14,302,000
177	59150	Sellers Avenue Sewer Lift Station Expansion and Upgrade	1,001,160	20,000	-	-	-	-	1,021,160
179	59180	Wastewater Treatment Plant - Solids System Expansion	145,000	3,739,200	-	-	-	-	3,884,200
181	59140	Wastewater Treatment Plant Expansion - Phase II	155,000	61,000	61,000	2,250,000	44,418,000	-	46,945,000
		<b>Wastewater Improvements Total</b>	<b>\$ 2,208,383</b>	<b>\$ 5,519,435</b>	<b>\$ 238,080</b>	<b>\$ 4,329,992</b>	<b>\$ 49,501,472</b>	<b>\$ 7,687,021</b>	<b>\$ 69,484,383</b>

**Project Expenditures by Fund (Cont.)**

Page	Project #	Project Title	Prior	08-09	09-10	10-11	11-12	12-13	Total Cost
<b>Fund 337 - Community Facilities Improvements</b>									
189	37192	400 Guthrie Lane Parking Lot	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
191	31120	Brentwood Education and Technology Center Projects	113,813	250,000	-	-	-	-	363,813
193	37207	City Wide Sign / Identification Program	35,000	35,000	60,000	50,000	-	-	180,000
195	37196	Civic Center Parking Facility	400,000	4,824,418	2,275,582	-	-	-	7,500,000
197	37193	Civic Center Plaza	133,740	1,066,260	-	-	-	-	1,200,000
199		Communication Tower Antenna Installation	-	28,200	-	-	-	-	28,200
201		Computerized Maintenance Management System	-	216,000	216,000	218,000	-	-	650,000
203	37199	Crime Analysis and Reporting Software	64,810	11,651	-	-	-	-	76,461
205	37197	Development Services Software	50,000	200,000	125,000	125,000	-	-	500,000
207	37204	Downtown Parking Solutions	50,000	732,500	6,991,000	3,442,500	-	-	11,216,000
209	37203	Downtown Streetscape Master Plan	50,000	53,106	1,000,000	2,000,000	2,896,894	-	6,000,000
211	37200	Ergonomic Chair Replacement	35,000	36,050	37,100	-	-	-	108,150
213	37120	Fiber Optic Link	544,400	74,000	-	-	-	-	618,400
215	31140	Financial Software	1,360,000	140,000	-	-	-	-	1,500,000
217	37030	Fire Station #53 (Shady Willow)	728,400	2,500,000	1,336,000	-	-	-	4,564,400
219	37100	Fire Station #54 (Replace DT)	-	-	462,000	523,000	625,000	2,890,000	4,500,000
221	37150	Fuel Dispensing System	51,405	113,595	165,000	-	-	-	330,000
223	30980	Information Systems	850,000	250,000	200,000	200,000	-	-	1,500,000
225	37202	Interim Civic Center Facilities	315,000	185,000	-	-	-	-	500,000
227	37194	Library Relocation	390,000	60,000	690,000	1,360,000	-	-	2,500,000
229	37206	Maintenance Service Center - Phase II	30,000	190,000	-	6,250,000	6,250,000	-	12,720,000
231	37205	New City Hall	1,703,881	27,115,822	9,680,297	500,000	-	-	39,000,000
233	37195	New Community Center	941,454	15,103,116	3,955,430	-	-	-	20,000,000
235		PEG Cable TV Access	-	100,000	400,000	-	-	-	500,000
237	37201	Public Works Trailers HVAC Repair	25,000	25,000	-	-	-	-	50,000
239	54020	Solid Waste Transfer Station Expansion	1,302,928	8,460,250	-	-	-	-	9,763,178
241		Village Community Resource Center Relocation	-	-	-	600,000	1,600,000	-	2,200,000
243	37170	Women's Club Upgrade	40,025	60,000	-	-	-	-	100,025
		<b>Community Facilities Improvements Total</b>	<b>\$ 9,214,856</b>	<b>\$ 62,479,968</b>	<b>\$ 27,593,409</b>	<b>\$ 15,268,500</b>	<b>\$ 11,371,894</b>	<b>\$ 2,890,000</b>	<b>\$ 128,818,627</b>
<b>Fund 391 - Drainage Improvements</b>									
249	39020	Agricultural Runoff Mitigation	\$ 2,641	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 102,641
251	39030	Harvest Park Basin	710,000	10,000	-	-	-	-	720,000
253	39010	Storm Drain Improvements	118,800	96,200	-	-	-	-	215,000
		<b>Drainage Improvements Total</b>	<b>\$ 831,441</b>	<b>\$ 126,200</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 1,037,641</b>
		<b>TOTAL PROJECT EXPENDITURES</b>	<b>\$122,513,679</b>	<b>\$101,227,829</b>	<b>\$ 50,419,767</b>	<b>\$ 37,120,117</b>	<b>\$ 78,514,547</b>	<b>\$ 21,270,737</b>	<b>\$ 411,066,676</b>

## Summary of City Capital Improvement Projects

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Total Cost</u>	<u>Category</u>
189	37192	400 Guthrie Lane Parking Lot	\$ 650,000	Community Facilities Improvements
97	52401	Agricultural Park and History Center	1,336,426	Parks and Trails Improvements
249	39020	Agricultural Runoff Mitigation	102,641	Drainage Improvements
45	31681	American Avenue Improvements	1,037,500	Roadway Improvements
99	52300	Aquatic Complex / Concession	507,500	Parks and Trails Improvements
101	52403	Aquatic Complex Improvements	750,000	Parks and Trails Improvements
47	31600	Brentwood Boulevard / Guthrie Lane Traffic Signal	240,000	Roadway Improvements
145		Brentwood Boulevard Sewer and Water Main	1,917,000	Water Improvements
49	31490	Brentwood Boulevard Widening - Central	1,517,500	Roadway Improvements
51	31620	Brentwood Boulevard Widening - North	19,374,486	Roadway Improvements
53	31610	Brentwood Boulevard Widening - South	3,945,624	Roadway Improvements
55	31682	Brentwood Business Park Improvements	1,684,000	Roadway Improvements
191	31120	Brentwood Education and Technology Center Projects	363,813	Community Facilities Improvements
103	52280	Brentwood Senior Activity Center	6,302,354	Parks and Trails Improvements
147	56370	Chlorine Generator Upgrade	270,000	Water Improvements
105	52406	City Park	2,000,000	Parks and Trails Improvements
57	31630	City Wide Overhead Utility Replacement	600,000	Roadway Improvements
59	30850	City Wide Sidewalk Replacement	508,419	Roadway Improvements
193	37207	City Wide Sign / Identification Program	180,000	Community Facilities Improvements
61	31500	City Wide Traffic Signal Interconnect Program	706,000	Roadway Improvements
171	59080	City Wide Wastewater Rehabilitation	1,214,623	Wastewater Improvements
195	37196	Civic Center Parking Facility	7,500,000	Community Facilities Improvements
197	37193	Civic Center Plaza	1,200,000	Community Facilities Improvements
199		Communication Tower Antenna Installation	28,200	Community Facilities Improvements
107	52220	Community Beautification	2,573,858	Parks and Trails Improvements
201		Computerized Maintenance Management System	650,000	Community Facilities Improvements
109	52170	Creek Habitat Enhancement	1,289,025	Parks and Trails Improvements
203	37199	Crime Analysis and Reporting Software	76,461	Community Facilities Improvements
205	37197	Development Services Software	500,000	Community Facilities Improvements
149	56382	Downtown Infrastructure	4,953,600	Water Improvements
207	37204	Downtown Parking Solutions	11,216,000	Community Facilities Improvements
209	37203	Downtown Streetscape Master Plan	6,000,000	Community Facilities Improvements
111	52230	Empire Avenue Elementary School / Park	943,122	Parks and Trails Improvements
63	31510	Empire Avenue Extension North - Phase I	2,672,855	Roadway Improvements
211	37200	Ergonomic Chair Replacement	108,150	Community Facilities Improvements
213	37120	Fiber Optic Link	618,400	Community Facilities Improvements
215	31140	Financial Software	1,500,000	Community Facilities Improvements
217	37030	Fire Station #53 (Shady Willow)	4,564,400	Community Facilities Improvements
219	37100	Fire Station #54 (Replace DT)	4,500,000	Community Facilities Improvements
Page Sub-Total <i>(Includes Prior and Future Costs)</i>			\$ 96,101,957	

## Summary of City Capital Improvement Projects (Cont.)

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Total Cost</u>	<u>Category</u>
221	37150	Fuel Dispensing System	\$ 330,000	Community Facilities Improvements
251	39030	Harvest Park Basin	720,000	Drainage Improvements
223	30980	Information Systems	1,500,000	Community Facilities Improvements
225	37202	Interim Civic Center Facilities	500,000	Community Facilities Improvements
113	52340	John Marsh Home Rehabilitation	2,007,563	Parks and Trails Improvements
65	31640	John Muir Parkway Extension / Foothill Drive - Phase I	3,591,000	Roadway Improvements
67		John Muir Parkway Extension - Phase II	3,177,250	Roadway Improvements
227	37194	Library Relocation	2,500,000	Community Facilities Improvements
69	31550	Logan Way Extension	305,700	Roadway Improvements
71	31340	Lone Tree Way - Union Pacific Undercrossing	17,859,514	Roadway Improvements
229	37206	Maintenance Service Center - Phase II	12,720,000	Community Facilities Improvements
73		McClarren Park Access Road	290,471	Roadway Improvements
115	52407	McClarren Park Improvements	757,000	Parks and Trails Improvements
231	37205	New City Hall	39,000,000	Community Facilities Improvements
233	37195	New Community Center	20,000,000	Community Facilities Improvements
173	59160	Non-Potable Water Distribution System - Phase II	2,117,400	Wastewater Improvements
175	59170	Non-Potable Water Distribution System - Phase III	14,302,000	Wastewater Improvements
75		Oak Street and Garin Parkway Signal Installation	300,000	Roadway Improvements
117	52400	Park Improvements	450,000	Parks and Trails Improvements
119		Parks Play Equipment Replacement	1,862,000	Parks and Trails Improvements
77	30830	Pavement Management Program	9,674,405	Roadway Improvements
235		PEG Cable TV Access	500,000	Community Facilities Improvements
237	37201	Public Works Trailers HVAC Repair	50,000	Community Facilities Improvements
151	56381	RBWTP Maintenance and Capital Upgrades	500,685	Water Improvements
79	31470	Roadway Signing and Striping	374,796	Roadway Improvements
81		Ron Nunn School Circulation Roadway	631,416	Roadway Improvements
121	52030	Sand Creek Park	4,573,841	Parks and Trails Improvements
83	30610	Sand Creek Road East A & B	21,669,010	Roadway Improvements
123	52200	Sand Creek Soccer Complex	1,332,257	Parks and Trails Improvements
85	31580	Second Street / Pine Street Traffic Signal	872,450	Roadway Improvements
177	59150	Sellers Avenue Sewer Lift Station Expansion and Upgrade	1,021,160	Wastewater Improvements
87	31320	Signal Modifications and Upgrades	585,000	Roadway Improvements
239	54020	Solid Waste Transfer Station Expansion	9,763,178	Community Facilities Improvements
253	39010	Storm Drain Improvements	215,000	Drainage Improvements
125	52408	Summerset Park	2,200,000	Parks and Trails Improvements
127		Sunset Park Soccer Fields	3,678,864	Parks and Trails Improvements
153	56290	Surface Water Treatment Facility Phases I & II	65,196,476	Water Improvements
89	31360	Traffic Calming Installations	180,000	Roadway Improvements
129		Trail Improvements	321,500	Parks and Trails Improvements
Page Sub-Total (Includes Prior and Future Costs)			\$ 247,629,936	

**Summary of City Capital Improvement Projects (Cont.)**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Total Cost</u>	<u>Category</u>
131	52120	Trails Project	\$ 2,675,922	Parks and Trails Improvements
133	52320	Tree Reforestation	304,041	Parks and Trails Improvements
155	56320	Underground Water System Corrosion Mitigation	193,966	Water Improvements
135	52380	Veterans Park Element - Phase I and II	195,500	Parks and Trails Improvements
137	52350	Veterans Park Public Art	34,650	Parks and Trails Improvements
241		Village Community Resource Center Relocation	2,200,000	Community Facilities Improvements
91	30560	Walnut Boulevard Widening	5,672,055	Roadway Improvements
179	59180	Wastewater Treatment Plant - Solids System Expansion	3,884,200	Wastewater Improvements
181	59140	Wastewater Treatment Plant Expansion - Phase II	46,945,000	Wastewater Improvements
157	56210	Water Distribution System Rehabilitation	640,645	Water Improvements
159	56280	Water System Connections / Regulating	681,000	Water Improvements
161	56310	Well #15	1,309,337	Water Improvements
163	56190	Well Monitoring Program	536,605	Water Improvements
139		Windsor Way Park Expansion	127,437	Parks and Trails Improvements
243	37170	Women's Club Upgrade	100,025	Community Facilities Improvements
165	56380	Zone I Equalization Storage Reservoirs	1,834,400	Water Improvements
		Page Sub-Total <i>(Includes Prior and Future Costs)</i>	<u>67,334,783</u>	
		<b>Total City Projects <i>(Includes Prior and Future Costs)</i></b>	<b>\$ <u>411,066,676</u></b>	

## Summary of Development Improvement Projects

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Total Cost</u>
261		Adams Lane Extension	\$ 5,754,163
263		Amber Lane Improvements - Phase II	1,838,454
265		American Avenue Extension (Dev)	11,091,760
267		Anderson Lane Widening	2,982,182
269		Armstrong Road Extension	3,110,356
271		Armstrong Road Extension (West)	1,357,468
273		Balfour Road Widening - West	13,184,388
275		Central Boulevard Widening	3,104,392
277		Central Boulevard Widening - Phase I	2,387,706
279		Concord Avenue Realignment	1,237,878
281		Dainty Avenue Improvements	676,030
283		Deer Valley Road Improvements	6,158,000
285		Discovery Builders - Affordable Rental Units	860,000
287		Discovery Builders - Brighton Station Parks	570,669
289		Empire Avenue Extension North - Phase II	1,821,568
291		Empire Avenue Extension South - Phase III	1,420,881
293		Fairview Avenue Improvements - Phase VII	1,122,943
295		Fairview Avenue Improvements - Phase VIII	846,380
297		Garin Parkway Improvements - Phase II	5,333,604
299		Griffith Lane Improvements / Widening	1,331,873
301		Heidorn Ranch Road - Phase II	9,847,778
303		John Muir Parkway Widening	1,923,438
305		Lennar Homes - S&S Farms Neighborhood Parks	2,783,270
307		Lone Tree Way Widening	3,881,340
309		Lone Tree Way Widening - Brentwood Boulevard	15,507,400
311		McClarren Road Widening	1,371,764
313		Minnesota Avenue Realignment	1,730,578
315		Minnesota Avenue Widening	747,008
317		Northeast Industrial Annexation Infrastructure	6,586,000
319		O'Hara Avenue Improvements	2,955,657
321		O'Hara Avenue Widening	4,500,000
323		Pinn Bros. - Affordable Rental Units	865,000
325		Pinn Bros. - Palmilla Neighborhood Parks	1,886,363
327		Pulte Homes - Carmel Estates Neighborhood Park	495,417
329		Richmond American - Affordable Rental Units	865,000
331		San Jose Avenue Extension - Phase II	3,304,971
<b>Page Sub-Total (Includes Prior and Future Costs)</b>			<b>\$ 125,441,679</b>

## Summary of Development Improvement Projects (Cont.)

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Total Cost</u>
333		Sand Creek Road Extension - West of Bypass	\$ 5,262,748
335		Sand Creek Road Improvements - Phase I	4,984,897
337		Sand Creek Road Improvements - Phase II	3,396,040
339		Sand Creek Road Widening - Phase II	5,827,930
341		Sellers Avenue Detention Basin Outfall	688,000
343		Sellers Avenue Widening	1,066,403
345		Sellers Avenue Widening - Phase II	15,152,000
347		Sellers Avenue Widening - Phase III	8,735,195
349		Shady Willow Lane Extension - Phase II	6,666,884
351		Shady Willow Lane Widening	1,160,000
353		Standard Pacific - Barrington Neighborhood Parks	2,013,724
355		Suncrest Homes - Prewett Ranch Neighborhood Parks	1,469,978
357		Sunset Road Widening	1,804,810
359		Sunset Road Widening - Phase II	1,343,000
361		Sycamore Avenue Improvements - Sellers Avenue	1,161,084
363		Vineyards at Marsh Creek - Amphitheater	3,500,000
365		Vineyards Irrigation Pump Stations	2,535,439
367		Vineyards Parkway Improvements	16,671,949
369		Walnut Boulevard Widening - North	880,541
371		West Coast Homes - Bridle Gate Neighborhood Park	1,326,000
Page Sub-Total ( <i>Includes Prior and Future Costs</i> )			85,646,622
<b>Total Developer Projects (Includes Prior and Future Costs)</b>			<b>\$ 211,088,301</b>

## Summary of Unfunded Projects

Below is a summary of Unfunded projects. Funding for these projects will be sought from increased building activity, Federal and State funding and other sources. These projects will be incorporated into the CIP as funding becomes available.

Project Title	Total Cost	Total Unfunded	Category	Page
Agricultural Park and History Center	\$ 1,336,426	\$ 24,426	Parks and Trails Improvements	97
American Avenue Improvements	1,037,500	498,133	Roadway Improvements	45
Brentwood Boulevard / Guthrie Lane Traffic Signal	240,000	234,600	Roadway Improvements	47
Brentwood Boulevard Sewer and Water Main	1,917,000	1,917,000	Water Improvements	145
Brentwood Boulevard Widening - North	19,374,486	17,610,909	Roadway Improvements	51
Brentwood Boulevard Widening - South	3,945,624	3,945,624	Roadway Improvements	53
Community Beautification	2,573,858	1,310,000	Parks and Trails Improvements	107
Creek Habitat Enhancement	1,289,025	873,250	Parks and Trails Improvements	109
Empire Avenue Elementary School / Park	943,122	745,396	Parks and Trails Improvements	111
Fire Station #53 (Shady Willow)	4,564,400	1,444,000	Community Facilities Improvements	217
Fire Station #54 (Replace DT)	4,500,000	4,500,000	Community Facilities Improvements	219
Fuel Dispensing System	330,000	165,000	Community Facilities Improvements	221
Logan Way Extension	305,700	230,700	Roadway Improvements	69
Lone Tree Way - Union Pacific Undercrossing	17,859,514	13,038,871	Roadway Improvements	71
Maintenance Service Center - Phase II	12,720,000	12,500,000	Community Facilities Improvements	229
McClarren Park Access Road	290,471	290,471	Roadway Improvements	73
Oak Street and Garin Parkway Signal Installation	300,000	284,473	Roadway Improvements	75
Park Improvements	450,000	450,000	Parks and Trails Improvements	117
Parks Play Equipment Replacement	1,862,000	1,862,000	Parks and Trails Improvements	119
Ron Nunn School Circulation Roadway	631,416	631,416	Roadway Improvements	81
Sand Creek Park	4,573,841	3,556,000	Parks and Trails Improvements	121
Sand Creek Soccer Complex	1,332,257	1,315,000	Parks and Trails Improvements	123
Second Street / Pine Street Traffic Signal	872,450	584,450	Roadway Improvements	85
Signal Modifications and Upgrades	585,000	90,000	Roadway Improvements	87
Sunset Park Soccer Fields	3,678,864	3,678,864	Parks and Trails Improvements	127
Trail Improvements	321,500	321,500	Parks and Trails Improvements	129
Trails Project	2,675,922	2,343,293	Parks and Trails Improvements	131
Veterans Park Element - Phase I and II	195,500	150,000	Parks and Trails Improvements	135
Windsor Way Park Expansion	127,437	127,437	Parks and Trails Improvements	139
Zone I Equalization Storage Reservoirs	1,834,400	1,658,000	Water Improvements	165
<b>TOTALS</b>	<b>\$ 92,667,713</b>	<b>\$ 76,380,813</b>		

**Section I**

**Roadway Improvements - Fund 336**  
**Summary of Proposed Improvements**  
**Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
45	31681	American Avenue Improvements	\$ 354,367.00	\$ 185,000.00	\$ 498,133.00	\$ -	\$ -	\$ -	\$ 1,037,500
47	31600	Brentwood Boulevard / Guthrie Lane Traffic Signal	-	-	-	240,000	-	-	240,000
49	31490	Brentwood Boulevard Widening - Central	1,516,500	1,000	-	-	-	-	1,517,500
51	31620	Brentwood Boulevard Widening - North	50,000	330,000	2,262,705	6,312,107	5,525,587	4,894,087	19,374,486
53	31610	Brentwood Boulevard Widening - South	-	-	157,438	168,683	955,871	2,663,632	3,945,624
55	31682	Brentwood Business Park Improvements	100,000	1,584,000	-	-	-	-	1,684,000
57	31630	City Wide Overhead Utility Replacement	-	60,000	510,000	10,000	10,000	10,000	600,000
59	30850	City Wide Sidewalk Replacement	235,000	51,500	53,045	54,636	56,275	57,963	508,419
61	31500	City Wide Traffic Signal Interconnect Program	206,000	300,000	200,000	-	-	-	706,000
63	31510	Empire Avenue Extension North - Phase I	1,562,855	1,110,000	-	-	-	-	2,672,855
65	31640	John Muir Parkway Extension / Foothill Drive - Phase I	765,000	2,826,000	-	-	-	-	3,591,000
67		John Muir Parkway Extension - Phase II	-	2,168,850	1,008,400	-	-	-	3,177,250
69	31550	Logan Way Extension	-	5,000	45,000	255,700	-	-	305,700
71	31340	Lone Tree Way - Union Pacific Undercrossing	3,248,957	2,020,000	4,275,000	4,765,557	3,550,000	-	17,859,514
73		McClarren Park Access Road	-	-	290,471	-	-	-	290,471
75		Oak Street and Garin Parkway Signal Installation	-	-	300,000	-	-	-	300,000
77	30830	Pavement Management Program	1,496,399	1,540,976	1,586,890	1,634,182	1,682,893	1,733,065	9,674,405
79	31470	Roadway Signing and Striping	148,250	42,700	43,966	45,270	46,613	47,997	374,796
81		Ron Nunn School Circulation Roadway	-	-	-	400,916	230,500	-	631,416
83	30610	Sand Creek Road East A & B	21,661,010	8,000	-	-	-	-	21,669,010
85	31580	Second Street / Pine Street Traffic Signal	104,000	768,450	-	-	-	-	872,450
87	31320	Signal Modifications and Upgrades	345,000	175,000	65,000	-	-	-	585,000
89	31360	Traffic Calming Installations	60,000	40,000	40,000	40,000	-	-	180,000
91	30560	Walnut Boulevard Widening	5,622,055	50,000	-	-	-	-	5,672,055
<b>TOTAL</b>			<b>\$ 37,475,393</b>	<b>\$ 13,266,476</b>	<b>\$ 11,336,048</b>	<b>\$ 13,927,051</b>	<b>\$ 12,057,739</b>	<b>\$ 9,406,744</b>	<b>\$ 97,469,451</b>



# Roadway Improvements Summary

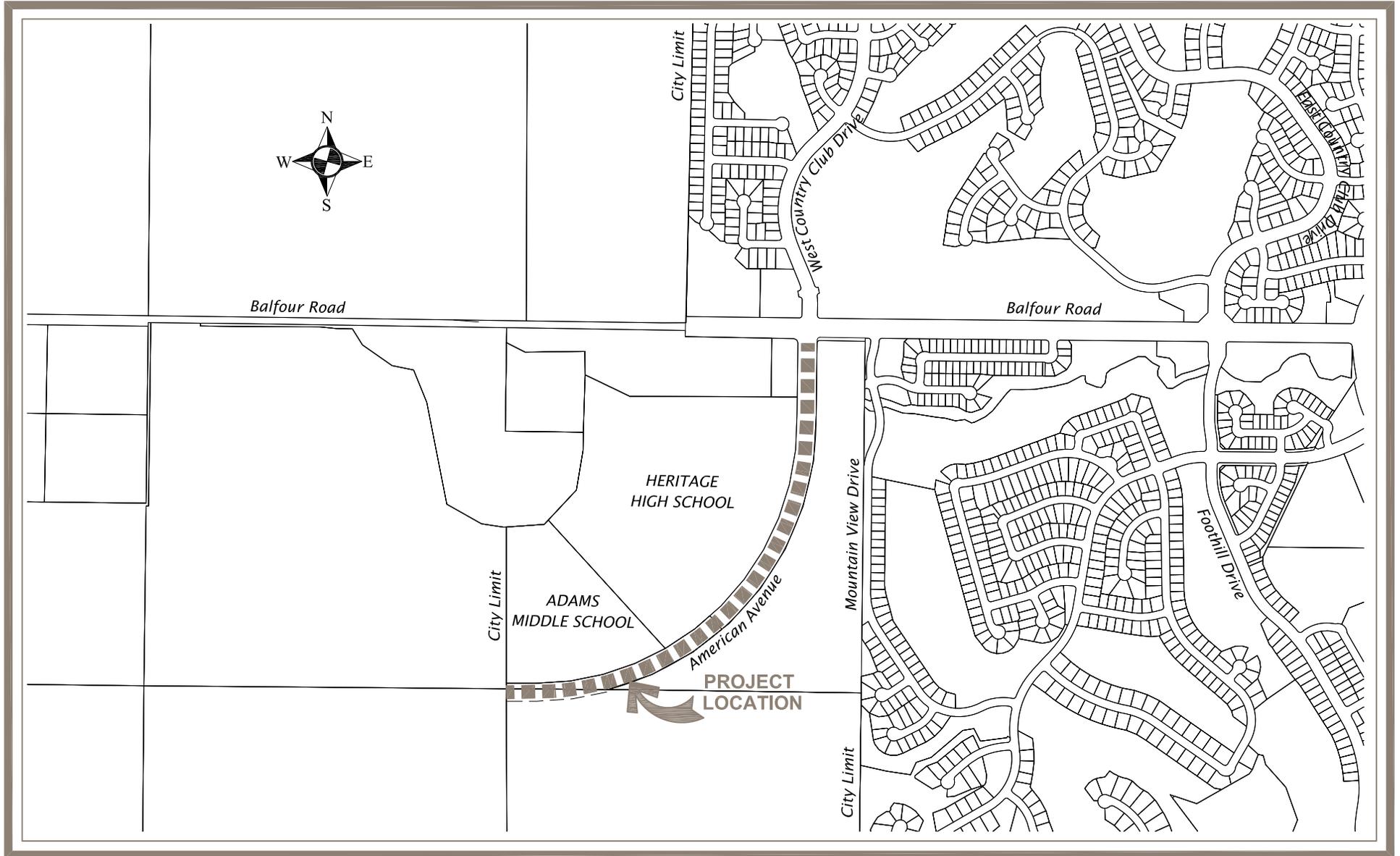
## PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
Legal	74,000	150,538	97,380	37,594	56,728	500	\$ 416,740
Planning and Design	4,295,220	1,294,335	1,482,940	1,476,530	120,499	124,114	\$ 8,793,638
Construction	27,718,937	10,558,603	7,386,050	9,901,050	10,044,476	7,963,613	\$ 73,572,729
Project Administration	885,801	839,000	566,700	1,016,393	936,393	554,257	\$ 4,798,544
Land/ROW/Acquisitions	4,501,435	424,000	1,802,978	1,495,484	899,643	764,260	\$ 9,887,800
<b>TOTAL</b>	<b>\$ 37,475,393</b>	<b>\$ 13,266,476</b>	<b>\$ 11,336,048</b>	<b>\$ 13,927,051</b>	<b>\$ 12,057,739</b>	<b>\$ 9,406,744</b>	<b>\$ 97,469,451</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
General Fund	1,211,419	2,024,459	1,294,821	1,300,936	1,298,135	1,336,764	\$ 8,466,534
Facility Fees	31,558,967	4,052,642	800,000	-	-	-	\$ 36,411,609
Enterprise	-	-	-	-	-	-	\$ -
Federal/State Funding	1,100,277	1,079,044	548,577	735,000	-	-	\$ 3,462,898
Development Contributions	216,400	500,000	515,527	75,400	-	-	\$ 1,307,327
Redevelopment	1,270,000	130,000	-	-	-	-	\$ 1,400,000
Other	2,118,330	5,480,331	8,177,123	11,815,715	10,759,604	8,069,980	\$ 46,421,083
<b>TOTAL</b>	<b>\$ 37,475,393</b>	<b>\$ 13,266,476</b>	<b>\$ 11,336,048</b>	<b>\$ 13,927,051</b>	<b>\$ 12,057,739</b>	<b>\$ 9,406,744</b>	<b>\$ 97,469,451</b>

# AMERICAN AVENUE IMPROVEMENTS

American Avenue from Heritage High School main entrance to westerly boundary of Adams Middle School



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: American Avenue Improvements</b>			<b>Project # 336 31681</b>
<b>Location:</b> American Avenue from Heritage High School main entrance to westerly boundary of Adams Middle School	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> F. Lideros	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> To widen approximately 1,300 linear feet of American Avenue by adding an additional travel lane on the east side starting at the southerly terminus heading north and install a traffic signal at the main entrance to the Heritage High School Campus. Construct short and mid-term solutions to relieve safety and congestion concerns to access Adams Middle School and Heritage High School.		<b>Justification:</b> To improve traffic circulation around Heritage High School and Adams Middle School and facilitate pick up and drop off periods for the schools.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	2,000	2,000	1,000				\$ 5,000
90040 <b>Planning and Design</b>	30,000	3,000	40,000				\$ 73,000
90050 <b>Construction</b>	266,000	170,000	447,133				\$ 883,133
90070 <b>Project Administration</b>	55,367	10,000	10,000				\$ 75,367
90100 <b>Land/ROW/Acquisitions</b>	1,000						\$ 1,000
<b>TOTAL</b>	<b>\$ 354,367</b>	<b>\$ 185,000</b>	<b>\$ 498,133</b>				<b>\$ 1,037,500</b>

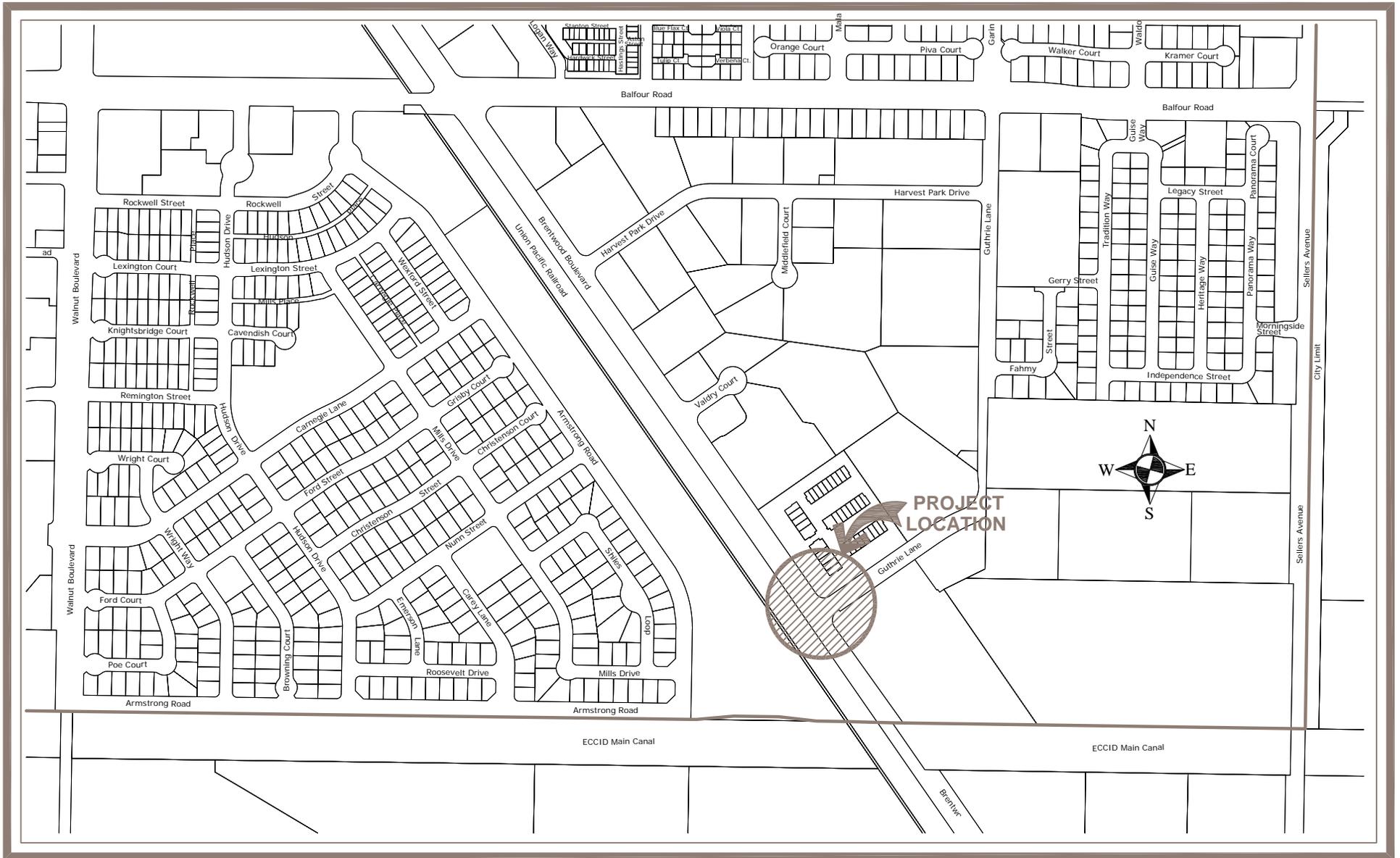
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>		62,000					\$ 62,000
47251 <b>Facility Fees</b>	118,122						\$ 118,122
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
47xxx <b>Redevelopment</b>							
<b>School Districts/Unfunded</b>	236,245	123,000	498,133				\$ 857,378
<b>TOTAL</b>	<b>\$ 354,367</b>	<b>\$ 185,000</b>	<b>\$ 498,133</b>				<b>\$ 1,037,500</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$5,100</b>
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The widening improvements in front of Adams Middle School were completed during the summer of 2007 by the City and paid by a cost sharing agreement with Brentwood Unified School District (BUSD) that obligated them to 2/3 of the total widening cost - \$236,245, with the City paying 1/3 of the costs - \$118,122. The City will enter into a three-party, cost-sharing agreement in FY 2008/09 with BUSD and LUHSD, with each agency paying a 1/3 share for the proposed improvements. These improvements will relieve safety concerns and traffic congestion at both schools. The \$498,133 in FY 2009/10, shown as unfunded, is for a future traffic signal which has been identified as a mid-range improvement by the American Avenue Task Force.

# BRENTWOOD BOULEVARD / GUTHRIE LANE TRAFFIC SIGNAL

Brentwood Boulevard and Guthrie Lane



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Brentwood Boulevard / Guthrie Lane Traffic Signal			<b>Project #</b> <b>336</b> <b>31600</b>
<b>Location:</b> Brentwood Boulevard and Guthrie Lane		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> S. Kersevan	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct a traffic signal and intersection improvements including signing, striping and handicap ramps.		<b>Justification:</b> This project will provide a traffic signal and emergency vehicle access for this business park area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal				10,000			\$ 10,000
90040 Planning and Design				20,000			\$ 20,000
90050 Construction				200,000			\$ 200,000
90070 Project Administration				10,000			\$ 10,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>				<b>\$ 240,000</b>			<b>\$ 240,000</b>

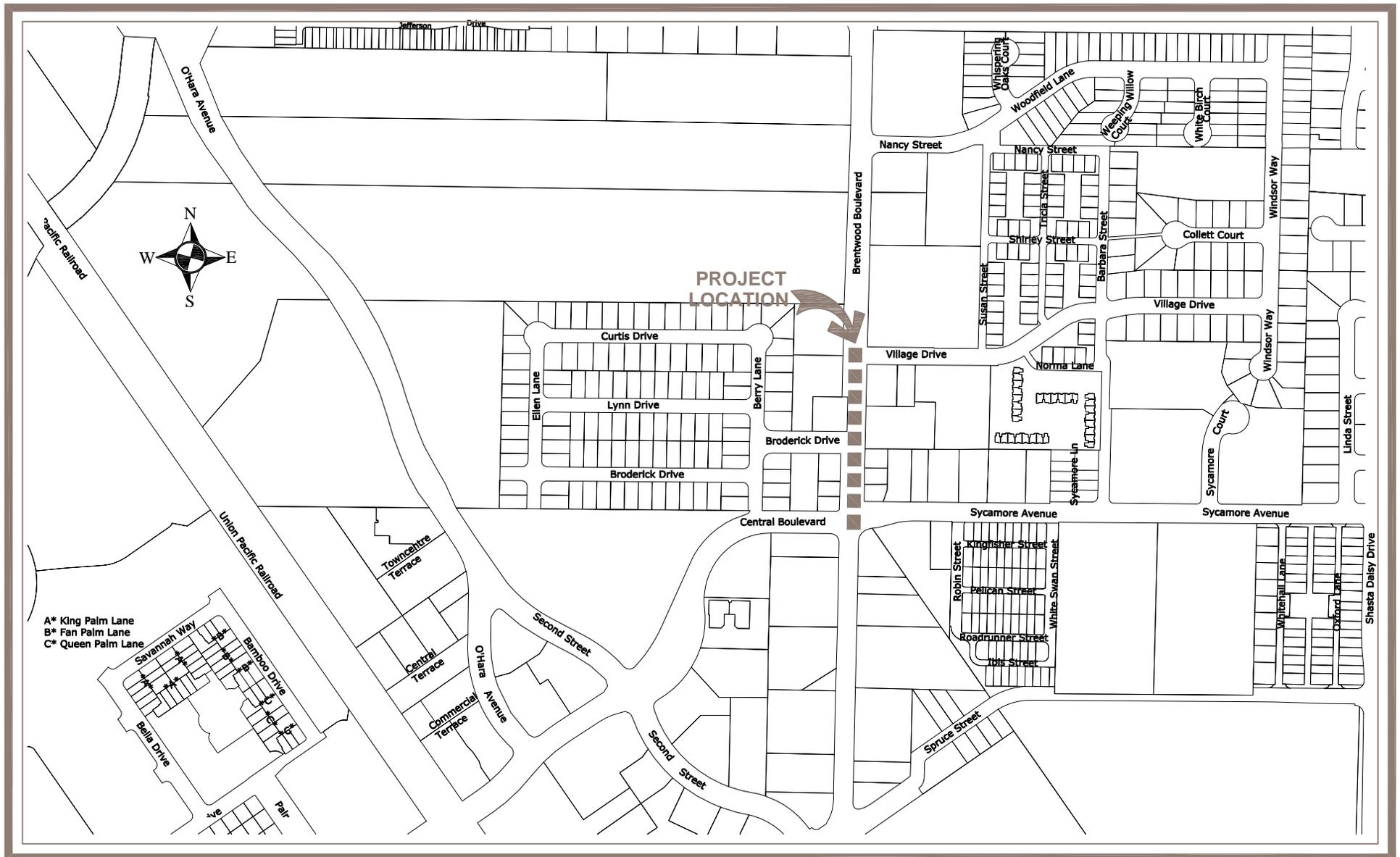
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions				5,400			\$ 5,400
48xxx Redevelopment							
Unfunded				234,600			\$ 234,600
<b>TOTAL</b>				<b>\$ 240,000</b>			<b>\$ 240,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$6,000</b>
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The new Police Station is located in the southeast corner of this intersection. This signal is necessary for motorists to turn left and emergency vehicles to go through. The Pike Project paid \$5,400 for their fair share of the traffic signal and there is a possibility that once the vacant lots develop, they will pay their fair share of this traffic signal. The annual O&M costs are for maintenance and electrical costs. Currently, the traffic study does not recommend a traffic signal at this location; however, the City is monitoring traffic levels and will re-evaluate the situation if the need arises. This project is exempt from the Public Art requirement.

# BRENTWOOD BOULEVARD WIDENING - CENTRAL

Brentwood Boulevard from Central Boulevard to Village Drive



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Brentwood Boulevard Widening - Central</b>			<b>Project # 336 31490</b>
<b>Location:</b> Brentwood Boulevard from Central Boulevard to Village Drive		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> A. Salam	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City/Caltrans	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will continue the widening of Brentwood Boulevard with two lanes in each direction, approximately 800', with bike lanes, curb, gutter, sidewalk and street lighting on each side of the street.		<b>Justification:</b> This project will improve traffic flow and provide a smooth progression along Brentwood Boulevard.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	385,920						\$ 385,920
90050 <b>Construction</b>	1,110,541	1,000					\$ 1,111,541
90070 <b>Project Administration</b>	11,434						\$ 11,434
90100 <b>Land/ROW/Acquisitions</b>	8,605						\$ 8,605
<b>TOTAL</b>	<b>\$ 1,516,500</b>	<b>\$ 1,000</b>					<b>\$ 1,517,500</b>

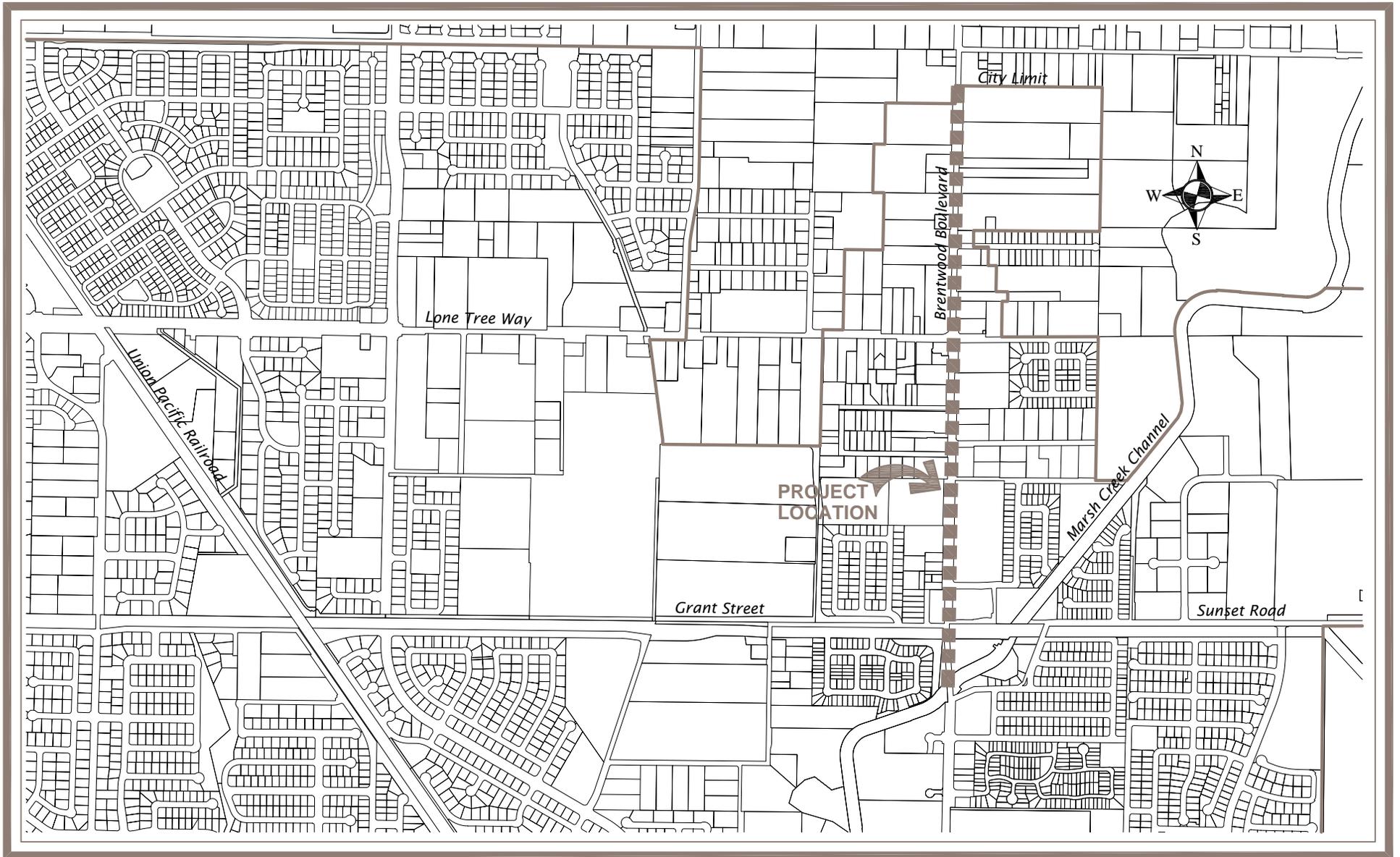
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	1,216,500	1,000					\$ 1,217,500
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48301 <b>Redevelopment</b>	300,000						\$ 300,000
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 1,516,500</b>	<b>\$ 1,000</b>					<b>\$ 1,517,500</b>

<b>Review and Comment:</b>	<b>Future Annual Operating/Maintenance Cost \$3,000</b>
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Part of the construction cost, \$300,000, has been funded by Redevelopment funds. This roadway is currently maintained by Caltrans; therefore, no maintenance expense is anticipated as an outcome of this project, except cleanup maintenance.

# BRENTWOOD BOULEVARD WIDENING - NORTH

Brentwood Boulevard from Marsh Creek to the north City limits



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Brentwood Boulevard Widening - North</b>			<b>Project #</b>
<b>Location:</b> Brentwood Boulevard from Marsh Creek to the north City limits		<b>Redevelopment Area:</b> Yes	<b>336</b>
		<b>Project Mgr:</b> A. Salam	<b>31620</b>
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will continue the widening of Brentwood Boulevard (140' right-of-way) with two lanes in each direction (approximately 5,800') with two bike lanes, curbs, gutters, 16' medians, sidewalks, street lights and landscaping on each side of the roadway. This project will also consist of the bridge widening over Marsh Creek, traffic signal modification at Brentwood Boulevard / Grant Street and Brentwood Boulevard / Lone Tree Way and moving the overhead power lines, telephone lines and cable lines underground.		<b>Justification:</b> This project will improve public safety, traffic flow and circulation and facilitate adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>				20,600			\$ 20,600
90040 <b>Planning and Design</b>	50,000	230,000	972,125	1,000,000			\$ 2,252,125
90050 <b>Construction</b>				3,449,170	5,080,670	4,449,170	\$ 12,979,010
90070 <b>Project Administration</b>				444,917	444,917	444,917	\$ 1,334,751
90100 <b>Land/ROW/Acquisitions</b>		100,000	1,290,580	1,397,420			\$ 2,788,000
<b>TOTAL</b>	\$ 50,000	\$ 330,000	\$ 2,262,705	\$ 6,312,107	\$ 5,525,587	\$ 4,894,087	\$ 19,374,486

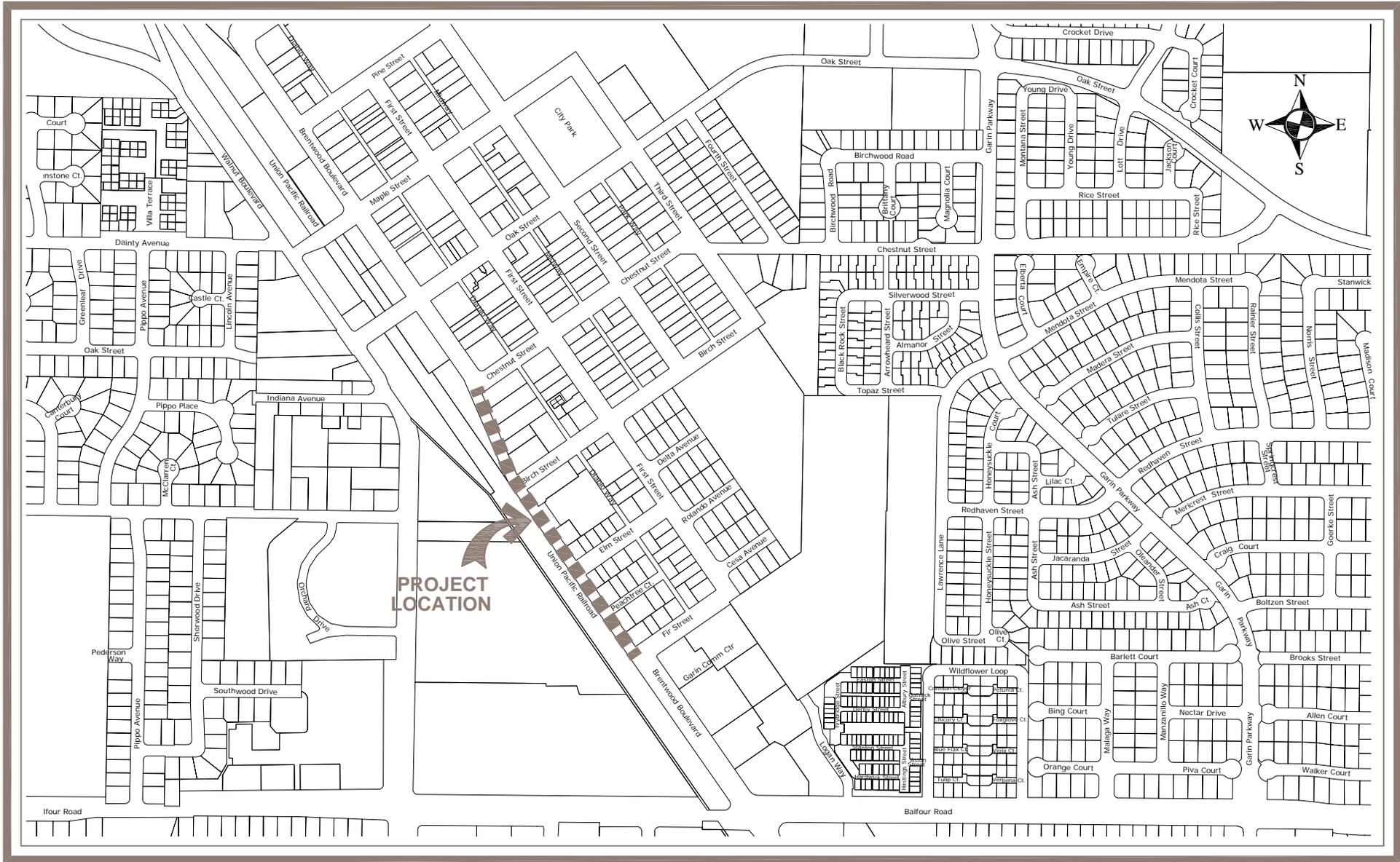
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	50,000	200,000	100,000				\$ 350,000
47xxx <b>Enterprise</b>							
44475 <b>Federal/State Funding</b>			548,577	735,000			\$ 1,283,577
46xxx <b>Development Contributions</b>							
48301 <b>Redevelopment</b>		130,000					\$ 130,000
<b>Unfunded</b>			1,614,128	5,577,107	5,525,587	4,894,087	\$ 17,610,909
<b>TOTAL</b>	\$ 50,000	\$ 330,000	\$ 2,262,705	\$ 6,312,107	\$ 5,525,587	\$ 4,894,087	\$ 19,374,486

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$64,500</b>
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The City has applied for a Federal Grant for this project. This project is broken into two phases: Phase I - widening from Lone Tree Way to Marsh Creek Bridge including Marsh Creek Bridge widening, proposed for construction in FY 2010/11 and Phase II - widening from the northern City limits to Lone Tree Way, proposed to start construction in FY 2011/12. The Redevelopment Agency has allocated \$130,000. The City has requested a line item for partial funding of this project to be added to the Federal Transportation Appropriations Bill, now under consideration, as well as requesting that it be included in the authorizing legislature for the Transportation Equity Act for the 21st Century (TEA 21) Reauthorization. The TEA 21 Reauthorization will most likely be a six-year authorizing bill. Currently we have \$548,577 funded under State of California Housing & Community Development Department and \$735,000 under Federal Highway Administration.

# BRENTWOOD BOULEVARD WIDENING - SOUTH

Brentwood Boulevard from Chestnut Street to Fir Street



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Brentwood Boulevard Widening - South			<b>Project #</b> <b>336</b> <b>31610</b>
<b>Location:</b> Brentwood Boulevard from Chestnut Street to Fir Street		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> A. Salam	
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will continue the widening of Brentwood Boulevard (140' right-of-way) with two lanes in each direction (approximately 1,500 linear feet) from Chestnut Street to Fir Street to improve vehicular movement through the City. The project will include bike lanes, curbs and gutters, medians, sidewalks, street lights and landscaping.		<b>Justification:</b> This project will improve traffic flow and provide smooth progression along Brentwood Boulevard.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal					56,228		\$ 56,228
90040 Planning and Design			157,438	168,683			\$ 326,121
90050 Construction						1,810,532	\$ 1,810,532
90070 Project Administration						88,840	\$ 88,840
90100 Land/ROW/Acquisitions					899,643	764,260	\$ 1,663,903
<b>TOTAL</b>			<b>\$ 157,438</b>	<b>\$ 168,683</b>	<b>\$ 955,871</b>	<b>\$ 2,663,632</b>	<b>\$ 3,945,624</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded			157,438	168,683	955,871	2,663,632	\$ 3,945,624
<b>TOTAL</b>			<b>\$ 157,438</b>	<b>\$ 168,683</b>	<b>\$ 955,871</b>	<b>\$ 2,663,632</b>	<b>\$ 3,945,624</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$9,280</b>
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This roadway is maintained by Caltrans. No additional operating expenses are anticipated with the exception of landscape maintenance for the immediate future. The City will attempt to obtain funding through the next RDA bond issuance as part of the downtown development area. Annual O&M costs may change once Caltrans transfers responsibility for this road to the City.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Brentwood Business Park Improvements			<b>Project #</b> <b>336</b> <b>31682</b>
<b>Location:</b> Guthrie Lane south of Balfour Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> F. Lideros	
<b>Project Priority:</b> 3A - Desirable	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Infrastructure improvements to serve the industrial park and relocated La Paloma school site including: completion of Guthrie Lane widening across the project frontage, utilities and a two lane industrial/commercial street (64' W) through the first phase of the business park leading to the school parcel, including a sewer/storm drain line extension on Sellers Avenue.		<b>Justification:</b> This project will improve traffic flow and safety and will serve the future industrial park.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		10,000					\$ 10,000
90040 <b>Planning and Design</b>		200,000					\$ 200,000
90050 <b>Construction</b>	100,000	1,215,000					\$ 1,315,000
90070 <b>Project Administration</b>		135,000					\$ 135,000
90100 <b>Land/ROW/Acquisitions</b>		24,000					\$ 24,000
<b>TOTAL</b>	<b>\$ 100,000</b>	<b>\$ 1,584,000</b>					<b>\$ 1,684,000</b>

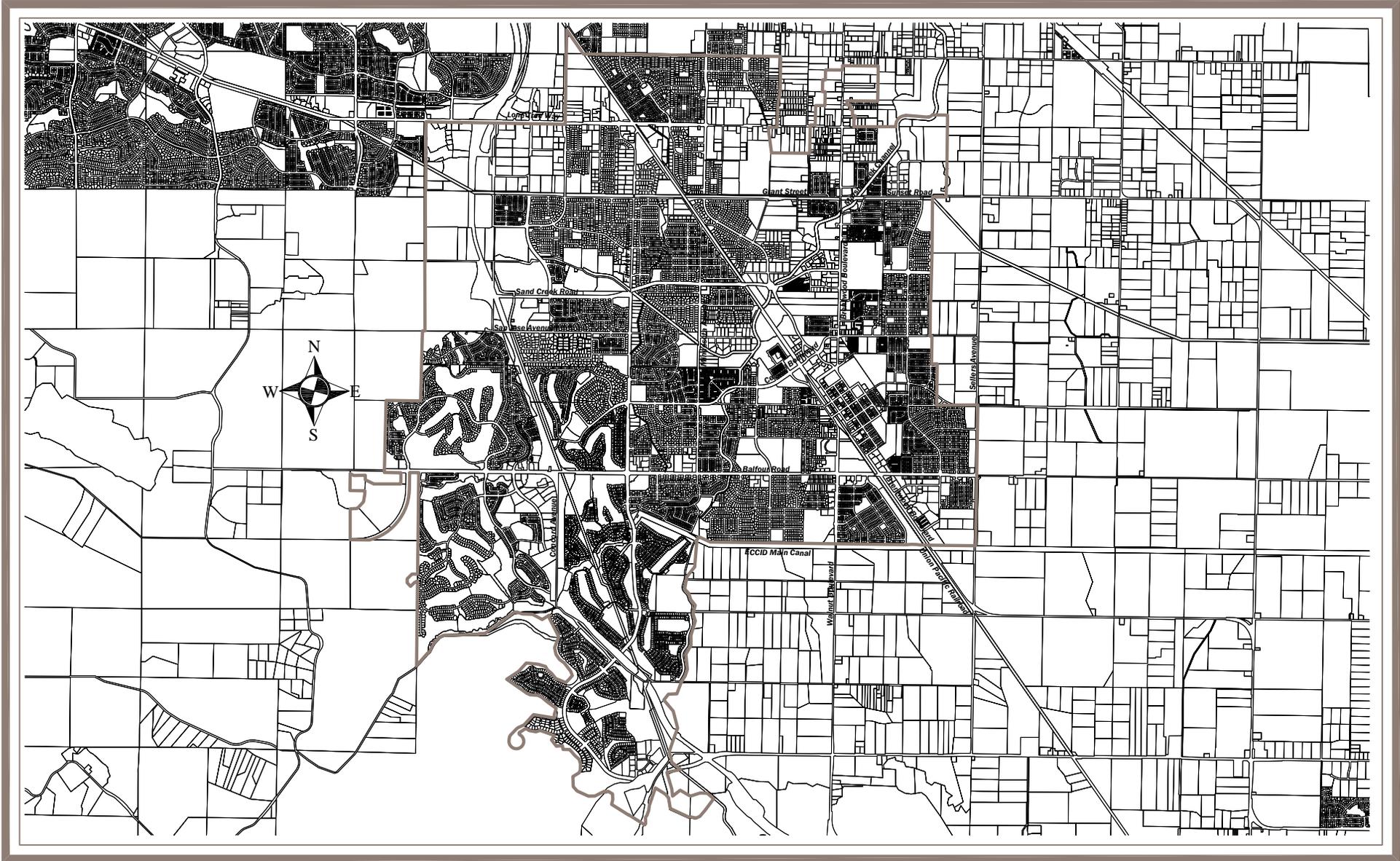
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>		872,700					\$ 872,700
47255 <b>Facility Fees</b>		550,000					\$ 550,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>LUHSD/PEC Funds</b>	100,000	161,300					\$ 261,300
<b>TOTAL</b>	<b>\$ 100,000</b>	<b>\$ 1,584,000</b>					<b>\$ 1,684,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$1,000</b>
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The City will be constructing the first phase of the Business Park improvements to provide access and infrastructure to the school parcel and initiate the industrial development. Per the previously approved MOU between the City, Liberty Union High School District and property owners, upon future development of their property, reimbursement will be made to the City in the following currently estimated amounts: LUHSD \$80,000, Equus 42%, Stonebarger 35% and Ghiggeri 23%. Future PEC contributions from Baca Properties, Subdivision No. 8982, in the full amount of \$181,300 will reimburse the General Fund once the development's PEC payment is received. After all development contributions and PEC payments are collected, expenses to the General Fund will equal approximately \$171,910. Wastewater Facility Fees is funding \$550,000 in FY 08/09.

# CITY WIDE OVERHEAD UTILITY REPLACEMENT

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> City Wide Overhead Utility Replacement			<b>Project #</b> <b>336</b> <b>31630</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> F. Lideros	
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Underground all overhead utilities along portions of Walnut Boulevard and Fairview Avenue. Convert the adjacent properties from overhead to underground service connections where necessary.		<b>Justification:</b> This project will improve portions of Walnut Boulevard and Fairview Avenue aesthetically and remove fixed objects from the sidewalk. These changes will improve both pedestrian and vehicular safety.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design		50,000					\$ 50,000
90050 Construction			500,000				\$ 500,000
90070 Project Administration		10,000	10,000	10,000	10,000	10,000	\$ 50,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>		<b>\$ 60,000</b>	<b>\$ 510,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 600,000</b>

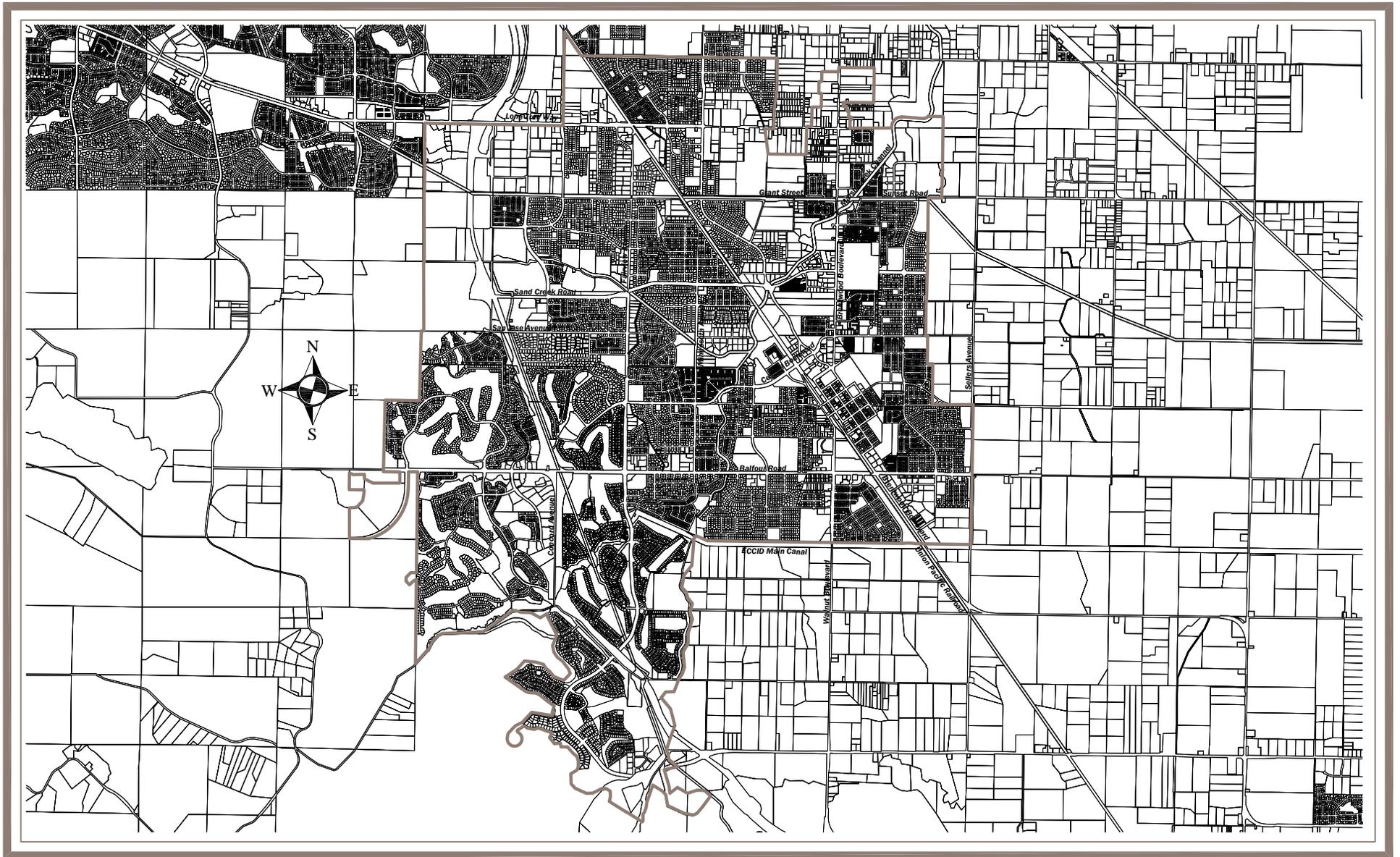
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund		10,000	10,000	10,000	10,000	10,000	\$ 50,000
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
PG&E Rule 20A		50,000	500,000				\$ 550,000
<b>TOTAL</b>		<b>\$ 60,000</b>	<b>\$ 510,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 600,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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PG&E Rule 20A will fund \$50,000 in FY 2008/09 and the remaining \$500,000 in FY 2009/10. In order for PG&E to use Rule 20A money, City Council must first create a Utility Undergrounding District. Once this district is formed, we can request that PG&E begin work on designing the undergrounding per the amount available in the Rule 20A fund. This includes up to five years of advanced allocations. Once PG&E is requested to begin the design, it can take up to two years to start the design work, with an additional year to begin construction. General Fund portion of the expenditures is for project administration only. This project is exempt from the Public Art Requirement.

# CITY WIDE SIDEWALK REPLACEMENT

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> City Wide Sidewalk Replacement			<b>Project #</b> <b>336</b> <b>30850</b>
<b>Location:</b> City wide		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> J. Gallegos	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project is an annual repair program for sidewalks, curbs, gutters and all other concrete structures including ADA compliance throughout the City. Reported deficiencies will be inspected and either temporarily repaired or marked for repairs, to ensure public safety, then permanently repaired.		<b>Justification:</b> The 1990 Americans with Disabilities Act requires public agencies to identify, plan, and modify barriers of access to the disabled. A regular sidewalk replacement program is required to ensure public safety and reduce liability exposure.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	235,000	51,500	53,045	54,636	56,275	57,963	\$ 508,419
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 235,000</b>	<b>\$ 51,500</b>	<b>\$ 53,045</b>	<b>\$ 54,636</b>	<b>\$ 56,275</b>	<b>\$ 57,963</b>	<b>\$ 508,419</b>

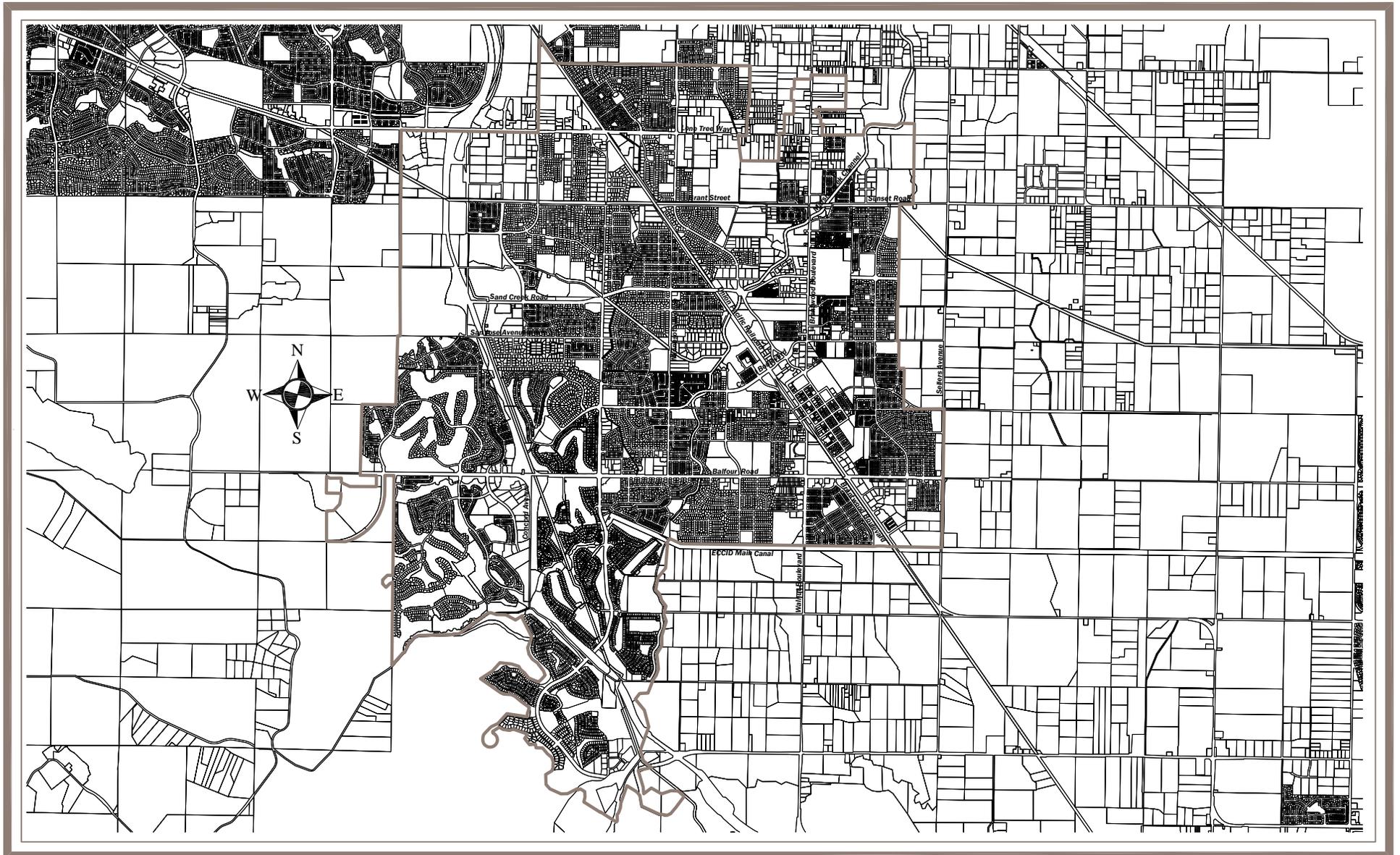
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	235,000	51,500	53,045	54,636	56,275	57,963	\$ 508,419
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 235,000</b>	<b>\$ 51,500</b>	<b>\$ 53,045</b>	<b>\$ 54,636</b>	<b>\$ 56,275</b>	<b>\$ 57,963</b>	<b>\$ 508,419</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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City crews continue to replace sidewalks, curbs, and gutters on a preventative maintenance schedule. Sidewalks, curbs, gutters, and ADA accesses will be inspected prior to the next Pavement Management Program (PMP) CIP contract. The City will replace all concrete hazards, including improvements to ADA, prior to any street improvements. This project is exempt from the Public Art requirement.

# CITY WIDE TRAFFIC SIGNAL INTERCONNECT PROGRAM

City wide



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> City Wide Traffic Signal Interconnect Program			<b>Project #</b> <b>336</b> <b>31500</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> S. Kersevan	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct and install missing links of interconnect conduit, cables and pull boxes and a wireless communication system along roadways to improve signal coordination. This signal coordination will improve traffic flow during morning and evening peak hours.		<b>Justification:</b> Improve signal coordination and relieve motorist congestion.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal		10,000					\$ 10,000
90040 Planning and Design	75,000	10,000					\$ 85,000
90050 Construction	128,000	260,000	200,000				\$ 588,000
90070 Project Administration	3,000	20,000					\$ 23,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 206,000</b>	<b>\$ 300,000</b>	<b>\$ 200,000</b>				<b>\$ 706,000</b>

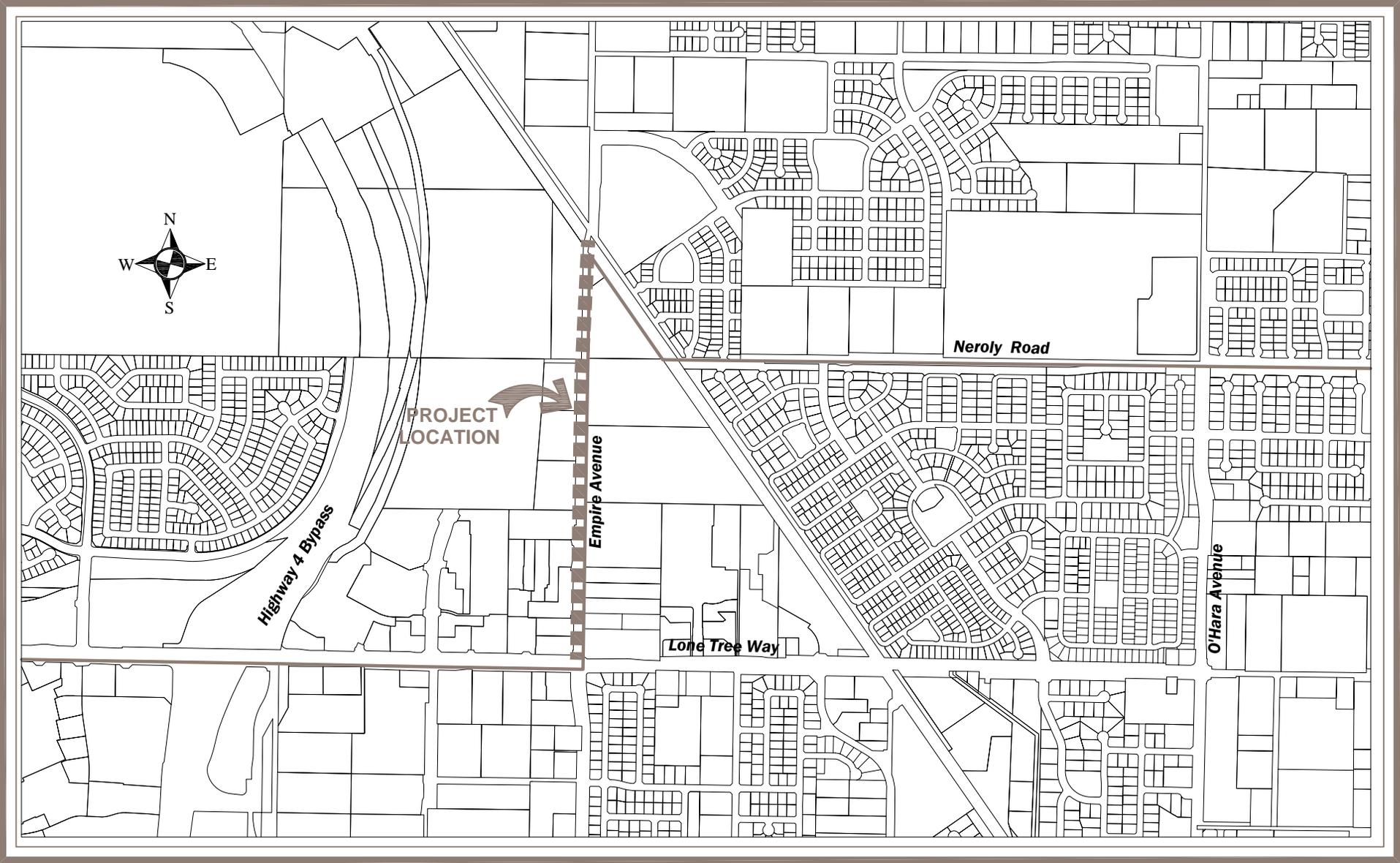
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees	206,000	300,000	200,000				\$ 706,000
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 206,000</b>	<b>\$ 300,000</b>	<b>\$ 200,000</b>				<b>\$ 706,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$6,000</b>
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The City Wide Interconnect Master Plan is complete and it includes recommendations and prioritizations for completion of the missing links. This project is exempt from the Public Art requirement.

# EMPIRE AVENUE EXTENSION NORTH - PHASE I

Empire Avenue from Lone Tree Way to Neroly Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Empire Avenue Extension North - Phase I</b>			<b>Project #</b> <b>336</b> <b>31510</b>
<b>Location:</b> Empire Avenue from Lone Tree Way to Neroly Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> P. Eldredge	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> Btwd/Antioch	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Jointly construct, with the City of Antioch, the majority of the ultimate improvements to Empire Avenue. A majority of the improvements will be constructed by the City of Antioch. The remaining improvements on the east side of the road, including utility undergrounding, to be completed when the east side of the road develops. It is anticipated that Antioch will contribute financially to the utility undergrounding.		<b>Justification:</b> Necessary to support commercial and residential development of the area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	16,000	20,000					\$ 36,000
90040 <b>Planning and Design</b>	270,000	100,000					\$ 370,000
90050 <b>Construction</b>	1,046,855	700,000					\$ 1,746,855
90070 <b>Project Administration</b>	30,000	40,000					\$ 70,000
90100 <b>Land/ROW/Acquisitions</b>	200,000	250,000					\$ 450,000
<b>TOTAL</b>	<b>\$ 1,562,855</b>	<b>\$ 1,110,000</b>					<b>\$ 2,672,855</b>

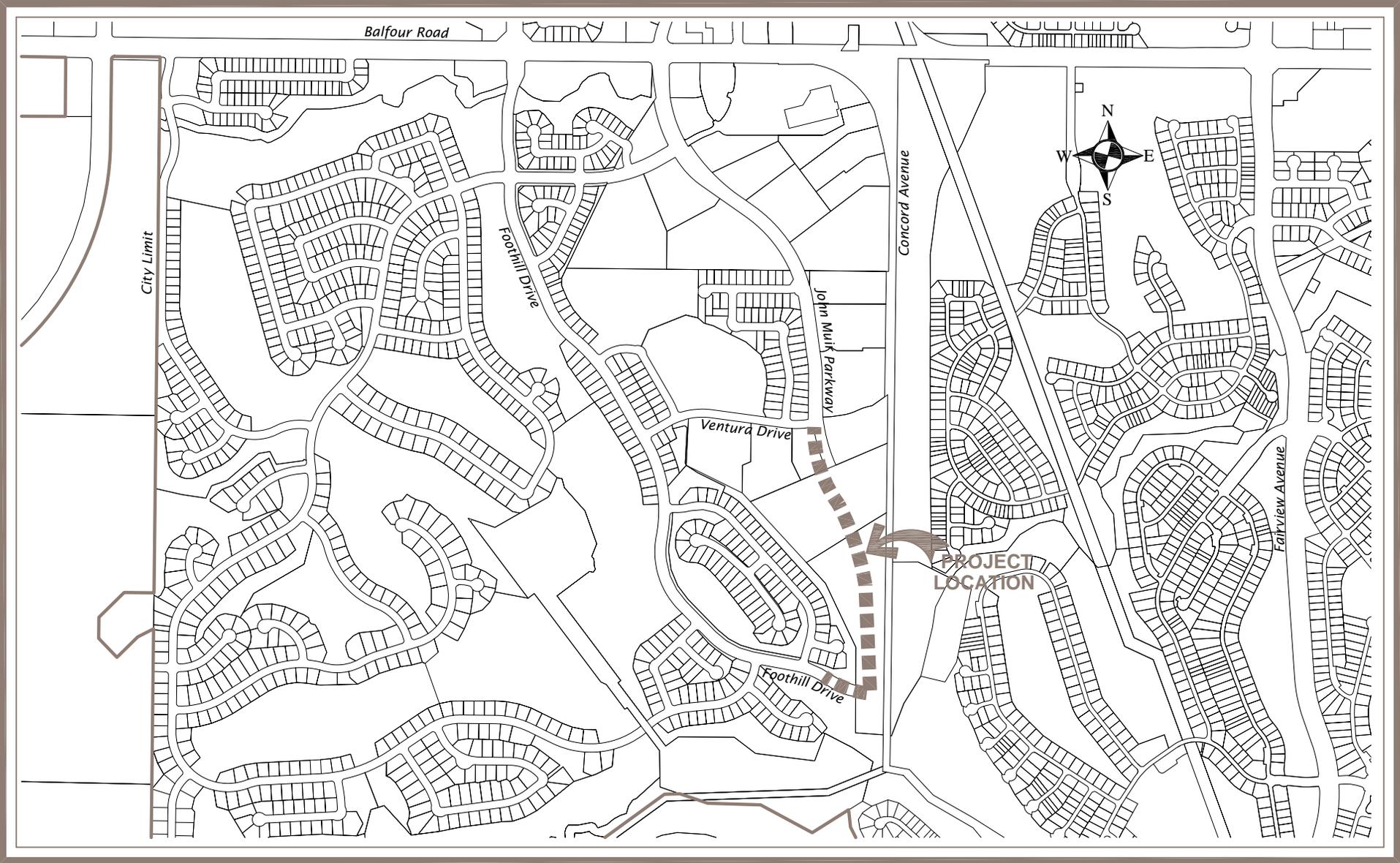
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	699,000	585,000					\$ 1,284,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>City of Antioch</b>	863,855	525,000					\$ 1,388,855
<b>TOTAL</b>	<b>\$ 1,562,855</b>	<b>\$ 1,110,000</b>					<b>\$ 2,672,855</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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This roadway is within the jurisdiction of the City of Antioch. However, existing residents and future developments in Brentwood may utilize this roadway for access. Therefore, both cities have concluded that it is in their best interest to cooperatively improve the roadway. Since Antioch will be taking the lead on the construction of this project, funding related to Antioch will be contributed directly to the project; thus, no financial contribution will be made directly to the City of Brentwood. This project is exempt from the Public Art requirement.

# JOHN MUIR PARKWAY EXTENSION / FOOTHILL DRIVE - PHASE I

John Muir Parkway, west of Concord Avenue, from Ventura Drive to Foothill Drive  
and Foothill Drive to new John Muir Parkway



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> John Muir Parkway Extension / Foothill Drive - Phase I			<b>Project #</b>
<b>Location:</b> John Muir Parkway, west of Concord Avenue, from Ventura Drive to Foothill Drive to new John Muir Parkway	<b>Redevelopment Area:</b> No		<b>336</b>
	<b>Project Mgr:</b> A. Salam		<b>31640</b>
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct 2,000' of road including a 16' median, two 12' lanes, 16" water main, 24" storm drain, 8" sewer main, and extend Foothill Drive to approximately 600' to John Muir Parkway.		<b>Justification:</b> This section of roadway will replace the existing Concord Avenue. The State Route 4 Bypass segment will displace existing Concord Avenue when opened and the relocation of existing Concord Avenue is necessary to ensure continued traffic circulation in the area. It will provide north / south traffic circulation, access to surrounding properties and connect to terminus of existing Foothill Drive.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	10,000	40,000					\$ 50,000
90040 <b>Planning and Design</b>	400,000	35,000					\$ 435,000
90050 <b>Construction</b>	50,000	2,615,000					\$ 2,665,000
90070 <b>Project Administration</b>	30,000	136,000					\$ 166,000
90100 <b>Land/ROW/Acquisitions</b>	275,000						\$ 275,000
<b>TOTAL</b>	<b>\$ 765,000</b>	<b>\$ 2,826,000</b>					<b>\$ 3,591,000</b>

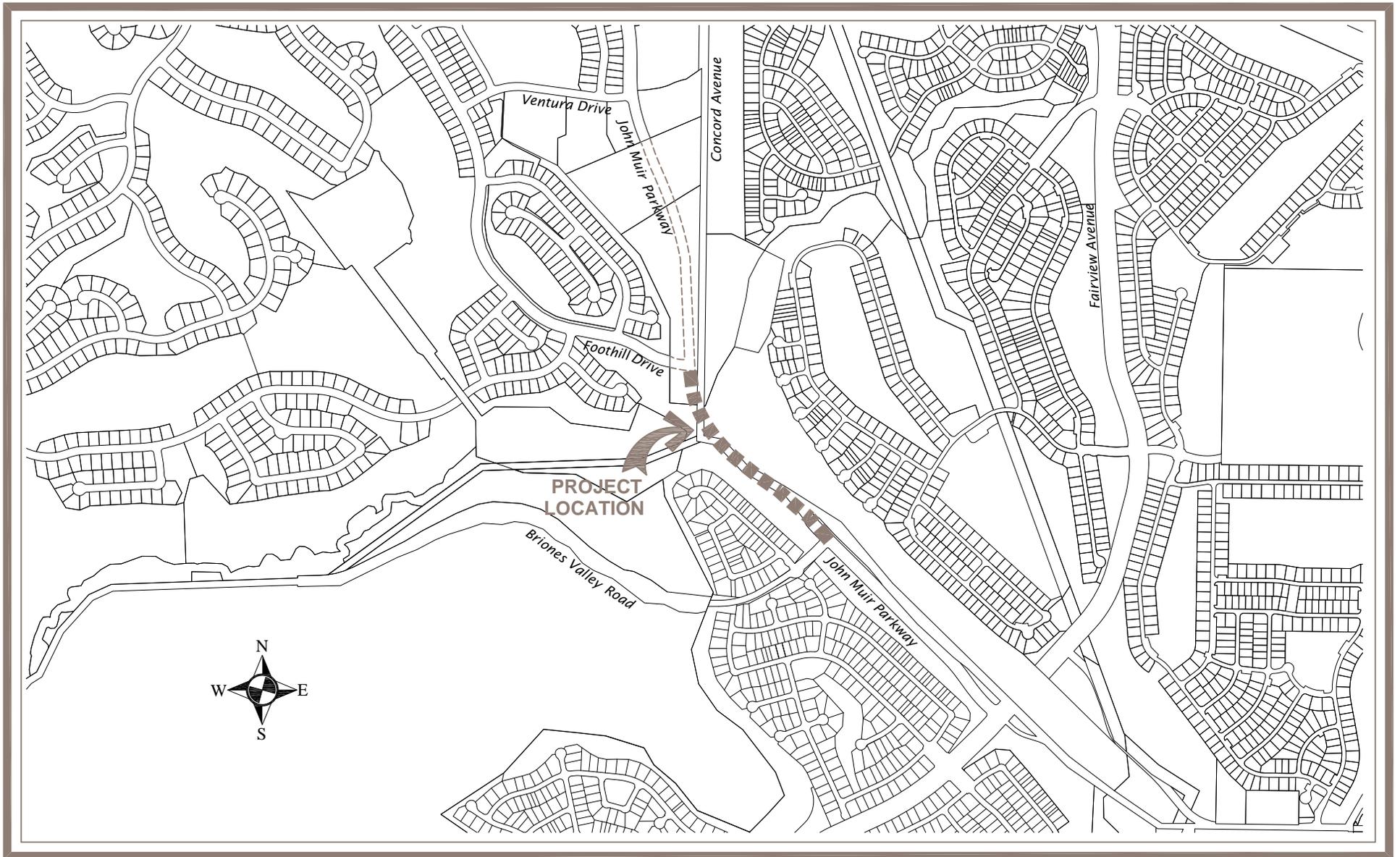
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>	765,000	1,539,365					\$ 2,304,365
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>		786,635					\$ 786,635
46715 <b>Development Contributions</b>		500,000					\$ 500,000
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 765,000</b>	<b>\$ 2,826,000</b>					<b>\$ 3,591,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$14,400</b>
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The City will proceed with the design and construction of the interim roadway and future development will be responsible for the widening of this roadway to its ultimate configuration. City funding will come from the following Facility fees: Roadway - \$1,999,565, Water - \$136,800 and Wastewater - \$168,000. City entered into a 3-party agreement with CalSun (adjacent developer) and Landgraph (property owner). In this agreement, CalSun will deposit \$500,000 to pay their fair share of roadway costs and Landgraph is providing right-of-way to the City via a land swap. The City has requested \$786,635 in funding from Proposition 1B funds.

# JOHN MUIR PARKWAY EXTENSION - PHASE II

John Muir Parkway, west of Concord Avenue, from Foothill Drive to Briones Valley Road to new John Muir Parkway



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>John Muir Parkway Extension - Phase II</b>		<b>Project #</b>
<b>Location:</b> John Muir Parkway, west of Concord Avenue, from Foothill Drive to Briones Valley Road to new John Muir Parkway	<b>Redevelopment Area:</b>	No
	<b>Project Mgr:</b>	A. Salam
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Construct approximately 1600' of road including a 16' median with landscape, two 12' lanes, 12" water main, 24" storm drain and 8" non-potable water main.		<b>Justification:</b> This section of roadway will replace the existing Concord Avenue. It will extend John Muir Parkway (Phase I) which terminates at Foothill Drive southerly to Briones Valley Road to ensure continued traffic circulation in the area. A portion of this project cost is the responsibility of the Bypass Authority as a part of the Segment 3 Improvements.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		40,038	8,400				\$ 48,438
90040 <b>Planning and Design</b>		339,062					\$ 339,062
90050 <b>Construction</b>		1,402,250	1,000,000				\$ 2,402,250
90070 <b>Project Administration</b>		387,500					\$ 387,500
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>		<b>\$ 2,168,850</b>	<b>\$ 1,008,400</b>				<b>\$ 3,177,250</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47250 <b>Facility Fees</b>		271,000					\$ 271,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
47xxx <b>Redevelopment</b>							
<b>Bypass Authority</b>		1,897,850	1,008,400				\$ 2,906,250
<b>TOTAL</b>		<b>\$ 2,168,850</b>	<b>\$ 1,008,400</b>				<b>\$ 3,177,250</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$10,000</b>
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It is in the best interest of the Bypass Authority as well as the City to construct this project in conjunction with the John Muir Parkway Extension / Foothill Drive - Phase I project (CIP# 336-31640). The City will not expend any funds, or proceed with the design and construction of John Muir Parkway Extension - Phase II, until an agreement is in place and fully executed with the Bypass Authority. In the proposed agreement, the City will initially loan the Bypass Authority funds and the Bypass Authority will reimburse the City the actual costs of the project, no later than June 30, 2011, in an amount not to exceed \$2,906,250. The City will be responsible for \$271,000 in costs associated with waterlines that are not the responsibility of the Bypass Authority. A portion of the loan is funds received from Contra Costa County Flood Control.

# LOGAN WAY EXTENSION

Logan Way from the northerly limits ending at the southwest property line of Garin Elementary School



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Logan Way Extension</b>			<b>Project #</b> <b>336</b> <b>31550</b>
<b>Location:</b> Logan Way from the northerly limits ending at the southeast property line of Garin Elementary School	<b>Redevelopment Area:</b> Yes	<b>Project Mgr:</b> A. Salam	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> City/Dev	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Extend Logan Way from the southeast property line of Garin Elementary School to form a cul-de-sac configuration within Garin Elementary School property.		<b>Justification:</b> This project will complete the construction of Logan Way from Balfour Road into Garin Elementary School. Logan Way will serve as an access road to Garin Elementary School and will reduce school traffic on Fir and First Streets.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		5,000	5,000				\$ 10,000
90040 <b>Planning and Design</b>			40,000				\$ 40,000
90050 <b>Construction</b>				230,700			\$ 230,700
90070 <b>Project Administration</b>				25,000			\$ 25,000
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>		\$ 5,000	\$ 45,000	\$ 255,700			\$ 305,700

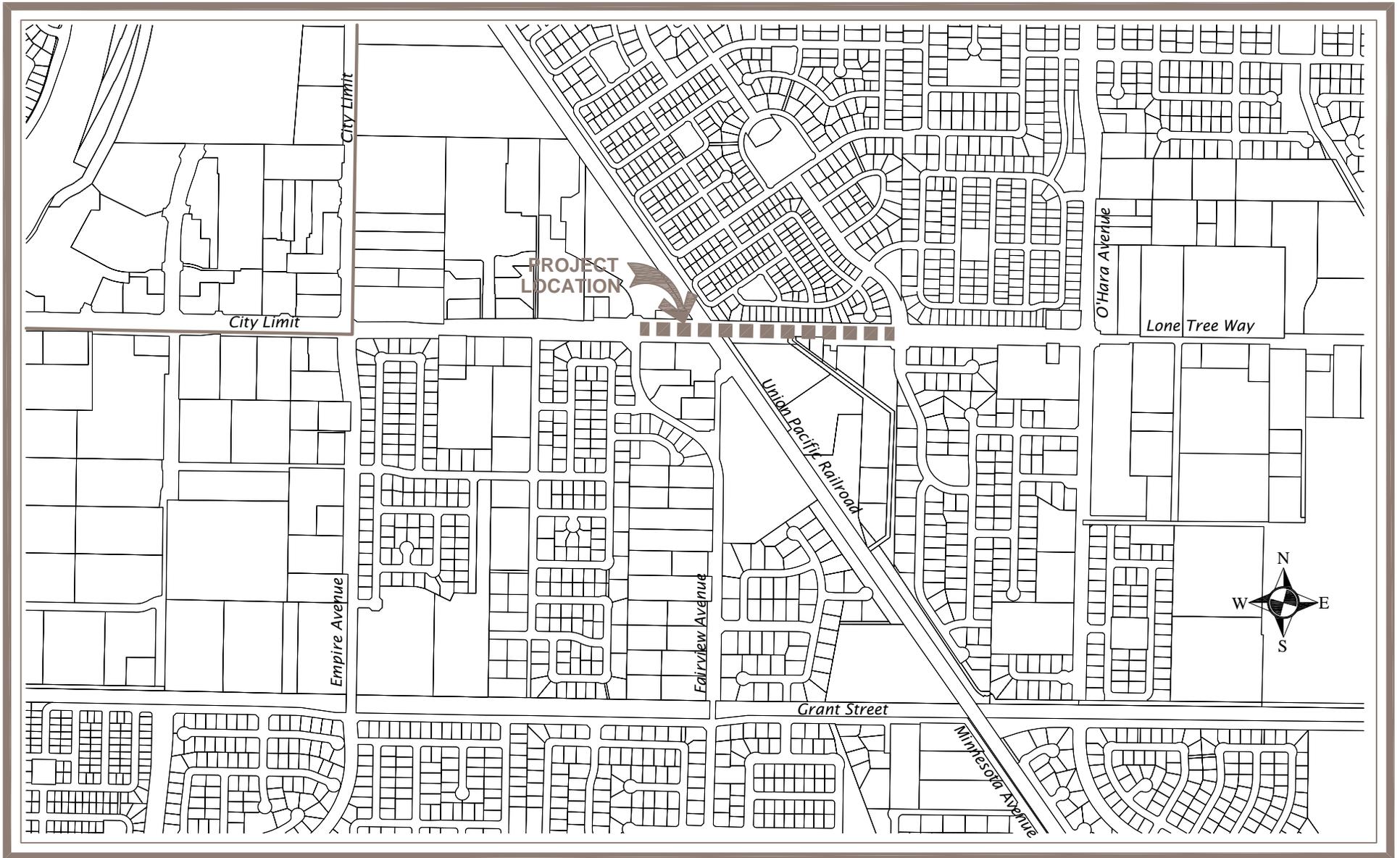
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>		5,000					\$ 5,000
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>				70,000			\$ 70,000
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>			45,000	185,700			\$ 230,700
<b>TOTAL</b>		\$ 5,000	\$ 45,000	\$ 255,700			\$ 305,700

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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Initial design approved by City, Brentwood Unified School District (BUSD) and Signature Properties regarding Logan Way cul-de-sac within school property has been revised. The revised plan accommodates the Aim High Preschool Center, modified cul-de-sac, some parking and bus drop off areas being located within the school property. The Signature Properties reimbursement agreement and BUSD's MOU are on hold with the City pending a response from BUSD and Signature Properties on the new layout. This project will be partially funded by Signature Properties in the amount of \$70,000. Maintenance will be done by BUSD. This project is exempt from the Public Art requirement.

# LONE TREE WAY - UNION PACIFIC UNDERCROSSING

Lone Tree Way and Union Pacific Railroad intersection



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Lone Tree Way - Union Pacific Undercrossing			<b>Project #</b> <b>336</b> <b>31340</b>
<b>Location:</b> Lone Tree Way and Union Pacific Railroad intersection		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> A. Salam	
<b>Project Priority:</b> 1B - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will construct a grade separation underpass consisting of six travel lanes crossing under the Union Pacific Railroad. This project entails: constructing a concrete bridge structure; relocation of numerous existing wet and dry utilities; high pressure gas lines; traffic detour shoofly north of the existing crossing during the bridge construction; railroad shoofly; storm water pump station; retaining walls and landscaped parkway. This project will increase public safety by creating a grade separation crossing of the Union Pacific Railroad instead of the present at-grade crossing and is a Public Utility Commission requirement for the allowance of an at-grade crossing at Sand Creek Road.		<b>Justification:</b> This project is required to improve traffic flow and safety. This project is also required by the Public Utilities Commission for the allowance of an at-grade crossing at Sand Creek Road.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	15,000	15,000	70,000				\$ 100,000
90040 <b>Planning and Design</b>	1,433,710	200,000	100,000	100,000			\$ 1,833,710
90050 <b>Construction</b>	100,000	1,760,000	3,105,000	4,165,557	3,090,000		\$ 12,220,557
90070 <b>Project Administration</b>	5,000	45,000	500,000	500,000	460,000		\$ 1,510,000
90100 <b>Land/ROW/Acquisitions</b>	1,695,247		500,000				\$ 2,195,247
<b>TOTAL</b>	<b>\$ 3,248,957</b>	<b>\$ 2,020,000</b>	<b>\$ 4,275,000</b>	<b>\$ 4,765,557</b>	<b>\$ 3,550,000</b>		<b>\$ 17,859,514</b>

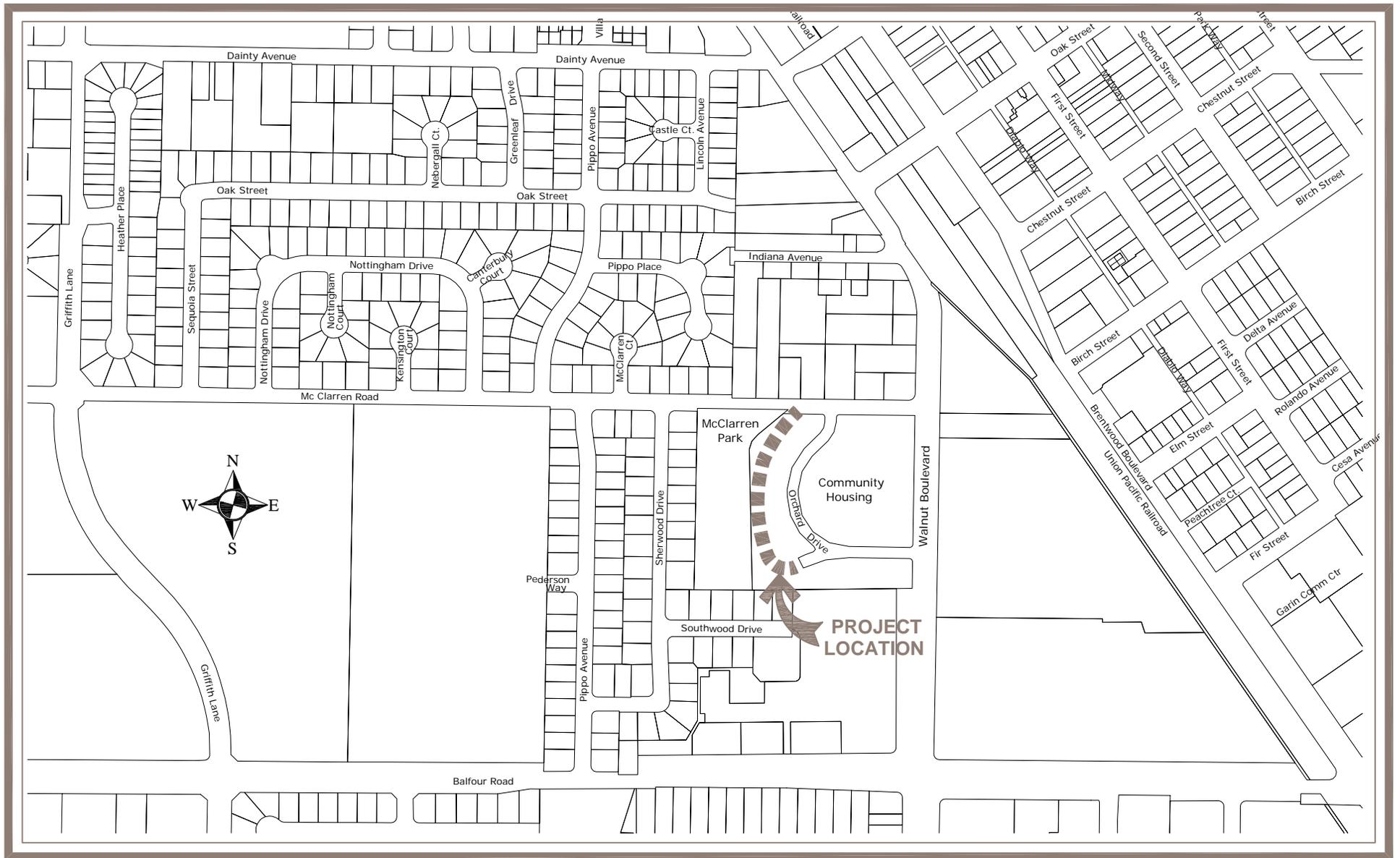
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	3,114,680	454,277	500,000				\$ 4,068,957
47xxx <b>Enterprise</b>							
44475 <b>Federal/State Funding</b>	134,277	117,409					\$ 251,686
46715 <b>Development Contributions</b>			500,000				\$ 500,000
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		1,448,314	3,275,000	4,765,557	3,550,000		\$ 13,038,871
<b>TOTAL</b>	<b>\$ 3,248,957</b>	<b>\$ 2,020,000</b>	<b>\$ 4,275,000</b>	<b>\$ 4,765,557</b>	<b>\$ 3,550,000</b>		<b>\$ 17,859,514</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$36,000</b>
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The project's estimated construction cost is highly dependent upon the Union Pacific Railroad (UPRR) agreement. The major issue the City is still negotiating with UPRR is the need for an additional bridge structure for the potential of a future second track. The costs derived in this estimate are based on a very similar roadway undercrossing project, plus added cost increases due to inflation and higher steel and concrete prices. Pulte Homes will reimburse approximately \$500,000 for the roadway shoofly as a condition of their Rose Garden development. Currently, design work is being done on utility relocations including PG&E, Kinder Morgan and Chevron. The State of California Housing & Community Development Department is providing funding in the amount of \$251,686.

# McCLARREN PARK ACCESS ROAD

East of McClarren Park, south of McClarren Road, and within the County's Community Housing Property



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> <b>McClarren Park Access Road</b>		<b>Project #</b>
<b>Location:</b> East of McClarren Park, south of McClarren Road, and within the County's Community Housing Property	<b>Redevelopment Area:</b> No	
	<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Extend 660 linear feet of roadway easement, 24' wide, consisting of travel lane, water line, curb and gutter on each side from Orchard Drive northerly to McClarren Road.		<b>Justification:</b> Necessary to provide additional access for the County Housing Authority.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>			2,480				\$ 2,480
90040 <b>Planning and Design</b>			24,796				\$ 24,796
90050 <b>Construction</b>			244,597				\$ 244,597
90070 <b>Project Administration</b>			6,200				\$ 6,200
90100 <b>Land/ROW/Acquisitions</b>			12,398				\$ 12,398
<b>TOTAL</b>			<b>\$ 290,471</b>				<b>\$ 290,471</b>

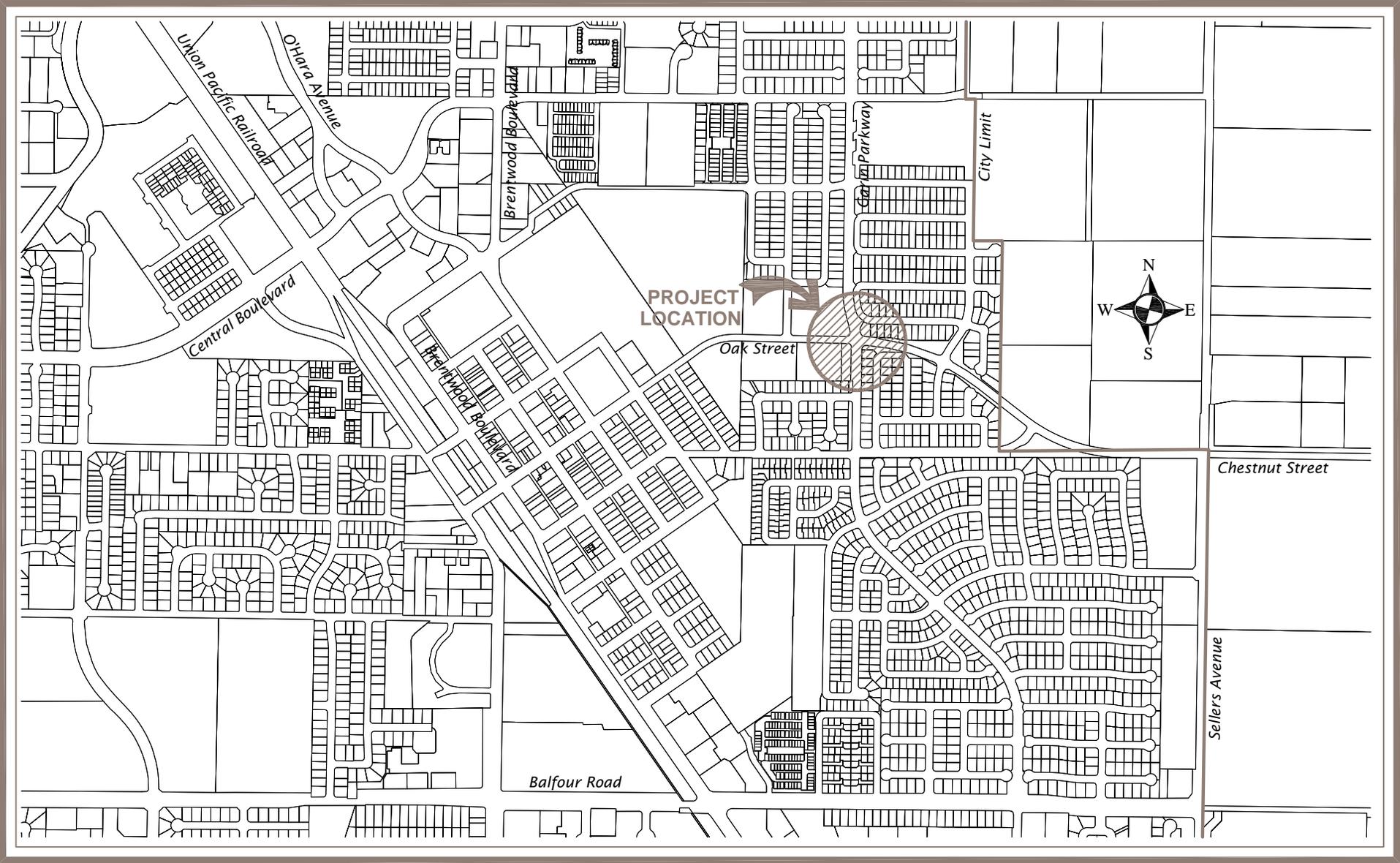
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>			290,471				\$ 290,471
<b>TOTAL</b>			<b>\$ 290,471</b>				<b>\$ 290,471</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$2,225</b>
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This project will be contingent upon City receiving grant funding. This project is exempt from the Public Art requirement.

# OAK STREET AND GARIN PARKWAY SIGNAL INSTALLATION

Oak Street and Garin Parkway



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Oak Street and Garin Parkway Signal Installation			<b>Project #</b>	
<b>Location:</b> Oak Street and Garin Parkway		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> S. Kersevan		
<b>Project Priority:</b> 1C - Mandatory		<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct a fully-equipped traffic signal and intersection improvements including signing and striping.			<b>Justification:</b> This project will improve traffic flow for motorists and pedestrians.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal			5,000				\$ 5,000
90040 Planning and Design			25,000				\$ 25,000
90050 Construction			250,000				\$ 250,000
90070 Project Administration			20,000				\$ 20,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>			<b>\$ 300,000</b>				<b>\$ 300,000</b>

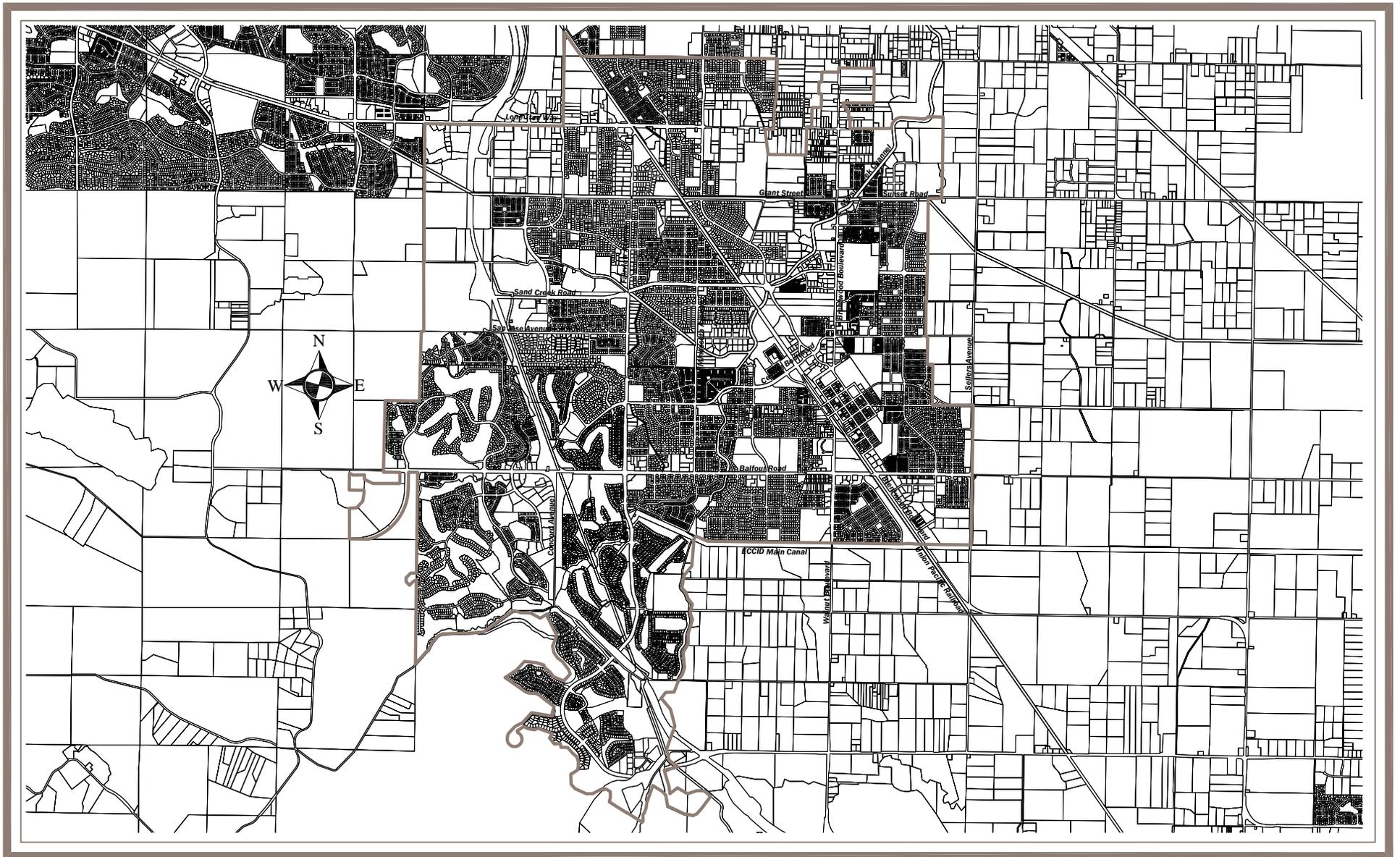
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions			15,527				\$ 15,527
48xxx Redevelopment							
Unfunded			284,473				\$ 284,473
<b>TOTAL</b>			<b>\$ 300,000</b>				<b>\$ 300,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$5,000</b>
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Traffic at this location will necessitate the construction of a traffic signal. Signature Properties, Subdivision No. 8534, paid \$5,527 for their fair share and Standard Pacific, Subdivision No. 8548, paid \$10,000 for their fair share of the traffic signal. This project is exempt from the Public Art requirement.

# PAVEMENT MANAGEMENT PROGRAM

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Pavement Management Program</b>			<b>Project #</b> <b>336</b> <b>30830</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> F. Lideros	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will consist of surveying roadways every two years and then reconstructing, overlaying, surface sealing and crack sealing various roads each year as needed. The City's pavement management software selects those streets that are most cost effective to perform preventative maintenance on.		<b>Justification:</b> Existing pavement is a large investment for the City. Preventative maintenance is the best means for keeping this large investment in good condition.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	500	500	500	500	500	500	\$ 3,000
90040 <b>Planning and Design</b>	106,090	109,273	112,551	115,928	119,406	122,988	\$ 686,236
90050 <b>Construction</b>	1,379,809	1,421,203	1,463,839	1,507,754	1,552,987	1,599,577	\$ 8,925,169
90070 <b>Project Administration</b>	10,000	10,000	10,000	10,000	10,000	10,000	\$ 60,000
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 1,496,399</b>	<b>\$ 1,540,976</b>	<b>\$ 1,586,890</b>	<b>\$ 1,634,182</b>	<b>\$ 1,682,893</b>	<b>\$ 1,733,065</b>	<b>\$ 9,674,405</b>

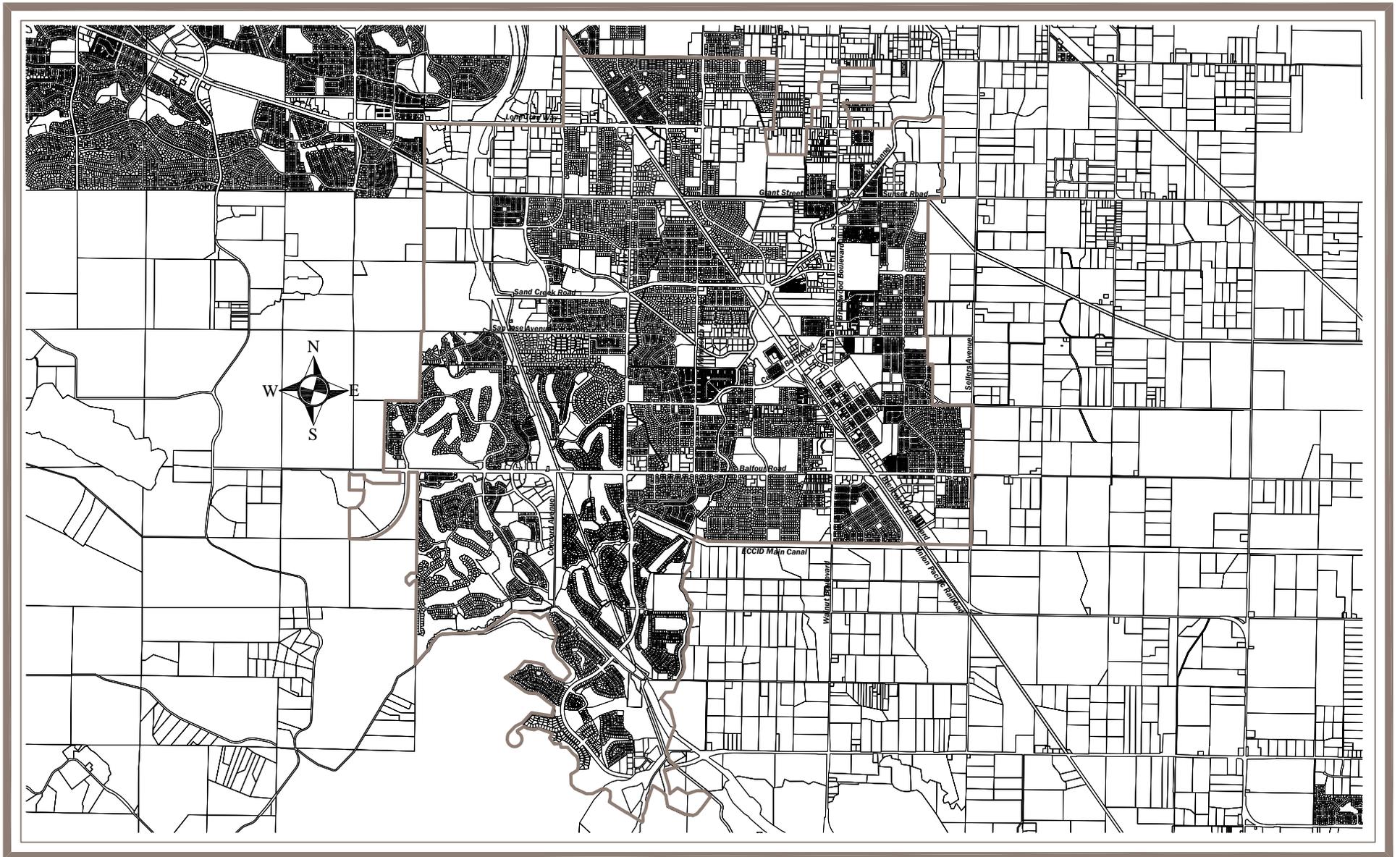
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>	768,169	910,559	1,117,810	1,151,030	1,185,247	1,220,804	\$ 6,353,619
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44475 <b>Federal/State Funding</b>		175,000					\$ 175,000
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
47293 <b>Measure C</b>	728,230	455,417	469,080	483,152	497,646	512,261	\$ 3,145,786
<b>TOTAL</b>	<b>\$ 1,496,399</b>	<b>\$ 1,540,976</b>	<b>\$ 1,586,890</b>	<b>\$ 1,634,182</b>	<b>\$ 1,682,893</b>	<b>\$ 1,733,065</b>	<b>\$ 9,674,405</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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Staff is requesting to continue to increase the FY 2008/09 budget by 3% per year to coincide with the additional streets added to the City through acceptance, annexation and new construction. Current roads identified as needing treatment will include cape sealing, slurry sealing, crack sealing and concrete curb and gutter repairs. Currently the City has received \$175,000 in grant funding from the State of California for the 06/07 Targeted Rubberized Asphalt Grant. This project is exempt from the Public Art requirement.

# ROADWAY SIGNING AND STRIPING

City wide



336-31470

**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Roadway Signing and Striping</b>			<b>Project #</b> <b>336</b> <b>31470</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> J. Gallegos	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Upgrade all stop, school and pedestrian crossing signs to high intensity (reflective) diamond grade material. The diamond grade material is significantly more visible; therefore, creating a safer environment for children and pedestrians. Long thermo plastic bike lane lines, road edge lines, and center lines will be contracted out. Markings have been placed on a five year preventative maintenance cycle.		<b>Justification:</b> The City has equipment to mark the small legends and short thermo plastic lines. Long thermo plastic lines should be applied with a spray thermo material. The City currently does not have the equipment necessary for this application; therefore, these are contracted out.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	2,500	1,000	1,030	1,061	1,093	1,126	\$ 7,810
90050 <b>Construction</b>	145,000	41,200	42,436	43,709	45,020	46,371	\$ 363,736
90070 <b>Project Administration</b>	750	500	500	500	500	500	\$ 3,250
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 148,250	\$ 42,700	\$ 43,966	\$ 45,270	\$ 46,613	\$ 47,997	\$ 374,796

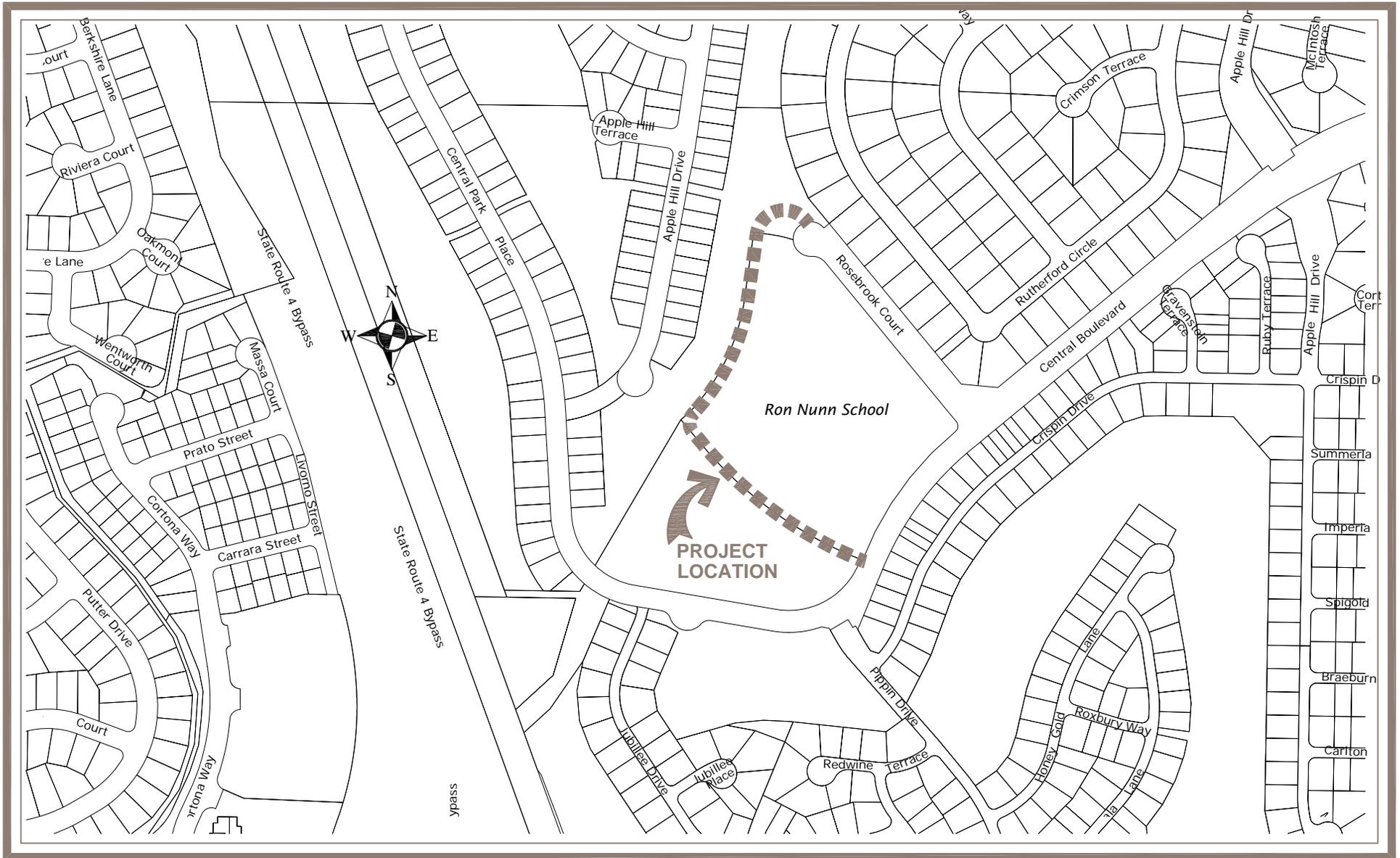
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>	148,250	42,700	43,966	45,270	46,613	47,997	\$ 374,796
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 148,250	\$ 42,700	\$ 43,966	\$ 45,270	\$ 46,613	\$ 47,997	\$ 374,796

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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City crews will complete all sign changes to new materials. All thermo plastic legends will be completed by City crews. All long distance thermo plastic markings such as bike lanes, road edge lines and center lines will be contracted out. This project is exempt from the Public Art requirement.

# RON NUNN SCHOOL CIRCULATION ROADWAY

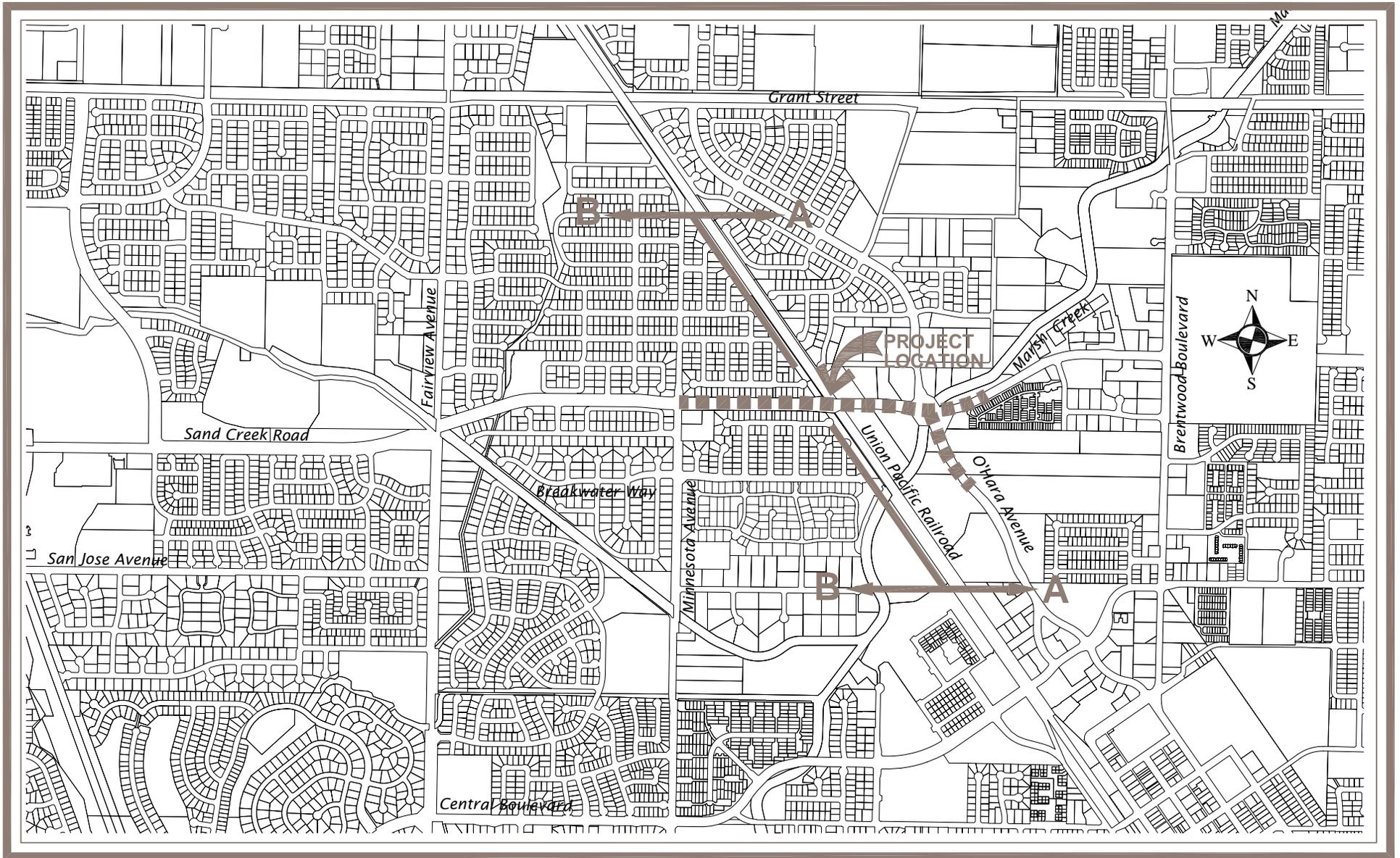
Beginning at Rosebrook Court and ending at Central Boulevard





# SAND CREEK ROAD EAST A & B

Minnesota Avenue north of Breakwater Way, crossing the railroad and forming an intersection with O'Hara Avenue at Marsh Creek



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Sand Creek Road East A & B		<b>Project #</b> <b>336</b> <b>30610</b>
<b>Location:</b> Minnesota Avenue north of Breakwater Way, crossing the railroad and forming an intersection with O'Hara Avenue at Marsh Creek	<b>Redevelopment Area:</b> No	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> City	<b>Project Mgr:</b> P. Eldredge
<b>Project Description:</b> Construct approximately 5,400 linear feet of divided roadway, including: median curb; asphalt concrete pavement and aggregate base; street lights; potable and non-potable water lines; sewer lines; fiber optic lines; railroad crossing; a traffic signal at O'Hara Avenue; a new bridge for Marsh Creek; storm drain improvements and pedestrian undercrossings. All necessary right-of-ways have been purchased.		<b>General Plan Relationship:</b> Consistent
<b>Justification:</b> Improve access to the commercial areas of the City from the Highway 4 Bypass. Improve east / west circulation throughout the City.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	20,000	3,000					\$ 23,000
90040 <b>Planning and Design</b>	1,038,000						\$ 1,038,000
90050 <b>Construction</b>	18,073,077						\$ 18,073,077
90070 <b>Project Administration</b>	549,000	5,000					\$ 554,000
90100 <b>Land/ROW/Acquisitions</b>	1,980,933						\$ 1,980,933
<b>TOTAL</b>	<b>\$ 21,661,010</b>	<b>\$ 8,000</b>					<b>\$ 21,669,010</b>

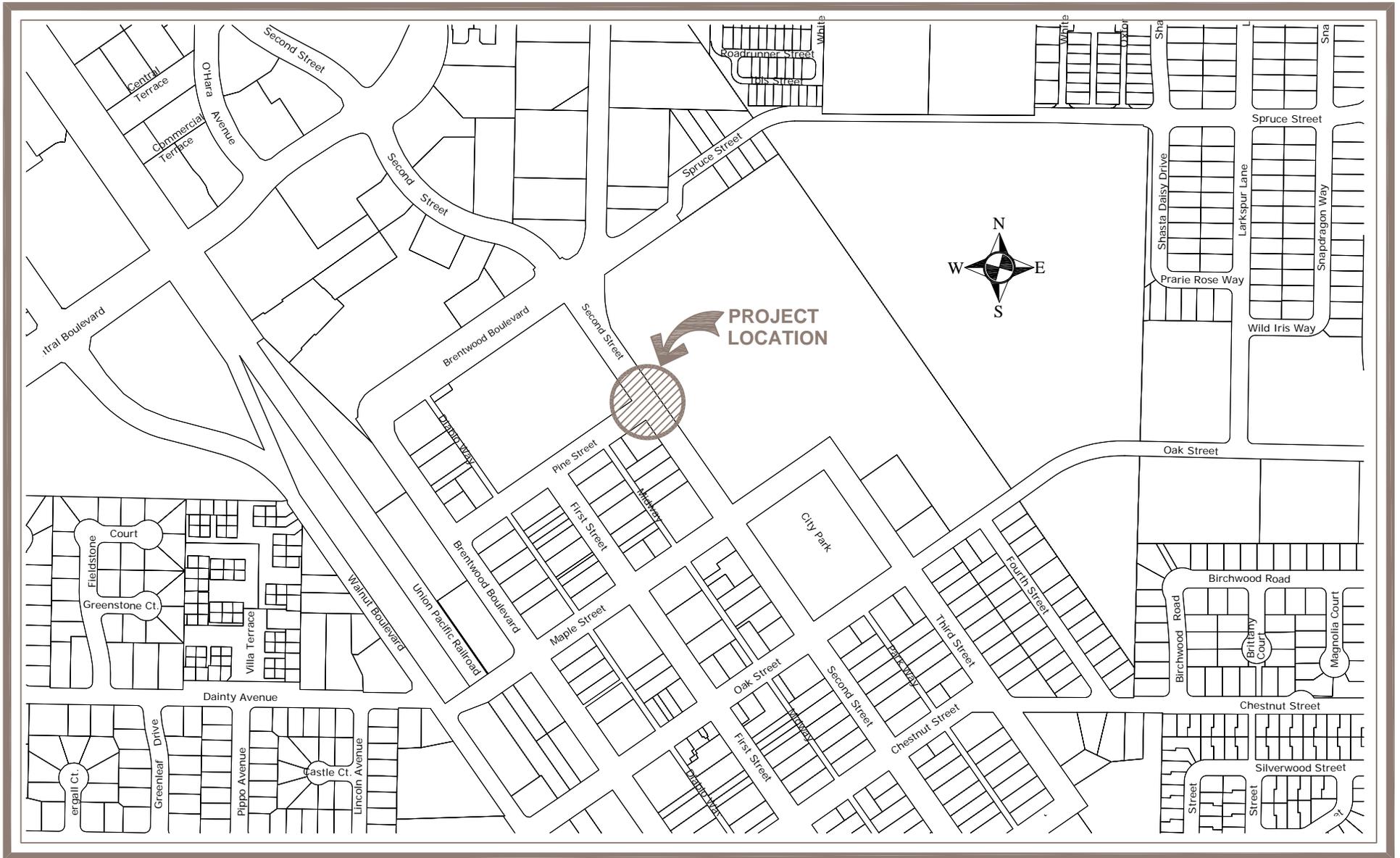
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>	21,444,610	8,000					\$ 21,452,610
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	216,400						\$ 216,400
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 21,661,010</b>	<b>\$ 8,000</b>					<b>\$ 21,669,010</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$34,290</b>
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Facility fees for this project will be split between the following: Roadway - \$18,498,710; Water - \$2,423,800 and Wastewater - \$530,100. This project budget includes 3-foot soundwalls west of the railroad tracks to alleviate the tire noise for adjacent residences; modifications of the temporary soundwalls to a permanent masonry soundwall at the north side of the intersection of Sand Creek Road and O'Hara Avenue and the landscape screening west of the railroad tracks. This work was completed in December of 2005 but the project remains open due to ongoing wetland monitoring for two more years. Development contributions, totaling \$216,400, were received from Ponderosa, Subdivision Nos. 8529 and 8460.

# SECOND STREET / PINE STREET TRAFFIC SIGNAL

Intersection of Second Street and Pine Street



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> <b>Second Street / Pine Street Traffic Signal</b>			<b>Project #</b> <b>336</b> <b>31580</b>
<b>Location:</b> Intersection of Second Street and Pine Street		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> P. Eldredge	
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Design and construct a traffic signal and intersection improvements including signing, striping, sidewalk and handicap ramps.		<b>Justification:</b> This project will improve pedestrian safety measures and congestion relief to motorists and bicyclists traveling through this intersection during school drop off and pick up times.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	64,000	7,000					\$ 71,000
90050 <b>Construction</b>		731,450					\$ 731,450
90070 <b>Project Administration</b>	40,000	30,000					\$ 70,000
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 104,000	\$ 768,450					\$ 872,450

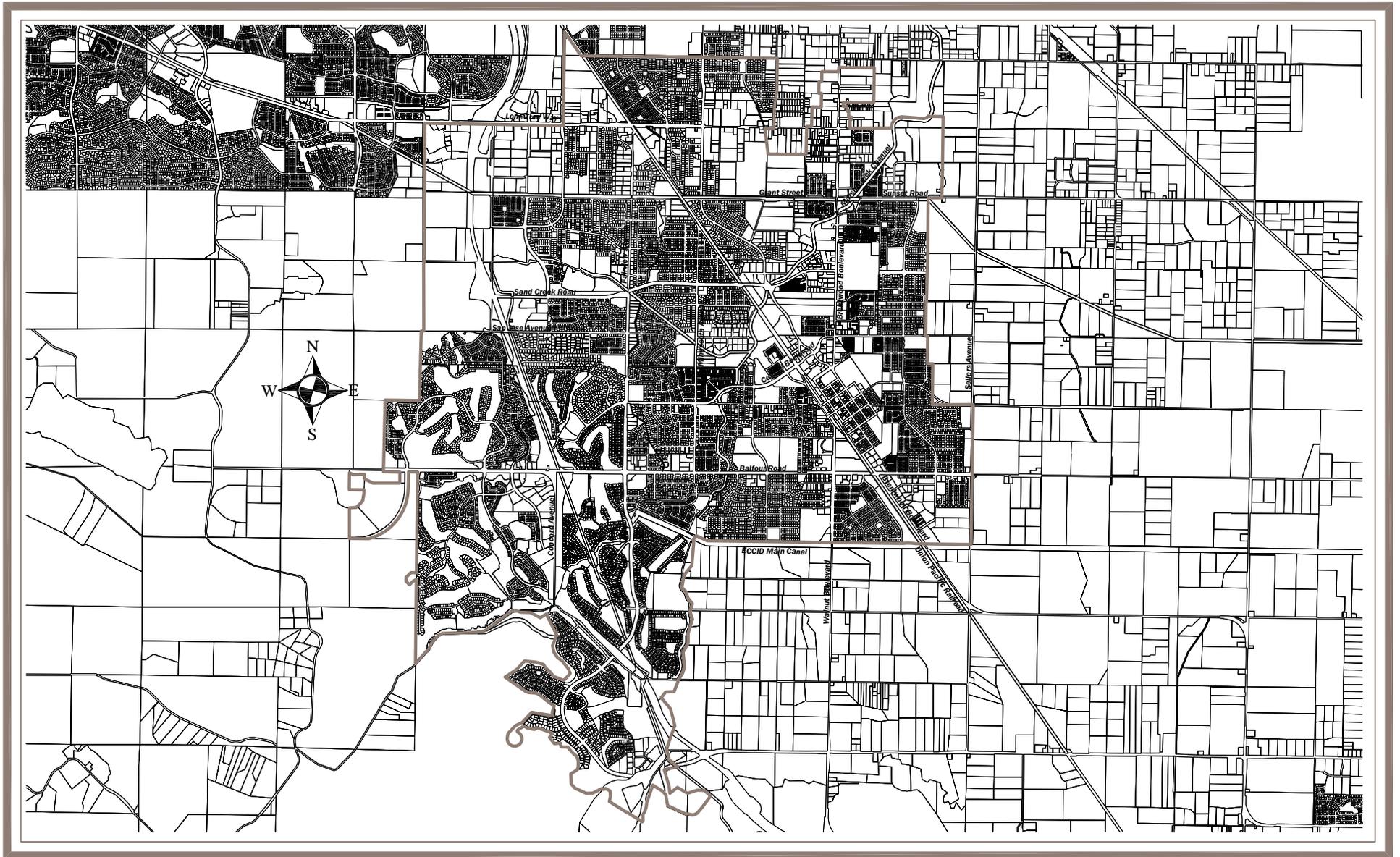
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	104,000	4,000					\$ 108,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>LUHSD/Unfunded</b>		764,450					\$ 764,450
<b>TOTAL</b>	\$ 104,000	\$ 768,450					\$ 872,450

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$6,000</b>
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Annual O&M costs will cover maintenance and electrical costs. It is anticipated that the Liberty Union High School District will contribute \$180,000. City bid this project on two separate occasions with the low bid far exceeding the budget amount. This budget reflects a complete redesign of the project minimizing the improvements to only those absolutely necessary to facilitate the installation of the signal. The original budget numbers have been carried forward including the anticipated contribution from LUHSD. Due to the uncertainty of additional funding from LUHSD, or other non-City sources, only the funds already spent, as well as a minimal amount for project administration have been funded. All other amounts are unfunded. This project is exempt from the Public Art requirement.

# SIGNAL MODIFICATIONS AND UPGRADES

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Signal Modifications and Upgrades</b>			<b>Project #</b> <b>336</b> <b>31320</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> S. Kersevan	
<b>Project Priority:</b> IC - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct and modify traffic signal head, detectors, signal equipment for signalized intersections as necessary. Install audible pedestrian equipment at various locations city-wide.		<b>Justification:</b> This project will provide safety and congestion relief to motorists, improve intersection levels of service and allow coordination of each signal.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	500	5,000	5,000				\$ 10,500
90040 <b>Planning and Design</b>	30,000	5,000	5,000				\$ 40,000
90050 <b>Construction</b>	313,500	160,000	50,000				\$ 523,500
90070 <b>Project Administration</b>	500	5,000	5,000				\$ 10,500
90100 <b>Land/ROW/Acquisitions</b>	500						\$ 500
<b>TOTAL</b>	<b>\$ 345,000</b>	<b>\$ 175,000</b>	<b>\$ 65,000</b>				<b>\$ 585,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>		30,000	30,000				\$ 60,000
47251 <b>Facility Fees</b>	279,000	90,000					\$ 369,000
47xxx <b>Enterprise</b>							
44475 <b>Federal/State Funding</b>	66,000						\$ 66,000
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		55,000	35,000				\$ 90,000
<b>TOTAL</b>	<b>\$ 345,000</b>	<b>\$ 175,000</b>	<b>\$ 65,000</b>				<b>\$ 585,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$6,000</b>
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The City received \$66,000 from TDA Article 3 Funds. Annual O&M costs will cover the maintenance of the battery back-up. This project is exempt from the Public Art requirement.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Traffic Calming Installations			<b>Project #</b> <b>336</b> <b>31360</b>
<b>Location:</b> City wide		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> S. Kersevan	
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project includes, but is not limited to, installation of physical barriers such as speed humps, diverters, traffic circles and bulb out at the intersection corners. This project will also improve roadway circulation. These projects usually are driven by citizen requests.		<b>Justification:</b> To reduce / manage vehicle speed or volume and enhance pedestrian safety.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design		5,000	5,000	5,000			\$ 15,000
90050 Construction	59,100	30,000	30,000	30,000			\$ 149,100
90070 Project Administration	750	5,000	5,000	5,000			\$ 15,750
90100 Land/ROW/Acquisitions	150						\$ 150
<b>TOTAL</b>	<b>\$ 60,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>			<b>\$ 180,000</b>

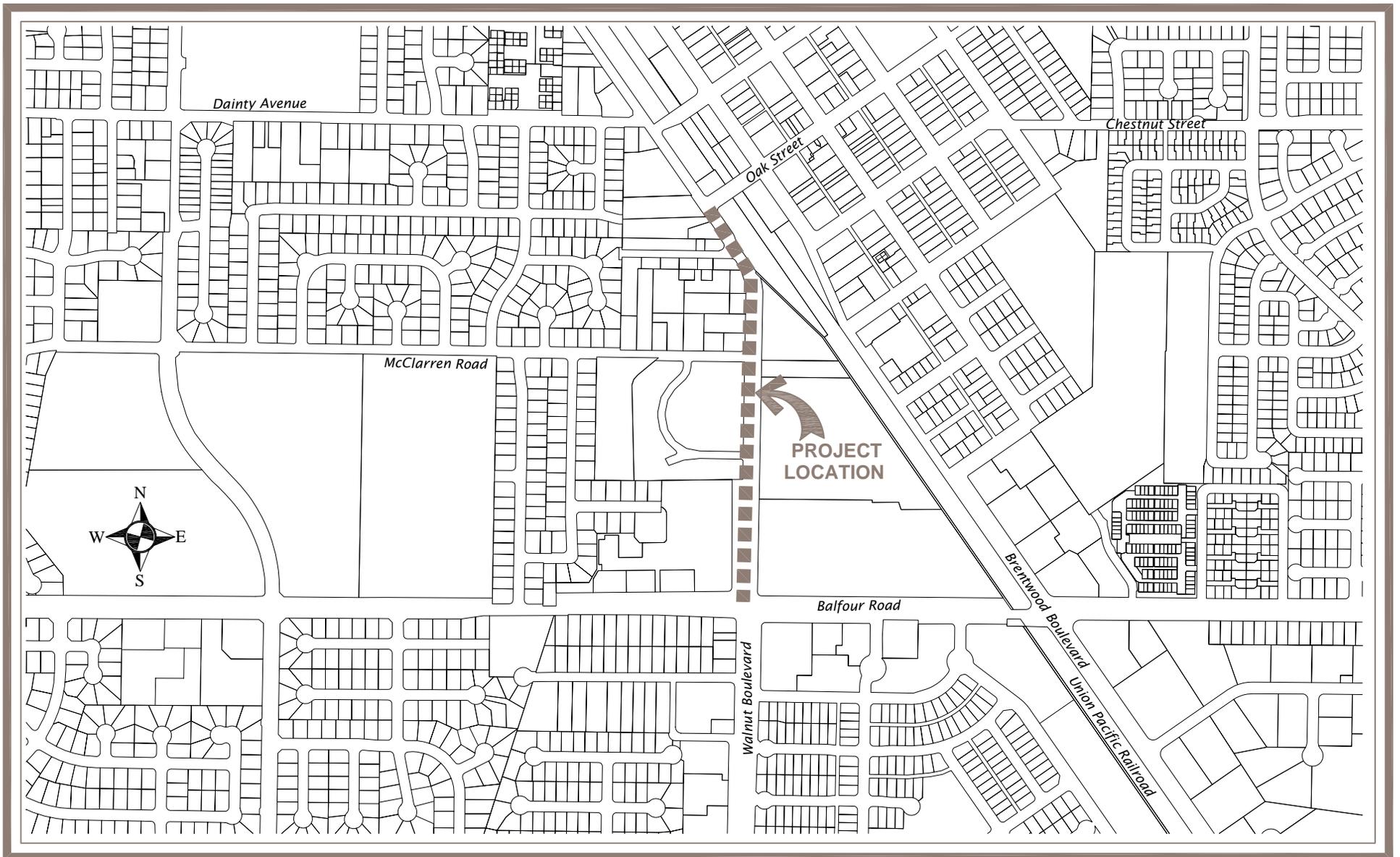
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	60,000	40,000	40,000	40,000			\$ 180,000
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 60,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>			<b>\$ 180,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$1,000</b>
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Future annual O&M costs are for sign maintenance and striping. This program will assist in the implementation of the necessary safety programs / projects. This project is exempt from the Public Art requirement.

# WALNUT BOULEVARD WIDENING

Walnut Boulevard from Balfour Road to Oak Street



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Walnut Boulevard Widening</b>			<b>Project #</b>	
<b>Location:</b> Walnut Boulevard from Balfour Road to Oak Street		<b>Redevelopment Area:</b> Yes		<b>336</b>
		<b>Project Mgr:</b> A. Salam		<b>30560</b>
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> This project will include 2,300 linear feet of widened street and asphalt concrete overlay and installation of curbs, gutters, sidewalk, landscaping, storm drain, sewer, water, street lighting, fiber optic conduit and signal interconnect systems and overhead pole line utilities undergrounding. A 16" water line will be installed and extended to Dainty Avenue. This project is broken into two phases. Phase I is the utilities portion and Phase II is the roadway widening and landscaping portion.			<b>Justification:</b> Construction of this roadway widening will improve the northbound and southbound vehicular commute traffic to Vasco Road, the City's main commute arterial located south of town. This project will also upgrade the storm drain, water and sewer systems in this vicinity.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	10,000						\$ 10,000
90040 <b>Planning and Design</b>	410,000						\$ 410,000
90050 <b>Construction</b>	4,712,055						\$ 4,712,055
90070 <b>Project Administration</b>	150,000						\$ 150,000
90100 <b>Land/ROW/Acquisitions</b>	340,000	50,000					\$ 390,000
<b>TOTAL</b>	<b>\$ 5,622,055</b>	<b>\$ 50,000</b>					<b>\$ 5,672,055</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>	3,562,055	50,000					\$ 3,612,055
47xxx <b>Enterprise</b>							
44475 <b>Federal/State Funding</b>	900,000						\$ 900,000
46xxx <b>Development Contributions</b>							
48301 <b>Redevelopment</b>	970,000						\$ 970,000
47253 <b>Storm Drainage</b>	190,000						\$ 190,000
<b>TOTAL</b>	<b>\$ 5,622,055</b>	<b>\$ 50,000</b>					<b>\$ 5,672,055</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$20,400</b>
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The City was awarded a grant in the amount of \$1,300,000 from the Federal Intermodal Surface Transportation Efficiency Act (ISTEA) program, but due to time constraints it was impossible to meet Federal requirements. MTC approved the City's request to transfer \$1,000,000 of these funds to the Brentwood Boulevard Widening CIP project, #336-30540, with the remaining \$300,000 to be used by this project. In FY 2007/08 the City was granted a request for an additional \$600,000 of Federal funding. Facility fees will come from Roadways - \$2,900,487; Water - \$701,118; Wastewater - \$10,450 and Storm Drain - \$190,000. The remaining \$970,000 will be funded by RDA. RDA will recoup some of its costs through the sale of the RDA-owned property on the southeast corner of Oak Street and Walnut Boulevard. The City will install frontage improvements on both sides of Walnut Boulevard, north of McClarren Parkway to Oak Street. Expenditure in FY 2008/09 is for right-of-way acquisition from County Housing for future landscape in front of their property (west side of Walnut Boulevard). This project is exempt from the Public Art requirement.



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**Section II**

**Parks and Trails Improvements - Fund 352**  
**Summary of Proposed Improvements**  
**Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
97	52401	Agricultural Park and History Center	\$ 1,104,426	\$ 116,000	\$ 116,000	\$ -	\$ -	\$ -	\$ 1,336,426
99	52300	Aquatic Complex / Concession	235,000	272,500	-	-	-	-	507,500
101	52403	Aquatic Complex Improvements	163,776	136,224	150,000	150,000	150,000	-	750,000
103	52280	Brentwood Senior Activity Center	3,172,354	3,130,000	-	-	-	-	6,302,354
105	52406	City Park	144,730	968,755	696,120	190,395	-	-	2,000,000
107	52220	Community Beautification	1,263,858	1,000,000	160,000	150,000	-	-	2,573,858
109	52170	Creek Habitat Enhancement	15,775	1,273,250	-	-	-	-	1,289,025
111	52230	Empire Avenue Elementary School / Park	197,726	-	745,396	-	-	-	943,122
113	52340	John Marsh Home Rehabilitation	245,000	984,839	777,724	-	-	-	2,007,563
115	52407	McClarren Park Improvements	73,000	52,000	632,000	-	-	-	757,000
117	52400	Park Improvements	-	250,000	50,000	50,000	50,000	50,000	450,000
119		Parks Play Equipment Replacement	-	461,500	221,000	196,000	431,000	552,500	1,862,000
121	52030	Sand Creek Park	1,017,841	-	50,000	250,000	3,256,000	-	4,573,841
123	52200	Sand Creek Soccer Complex	17,257	-	1,315,000	-	-	-	1,332,257
125	52408	Summerset Park	200,000	2,000,000	-	-	-	-	2,200,000
127		Sunset Park Soccer Fields	-	1,190,225	1,225,931	1,262,708	-	-	3,678,864
129		Trail Improvements	-	64,300	64,300	64,300	64,300	64,300	321,500
131	52120	Trails Project	152,933	634,239	586,750	602,000	250,000	450,000	2,675,922
133	52320	Tree Reforestation	229,041	25,000	25,000	25,000	-	-	304,041
135	52380	Veterans Park Element - Phase I and II	45,500	-	150,000	-	-	-	195,500
137	52350	Veterans Park Public Art	23,350	11,300	-	-	-	-	34,650
139		Windsor Way Park Expansion	-	-	127,437	-	-	-	127,437
<b>TOTAL</b>			<b>\$ 8,301,567</b>	<b>\$ 12,570,132</b>	<b>\$ 7,092,658</b>	<b>\$ 2,940,403</b>	<b>\$ 4,201,300</b>	<b>\$ 1,116,800</b>	<b>\$ 36,222,860</b>



# Parks and Trails Improvements Summary

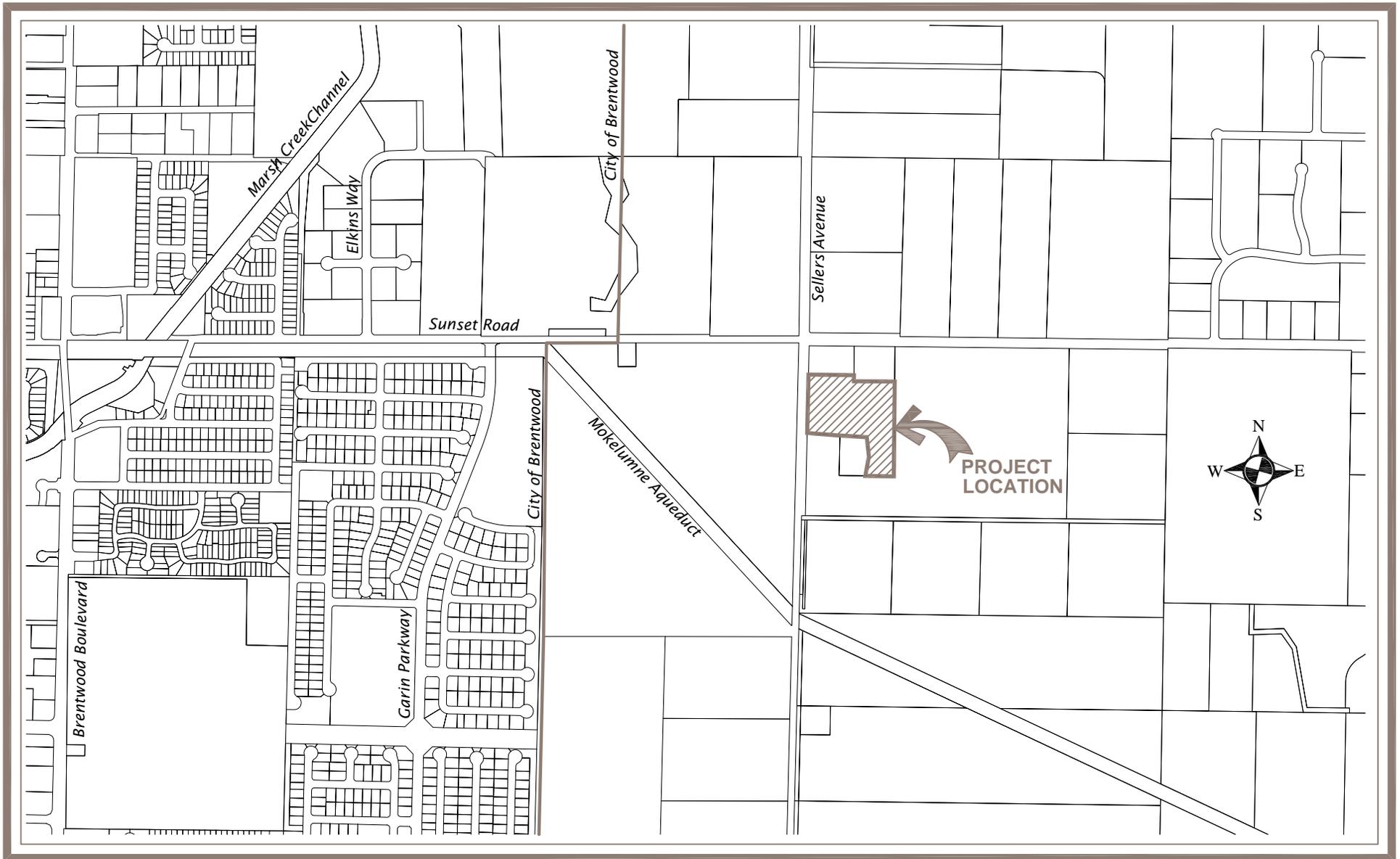
## PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
Legal	2,950	20,000	20,000	15,000	-	-	\$ 57,950
Planning and Design	1,168,735	542,330	438,852	345,720	80,000	100,000	\$ 2,675,637
Construction	4,779,689	11,467,802	6,454,567	2,489,508	3,764,300	1,014,300	\$ 29,970,166
Project Administration	32,028	78,900	179,239	90,175	357,000	2,500	\$ 739,842
Land/ROW/Acquisitions	2,318,165	461,100	-	-	-	-	\$ 2,779,265
<b>TOTAL</b>	<b>\$ 8,301,567</b>	<b>\$ 12,570,132</b>	<b>\$ 7,092,658</b>	<b>\$ 2,940,403</b>	<b>\$ 4,201,300</b>	<b>\$ 1,116,800</b>	<b>\$ 36,222,860</b>

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
General Fund	249,730	983,755	491,120	125,107	-	-	\$ 1,849,712
Facility Fees	3,316,733	2,452,196	-	-	-	-	\$ 5,768,929
Enterprise	-	-	-	-	-	-	\$ -
Federal/State Funding	60,000	1,079,710	330,129	80,288	-	-	\$ 1,550,127
Development Contributions	340,937	421,129	1,391,169	-	-	-	\$ 2,153,235
Redevelopment	-	-	-	-	-	-	\$ -
Other	4,334,167	7,633,342	4,880,240	2,735,008	4,201,300	1,116,800	\$ 24,900,857
<b>TOTAL</b>	<b>\$ 8,301,567</b>	<b>\$ 12,570,132</b>	<b>\$ 7,092,658</b>	<b>\$ 2,940,403</b>	<b>\$ 4,201,300</b>	<b>\$ 1,116,800</b>	<b>\$ 36,222,860</b>

# AGRICULTURAL PARK AND HISTORY CENTER

3900 Sellers Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Agricultural Park and History Center</b>			<b>Project #</b> <b>352</b> <b>52401</b>
<b>Location:</b> 3900 Sellers Avenue		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> H. Kline	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This purchase helps to expand the program and operations of the East Contra Costa Historical Society by enabling them to create an Agricultural Park and History Center. The project will provide area residents with an opportunity to learn about the region's agricultural history in a meaningful and tangible way. The concept proposal includes space for community gardens and demonstration farms, in addition to other learning activities.		<b>Justification:</b> The partnership with the East Contra Costa Historical Society to create an Agricultural Park and History Center is consistent with the City's Conservation and Open Space Element of the General Plan (Chapter 4, Goal 2), which calls for the preservation and enhancement of historic and cultural resources in and around the Brentwood community.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	36,500						\$ 36,500
90050 <b>Construction</b>		116,000	116,000				\$ 232,000
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>	1,067,926						\$ 1,067,926
<b>TOTAL</b>	<b>\$ 1,104,426</b>	<b>\$ 116,000</b>	<b>\$ 116,000</b>				<b>\$ 1,336,426</b>

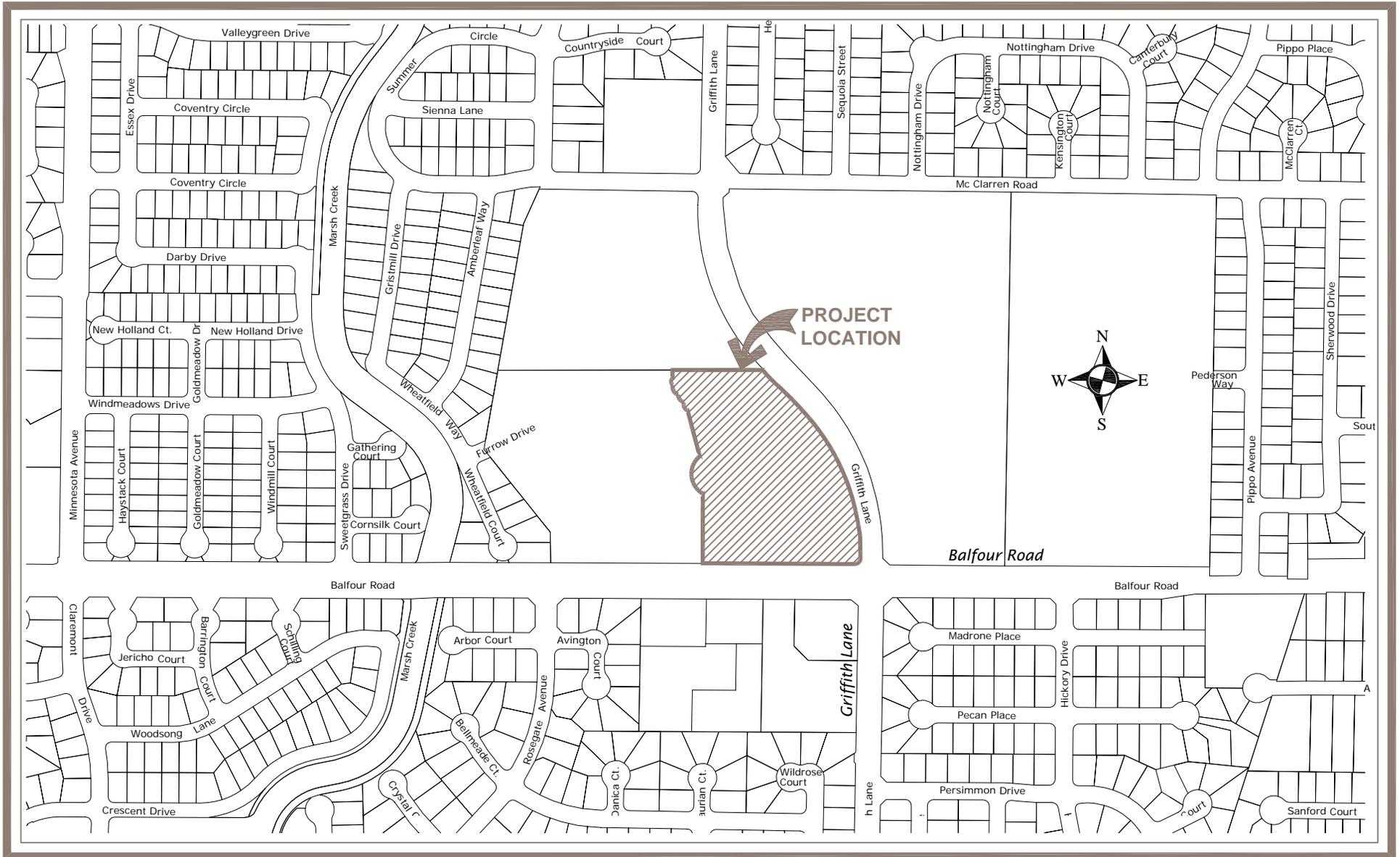
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	24,426	116,000	91,574				\$ 232,000
48xxx <b>Redevelopment</b>							
47263 <b>Agriculture Land Fund/Unfunded</b>	1,080,000		24,426				\$ 1,104,426
<b>TOTAL</b>	<b>\$ 1,104,426</b>	<b>\$ 116,000</b>	<b>\$ 116,000</b>				<b>\$ 1,336,426</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$15,500</b>
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Funding to purchase the property came from the Agricultural Land Funds in the amount of \$1,080,000. Additional funds for the project will come from a development contribution from Pulte Homes, in the amount of \$232,000. The remaining \$24,426 is currently unfunded. These funds will be used for necessary clean up and required construction to make the property a viable Agricultural History Center including, but not limited to: routine maintenance, community development and demonstration farms development. The City consultant prepared a Conceptual Plan based on a public workshop and presented it at the October 25, 2007 Parks and Recreation Commission meeting. An arborist has been hired to evaluate existing trees and a consultant will modify the Conceptual Plan, as required, and re-present it to the Parks and Recreation Commission and City Council for approval.

# AQUATIC COMPLEX / CONCESSION

Corner of Balfour Road and Griffith Lane



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Aquatic Complex / Concession			<b>Project #</b> <b>522</b> <b>52300</b>
<b>Location:</b> Corner of Balfour Road and Griffith Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> P. Scherff	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Develop and construct a concession building, approximately 600 sq. ft., within the existing Aquatic Center Facility.		<b>Justification:</b> There is no food court to provide services to the park at this time. This concession building will provide space for this operation.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	35,000	15,000					\$ 50,000
90050 Construction	200,000	257,500					\$ 457,500
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 235,000</b>	<b>\$ 272,500</b>					<b>\$ 507,500</b>

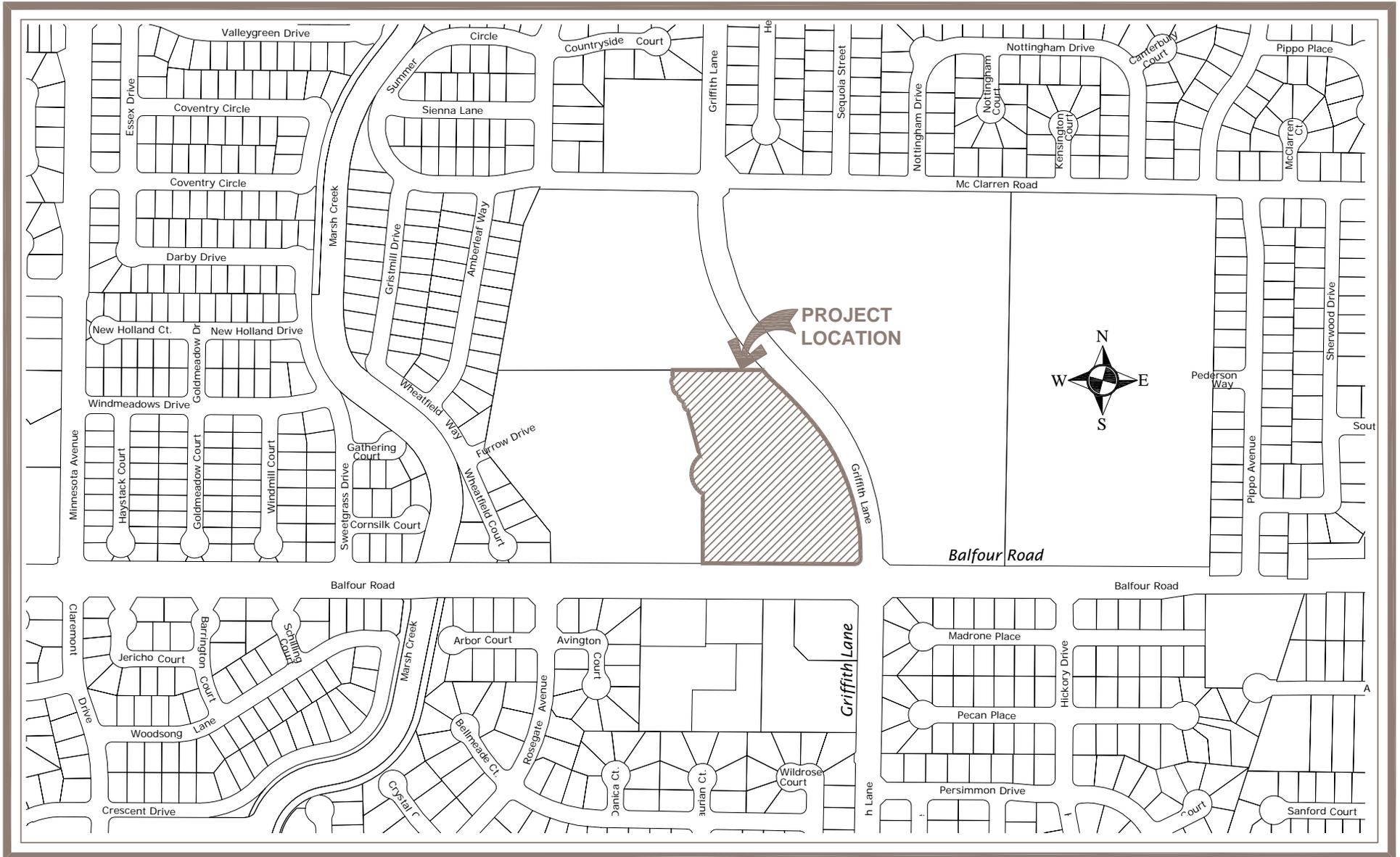
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees	235,000	272,500					\$ 507,500
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 235,000</b>	<b>\$ 272,500</b>					<b>\$ 507,500</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$5,000</b>
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Construction is funded through Quimby Fees. This space could be leased to vendors to provide the food service operation. The construction of this project coincides with the Brentwood Senior Activity Center Project, #522-52280.

# AQUATIC COMPLEX IMPROVEMENTS

195 Griffith Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Aquatic Complex Improvements			<b>Project #</b> <b>352</b> <b>52403</b>
<b>Location:</b> 195 Griffith Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> M. Azamey	
<b>Project Priority:</b> 3B - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will: replace pumps; convert the current chemical injectors to a venturi and carbon dioxide system (safer to operate); install shade structures; paint the building eaves and the stairs for the water slides; replace aquatic play structures; repair leaking sand filters at the competition pool and add a roof above the chemical shed.		<b>Justification:</b> The current chemical injectors need to be converted to a more dependable and efficient system. The painting on the slide stairs is peeling and fading due to weather elements. The eaves of the building also need to be painted. Shade will improve patron comfort and safety.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	163,776	136,224	150,000	150,000	150,000		\$ 750,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 163,776</b>	<b>\$ 136,224</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>		<b>\$ 750,000</b>

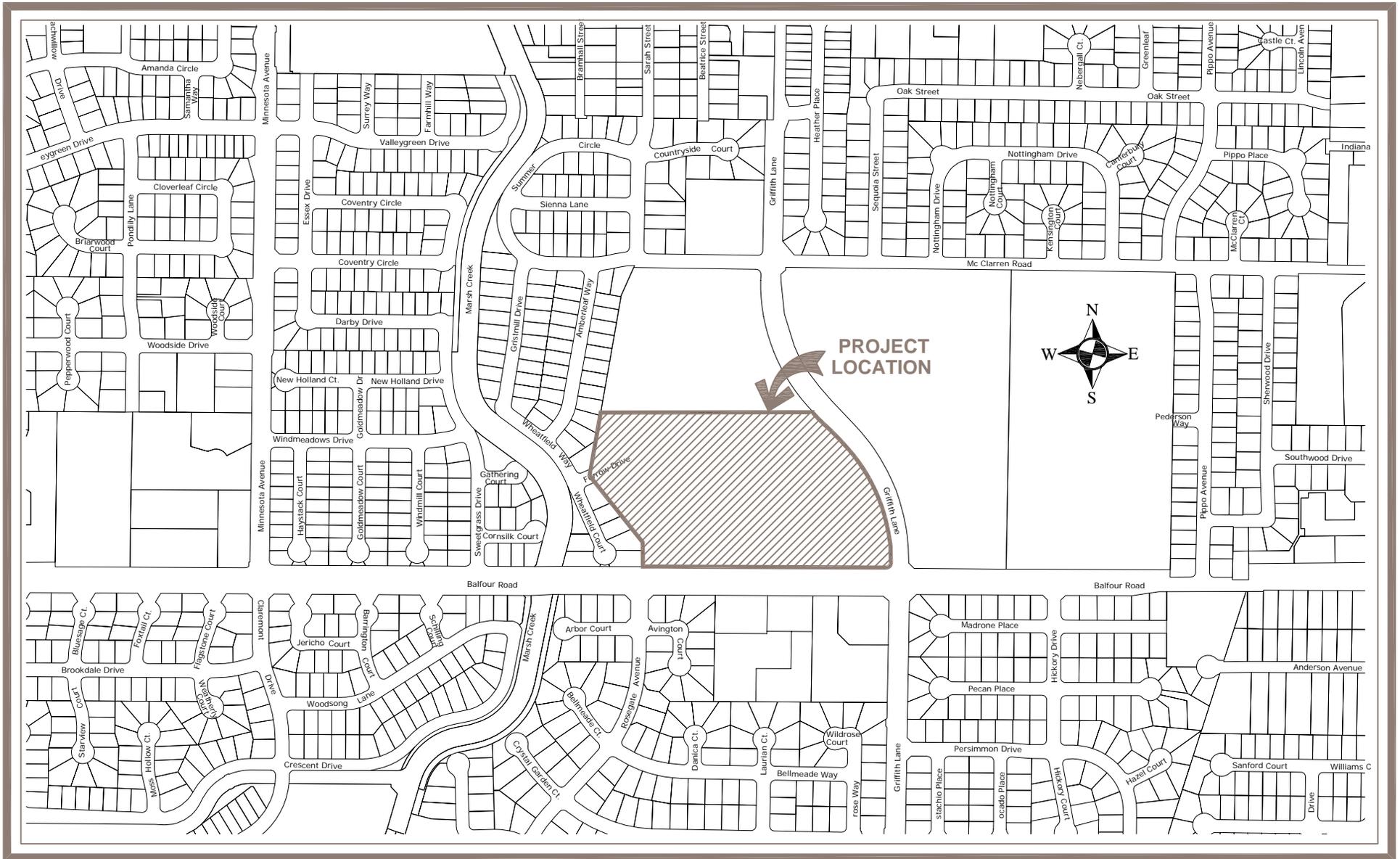
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47704 Facilities Replacement Fund	163,776	136,224	150,000	150,000	150,000		\$ 750,000
<b>TOTAL</b>	<b>\$ 163,776</b>	<b>\$ 136,224</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>		<b>\$ 750,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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Over the next 4 years the following repairs/upgrades will be completed: chemical injectors will be converted to the venturi and carbon dioxide system; the leaking sand filter will be repaired; the play structures will be replaced; the roof for the chemical shed will be built; all of the competition pool filters will be repaired and the concrete decks will be repaired.

# BRENTWOOD SENIOR ACTIVITY CENTER

Corner of Balfour Road and Griffith Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Brentwood Senior Activity Center			<b>Project #</b>	
<b>Location:</b> Corner of Balfour Road and Griffith Lane			<b>Redevelopment Area:</b> No	<b>522</b> <b>52280</b>
			<b>Project Mgr:</b> P. Scherff	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> Develop and construct a facility, approximately 8,375 sq. ft., directly south of the Aquatic Center. This facility will provide three meeting/classroom spaces, a large kitchen, a multi-purpose space of approximately 3,400 sq. ft., parking, a bus turnout, including a bus shelter on Balfour Road, landscaping, lighting and an art element.			<b>Justification:</b> This facility will provide additional services to Brentwood citizens. The adjacency to the Aquatic Center allows for a flow between multiple recreation activities. This addition will be a significant benefit to the community.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	1,000						\$ 1,000
90040 <b>Planning and Design</b>	401,131	30,000					\$ 431,131
90050 <b>Construction</b>	2,770,223	3,100,000					\$ 5,870,223
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 3,172,354</b>	<b>\$ 3,130,000</b>					<b>\$ 6,302,354</b>

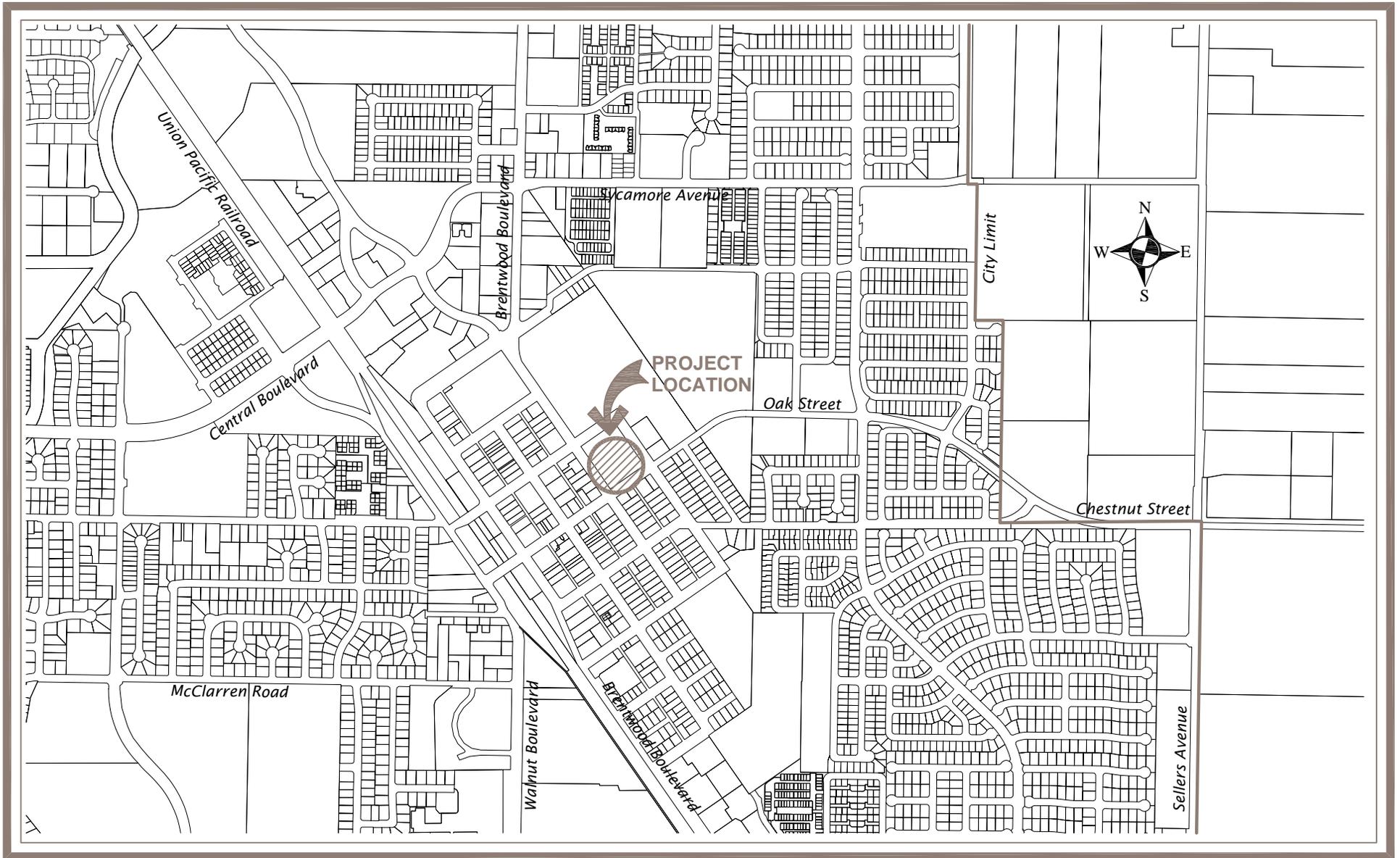
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47252 <b>Facility Fees</b>	302,354						\$ 302,354
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
47361 <b>Community Facilities District</b>	2,870,000	3,130,000					\$ 6,000,000
<b>TOTAL</b>	<b>\$ 3,172,354</b>	<b>\$ 3,130,000</b>					<b>\$ 6,302,354</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$75,000</b>
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This project is funded primarily through a Community Facilities District (CFD) bond. The construction of this project coincides with the Aquatic Complex / Concession Project, #522-52300. This project will pay into the Public Art fund to satisfy the Public Art Element.

# CITY PARK

Northeast corner of Oak and Second Streets



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>City Park</b>			<b>Project #</b> <b>352</b> <b>52406</b>
<b>Location:</b> Northeast corner of Oak and Second Streets		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> G. Leech	
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> City Park is in need of general renovation and upgrades. A conceptual plan is being designed that identifies a number of program elements. These elements include, but are not limited to: accommodations for outdoor performances; event space for weddings; park history interpretive area; play area for preschool and school age children; arboretum element; a water feature and a group picnic area. The design and renovations are being done in conjunction with the design and construction of the Civic Center facilities.		<b>Justification:</b> City Park is going to be used as a staging area for the construction of the new City Hall, Civic Center Plaza, Civic Center Parking Structure and the new Community Center. These facilities will be built concurrently as outlined in the Civic Center Master Plan. Upon completion of these facilities, City Park will be rehabilitated as the final piece of the Civic Center.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	1,950						\$ 1,950
90040 <b>Planning and Design</b>	133,522	72,330	117,600	720			\$ 324,172
90050 <b>Construction</b>	9,258	879,025	534,345	100,500			\$ 1,523,128
90070 <b>Project Administration</b>		17,400	44,175	89,175			\$ 150,750
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 144,730	\$ 968,755	\$ 696,120	\$ 190,395			\$ 2,000,000

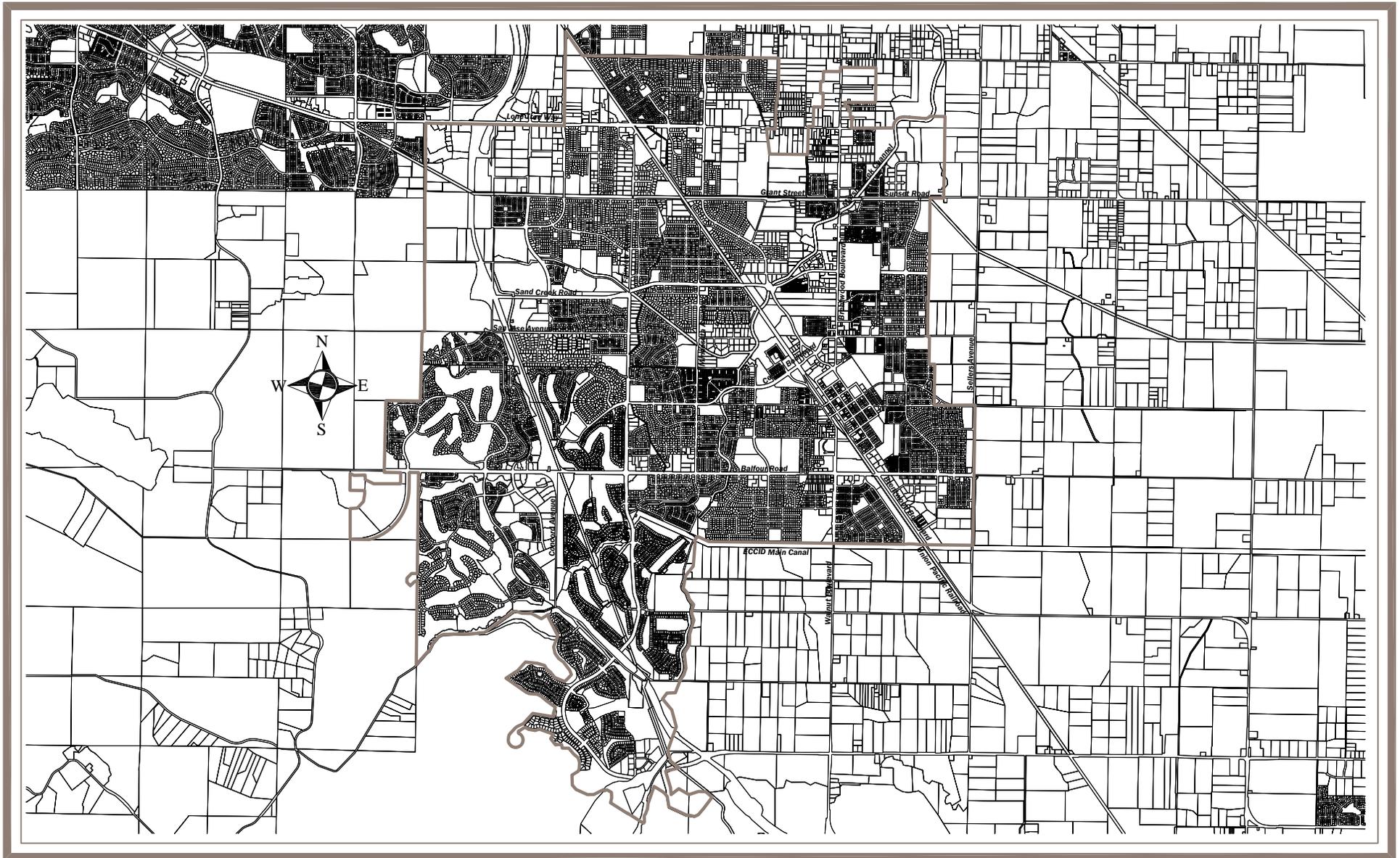
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>	144,730	968,755	476,120	110,107			\$ 1,699,712
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44475 <b>Federal/State Funding</b>			220,000	80,288			\$ 300,288
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 144,730	\$ 968,755	\$ 696,120	\$ 190,395			\$ 2,000,000

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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Funding for this project will be from the General Fund and two grant programs. The 2002 Resources Bond Act will contribute \$220,000 and the Robert Z'Berg, Harris, Block Grant will contribute \$80,288. All grant funds will be used for improvement, rehabilitation, restoration and enhancement. The final design of the City Park will take into account the design of the Civic Center and adhere to the requirements in the Downtown Brentwood 2010 Plan, the Downtown Parking Study, the Downtown Specific Plan and the General Plan. Future annual O&M costs cannot be determined until the design details and LEED components have been finalized.

# COMMUNITY BEAUTIFICATION

Various locations city wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Community Beautification</b>		<b>Project #</b> <b>522</b> <b>52220</b>
<b>Location:</b> Various locations city wide	<b>Redevelopment Area:</b> No	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>Project Mgr:</b> R. Stromgren
<b>Project Description:</b> This project will bring all City owned facilities up to current landscape standards. Improvements will enhance various properties around the community which are either undeveloped or remnant pieces that devalue and detract from the overall beauty of the community.		<b>General Plan Relationship:</b> Consistent
<b>Justification:</b> Attractive community landscapes enhance community pride and identity, foster economic development and build a sense of pride in the community.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	26,828	60,000					\$ 86,828
90050 <b>Construction</b>	1,237,030	940,000	160,000	150,000			\$ 2,487,030
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 1,263,858	\$ 1,000,000	\$ 160,000	\$ 150,000			\$ 2,573,858

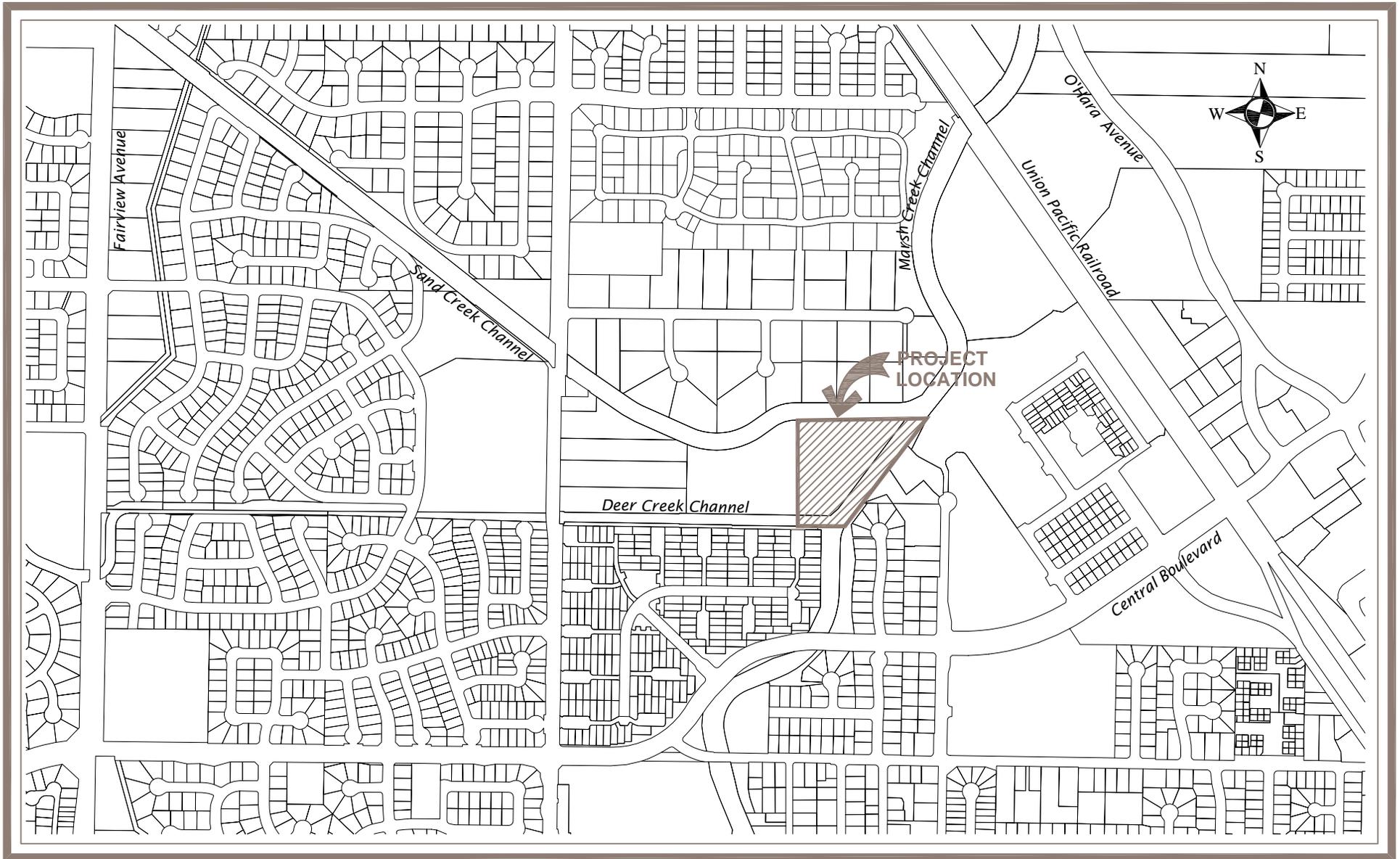
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	1,263,858						\$ 1,263,858
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		1,000,000	160,000	150,000			\$ 1,310,000
<b>TOTAL</b>	\$ 1,263,858	\$ 1,000,000	\$ 160,000	\$ 150,000			\$ 2,573,858

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$111,137</b>
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Project includes: trail landscape improvements on Sellers Avenue, Oak Street and Chestnut Street; adding vines to the soundwalls, landscaping and improving irrigation systems on Minnesota Avenue, Central Boulevard and Balfour Road; landscaping and improving irrigation systems on the east side of Fairview Avenue between San Jose Avenue and Sand Creek Road.

# CREEK HABITAT ENHANCEMENT

Marsh Creek and EBRPD Trail within City of Brentwood  
Exact location to be determined



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Creek Habitat Enhancement		<b>Project #</b> <b>522</b> <b>52170</b>
<b>Location:</b> Marsh Creek and EBRPD Trail within City of Brentwood. Exact location to be determined.	<b>Redevelopment Area:</b> No	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> City	<b>Project Mgr:</b> W. Rhodes
<b>Project Description:</b> Development of natural wildlife habitat sites along creeks throughout Brentwood.		<b>General Plan Relationship:</b> Consistent
		<b>Justification:</b> This project is in agreement with General Plan Policy 7.3 Waterways: "Maintain and improve wildlife and plant values along waterways and within flood control facilities."

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	25	65,000					\$ 65,025
90050 Construction		717,150					\$ 717,150
90070 Project Administration	500	30,000					\$ 30,500
90100 Land/ROW/Acquisitions	15,250	461,100					\$ 476,350
<b>TOTAL</b>	<b>\$ 15,775</b>	<b>\$ 1,273,250</b>					<b>\$ 1,289,025</b>

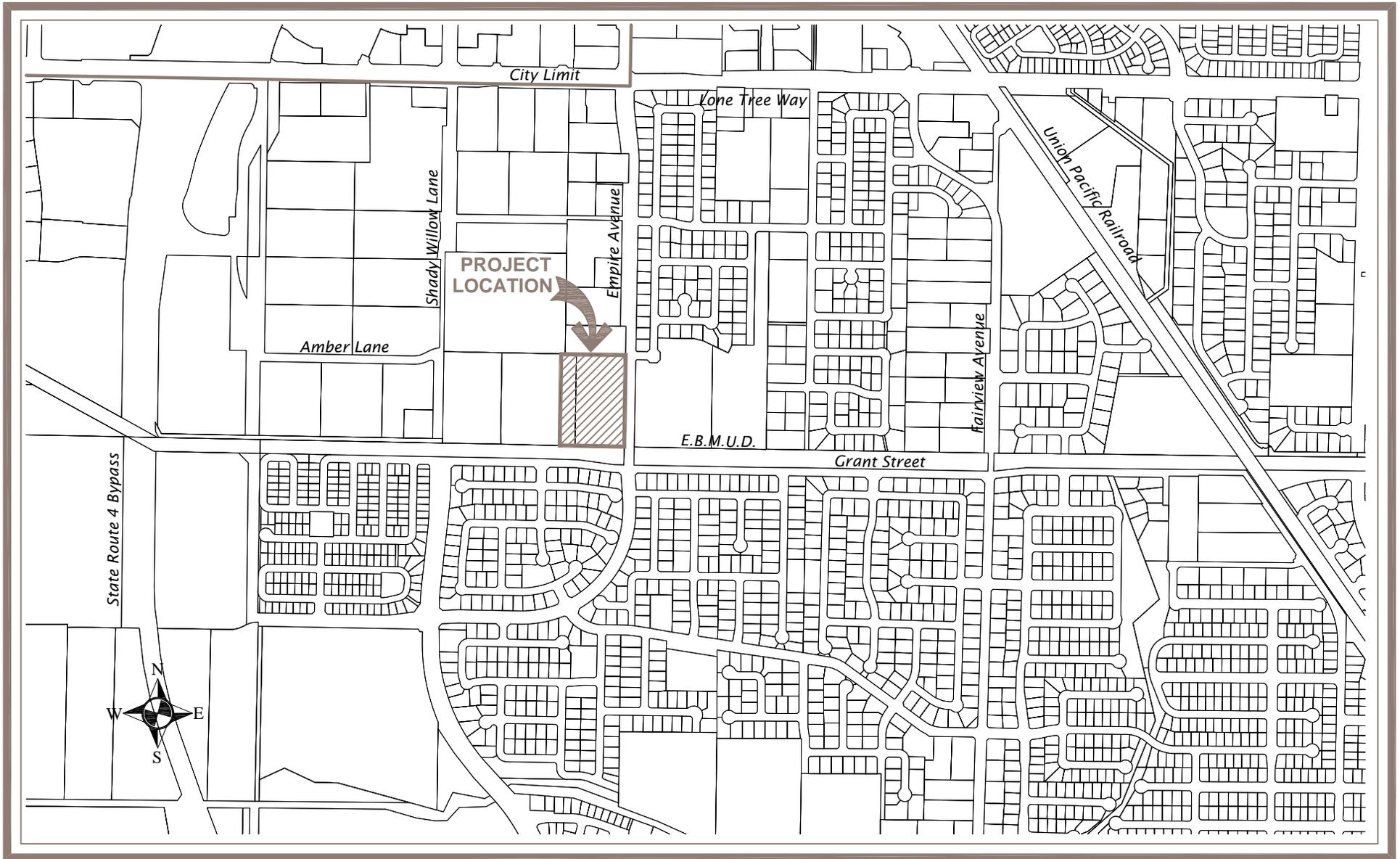
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees	15,775						\$ 15,775
47xxx Enterprise							
44475 Federal/State Funding		400,000					\$ 400,000
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded		873,250					\$ 873,250
<b>TOTAL</b>	<b>\$ 15,775</b>	<b>\$ 1,273,250</b>					<b>\$ 1,289,025</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$3,090</b>
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The City has been awarded a grant from the State Department of Parks and Recreation Riparian and Ravine Program in the amount of \$400,000. This project will commence once the City has obtained ownership rights to the property.

# EMPIRE AVENUE ELEMENTARY SCHOOL / PARK

Corner of Empire Avenue and East Bay Municipal Utility District Aqueduct



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Empire Avenue Elementary School / Park</b>			<b>Project #</b> <b>522</b> <b>52230</b>
<b>Location:</b> Corner of Empire Avenue and East Bay Municipal Utility District Aqueduct		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Hill	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This 4.3 acre school / neighborhood park will be built adjacent to the Pioneer Elementary School which opened in July 2004.		<b>Justification:</b> This plan follows the joint school / neighborhood park development plan between the City and Brentwood Union School District that attempts to develop neighborhood parks adjacent to elementary and middle schools.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>			60,849				\$ 60,849
90050 <b>Construction</b>			608,487				\$ 608,487
90070 <b>Project Administration</b>			76,060				\$ 76,060
90100 <b>Land/ROW/Acquisitions</b>	197,726						\$ 197,726
<b>TOTAL</b>	<b>\$ 197,726</b>		<b>\$ 745,396</b>				<b>\$ 943,122</b>

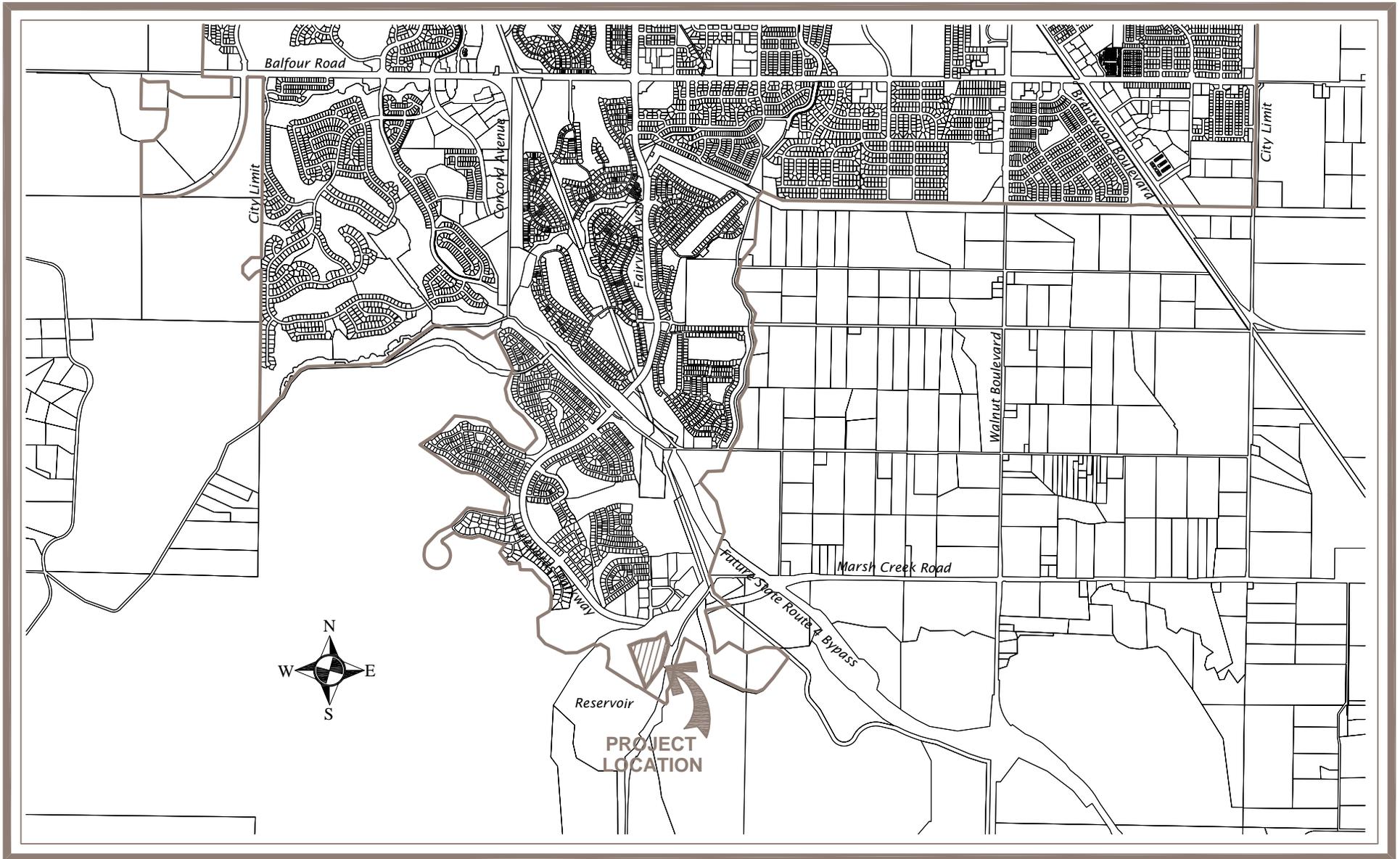
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47252 <b>Facility Fees</b>	197,726						\$ 197,726
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>			745,396				\$ 745,396
<b>TOTAL</b>	<b>\$ 197,726</b>		<b>\$ 745,396</b>				<b>\$ 943,122</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$45,618</b>
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This school / neighborhood park will meet the needs of a neighborhood park in this area as designated by the Parks, Trails and Recreation Master Plan. Land for the park has been purchased, the remaining expenses are currently unfunded.

# JOHN MARSH HOME REHABILITATION

Marsh Creek Road north of the Contra Costa County Flood Control District Reservoir



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: John Marsh Home Rehabilitation</b>			<b>Project #</b>
<b>Location:</b> Marsh Creek Road north of the Contra Costa County Flood Control District Reservoir		<b>Redevelopment Area:</b> No	<b>352</b>
		<b>Project Mgr:</b> C. Bronzan	<b>52340</b>
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> State	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will provide financial assistance from the Vineyards at Marsh Creek project to the State of California for the John Marsh Home rehabilitation and financial support for the State Park.		<b>Justification:</b> Emergency stabilization is now underway to prevent the collapse of the John Marsh House, owned by the California State Parks. Further stabilization, as well as a general plan for the house and park, is necessary for the project. This project, when funded, would provide local support for rehabilitation of the property.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	215,000	135,000					\$ 350,000
90050 Construction		819,839	747,724				\$ 1,567,563
90070 Project Administration	30,000	30,000	30,000				\$ 90,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 245,000</b>	<b>\$ 984,839</b>	<b>\$ 777,724</b>				<b>\$ 2,007,563</b>

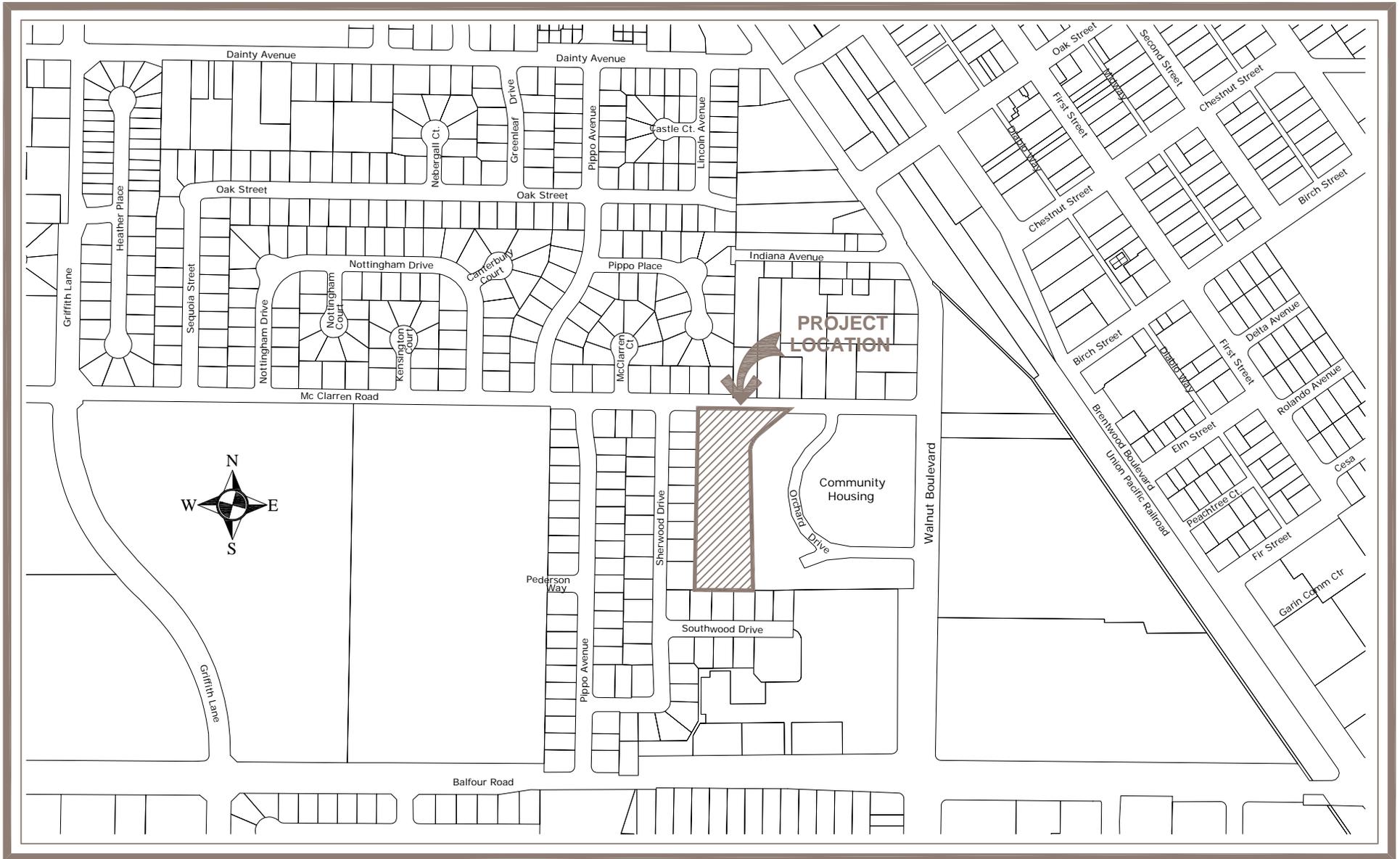
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44475 Federal/State Funding	30,000	679,710	110,129				\$ 819,839
46715 Development Contributions	215,000	305,129	667,595				\$ 1,187,724
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 245,000</b>	<b>\$ 984,839</b>	<b>\$ 777,724</b>				<b>\$ 2,007,563</b>

<b>Review and Comment:</b>	<b>State Parks</b>
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State Parks will be the lead in the rehabilitation of the John Marsh House and development of the State Park for the benefit of the City and surrounding communities. A CCHE grant in the amount of \$819,839 has been received but additional grant funding will be necessary. Possible sources are being investigated. The development contributions, in the amount of \$1,187,724, are coming from the Vineyards at Marsh Creek project. The John Marsh Historic Trust will develop and implement a fund raising campaign to continue their efforts to rehabilitate the house. Part of the current work is being done to stabilize the home. A consultant has been hired to prepare a general plan for the State Park and John Marsh House.

# McCLARREN PARK IMPROVEMENTS

700 McClarren Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> McClarren Park Improvements			<b>Project #</b> <b>352</b> <b>52407</b>
<b>Location:</b> 700 McClarren Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. Bronzan	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The park is no longer in compliance with current ADA standards. This project will provide for a re-design of the park including a new play structure and improved turf areas.		<b>Justification:</b> McClarren Park is the second oldest park in the City of Brentwood. The hardscape and softscape areas do not meet current public or City of Brentwood standards.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	73,000						\$ 73,000
90050 Construction		52,000	632,000				\$ 684,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 73,000</b>	<b>\$ 52,000</b>	<b>\$ 632,000</b>				<b>\$ 757,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions			632,000				\$ 632,000
48xxx Redevelopment							
47708 Parks and LLD Replacement	73,000	52,000					\$ 125,000
<b>TOTAL</b>	<b>\$ 73,000</b>	<b>\$ 52,000</b>	<b>\$ 632,000</b>				<b>\$ 757,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$45,683</b>
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The City's goal is to bring McClarren Park up to current standards which includes: improving pedestrian circulation; safety; park furniture; open turf areas and play equipment. KB Homes committed funds, in the amount of \$632,000, to assist in park improvements.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Park Improvements</b>			<b>Project # 352 52400</b>
<b>Location:</b> Various locations city wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> B. Margesson	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Upgrade site amenities, benches, picnic tables, drinking fountains, landscaping and garbage receptacles in older parks to meet City of Brentwood standards. Additionally, upgrade the bocce courts and install shade structures at Veterans Park.		<b>Justification:</b> Older site amenities are aesthetically unpleasing and do not meet the City of Brentwood's standards.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>							
90050 <b>Construction</b>		250,000	50,000	50,000	50,000	50,000	\$ 450,000
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>		\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 450,000

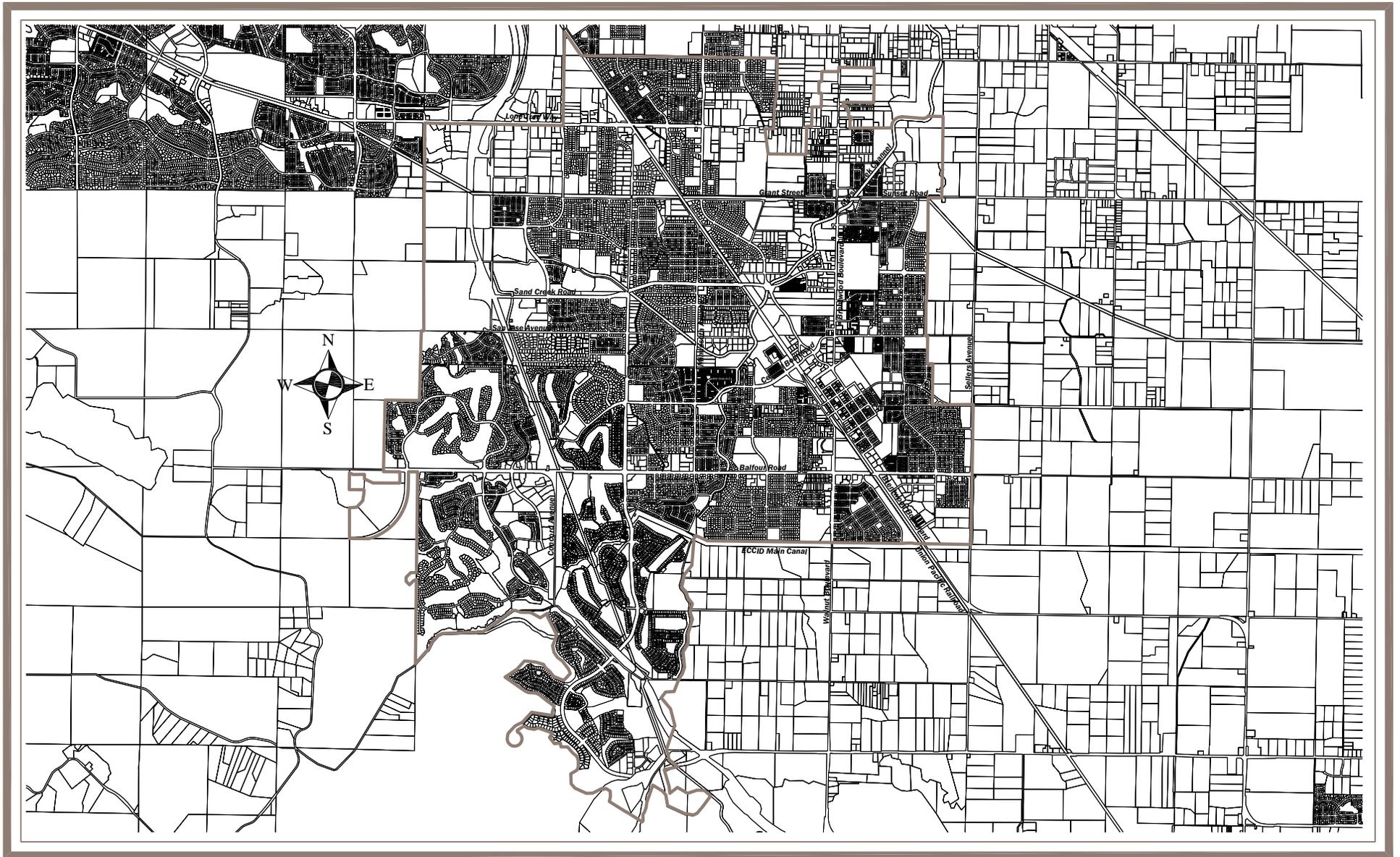
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		250,000	50,000	50,000	50,000	50,000	\$ 450,000
<b>TOTAL</b>		\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 450,000

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$1,600</b>
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Our goal is to bring all of the older park sites up to City of Brentwood's current standards. This will include replacing old site furnishings as well as improving shrub beds where needed. Parks will be improved per the following schedule: Apple Hill, Spirit, Glory, Summerwood, Curtis, Homecoming, Marsh Creek Staging Area and Veterans Park bocce courts. This project is currently unfunded.

# PARKS PLAY EQUIPMENT REPLACEMENT

Various locations city wide



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> <b>Parks Play Equipment Replacement</b>			<b>Project #</b>
<b>Location:</b> Various locations city wide		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. Bronzan	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Replace play equipment in older parks, install to meet current American with Disabilities Act accessibility requirements and incidental new furnishings around play areas.		<b>Justification:</b> Play equipment installed at various parks by the City and Developers are aging. Replacement parts become unavailable or do not meet current consumer product safety commission guidelines on safety.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>		40,000	20,000	20,000	30,000	50,000	\$ 160,000
90050 <b>Construction</b>		420,000	200,000	175,000	400,000	500,000	\$ 1,695,000
90070 <b>Project Administration</b>		1,500	1,000	1,000	1,000	2,500	\$ 7,000
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>		\$ 461,500	\$ 221,000	\$ 196,000	\$ 431,000	\$ 552,500	\$ 1,862,000

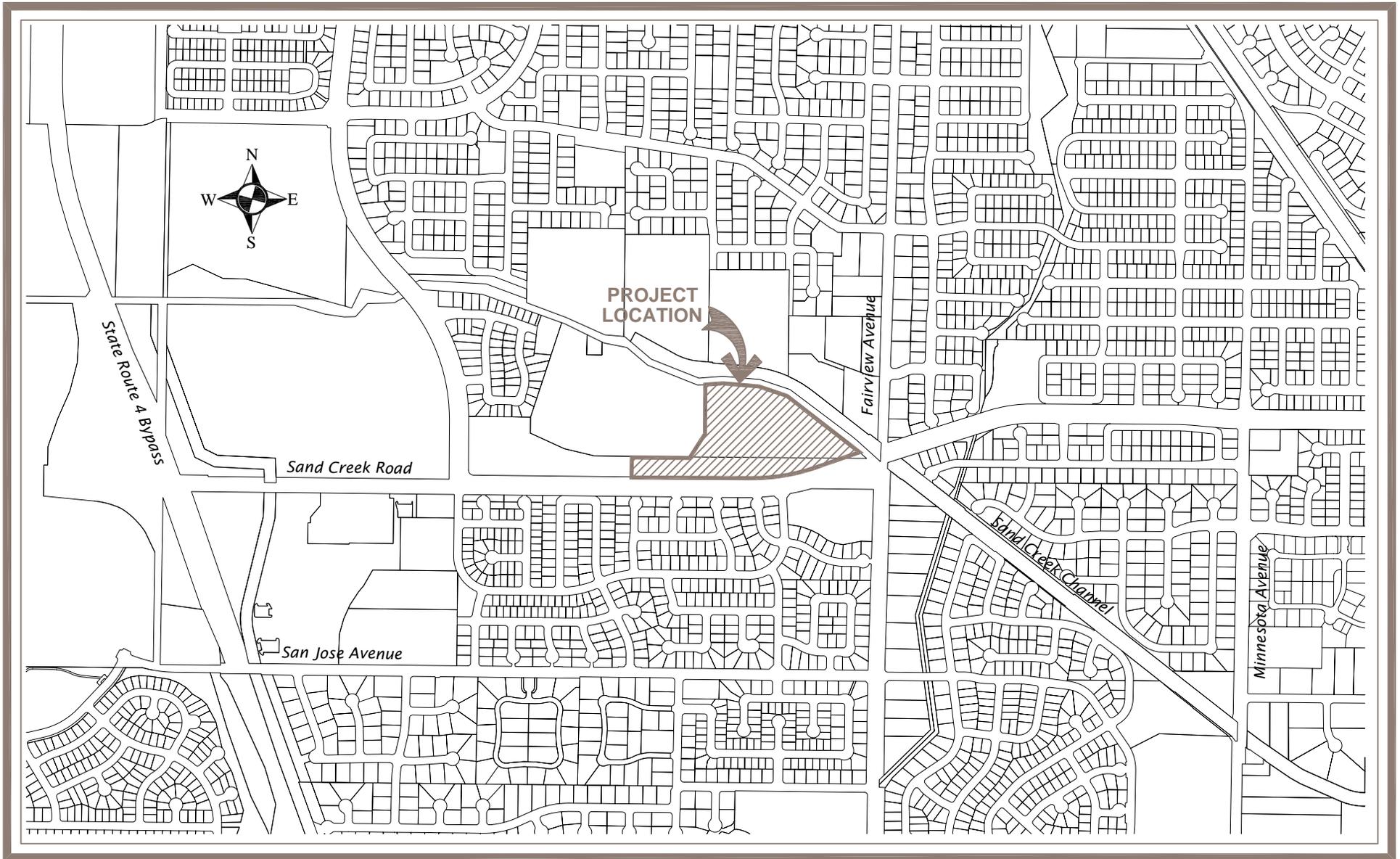
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		461,500	221,000	196,000	431,000	552,500	\$ 1,862,000
<b>TOTAL</b>		\$ 461,500	\$ 221,000	\$ 196,000	\$ 431,000	\$ 552,500	\$ 1,862,000

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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Play equipment does not meet Consumer Product Safety Commission guidelines. The City's goal is to bring older park play equipment up to current requirements and standards. Planned play equipment replacements will occur at: Apple Hill Park, Curtis Park, Creekside Park, Summerwood Park, Spirit Park, Glory Park and Homecoming Park. This project is currently unfunded.

# SAND CREEK PARK

Corner of Fairview Avenue and Sand Creek Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Sand Creek Park		<b>Project #</b> <b>522</b> <b>52030</b>
<b>Location:</b> Corner of Fairview Avenue and Sand Creek Road	<b>Redevelopment Area:</b> No	
	<b>Project Mgr:</b> H. Kline	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Thirteen acre neighborhood / community park site.		<b>Justification:</b> Fulfills the community park need for northwest Brentwood as defined by the Parks, Trails and Recreation Master Plan.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design			50,000	250,000			\$ 300,000
90050 Construction					2,900,000		\$ 2,900,000
90070 Project Administration					356,000		\$ 356,000
90100 Land/ROW/Acquisitions	1,017,841						\$ 1,017,841
<b>TOTAL</b>	<b>\$ 1,017,841</b>		<b>\$ 50,000</b>	<b>\$ 250,000</b>	<b>\$ 3,256,000</b>		<b>\$ 4,573,841</b>

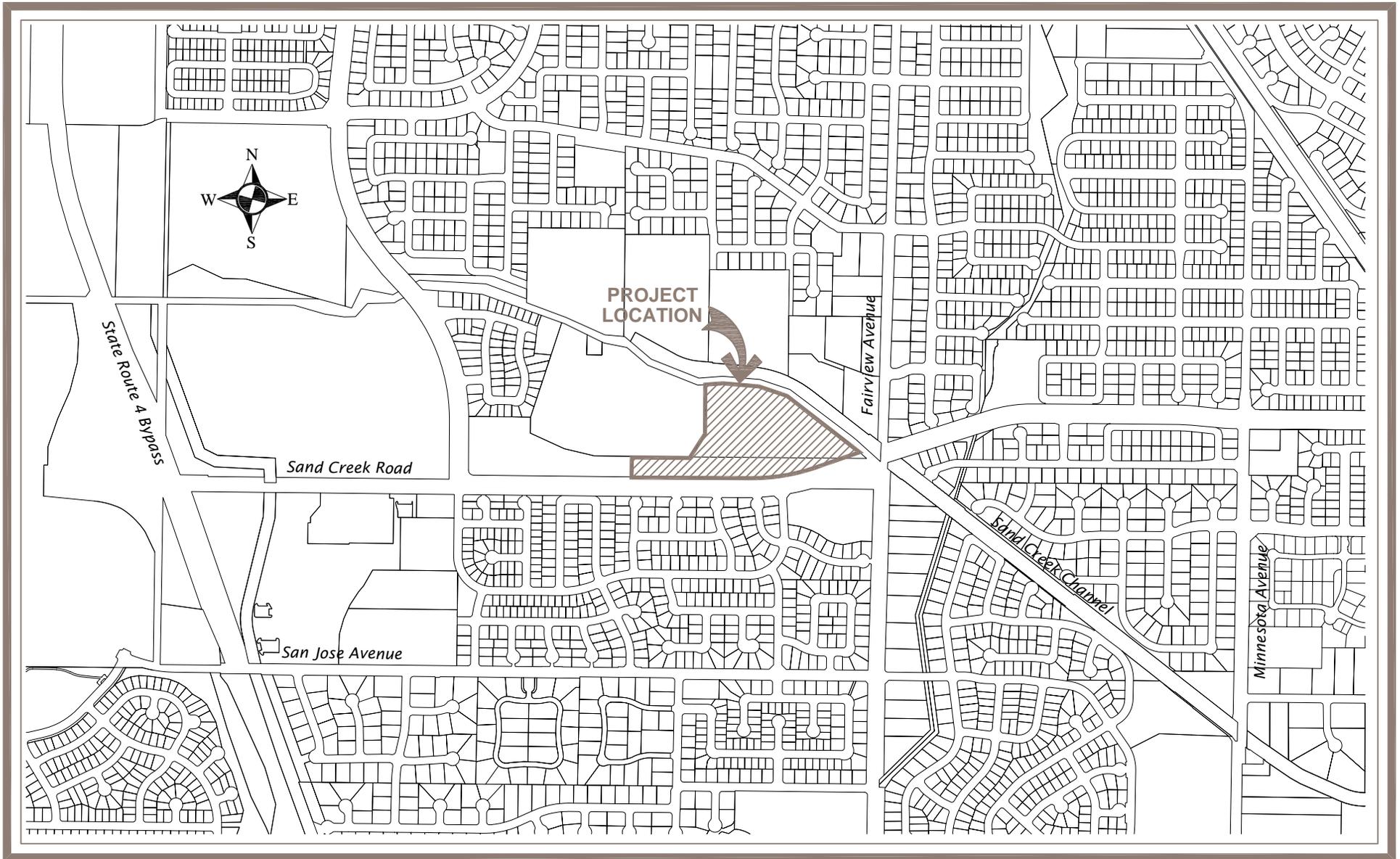
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees	1,017,841						\$ 1,017,841
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded			50,000	250,000	3,256,000		\$ 3,556,000
<b>TOTAL</b>	<b>\$ 1,017,841</b>		<b>\$ 50,000</b>	<b>\$ 250,000</b>	<b>\$ 3,256,000</b>		<b>\$ 4,573,841</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$133,900</b>
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Phase I was a 2.17 acre purchase of land and Phase II was a purchase of the adjacent parcel to complete the park acreage of 13+ acres. Future construction of the park is unfunded at this time.

# SAND CREEK SOCCER COMPLEX

North side of Sand Creek Road, west of Fairview Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Sand Creek Soccer Complex			<b>Project #</b> <b>522</b> <b>52200</b>
<b>Location:</b> North side of Sand Creek Road, west of Fairview Avenue		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> H. Kline	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City/Dev.	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Re-grade the existing Flood Control Detention basin so the facility functions as both a soccer complex and a flood control detention basin. The basin will include two soccer fields developed on 19 acres.		<b>Justification:</b> This project substantially improves the availability of practice sports fields in the City.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	15,729		100,000				\$ 115,729
90050 Construction			1,200,000				\$ 1,200,000
90070 Project Administration	1,528		15,000				\$ 16,528
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 17,257</b>		<b>\$ 1,315,000</b>				<b>\$ 1,332,257</b>

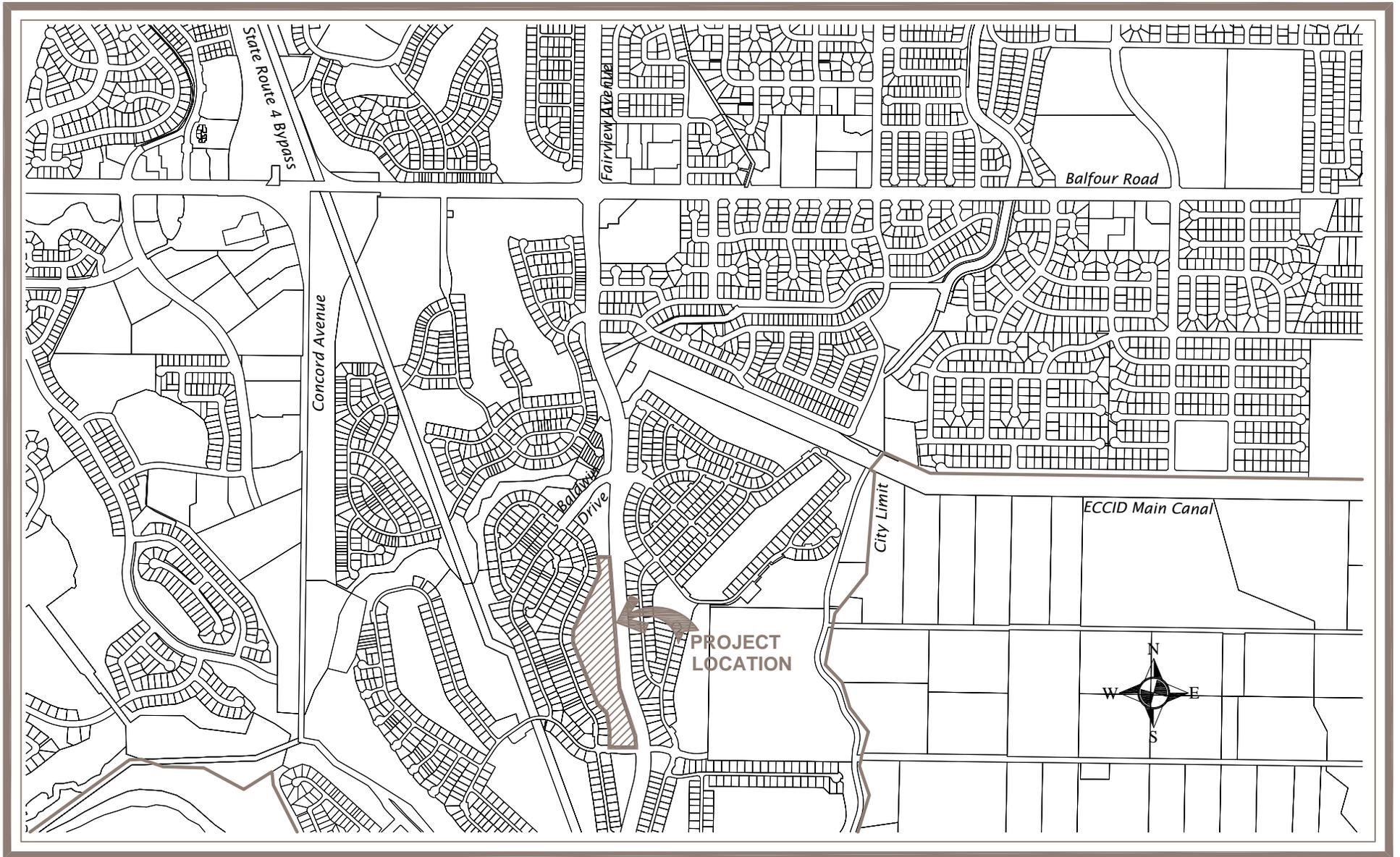
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees	17,257						\$ 17,257
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded			1,315,000				\$ 1,315,000
<b>TOTAL</b>	<b>\$ 17,257</b>		<b>\$ 1,315,000</b>				<b>\$ 1,332,257</b>

<b>Review and Comment:</b>	<b>Future Annual Operating/Maintenance Cost</b> <b>\$100,000</b>
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The City is working with Contra Costa Flood Control District on developing two soccer fields within a 19 acre detention basin. Projected annual maintenance costs are estimated to be \$100,000. This project is currently unfunded.

# SUMMERSET PARK

West of, and adjacent to, Fairview Avenue, south of Baldwin Drive



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Summerset Park</b>			<b>Project #</b>  <b>352</b>  <b>52408</b>
<b>Location:</b> West of, and adjacent to, Fairview Avenue, south of Baldwin Drive		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> R. Kidwell	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Ten acre neighborhood / community park site.		<b>Justification:</b> To allow for future park development in compliance with the City of Brentwood General Plan and the Parks, Trails and Recreation Master Plan for neighborhood / community parks in this area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	200,000						\$ 200,000
90050 <b>Construction</b>		2,000,000					\$ 2,000,000
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 200,000	\$ 2,000,000					\$ 2,200,000

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47252 <b>Facility Fees</b>	200,000	2,000,000					\$ 2,200,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 200,000	\$ 2,000,000					\$ 2,200,000

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$100,000</b>
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The facility will serve this area of the city as a neighborhood / community park. Design was started in FY 2004/05 with a conceptual plan which was approved by the Parks and Recreation Commission on 5/18/2005. The budget associated with this conceptual plan excludes the Fairview Avenue frontage being developed with the Vineyards at Marsh Creek project and excludes the vacant land south of Regent Court at Fairview Avenue. An updated conceptual plan was presented and approved by the Parks and Recreation Commission on December 20, 2007 to reflect field conditions. A consultant is preparing landscape improvement plans to go out to bid in Spring of 2008. Construction is planned for the Summer of 2008.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Sunset Park Soccer Fields</b>			<b>Project #</b>
<b>Location:</b> Sunset Road and Garin Parkway		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> R. Stromgren	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project is for the removal of the existing sod soccer fields and replacing them with synthetic turf. Including but not limited to, removal of existing sod, excavating soils and off hauling, soil stabilization, grading, drainage, filter fabric, perimeter nailers, concrete work and irrigation modification.		<b>Justification:</b> Installation of synthetic fields will allow the City to make these soccer fields available year round in all weather conditions. There will be a savings to the City in reduced maintenance costs and water use.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>							
90050 <b>Construction</b>		1,190,225	1,225,931	1,262,708			\$ 3,678,864
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>		\$ 1,190,225	\$ 1,225,931	\$ 1,262,708			\$ 3,678,864

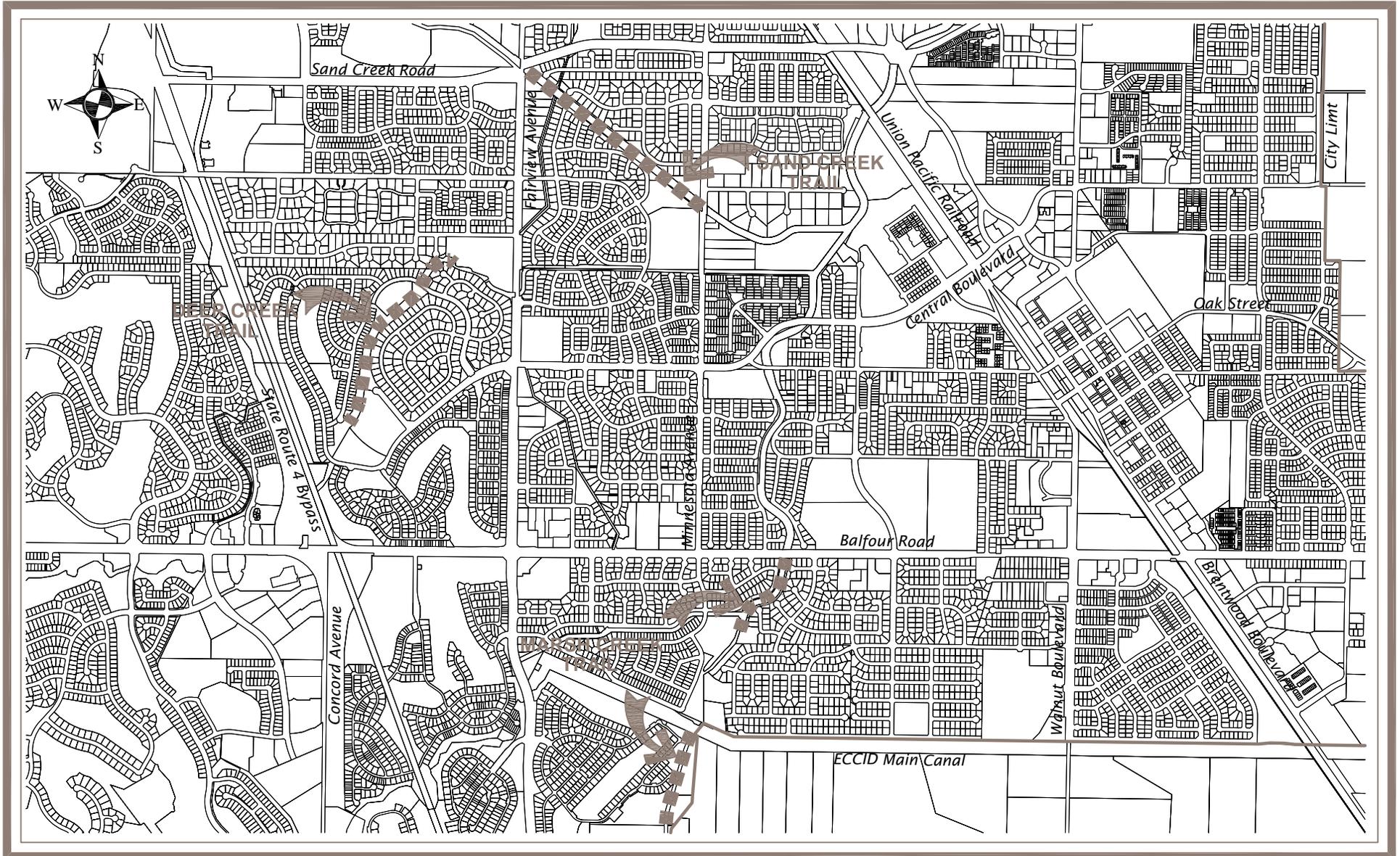
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		1,190,225	1,225,931	1,262,708			\$ 3,678,864
<b>TOTAL</b>		\$ 1,190,225	\$ 1,225,931	\$ 1,262,708			\$ 3,678,864

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$10,000</b>
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The goal is to build one field per year over a 3 year period. This project is currently unfunded.

# TRAIL IMPROVEMENTS

Deer Creek Trail, Marsh Creek Trail and Sand Creek Trail



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Trail Improvements		<b>Project #</b>
<b>Location:</b> Deer Creek Trail, Marsh Creek Trail and Sand Creek Trail	<b>Redevelopment Area:</b> No	
	<b>Project Mgr:</b> R. Stromgren	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> This project includes: installation of traffic control devices, gates, bollards and signs on existing trails to mitigate private vehicle access to trails; extending trail landscape that was not included in the Beck Properties Subdivision No. 7474 project; Marsh Creek Trail at Creekside Park - concrete resurfacing; Deer Creek Trail at Apple Hill subdivision - crack and slurry seal; Sand Creek Trail landscape improvements and Sand Creek Road/Marsh Creek Trail - concrete rail fence installation.		<b>Justification:</b> Damage is being caused by vehicular traffic on trails. Hardscape renovation is needed to prevent future catastrophic failure.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		64,300	64,300	64,300	64,300	64,300	\$ 321,500
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>		<b>\$ 64,300</b>	<b>\$ 321,500</b>				

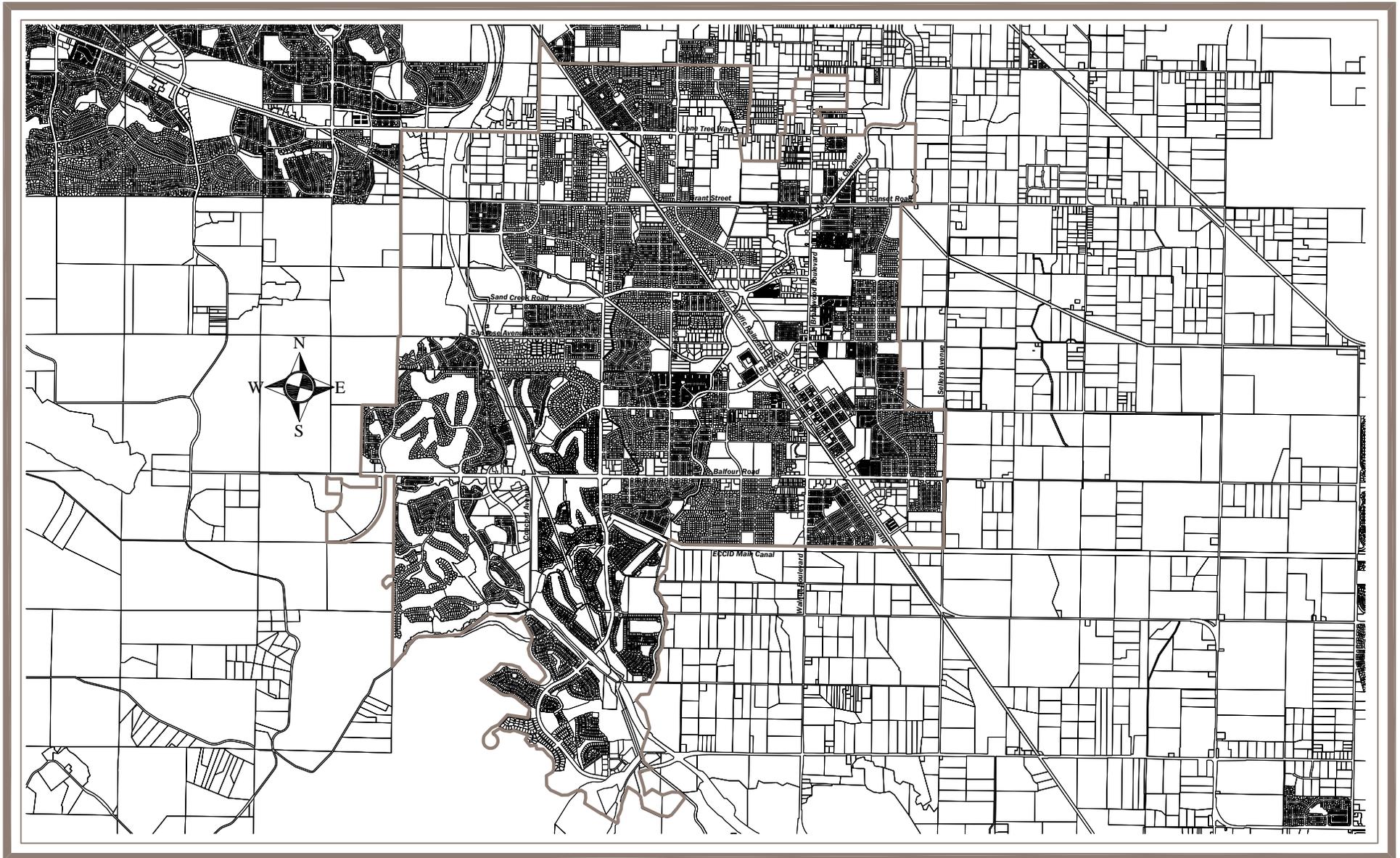
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded		64,300	64,300	64,300	64,300	64,300	\$ 321,500
<b>TOTAL</b>		<b>\$ 64,300</b>	<b>\$ 321,500</b>				

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$5,000</b>
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The scope of these projects is too large for the operational budget associated with these areas. This project is exempt from the Public Art requirement and is currently unfunded.

# TRAILS PROJECT

Various locations city wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Trails Project</b>			<b>Project #</b>
<b>Location:</b> Various locations city wide		<b>Redevelopment Area:</b> No	<b>522</b>
		<b>Project Mgr:</b> C. Bronzan	<b>52120</b>
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The trails project is a yearly expansion and renovation of various aspects of City trails with an emphasis on providing safe, off-street trail access to schools for children and providing non-motorized transportation connections around the community.		<b>Justification:</b> Trails projects are necessary to carry out the Master Plan as approved by the Parks, Trails and Recreation Master Plan to connect subdivisions, parks, schools and amenities throughout the community.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		20,000	20,000	15,000			\$ 55,000
90040 <b>Planning and Design</b>	30,000	125,000	80,000	75,000	50,000	50,000	\$ 410,000
90050 <b>Construction</b>	103,511	489,239	486,750	512,000	200,000	400,000	\$ 2,191,500
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>	19,422						\$ 19,422
<b>TOTAL</b>	\$ 152,933	\$ 634,239	\$ 586,750	\$ 602,000	\$ 250,000	\$ 450,000	\$ 2,675,922

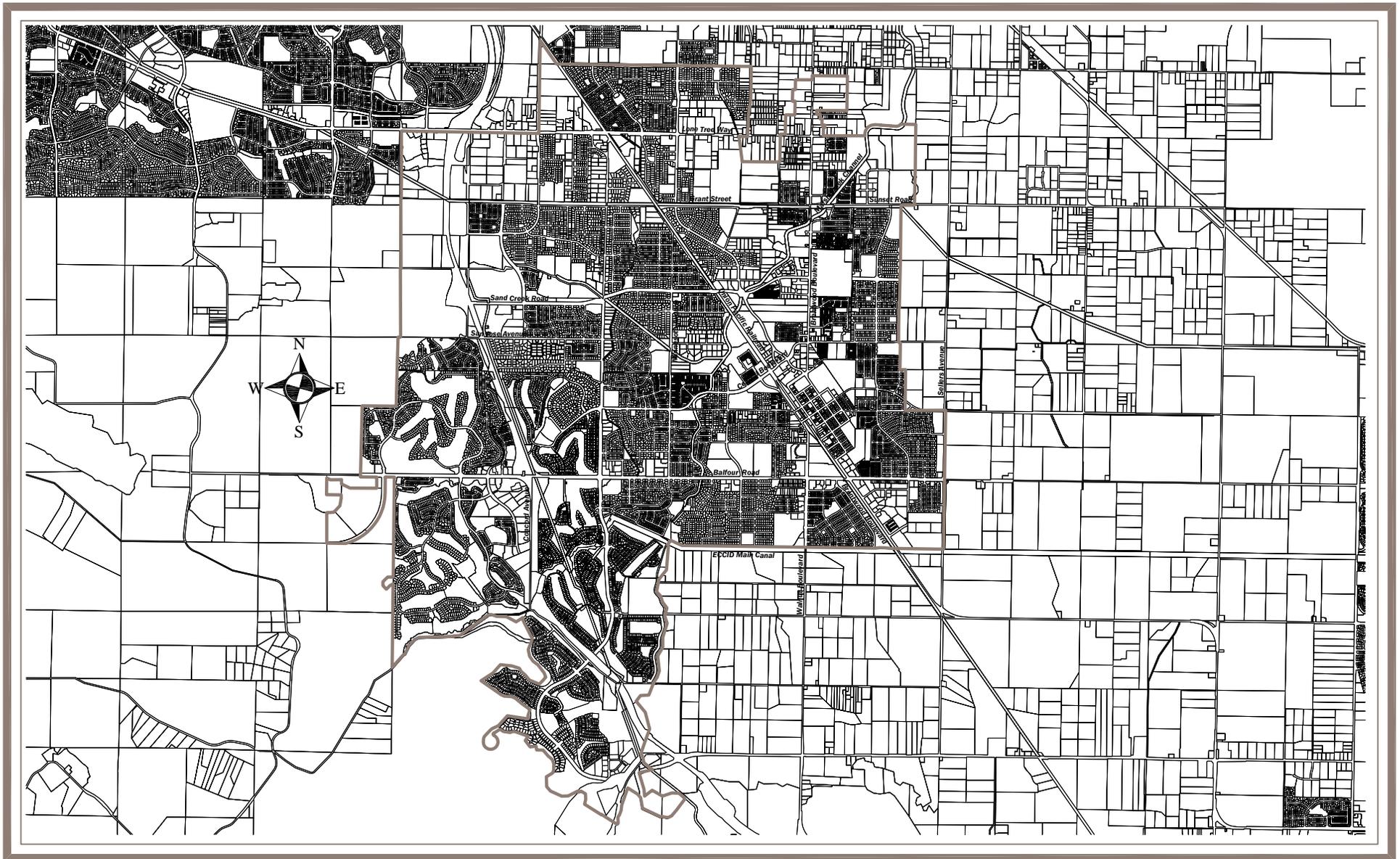
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47252 <b>Facility Fees</b>	21,422	179,696					\$ 201,118
47xxx <b>Enterprise</b>							
44475 <b>Federal/State Funding</b>	30,000						\$ 30,000
46715 <b>Development Contributions</b>	101,511						\$ 101,511
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		454,543	586,750	602,000	250,000	450,000	\$ 2,343,293
<b>TOTAL</b>	\$ 152,933	\$ 634,239	\$ 586,750	\$ 602,000	\$ 250,000	\$ 450,000	\$ 2,675,922

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$34,800</b>
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Developers have created many walled developments that limit non-vehicular circulation and access around the community. Discovery Builders provided \$101,511 as part of the Brighton Station Project. Development and Park trail fees are available for new, permanent master-planned construction only. Project priorities are recommended to the Parks and Recreation Commission by the Trails Subcommittee. This project is partially funded by a \$30,000 MTC TDA Article 3 grant. Project locations include, but are not limited to: Mokelumne Aqueduct Trail east of O'Hara at Brentwood Blvd.; Mokelumne Aqueduct Trail west of O'Hara next to Empire School and Hwy 4 Bypass; trail along railroad tracks south of Sunset Road; ECCID trail between San Jose Ave and Sand Creek Road; Dry Creek west of Creekside Park; trail along Hwy 4 Bypass between San Jose Avenue and Sand Creek Road; Balfour Road west of Fairview Ave; along Hwy 4 Bypass and under Hwy 4 Bypass at Marsh Creek.

# TREE REFORESTATION

Various locations city wide



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Tree Reforestation			<b>Project #</b>
<b>Location:</b> Various locations city wide		<b>Redevelopment Area:</b> No	<b>522</b>
		<b>Project Mgr:</b> B. Margesson	<b>52320</b>
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Remove and replace trees that are causing or may cause property damage. These are only trees located on City property, not residential areas.		<b>Justification:</b> Many trees located on City owned property are/will be too large for their planter space. Staff has developed a systematic plan to remove these trees and replace them with more appropriate species.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	229,041	25,000	25,000	25,000			\$ 304,041
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 229,041</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>			<b>\$ 304,041</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	105,000	15,000	15,000	15,000			\$ 150,000
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47xxx Facilities/Parks and LLD Replacement	124,041	10,000	10,000	10,000			\$ 154,041
<b>TOTAL</b>	<b>\$ 229,041</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>			<b>\$ 304,041</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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Most of the problem trees have been addressed to date. The remaining years of the this project will complete future tree removals and replacements in the following locations: Brentwood Hills; McClarren Park; Balfour Road; lighting and landscape areas and right of ways; Deer Creek Trail; Central Boulevard; various vacant sites in Lighting and Landscape Districts; various roadways; vacant sites in older parks; trail right of ways and pocket parks. The Facilities Replacement Fund contributed \$130,000 and the remaining \$24,041 will come from the Parks and LLD Replacement Fund.



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Veterans Park Element - Phase I and II			<b>Project #</b> <b>352</b> <b>52380</b>
<b>Location:</b> Veterans Park, Balfour Road at Griffith Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> H. Kline	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The first phase of a two phase element to honor the veterans of our community. Phase I included six granite blocks with service seals, six service flag poles and the American flag. Phase II will include the larger memorial area at the back of the site, scheduled for partial completion in FY 2009/10, and a seclusion garden in the northwest corner of the park for veterans and others to reflect and meditate.		<b>Justification:</b> With the naming of the park as "Veterans Park", the Park and Recreation Commission was directed by the City Council to form a subcommittee to develop and appropriate an element for the park to honor veterans. The conceptual plan for the Veteran's element was approved by the City Council on June 14, 2005.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	45,500		150,000				\$ 195,500
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 45,500</b>		<b>\$ 150,000</b>				<b>\$ 195,500</b>

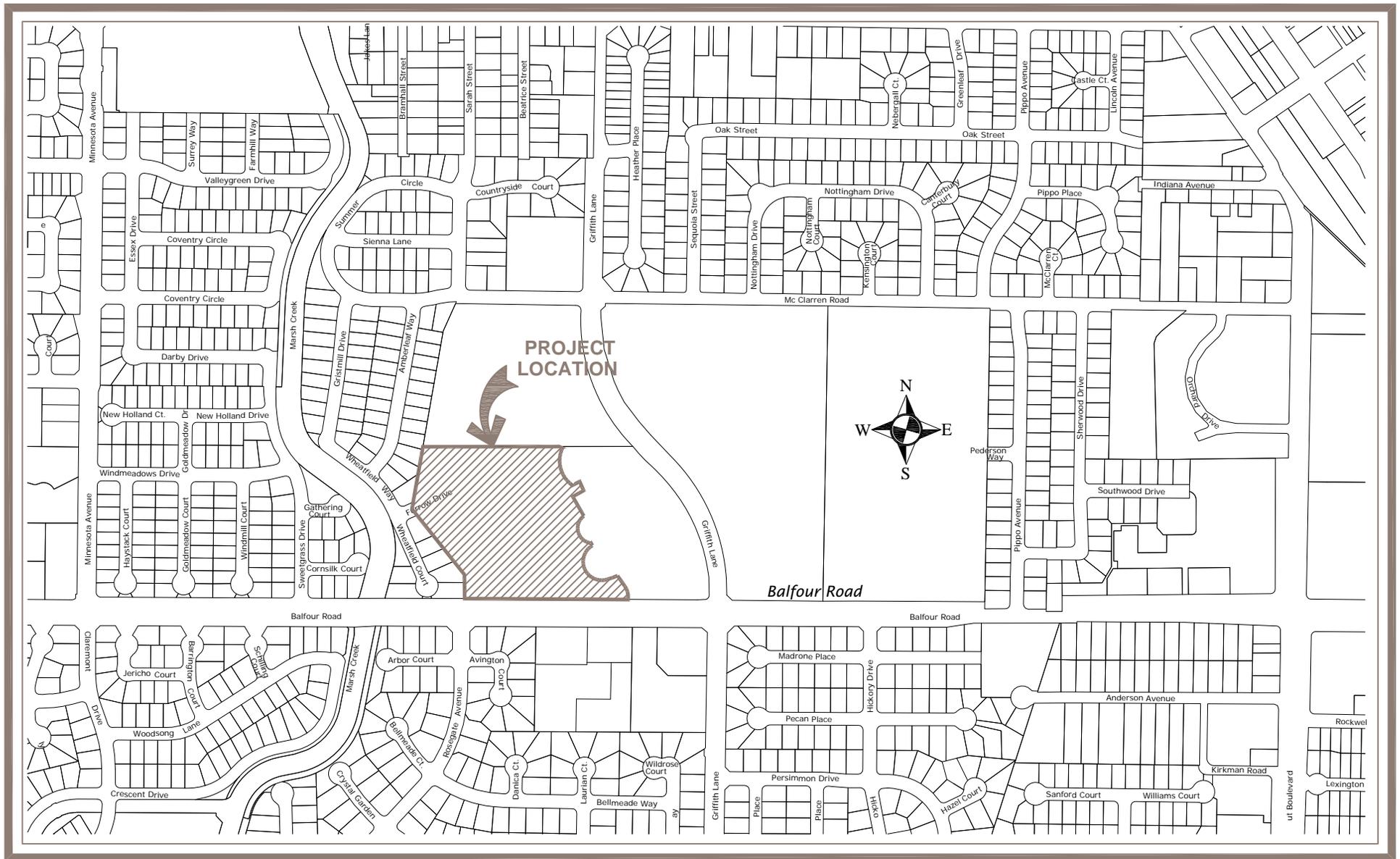
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees	45,500						\$ 45,500
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded			150,000				\$ 150,000
<b>TOTAL</b>	<b>\$ 45,500</b>		<b>\$ 150,000</b>				<b>\$ 195,500</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$600</b>
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Phase I of the Veteran's element was paid for by the City and was installed in FY 2005/06. The Veteran's committee raised partial funds for Phase II and partial installation of the Phase II element is scheduled for FY 2009/10. The remaining Phase II elements will be built when funds become available.

# VETERANS PARK PUBLIC ART

Veterans Park, Balfour Road at Griffith Lane



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Veterans Park Public Art			<b>Project #</b>	
<b>Location:</b> Veterans Park, Balfour Road at Griffith Lane		<b>Redevelopment Area:</b> No		<b>352</b> <b>52350</b>
		<b>Project Mgr:</b> P. Scherff		
<b>Project Priority:</b> 1E - Mandatory		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b>  Five "critters" (kit fox, raccoon, coyote, duck and egret) placed in individual circular planters throughout the pathway. Appropriate footprints in the concrete lead up to each "critter". All animals have footprints except for one bird. Artist: Willard Carmel			<b>Justification:</b>  This project was approved by the Arts Commission on August 25, 2004.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	2,000						\$ 2,000
90050 <b>Construction</b>	21,350	11,300					\$ 32,650
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 23,350	\$ 11,300					\$ 34,650

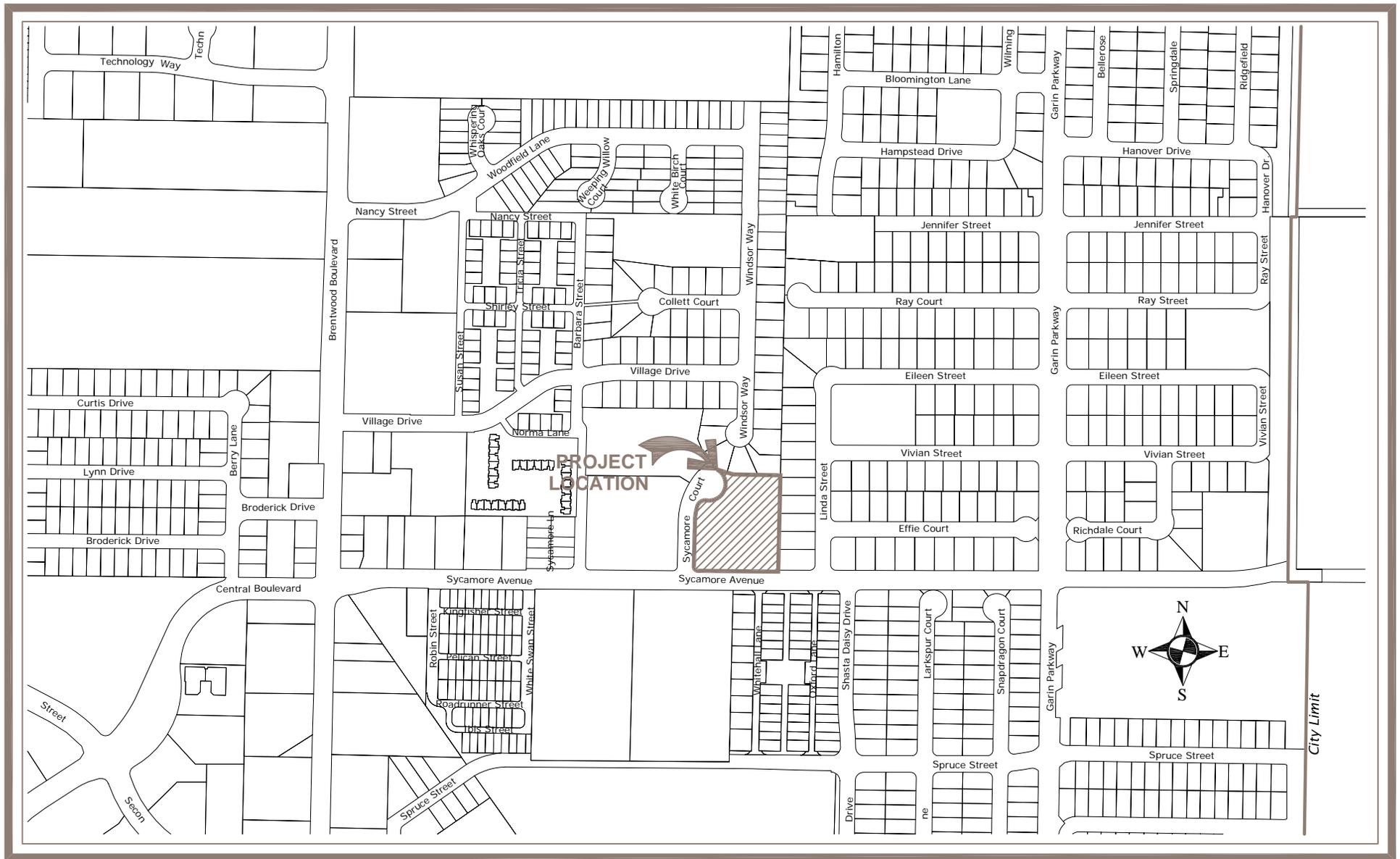
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
47xxx <b>Redevelopment</b>							
47xxx <b>Public Art Program/Arts Commission</b>	23,350	11,300					\$ 34,650
<b>TOTAL</b>	\$ 23,350	\$ 11,300					\$ 34,650

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$500</b>
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This project is funded by the Arts Commission, \$23,249, with the remaining funding, \$11,401 coming from Public Art Programs. Future annual O&M costs will likely be minimal. Maintenance program funding will be determined once the art is finalized and approved.

# WINDSOR WAY PARK EXPANSION

## Sycamore Court and Sycamore Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Windsor Way Park Expansion			<b>Project #</b>		
<b>Location:</b> Sycamore Court and Sycamore Avenue		<b>Redevelopment Area:</b> Yes			
		<b>Project Mgr:</b> H. Kline			
<b>Project Priority:</b> 2A - Necessary		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The expansion of an adjacent apartment complex will allow for the expansion of Windsor Park. The expansion will include an open space, grass area on a portion of a City-owned two acre parcel.			<b>Justification:</b> Park fees paid by the expansion of Sycamore Place Apartments will be used to expand a grass area on the City-owned property adjacent to the property.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design			10,403				\$ 10,403
90050 Construction			104,030				\$ 104,030
90070 Project Administration			13,004				\$ 13,004
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>			<b>\$ 127,437</b>				<b>\$ 127,437</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded			127,437				\$ 127,437
<b>TOTAL</b>			<b>\$ 127,437</b>				<b>\$ 127,437</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$7,500</b>
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Windsor Park is a very small park with only a play apparatus and a basketball court. This expansion will allow the City to add open space to the existing park. This project is currently unfunded.



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**Section III**

**Water Improvements - Fund 562**  
**Summary of Proposed Improvements**  
**Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
145		Brentwood Boulevard Sewer and Water Main	\$ -	\$ 701,000	\$ 1,216,000	\$ -	\$ -	\$ -	\$ 1,917,000
147	56370	Chlorine Generator Upgrade	40,000	90,000	70,000	70,000	-	-	270,000
149	56382	Downtown Infrastructure	687,600	2,018,375	2,247,625	-	-	-	4,953,600
151	56381	RBWTP Maintenance and Capital Upgrades	248,185	106,500	50,500	60,500	34,500	500	500,685
153	56290	Surface Water Treatment Facility Phases I & II	61,381,636	3,814,840	-	-	-	-	65,196,476
155	56320	Underground Water System Corrosion Mitigation	117,529	33,000	43,437	-	-	-	193,966
157	56210	Water Distribution System Rehabilitation	311,997	61,903	63,760	65,671	67,642	69,672	640,645
159	56280	Water System Connections / Regulating	261,250	247,000	172,750	-	-	-	681,000
161	56310	Well #15	1,308,337	1,000	-	-	-	-	1,309,337
163	56190	Well Monitoring Program	116,605	180,000	120,000	120,000	-	-	536,605
165	56380	Zone I Equalization Storage Reservoirs	8,900	12,000	155,500	318,000	1,260,000	80,000	1,834,400
<b>TOTAL</b>			<b>\$ 64,482,039</b>	<b>\$ 7,265,618</b>	<b>\$ 4,139,572</b>	<b>\$ 634,171</b>	<b>\$ 1,362,142</b>	<b>\$ 150,172</b>	<b>\$ 78,033,714</b>



# Water Improvements Summary

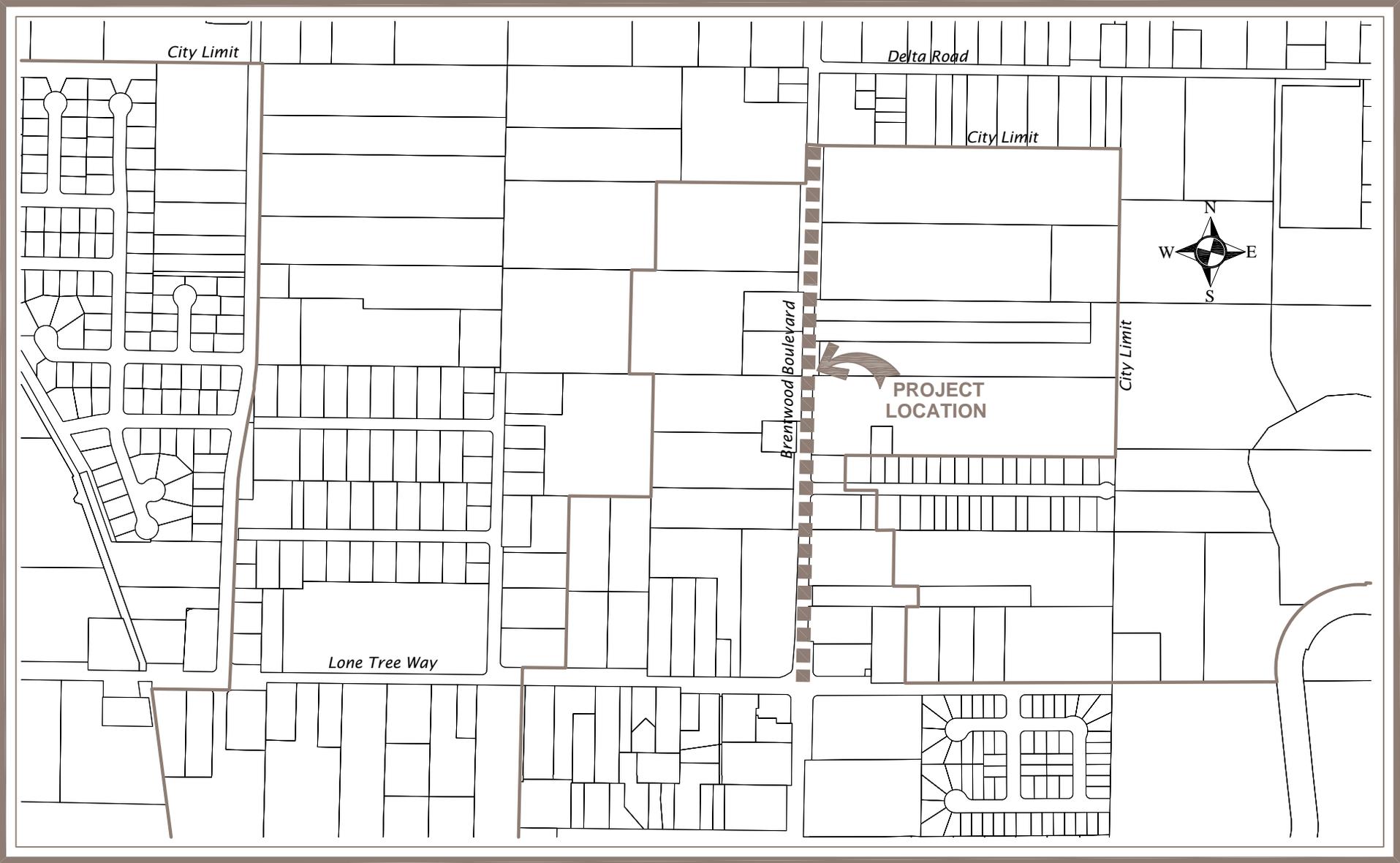
## PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
Legal	32,250	36,750	4,000	-	5,000	5,000	\$ 83,000
Planning and Design	6,057,840	529,003	86,547	55,970	151,150	6,335	\$ 6,886,845
Construction	53,196,384	4,312,865	3,661,756	577,701	1,145,492	63,337	\$ 62,957,535
Project Administration	5,084,565	1,971,000	381,269	500	60,500	75,500	\$ 7,573,334
Land/ROW/Acquisitions	111,000	416,000	6,000	-	-	-	\$ 533,000
<b>TOTAL</b>	<b>\$ 64,482,039</b>	<b>\$ 7,265,618</b>	<b>\$ 4,139,572</b>	<b>\$ 634,171</b>	<b>\$ 1,362,142</b>	<b>\$ 150,172</b>	<b>\$ 78,033,714</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
General Fund	-	-	-	-	-	-	\$ -
Facility Fees	32,449,255	2,200,420	371,687	-	34,500	250	\$ 35,056,112
Enterprise	31,598,974	2,625,128	837,355	316,171	67,642	69,922	\$ 35,515,192
Federal/State Funding	-	-	-	-	-	-	\$ -
Development Contributions	-	-	-	-	-	-	\$ -
Redevelopment	433,810	1,739,070	1,714,530	-	-	-	\$ 3,887,410
Other	-	701,000	1,216,000	318,000	1,260,000	80,000	\$ 3,575,000
<b>TOTAL</b>	<b>\$ 64,482,039</b>	<b>\$ 7,265,618</b>	<b>\$ 4,139,572</b>	<b>\$ 634,171</b>	<b>\$ 1,362,142</b>	<b>\$ 150,172</b>	<b>\$ 78,033,714</b>

# BRENTWOOD BOULEVARD SEWER AND WATER MAIN

Brentwood Boulevard from Lone Tree Way to the northerly City Limits



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Brentwood Boulevard Sewer and Water Main			<b>Project #</b>	
<b>Location:</b> Brentwood Boulevard from Lone Tree Way to the northerly City Limits		<b>Redevelopment Area:</b> Yes		
		<b>Project Mgr:</b> F. Lideros		
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> This project will install a 10" sewer main and a 12" water main, approximately 2,300', along Brentwood Boulevard from Lone Tree Way to the northerly City limits. This project will also provide lateral stubs for Sims Road and service laterals for existing properties along Brentwood Boulevard.		<b>Justification:</b> This project will provide sewer and water service for existing residents, as well as for future development along Brentwood Boulevard, north of Lone Tree Way.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal		30,000					\$ 30,000
90040 Planning and Design		186,000					\$ 186,000
90050 Construction			1,095,000				\$ 1,095,000
90070 Project Administration		85,000	121,000				\$ 206,000
90100 Land/ROW/Acquisitions		400,000					\$ 400,000
<b>TOTAL</b>		<b>\$ 701,000</b>	<b>\$ 1,216,000</b>				<b>\$ 1,917,000</b>

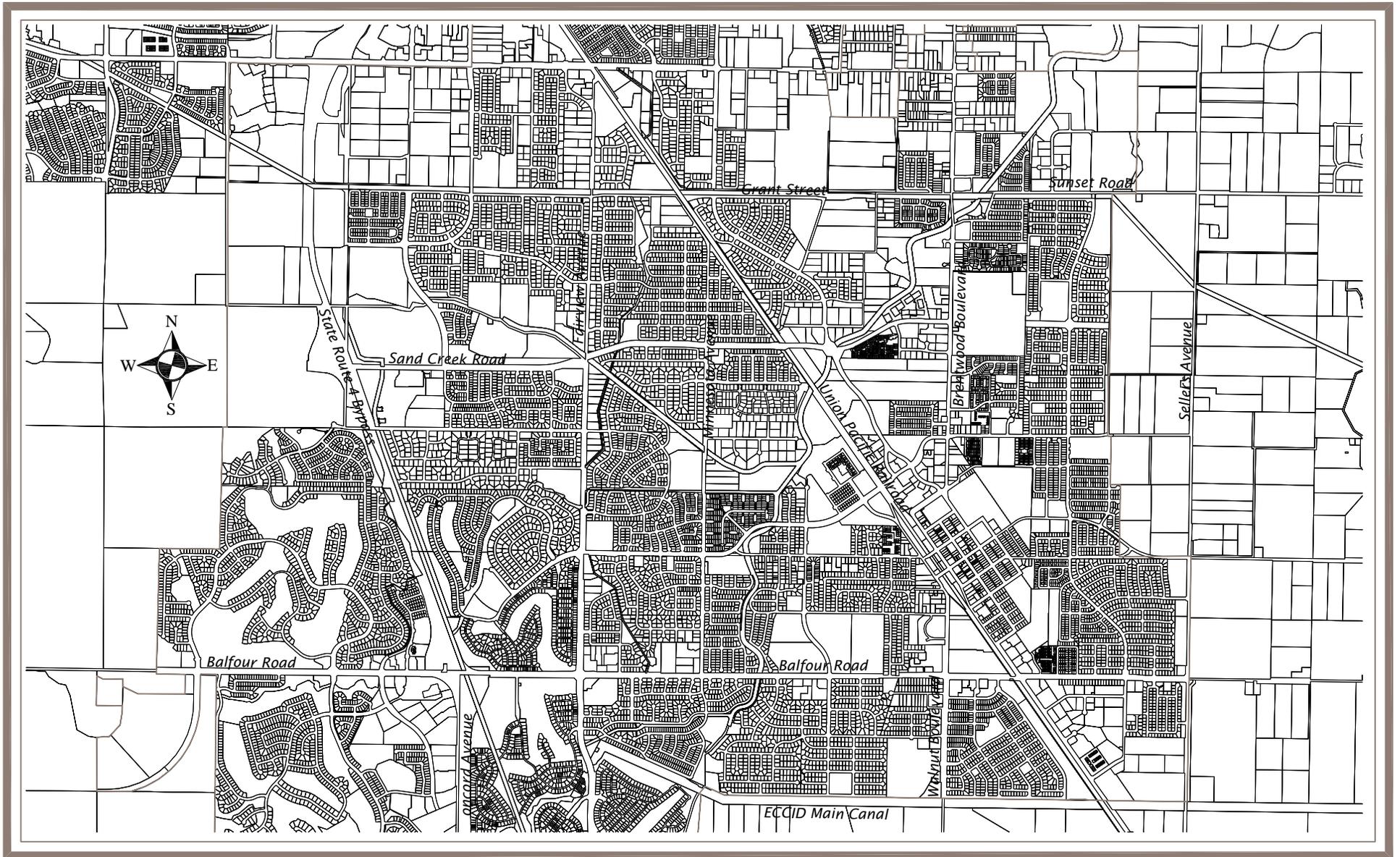
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded		701,000	1,216,000				\$ 1,917,000
<b>TOTAL</b>		<b>\$ 701,000</b>	<b>\$ 1,216,000</b>				<b>\$ 1,917,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$7,916</b>
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This project is contingent upon future development along Brentwood Boulevard. At the appropriate time, the City will investigate a variety of funding sources, including developer contributions. This project is exempt from the Public Art requirement.

# CHLORINE GENERATOR UPGRADE

City wells 6, 7, 8, 11, 12, 13, 14 and 15



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Chlorine Generator Upgrade</b>			<b>Project # 562 56370</b>
<b>Location:</b> City wells 6, 7, 8, 11, 12, 13, 14 and 15	<b>Redevelopment Area:</b> Yes	<b>Project Mgr:</b> E. Brennan	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Upgrade of power supplies and for the on-site sodium hypochlorite generator components at City wells 6, 7, 8, 11, 12, 13, 14 and 15.		<b>Justification:</b> The power supplies in use are currently obsolete and have proven themselves unreliable. The new power supplies are the newest, most robust type available and require panel upgrades to accommodate new power supply units. This will keep the power supplies away from the PLC, reducing failures. An electrolytic cell will replace the two existing cells. Hydrogen dilution blowers will be installed to improve the safety of the systems.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	40,000	90,000	70,000	70,000			\$ 270,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 40,000</b>	<b>\$ 90,000</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>			<b>\$ 270,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47560 Enterprise	40,000	90,000	70,000	70,000			\$ 270,000
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 40,000</b>	<b>\$ 90,000</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>			<b>\$ 270,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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Replacing the power supplies at City wells 6, 7, 8, 11, 12, 13, 14 and 15 will help to ensure a safe, reliable disinfection system to the City's water supply. This project is anticipated to be completed in fiscal year 2010/11. This project is exempt from the Public Art requirement.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Downtown Infrastructure</b>		<b>Project #</b>
<b>Location:</b> Downtown streets bounded by Brentwood Boulevard, Pine Street, Birch Street and Fourth Street including the alleys (Diablo Way, Midway and Park Way)	<b>Redevelopment Area:</b>	Yes
	<b>Project Mgr:</b>	P. Eldredge
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> City	<b>562</b> <b>56382</b>
<b>Project Description:</b> Project includes the installation of new water and sewer facilities, the rehabilitation of existing facilities and either the removal of, or the replacement of, existing infrastructure to accommodate future redevelopment and to correct existing operations and maintenance constraints due to the age of the facilities.		<b>General Plan Relationship:</b> Consistent
<b>Justification:</b> To accommodate the anticipated redevelopment of the downtown area and bring the aging facilities up to current standards where feasible.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		1,000	1,000				\$ 2,000
90040 <b>Planning and Design</b>	180,000	236,625					\$ 416,625
90050 <b>Construction</b>	507,600	1,610,750	2,000,000				\$ 4,118,350
90070 <b>Project Administration</b>		170,000	246,625				\$ 416,625
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 687,600	\$ 2,018,375	\$ 2,247,625				\$ 4,953,600

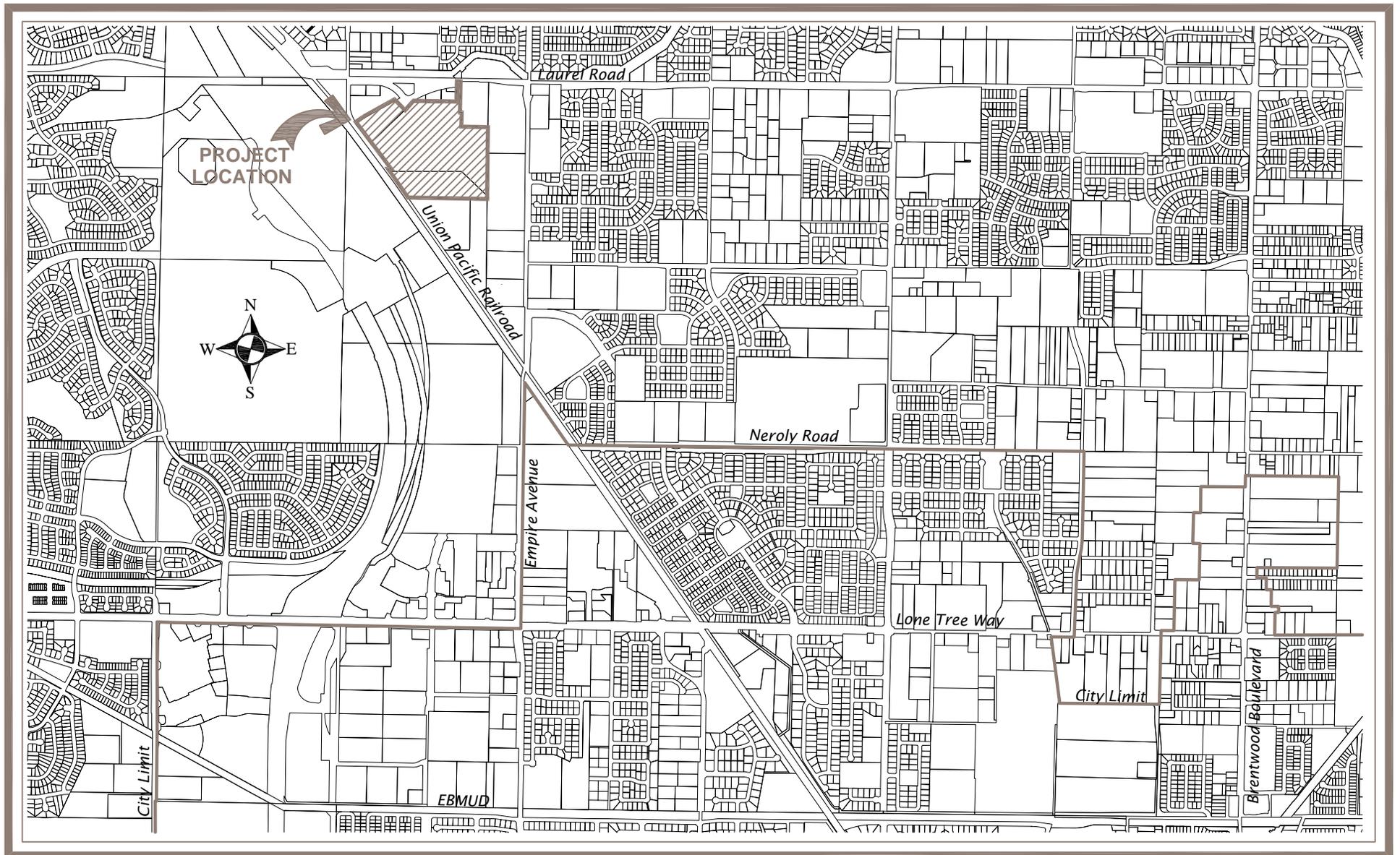
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>	253,790	279,305	533,095				\$ 1,066,190
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48301 <b>Redevelopment</b>	433,810	1,739,070	1,714,530				\$ 3,887,410
<b>Other</b>							
<b>TOTAL</b>	\$ 687,600	\$ 2,018,375	\$ 2,247,625				\$ 4,953,600

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$25,500</b>
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The project costs are estimates based upon the information available at this time and will be further refined as necessary as the planning and design stage of the project progresses. The initial funding of \$433,810 in prior years came from the Redevelopment Agency's 2001 bond. The remaining funds for this project will come from: 1) the Redevelopment Agency's 2001 bond, in the amount of \$453,600 and future bond issuance in the amount of \$3 million; 2) the Water Enterprise Fund, \$253,790 in FY 2007/08 and \$279,305 in FY 2008/09 and 3) the Wastewater Enterprise Fund, \$533,095 in FY 2009/10. This project needs to be done in conjunction with the Downtown Streetscape Plan CIP project.

# RBWTP MAINTENANCE AND CAPITAL UPGRADES

Randall-Bold Water Treatment Plant



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> <b>RBWTP Maintenance and Capital Upgrades</b>			<b>Project #</b> <b>562</b> <b>56381</b>
<b>Location:</b> Randall-Bold Water Treatment Plant		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> P. Eldredge	
<b>Project Priority:</b> 1B - Mandatory	<b>Construction:</b> City/CCWD	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Upgrade or replace existing plant facilities, or installation of new facilities, due to wear and tear or new treatment standards.		<b>Justification:</b> The City purchased 6 mgd of treatment capacity in the Randall-Bold Water Treatment Plant in 2003. Therefore, the City has a fair share responsibility for capital and operational replacement and upgrades based upon our capacity right and the total plant capacity (6/40ths).	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>							
90050 <b>Construction</b>	247,685	106,000	50,000	60,000	34,000		\$ 497,685
90070 <b>Project Administration</b>	500	500	500	500	500	500	\$ 3,000
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 248,185	\$ 106,500	\$ 50,500	\$ 60,500	\$ 34,500	\$ 500	\$ 500,685

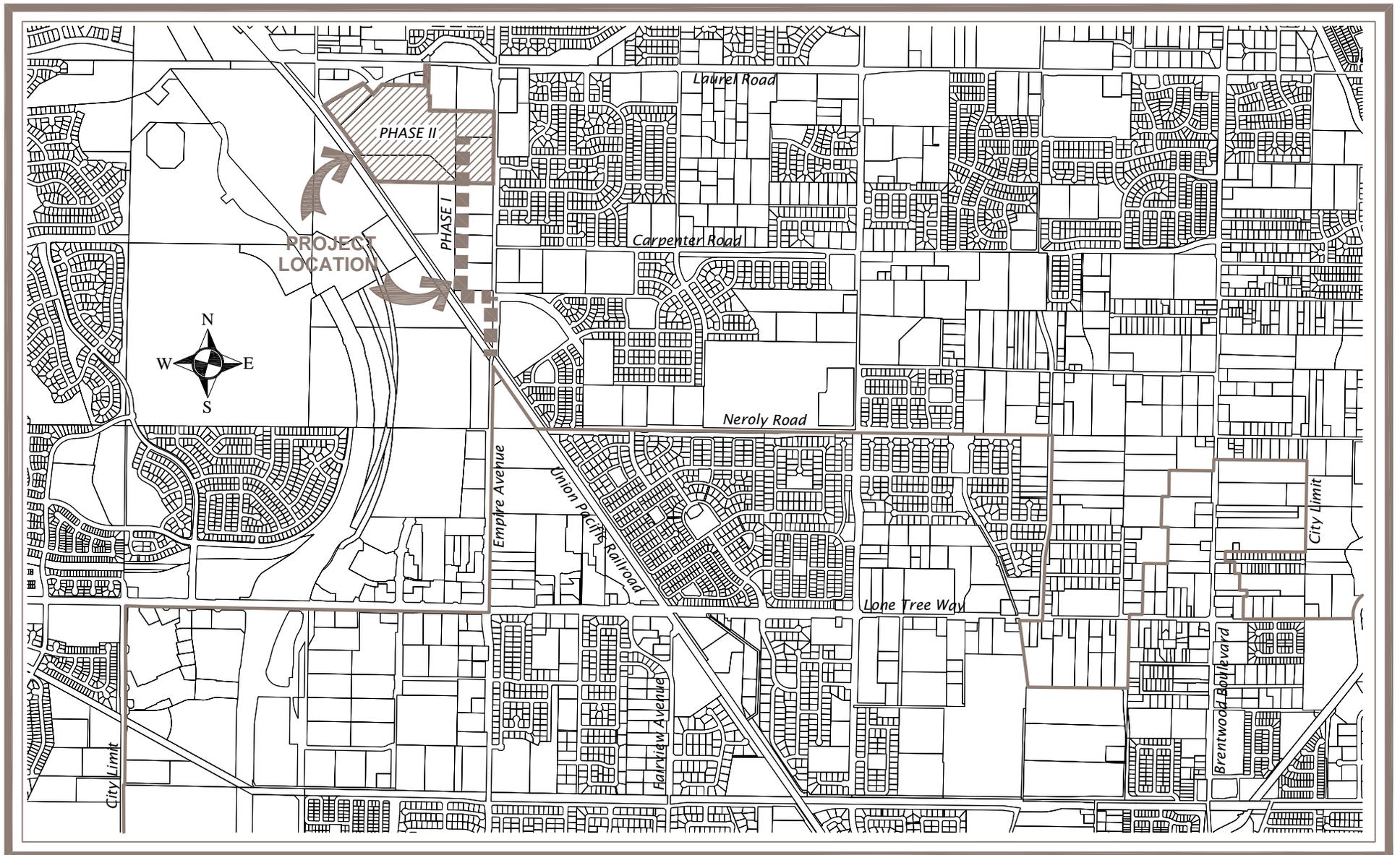
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47250 <b>Facility Fees</b>	62,421				34,500	250	\$ 97,171
47560 <b>Enterprise</b>	185,764	106,500	50,500	60,500		250	\$ 403,514
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 248,185	\$ 106,500	\$ 50,500	\$ 60,500	\$ 34,500	\$ 500	\$ 500,685

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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Funding from Facility Fees is generally for the capital upgrades where the operational replacements are being funded through the Enterprise. Per the agreement with CCWD, these replacement and upgrade project costs and priorities are reviewed in conjunction with CCWD on an annual basis. This project is exempt from the Public Art requirement.

# SURFACE WATER TREATMENT FACILITY PHASES I & II

Adjacent to the Randall-Bold Water Treatment Plant



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Surface Water Treatment Facility Phases I &amp; II</b>			<b>Project #</b>  <b>562</b>  <b>56290</b>
<b>Location:</b> Adjacent to the Randall-Bold Water Treatment Plant		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> P. Eldredge	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> City/CCWD	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Phase I consists of preparing all necessary environmental documents to jointly expand or construct a new facility adjacent to the Randall-Bold Water Treatment Plant, including the necessary pumping and distribution facilities. Phase I will also consist of design and construction of the ultimate pumping facilities and main trunk line to the City's distribution system and all related appurtenances. Phase II will consist of the design and construction of a new facility with CCWD to treat the City's surface water supply to potable drinking water standards to accommodate the ultimate water consumption demands of the City.		<b>Justification:</b> Required to provide a safe, reliable source of potable water to the citizens of Brentwood.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	30,000	5,000					\$ 35,000
90040 <b>Planning and Design</b>	5,230,463	10,000					\$ 5,240,463
90050 <b>Construction</b>	51,022,477	2,089,840					\$ 53,112,317
90070 <b>Project Administration</b>	5,028,696	1,700,000					\$ 6,728,696
90100 <b>Land/ROW/Acquisitions</b>	70,000	10,000					\$ 80,000
<b>TOTAL</b>	<b>\$ 61,381,636</b>	<b>\$ 3,814,840</b>					<b>\$ 65,196,476</b>

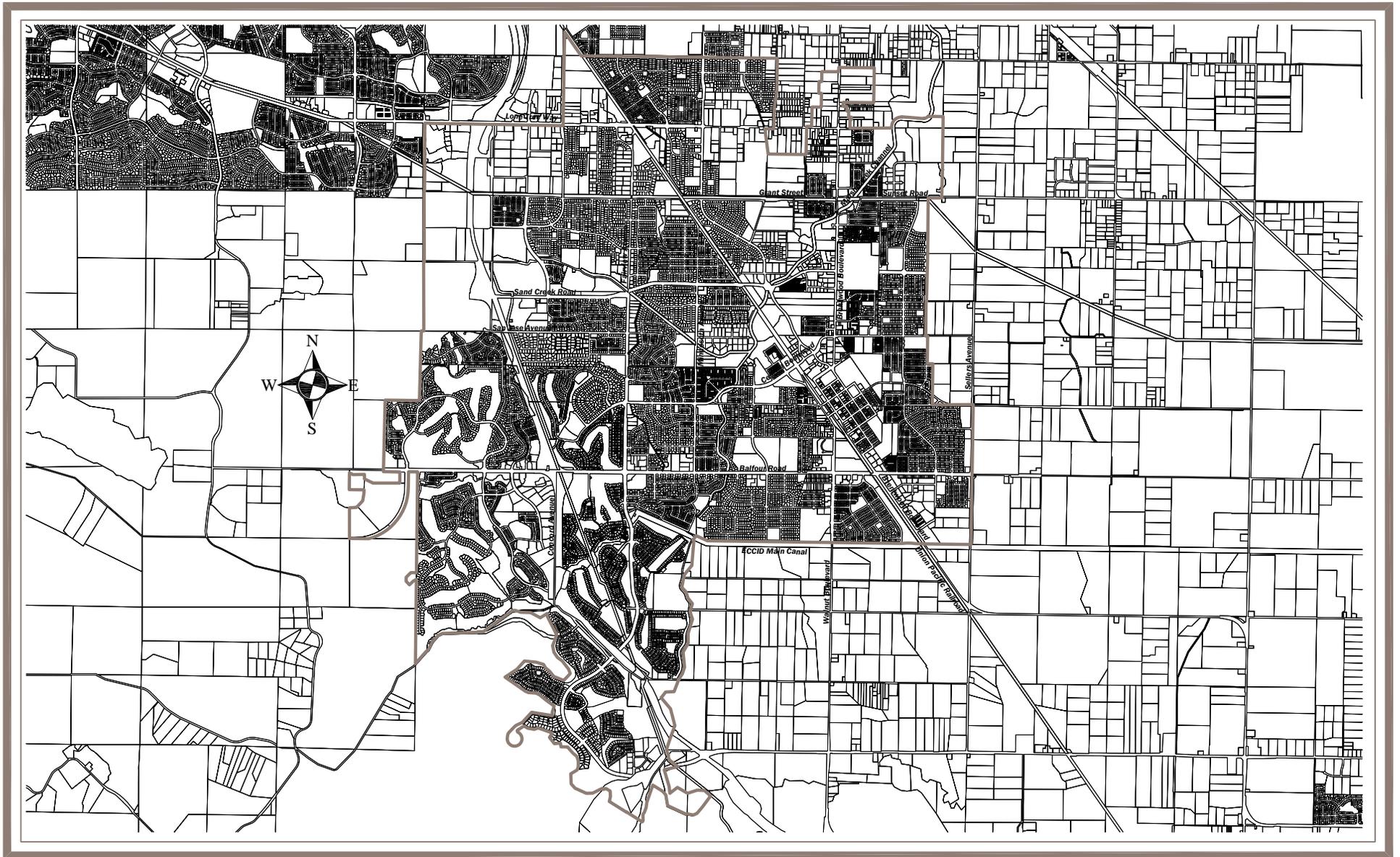
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47250 <b>Facility Fees</b>	30,690,818	1,907,420					\$ 32,598,238
47560 <b>Enterprise</b>	30,690,818	1,907,420					\$ 32,598,238
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 61,381,636</b>	<b>\$ 3,814,840</b>					<b>\$ 65,196,476</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$500,000</b>
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Phase I of the project has been constructed and has been in service since Spring 2006. Phase II began construction in Fall 2006. The construction amount is anticipated to be financed over a 30-year period with the debt service payment covered by the Water Enterprise and Water Facility fees. This debt service has already been accounted for in the current Water Rate Study and Development Fee Program. This project is exempt from the Public Art requirement.

# UNDERGROUND WATER SYSTEM CORROSION MITIGATION

City wide



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:     Underground Water System Corrosion Mitigation</b>			<b>Project #</b> <b>562</b> <b>56320</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will install cathodic protection systems on metallic water lines, valves and fittings of fire hydrants.		<b>Justification:</b> Cathodic protection is an efficient and cost effective method of protecting the buried metallic structure from either costly repairs or future replacement due to corrosive soils.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	58,058						\$ 58,058
90050 <b>Construction</b>	49,500	30,000	38,793				\$ 118,293
90070 <b>Project Administration</b>	9,971	3,000	4,644				\$ 17,615
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 117,529</b>	<b>\$ 33,000</b>	<b>\$ 43,437</b>				<b>\$ 193,966</b>

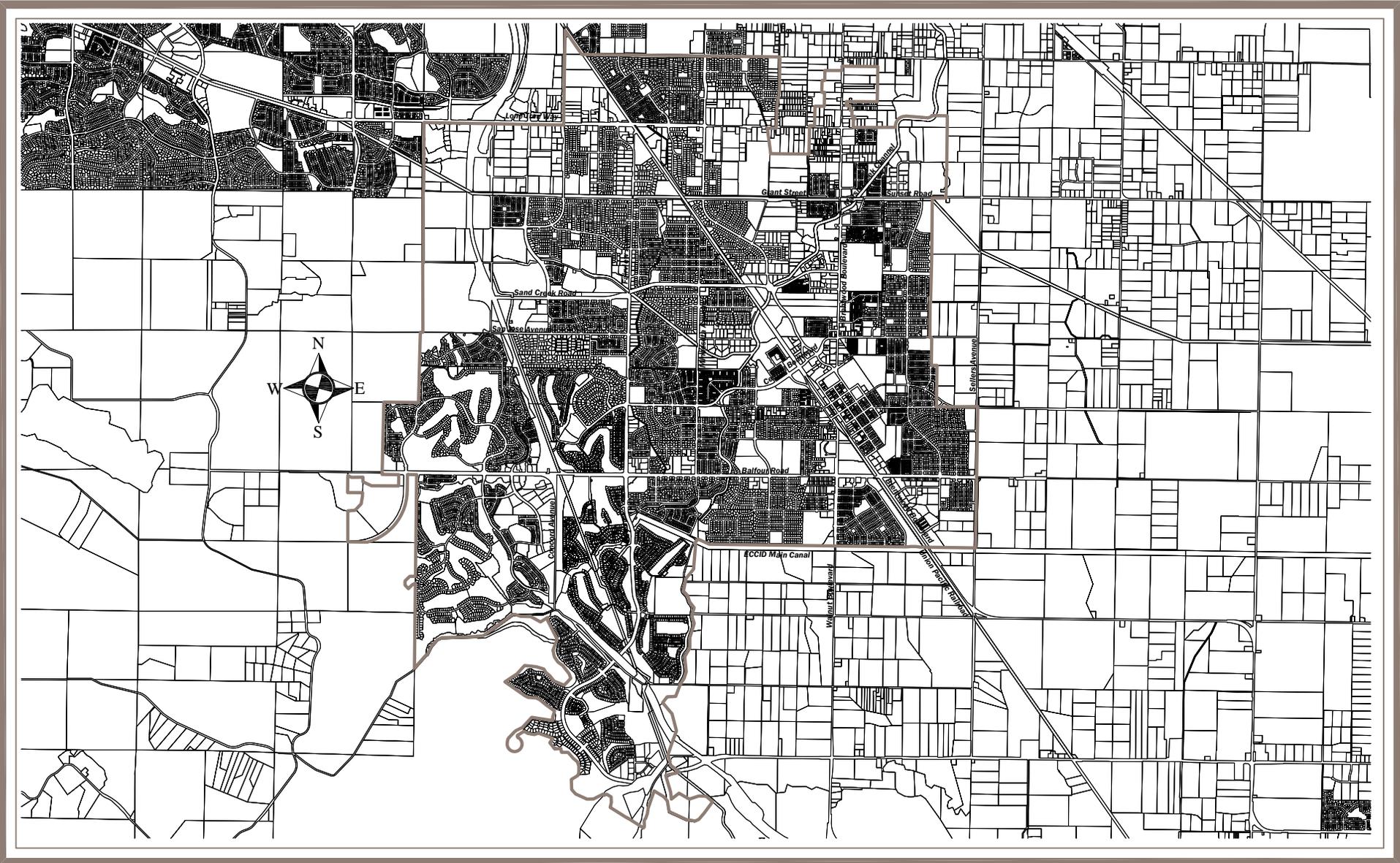
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47250 <b>Facility Fees</b>	117,529	33,000	43,437				\$ 193,966
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 117,529</b>	<b>\$ 33,000</b>	<b>\$ 43,437</b>				<b>\$ 193,966</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$4,948</b>
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This project will reduce and prevent the amount of emergency work on the water facilities due to ruptures caused by corrosion. This project will also minimize the amount of water lost each year due to leakage caused by corrosion. This project is exempt from the Public Art requirement.

# WATER DISTRIBUTION SYSTEM REHABILITATION

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Water Distribution System Rehabilitation</b>			<b>Project # 562 56210</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> E. Brennan	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Replacement of leaking or non-operable valves, installation and construction of tie-ins and loops, installation and repair of fire hydrants, ARV's and sample stations as well as other distribution system components.		<b>Justification:</b> Improvements to repair the distribution system are required to ensure delivery of water in compliance with State water quality regulations. This project is proactive in water distribution system maintenance and repair. This will reduce water loss within the City; therefore, ensuring revenue. Other projects have required distribution system relocation and modifications due to unforeseen conflicts underground.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	15,919	5,628	5,797	5,970	6,150	6,335	\$ 45,799
90050 <b>Construction</b>	296,078	56,275	57,963	59,701	61,492	63,337	\$ 594,846
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 311,997	\$ 61,903	\$ 63,760	\$ 65,671	\$ 67,642	\$ 69,672	\$ 640,645

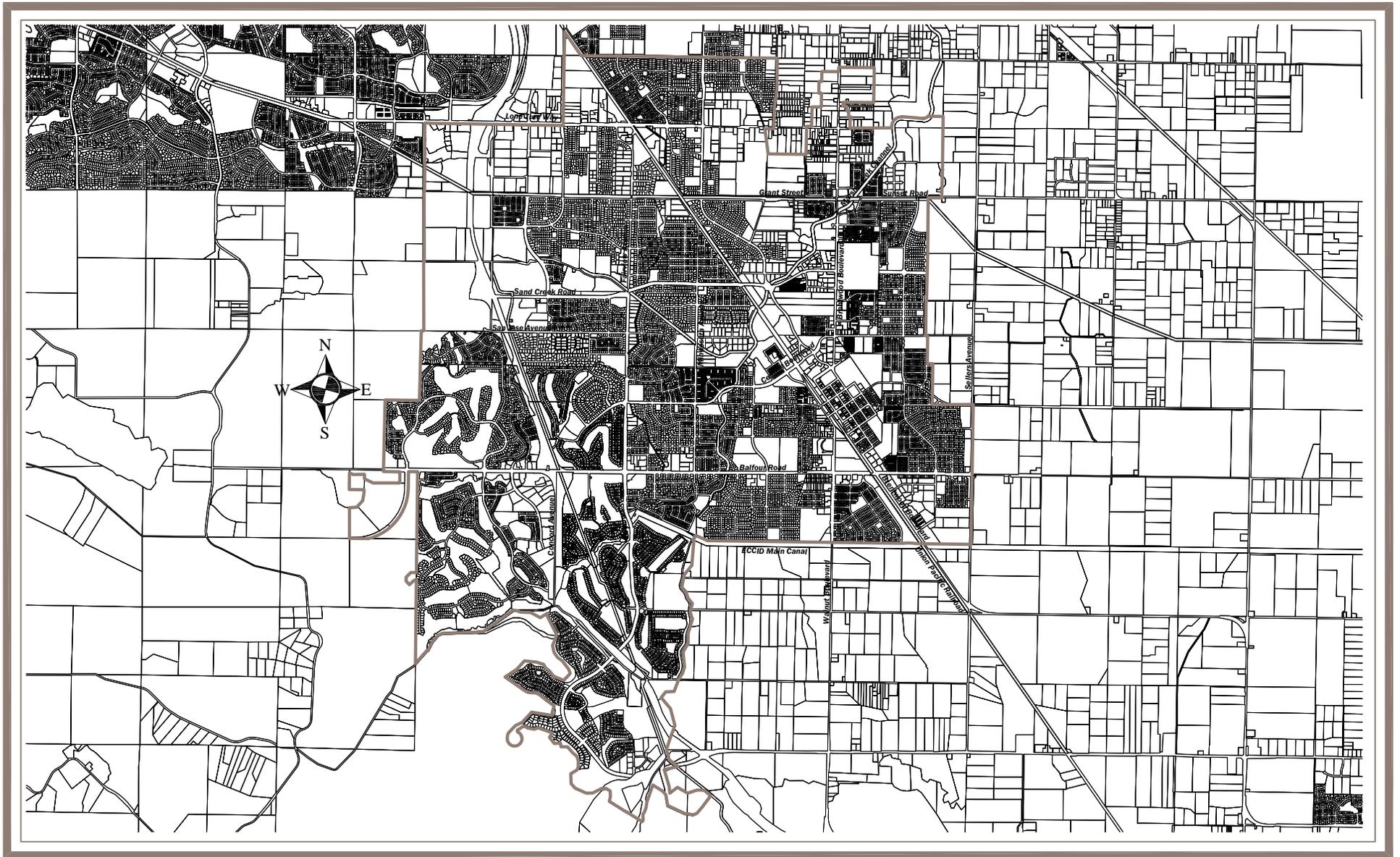
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47560 <b>Enterprise</b>	311,997	61,903	63,760	65,671	67,642	69,672	\$ 640,645
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 311,997	\$ 61,903	\$ 63,760	\$ 65,671	\$ 67,642	\$ 69,672	\$ 640,645

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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Project improvements will reduce service requests and customer complaints and will improve flushing and shutdown capabilities. Efforts will focus on older valves that may be broken or damaged. This project is exempt from the public art requirement.

# WATER SYSTEM CONNECTIONS / REGULATING

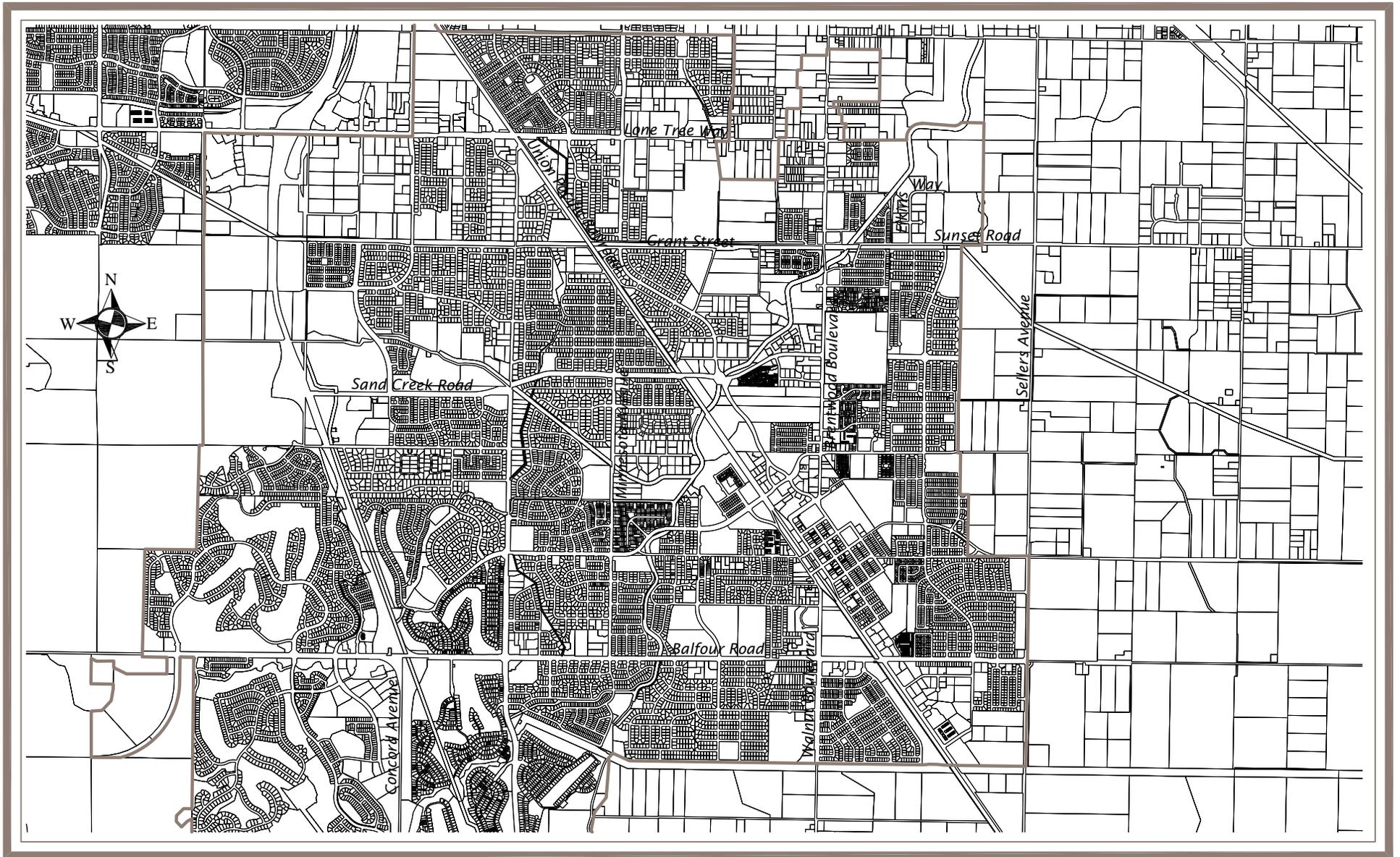
Various locations throughout the City to be determined through water system modeling and historical operations data





# WELL #15

West of the Sunset Park Sports Complex, south of Elkins Way



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Well #15		<b>Project #</b> <b>562</b> <b>56310</b>
<b>Location:</b> West of the Sunset Park Sports Complex, south of Elkins Way	<b>Redevelopment Area:</b> Yes	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> City	<b>Project Mgr:</b> P. Eldredge
<b>Project Description:</b> Identify potential production well sites and drill up to four test holes. Test, monitor and sample these locations to determine which site would be the most favorable production well. Once the appropriate site is chosen, the production hole will be drilled, and casing and sanitary seal installed along the respective site improvements (pump, motor, power, chemicals, piping and control systems).		<b>General Plan Relationship:</b> Consistent
<b>Justification:</b> This project is necessary to meet the potable water demand in the short-term and to help offset the long-term surface water requirements of the City. This is also an infrastructure Master Plan element.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	2,000						\$ 2,000
90040 Planning and Design	510,000						\$ 510,000
90050 Construction	716,439						\$ 716,439
90070 Project Administration	39,898	1,000					\$ 40,898
90100 Land/ROW/Acquisitions	40,000						\$ 40,000
<b>TOTAL</b>	<b>\$ 1,308,337</b>	<b>\$ 1,000</b>					<b>\$ 1,309,337</b>

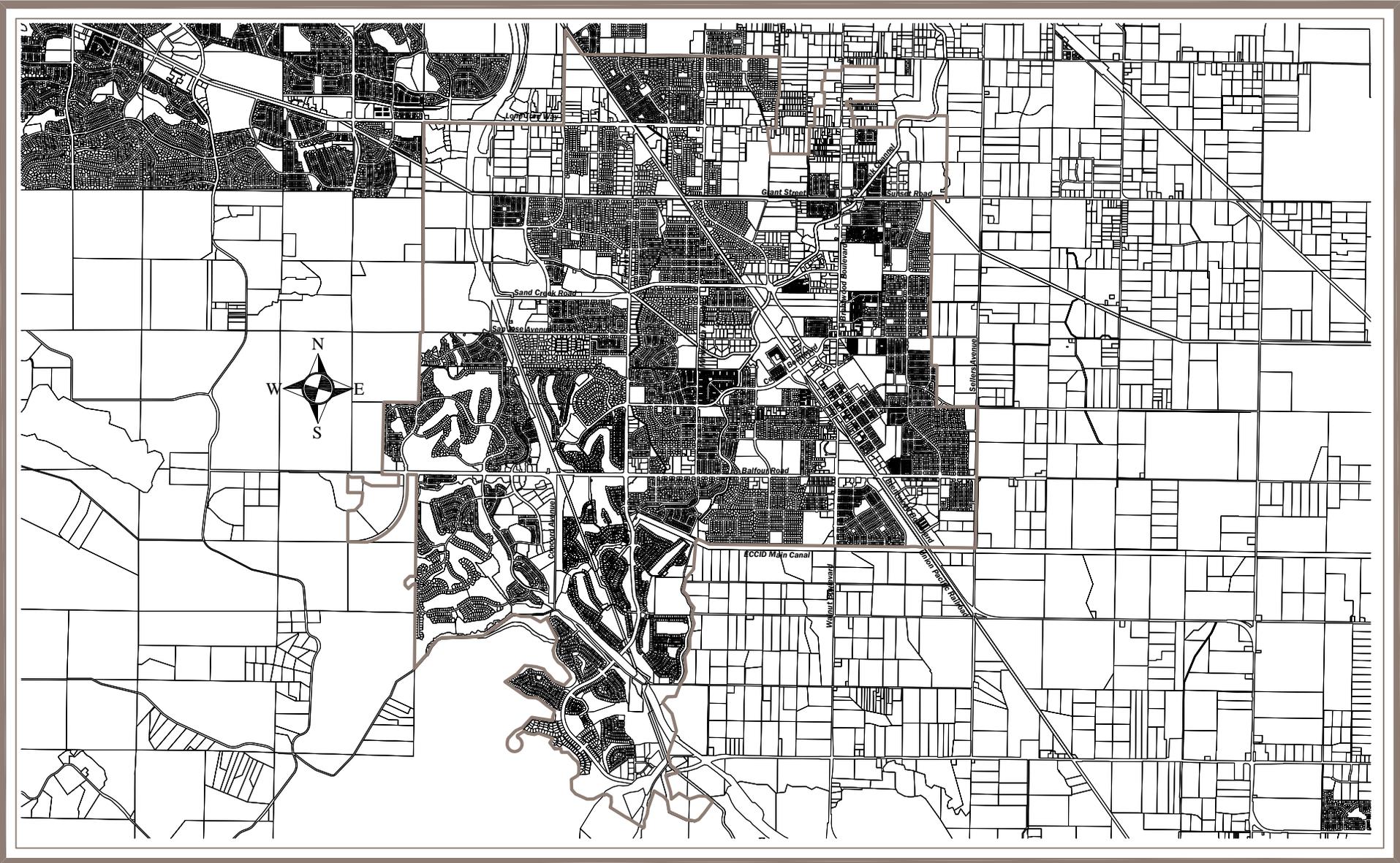
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47250 Facility Fees	1,308,337	1,000					\$ 1,309,337
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 1,308,337</b>	<b>\$ 1,000</b>					<b>\$ 1,309,337</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$40,000</b>
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The well has been drilled and established. The pump, motor and yard piping have been installed. Permanent site improvements, such as power, chemical and control systems, are currently scheduled to be complete by Summer 2008. Annual O&M costs will cover power, chemicals and maintenance. This project is exempt from the Public Art requirement.

# WELL MONITORING PROGRAM

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Well Monitoring Program</b>			<b>Project #</b> <b>562</b> <b>56190</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> E. Brennan	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Annual monitoring of wells to examine individual aquifers from which the City pumps. This program is instrumental in maintaining a Ground Water Management Plan to ensure a safe and reliable source of ground water for years to come.		<b>Justification:</b> This allows the City to have a proactive approach toward the management and maintenance of ground water.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	116,605	180,000	120,000	120,000			\$ 536,605
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 116,605</b>	<b>\$ 180,000</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>			<b>\$ 536,605</b>

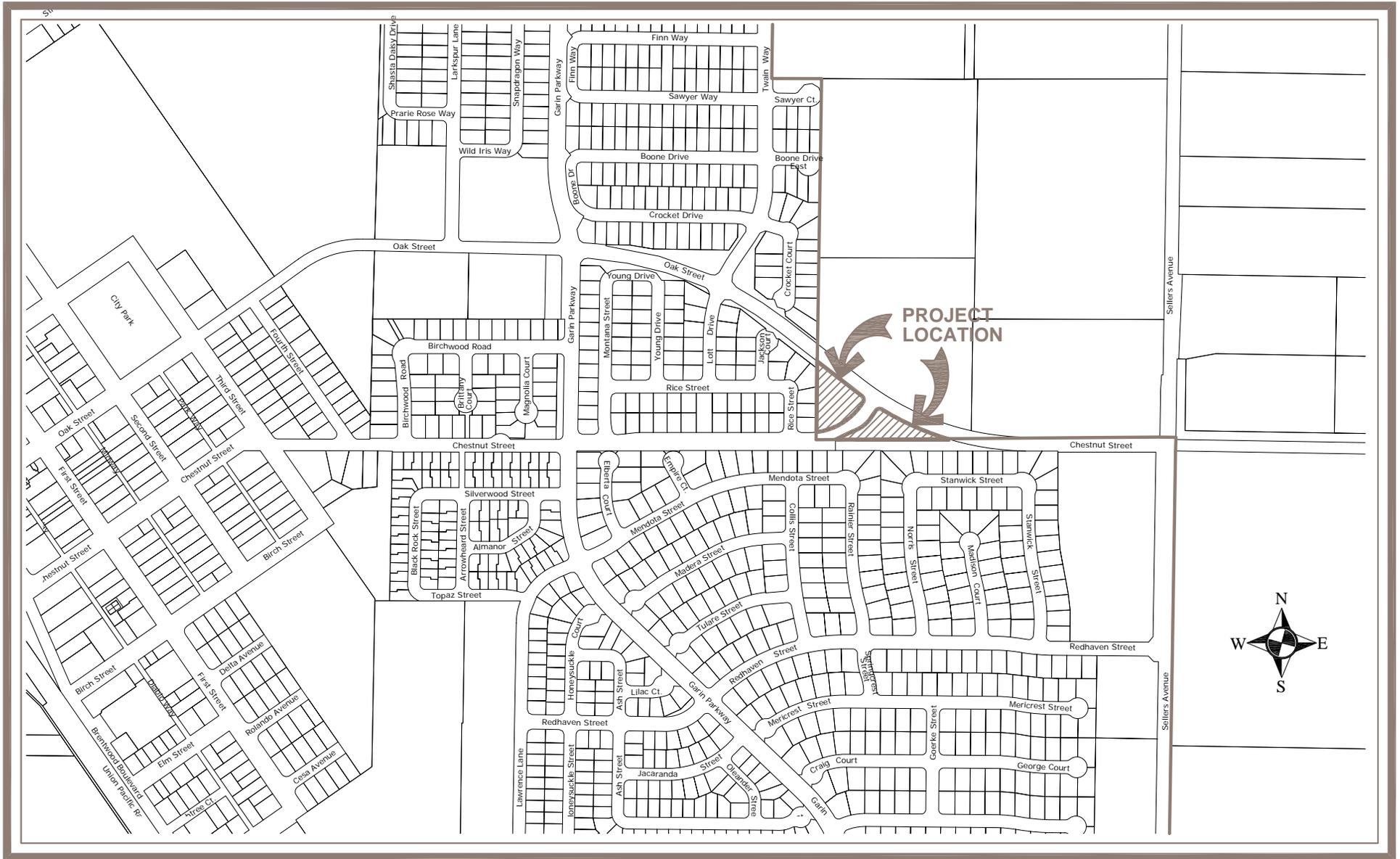
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47560 Enterprise	116,605	180,000	120,000	120,000			\$ 536,605
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 116,605</b>	<b>\$ 180,000</b>	<b>\$ 120,000</b>	<b>\$ 120,000</b>			<b>\$ 536,605</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$20,000</b>
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This project will enable the City to better monitor both ground water quality and quantity and to establish a database of ground water characteristics. The City's new SCADA system will assist in monitoring ground water levels to prevent overdraft of the aquifer. This project is exempt from the Public Art requirement.

# ZONE I EQUALIZATION STORAGE RESERVOIRS

Along the northeastern edge of the City with proposed locations adjacent to Oak Street and Chestnut Street



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Zone I Equalization Storage Reservoirs</b>			<b>Project #</b>
<b>Location:</b> Along the northeastern edge of the City with proposed locations adjacent to Oak Street and Chestnut Street		<b>Redevelopment Area:</b> No	<b>562</b>
		<b>Project Mgr:</b> P. Eldredge	<b>56380</b>
<b>Project Priority:</b> IC - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> A series of buried equalization basins, totaling 10 million gallons of storage, currently estimated to be constructed in multiple phases. Each phase consists of a buried, reinforced concrete reservoir, piping, pumps and related equipment, electrical services and control systems.		<b>Justification:</b> System storage capacity, among other things, provides the equalization volume required to accommodate maximum water consumption periods throughout the day. All of the City's existing storage capacity is located on the western edge of the City due to the hilly terrain (typical water reservoirs are elevated above the service area and rely upon gravity for flow). Adequate locations for additional Zone I Reservoirs are currently not available within the City limits; therefore, a series of buried equalization basins are proposed on the eastern edge of the City.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		500	2,000		5,000	5,000	\$ 12,500
90040 <b>Planning and Design</b>	8,400	10,000		50,000	145,000		\$ 213,400
90050 <b>Construction</b>			150,000	268,000	1,050,000		\$ 1,468,000
90070 <b>Project Administration</b>	500	1,500	3,500		60,000	75,000	\$ 140,500
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 8,900	\$ 12,000	\$ 155,500	\$ 318,000	\$ 1,260,000	\$ 80,000	\$ 1,834,400

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47250 <b>Facility Fees</b>	8,900	12,000	155,500				\$ 176,400
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>				318,000	1,260,000	80,000	\$ 1,658,000
<b>TOTAL</b>	\$ 8,900	\$ 12,000	\$ 155,500	\$ 318,000	\$ 1,260,000	\$ 80,000	\$ 1,834,400

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$60,000</b>
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It is proposed that these basins will be constructed in phases as water demands dictate and will be reevaluated on an annual basis to determine when it is most advantageous to construct. Future annual O&M costs include power costs to operate the pumps required to pump the water from the equalization basin to the City's distribution system. This project is exempt from the Public Art requirement.



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**Section IV**

**Wastewater Improvements - Fund 592**  
**Summary of Proposed Improvements**  
 Fiscal Years 2008/09 - 2012/13

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
171	59080	City Wide Wastewater Rehabilitation	\$ 314,323	\$ 173,235	\$ 176,580	\$ 179,992	\$ 183,472	\$ 187,021	\$ 1,214,623
173	59160	Non-Potable Water Distribution System - Phase II	591,900	1,525,500	-	-	-	-	2,117,400
175	59170	Non-Potable Water Distribution System - Phase III	1,000	500	500	1,900,000	4,900,000	7,500,000	14,302,000
177	59150	Sellers Avenue Sewer Lift Station Expansion and Upgrade	1,001,160	20,000	-	-	-	-	1,021,160
179	59180	Wastewater Treatment Plant - Solids System Expansion	145,000	3,739,200	-	-	-	-	3,884,200
181	59140	Wastewater Treatment Plant Expansion - Phase II	155,000	61,000	61,000	2,250,000	44,418,000	-	46,945,000
<b>TOTAL</b>			<b>\$ 2,208,383</b>	<b>\$ 5,519,435</b>	<b>\$ 238,080</b>	<b>\$ 4,329,992</b>	<b>\$ 49,501,472</b>	<b>\$ 7,687,021</b>	<b>\$ 69,484,383</b>



# Wastewater Improvements Summary

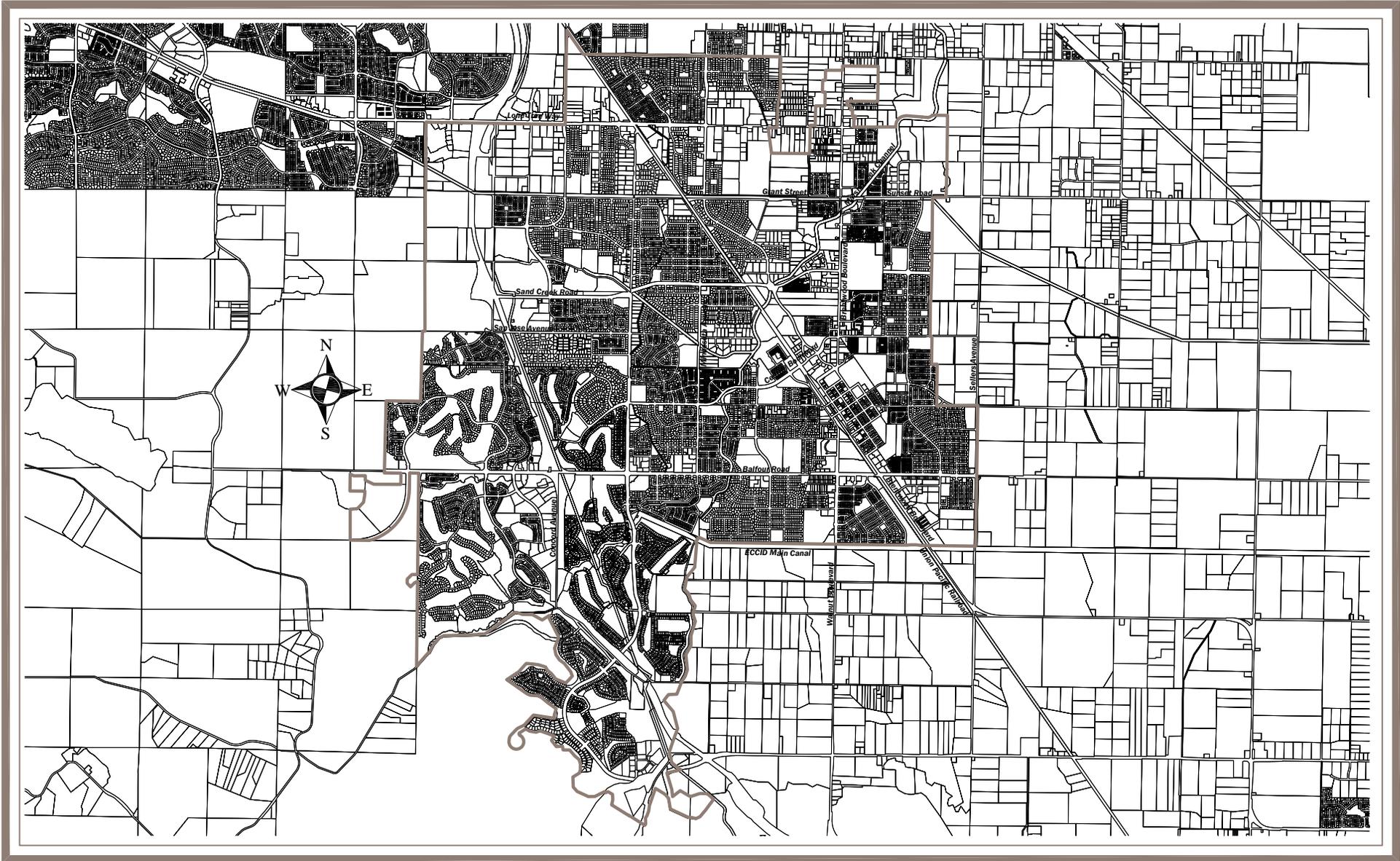
## PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
Legal	21,900	23,500	1,000	-	-	-	\$ 46,400
Planning and Design	546,375	340,000	56,500	2,156,000	1,506,000	506,000	\$ 5,110,875
Construction	994,978	4,357,235	170,580	1,673,992	44,595,472	5,181,021	\$ 56,973,278
Project Administration	170,000	698,700	10,000	300,000	3,200,000	500,000	\$ 4,878,700
Land/ROW/Acquisitions	475,130	100,000	-	200,000	200,000	1,500,000	\$ 2,475,130
<b>TOTAL</b>	<b>\$ 2,208,383</b>	<b>\$ 5,519,435</b>	<b>\$ 238,080</b>	<b>\$ 4,329,992</b>	<b>\$ 49,501,472</b>	<b>\$ 7,687,021</b>	<b>\$ 69,484,383</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
General Fund	-	-	-	-	-	-	\$ -
Facility Fees	1,894,060	5,346,200	61,500	2,250,000	1,000,000	-	\$ 10,551,760
Enterprise	314,323	173,235	176,580	179,992	8,911,597	187,021	\$ 9,942,748
Federal/State Funding	-	-	-	1,900,000	39,589,875	7,500,000	\$ 48,989,875
Development Contributions	-	-	-	-	-	-	\$ -
Redevelopment	-	-	-	-	-	-	\$ -
Other	-	-	-	-	-	-	\$ -
<b>TOTAL</b>	<b>\$ 2,208,383</b>	<b>\$ 5,519,435</b>	<b>\$ 238,080</b>	<b>\$ 4,329,992</b>	<b>\$ 49,501,472</b>	<b>\$ 7,687,021</b>	<b>\$ 69,484,383</b>

# CITY WIDE WASTEWATER REHABILITATION

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> City Wide Wastewater Rehabilitation			<b>Project #</b> <b>592</b> <b>59080</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> K. Vickers	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Sewer collection system rehabilitation to include replacement of main lines, lateral connections, manholes, covers and rings that are owned and maintained by the City.			<b>Justification:</b> Visual and television inspections of the system identify areas that have pipe separations, cracks and either broken or deteriorated pipes or various other problems due to age. Other system problems include protruding laterals and tree root damage, all of which affect the proper operation of the sanitary sewer collection system.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	49,375	6,000	6,000	6,000	6,000	6,000	\$ 79,375
90050 Construction	264,818	167,235	170,580	173,992	177,472	181,021	\$ 1,135,118
90070 Project Administration							
90100 Land/ROW/Acquisitions	130						\$ 130
<b>TOTAL</b>	<b>\$ 314,323</b>	<b>\$ 173,235</b>	<b>\$ 176,580</b>	<b>\$ 179,992</b>	<b>\$ 183,472</b>	<b>\$ 187,021</b>	<b>\$ 1,214,623</b>

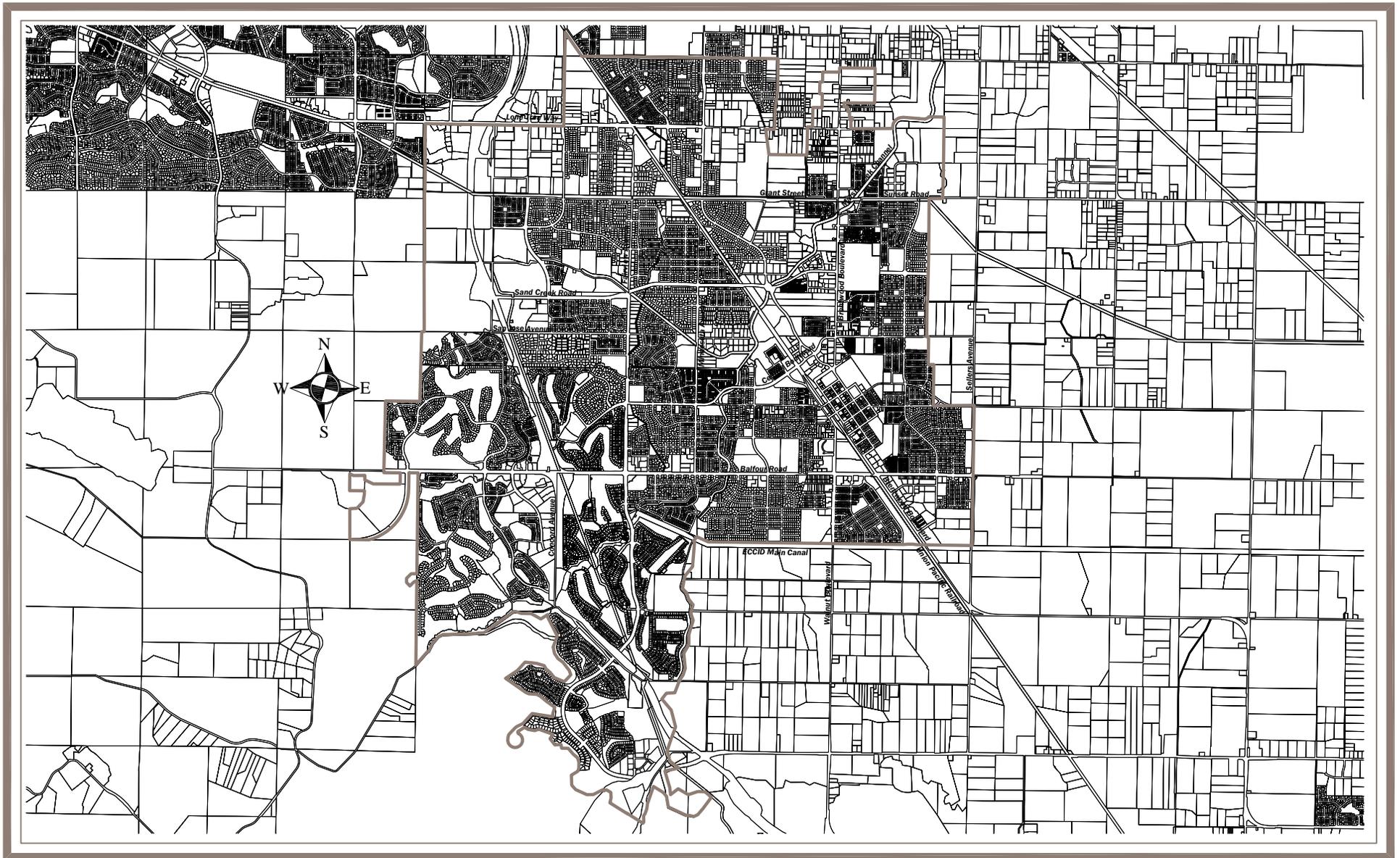
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47590 Enterprise	314,323	173,235	176,580	179,992	183,472	187,021	\$ 1,214,623
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 314,323</b>	<b>\$ 173,235</b>	<b>\$ 176,580</b>	<b>\$ 179,992</b>	<b>\$ 183,472</b>	<b>\$ 187,021</b>	<b>\$ 1,214,623</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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These repairs will help to reduce call-outs and the potential for sewer overflows. This project is exempt from the Public Art requirement.

# NON-POTABLE WATER DISTRIBUTION SYSTEM - PHASE II

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Non-Potable Water Distribution System - Phase II			<b>Project #</b> <b>592</b> <b>59160</b>
<b>Location:</b> City wide		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> P. Eldredge	
<b>Project Priority:</b> 1B - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Installation of a trunk, reclaimed (non-potable) water system (12" to 20" in diameter), booster pump stations, storage reservoirs and irrigation conversions to irrigate the golf courses, parks, parkways and medians city wide.		<b>Justification:</b> This project is required as a part of the City's urban water conservation plan to minimize the use of potable water for irrigation purposes. The City is exploring and implementing options ranging from increased use of reclaimed water from the WWTP to utilizing raw water from ECCID, where available, for irrigation purposes.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	900	2,500					\$ 3,400
90040 <b>Planning and Design</b>	126,000	72,000					\$ 198,000
90050 <b>Construction</b>	50,000	1,175,000					\$ 1,225,000
90070 <b>Project Administration</b>	60,000	176,000					\$ 236,000
90100 <b>Land/ROW/Acquisitions</b>	355,000	100,000					\$ 455,000
<b>TOTAL</b>	<b>\$ 591,900</b>	<b>\$ 1,525,500</b>					<b>\$ 2,117,400</b>

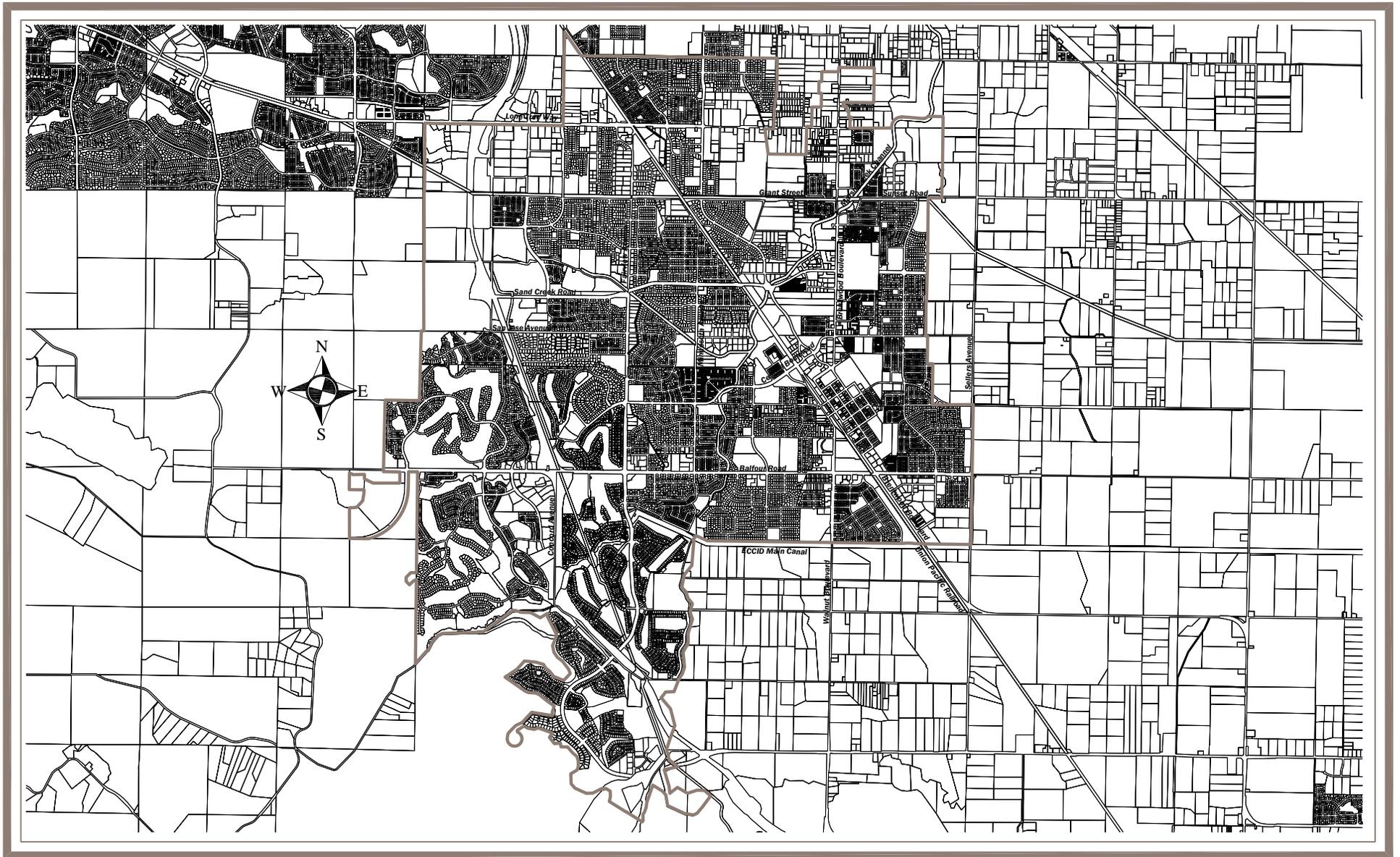
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47255 <b>Facility Fees</b>	591,900	1,525,500					\$ 2,117,400
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 591,900</b>	<b>\$ 1,525,500</b>					<b>\$ 2,117,400</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$1,000</b>
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This project is funded through Facility fees. However, the City is concurrently looking for State and Federal grant funding, developer contributions and the possibility of zero-to-low interest loans from the State to accelerate the construction of this project, as well as the other phases of the non-potable system. Annual O&M to cover maintenance of the pipeline. This project is exempt from the Public Art requirement.

# NON-POTABLE WATER DISTRIBUTION SYSTEM - PHASE III

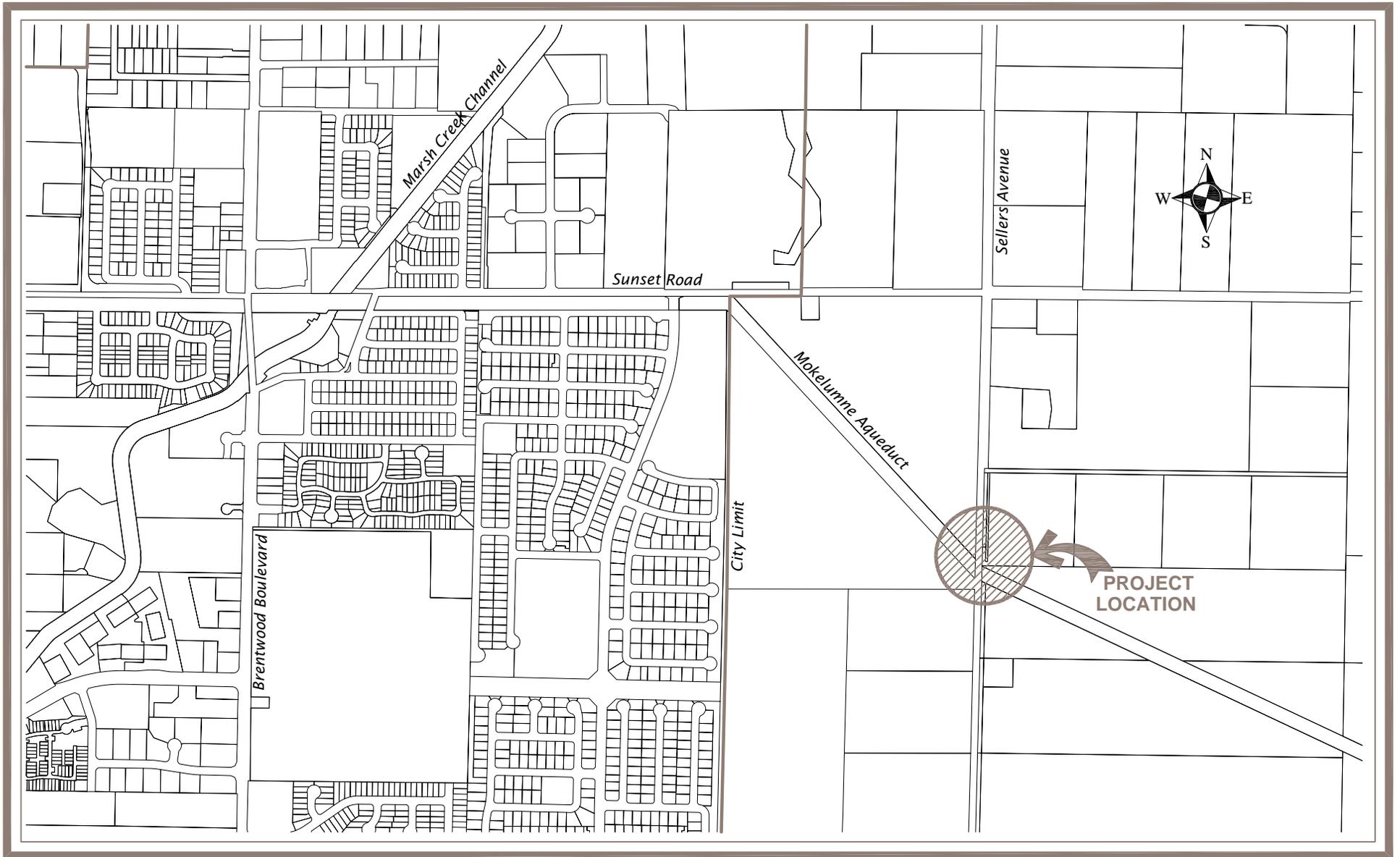
City wide





# SELLERS AVENUE SEWER LIFT STATION EXPANSION AND UPGRADE

East side of Sellers Avenue just north of the EBMUD aqueduct



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Sellers Avenue Sewer Lift Station Expansion and Upgrade			<b>Project #</b> <b>592</b>	
<b>Location:</b> East side of Sellers Avenue just north of the EBMUD aqueduct		<b>Redevelopment Area:</b> No		<b>59150</b>
		<b>Project Mgr:</b> P. Eldredge		
<b>Project Priority:</b> 1C - Mandatory		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Expand and upgrade the existing sewer lift station to comply with the more stringent standards set forth by Capacity, Management, Operations and Maintenance (CMOMS). This project includes providing additional redundancy during power outages, telemetry for remote observation and control and secondary containment to ensure any spills are contained onsite.			<b>Justification:</b> New collection system requirements of the Regional Water Quality Control Board (RWQCB) impose substantial fines for any accidental discharge of untreated wastewater. Although a violation is very unlikely, this expansion / upgrade is necessary to ensure the City continues to operate its wastewater system well within the requirements of the Regional Board.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	11,000						\$ 11,000
90040 <b>Planning and Design</b>	140,000	10,000					\$ 150,000
90050 <b>Construction</b>	680,160						\$ 680,160
90070 <b>Project Administration</b>	50,000	10,000					\$ 60,000
90100 <b>Land/ROW/Acquisitions</b>	120,000						\$ 120,000
<b>TOTAL</b>	<b>\$ 1,001,160</b>	<b>\$ 20,000</b>					<b>\$ 1,021,160</b>

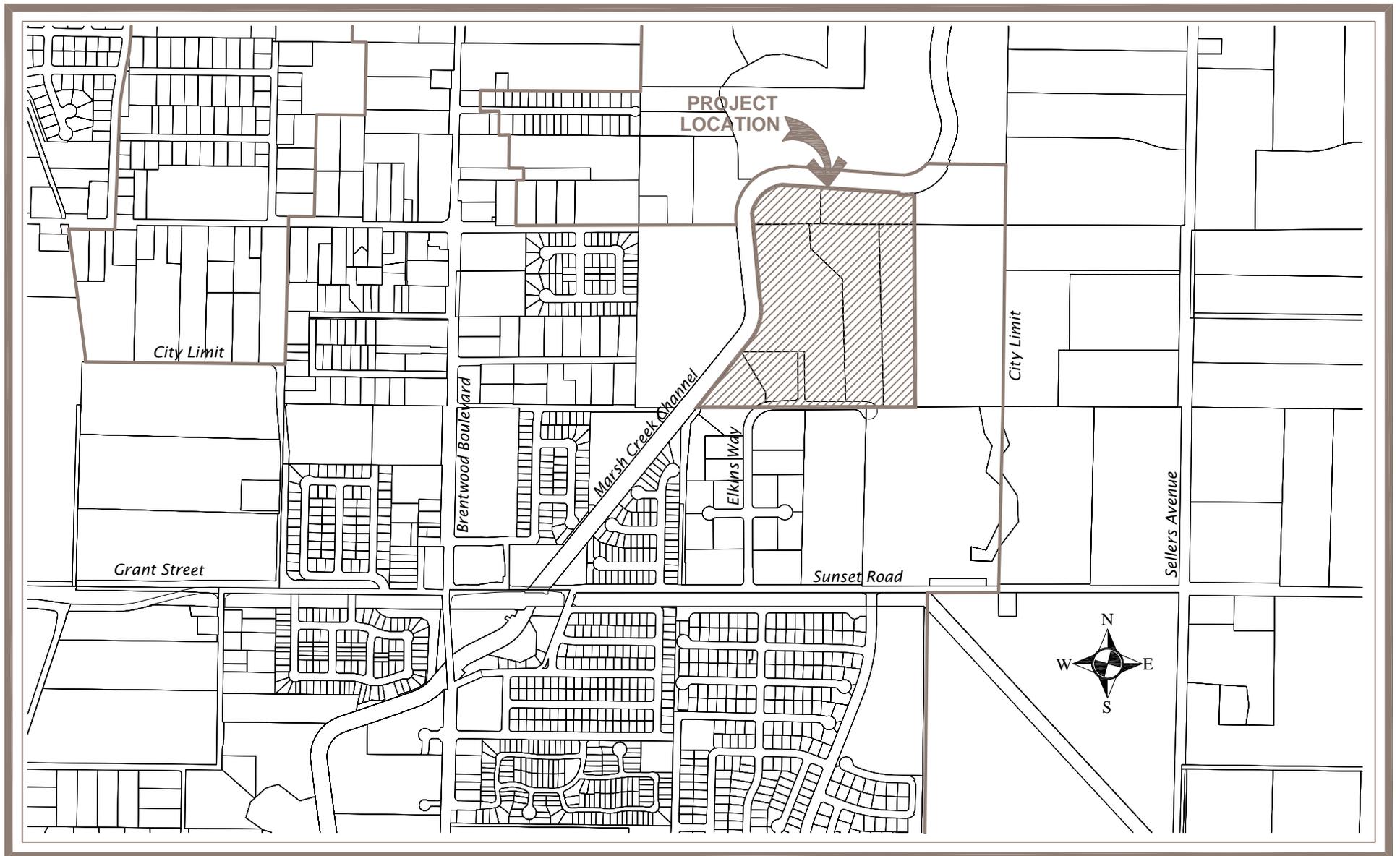
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47255 <b>Facility Fees</b>	1,001,160	20,000					\$ 1,021,160
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 1,001,160</b>	<b>\$ 20,000</b>					<b>\$ 1,021,160</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$9,000</b>
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Project is currently under construction and will be complete in Summer 2008. This project is exempt from the Public Art requirement.

# WASTEWATER TREATMENT PLANT - SOLIDS SYSTEM EXPANSION

Existing Wastewater Treatment Plant site, east of Marsh Creek and north of Sunset Road



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Wastewater Treatment Plant - Solids System Expansion			<b>Project #</b>	
<b>Location:</b> Existing Wastewater Treatment Plant site, east of Marsh Creek and north of Sunset Road		<b>Redevelopment Area:</b> Yes		<b>592</b>
		<b>Project Mgr:</b> P. Eldredge		<b>59180</b>
<b>Project Priority:</b> 1C - Mandatory		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Independent of any future plant capacity expansions, it is anticipated that the increasingly stringent Federal Biosolids Regulations and increasing disposal costs will warrant an expansion to the solids processing and handling facilities. This more than likely will include advanced biosolids treatment and de-watering and alternative disposal methods. Several options will be further evaluated in the pre-design phase ranging from mechanical stabilization to providing solar drying beds. More than likely, any option chosen will be built in phases as the plant expands. This project will plan for the ultimate configuration and design and construct Phase I (3 drying beds if solar dryer option is selected).			<b>Justification:</b> Biosolids regulations, currently being proposed by the Federal EPA, and the anticipated increase in current disposal costs warrants an expansion to the solids processing and handling systems.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	5,000	20,000					\$ 25,000
90040 <b>Planning and Design</b>	100,000	201,500					\$ 301,500
90050 <b>Construction</b>		3,015,000					\$ 3,015,000
90070 <b>Project Administration</b>	40,000	502,700					\$ 542,700
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 145,000</b>	<b>\$ 3,739,200</b>					<b>\$ 3,884,200</b>

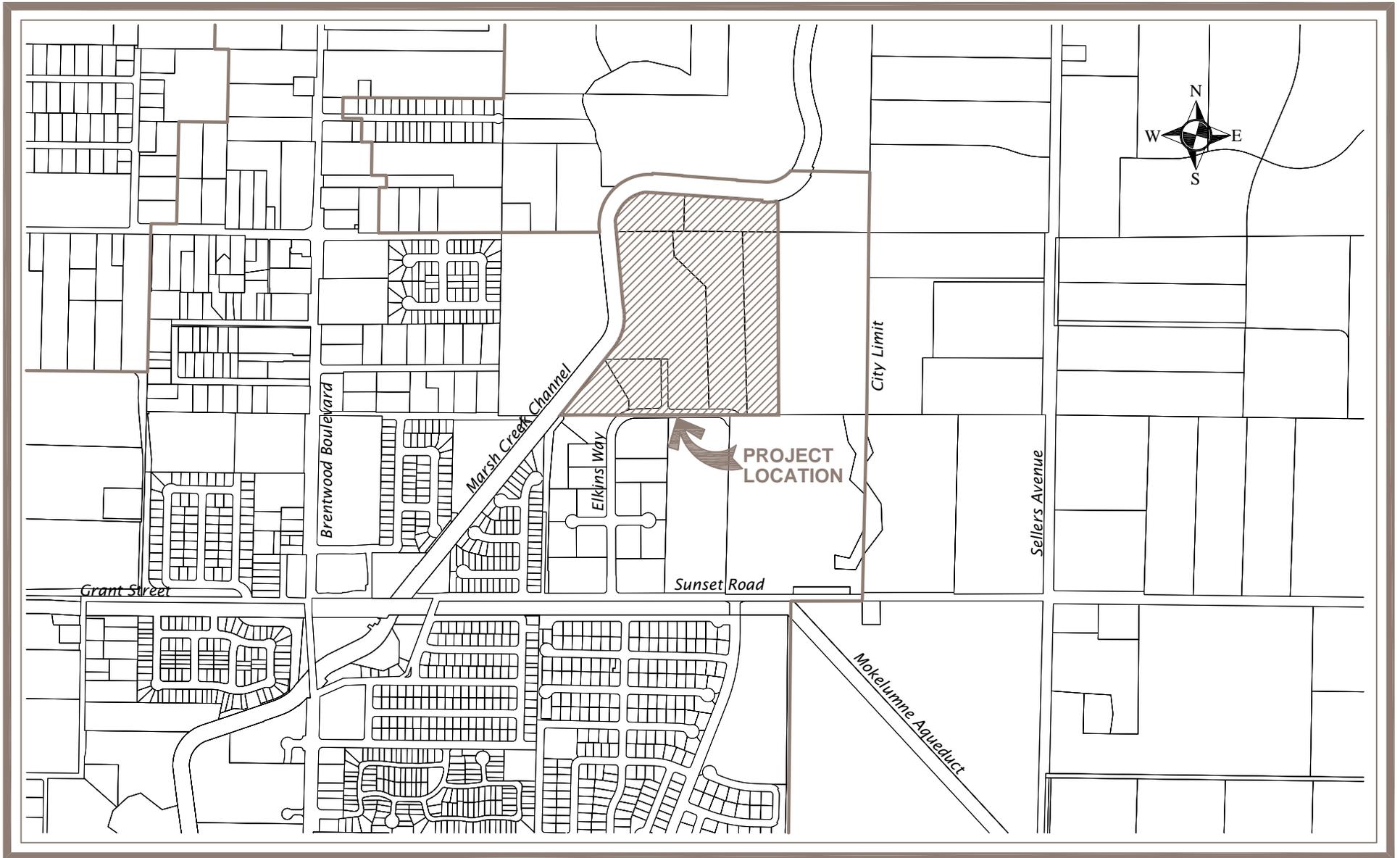
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47255 <b>Facility Fees</b>	145,000	3,739,200					\$ 3,884,200
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 145,000</b>	<b>\$ 3,739,200</b>					<b>\$ 3,884,200</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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Due to proposed Federal EPA Biosolids Regulations, it would be advantageous for the City to explore treatment options for the biosolids produced at the plant. To be proactive, the City will need to expand its biosolids processing and handling facilities. The City plans to apply for either Federal and/or State funding, depending upon the programs available at the time the project begins. This project is exempt from the Public Art requirement.

# WASTEWATER TREATMENT PLANT EXPANSION - PHASE II

Existing Wastewater Treatment Plant site, east of Marsh Creek and north of Sunset Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Wastewater Treatment Plant Expansion - Phase II</b>			<b>Project #</b> <b>592</b> <b>59140</b>
<b>Location:</b> Existing Wastewater Treatment Plant site, east of Marsh Creek and north of Sunset Road	<b>Redevelopment Area:</b> Yes	<b>Project Mgr:</b> P. Eldredge	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The existing 5MGD tertiary treatment facility was planned and constructed to accommodate future expansions of up to 10MGD by adding oxidation ditches, secondary clarifiers, converting chlorine contact facilities to ultra violet disinfection, filters and all related appurtenances. The plant is capable of being expanded in 2.5MGD increments. Therefore, based upon the growth rate in the city and the final build out population, the Phase II project could be an expansion to 7.5MGD with a Phase III project to reach the ultimate 10MGD.		<b>Justification:</b> This project is necessary to keep the City in compliance with ever stringent discharge requirements, such as the California Toxics Rule (CTR), a component of the State Implementation Plan 2.1 (SIP 2.1). The expansion will also accommodate the planned and approved development within the City.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	5,000	1,000	1,000				\$ 7,000
90040 <b>Planning and Design</b>	130,000	50,000	50,000	2,000,000	1,000,000		\$ 3,230,000
90050 <b>Construction</b>					40,418,000		\$ 40,418,000
90070 <b>Project Administration</b>	20,000	10,000	10,000	250,000	3,000,000		\$ 3,290,000
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 155,000	\$ 61,000	\$ 61,000	\$ 2,250,000	\$ 44,418,000		\$ 46,945,000

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47255 <b>Facility Fees</b>	155,000	61,000	61,000	2,250,000	1,000,000		\$ 3,527,000
47590 <b>Enterprise</b>					8,728,125		\$ 8,728,125
44475 <b>Federal/State Funding</b>					34,689,875		\$ 34,689,875
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 155,000	\$ 61,000	\$ 61,000	\$ 2,250,000	\$ 44,418,000		\$ 46,945,000

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$4,200</b>
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Funding for this project is comprised of Wastewater Facility Fees and an anticipated State Revolving Fund Loan, such as the one utilized for the 5MGD expansion; therefore, it is anticipated that planning, design, project administration and 16.67% of construction costs are to be paid from Facility Fees with the remainder assumed to be covered by the Wastewater Enterprise and the State Revolving Fund Loan, pursuant to the terms of the current loan, with the majority of the debt service coming from Facility Fees. Previously, funds were allocated for planning and design for the purpose of conducting a plant process optimization analysis to identify and evaluate any required modifications to the existing plant process. The analysis focused on such things as UV disinfection instead of chlorine, plant modifications, biosolids treatment and disposal options, alternate power generation options and an overall biological assessment. The budget has been updated accordingly to reflect the draft results of this study. This project is exempt from the Public Art requirement.



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*Section V*

**Community Facilities Improvements - Fund 337**  
**Summary of Proposed Improvements**  
**Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
189	37192	400 Guthrie Lane Parking Lot	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
191	31120	Brentwood Education and Technology Center Projects	113,813	250,000	-	-	-	-	363,813
193	37207	City Wide Sign / Identification Program	35,000	35,000	60,000	50,000	-	-	180,000
195	37196	Civic Center Parking Facility	400,000	4,824,418	2,275,582	-	-	-	7,500,000
197	37193	Civic Center Plaza	133,740	1,066,260	-	-	-	-	1,200,000
199		Communication Tower Antenna Installation	-	28,200	-	-	-	-	28,200
201		Computerized Maintenance Management System	-	216,000	216,000	218,000	-	-	650,000
203	37199	Crime Analysis and Reporting Software	64,810	11,651	-	-	-	-	76,461
205	37197	Development Services Software	50,000	200,000	125,000	125,000	-	-	500,000
207	37204	Downtown Parking Solutions	50,000	732,500	6,991,000	3,442,500	-	-	11,216,000
209	37203	Downtown Streetscape Master Plan	50,000	53,106	1,000,000	2,000,000	2,896,894	-	6,000,000
211	37200	Ergonomic Chair Replacement	35,000	36,050	37,100	-	-	-	108,150
213	37120	Fiber Optic Link	544,400	74,000	-	-	-	-	618,400
215	31140	Financial Software	1,360,000	140,000	-	-	-	-	1,500,000
217	37030	Fire Station #53 (Shady Willow)	728,400	2,500,000	1,336,000	-	-	-	4,564,400
219	37100	Fire Station #54 (Replace DT)	-	-	462,000	523,000	625,000	2,890,000	4,500,000
221	37150	Fuel Dispensing System	51,405	113,595	165,000	-	-	-	330,000
223	30980	Information Systems	850,000	250,000	200,000	200,000	-	-	1,500,000
225	37202	Interim Civic Center Facilities	315,000	185,000	-	-	-	-	500,000
227	37194	Library Relocation	390,000	60,000	690,000	1,360,000	-	-	2,500,000
<b>Sub-Total</b>			<b>\$ 5,171,568</b>	<b>\$ 11,425,780</b>	<b>\$ 13,557,682</b>	<b>\$ 7,918,500</b>	<b>\$ 3,521,894</b>	<b>\$ 2,890,000</b>	<b>\$ 44,485,424</b>

*Section V*

**Community Facilities Improvements - Fund 337**  
**Summary of Proposed Improvements**  
**Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
229	37206	Maintenance Service Center - Phase II	\$ 30,000	\$ 190,000	\$ -	\$ 6,250,000	\$ 6,250,000	\$ -	\$ 12,720,000
231	37205	New City Hall	1,703,881	27,115,822	9,680,297	500,000	-	-	39,000,000
233	37195	New Community Center	941,454	15,103,116	3,955,430	-	-	-	20,000,000
235		PEG Cable TV Access	-	100,000	400,000	-	-	-	500,000
237	37201	Public Works Trailers HVAC Repair	25,000	25,000	-	-	-	-	50,000
239	54020	Solid Waste Transfer Station Expansion	1,302,928	8,460,250	-	-	-	-	9,763,178
241		Village Community Resource Center Relocation	-	-	-	600,000	1,600,000	-	2,200,000
243	37170	Women's Club Upgrade	40,025	60,000	-	-	-	-	100,025
<b>Sub-Total</b>			<b>4,043,288</b>	<b>51,054,188</b>	<b>14,035,727</b>	<b>7,350,000</b>	<b>7,850,000</b>	<b>-</b>	<b>84,333,203</b>
<b>TOTAL</b>			<b>\$ 9,214,856</b>	<b>\$ 62,479,968</b>	<b>\$ 27,593,409</b>	<b>\$ 15,268,500</b>	<b>\$ 11,371,894</b>	<b>\$ 2,890,000</b>	<b>\$ 128,818,627</b>



# Community Facilities Improvements Summary

## PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
Legal	156,668	269,000	102,000	3,000	5,000	-	\$ 535,668
Planning and Design	4,071,539	3,668,162	1,931,499	625,000	300,000	-	\$ 10,596,200
Construction	2,888,892	52,070,963	21,060,435	14,403,907	10,746,894	2,640,000	\$ 103,811,091
Project Administration	1,744,507	5,847,843	1,383,475	136,593	20,000	250,000	\$ 9,382,418
Land/ROW/Acquisitions	353,250	624,000	3,116,000	100,000	300,000	-	\$ 4,493,250
<b>TOTAL</b>	<b>\$ 9,214,856</b>	<b>\$ 62,479,968</b>	<b>\$ 27,593,409</b>	<b>\$ 15,268,500</b>	<b>\$ 11,371,894</b>	<b>\$ 2,890,000</b>	<b>\$ 128,818,627</b>

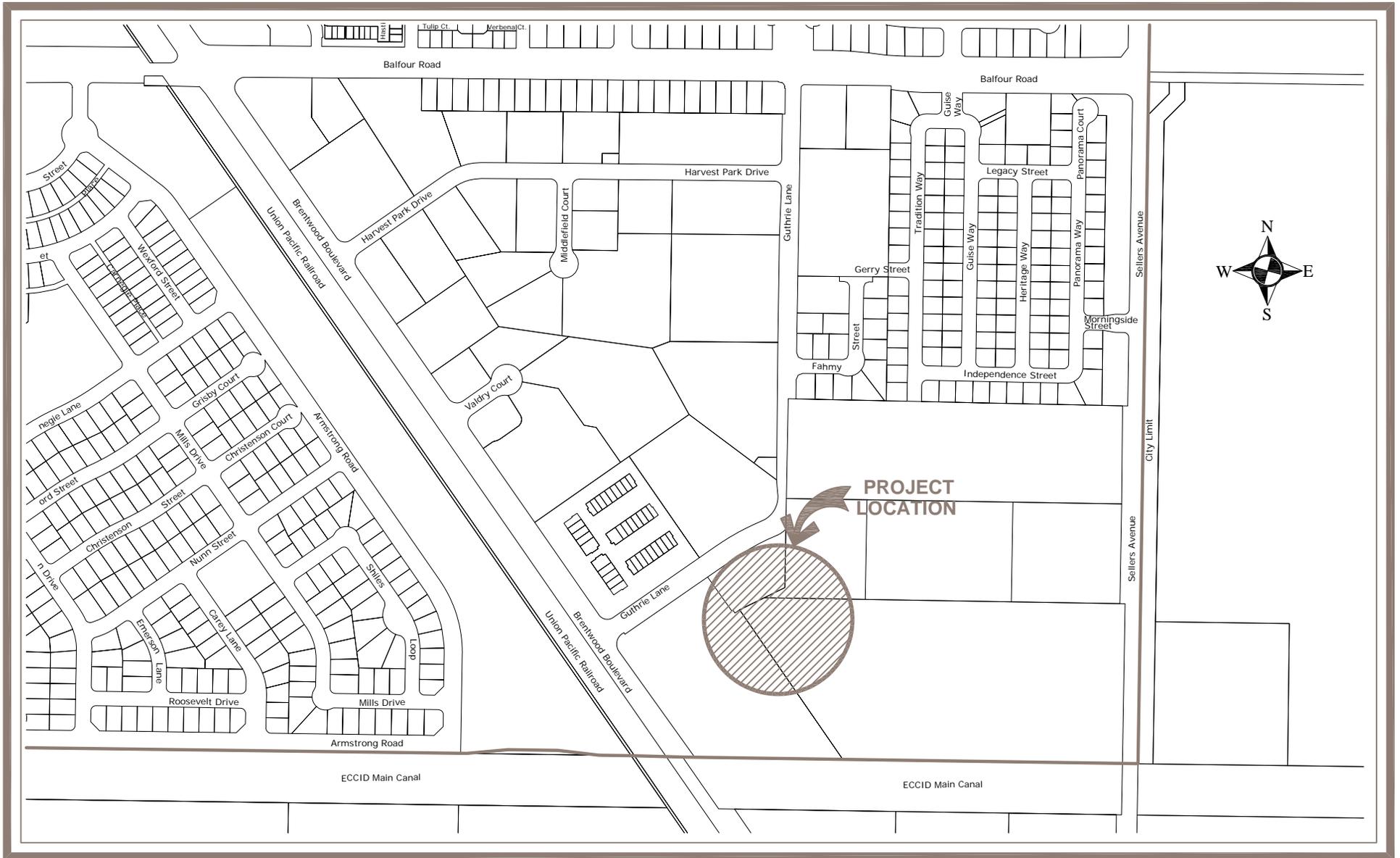
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
General Fund	2,689,810	5,058,701	4,403,100	68,000	600,000	-	\$ 12,819,611
Facility Fees	1,462,021	24,631,082	5,565,297	675,000	-	-	\$ 32,333,400
Enterprise	1,468,146	8,723,845	150,000	150,000	-	-	\$ 10,491,991
Federal/State Funding	-	-	-	-	-	-	\$ -
Development Contributions	-	-	-	-	-	-	\$ -
Redevelopment	500,000	11,610,024	10,266,582	5,442,500	2,896,894	-	\$ 30,716,000
Other	3,094,879	12,456,316	7,208,430	8,933,000	7,875,000	2,890,000	\$ 42,457,625
<b>TOTAL</b>	<b>\$ 9,214,856</b>	<b>\$ 62,479,968</b>	<b>\$ 27,593,409</b>	<b>\$ 15,268,500</b>	<b>\$ 11,371,894</b>	<b>\$ 2,890,000</b>	<b>\$ 128,818,627</b>



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# 400 GUTHRIE LANE PARKING LOT

400 Guthrie Lane



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> 400 Guthrie Lane Parking Lot			<b>Project #</b> <b>337</b> <b>37192</b>
<b>Location:</b> 400 Guthrie Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> R. Kidwell	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Purchase land to install adequate parking stalls behind the building. The project will include only the purchase of land and costs to assemble the land with 400 Guthrie Lane.		<b>Justification:</b> For the current lease and potential sale of the building, it is necessary to add adequate parking for the building. The building currently has only 15 stalls. The required parking requirement for the industrial user will be approximately 40+ stalls.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal		15,000					\$ 15,000
90040 Planning and Design							
90050 Construction							
90070 Project Administration		20,000					\$ 20,000
90100 Land/ROW/Acquisitions		615,000					\$ 615,000
<b>TOTAL</b>		<b>\$ 650,000</b>					<b>\$ 650,000</b>

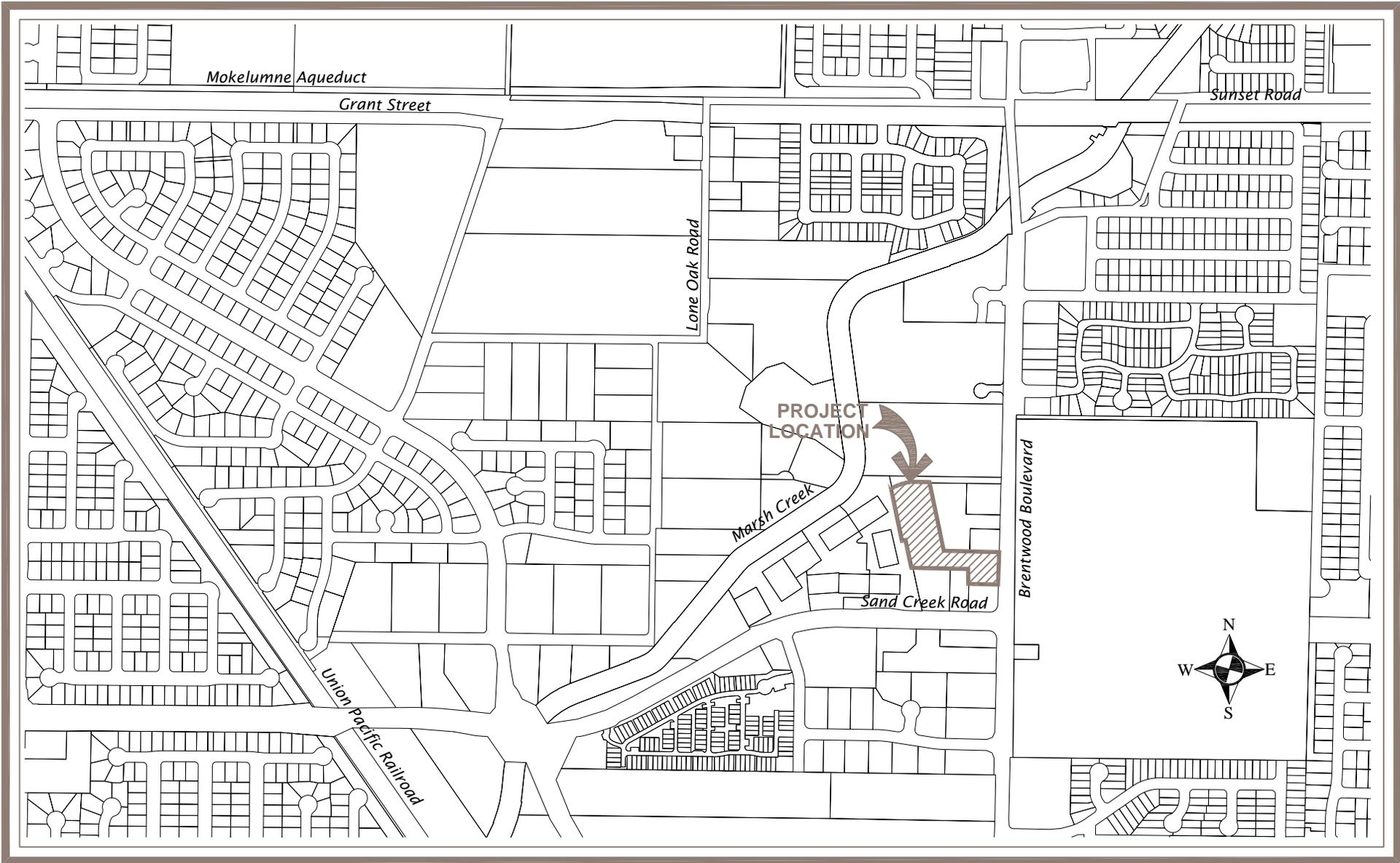
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47256 Facility Fees		650,000					\$ 650,000
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 650,000</b>					<b>\$ 650,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$2,000</b>
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Funding for this project will derive from Community Facilities Fees. The property to be purchased and assembled is outside the Redevelopment Project Area and does not qualify for redevelopment funding. The Agency is funding the administration of the lease and sale, the cost to legally split 400 Guthrie Lane from the Police Facility parcel, and the future land appraisal, escrow and legal costs to sell 400 Guthrie Lane. The cost for striping, lighting, landscaping, drainage, etc., will be borne by the ultimate buyer of 400 Guthrie Lane.

# BRENTWOOD EDUCATION AND TECHNOLOGY CENTER PROJECTS

101 Sand Creek Road



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Brentwood Education and Technology Center Projects</b>			<b>Project # 337 31120</b>
<b>Location:</b> 101 Sand Creek Road	<b>Redevelopment Area:</b> Yes	<b>Project Mgr:</b> M. Azamey	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Three separate activities are planned as part of the project: demise rooms into smaller spaces; replace roof and build a screen to hide HVAC equipment from public right of way		<b>Justification:</b> Current 1,000 sq. ft. rooms are too large for market conditions, the roof is failing and the HVAC equipment is visible from public right of way which violates a Planning Commission Standard Condition of Approval	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	6,236						\$ 6,236
90050 Construction	107,577	250,000					\$ 357,577
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 113,813</b>	<b>\$ 250,000</b>					<b>\$ 363,813</b>

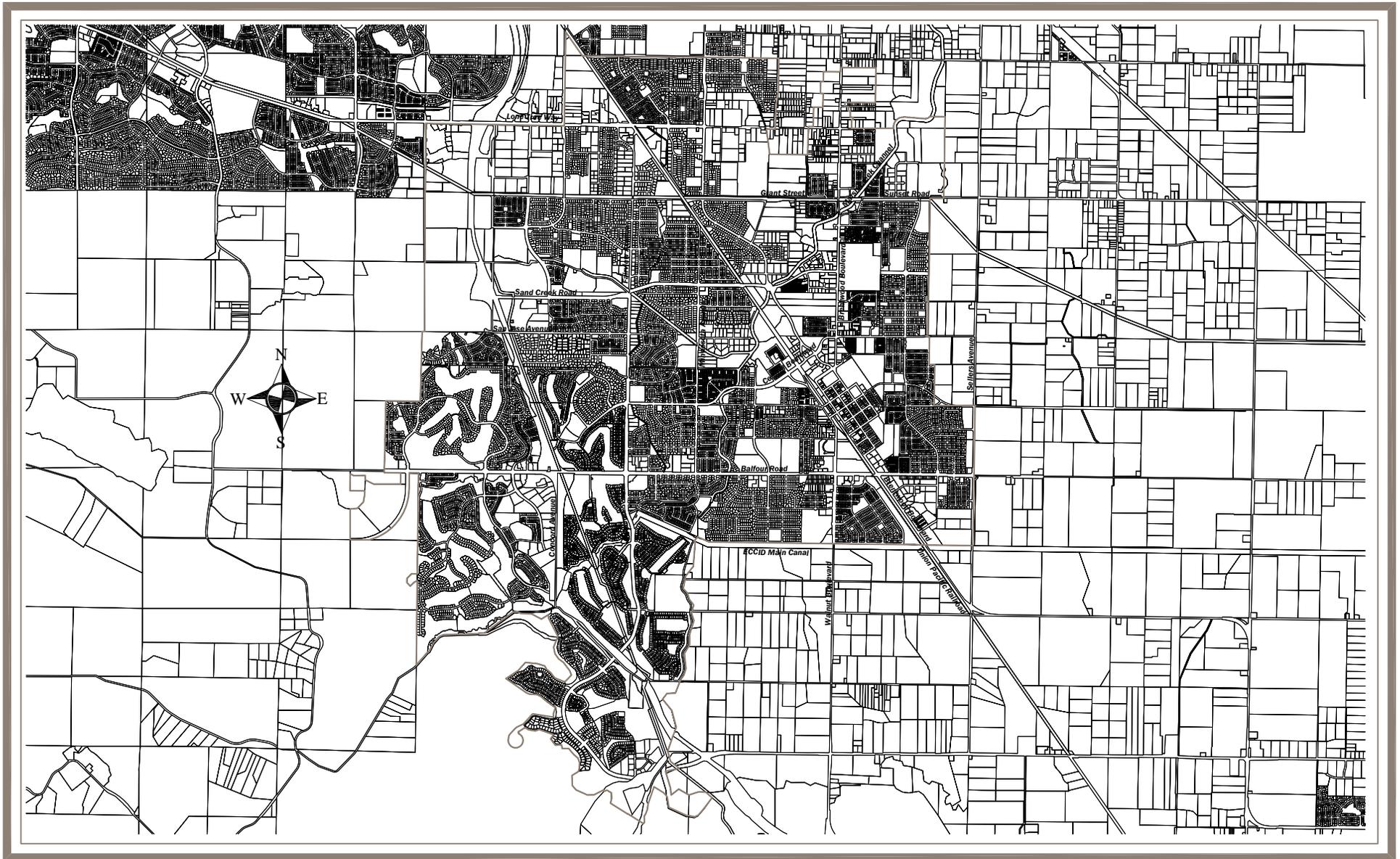
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47501 Enterprise	113,813						\$ 113,813
44xxx Federal/State Funding							
46xxx Development Contributions							
47xxx Redevelopment							
47704 Facilities Replacement Fund		250,000					\$ 250,000
<b>TOTAL</b>	<b>\$ 113,813</b>	<b>\$ 250,000</b>					<b>\$ 363,813</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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The Technology Center roof is leaking and in need of reconstruction. Funding comes from the City Rentals Enterprise fund and the Building Replacement fund. This project is exempt from the Public Art requirement.

# CITY WIDE SIGN / IDENTIFICATION PROGRAM

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> City Wide Sign / Identification Program			<b>Project #</b> <b>337</b> <b>37207</b>
<b>Location:</b> City wide		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> L. Maurer	
<b>Project Priority:</b> 3A - Desirable	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The design and development of an informational sign program for the City which will include: entryway monuments and identification; directional signage to the Downtown / Civic Center core and directional signage in the Downtown / Civic Center core.		<b>Justification:</b> This project is consistent with the General Plan's Community Design Element, Policy 3.3.2, Policy 3.3.3, and Policy 3.3.4. Further this project is a component of the Civic Center Development and Downtown Streetscape programs.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	35,000						\$ 35,000
90050 Construction		35,000	60,000	50,000			\$ 145,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 60,000</b>	<b>\$ 50,000</b>			<b>\$ 180,000</b>

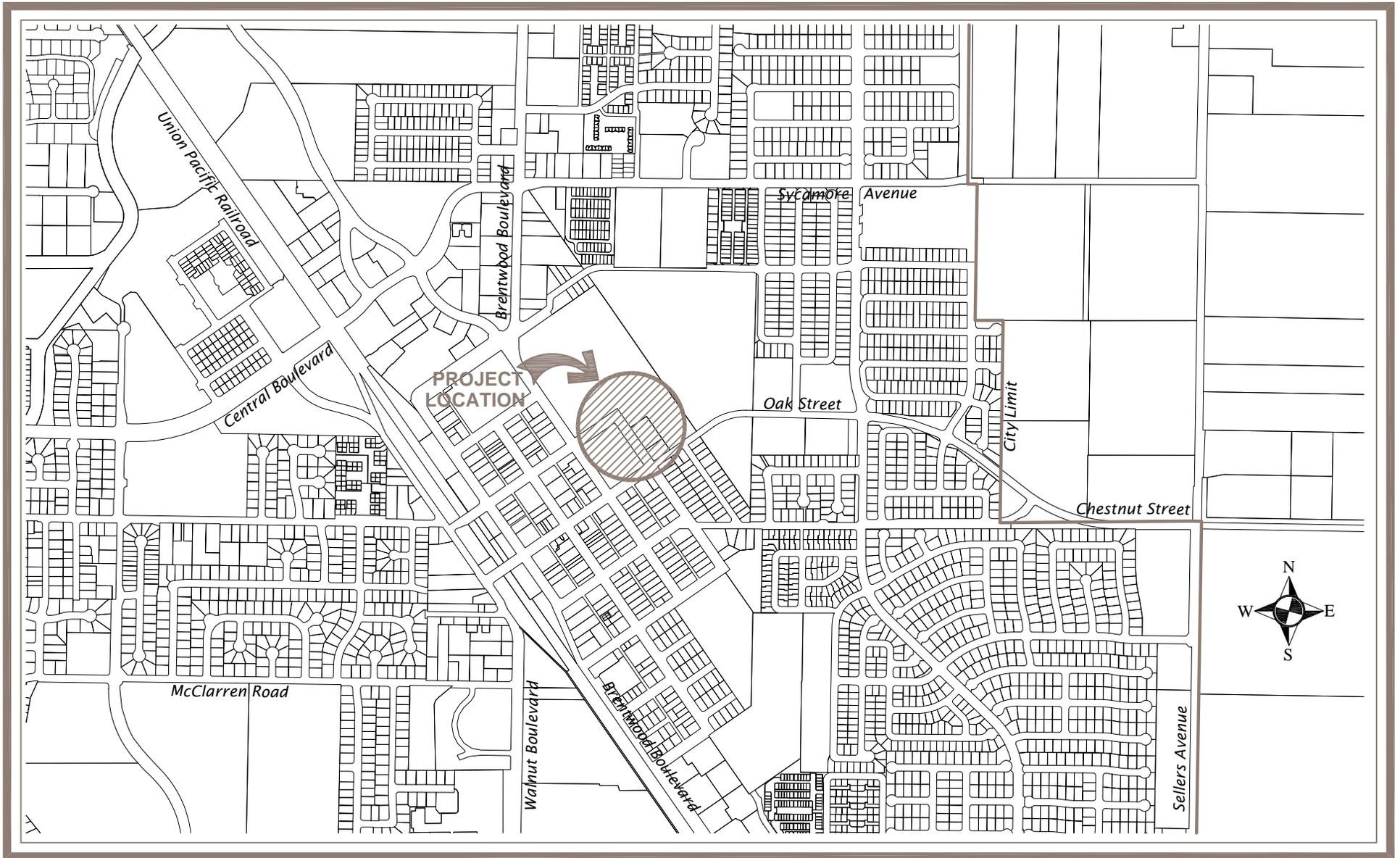
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	35,000						\$ 35,000
47256 Facility Fees		35,000	60,000	50,000			\$ 145,000
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 60,000</b>	<b>\$ 50,000</b>			<b>\$ 180,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$10,000</b>
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The City will design and develop city wide identification signage to mark entries to the City of Brentwood. The City will improve directional signage throughout town to promote the Downtown and Civic Center uses. Further, the design and development of signs in Downtown and the Civic Center will be part of the work on this project. A consultant will be hired to develop the plan, design and locations of signage. Phasing of the construction will likely coincide with development projects, such as the Downtown Streetscape, the Civic Center project, as well as with other private development where appropriate. The project costs are estimates and will be refined once the design, number of locations, materials, etc. are estimated.

# CIVIC CENTER PARKING FACILITY

Third and Maple Streets



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Civic Center Parking Facility			<b>Project #</b>	
<b>Location:</b> Third and Maple Streets		<b>Redevelopment Area:</b> Yes		<b>337</b>
		<b>Project Mgr:</b> G. Leech		<b>37196</b>
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> Construction of a 280+ stall parking structure to accommodate the new Civic Center and downtown.			<b>Justification:</b> Based on the master plan being designed for downtown Brentwood, construction of the New City Hall is just one component of the future Civic Center. Other community facilities will be built which will also surround City Park. Therefore, additional parking will be needed to accommodate the increased patron traffic in downtown on both weekdays and weekends.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	7,150						\$ 7,150
90040 Planning and Design	295,102	164,713	91,731				\$ 551,546
90050 Construction	33,948	4,497,730	1,956,876				\$ 6,488,554
90070 Project Administration	63,800	161,975	226,975				\$ 452,750
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 400,000</b>	<b>\$ 4,824,418</b>	<b>\$ 2,275,582</b>				<b>\$ 7,500,000</b>

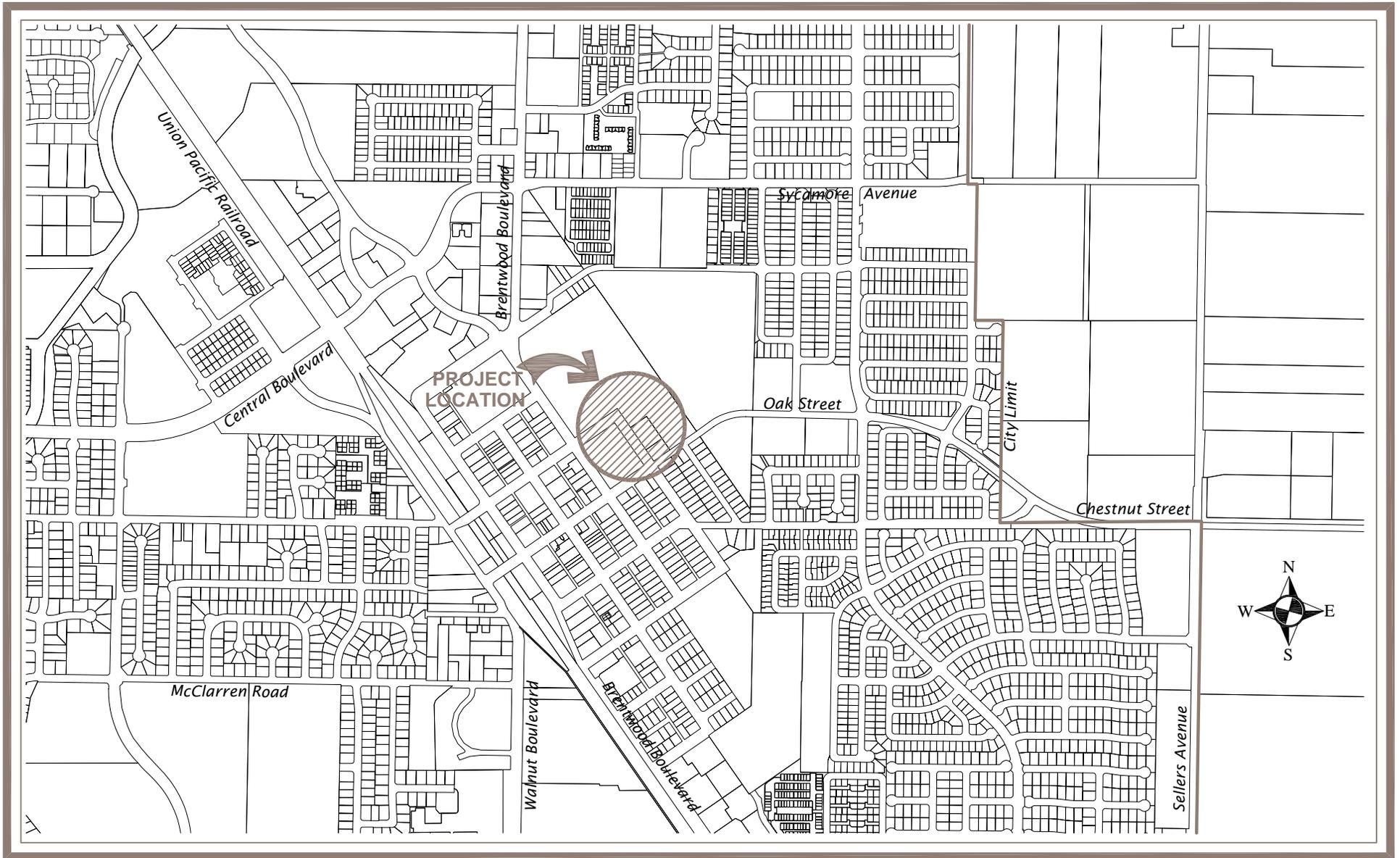
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48301 Redevelopment	400,000	4,824,418	2,275,582				\$ 7,500,000
Other							
<b>TOTAL</b>	<b>\$ 400,000</b>	<b>\$ 4,824,418</b>	<b>\$ 2,275,582</b>				<b>\$ 7,500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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The Civic Center parking facility is a component of the future Civic Center and will be constructed separately from other Civic Center structures. The Redevelopment Agency funded \$400,000 in FY 2007/08 and the remaining \$7,100,000 is dependent on the issuance of a future Redevelopment Tax Allocation Bond. Future annual O&M costs cannot be determined until the building design details and LEED components have been finalized.

# CIVIC CENTER PLAZA

Second and Maple Streets



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Civic Center Plaza</b>			<b>Project #</b>
<b>Location:</b> Second and Maple Streets	<b>Redevelopment Area:</b> Yes		<b>337</b>
	<b>Project Mgr:</b> G. Leech		<b>37193</b>
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> In conjunction with the construction of a new City Hall, design and build a Civic Center plaza next to City Hall. Plans for the plaza include a water feature, seating areas for public gathering and a walkway access to City Hall, Council Chambers and Community Center.		<b>Justification:</b> As part of the Civic Center and the vision for Downtown Brentwood 2010, we will be constructing a plaza at the New City Hall to be used as a gathering place, events and cultural center as a showcase for public art.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	1,300						\$ 1,300
90040 Planning and Design	114,668	176,429					\$ 291,097
90050 Construction	6,172	790,931					\$ 797,103
90070 Project Administration	11,600	98,900					\$ 110,500
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 133,740</b>	<b>\$ 1,066,260</b>					<b>\$ 1,200,000</b>

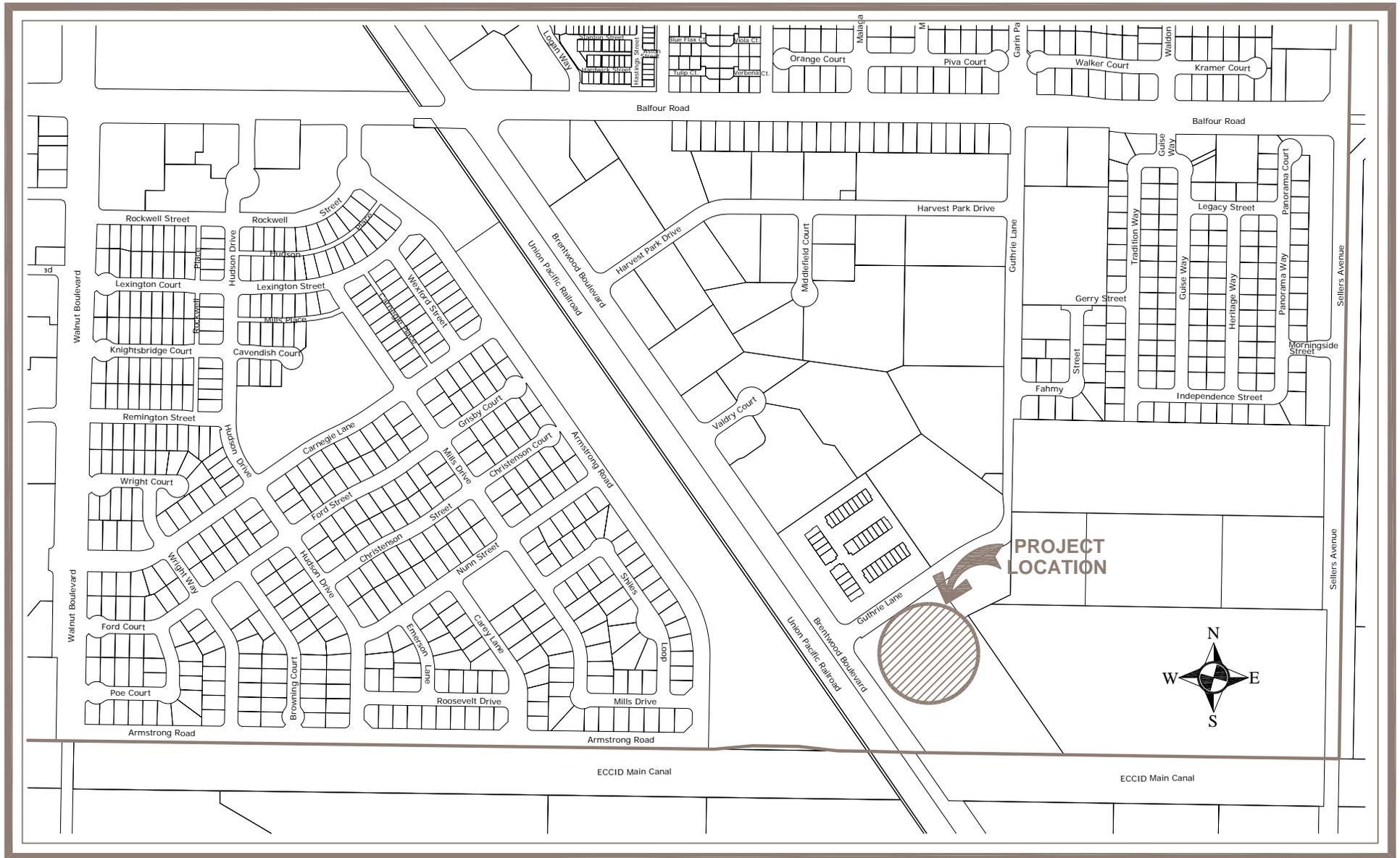
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47256 Facility Fees	133,740	1,066,260					\$ 1,200,000
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 133,740</b>	<b>\$ 1,066,260</b>					<b>\$ 1,200,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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The Civic Center Plaza is a component of the Civic Center and is therefore presented as a separate project in spite of its relationship to City Hall. Future annual O&M costs associated with this plaza will include landscape maintenance and water. These future annual O&M costs cannot be determined until the design details and LEED components have been finalized.

# COMMUNICATION TOWER ANTENNA INSTALLATION

9100 Brentwood Boulevard



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Communication Tower Antenna Installation</b>			<b>Project #</b>
<b>Location:</b> 9100 Brentwood Boulevard	<b>Redevelopment Area:</b>	Yes	
	<b>Project Mgr:</b>	K. King	
<b>Project Priority:</b> IC - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project provides for the installation of antenna masts and the related electronic equipment on/in the recently completed Communications tower / shelter constructed during 2007. The installation of this equipment will improve the current public safety radio communications within the existing areas, thus enhancing public safety. In addition, the project will provide the foundational infrastructure for future City of Brentwood communication needs and enhancements.		<b>Justification:</b> The Police Department, which currently contracts with the Antioch Police Department for dispatch services, is experiencing several areas of marginal two-way radio reception / communication. This is due, in part, to varying terrain of recently annexed areas. This project will increase current two-way radio reception as well as provide base equipment infrastructure for future communications needs within the City.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design		900					\$ 900
90050 Construction		27,300					\$ 27,300
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>		<b>\$ 28,200</b>					<b>\$ 28,200</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47700 Emergency Preparedness Fund		28,200					\$ 28,200
<b>TOTAL</b>		<b>\$ 28,200</b>					<b>\$ 28,200</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$1,000</b>
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This project is designed to provide the installation of new antennas from their current use-location on the Police Facility, to the elevated location of the recently completed communication tower. This project will allow for enhanced voice and data transmission throughout the City. This project is estimated to be completed within the first quarter of FY 2008/09. Funding for this CIP will come from the Emergency Preparedness Fund.



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> <b>Computerized Maintenance Management System</b>			<b>Project #</b>
<b>Location:</b> 2201 Elkins Way		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. Ehlers	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The Public Works and Parks and Recreation departments are utilizing the consultant services of ClientFirst for an information systems analysis. Upon recommendation, staff will purchase a Computerized Maintenance Management System (CMMS) that is interfaced with all pertinent City software systems e.g. Tower, InCode, IFAS, GIS, etc. This system will also include a Citizen Request Management (CRM) module.		<b>Justification:</b> The current CMMS software does not interface with payroll or other financial software systems. With the goal of a performance based budget, appropriate tracking software will be necessary to account for work completed and projected tasks.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>							
90050 <b>Construction</b>		216,000	216,000	218,000			\$ 650,000
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>		\$ 216,000	\$ 216,000	\$ 218,000			\$ 650,000

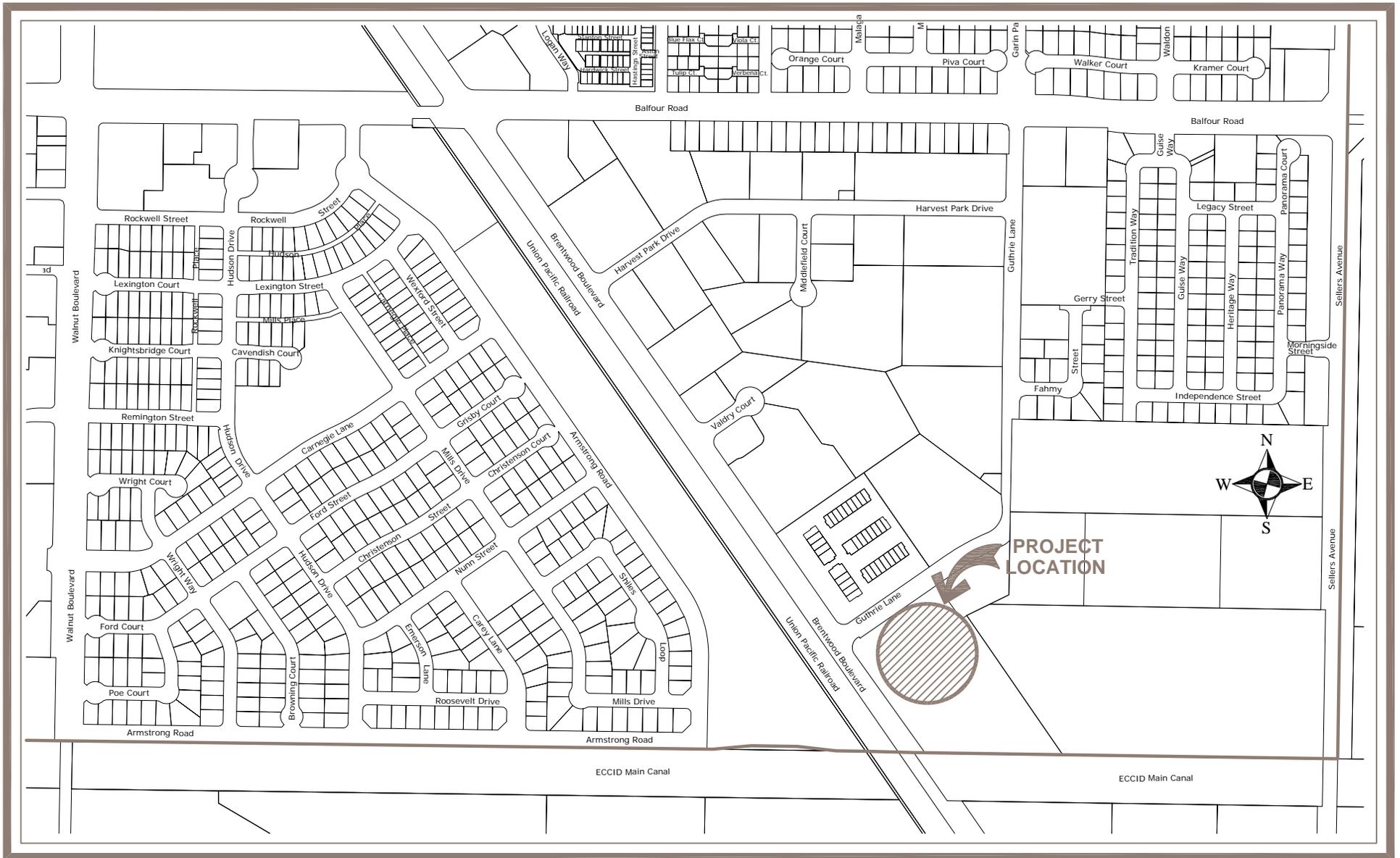
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund - Streets and Parks</b>		66,000	66,000	68,000			\$ 200,000
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>		150,000	150,000	150,000			\$ 450,000
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>		\$ 216,000	\$ 216,000	\$ 218,000			\$ 650,000

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$25,000</b>
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Analysis has been completed within other City departments to determine software needs. This project will greatly improve software efficiency and contribute to the City's master plan of interfacing software systems. For FY 2008/09 and 2009/10, the Water, Wastewater and Solid Waste Enterprises will each fund \$50,000 and Streets and Parks will each fund \$33,000. For FY 2010/11, the Water, Wastewater and Solid Waste Enterprises will each fund \$50,000 and Streets and Parks will each fund \$34,000.

# CRIME ANALYSIS AND REPORTING SOFTWARE

9100 Brentwood Boulevard



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> <b>Crime Analysis and Reporting Software</b>			<b>Project #</b> <b>337</b> <b>37199</b>
<b>Location:</b> 9100 Brentwood Boulevard		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> M. Evenson	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project provides for the acquisition and implementation of new Crime Analysis and Online Crime Reporting software. The Crime Analysis software will allow the Police Department to better deploy resources and to keep the public and City officials better informed regarding current crime trends. The Online Crime Reporting software will allow the public to report minor crimes via the City's website which will help decrease the amount of time patrol officers spend on minor calls allowing them to conduct more proactive crime and traffic enforcement.		<b>Justification:</b> The Police Department currently doesn't have either Crime Analysis or Online Crime Reporting software. Most departments the same size as Brentwood's typically have both types of software. These software packages will help Brentwood Police keep the public and City officials better informed and will help streamline the current workload in the department.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>							
90050 <b>Software</b>	64,810	11,651					\$ 76,461
90070 <b>Hardware</b>							
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 64,810</b>	<b>\$ 11,651</b>					<b>\$ 76,461</b>

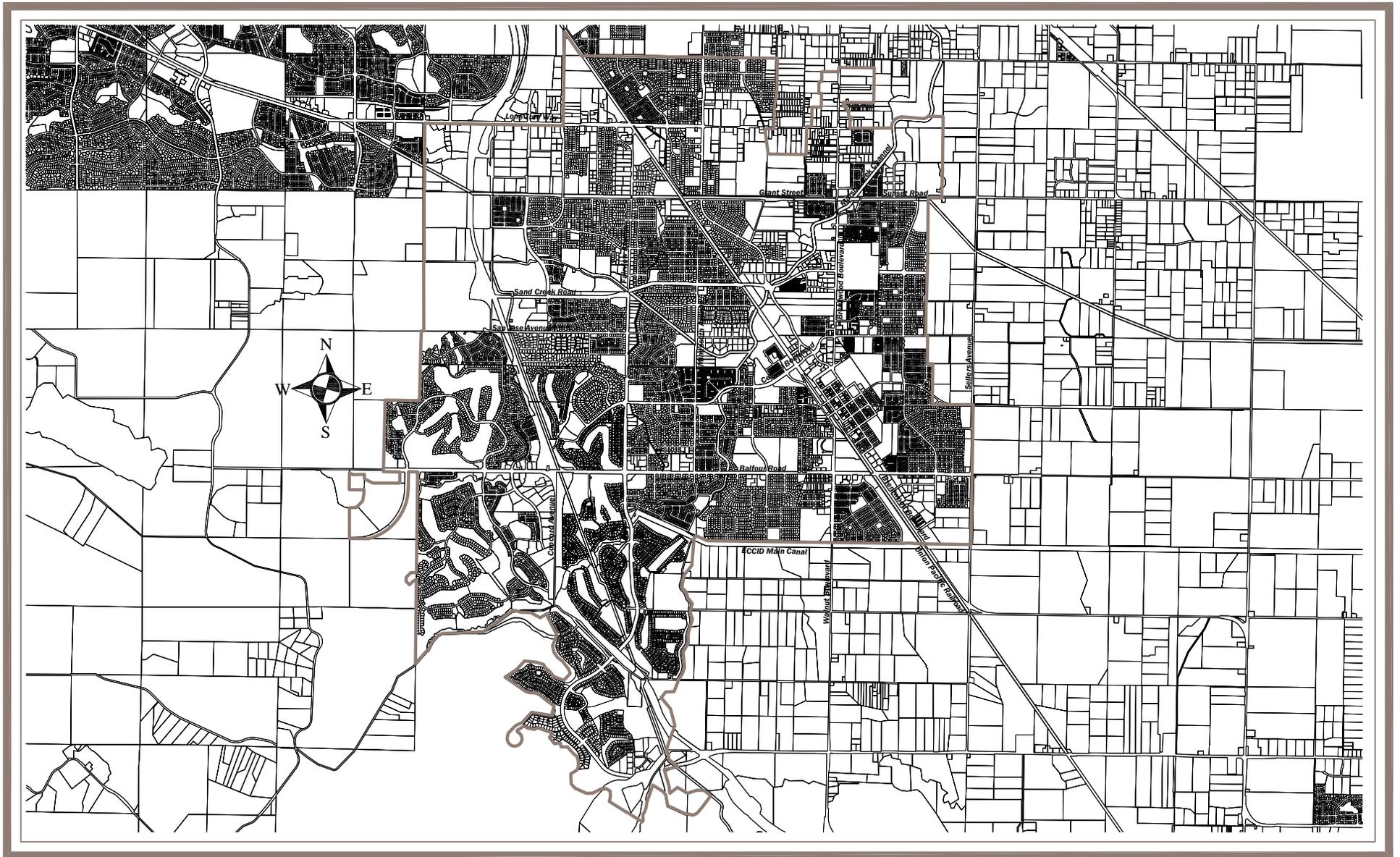
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>	64,810	11,651					\$ 76,461
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 64,810</b>	<b>\$ 11,651</b>					<b>\$ 76,461</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$10,500</b>
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The implementation of the Crime Analysis and the Online Crime Reporting System is in process. The amount projected for FY 2008/09 is for the additional modifications necessary to interface with services provided by Data 911. The annual O&M costs are for future upgrades and annual maintenance contracts.

# DEVELOPMENT SERVICES SOFTWARE

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Development Services Software</b>			<b>Project # 337 37197</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> R. Kidwell	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Purchase, install and maintain licensing on a fully integrated enterprise software solution for development services automation. A fully integrated solution would provide full functioning workflow for all departments that are involved in the development process, as well as automate the full range of permitting presently issued by the various departments in the City of Brentwood. This project will allow cross platform integration of data between IFAS and GIS.		<b>Justification:</b> This project is necessary to improve customer service and customer satisfaction by dramatically improving workflow and output through the various departments in the City. Presently the majority of processes of Planning, Building and Engineering are manual, often necessitating duplicate work effort.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	45,000						\$ 45,000
90050 Software	4,093	200,000	125,000	43,407			\$ 372,500
90070 Hardware	907			81,593			\$ 82,500
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 50,000</b>	<b>\$ 200,000</b>	<b>\$ 125,000</b>	<b>\$ 125,000</b>			<b>\$ 500,000</b>

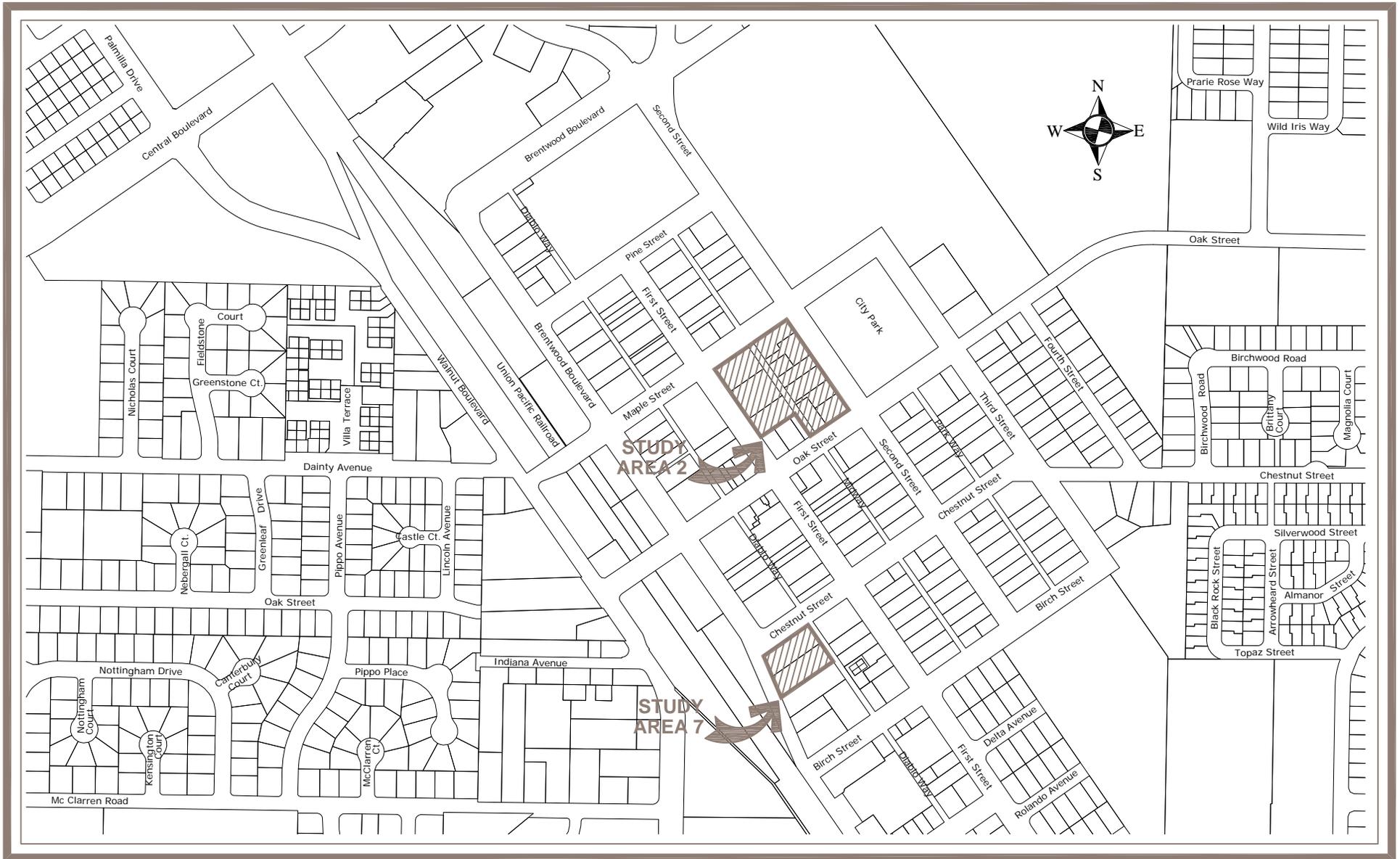
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees	50,000	200,000	125,000	125,000			\$ 500,000
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 50,000</b>	<b>\$ 200,000</b>	<b>\$ 125,000</b>	<b>\$ 125,000</b>			<b>\$ 500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$60,000</b>
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The project funding is divided among the following Facility Fees: Roadway - \$162,810; Parks & Trails - \$109,066; Water - \$108,115; Wastewater - \$64,554 and Community Facilities - \$55,455. Annual O&M costs will be paid out of the operating budgets of the City departments utilizing the system.

# DOWNTOWN PARKING SOLUTIONS

## Study Areas 2 and 7



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Downtown Parking Solutions</b>			<b>Project #</b>
<b>Location:</b> Study Areas 2 and 7	<b>Redevelopment Area:</b> Yes	<b>337</b>	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>Project Mgr:</b> C. McCann	<b>37204</b>
		<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> A comprehensive parking plan consists of parking facilities and solutions, including a possible parking structure and surface lots, disbursed throughout the Downtown in strategic locations to address the parking demands required for the growth of the Downtown. Areas currently under study for parking facilities are Study Areas 2 and 7.		<b>Justification:</b> To provide sufficient parking facilities in the Downtown to support continued retail/restaurant vitality and expansion of businesses in the Downtown. Possible structure should provide parking facilities that are convenient and safe, and will assure a high usage by Downtown businesses, employees and visitors.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	50,000	200,000	50,000				\$ 300,000
90040 Planning and Design		532,500	382,500				\$ 915,000
90050 Construction			3,442,500	3,442,500			\$ 6,885,000
90070 Project Administration							
90100 Land/ROW/Acquisitions			3,116,000				\$ 3,116,000
<b>TOTAL</b>	<b>\$ 50,000</b>	<b>\$ 732,500</b>	<b>\$ 6,991,000</b>	<b>\$ 3,442,500</b>			<b>\$ 11,216,000</b>

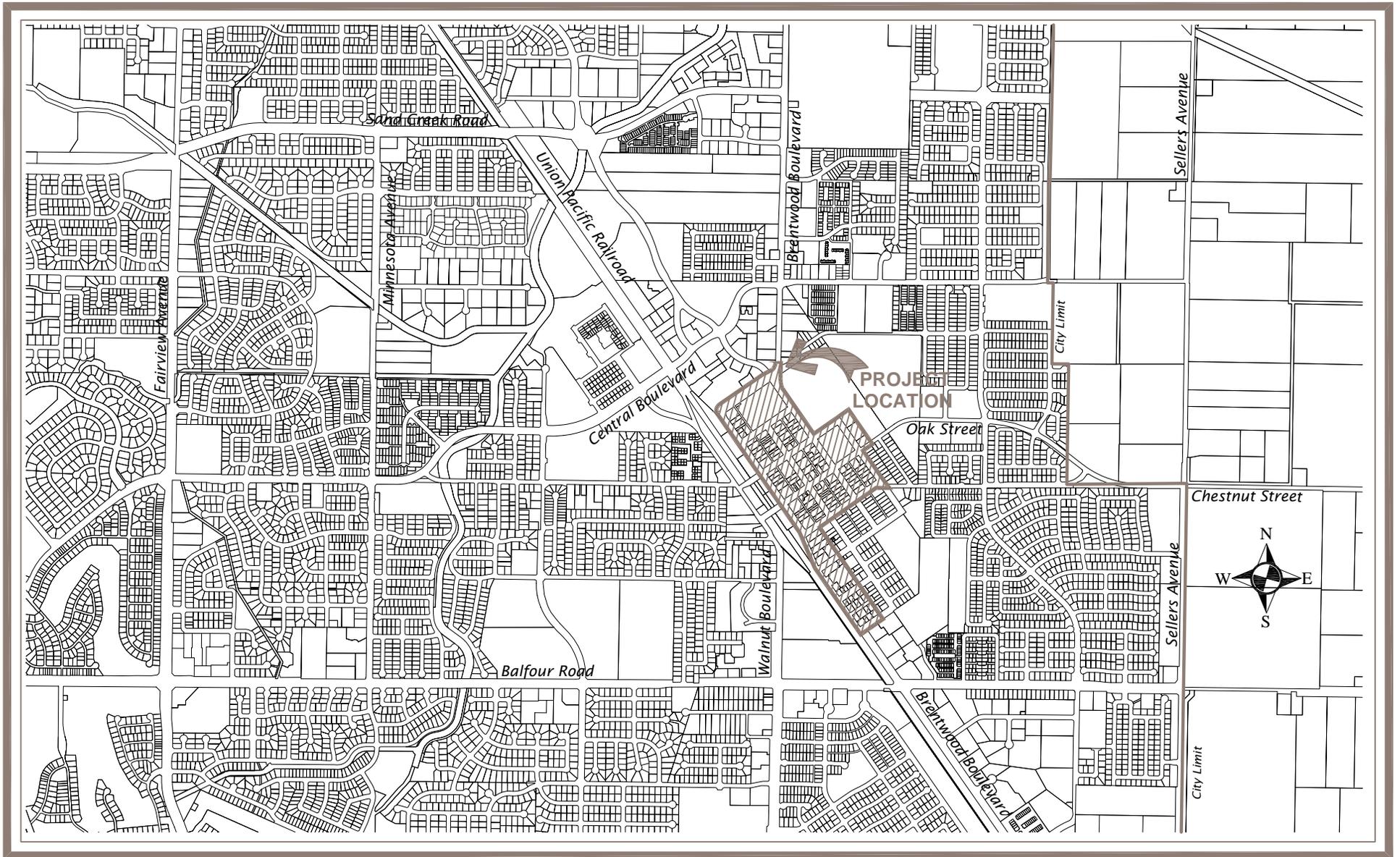
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48301 Redevelopment	50,000	732,500	6,991,000	3,442,500			\$ 11,216,000
Other							
<b>TOTAL</b>	<b>\$ 50,000</b>	<b>\$ 732,500</b>	<b>\$ 6,991,000</b>	<b>\$ 3,442,500</b>			<b>\$ 11,216,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$15,000</b>
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To address future parking deficiencies and demands, the Agency commissioned comprehensive studies for potential construction of parking facilities required for the growth of the Downtown. Retail strategy is currently underway to determine the best site(s) for parking structure(s) to support specific uses. The Redevelopment Agency will use existing bond funds of \$1,000,000 towards this project and the remaining funding is dependent on the issuance of a future Redevelopment Tax Allocation Bond. These are preliminary costs for structure(s). Further investigation and studies during the planning stages of this project will provide a better estimate of assemblage and construction costs to assist the Agency on whether to proceed with the project.

# DOWNTOWN STREETScape MASTER PLAN

Downtown area



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Downtown Streetscape Master Plan</b>			<b>Project # 337 37203</b>
<b>Location:</b> Downtown area	<b>Redevelopment Area:</b> Yes	<b>Project Mgr:</b> G. Rozenski	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The master plan will include reconfiguration of roadway sections (including surface restoration) to provide convenient parking and smooth vehicle circulation; pedestrian-friendly connections; special sidewalk and crosswalk treatments; wider sidewalks for outdoor dining and merchandizing; outdoor dining "flex zones" in parking fields; decorative street lights; new street trees; tree lights; street furniture; planters; planting medians; ornamental tree guards and drain grates, and gateway monuments.		<b>Justification:</b> On November 16, 2005, the City Council approved the Downtown Specific Plan which provides for the City to create a streetscape plan that is supportive of the envisioned development and to create a beautiful setting for the City's civic and historic district. On December 13, 2005, the City Council approved the Downtown Action Plan which included the preparation of the Streetscape Master Plan.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	50,000	53,106					\$ 103,106
90050 Construction			1,000,000	2,000,000	2,896,894		\$ 5,896,894
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 50,000</b>	<b>\$ 53,106</b>	<b>\$ 1,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,896,894</b>		<b>\$ 6,000,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48301 Redevelopment	50,000	53,106	1,000,000	2,000,000	2,896,894		\$ 6,000,000
Other							
<b>TOTAL</b>	<b>\$ 50,000</b>	<b>\$ 53,106</b>	<b>\$ 1,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,896,894</b>		<b>\$ 6,000,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$15,000</b>
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The Brentwood Redevelopment Agency has sufficient funds from its 2001 Tax Allocation Bond proceeds for the Planning and Design phase of the Downtown Streetscape Master Plan. The construction cost is only an estimate until such time the Plan is prepared, approved and priced. The Agency anticipates issuing a new bond to fund the construction costs. The construction of this project will be coordinated with the Downtown Infrastructure project. This project is exempt from the Public Art requirement.

# ERGONOMIC CHAIR REPLACEMENT

708 Third Street



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Ergonomic Chair Replacement</b>			<b>Project # 337 37200</b>
<b>Location:</b> 708 Third Street	<b>Redevelopment Area:</b> Yes	<b>Project Mgr:</b> P. Meyer	
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will, over a three year period, replace and standardize ergonomic chairs for employees who will be located at the new City Hall. This project will ensure compliance with current ergonomic standards for all employees. This is a component of the New City Hall project.		<b>Justification:</b> This project is per the Injury Illness Prevention Plan Safety Policy Statement which states the City of Brentwood is committed to provide a safe work environment for City Administration and field operations personnel.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	35,000	36,050	37,100				\$ 108,150
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 35,000</b>	<b>\$ 36,050</b>	<b>\$ 37,100</b>				<b>\$ 108,150</b>

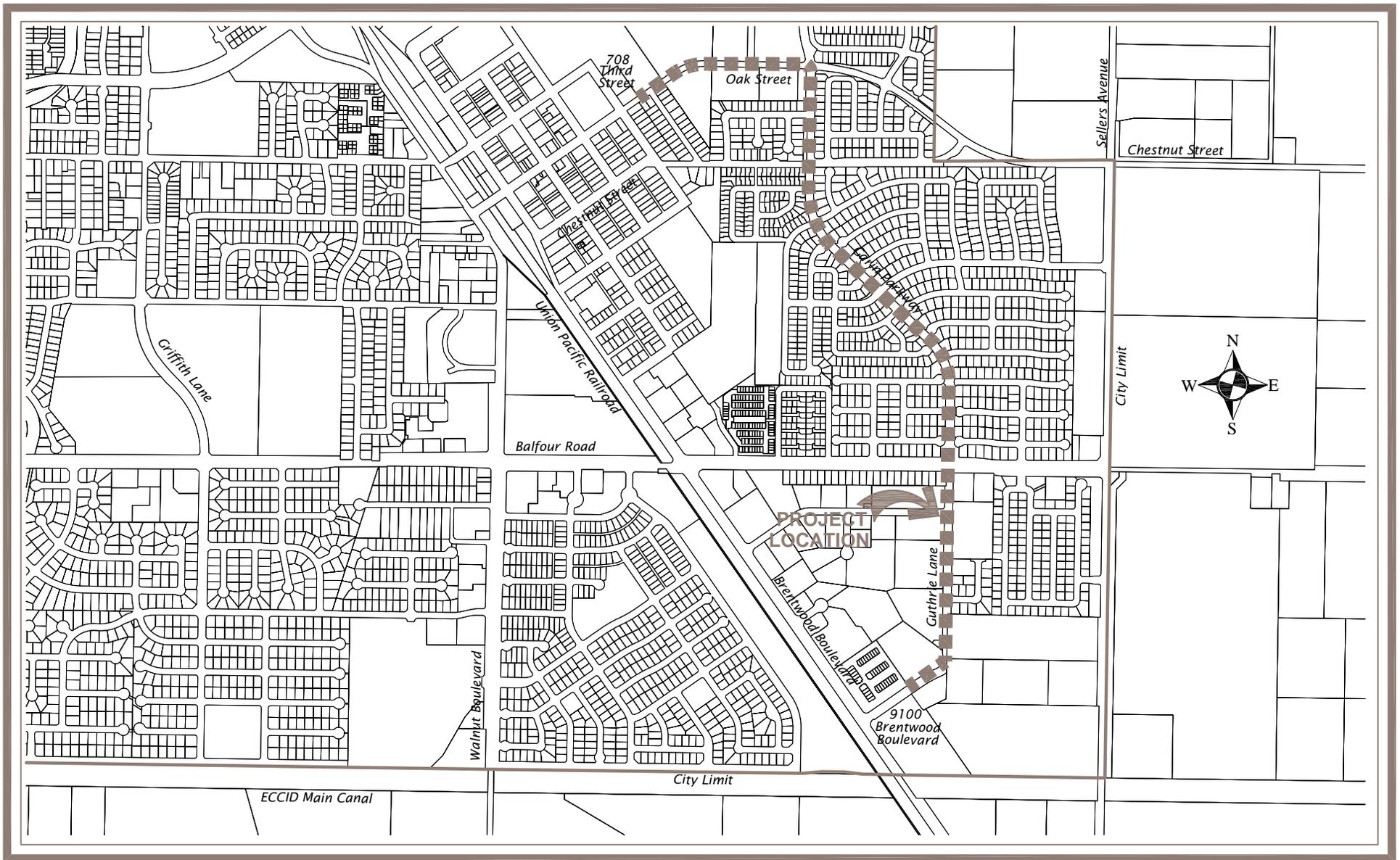
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	35,000	36,050	37,100				\$ 108,150
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 35,000</b>	<b>\$ 36,050</b>	<b>\$ 37,100</b>				<b>\$ 108,150</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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Ergonomically correct office furniture enhances the safety and well-being of all employees. This will be a three year replacement project which will involve most employees at all City facilities except Public Works.

# FIBER OPTIC LINK

From 9100 Brentwood Boulevard to 708 Third Street



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Fiber Optic Link			<b>Project #</b>	
<b>Location:</b> From 9100 Brentwood Boulevard to 708 Third Street			<b>337</b>	
			<b>37120</b>	
<b>Redevelopment Area:</b> Yes		<b>Project Mgr:</b> P. Eldredge		
<b>Project Priority:</b> 1A - Mandatory		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> This project is designated specifically for a fiber optic link between the new Police Station, located at 9100 Brentwood Boulevard, and City Hall, located at 708 Third Street. This construction is necessary for communication but will also address the need for conduit space that will tie to future locations.			<b>Justification:</b> A fiber optic conduit system is currently being installed throughout the City as part of both new development and the Fiber Optics CIP project, CIP #337-31070. The City anticipates linking all conduits to form a fiber optic master ring. However, with the construction of the new Police Station, a fiber link was needed for data transmittal and communication between the new Police Station and City Hall.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	14,400	50,000					\$ 64,400
90040 Planning and Design	74,000						\$ 74,000
90050 Construction	450,000	20,000					\$ 470,000
90070 Project Administration	6,000	4,000					\$ 10,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 544,400</b>	<b>\$ 74,000</b>					<b>\$ 618,400</b>

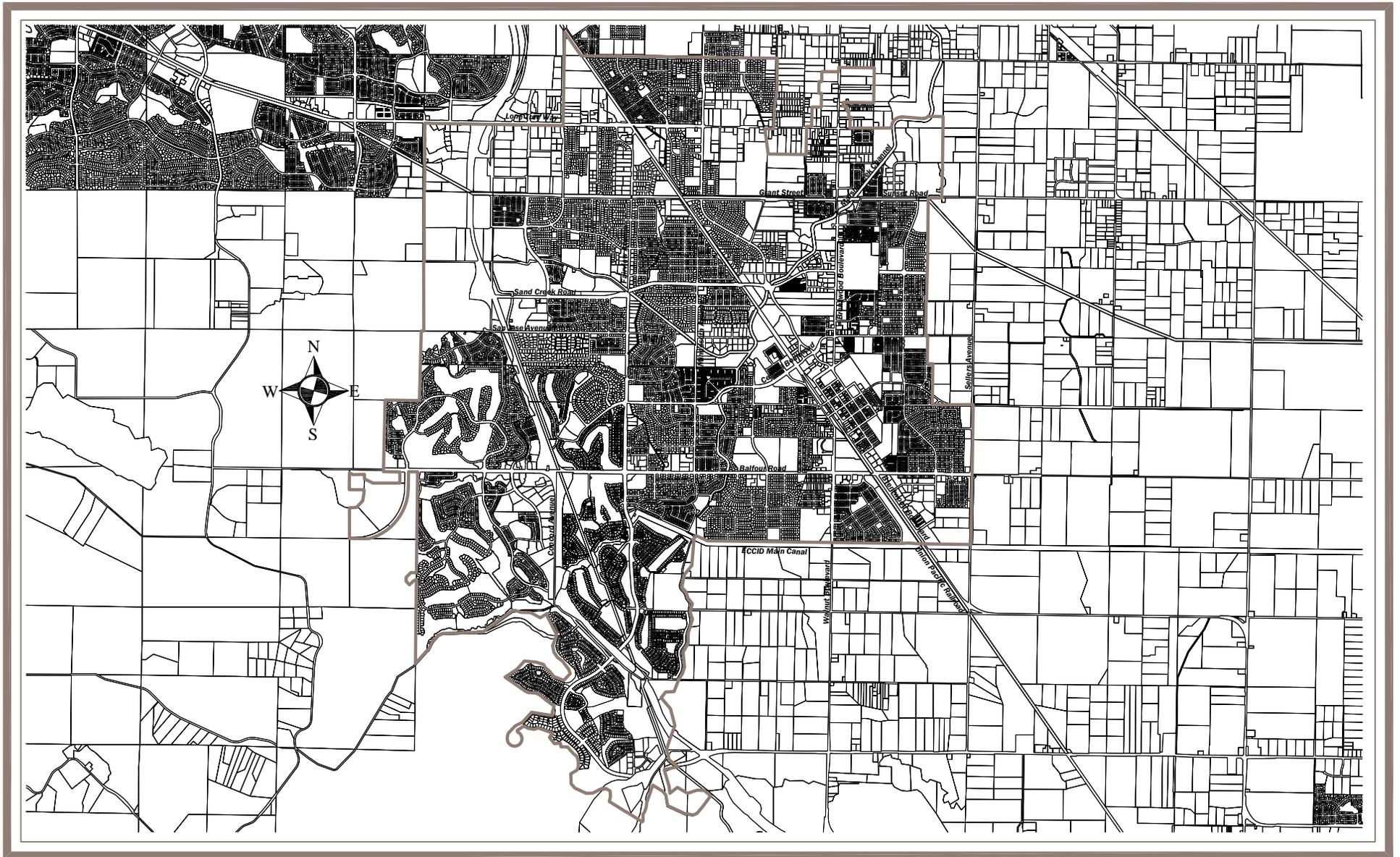
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47256 Facility Fees	544,400	74,000					\$ 618,400
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 544,400</b>	<b>\$ 74,000</b>					<b>\$ 618,400</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$500</b>
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This project is funded by Facility Fees. The construction has been completed; however, the contractor has disputed the final contract amount. The City is actively working with the contractor to resolve this dispute. This project is exempt from the Public Art requirement.

# FINANCIAL SOFTWARE

City wide



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Financial Software			<b>Project #</b> <b>337</b> <b>31140</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> D. Davies	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project provides for the acquisition and implementation of a new Financial Software package. This software will integrate City systems, such as Building Permits, Utility Billing and Parks and Recreation, with the accounting system. It will also allow the City to bring the Human Resource and Payroll functions in-house, removing the need for third-party services. The Workflow component will automate approval processes City wide and the imaging capabilities will allow for easy sharing of source documents, both of which will greatly improve the efficiency of all City employees.		<b>Justification:</b> The current software is inadequate for a City of this size. It doesn't integrate to other City systems, provide support for either Human Resources or Payroll to be done in-house, or support workflow or imaging.	

**PROJECT FINANCING**

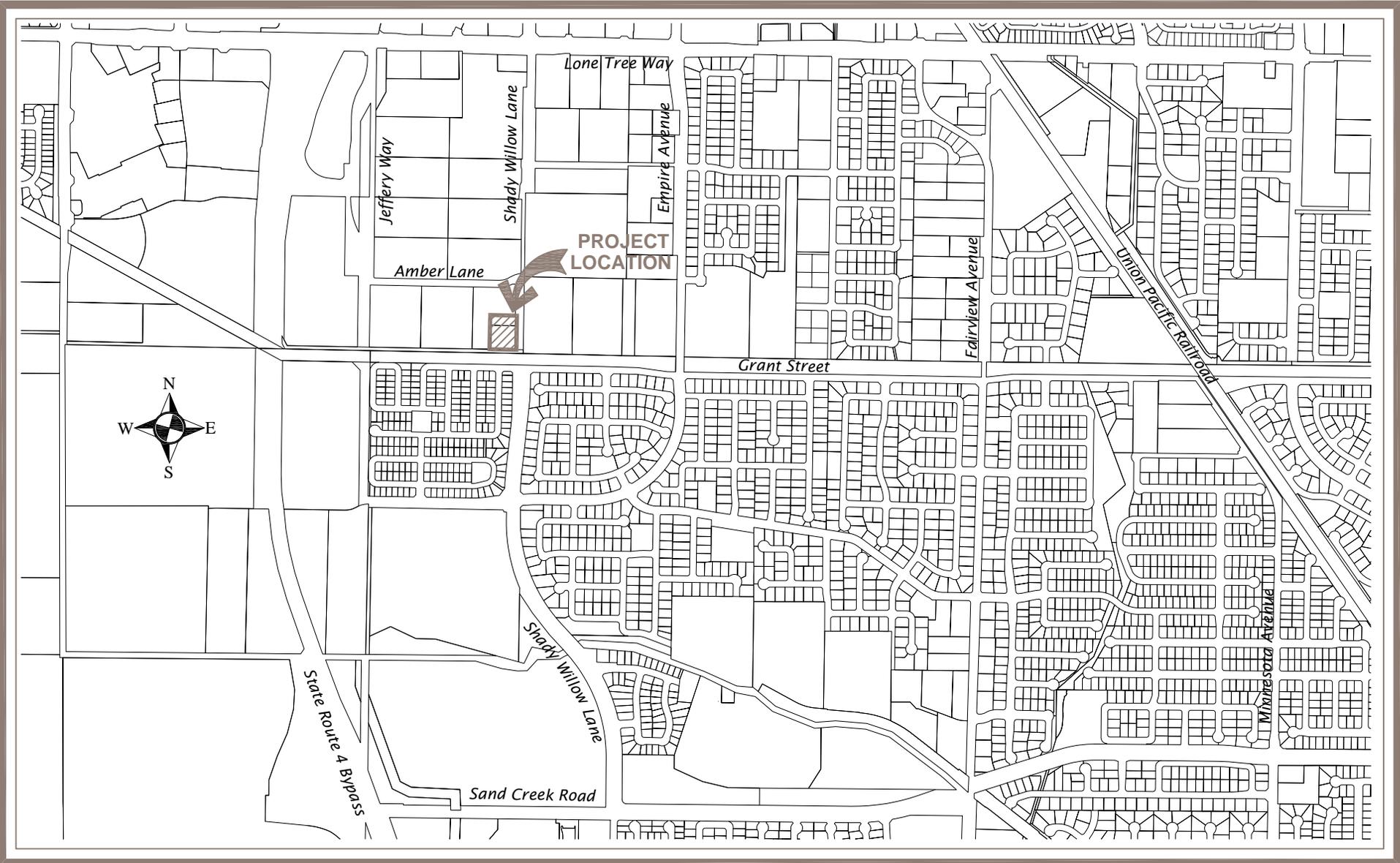
Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	60,000	5,000					\$ 65,000
90050 Software/Hardware	200,000						\$ 200,000
90070 Project Administration	1,100,000	135,000					\$ 1,235,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 1,360,000</b>	<b>\$ 140,000</b>					<b>\$ 1,500,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47703 Information Systems Replacement	1,360,000	140,000					\$ 1,500,000
<b>TOTAL</b>	<b>\$ 1,360,000</b>	<b>\$ 140,000</b>					<b>\$ 1,500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$120,000</b>
<p>Phase I, implementation of the financial applications, was completed in July 2006. Phase II, implementation of the Payroll and HR applications was completed in January 2008. Phase III, miscellaneous A/P, Cash Receipts and Purchasing modules are scheduled to be completed by December 2008. Future annual O&amp;M costs will be used for future updates and the annual maintenance contract, both of which will be budgeted for through the Information Systems Replacement Fund. This project is exempt from the Public Art requirement.</p>	

# FIRE STATION #53 (SHADY WILLOW)

Northwest corner of Grant Street and Shady Willow Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Fire Station #53 (Shady Willow)</b>			<b>Project #</b>	
<b>Location:</b> Northwest corner of Grant Street and Shady Willow Lane			<b>337</b>	
			<b>37030</b>	
<b>Redevelopment Area:</b> No		<b>Project Mgr:</b> A. Salam		
<b>Project Priority:</b> 1C - Mandatory		<b>Construction:</b> City/Dev		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Construct a new fire station, approximately 7,000 sq. ft. in size, to provide fire service to the area.			<b>Justification:</b> To ensure adequate fire protection services are maintained within the City.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	2,000	2,000					\$ 4,000
90040 Planning and Design	375,000	25,000					\$ 400,000
90050 Construction		2,264,000	1,236,000				\$ 3,500,000
90070 Project Administration		200,000	100,000				\$ 300,000
90100 Land/ROW/Acquisitions	351,400	9,000					\$ 360,400
<b>TOTAL</b>	<b>\$ 728,400</b>	<b>\$ 2,500,000</b>	<b>\$ 1,336,000</b>				<b>\$ 4,564,400</b>

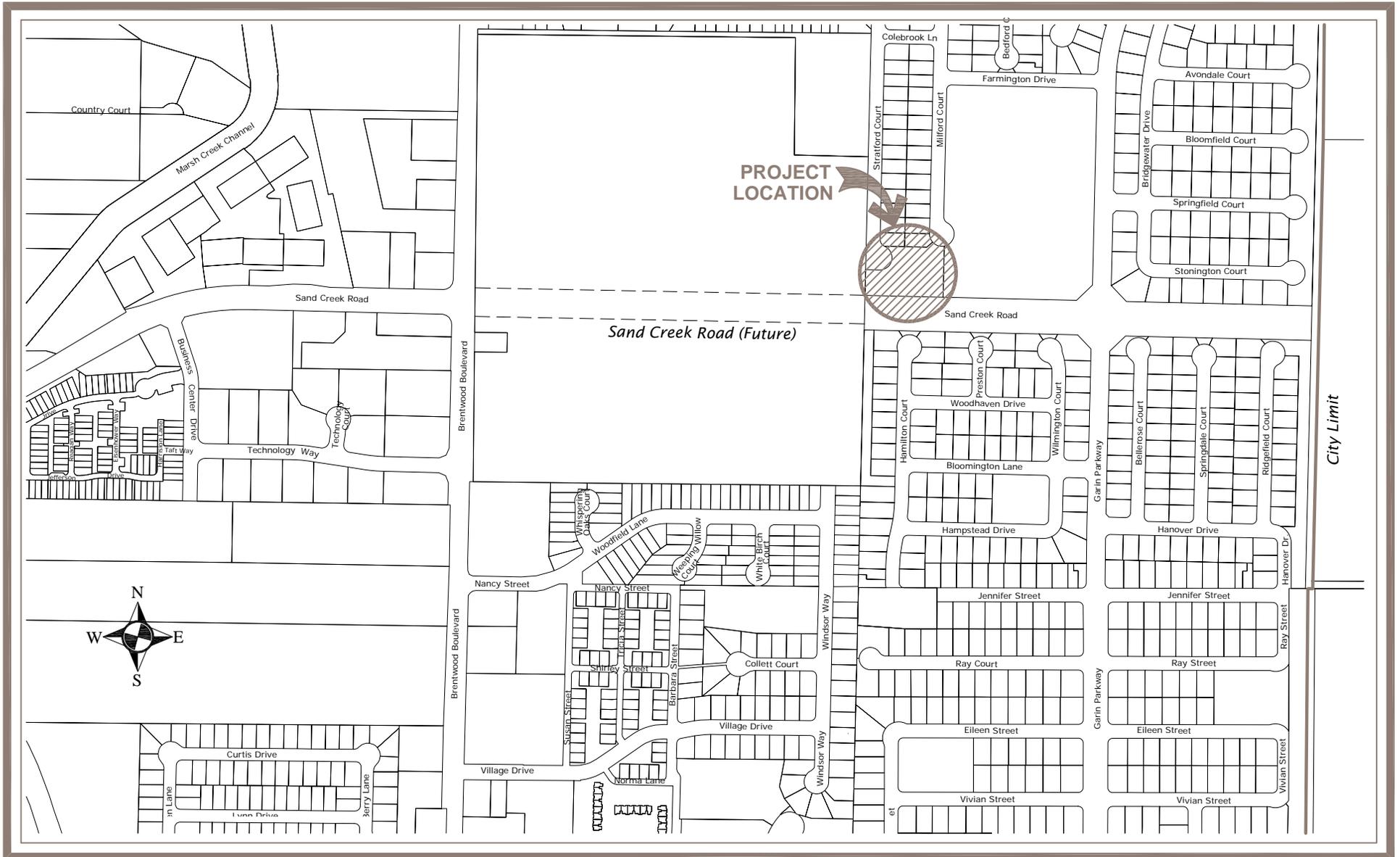
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47257 Fire Fees/Unfunded	728,400	2,500,000	1,336,000				\$ 4,564,400
<b>TOTAL</b>	<b>\$ 728,400</b>	<b>\$ 2,500,000</b>	<b>\$ 1,336,000</b>				<b>\$ 4,564,400</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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Funding for this project derives from Fire Facility fees which are collected on all new residential and non-residential projects in the City. In FY 2008/09 \$108,000 of the \$2,500,000 is currently unfunded and in FY 2009/10 the entire amount is currently unfunded. Alternate funding sources will be explored to make up the current shortfall in the Fire Fees. The facility will be owned by the City and leased for operation to the fire service provider. Approval of the site and design occurred in September and October of 2005.

# FIRE STATION #54 (REPLACE DT)

North side of Sand Creek Road, west of Garin Parkway



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Fire Station #54 (Replace DT)			<b>Project #</b> <b>337</b> <b>37100</b>		
<b>Location:</b> North side of Sand Creek Road, west of Garin Parkway		<b>Redevelopment Area:</b> No			
		<b>Project Mgr:</b> A. Salam			
<b>Project Priority:</b> IC - Mandatory		<b>Construction:</b> City/Dev		<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct a new fire station to primarily serve the eastern area of the City. This station will replace the existing Fire Station #54, located in the downtown area at 745 First Street.			<b>Justification:</b> To ensure adequate fire protection services are maintained within the City.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal			2,000	3,000	5,000		\$ 10,000
90040 Planning and Design			200,000	150,000	50,000		\$ 400,000
90050 Construction			250,000	250,000	250,000	2,640,000	\$ 3,390,000
90070 Project Administration			10,000	20,000	20,000	250,000	\$ 300,000
90100 Land/ROW/Acquisitions				100,000	300,000		\$ 400,000
<b>TOTAL</b>			<b>\$ 462,000</b>	<b>\$ 523,000</b>	<b>\$ 625,000</b>	<b>\$ 2,890,000</b>	<b>\$ 4,500,000</b>

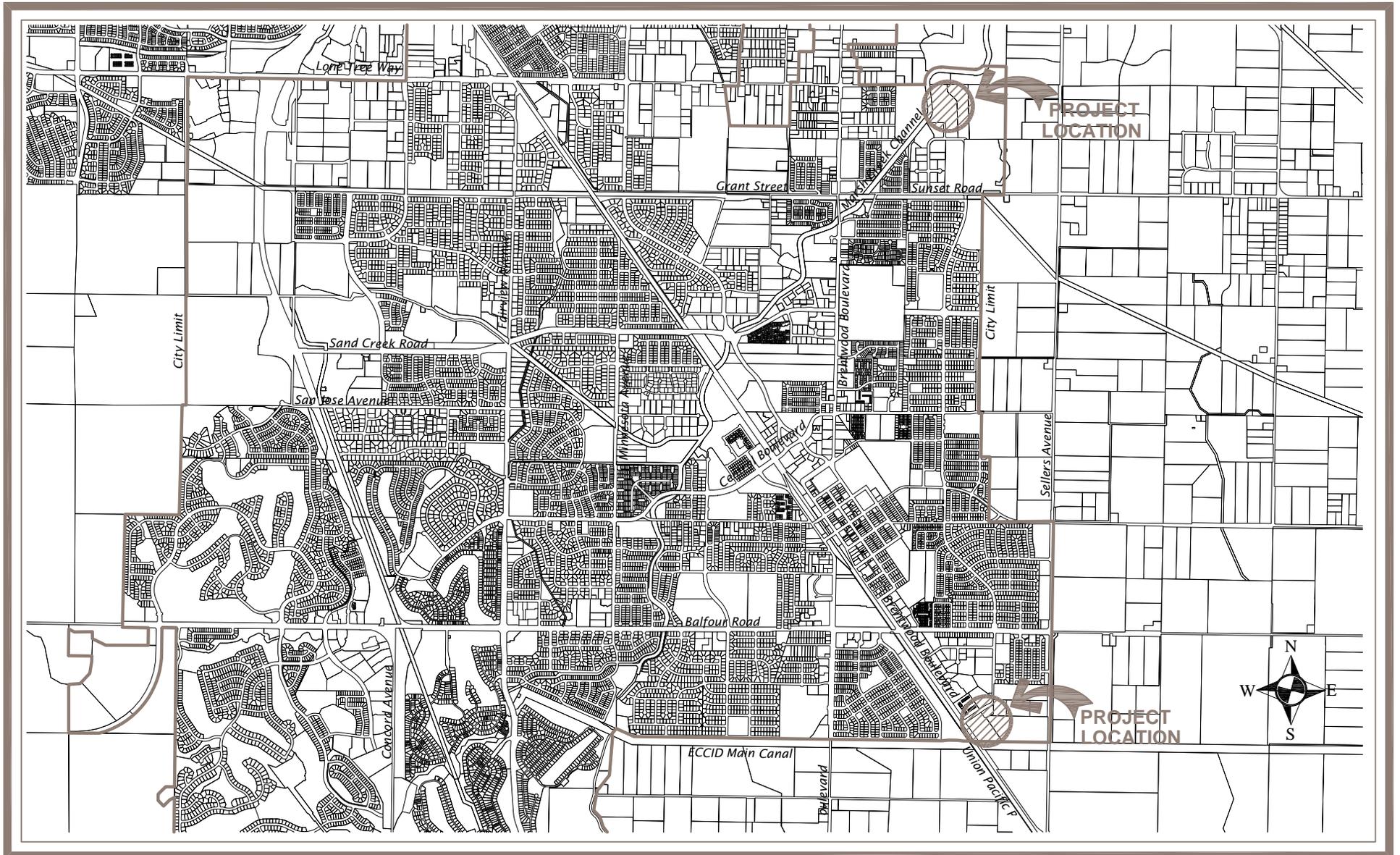
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded			462,000	523,000	625,000	2,890,000	\$ 4,500,000
<b>TOTAL</b>			<b>\$ 462,000</b>	<b>\$ 523,000</b>	<b>\$ 625,000</b>	<b>\$ 2,890,000</b>	<b>\$ 4,500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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The project is currently unfunded. The facility, when completed, will be owned by the City and leased for operation to the fire service provider. Approval of the site occurred in September 2005 as part of the Barrington project by DeNova Homes, Subdivision No. 8548.

# FUEL DISPENSING SYSTEM

2201 Elkins Way and 9100 Brentwood Boulevard



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Fuel Dispensing System</b>			<b>Project #</b>	
<b>Location:</b> 2201 Elkins Way and 9100 Brentwood Boulevard		<b>Redevelopment Area:</b> Yes		<b>337</b>
		<b>Project Mgr:</b> S. Dempsey		<b>37150</b>
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> Installation of a fueling system at the Public Works Corporation Yard for use by all City vehicles and a future fueling system located at the Police facility.			<b>Justification:</b> The City currently purchases fuel through independent contractors and retail fueling stations. Installation of an onsite fueling system will enable the purchase of less expensive bulk fuel. An added benefit is additional storage capacity to aid in the event of an emergency.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	5,000						\$ 5,000
90050 Construction	46,405	113,595	165,000				\$ 325,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 51,405</b>	<b>\$ 113,595</b>	<b>\$ 165,000</b>				<b>\$ 330,000</b>

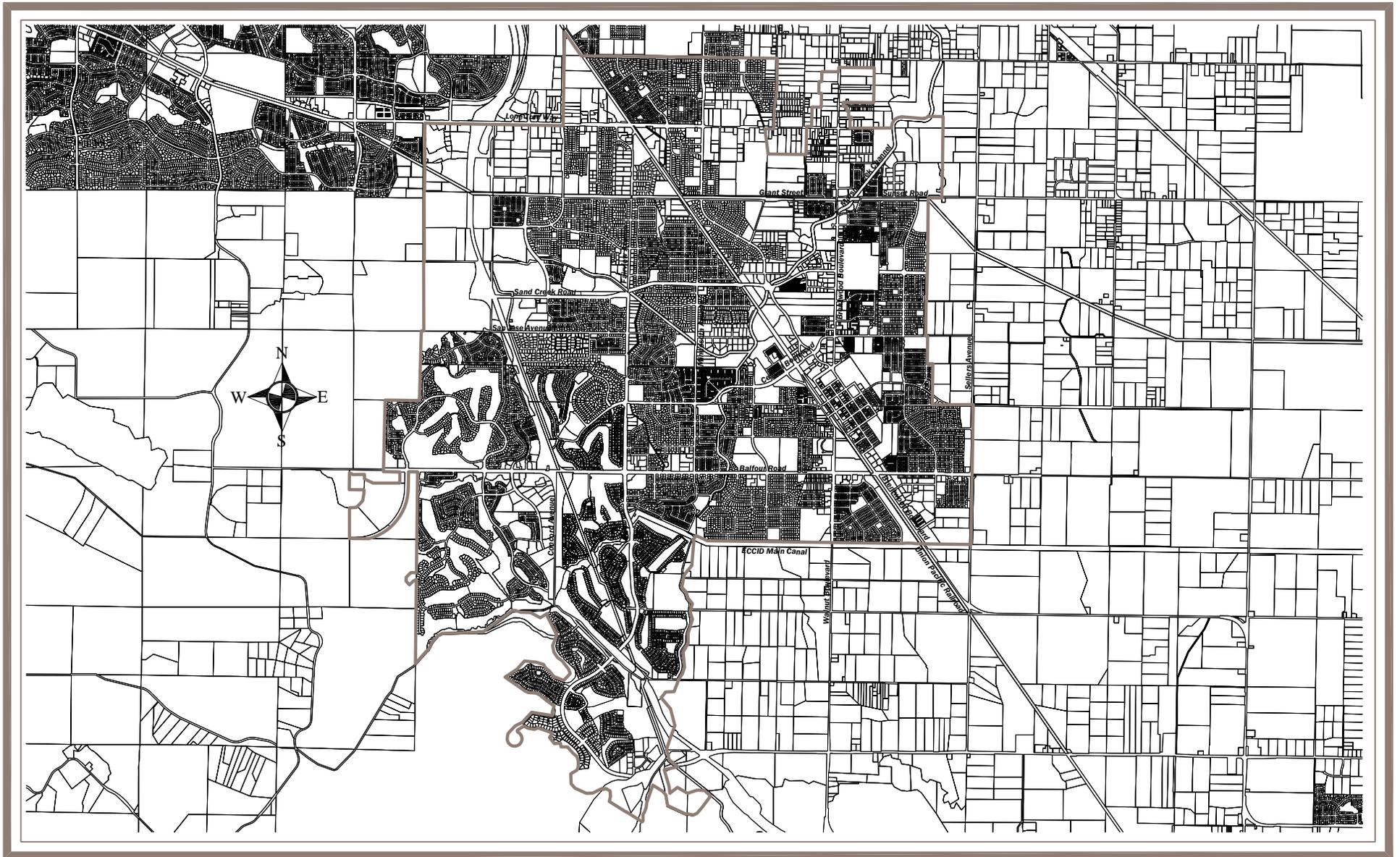
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise	51,405	113,595					\$ 165,000
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded			165,000				\$ 165,000
<b>TOTAL</b>	<b>\$ 51,405</b>	<b>\$ 113,595</b>	<b>\$ 165,000</b>				<b>\$ 330,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$5,000</b>
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The project funding will be shared by three enterprises as follows: Solid Waste - \$82,500, Wastewater - \$41,250, and Water - \$41,250. The remaining \$165,000 is currently unfunded. This project is exempt from the Public Art requirement.

# INFORMATION SYSTEMS

City wide



337-30980

**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Information Systems</b>			<b>Project # 337 30980</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> Y. Cho	
<b>Project Priority:</b> 1A - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will improve the current phone and data infrastructure to meet the needs of current and future growth and will include upgrades to obsolete software.		<b>Justification:</b> Enhance phone and data services at City Hall and remote City sites.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	6,734						\$ 6,734
90040 Planning and Design	6,452						\$ 6,452
90050 Construction	836,814	250,000	200,000	200,000			\$ 1,486,814
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 850,000</b>	<b>\$ 250,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>			<b>\$ 1,500,000</b>

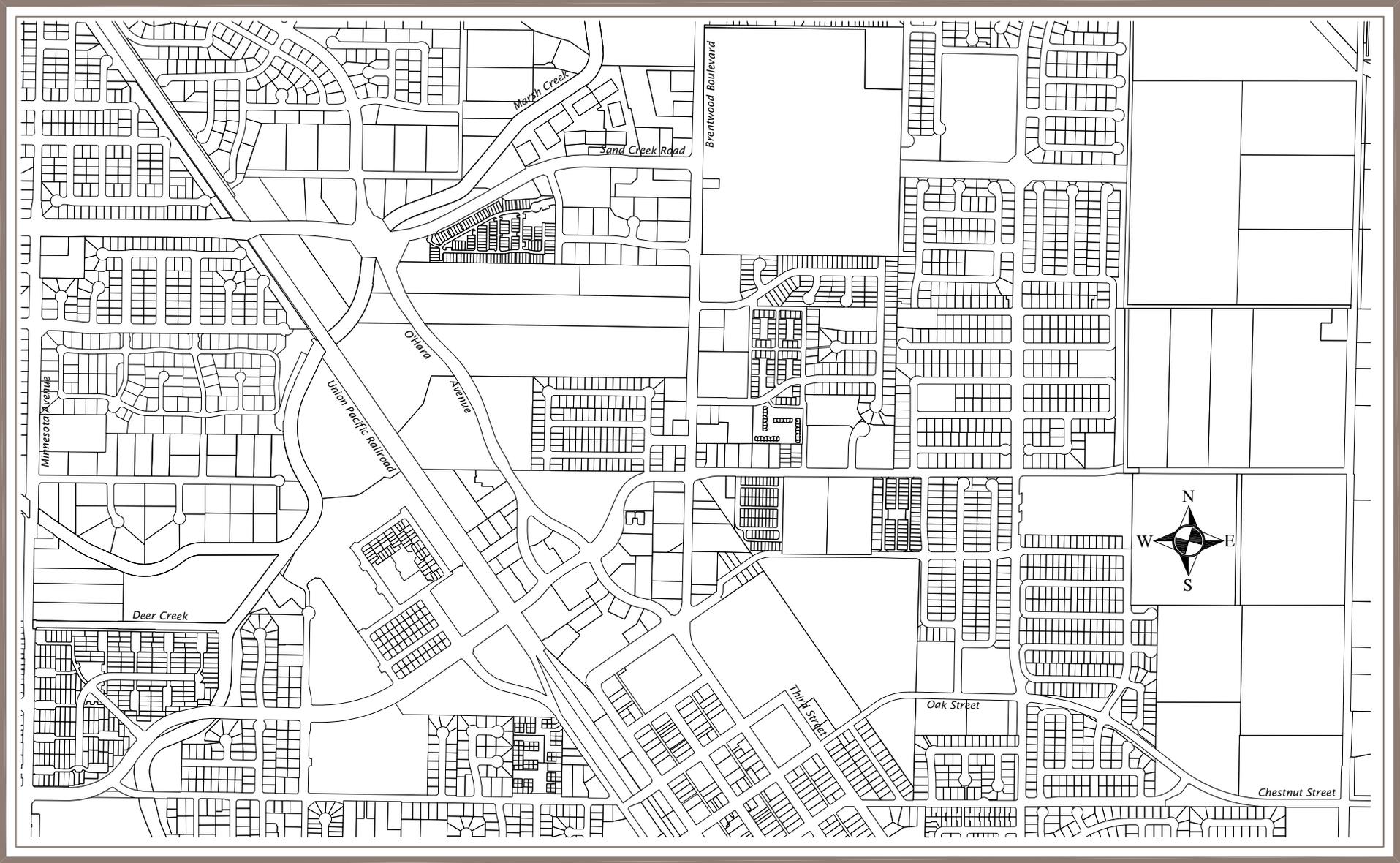
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	850,000						\$ 850,000
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47xxx Info. Services/Info. Systems		250,000	200,000	200,000			\$ 650,000
<b>TOTAL</b>	<b>\$ 850,000</b>	<b>\$ 250,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>			<b>\$ 1,500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$12,000</b>
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This project will implement the Strategic Technology Master Plan which consists of Disaster Recovery/Systems Resiliency and an IT Best Practice Plan. Implementation of the IT Best Practices Plan will allow the City to move quickly, troubleshoot and respond to problems and to effectively conduct security audits to ensure the safety of the City's data. Funding in FY 2008/09 will be split between Information Services - \$100,000 and Information Systems - \$150,000. Funding for the remaining fiscal years, \$400,000, will come from Information Systems. This project is exempt from the Public Art requirement.

# INTERIM CIVIC CENTER FACILITIES

TBD



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Interim Civic Center Facilities			<b>Project #</b>	
<b>Location:</b> TBD		<b>Redevelopment Area:</b> Yes		<b>337</b>
		<b>Project Mgr:</b> G. Leech		<b>37202</b>
<b>Project Priority:</b> 1E - Mandatory		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> The Civic Center, consisting of the new City Hall, Council Chamber, Civic Center Plaza, Civic Center Parking Facility and the new Community Center, are being constructed in one phase. In order to begin construction, the Parks and Recreation Department and the Council Chambers need to be temporarily relocated.			<b>Justification:</b> This accelerated construction schedule is based on potentially significant cost-savings that will be realized in construction and materials by building all at once. Further, monies originally ear-marked for the purchase of school property have been released and allow for the building of the Community Center now.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	450						\$ 450
90040 Planning and Design	30,000	20,000					\$ 50,000
90050 Construction	259,550	157,000					\$ 416,550
90070 Project Administration	25,000	8,000					\$ 33,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 315,000</b>	<b>\$ 185,000</b>					<b>\$ 500,000</b>

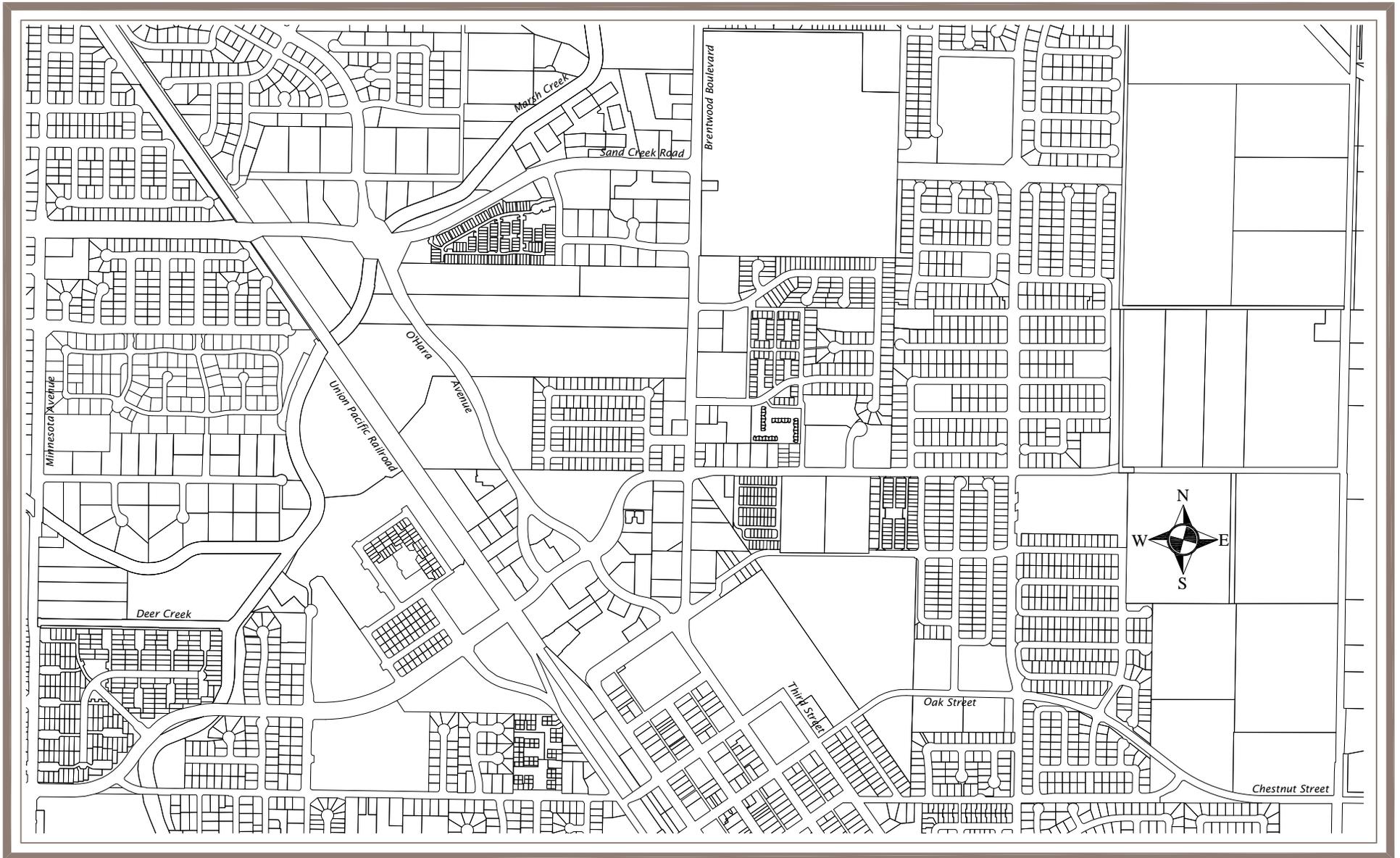
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	315,000	185,000					\$ 500,000
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 315,000</b>	<b>\$ 185,000</b>					<b>\$ 500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$7,500</b>
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A new project was created in order to better track expenditures separately from the new City Hall expenses.

# LIBRARY RELOCATION

TBD



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Library Relocation</b>			<b>Project #</b>	
<b>Location:</b> TBD		<b>Redevelopment Area:</b> Yes		<b>337</b>
		<b>Project Mgr:</b> G. Leech		<b>37194</b>
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> In order to construct the Civic Center, the library needs to be relocated. Once the Civic Center is built, the existing library will be relocated to the unoccupied City offices located on Oak Street. Currently, these offices are three separate facilities, which will be combined into one.			<b>Justification:</b> As the City has continued to grow, the library's size and limited capacity have remained the same. In order to adequately accommodate the needs of Brentwood's residents, we need to relocate the library to a larger location on Oak Street.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	40,000	7,000	250,000	25,000			\$ 322,000
90050 Construction	300,000	36,000	405,000	1,300,000			\$ 2,041,000
90070 Project Administration	50,000	17,000	35,000	35,000			\$ 137,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 390,000</b>	<b>\$ 60,000</b>	<b>\$ 690,000</b>	<b>\$ 1,360,000</b>			<b>\$ 2,500,000</b>

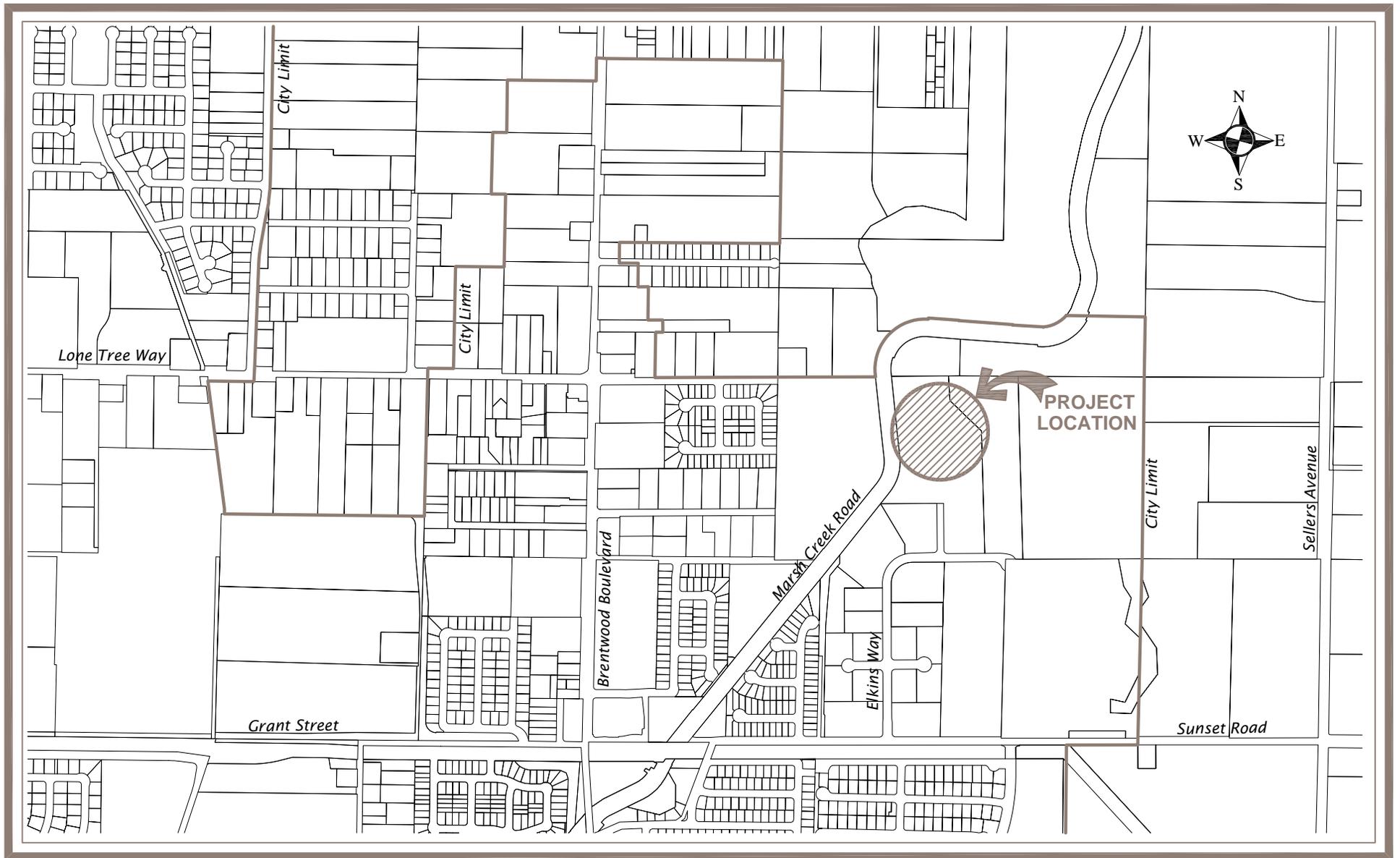
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund	390,000	60,000					\$ 450,000
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47361 Community Facilities District			690,000	1,360,000			\$ 2,050,000
<b>TOTAL</b>	<b>\$ 390,000</b>	<b>\$ 60,000</b>	<b>\$ 690,000</b>	<b>\$ 1,360,000</b>			<b>\$ 2,500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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This project will be funded through the General Fund and a Community Facilities District (CFD) bond. Costs for future operating expenses are contingent upon an after hours agreement yet to be negotiated with the library.

# MAINTENANCE SERVICE CENTER - PHASE II

2201 Elkins Way



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Maintenance Service Center - Phase II</b>			<b>Project #</b>
<b>Location:</b> 2201 Elkins Way	<b>Redevelopment Area:</b> Yes	<b>337</b>	
	<b>Project Mgr:</b> C. Ehlers	<b>37206</b>	
<b>Project Priority:</b> IC - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Planning, design and construction of the remainder of the Public Works Corporation Yard at 2201 Elkins Way. Planning will consist of a Corporation Yard Master Plan laying out a detailed footprint for the five divisions within Public Works Operations. In addition, the City of Brentwood's secondary Emergency Operations Center (EOC) will be incorporated into this site.		<b>Justification:</b> As the community grows, the maintenance needs of the City are increasing. A new facility is required to meet these needs. Current needs are being inefficiently met with temporary use trailers.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	30,000	170,000		250,000	250,000		\$ 700,000
90050 Construction				6,000,000	6,000,000		\$ 12,000,000
90070 Project Administration		20,000					\$ 20,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 30,000</b>	<b>\$ 190,000</b>		<b>\$ 6,250,000</b>	<b>\$ 6,250,000</b>		<b>\$ 12,720,000</b>

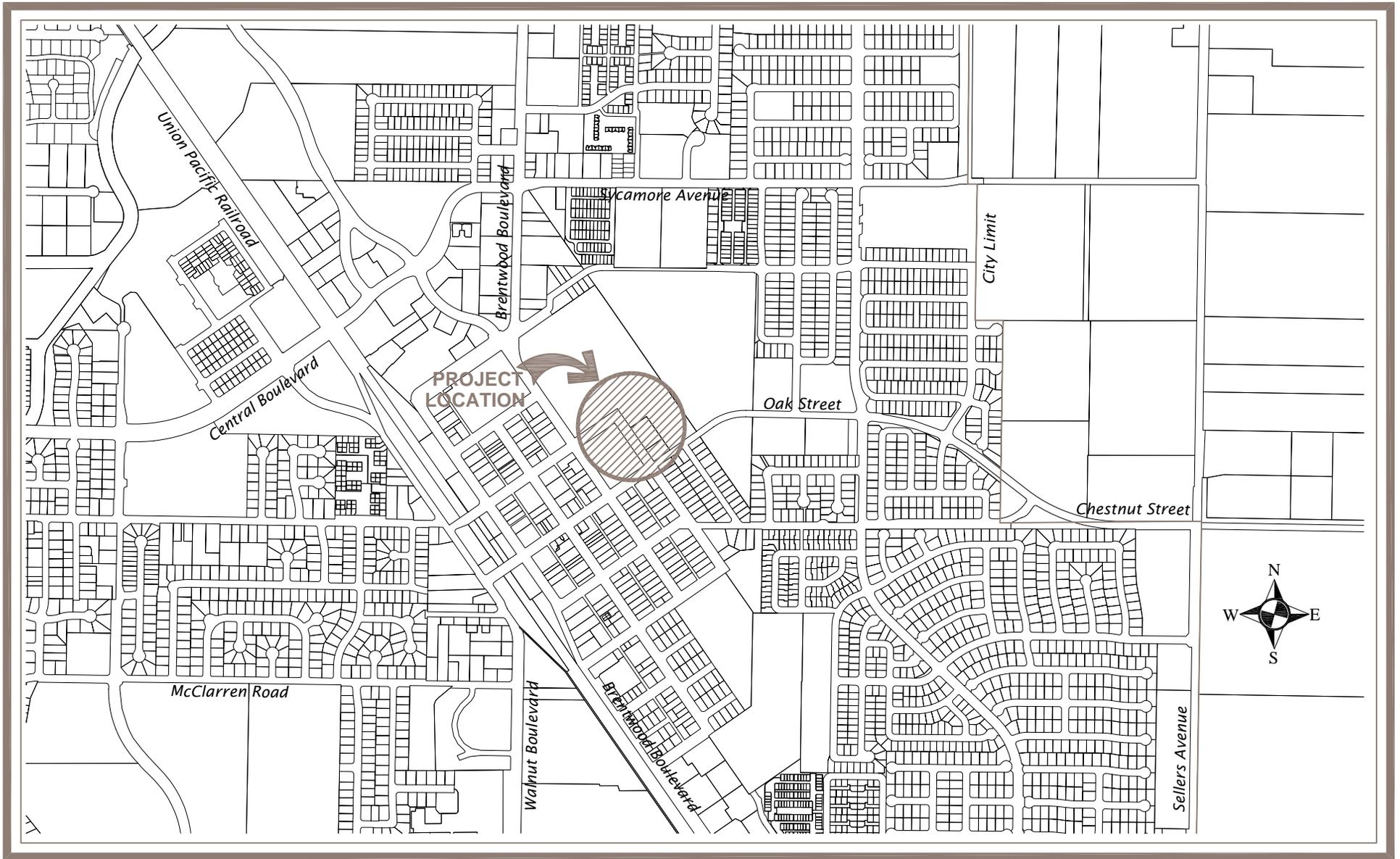
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47256 Facility Fees	30,000	190,000					\$ 220,000
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Unfunded				6,250,000	6,250,000		\$ 12,500,000
<b>TOTAL</b>	<b>\$ 30,000</b>	<b>\$ 190,000</b>		<b>\$ 6,250,000</b>	<b>\$ 6,250,000</b>		<b>\$ 12,720,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$25,000</b>
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This new facility will increase operational efficiency by consolidating administrative functions into one building, thereby streamlining operations. The interim location is being utilized while funding and design are prepared for the final facility. When funded, the cost of this facility will be shared by the Enterprise funds associated with the divisions utilizing the building.

# NEW CITY HALL

Second and Maple Streets



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>New City Hall</b>			<b>Project #</b>
<b>Location:</b> Second and Maple Streets		<b>Redevelopment Area:</b> Yes	<b>337</b>
		<b>Project Mgr:</b> G. Leech	<b>37205</b>
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Design and construct a new 60,000 sq. ft. City Hall and 5,000 sq. ft. Council Chamber in the vicinity of the existing City Hall.		<b>Justification:</b> Provide a permanent City Hall to house all appropriate City functions in an efficient and productive environment. This includes the following departments: Administration, Finance/Information Systems, Community Development, and Engineering.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	53,234						\$ 53,234
90040 <b>Planning and Design</b>	1,179,797	1,554,508	392,516				\$ 3,126,821
90050 <b>Construction</b>	150,000	23,451,439	8,852,906	500,000			\$ 32,954,345
90070 <b>Project Administration</b>	319,000	2,109,875	434,875				\$ 2,863,750
90100 <b>Land/ROW/Acquisitions</b>	1,850						\$ 1,850
<b>TOTAL</b>	<b>\$ 1,703,881</b>	<b>\$ 27,115,822</b>	<b>\$ 9,680,297</b>	<b>\$ 500,000</b>			<b>\$ 39,000,000</b>

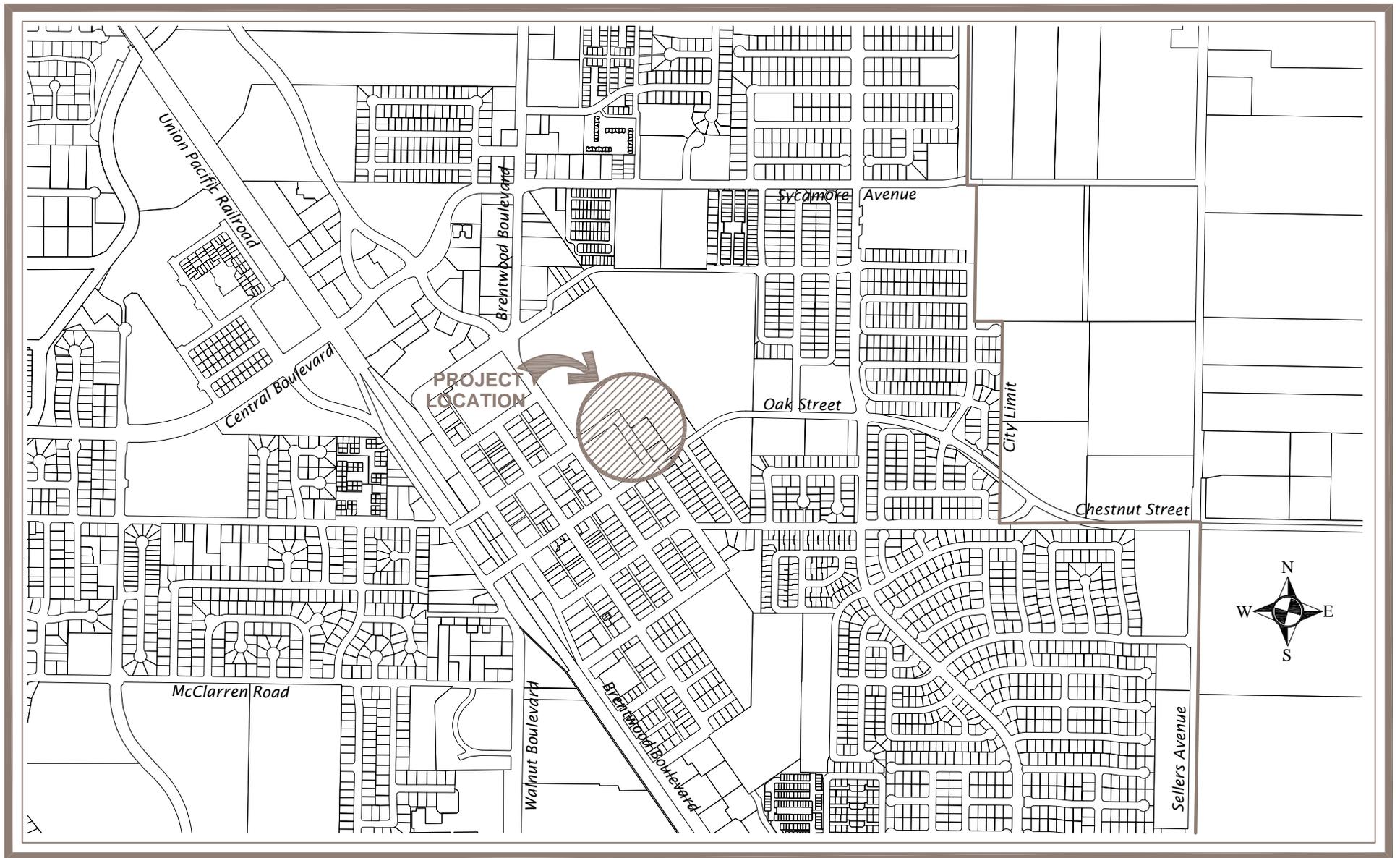
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 <b>General Fund</b>	1,000,000	4,700,000	4,300,000				\$ 10,000,000
47256 <b>Facility Fees</b>	703,881	22,415,822	5,380,297	500,000			\$ 29,000,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 1,703,881</b>	<b>\$ 27,115,822</b>	<b>\$ 9,680,297</b>	<b>\$ 500,000</b>			<b>\$ 39,000,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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The City has outgrown the existing City Hall complex and needs to begin development of a new City Hall facility. The City has been saving funds for this facility for approximately 10 years. Funding sources include the General Fund and Community Facility Fees. A portion of the Facility Fees are savings generated by the refunding of the prior bonds associated with the Capital Improvement Financing Program. This project is currently in the design development phase and is expected to reach 100% design completion by April 2008. Future annual O&M costs cannot be determined until the building design details and LEED components have been finalized.

# NEW COMMUNITY CENTER

Third and Maple Streets



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>New Community Center</b>			<b>Project #</b>
<b>Location:</b> Third and Maple Streets		<b>Redevelopment Area:</b> Yes	<b>337</b>
		<b>Project Mgr:</b> G. Leech	<b>37195</b>
<b>Project Priority:</b> 1E - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Build a 30,000 sq. ft. joint use facility designed for community events which will include space for an arts center and a gathering place / reception center for the Brentwood community. This building will also house the Parks and Recreation Department.		<b>Justification:</b> During the community outreach workshops for Downtown Brentwood 2010, we heard the community say that we need a new community center that can accommodate activities of all types for residents of all ages. In conjunction with the construction of the new City Hall, Civic Center Plaza and Civic Center Parking Structure, the City plans to build a multi-use center that can meet the needs of a growing community.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	18,400						\$ 18,400
90040 <b>Planning and Design</b>	665,356	692,006	314,752				\$ 1,672,114
90050 <b>Construction</b>	89,498	12,419,485	3,114,053				\$ 15,623,036
90070 <b>Project Administration</b>	168,200	1,991,625	526,625				\$ 2,686,450
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 941,454</b>	<b>\$ 15,103,116</b>	<b>\$ 3,955,430</b>				<b>\$ 20,000,000</b>

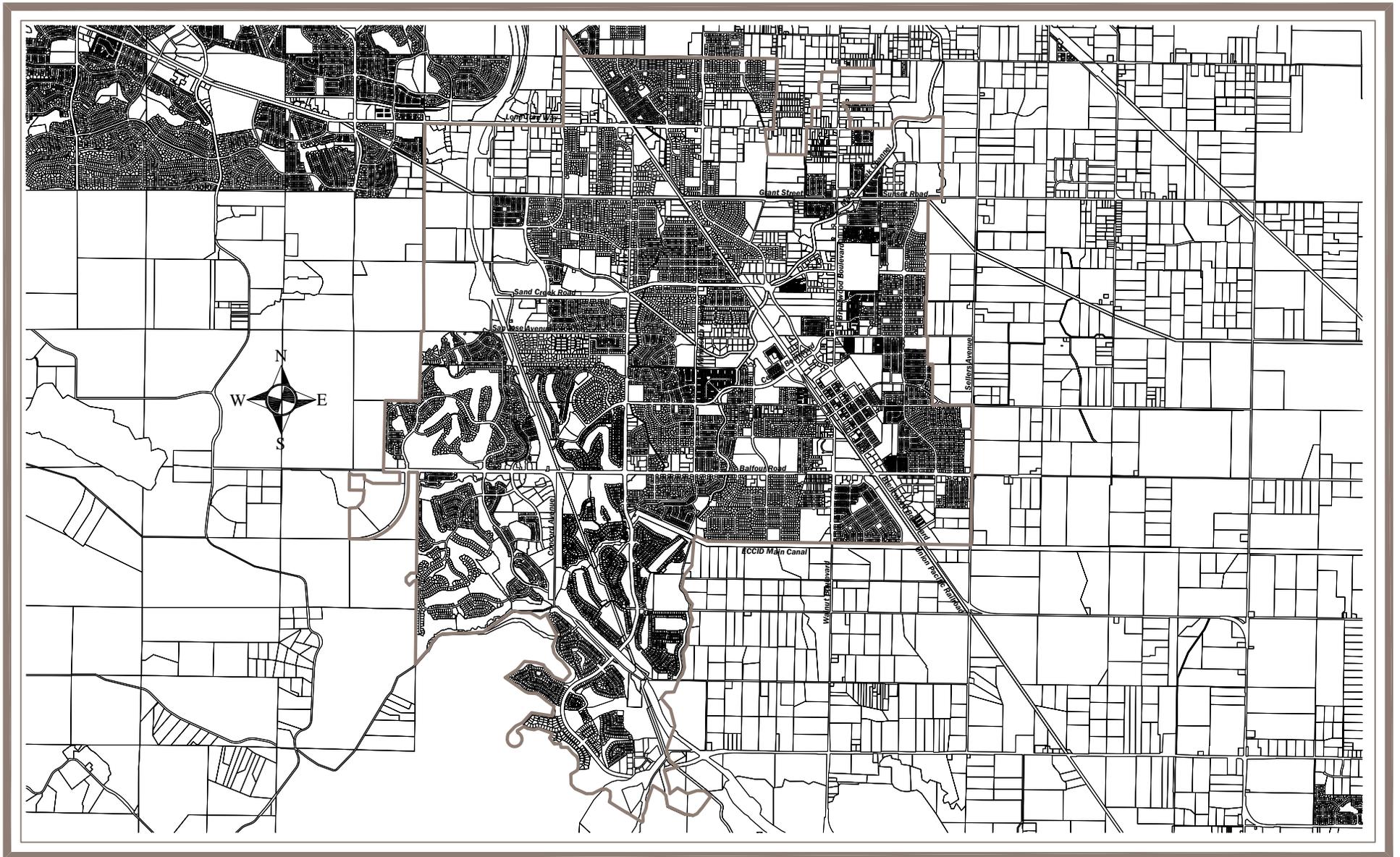
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48301 <b>Redevelopment</b>		6,000,000					\$ 6,000,000
<b>CFD / Sale of City Owned Parcels</b>	941,454	9,103,116	3,955,430				\$ 14,000,000
<b>TOTAL</b>	<b>\$ 941,454</b>	<b>\$ 15,103,116</b>	<b>\$ 3,955,430</b>				<b>\$ 20,000,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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This project will be funded through a Community Facilities District (CFD) bond - \$10,500,000, the sale of two City owned parcels - \$3,500,000 and the Redevelopment Agency - \$6,000,000. The Redevelopment Agency may be repaid upon the issuance of a second CFD bond. This project is currently in the design development phase and is expected to reach 100% design completion by April 2008. Future annual O&M costs cannot be determined until the building design details and possible LEED components have been finalized.

# PEG CABLE TV ACCESS

TBD



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> PEG Cable TV Access			<b>Project #</b>	
<b>Location:</b> TBD		<b>Redevelopment Area:</b> Yes		
		<b>Project Mgr:</b> G. Leech		
<b>Project Priority:</b> 1E - Mandatory		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Explore the City's options for providing Public, Educational and Government (PEG) public access channels to Brentwood residents. This project includes doing a technological needs assessment for the program, creating a business plan for the cable access TV station and reviewing all legal aspects of the program.			<b>Justification:</b> It is the goal of City staff to provide cable access television to the citizens of Brentwood, in part to advance our communication efforts, but also to provide community-based television viewing options for our residents. The current franchise agreement with Comcast requires them to provide funding for capital equipment to provide these PEG channels.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal			50,000				\$ 50,000
90040 Planning and Design		100,000	300,000				\$ 400,000
90050 Construction							
90070 Project Administration			50,000				\$ 50,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>		<b>\$ 100,000</b>	<b>\$ 400,000</b>				<b>\$ 500,000</b>

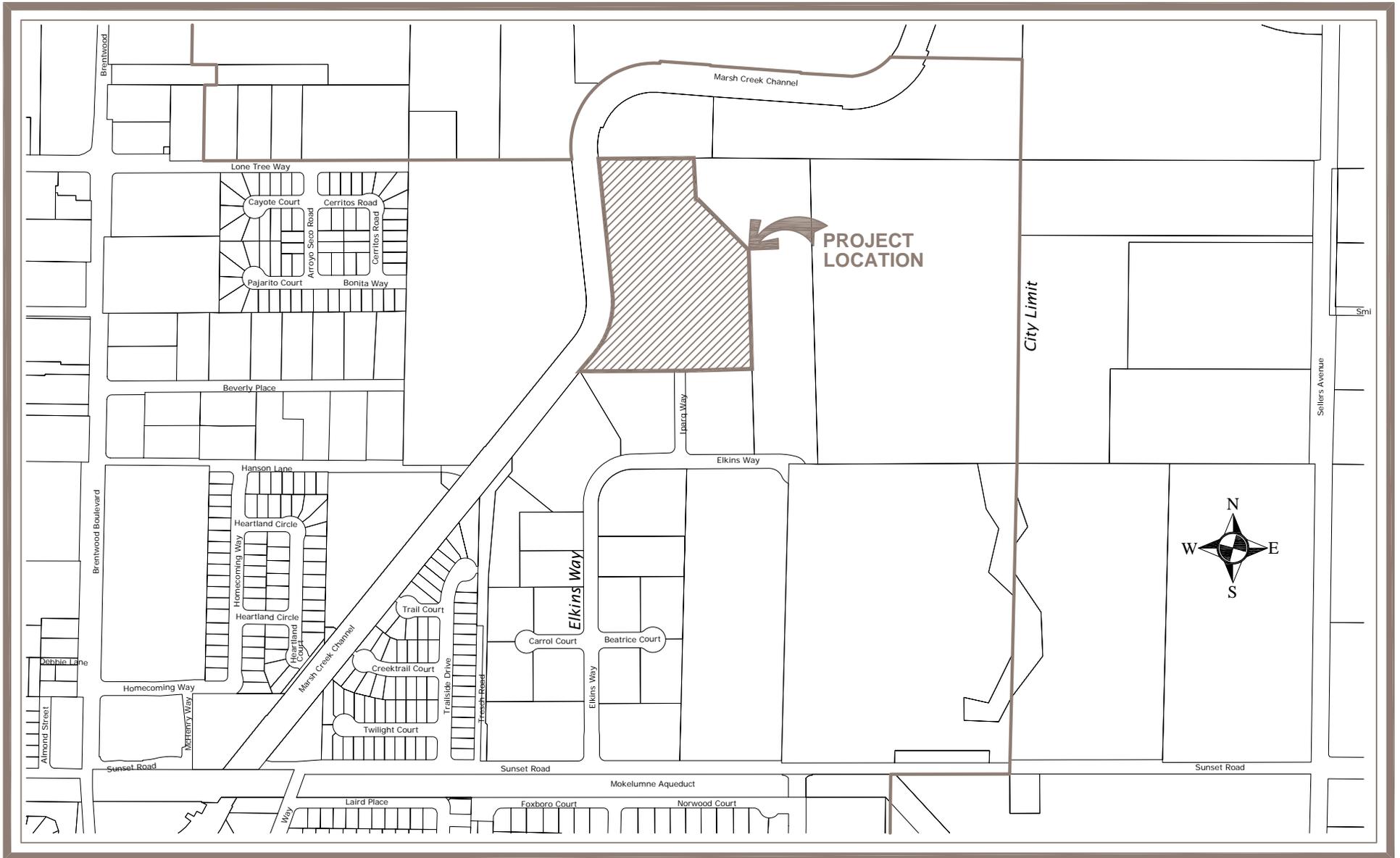
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Comcast		100,000	400,000				\$ 500,000
<b>TOTAL</b>		<b>\$ 100,000</b>	<b>\$ 400,000</b>				<b>\$ 500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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The total cost of this project is dependent on how the City plans to participate in the delivery of this service. Because of the unknowns associated with this project, future annual O&M costs cannot be determined at this time; however, the current franchise agreement with Comcast requires them to provide funding for equipment, operational set up and staffing of these PEG channels.

# PUBLIC WORKS TRAILERS HVAC REPAIR

## City Corporation Yard



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Public Works Trailers HVAC Repair</b>			<b>Project # 337 37201</b>
<b>Location:</b> City Corporation Yard	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> M. Azamey	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> The HVAC system on the trailers are very old and parts are difficult to order. The current system is not considered energy efficient. Units should be replaced with minimum 13 SEER.		<b>Justification:</b> The current units are almost 20 years old and when these units break down, parts will not be available for repairs.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	25,000	25,000					\$ 50,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>					<b>\$ 50,000</b>

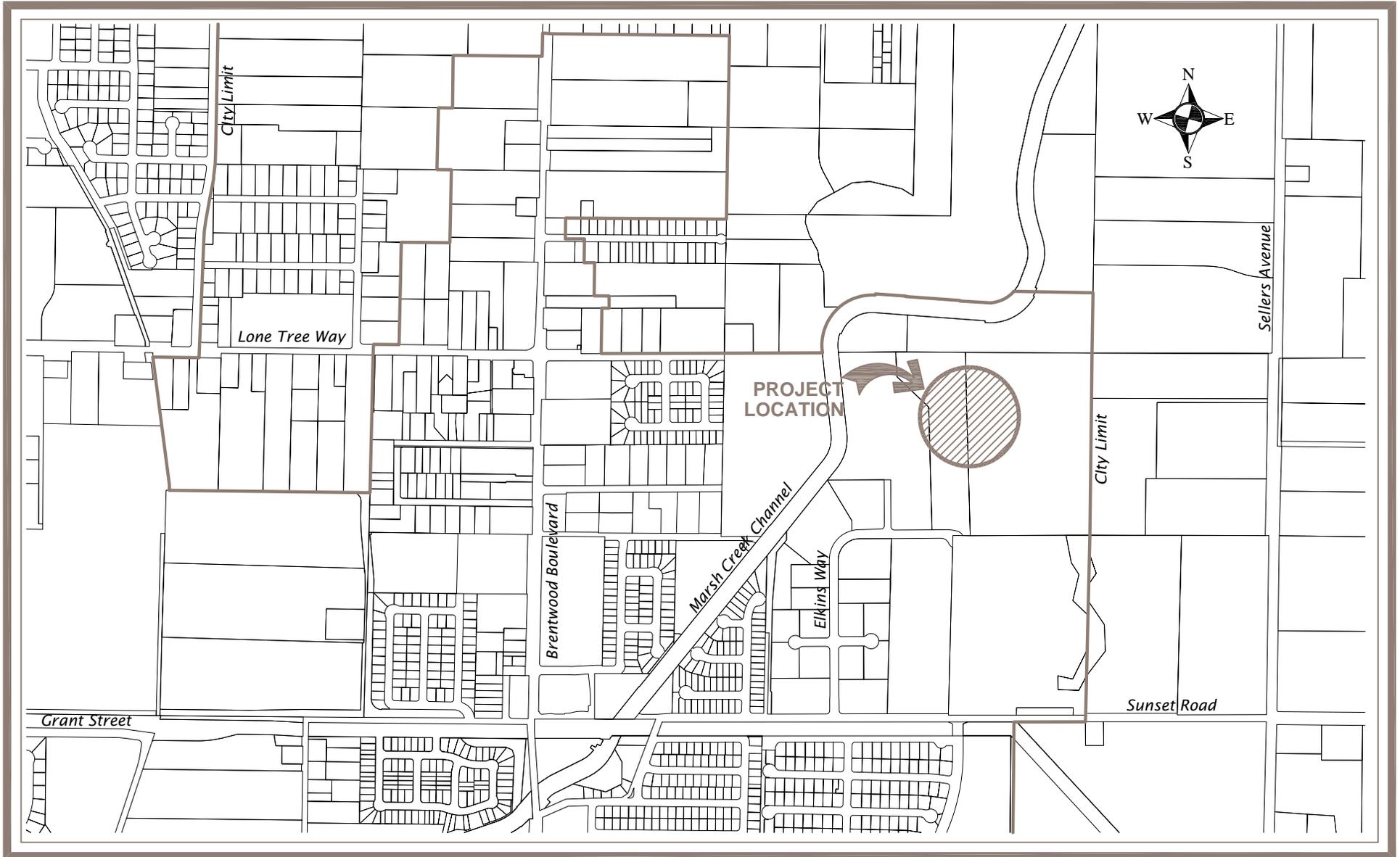
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47xxx Enterprise Replacement Funds	25,000	25,000					\$ 50,000
<b>TOTAL</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>					<b>\$ 50,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$2,575</b>
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There are a total of ten air conditioning units located at the Public Works trailers. Six of the units were replaced in FY 2007/08 and the remaining four units will be replaced in FY 2008/09. These replacement units differ in price due to the age and varying sizes of the trailers. Funding will be split between the three Enterprise Replacement Funds as shown: Solid Waste - \$16,666, Water - \$16,667 and Wastewater - \$16,667.

# SOLID WASTE TRANSFER STATION EXPANSION

North of Sunset Road adjacent to the Sunset Industrial Complex,  
Wastewater Treatment Plant and City Corporation Yard



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> <b>Solid Waste Transfer Station Expansion</b>			<b>Project #</b>
<b>Location:</b> North of Sunset Road adjacent to the Sunset Industrial Complex, Wastewater Treatment Plant and City Corporation yard	<b>Redevelopment Area:</b>		<b>542</b>
			Yes
	<b>Project Mgr:</b>		<b>54020</b>
			P. Eldredge
<b>Project Priority:</b> 1B - Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Planning, design and construction of a new solid waste transfer station including, but not limited to, an expanded covered transfer floor area; transfer truck loading areas; cart; bin and rolloff storage; equipment parking; administrative and staff offices and related facilities. The layout and siting of a scale and scale house will be planned but not initially constructed, as it is not a necessity based upon current operations.		<b>Justification:</b> The demand on the existing transfer station is growing quickly and will soon exceed the capacity of the current physical space. The existing transfer floor area is currently uncovered and its productivity can be greatly affected by the weather. Additionally, this expansion is necessary to remain in compliance with the facility's California Integrated Waste Management Board permit requirements.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	3,000	2,000					\$ 5,000
90040 <b>Planning and Design</b>	1,059,928	167,000					\$ 1,226,928
90050 <b>Construction</b>	240,000	7,209,782					\$ 7,449,782
90070 <b>Project Administration</b>		1,081,468					\$ 1,081,468
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 1,302,928</b>	<b>\$ 8,460,250</b>					<b>\$ 9,763,178</b>

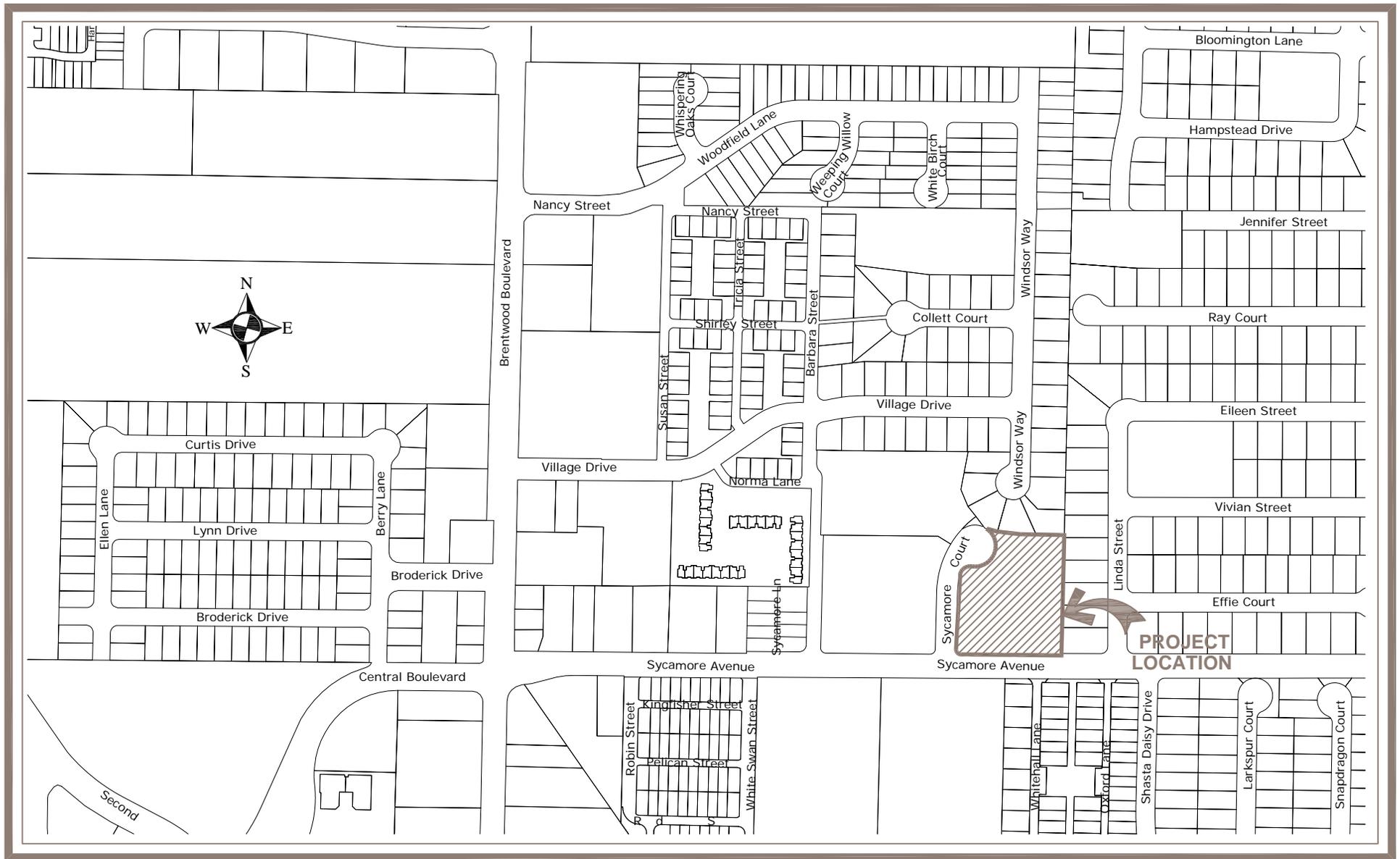
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47540 <b>Enterprise</b>	1,302,928	8,460,250					\$ 9,763,178
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 1,302,928</b>	<b>\$ 8,460,250</b>					<b>\$ 9,763,178</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$50,000</b>
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The expansion of the existing transfer facility at the current location may provide some logistical and staging challenges for the current operators, as well as construction of the new facility. It is anticipated that these challenges will decrease operational efficiency and increase construction costs; therefore, alternative sites in the vicinity of the current facility will be explored and evaluated during the planning and design phases of the project. Funding for this project will be provided by the Solid Waste Enterprise. A portion of the construction costs will be subject to the 1% Public Art requirement, the exact amount will be determined during the design phase.

# VILLAGE COMMUNITY RESOURCE CENTER RELOCATION

Sycamore Avenue at Sycamore Court



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Village Community Resource Center Relocation			<b>Project #</b>		
<b>Location:</b> Sycamore Avenue at Sycamore Court		<b>Redevelopment Area:</b> Yes			
		<b>Project Mgr:</b> B. Kelleher			
<b>Project Priority:</b> 2B - Necessary		<b>Construction:</b> VCRC		<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Relocate the Village Community Resource Center to a 2 acre City owned parcel to develop an expandable social service center for community outreach services. This is a joint project between the Village Community Resource Center Board of Directors and the City of Brentwood.			<b>Justification:</b> The City has outgrown the provision of social services at the existing Village Community Resource Center. This relocation is necessary to allow the City and Village Community Resource Center Board of Directors to expand services and make them more accessible to the community as a whole. City Council, on October 22, 2002, approved use of the 2 acre City owned parcel for this project.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design				200,000			\$ 200,000
90050 Construction				400,000	1,600,000		\$ 2,000,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>				<b>\$ 600,000</b>	<b>\$ 1,600,000</b>		<b>\$ 2,200,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47100 General Fund					600,000		\$ 600,000
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
VCRC				600,000	1,000,000		\$ 1,600,000
<b>TOTAL</b>				<b>\$ 600,000</b>	<b>\$ 1,600,000</b>		<b>\$ 2,200,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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The Village Community Resource Center (VCRC) rents their building and has outgrown the ability to offer services at this site. The City is assisting the VCRC Board in looking for grant funding to move the services to a 2 acre City owned parcel next to Windsor Park. It is not the intent of the City to operate this facility and, as a result, there will be no annual maintenance cost for the City. Future annual O&M costs will be paid by the VCRC non-profit organization - Chicano, Latino, Academics, Reaching Out (CLARO). One of the approval goals of the Board of Directors is to open a new center in 2011/12.

# WOMEN'S CLUB UPGRADE

648 Second Street



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title: Women's Club Upgrade</b>			<b>Project #</b>	
<b>Location:</b> 648 Second Street		<b>Redevelopment Area:</b> Yes		<b>337</b>
		<b>Project Mgr:</b> M. Azamey		<b>37170</b>
<b>Project Priority:</b> IE- Mandatory	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> The building needs to be brought up to ADA standards for accessibility. The building is also in need of repairs including: painting; flooring; hot water heater; railings; cabinets; lighting; toilet and landscaping.			<b>Justification:</b> The facility is being rented out to the public, if this continues all the improvements will need to be made ASAP.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	40,025	60,000					\$ 100,025
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 40,025	\$ 60,000					\$ 100,025

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47704 Facilities Replacement Fund	40,025	60,000					\$ 100,025
TOTAL	\$ 40,025	\$ 60,000					\$ 100,025

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$6,180</b>
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Improvements have been made to the exterior of the building, replacing damaged and rotted wood with vinyl siding. The back porch needs to be built, the front railings need to be replaced and all the other repairs need to be made to improve the safety of this site.



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*Section VI*

**Drainage Improvements - Fund 391**  
**Summary of Proposed Improvements**  
**Fiscal Years 2008/09 - 2012-13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
249	39020	Agricultural Runoff Mitigation	\$ 2,641	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 102,641
251	39030	Harvest Park Basin	710,000	10,000	-	-	-	-	720,000
253	39010	Storm Drain Improvements	118,800	96,200	-	-	-	-	215,000
<b>TOTAL</b>			<u>\$ 831,441</u>	<u>\$ 126,200</u>	<u>\$ 20,000</u>	<u>\$ 20,000</u>	<u>\$ 20,000</u>	<u>\$ 20,000</u>	<u>\$ 1,037,641</u>



# Drainage Improvements Summary

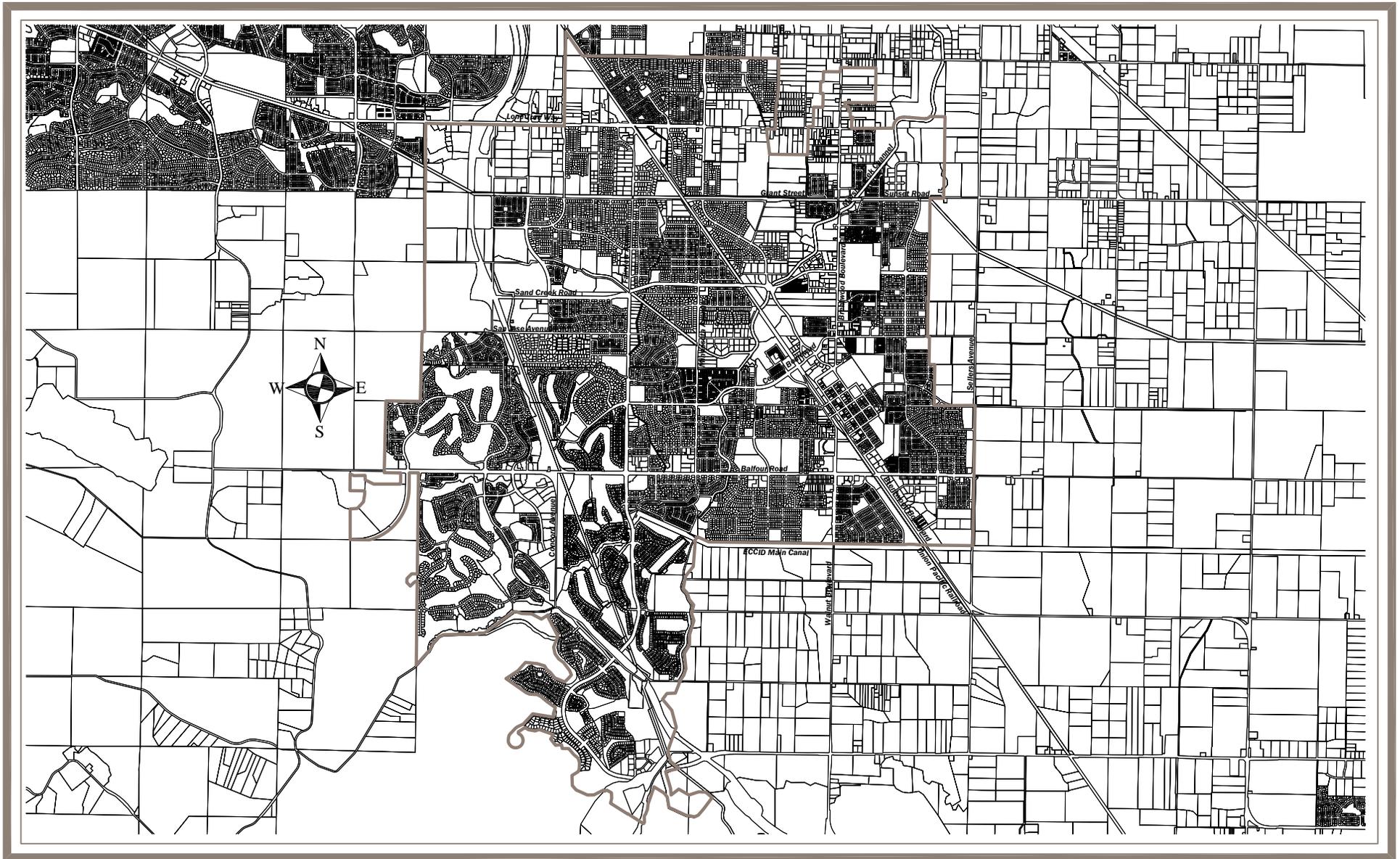
## PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
Legal	5,000	-	-	-	-	-	\$ 5,000
Planning and Design	86,800	16,200	-	-	-	-	\$ 103,000
Construction	707,641	95,000	20,000	20,000	20,000	20,000	\$ 882,641
Project Administration	32,000	15,000	-	-	-	-	\$ 47,000
Land/ROW/Acquisitions	-	-	-	-	-	-	\$ -
<b>TOTAL</b>	<b>\$ 831,441</b>	<b>\$ 126,200</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 1,037,641</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
General Fund	-	-	-	-	-	-	\$ -
Facility Fees	-	-	-	-	-	-	\$ -
Enterprise	-	-	-	-	-	-	\$ -
Federal/State Funding	-	-	-	-	-	-	\$ -
Development Contributions	-	-	-	-	-	-	\$ -
Redevelopment	710,000	10,000	-	-	-	-	\$ 720,000
Other	121,441	116,200	20,000	20,000	20,000	20,000	\$ 317,641
<b>TOTAL</b>	<b>\$ 831,441</b>	<b>\$ 126,200</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 1,037,641</b>

# AGRICULTURAL RUNOFF MITIGATION

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Agricultural Runoff Mitigation</b>			<b>Project # 391 39020</b>
<b>Location:</b> City wide	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> J. Dhaliwal	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Inlet and storm drain construction, as needed, to mitigate silt runoff into public drainage systems.		<b>Justification:</b> This project is required to maintain compliance with State mandated clean water requirements and County-wide NPDES permit.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	2,641	20,000	20,000	20,000	20,000	20,000	\$ 102,641
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 2,641</b>	<b>\$ 20,000</b>	<b>\$ 102,641</b>				

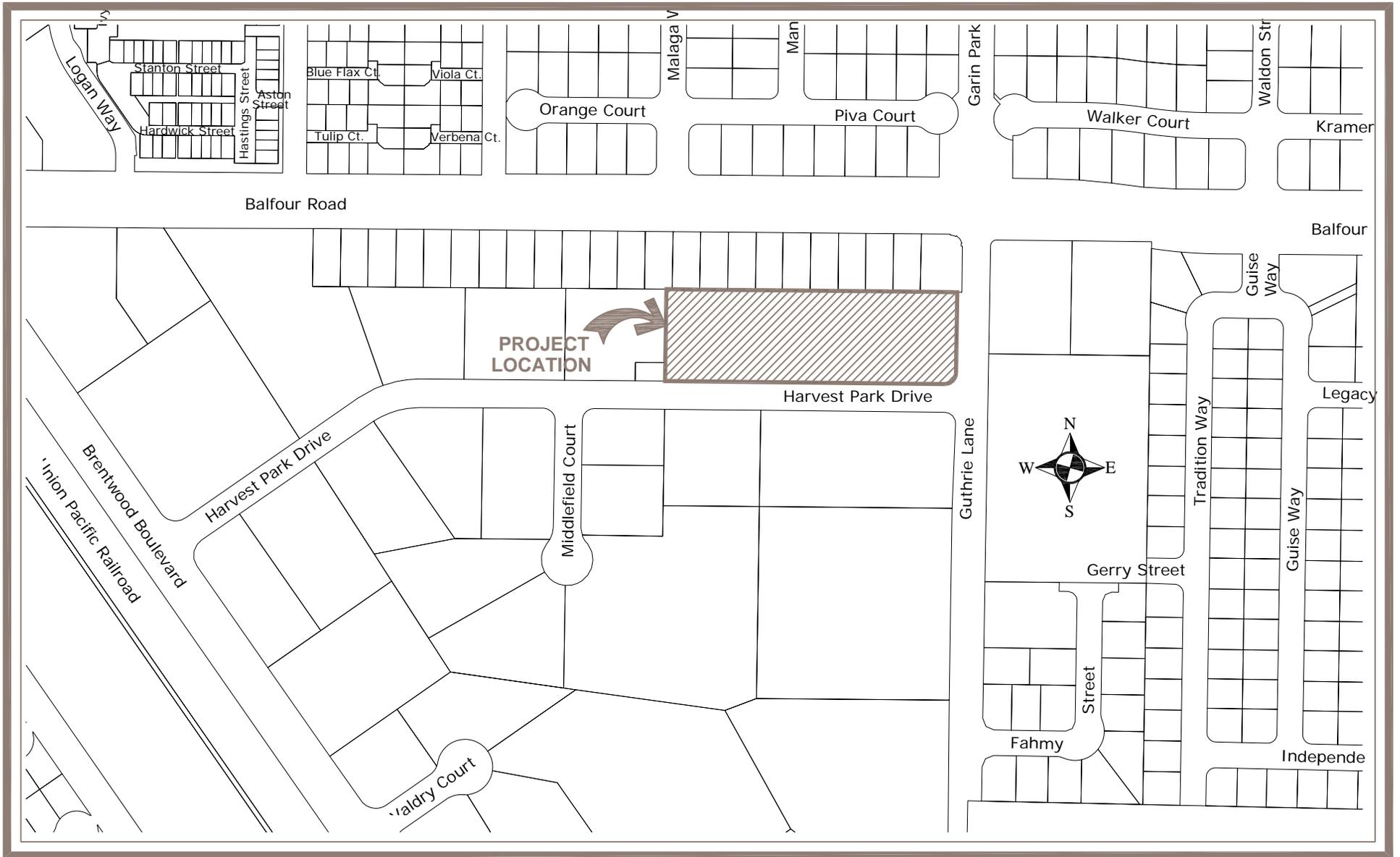
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47263 Agriculture Land	2,641	20,000	20,000	20,000	20,000	20,000	\$ 102,641
<b>TOTAL</b>	<b>\$ 2,641</b>	<b>\$ 20,000</b>	<b>\$ 102,641</b>				

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$1,500</b>
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This is a continuing program to reduce silt and pesticide discharges into Marsh Creek and its tributaries from active farming operations. Ordinance No. 671, adopted June 12, 2001, authorizes the City Engineer to determine which farms are eligible and to assist these farmers with runoff control measures, subject to a limit of \$10,000/farm, and two farms per year. This project is exempt from the Public Art requirement.

# HARVEST PARK BASIN

Northwest corner of Harvest Park Drive and Guthrie Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Harvest Park Basin			<b>Project #</b> <b>391</b> <b>39030</b>		
<b>Location:</b> Northwest corner of Harvest Park Drive and Guthrie Lane		<b>Redevelopment Area:</b> Yes			
		<b>Project Mgr:</b> F. Lideros			
<b>Project Priority:</b> 2A - Necessary		<b>Construction:</b> City		<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Remove and block existing inlets into the basin and place approximately 50,000 cubic yards of engineered fill into the basin. Rough grade for use as a buildable pad.			<b>Justification:</b> Once the Drainage Area 52C, Storm Drain Line "A" and detention basin outfall projects are complete, this temporary detention basin can be abandoned. Approximately three acres of commercial property will be created by filling in the basin.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	5,000						\$ 5,000
90040 Planning and Design	50,000						\$ 50,000
90050 Construction	630,000						\$ 630,000
90070 Project Administration	25,000	10,000					\$ 35,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 710,000</b>	<b>\$ 10,000</b>					<b>\$ 720,000</b>

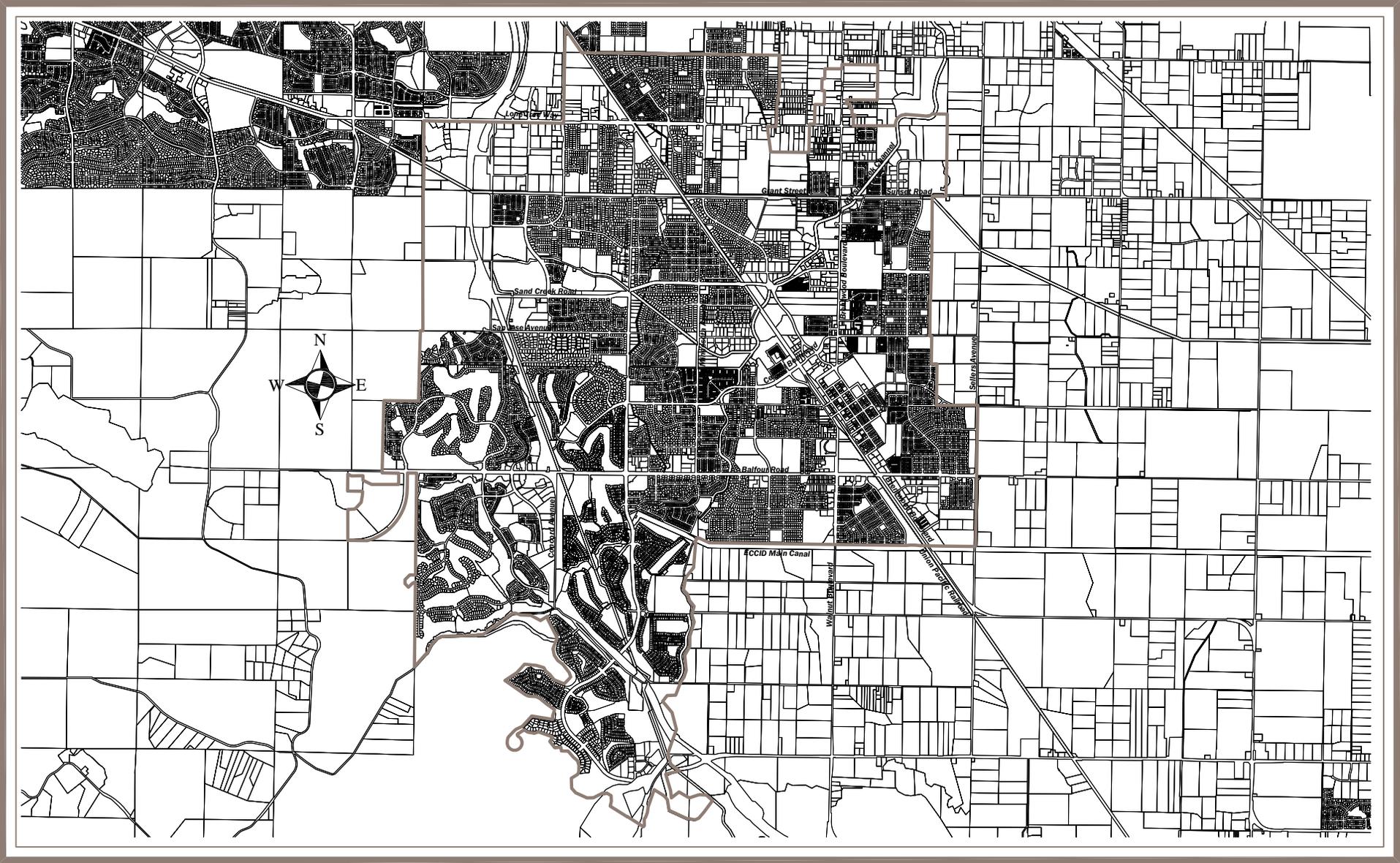
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48301 Redevelopment	710,000	10,000					\$ 720,000
Other							
<b>TOTAL</b>	<b>\$ 710,000</b>	<b>\$ 10,000</b>					<b>\$ 720,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>-0-</b>
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This project will be funded by the City's Redevelopment Agency. When the project is complete, the property will be sold as commercial / light industrial and the proceeds from the sale will be used to reimburse the Redevelopment Agency with any remaining funds going to the General Fund. This project is exempt from the Public Art requirement.

# STORM DRAIN IMPROVEMENTS

City wide



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Storm Drain Improvements			<b>Project #</b> <b>391</b> <b>39010</b>
<b>Location:</b> City wide		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> A. Salam	
<b>Project Priority:</b> 2C - Necessary	<b>Construction:</b> City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Storm drain collection system replacement and repair including storm drain pipes, manholes, concrete gutter and subdrains throughout the City.		<b>Justification:</b> Improvements to prevent flooding and ensure public safety.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	36,800	16,200					\$ 53,000
90050 Construction	75,000	75,000					\$ 150,000
90070 Project Administration	7,000	5,000					\$ 12,000
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 118,800</b>	<b>\$ 96,200</b>					<b>\$ 215,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
47253 Storm Drain Fees	118,800	96,200					\$ 215,000
<b>TOTAL</b>	<b>\$ 118,800</b>	<b>\$ 96,200</b>					<b>\$ 215,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost	-0-
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This project is required to replace old, undersized pipe lines and inefficient concrete gutters to better serve business and residential areas. The funding is coming from Storm Drain Fees funded from CIPF 88-1. This project is exempt from the Public Art requirement.



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**Section VII**

**Development Improvements  
Summary of Proposed Improvements  
Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
261		Adams Lane Extension	\$ 2,256,438	\$ 3,497,725	\$ -	\$ -	\$ -	\$ -	\$ 5,754,163
263		Amber Lane Improvements - Phase II	-	1,125,529	690,986	21,939	-	-	1,838,454
265		American Avenue Extension (Dev)	-	-	-	-	1,394,355	9,697,405	11,091,760
267		Anderson Lane Widening	770,732	1,105,725	1,105,725	-	-	-	2,982,182
269		Armstrong Road Extension	761,000	600,264	1,749,092	-	-	-	3,110,356
271		Armstrong Road Extension (West)	-	-	689,773	667,695	-	-	1,357,468
273		Balfour Road Widening - West	-	-	-	2,761,894	5,219,197	5,203,297	13,184,388
275		Central Boulevard Widening	466,214	1,767,579	870,599	-	-	-	3,104,392
277		Central Boulevard Widening - Phase I	1,955,106	432,600	-	-	-	-	2,387,706
279		Concord Avenue Realignment	1,093,735	144,143	-	-	-	-	1,237,878
281		Dainty Avenue Improvements	104,757	295,964	275,309	-	-	-	676,030
283		Deer Valley Road Improvements	-	-	-	-	627,000	5,531,000	6,158,000
285		Discovery Builders - Affordable Rental Units	-	430,000	430,000	-	-	-	860,000
287		Discovery Builders - Brighton Station Parks	570,669	-	-	-	-	-	570,669
289		Empire Avenue Extension North - Phase II	295,084	-	535,100	991,384	-	-	1,821,568
291		Empire Avenue Extension South - Phase III	928,129	492,752	-	-	-	-	1,420,881
293		Fairview Avenue Improvements - Phase VII	362,064	-	760,879	-	-	-	1,122,943
295		Fairview Avenue Improvements - Phase VIII	-	-	183,997	441,588	220,795	-	846,380
297		Garin Parkway Improvements - Phase II	4,414,329	919,275	-	-	-	-	5,333,604
299		Griffith Lane Improvements / Widening	80,419	-	157,550	820,428	273,476	-	1,331,873
301		Heidorn Ranch Road - Phase II	-	-	-	3,315,926	3,265,926	3,265,926	9,847,778
303		John Muir Parkway Widening	-	-	961,719	961,719	-	-	1,923,438
<b>Sub-Total</b>			<b>\$ 14,058,676</b>	<b>\$ 10,811,556</b>	<b>\$ 8,410,729</b>	<b>\$ 9,982,573</b>	<b>\$ 11,000,749</b>	<b>\$ 23,697,628</b>	<b>\$ 77,961,911</b>

**Section VII**

**Development Improvements  
Summary of Proposed Improvements  
Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
305		Lennar Homes - S&S Farms Neighborhood Parks	\$ -	\$ 2,783,270	\$ -	\$ -	\$ -	\$ -	\$ 2,783,270
307		Lone Tree Way Widening	2,668,000	1,213,340	-	-	-	-	3,881,340
309		Lone Tree Way Widening - Brentwood Boulevard	82,400	615,000	615,000	3,070,000	5,070,000	6,055,000	15,507,400
311		McClarren Road Widening	183,870	-	411,866	776,028	-	-	1,371,764
313		Minnesota Avenue Realignment	134,453	87,962	-	-	1,164,233	343,930	1,730,578
315		Minnesota Avenue Widening	18,506	-	-	118,099	237,683	372,720	747,008
317		Northeast Industrial Annexation Infrastructure	-	-	-	-	-	6,586,000	6,586,000
319		O'Hara Avenue Improvements	-	-	-	889,492	2,066,165	-	2,955,657
321		O'Hara Avenue Widening	3,780,000	720,000	-	-	-	-	4,500,000
323		Pinn Bros. - Affordable Rental Units	-	432,500	432,500	-	-	-	865,000
325		Pinn Bros. - Palmilla Neighborhood Parks	-	1,886,363	-	-	-	-	1,886,363
327		Pulte Homes - Carmel Estates Neighborhood Park	-	495,417	-	-	-	-	495,417
329		Richmond American - Affordable Rental Units	-	432,500	432,500	-	-	-	865,000
331		San Jose Avenue Extension - Phase II	-	2,681,245	623,726	-	-	-	3,304,971
333		Sand Creek Road Extension - West of Bypass	-	4,335,131	927,617	-	-	-	5,262,748
335		Sand Creek Road Improvements - Phase I	3,067,928	-	1,552,208	364,761	-	-	4,984,897
337		Sand Creek Road Improvements - Phase II	-	-	-	1,572,668	1,215,580	607,792	3,396,040
339		Sand Creek Road Widening - Phase II	4,601,029	1,226,901	-	-	-	-	5,827,930
341		Sellers Avenue Detention Basin Outfall	-	688,000	-	-	-	-	688,000
343		Sellers Avenue Widening	-	639,893	426,510	-	-	-	1,066,403
345		Sellers Avenue Widening - Phase II	-	-	-	5,085,000	5,033,500	5,033,500	15,152,000
347		Sellers Avenue Widening - Phase III	-	-	-	2,948,064	2,893,564	2,893,567	8,735,195
<b>Sub-Total</b>			<b>\$ 14,536,186</b>	<b>\$ 18,237,522</b>	<b>\$ 5,421,927</b>	<b>\$ 14,824,112</b>	<b>\$ 17,680,725</b>	<b>\$ 21,892,509</b>	<b>\$ 92,592,981</b>

**Section VII**

**Development Improvements  
Summary of Proposed Improvements  
Fiscal Years 2008/09 - 2012/13**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Prior</u>	<u>08-09</u>	<u>09-10</u>	<u>10-11</u>	<u>11-12</u>	<u>12-13</u>	<u>Total Cost</u>
349		Shady Willow Lane Extension - Phase II	\$ 4,443,222	\$ 1,020,134	\$ 1,203,528	\$ -	\$ -	\$ -	\$ 6,666,884
351		Shady Willow Lane Widening	-	580,000	580,000	-	-	-	1,160,000
353		Standard Pacific - Barrington Neighborhood Parks	-	2,013,724	-	-	-	-	2,013,724
355		Suncrest Homes - Prewett Ranch Neighborhood Parks	-	1,469,978	-	-	-	-	1,469,978
357		Sunset Road Widening	442,420	1,053,826	308,564	-	-	-	1,804,810
359		Sunset Road Widening - Phase II	-	-	-	1,343,000	-	-	1,343,000
361		Sycamore Avenue Improvements - Sellers Avenue	347,800	509,114	304,170	-	-	-	1,161,084
363		Vineyards at Marsh Creek - Amphitheater	-	500,000	1,500,000	1,500,000	-	-	3,500,000
365		Vineyards Irrigation Pump Stations	-	1,109,167	1,426,272	-	-	-	2,535,439
367		Vineyards Parkway Improvements	15,860,721	811,228	-	-	-	-	16,671,949
369		Walnut Boulevard Widening - North	137,144	-	245,321	498,076	-	-	880,541
371		West Coast Homes - Bridle Gate Neighborhood Park	-	1,326,000	-	-	-	-	1,326,000
		<b>Sub-Total</b>	<b>\$ 21,231,307</b>	<b>\$ 10,393,171</b>	<b>\$ 5,567,855</b>	<b>\$ 3,341,076</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,533,409</b>
		<b>TOTAL</b>	<b>\$ 49,826,169</b>	<b>\$ 39,442,249</b>	<b>\$ 19,400,511</b>	<b>\$ 28,147,761</b>	<b>\$ 28,681,474</b>	<b>\$ 45,590,137</b>	<b>\$ 211,088,301</b>

## Development Improvements Summary

### PROJECT FINANCING

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
Legal	486,936	328,835	94,320	266,490	64,504	125,000	\$ 1,366,085
Planning and Design	6,690,212	3,041,659	1,011,055	4,261,305	3,218,186	6,441,151	\$ 24,663,568
Construction	32,460,536	28,451,457	16,801,688	19,413,495	20,534,085	35,069,151	\$ 152,730,412
Project Administration	1,582,207	1,047,116	658,382	999,213	1,084,090	2,395,167	\$ 7,766,175
Land/ROW/Acquisitions	8,606,278	6,573,182	835,066	3,207,258	3,780,609	1,559,668	\$ 24,562,061
<b>TOTAL</b>	<b>\$ 49,826,169</b>	<b>\$ 39,442,249</b>	<b>\$ 19,400,511</b>	<b>\$ 28,147,761</b>	<b>\$ 28,681,474</b>	<b>\$ 45,590,137</b>	<b>\$ 211,088,301</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
General Fund	-	-	-	-	-	-	\$ -
Facility Fees	6,786,757	4,320,254	4,835,373	6,869,618	6,869,623	5,999,339	\$ 35,680,964
Enterprise	-	-	-	-	-	-	\$ -
Federal/State Funding	-	-	-	-	-	-	\$ -
Development Contributions	41,392,440	20,628,508	16,193,168	18,215,658	13,928,701	30,413,882	\$ 140,772,357
Redevelopment	-	-	-	-	-	-	\$ -
Other	-	55,000	55,000	7,102,591	11,572,894	13,028,694	\$ 31,814,179
<b>TOTAL</b>	<b>\$ 48,179,197</b>	<b>\$ 25,003,762</b>	<b>\$ 21,083,541</b>	<b>\$ 32,187,867</b>	<b>\$ 32,371,218</b>	<b>\$ 49,441,915</b>	<b>\$ 208,267,500</b>

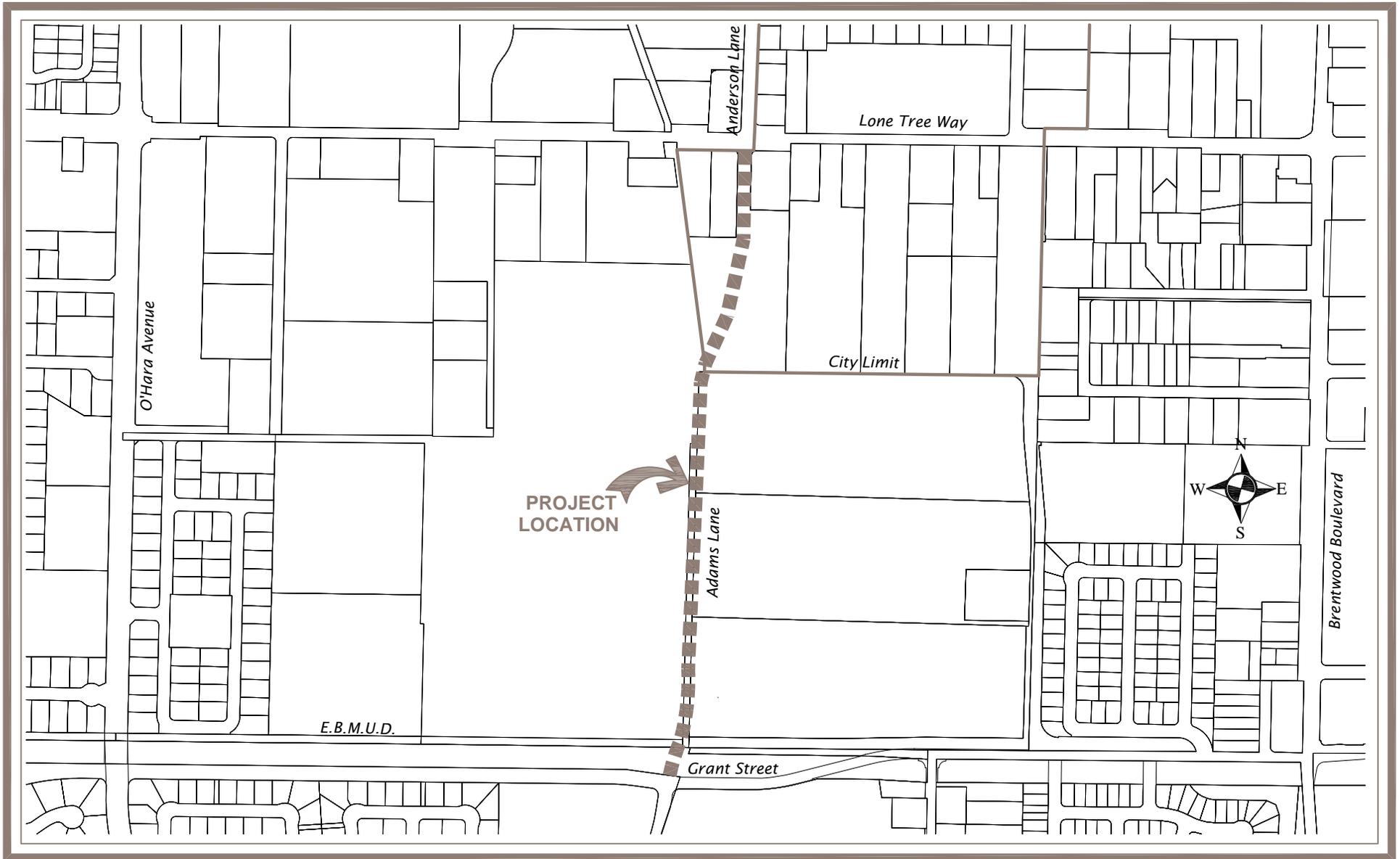
*Total differences in funding are due to Five-year Reimbursement Agreements and development credits.*



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# ADAMS LANE EXTENSION

Adams Lane from Lone Tree Way to Grant Street



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Adams Lane Extension</b>			<b>Project #</b>
<b>Location:</b> Adams Lane from Lone Tree Way to Grant Street		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Two lane residential collector roadway with sewer and water lines, approximately 2,600' in length, from Adams Lane at Lone Tree Way, south to Grant Street. This project will construct the bridge over Flood Control right-of-way and a concrete slab over the EBMUD right-of-way.		<b>Justification:</b> To improve traffic flow in conjunction with adjacent development in the central annexed area of the City, especially around the Marsh Creek Elementary School.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	50,000						\$ 50,000
90040 <b>Planning and Design</b>	528,661	103,000					\$ 631,661
90050 <b>Construction</b>	1,000,000	3,286,805					\$ 4,286,805
90070 <b>Project Administration</b>	104,777	107,920					\$ 212,697
90100 <b>Land/ROW/Acquisitions</b>	573,000						\$ 573,000
<b>TOTAL</b>	<b>\$ 2,256,438</b>	<b>\$ 3,497,725</b>					<b>\$ 5,754,163</b>

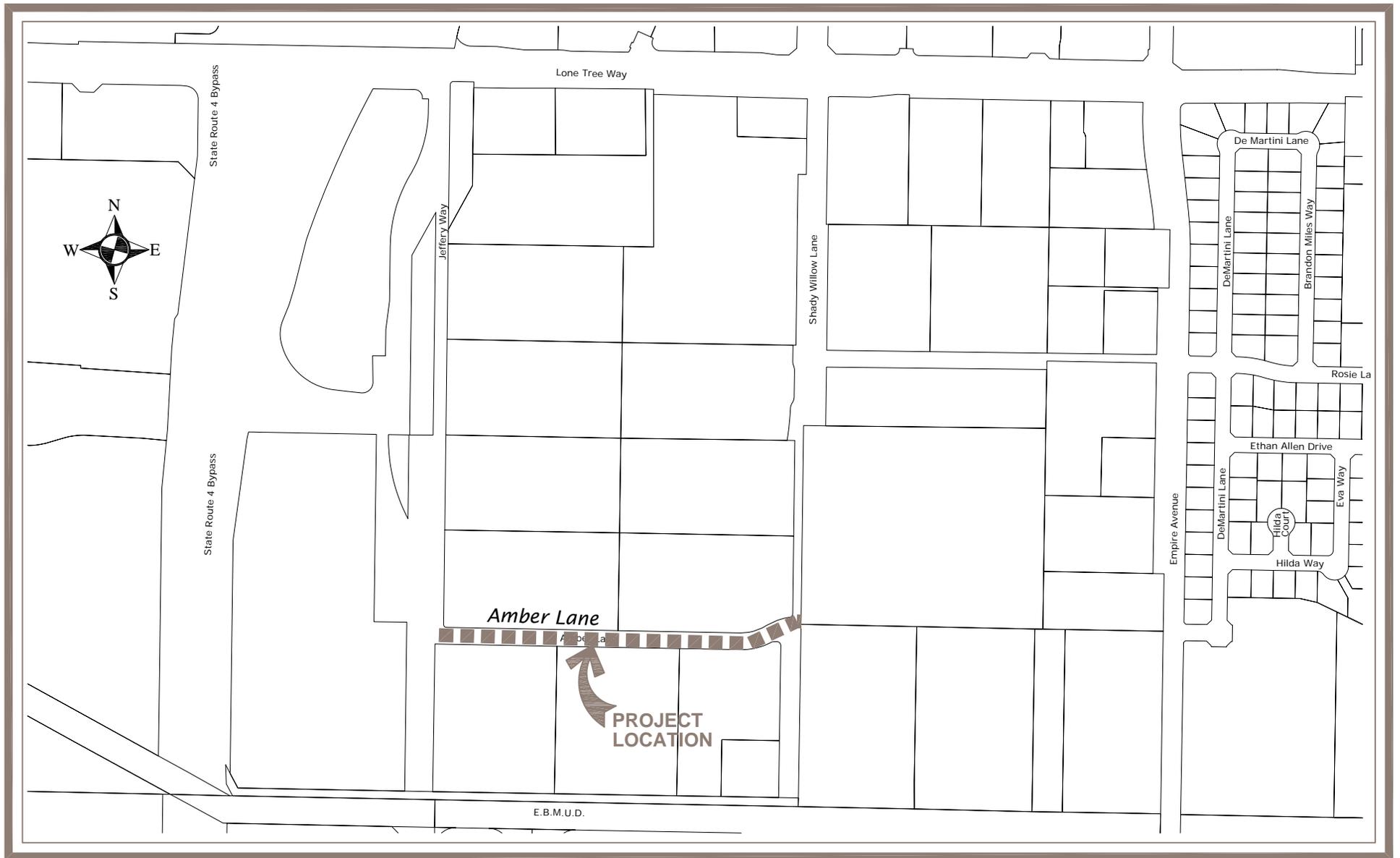
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	200,000	287,500	287,500	287,500	287,500		\$ 1,350,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	2,056,438	2,347,725					\$ 4,404,163
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 2,256,438</b>	<b>\$ 2,635,225</b>	<b>\$ 287,500</b>	<b>\$ 287,500</b>	<b>\$ 287,500</b>		<b>\$ 5,754,163</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$28,080</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement.

# AMBER LANE IMPROVEMENTS - PHASE II

Amber Lane from Jeffery Way to Shady Willow Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Amber Lane Improvements - Phase II			<b>Project #</b>
<b>Location:</b> Amber Lane from Jeffery Way to Shady Willow Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project includes 1,300 linear feet of local road, with 60' right-of-way, from Jeffery Way to Shady Willow Lane. Project also includes 12" water line, 10" sanitary sewer line and necessary storm drain lines.		<b>Justification:</b> To improve circulation around the elementary school and park site and to facilitate adjacent developments. This project will be built by adjacent properties when they develop.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal		27,295					\$ 27,295
90040 Planning and Design		197,423					\$ 197,423
90050 Construction		658,077	658,077	21,939			\$ 1,338,093
90070 Project Administration		32,909	32,909				\$ 65,818
90100 Land/ROW/Acquisitions		209,825					\$ 209,825
<b>TOTAL</b>		<b>\$ 1,125,529</b>	<b>\$ 690,986</b>	<b>\$ 21,939</b>			<b>\$ 1,838,454</b>

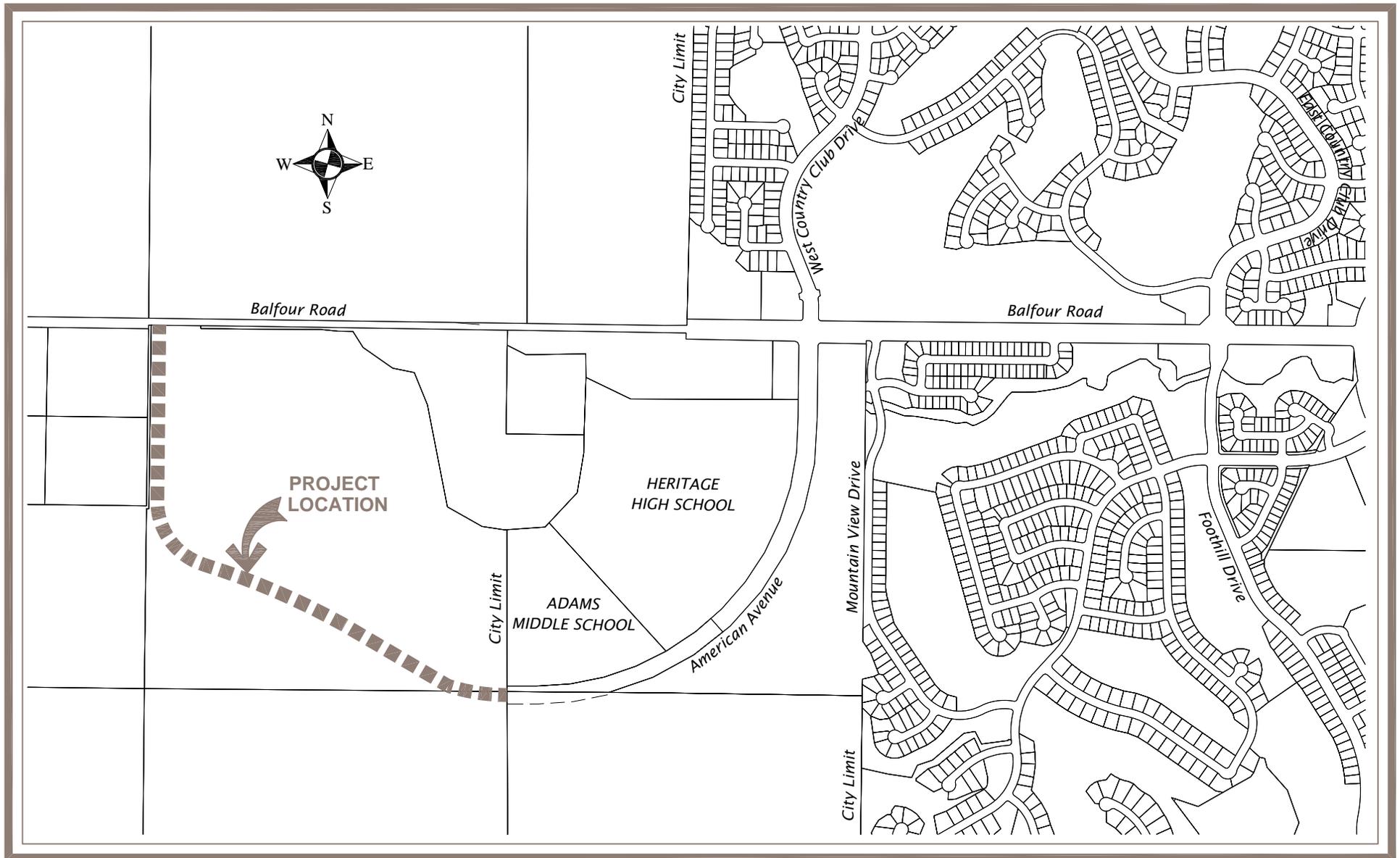
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions		1,125,529	690,986	21,939			\$ 1,838,454
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 1,125,529</b>	<b>\$ 690,986</b>	<b>\$ 21,939</b>			<b>\$ 1,838,454</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$20,559</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Annual O&M costs are for roadway and utility maintenance. This project is exempt from the Public Art requirement.

# AMERICAN AVENUE EXTENSION (DEV)

American Avenue from the existing end of improvements along Heritage High School and Adams Middle School back to Balfour Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> American Avenue Extension (Dev)			<b>Project #</b>
<b>Location:</b> American Avenue from the existing end of improvements along Heritage High School and Adams Middle School back to Balfour Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project includes approximately 3,900 linear feet of 96' wide right-of-way with 16' median, two 20' wide paved lanes and approximately 20' of landscape on both sides of the street. This project will also construct the following utility lines: water line, non-potable water line, sanitary sewer line and storm drain line. The intersection at Balfour Road will also need to have a traffic signal installed.		<b>Justification:</b> To facilitate adequate circulation to the adjacent properties should they be annexed and developed.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>						25,000	\$ 25,000
90040 <b>Planning and Design</b>					833,855	4,169,275	\$ 5,003,130
90050 <b>Construction</b>						4,569,275	\$ 4,569,275
90070 <b>Project Administration</b>						933,855	\$ 933,855
90100 <b>Land/ROW/Acquisitions</b>					560,500		\$ 560,500
<b>TOTAL</b>					\$ 1,394,355	\$ 9,697,405	\$ 11,091,760

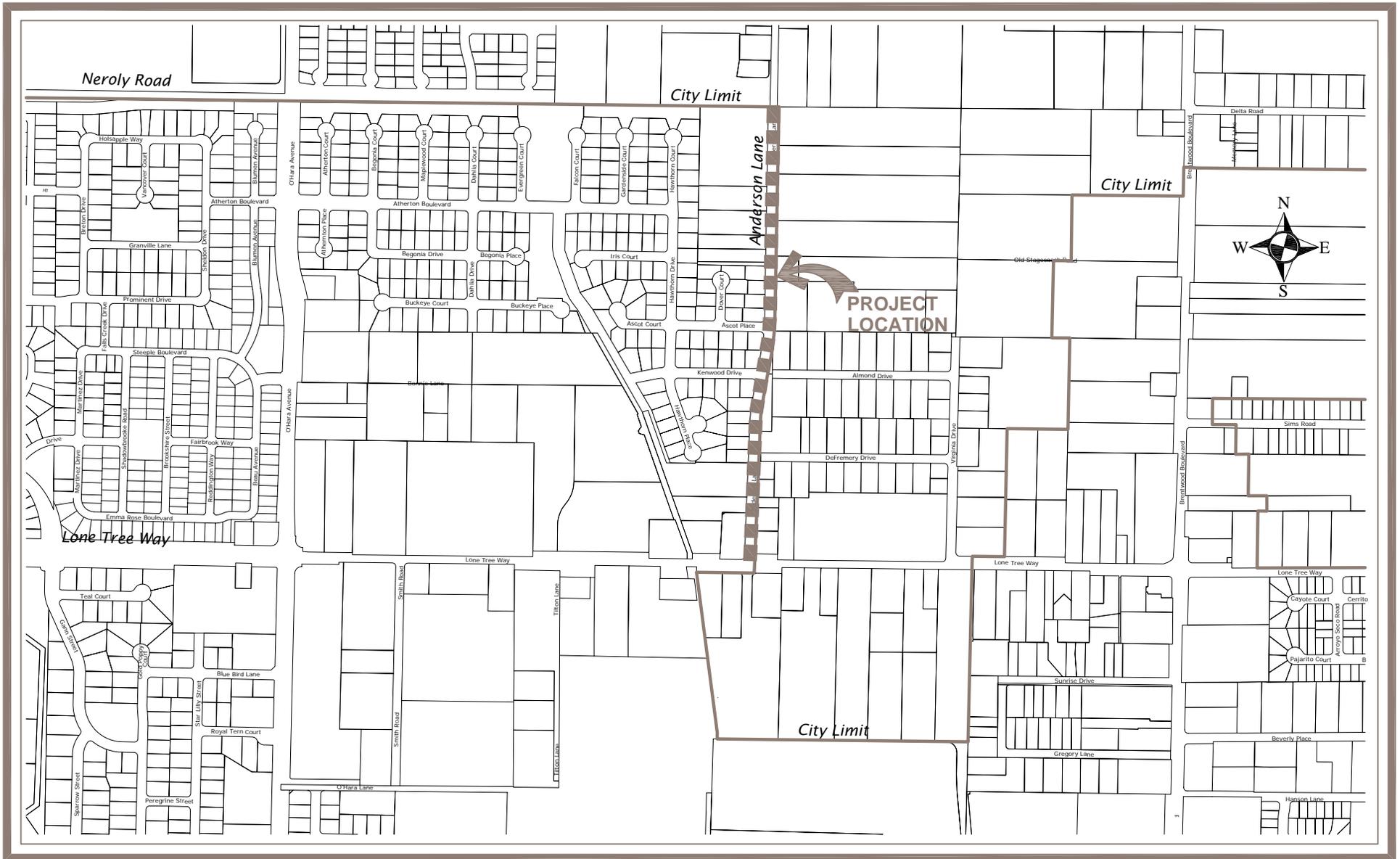
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>					1,394,355	9,697,405	\$ 11,091,760
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>					\$ 1,394,355	\$ 9,697,405	\$ 11,091,760

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$40,000</b>
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This area is outside the current city limit and urban limit line. This project will be incorporated in the developer's conditions of approval and will be funded by the developer.

# ANDERSON LANE WIDENING

Anderson Lane from Lone Tree Way north to Neroly Road



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Anderson Lane Widening		<b>Project #</b>
<b>Location:</b> Anderson Lane from Lone Tree Way north to Neroly Road	<b>Redevelopment Area:</b> Yes	
	<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Widening of existing Anderson Lane to a two lane collector street 60' wide, approximately 2,600 linear feet of road, including extension of water and sewer, plus one lane, an 8' bike lane in each direction and landscaping on each side of the road including a 5' detached sidewalk.		<b>Justification:</b> Necessary to facilitate development in the area and to improve traffic flow.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	5,000	20,000	20,000				\$ 45,000
90040 Planning and Design	70,082	96,290	96,290				\$ 262,662
90050 Construction	505,650	972,865	972,865				\$ 2,451,380
90070 Project Administration	15,000	16,570	16,570				\$ 48,140
90100 Land/ROW/Acquisitions	175,000						\$ 175,000
<b>TOTAL</b>	<b>\$ 770,732</b>	<b>\$ 1,105,725</b>	<b>\$ 1,105,725</b>				<b>\$ 2,982,182</b>

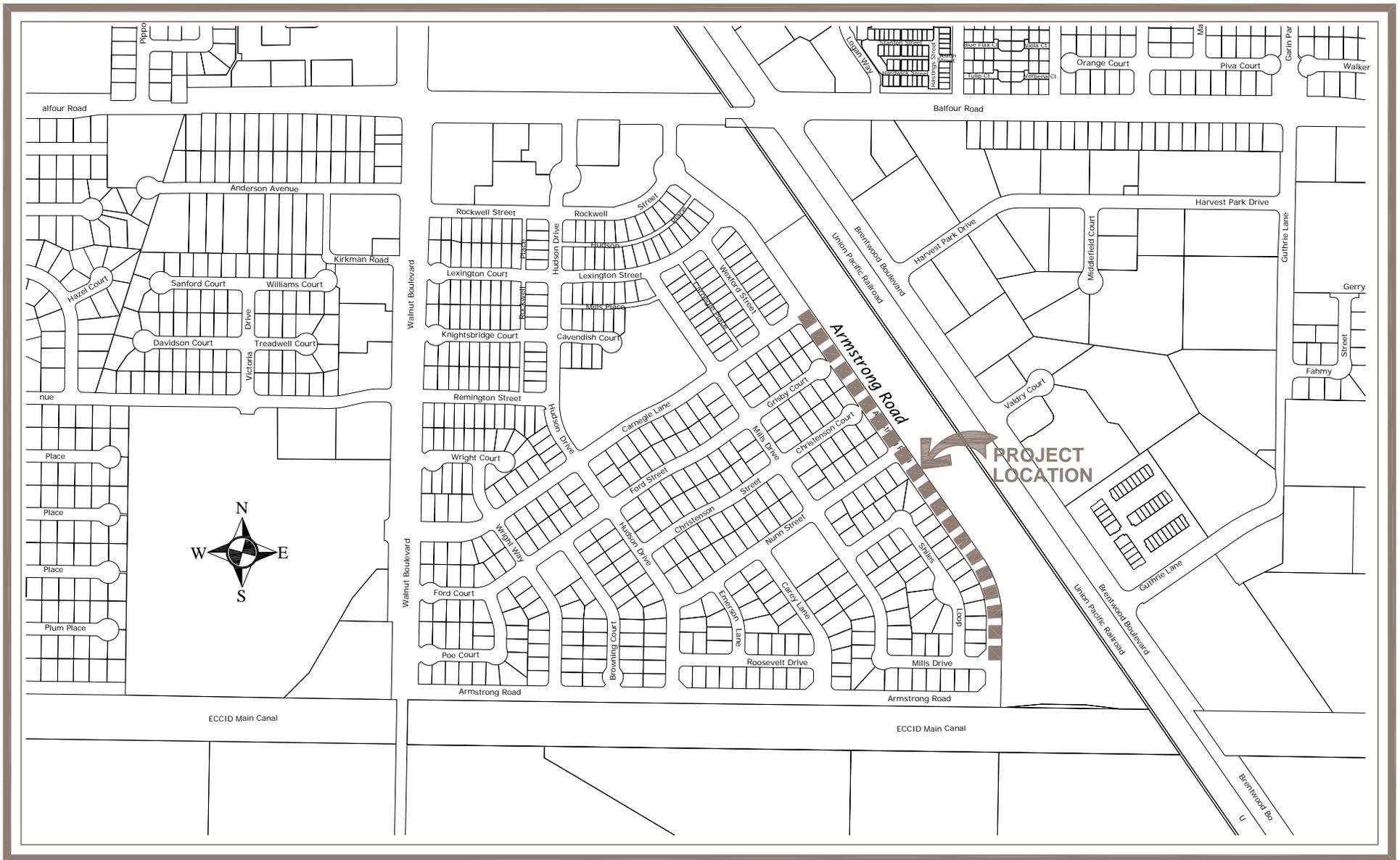
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions	770,732	1,105,725	1,105,725				\$ 2,982,182
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 770,732</b>	<b>\$ 1,105,725</b>	<b>\$ 1,105,725</b>				<b>\$ 2,982,182</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$13,102</b>
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The existing improvements (new sidewalk, pavement widening, street lights and landscaping) on the west side of the street were the responsibility of Pulte Homes, Brentwood Parks Subdivision and have been constructed. The remaining unimproved portions of this street will be incorporated in future developer's conditions of approval and will be funded by a developer.

# ARMSTRONG ROAD EXTENSION

Armstrong Road extending southeasterly from Carnegie Lane to Mills Drive



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Armstrong Road Extension</b>			<b>Project #</b>
<b>Location:</b> Armstrong Road extending southeasterly from Carnegie Lane to Mills Drive		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Extend 1,850 linear feet of Armstrong Way to a residential collector street, with 70' right-of-way, consisting of a travel lane, bike lane, sidewalk and landscape on each side from Carnegie Lane southeasterly to Mills Drive. A portion of the work with the exception of the east side improvements have been completed by Subdivision No. 7802.		<b>Justification:</b> Necessary to improve traffic flow and circulation.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	20,000						\$ 20,000
90040 <b>Planning and Design</b>	90,000	293,798					\$ 383,798
90050 <b>Construction</b>	601,000	257,500	1,700,126				\$ 2,558,626
90070 <b>Project Administration</b>	30,000	48,966	48,966				\$ 127,932
90100 <b>Land/ROW/Acquisitions</b>	20,000						\$ 20,000
<b>TOTAL</b>	<b>\$ 761,000</b>	<b>\$ 600,264</b>	<b>\$ 1,749,092</b>				<b>\$ 3,110,356</b>

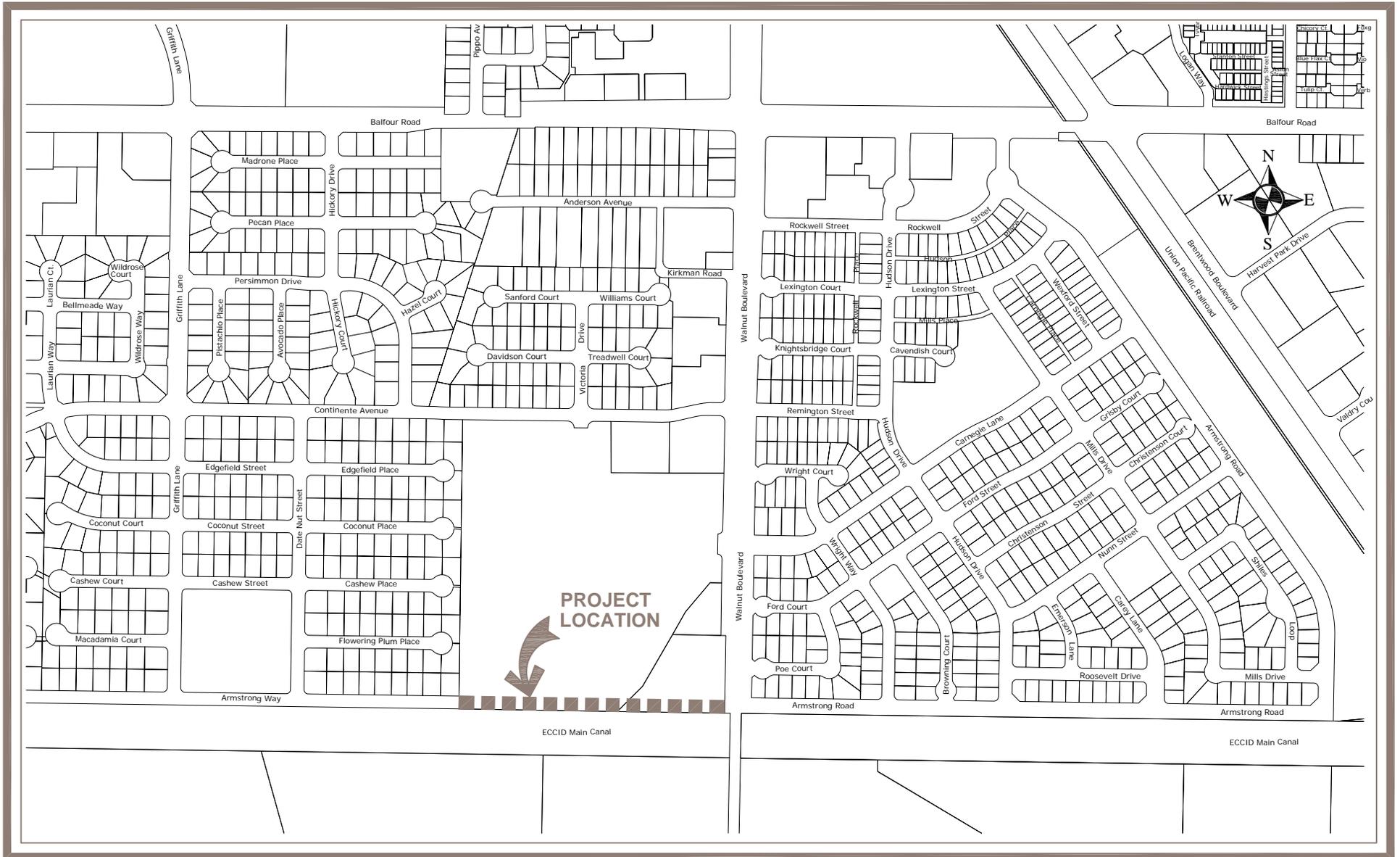
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	761,000	600,264	1,749,092				\$ 3,110,356
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 761,000</b>	<b>\$ 600,264</b>	<b>\$ 1,749,092</b>				<b>\$ 3,110,356</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$9,070</b>
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This project is incorporated in the developer's conditions of approval and will be funded by the developer.

# ARMSTRONG ROAD EXTENSION (WEST)

Armstrong Road extending westerly from Walnut Boulevard to 700' east of Date Nut Street



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Armstrong Road Extension (West)</b>			<b>Project #</b>
<b>Location:</b> Armstrong Road extending westerly from Walnut Boulevard to 700' east of Date Nut Street		<b>Redevelopment Area:</b>	No
		<b>Project Mgr:</b>	N. Estakhri
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Extend 1,200 linear feet of Armstrong Road to a residential collector street, with 60' of right-of-way, consisting of a travel lane, bike lane, sidewalk and landscape on each side from Walnut Boulevard westerly to Date Nut Street.		<b>Justification:</b> Necessary to improve traffic flow and circulation.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>			5,408				\$ 5,408
90040 <b>Planning and Design</b>			130,070				\$ 130,070
90050 <b>Construction</b>			260,141	606,995			\$ 867,136
90070 <b>Project Administration</b>			26,014	60,700			\$ 86,714
90100 <b>Land/ROW/Acquisitions</b>			268,140				\$ 268,140
<b>TOTAL</b>			<b>\$ 689,773</b>	<b>\$ 667,695</b>			<b>\$ 1,357,468</b>

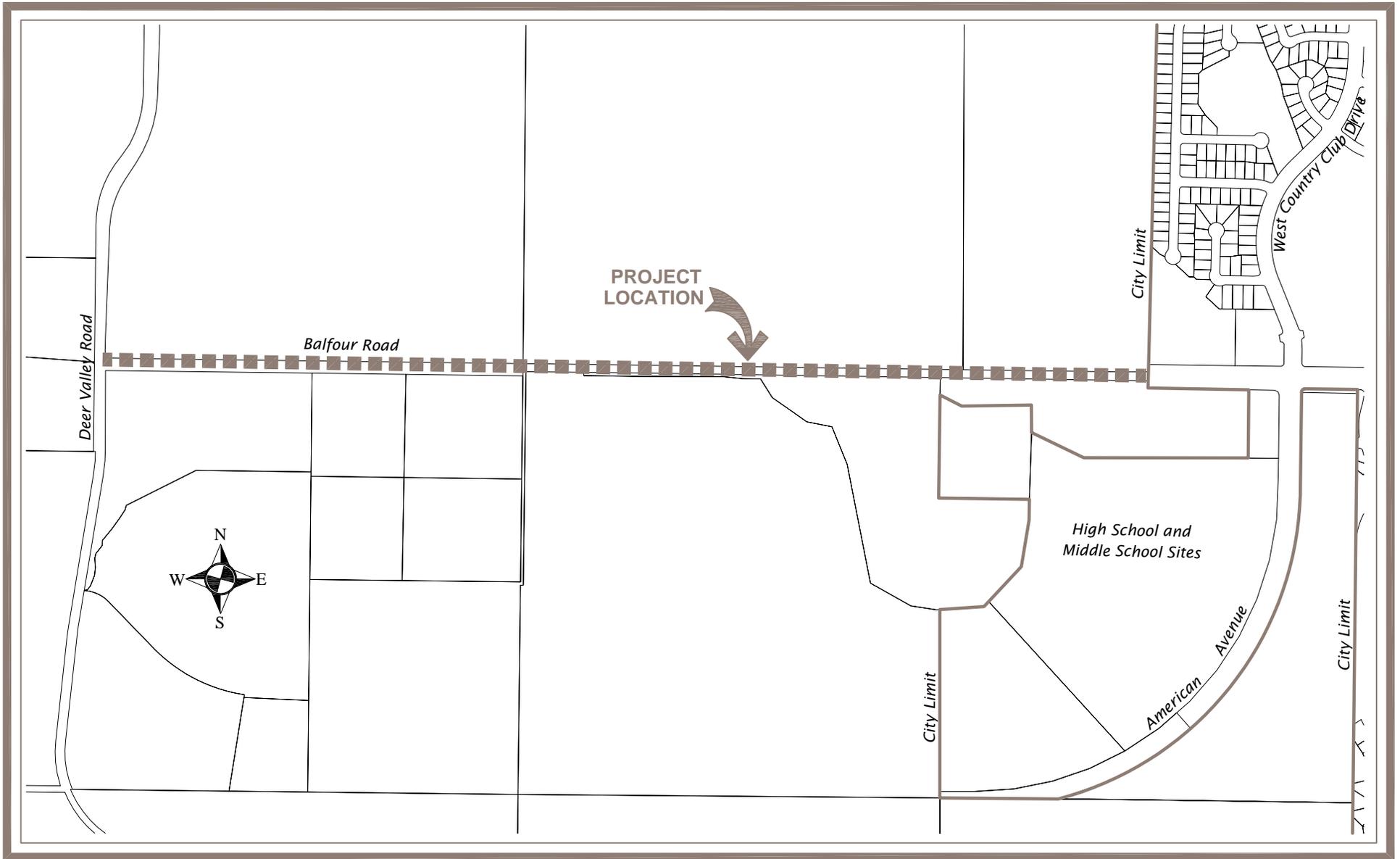
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>			689,773	667,695			\$ 1,357,468
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>			<b>\$ 689,773</b>	<b>\$ 667,695</b>			<b>\$ 1,357,468</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$12,500</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. This project is exempt from the Public Art requirement.

# BALFOUR ROAD WIDENING - WEST

Balfour Road extending from the existing City limits toward Deer Valley Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Balfour Road Widening - West</b>			<b>Project #</b>
<b>Location:</b> Balfour Road extending from the existing City limits to Deer Valley Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Widen 6,500 linear feet of existing Balfour Road to an arterial street within existing right of way consisting of curbs, gutters, sidewalks, bike lanes, landscaping, 12" sewer line, 16" water line, storm drain, median, landscaping and two lanes in each direction.		<b>Justification:</b> This project is required to improve traffic flow and safety and to provide adequate access to school sites for the orderly development of the area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>				31,800	15,900		\$ 47,700
90040 <b>Planning and Design</b>				1,486,714			\$ 1,486,714
90050 <b>Construction</b>				1,243,380	4,955,521	4,955,521	\$ 11,154,422
90070 <b>Project Administration</b>					247,776	247,776	\$ 495,552
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>				<b>\$ 2,761,894</b>	<b>\$ 5,219,197</b>	<b>\$ 5,203,297</b>	<b>\$ 13,184,388</b>

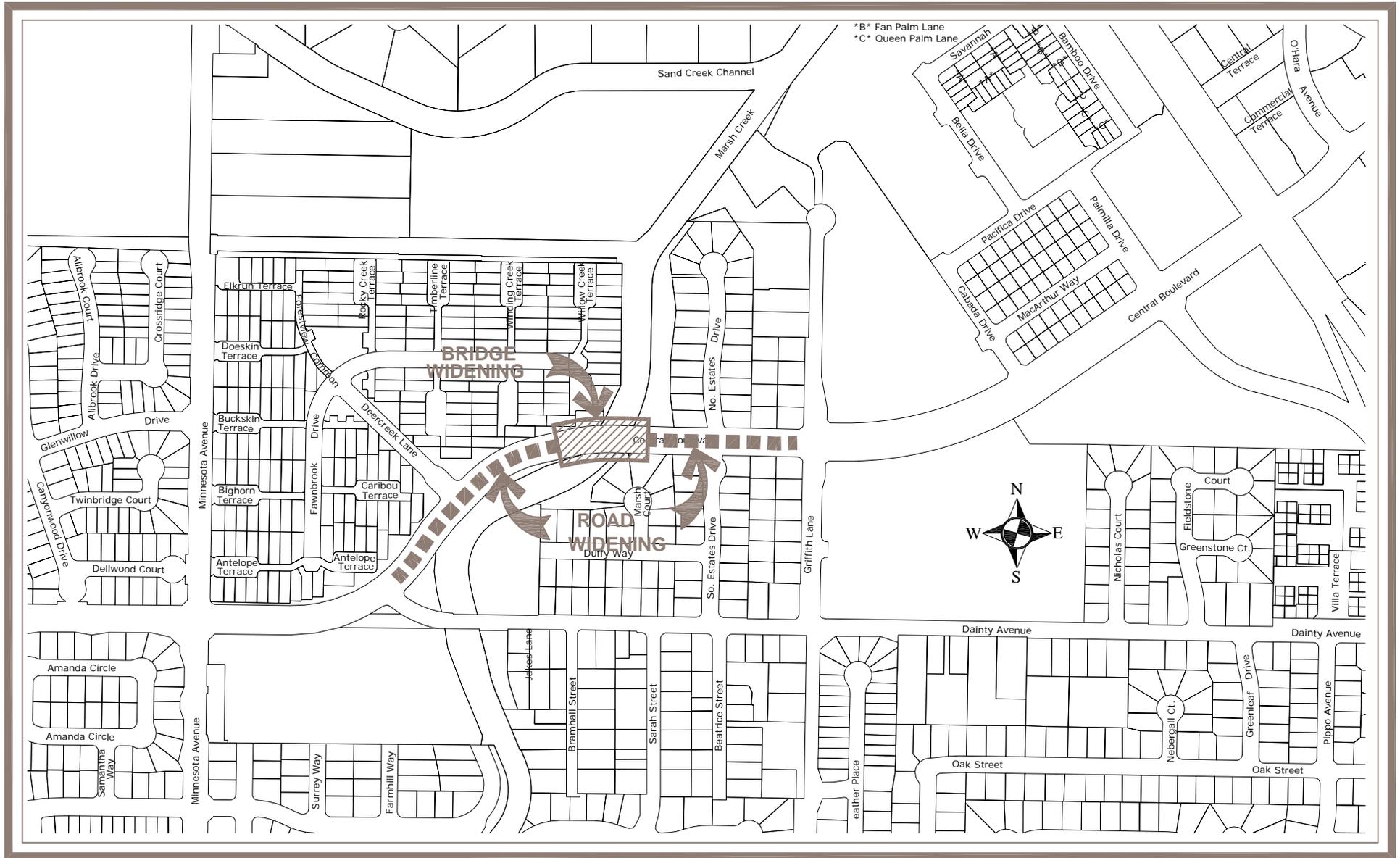
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>				887,979	887,979	887,979	\$ 2,663,937
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>				1,873,915	4,331,218	4,315,318	\$ 10,520,451
<b>TOTAL</b>				<b>\$ 2,761,894</b>	<b>\$ 5,219,197</b>	<b>\$ 5,203,297</b>	<b>\$ 13,184,388</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$86,450</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer, and the remaining portion is currently unfunded.

# CENTRAL BOULEVARD WIDENING

Bridge widening at the intersection of Central Boulevard and Marsh Creek and roadway widening along Central Boulevard from Dainty Avenue to Griffith Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Central Boulevard Widening</b>		<b>Project #</b>
<b>Location:</b> Bridge widening at the intersection of Central Boulevard and Marsh Creek and roadway widening along Central Boulevard from Dainty Avenue to Griffith Lane	<b>Redevelopment Area:</b> No	
	<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Dev/City	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Widen existing bridge over Marsh Creek to a four lane bridge. This will include additional right-of-way, a new southerly bridge structure (eastbound lanes) encompassing two 12' lanes, a bike lane and a 5' sidewalk. The roadway widening will consist of widening the existing Central Boulevard from two lanes to a four lane arterial with a 16' median, two 12' lanes and an 8' bike lane in each direction, plus a 5' meandering sidewalk and landscaping for approximately 1,500 linear feet. This project will also install 1,550 linear feet of non-potable water line and fiber optic conduits.		<b>Justification:</b> To improve traffic flow on Central Boulevard. It is part of the General Plan circulation element and necessary for the orderly development of the area.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	50,000						\$ 50,000
90040 <b>Planning and Design</b>	416,214						\$ 416,214
90050 <b>Construction</b>		1,679,200	827,069				\$ 2,506,269
90070 <b>Project Administration</b>		88,379	43,530				\$ 131,909
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	\$ 466,214	\$ 1,767,579	\$ 870,599				\$ 3,104,392

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	131,478	65,740	65,740	947,145	947,145	947,144	\$ 3,104,392
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 131,478	\$ 65,740	\$ 65,740	\$ 947,145	\$ 947,145	\$ 947,144	\$ 3,104,392

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$21,225</b>
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This project has been incorporated in Pinn Brothers' conditions of approval, Subdivision No. 8729. Funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for signage, striping and any future repairs to the bridge.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Central Boulevard Widening - Phase I</b>			<b>Project #</b>
<b>Location:</b> Central Boulevard from Griffith Lane to Union Pacific Railroad		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will include 1,814 linear feet of widened street and installation of a curb, gutter, sidewalk, bike lane and landscaping on each side of the street. This project increases the right-of-way to 140'. The majority of the improvements have already been constructed.		<b>Justification:</b> Construction of this roadway will improve the eastbound and westbound vehicular traffic and will facilitate adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	10,000						\$ 10,000
90040 <b>Planning and Design</b>	248,959						\$ 248,959
90050 <b>Construction</b>	1,455,071	412,000					\$ 1,867,071
90070 <b>Project Administration</b>	74,076	20,600					\$ 94,676
90100 <b>Land/ROW/Acquisitions</b>	167,000						\$ 167,000
<b>TOTAL</b>	<b>\$ 1,955,106</b>	<b>\$ 432,600</b>					<b>\$ 2,387,706</b>

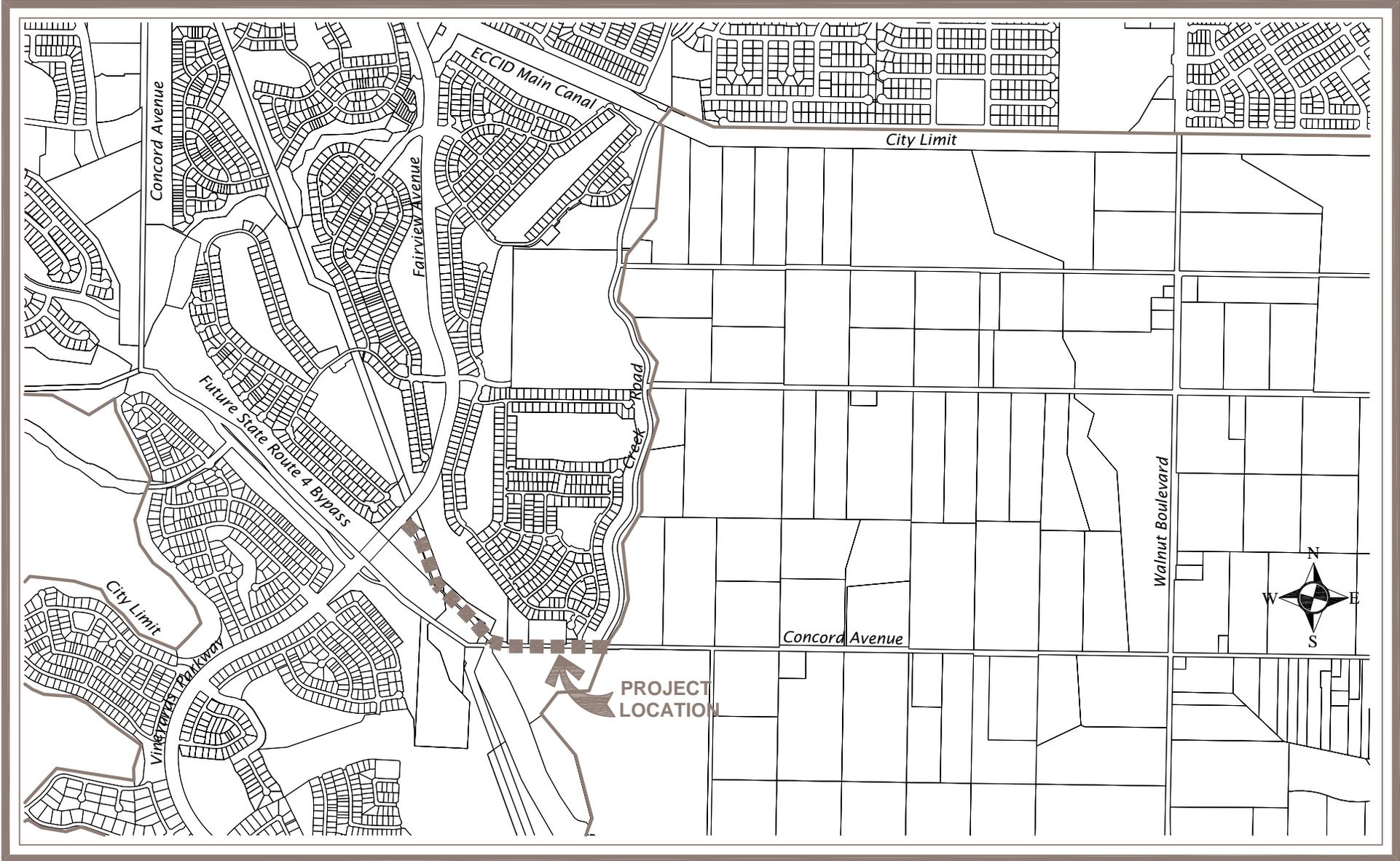
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	63,200	63,200	63,200	63,200	63,200		\$ 316,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	1,317,519	754,187					\$ 2,071,706
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 1,380,719</b>	<b>\$ 817,387</b>	<b>\$ 63,200</b>	<b>\$ 63,200</b>	<b>\$ 63,200</b>		<b>\$ 2,387,706</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$44,500</b>
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This project is incorporated in Pinn Brothers' conditions of approval and funded by the developer. Funding is based on a 5-year Development Reimbursement Agreement.

# CONCORD AVENUE REALIGNMENT

Realign Concord Avenue from Fairview Avenue to Creek Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Concord Avenue Realignment</b>			<b>Project #</b>
<b>Location:</b> Realign Concord Avenue from Fairview Avenue to Creek Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Realignment of Concord Avenue, between Fairview Avenue and Highway 4 Bypass, consists of 1,760 linear feet of pavement, 40' wide, with 60' of right-of-way. The 60' right-of-way includes a 10' wide sidewalk, as a trail continuation along the north side of the road, and landscaping. The street lights are also included in this project. This project will also widen 1,100 linear feet of existing Concord Avenue, from Highway 4 Bypass east to Creek Road, for a total of 60' of right-of-way (40' of pavement). The remaining portion of the roadway to be widened is along the detention basin.		<b>Justification:</b> This project is necessary to improve traffic flow and safety across the future Highway 4 Bypass and facilitate the orderly development of the area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	35,000						\$ 35,000
90040 <b>Planning and Design</b>	149,835						\$ 149,835
90050 <b>Construction</b>	878,900	123,600					\$ 1,002,500
90070 <b>Project Administration</b>	30,000	20,543					\$ 50,543
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 1,093,735</b>	<b>\$ 144,143</b>					<b>\$ 1,237,878</b>

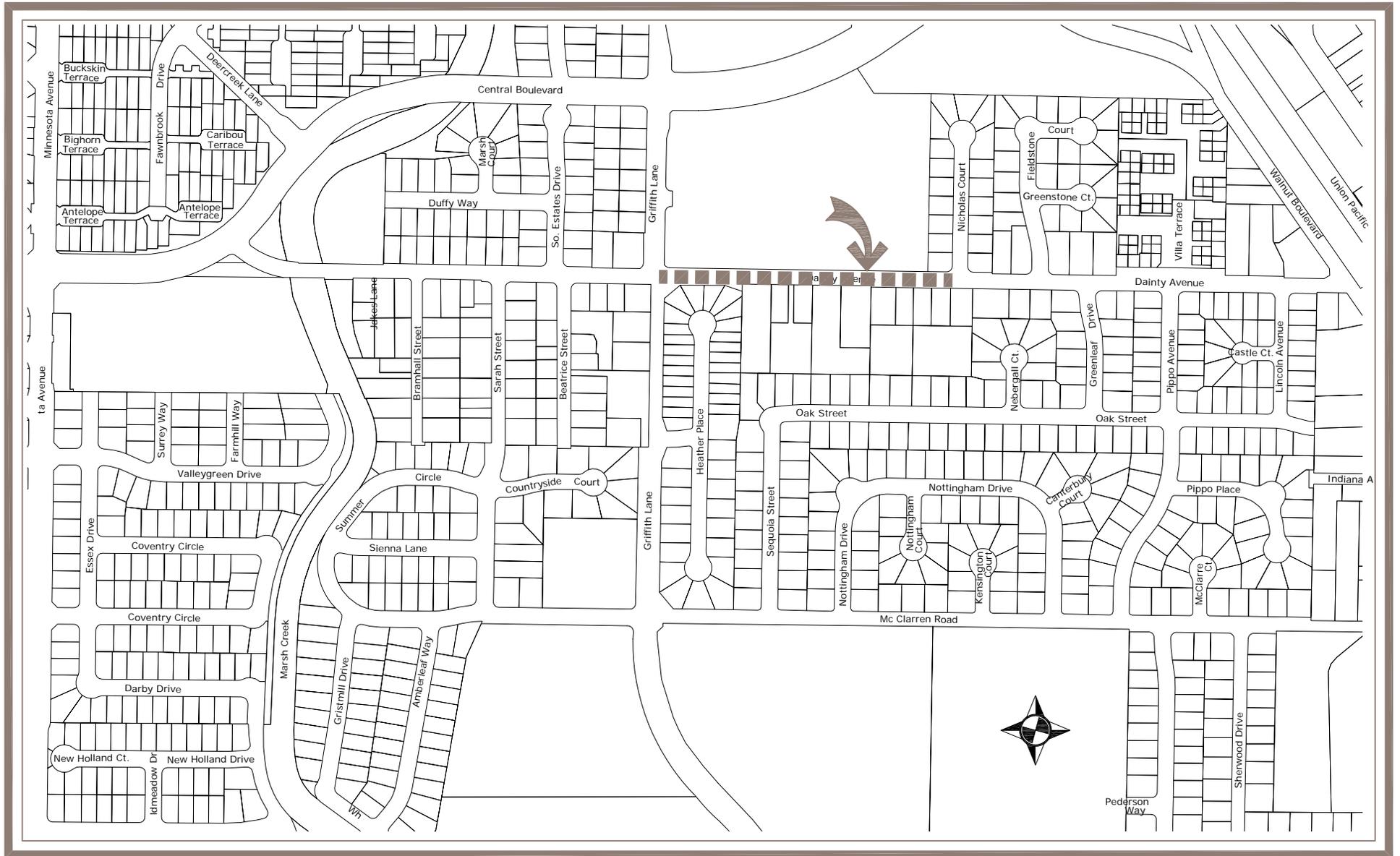
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	1,093,735	144,143					\$ 1,237,878
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 1,093,735</b>	<b>\$ 144,143</b>					<b>\$ 1,237,878</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$6,527</b>
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This project is incorporated in the developer's conditions of approval and will be funded by Shea Homes, developer of the Vineyards, Subdivision No. 8796. The remaining 1,100 linear feet needs to be widened only along the south side of Concord Avenue west of Marsh Creek and east of the City limit line. The already-constructed portion of the roadway is per ultimate design with the Vineyards Project, Subdivision No. 8796 by Shea Homes. The City will be responsible for annual O&M costs within the City limits and the County will be responsible for annual O&M costs within the County limits.

# DAINTY AVENUE IMPROVEMENTS

Dainty Avenue from Griffith Lane to Nicholas Court



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Dainty Avenue Improvements</b>		<b>Project #</b>
<b>Location:</b> Dainty Avenue from Griffith Lane to Nicholas Court	<b>Redevelopment Area:</b> No	
	<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> This project will complete the improvements along the north side of Dainty Avenue by installing 985 linear feet of 60' wide right-of-way. The improvements include curb, gutter, sidewalk and undergrounding of overhead utilities.		<b>Justification:</b> Necessary to improve traffic flow and safety and facilitate the adjacent development.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	2,500						\$ 2,500
90040 <b>Planning and Design</b>	57,289	20,654					\$ 77,943
90050 <b>Construction</b>	25,462	249,149	249,148				\$ 523,759
90070 <b>Project Administration</b>	2,546	26,161	26,161				\$ 54,868
90100 <b>Land/ROW/Acquisitions</b>	16,960						\$ 16,960
<b>TOTAL</b>	<b>\$ 104,757</b>	<b>\$ 295,964</b>	<b>\$ 275,309</b>				<b>\$ 676,030</b>

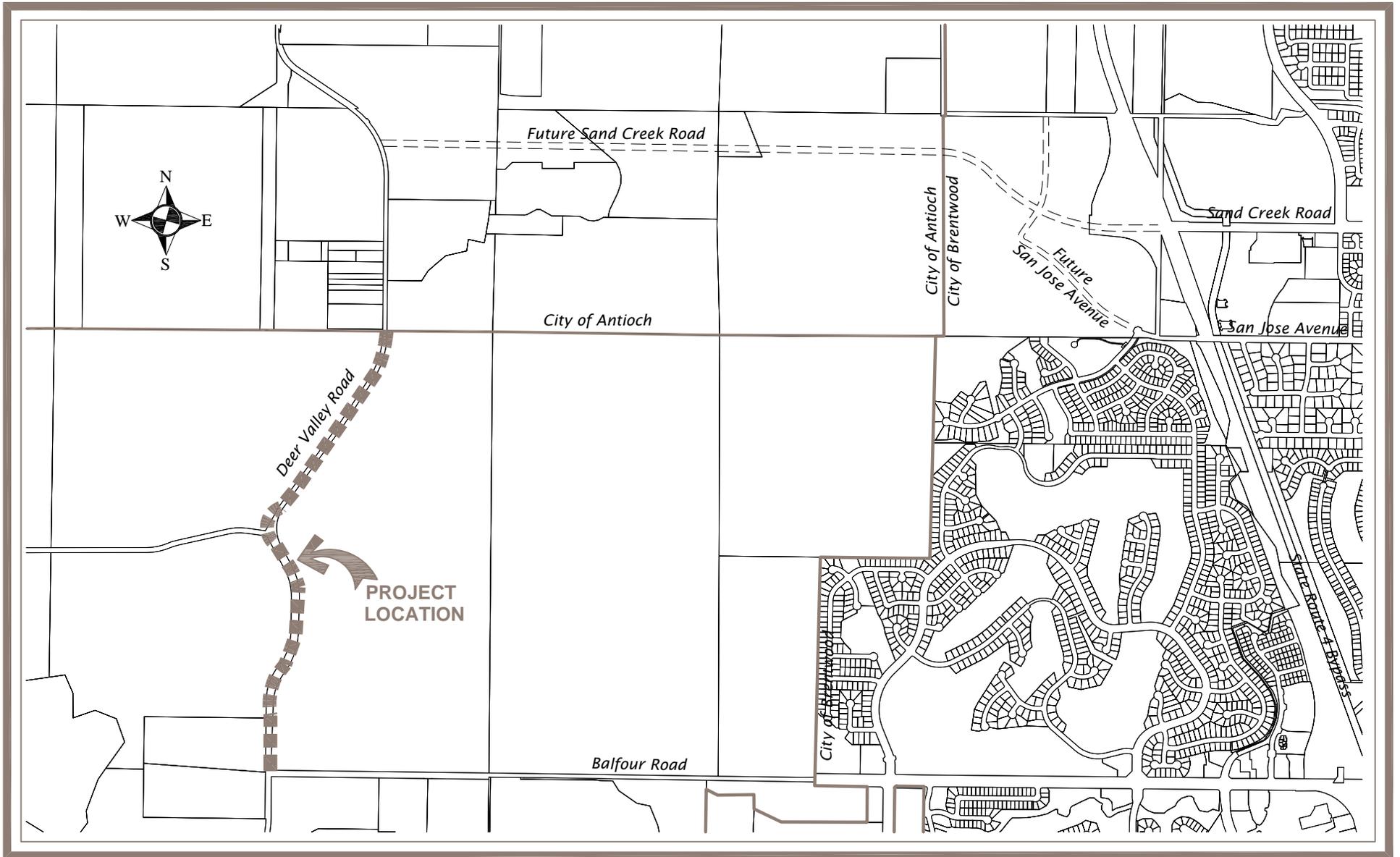
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	104,757	295,964	275,309				\$ 676,030
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 104,757</b>	<b>\$ 295,964</b>	<b>\$ 275,309</b>				<b>\$ 676,030</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$10,800</b>
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This project is incorporated in Pinn Brothers' conditions of approval for Subdivision No. 8729 and is funded by the developer.

# DEER VALLEY ROAD IMPROVEMENTS

Deer Valley Road from Balfour Road north to City of Antioch City limit



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Deer Valley Road Improvements</b>			<b>Project #</b>
<b>Location:</b> Deer Valley Road from Balfour Road north to City of Antioch City limit		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> J. Dhaliwal	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> In conjunction with developments in the City of Antioch, improve Deer Valley Road from a two lane, non-standard road to an arterial road between Balfour Road and the future Sand Creek Road Extension (1 mile north of Balfour Road), with full improvements, including a traffic signal system at Balfour Road.		<b>Justification:</b> If the area west of the existing City limits is annexed, including this roadway, this roadway segment improvements would provide north / south circulation to serve the development of this area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>						50,000	\$    50,000
90040 <b>Planning and Design</b>					522,000		\$   522,000
90050 <b>Construction</b>						5,220,000	\$   5,220,000
90070 <b>Project Administration</b>						261,000	\$    261,000
90100 <b>Land/ROW/Acquisitions</b>					105,000		\$    105,000
<b>TOTAL</b>					\$   627,000	\$   5,531,000	\$   6,158,000

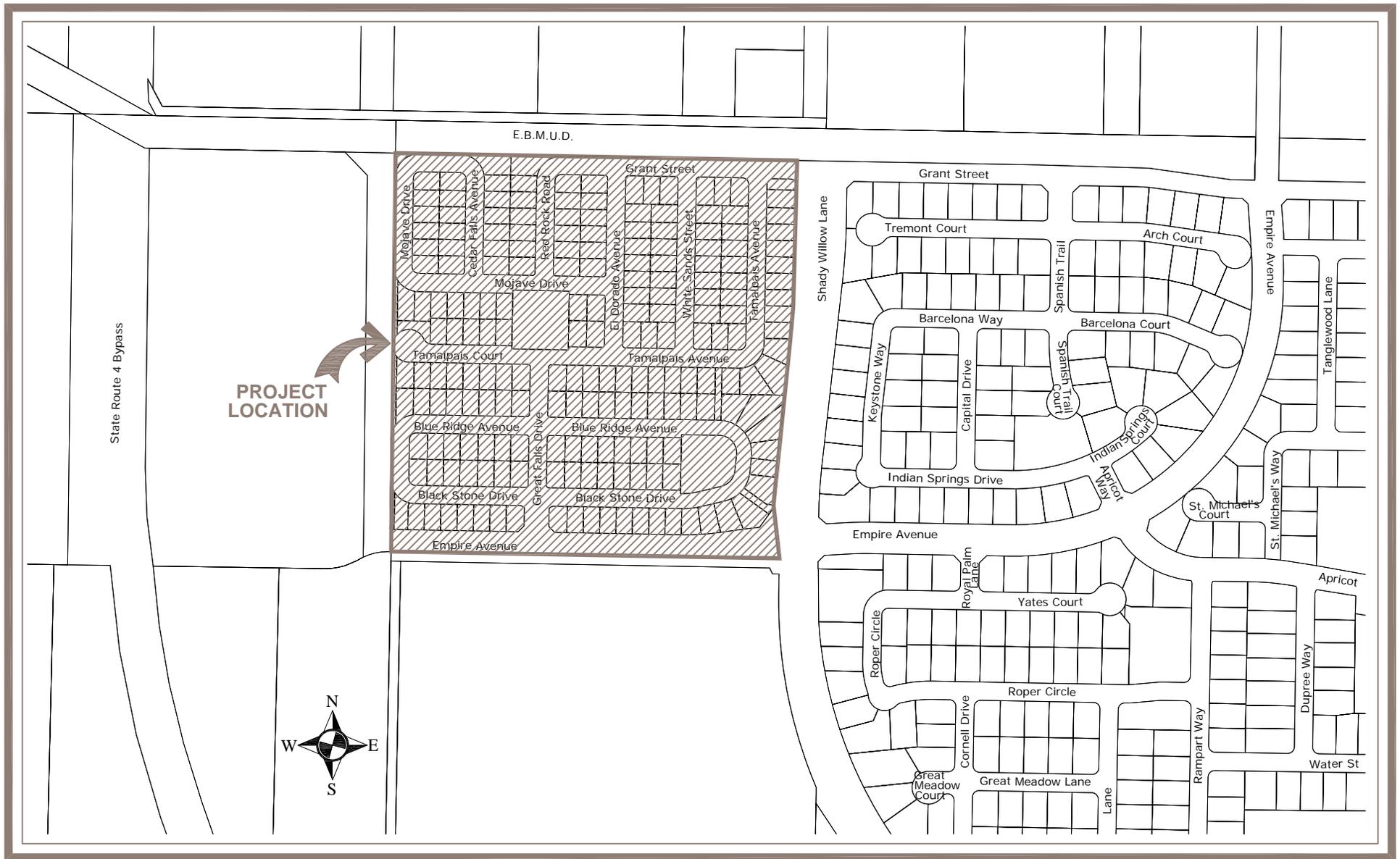
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>					627,000	5,531,000	\$   6,158,000
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>					\$   627,000	\$   5,531,000	\$   6,158,000

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$19,000</b>
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It is anticipated that the cost of these improvements will be shared between developments within the cities of Antioch and Brentwood. This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Annual O&M costs are for roadway and utility maintenance.

# DISCOVERY BUILDERS - AFFORDABLE RENTAL UNITS

Subdivision 8601, north of Empire Avenue, west of Shady Willow Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Discovery Builders - Affordable Rental Units</b>			<b>Project #</b>
<b>Location:</b> Subdivision 8601, north of Empire Avenue, west of Shady Willow Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> K. Reed	
<b>Project Priority:</b> 1B - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construction of two single family units that will be dedicated to the City's Rental Program.		<b>Justification:</b> Discovery Builders is obligated to provide affordable housing units per Ordinance 790. By dedicating two rental units to the City's rental program, a portion of their obligation is being achieved.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>							
90050 <b>Construction</b>		305,000	305,000				\$ 610,000
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>		125,000	125,000				\$ 250,000
<b>TOTAL</b>		<b>\$ 430,000</b>	<b>\$ 430,000</b>				<b>\$ 860,000</b>

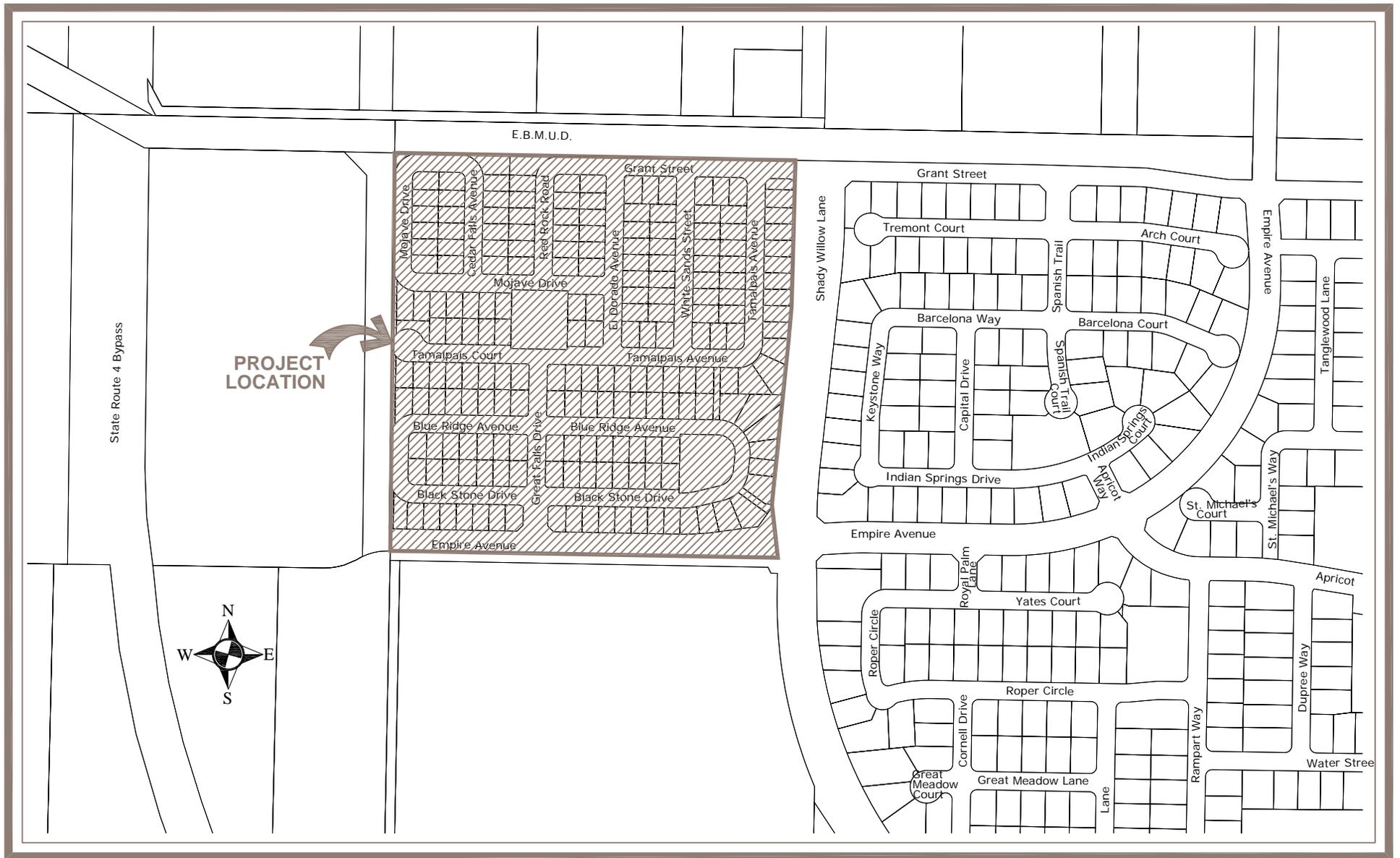
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>		430,000	430,000				\$ 860,000
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>		<b>\$ 430,000</b>	<b>\$ 430,000</b>				<b>\$ 860,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$2,152</b>
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Construction costs include, \$5,000 per unit on window coverings, appliances (washer/dryer, refrigerator, microwave), landscaping (rear & side yards) and \$300,000 per unit in construction costs. Cost of the land is estimated at \$125,000 per unit. Annual O&M costs include property management fees, taxes, assessments, insurance, maintenance and deferred development fees.

# DISCOVERY BUILDERS - BRIGHTON STATION PARKS

Subdivision 8601, north of Empire Avenue, west of Shady Willow Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Discovery Builders - Brighton Station Parks</b>			<b>Project #</b>
<b>Location:</b> Subdivision 8601, north of Empire Avenue, west of Shady Willow Lane		<b>Redevelopment Area:</b>	No
		<b>Project Mgr:</b>	C. McCann
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Reimbursable pocket park space, totaling 1.47 acres, to be developed by Discovery Builders.		<b>Justification:</b> This project fulfills the need for neighborhood parks as specified in the Parks, Trails and Recreation Master Plan and is a condition of approval for Subdivision 8601.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>	54,709						\$ 54,709
90050 <b>Construction</b>	382,960						\$ 382,960
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>	133,000						\$ 133,000
<b>TOTAL</b>	<b>\$ 570,669</b>						<b>\$ 570,669</b>

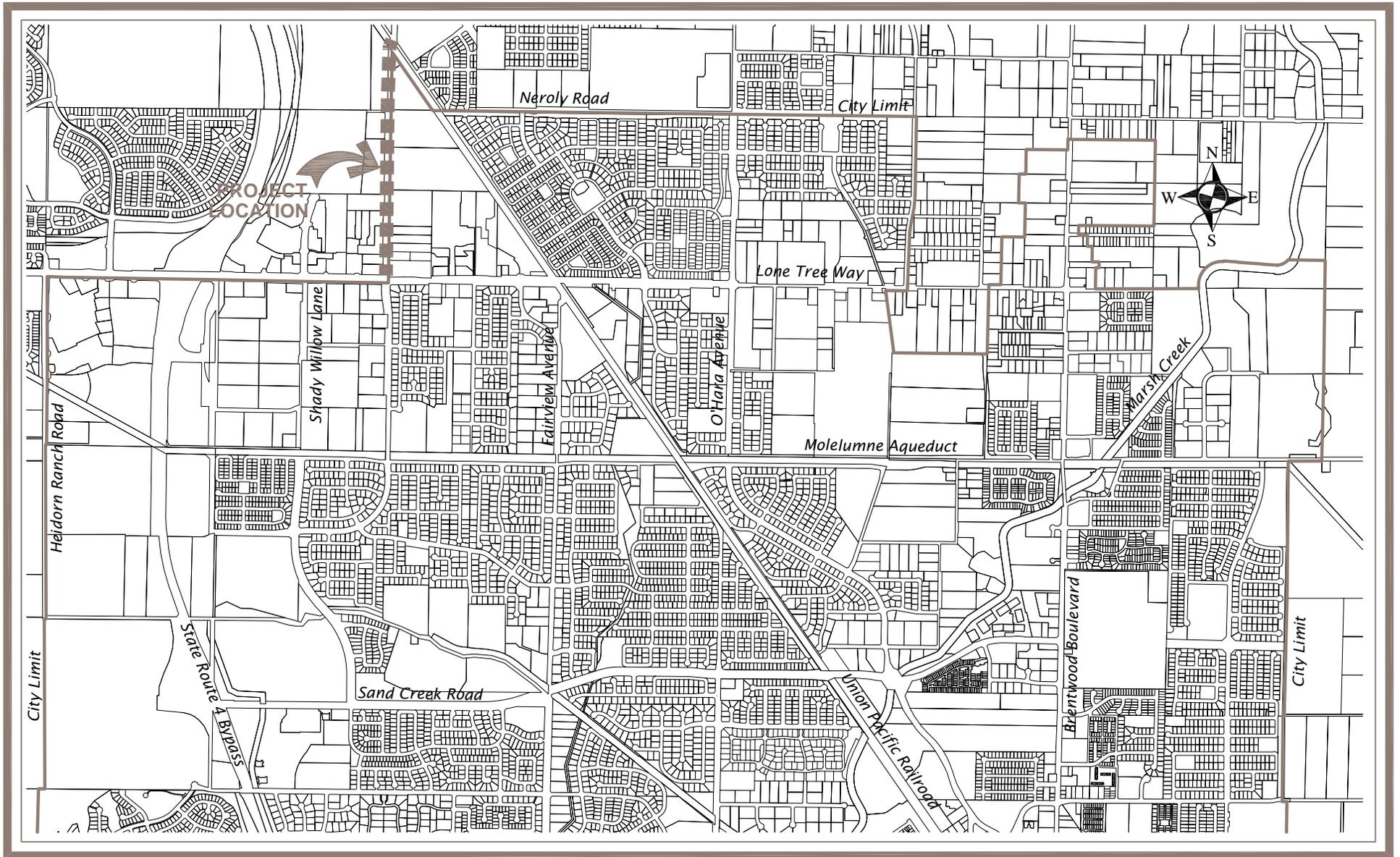
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47252 <b>Facility Fees</b>	114,133	114,133	114,133	114,133	114,137		\$ 570,669
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 114,133</b>	<b>\$ 114,133</b>	<b>\$ 114,133</b>	<b>\$ 114,133</b>	<b>\$ 114,137</b>		<b>\$ 570,669</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$22,050</b>
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Developer to be reimbursed per acre per the Development Fee Program. Maintenance costs, above City's 5-acre park cost, will be paid by the LLD. A portion of the funding is based on a 5-year Development Reimbursement Agreement. O&M costs are for the landscape maintenance.

# EMPIRE AVENUE EXTENSION NORTH - PHASE II

Empire Avenue from Lone Tree Way to Neroly Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Empire Avenue Extension North - Phase II			<b>Project #</b>
<b>Location:</b> Empire Avenue from Lone Tree Way to Neroly Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Complete the widening on the east side of Empire Avenue to an arterial street, with 140' right-of-way, for 3,500' in length consisting of curbs, gutters, sidewalks, bike lanes, landscaping and median, including the undergrounding of overhead utilities.		<b>Justification:</b> Necessary to improve traffic flow and safety and facilitate the adjacent development. This project is also needed to induce economic development in the area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	27,494						\$ 27,494
90040 <b>Planning and Design</b>	64,130		78,815	78,814			\$ 221,759
90050 <b>Construction</b>	186,000		437,359	874,717			\$ 1,498,076
90070 <b>Project Administration</b>	17,460		18,926	37,853			\$ 74,239
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>	<b>\$ 295,084</b>		<b>\$ 535,100</b>	<b>\$ 991,384</b>			<b>\$ 1,821,568</b>

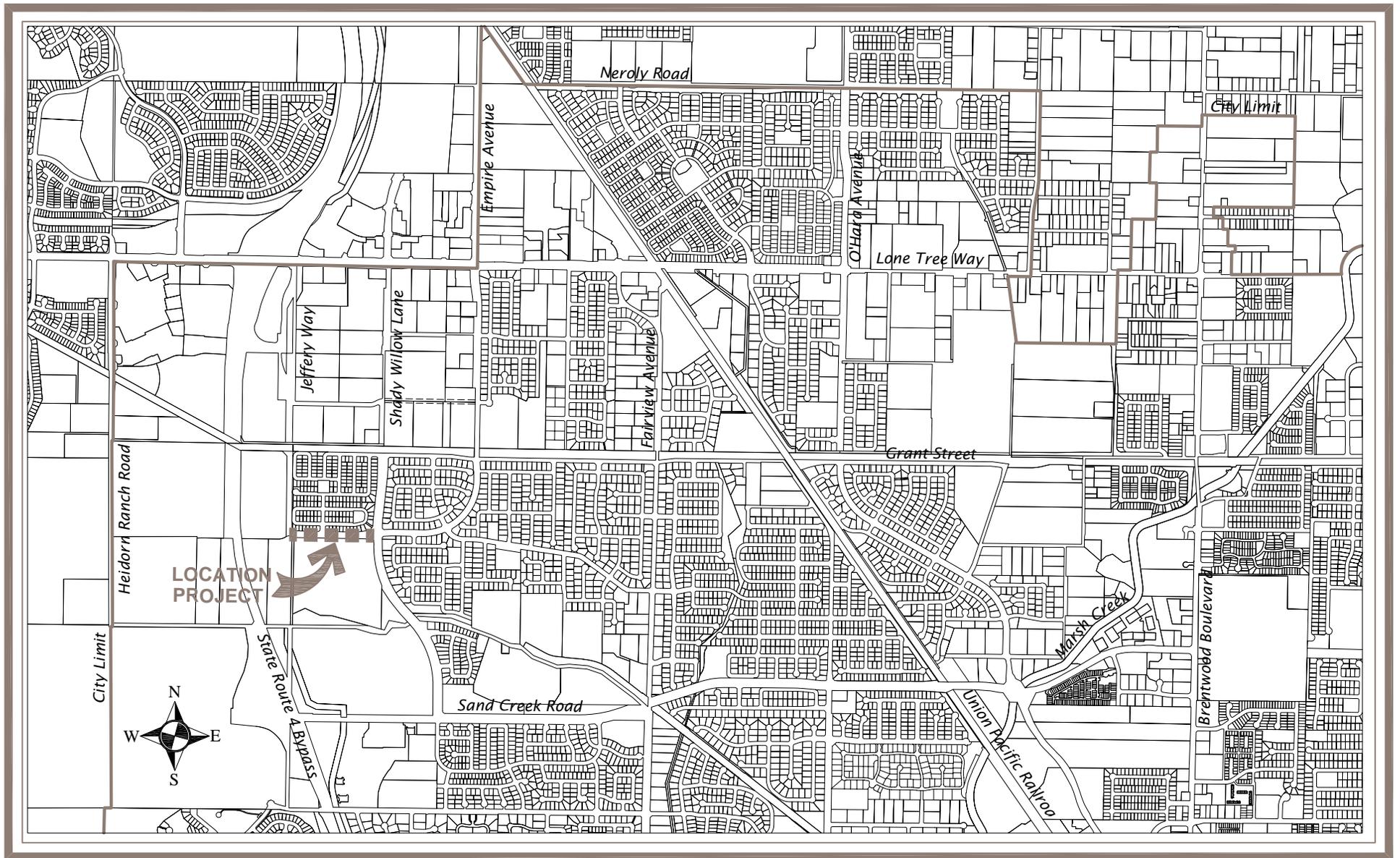
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>			87,000	87,000	87,000	87,000	\$ 348,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	295,084		448,100	643,384			\$ 1,386,568
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 295,084</b>		<b>\$ 535,100</b>	<b>\$ 730,384</b>	<b>\$ 87,000</b>	<b>\$ 87,000</b>	<b>\$ 1,734,568</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$35,335</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. This project will only widen lanes on the east side of the street. This project is exempt from the Public Art requirement.

# EMPIRE AVENUE EXTENSION SOUTH - PHASE III

Empire Avenue from Shady Willow Lane to Jeffery Way Extension



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Empire Avenue Extension South - Phase III</b>			<b>Project #</b>
<b>Location:</b> Empire Avenue from Shady Willow Lane to Jeffery Way Extension		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Roadway improvements consisting of two lane, high volume collector street sections, with 96' right-of-way, for approximately 1,200' in length consisting of 14' lanes, a bike lane, 16' median, 12" water line and 12" sanitary sewer, plus sidewalk with landscape on both sides of the roadway.		<b>Justification:</b> Necessary to improve traffic flow and safety.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	25,000	15,450					\$ 40,450
90040 <b>Planning and Design</b>	95,400	49,131					\$ 144,531
90050 <b>Construction</b>	636,000	327,540					\$ 963,540
90070 <b>Project Administration</b>	30,000	18,231					\$ 48,231
90100 <b>Land/ROW/Acquisitions</b>	141,729	82,400					\$ 224,129
<b>TOTAL</b>	<b>\$ 928,129</b>	<b>\$ 492,752</b>					<b>\$ 1,420,881</b>

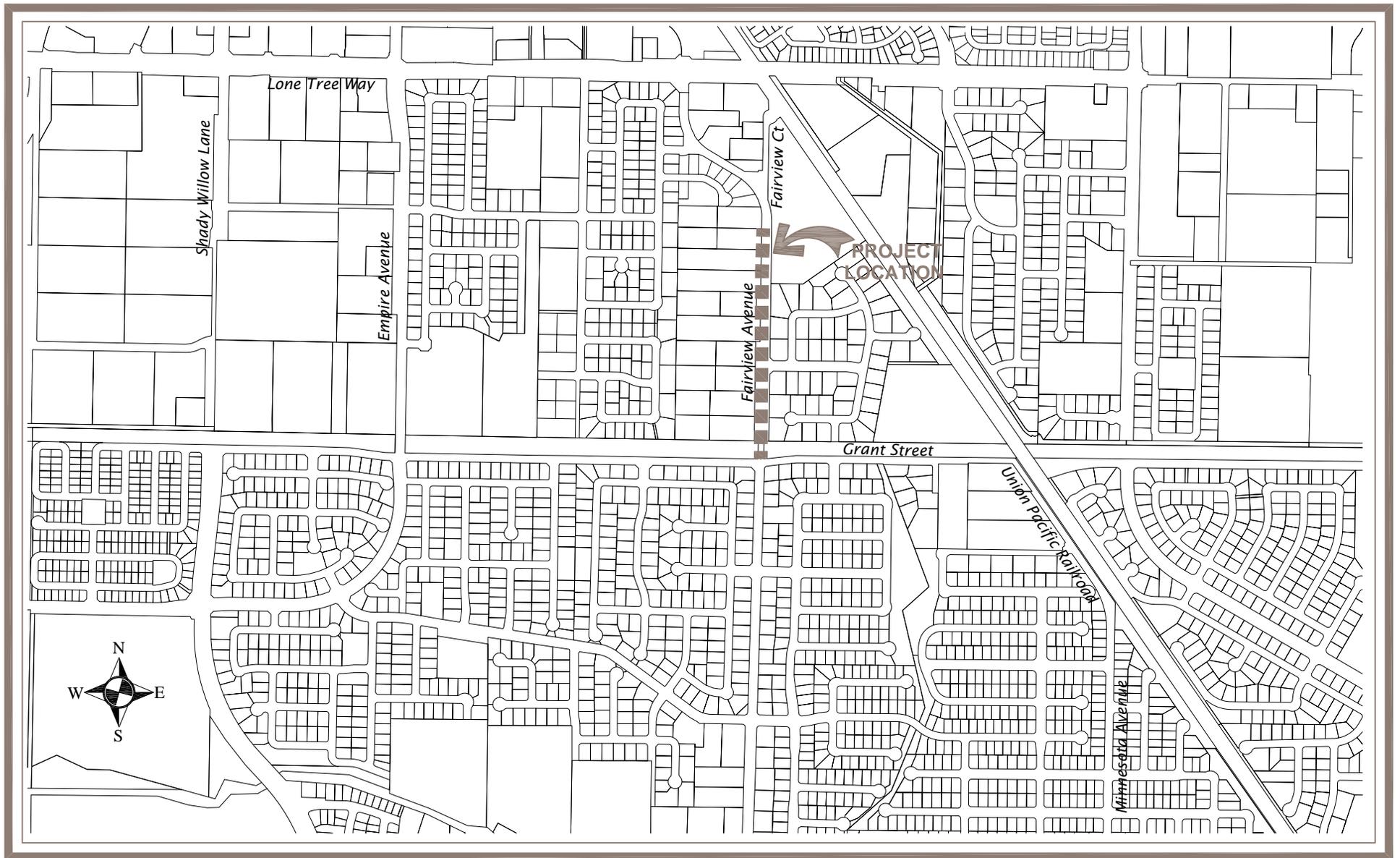
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	928,129	492,752					\$ 1,420,881
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 928,129</b>	<b>\$ 492,752</b>					<b>\$ 1,420,881</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$21,230</b>
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A portion of these improvements has been constructed by Brighton Station development, Subdivision No. 8601. The remaining improvement for this project will be incorporated in the developer's conditions of approval and will be funded by the developer.

# FAIRVIEW AVENUE IMPROVEMENTS - PHASE VII

Fairview Avenue from Grant Street to Fairview Avenue realignment



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Fairview Avenue Improvements - Phase VII			<b>Project #</b>	
<b>Location:</b> Fairview Avenue from Grant Street to Fairview Avenue realignment		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> N. Estakhri		
<b>Project Priority:</b> 1D - Mandatory		<b>Construction:</b> Developer		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Complete the widening of existing Fairview Avenue for 2,175 linear feet on the west side, with curb, gutter, sidewalk, water and sewer to the west side properties as a residential collector street. These improvements will be constructed in conjunction with the development of adjacent properties.			<b>Justification:</b> This project will improve traffic flow and safety and facilitate adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	2,000						\$ 2,000
90040 Planning and Design	53,170		95,110				\$ 148,280
90050 Construction	262,466		634,066				\$ 896,532
90070 Project Administration	19,428		31,703				\$ 51,131
90100 Land/ROW/Acquisitions	25,000						\$ 25,000
<b>TOTAL</b>	<b>\$ 362,064</b>		<b>\$ 760,879</b>				<b>\$ 1,122,943</b>

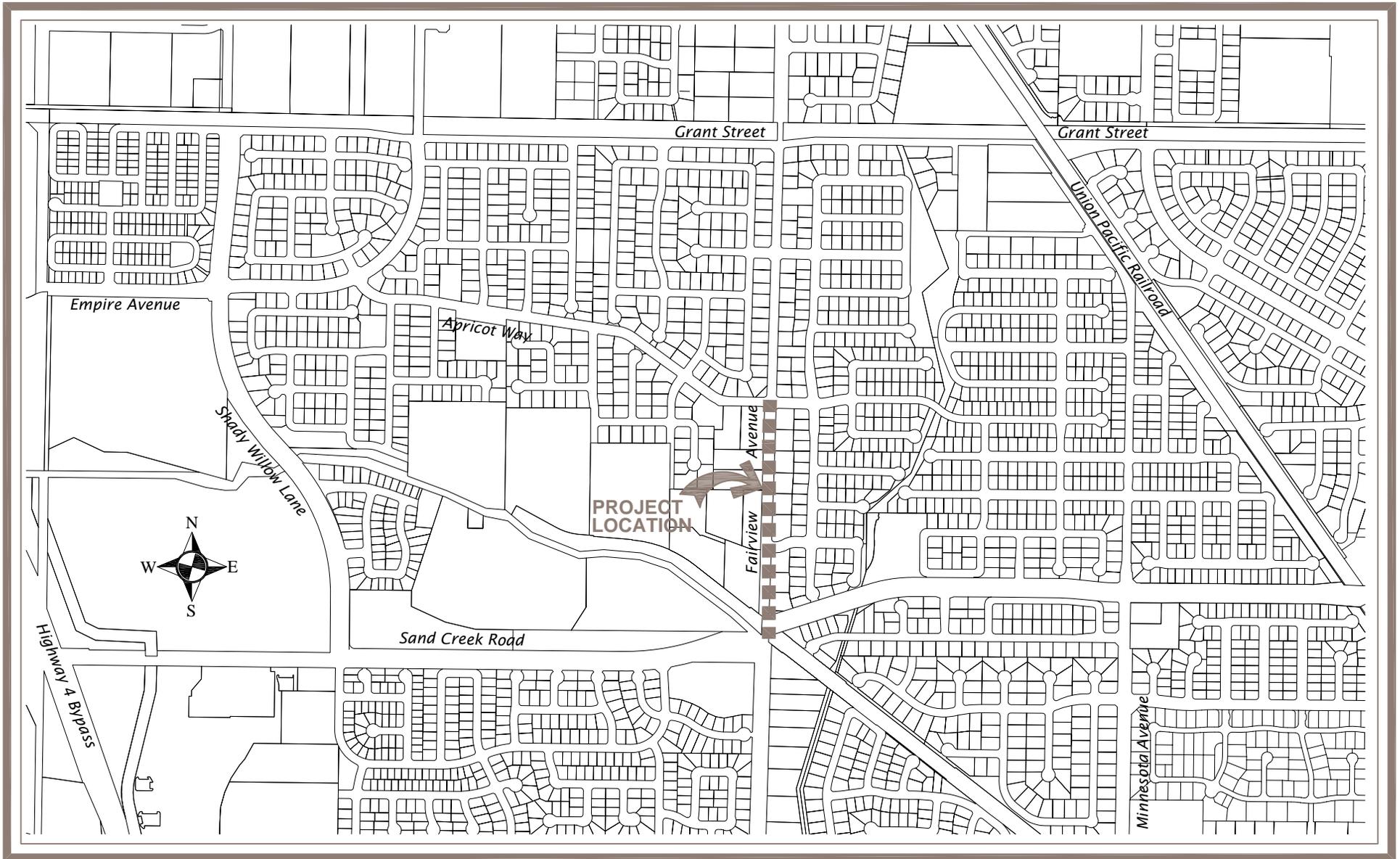
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions	362,064		760,879				\$ 1,122,943
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 362,064</b>		<b>\$ 760,879</b>				<b>\$ 1,122,943</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$30,000</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer.

# FAIRVIEW AVENUE IMPROVEMENTS - PHASE VIII

Fairview Avenue from Sand Creek Road to Apricot Way



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Fairview Avenue Improvements - Phase VIII			<b>Project #</b>
<b>Location:</b> Fairview Avenue from Sand Creek Road to Apricot Way		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Complete the widening of existing Fairview Avenue for 1,605 linear feet on the west side, with curb, gutter, sidewalk, fiber optic, non-potable water, sewer and water services to the west side properties as a residential collector street. These improvements will be constructed in conjunction with the development of the adjacent properties.		<b>Justification:</b> This project will improve traffic flow and safety and facilitate adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal			32,445				\$ 32,445
90040 Planning and Design			94,626				\$ 94,626
90050 Construction				420,561	210,281		\$ 630,842
90070 Project Administration				21,027	10,514		\$ 31,541
90100 Land/ROW/Acquisitions			56,926				\$ 56,926
<b>TOTAL</b>			<b>\$ 183,997</b>	<b>\$ 441,588</b>	<b>\$ 220,795</b>		<b>\$ 846,380</b>

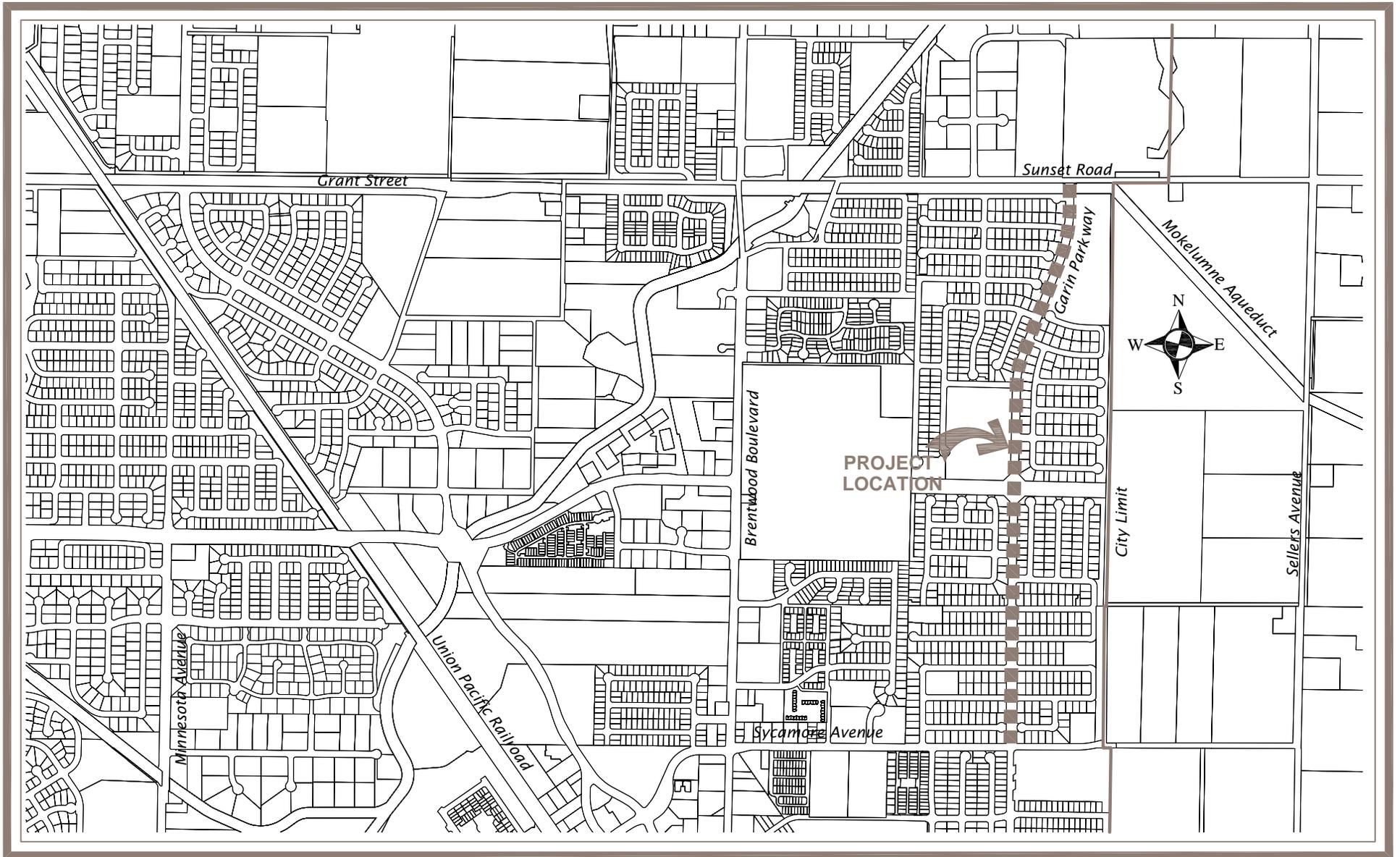
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions			183,997	441,588	220,795		\$ 846,380
48xxx Redevelopment							
Other							
<b>TOTAL</b>			<b>\$ 183,997</b>	<b>\$ 441,588</b>	<b>\$ 220,795</b>		<b>\$ 846,380</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$26,850</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer.

# GARIN PARKWAY IMPROVEMENTS - PHASE II

Garin Parkway Extension from Sycamore Avenue Extension to Sunset Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Garin Parkway Improvements - Phase II</b>			<b>Project #</b>
<b>Location:</b> Garin Parkway Extension from Sycamore Avenue Extension to Sunset Road		<b>Redevelopment Area:</b>	No
		<b>Project Mgr:</b>	N. Estakhri
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Dev/City	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Extend Garin Parkway, 5,500 linear feet, to a residential collector street consisting of travel lanes, bike lanes, sidewalk, utilities and landscaping. Most of the improvements are complete with the exception of landscape and traffic signal.		<b>Justification:</b> Necessary to improve north / south traffic flow and safety. It will provide another access to Sunset Industrial Complex and Sports Park and facilitates adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	26,200						\$ 26,200
90040 <b>Planning and Design</b>	604,726						\$ 604,726
90050 <b>Construction</b>	3,572,998	875,500					\$ 4,448,498
90070 <b>Project Administration</b>	189,646	43,775					\$ 233,421
90100 <b>Land/ROW/Acquisitions</b>	20,759						\$ 20,759
<b>TOTAL</b>	<b>\$ 4,414,329</b>	<b>\$ 919,275</b>					<b>\$ 5,333,604</b>

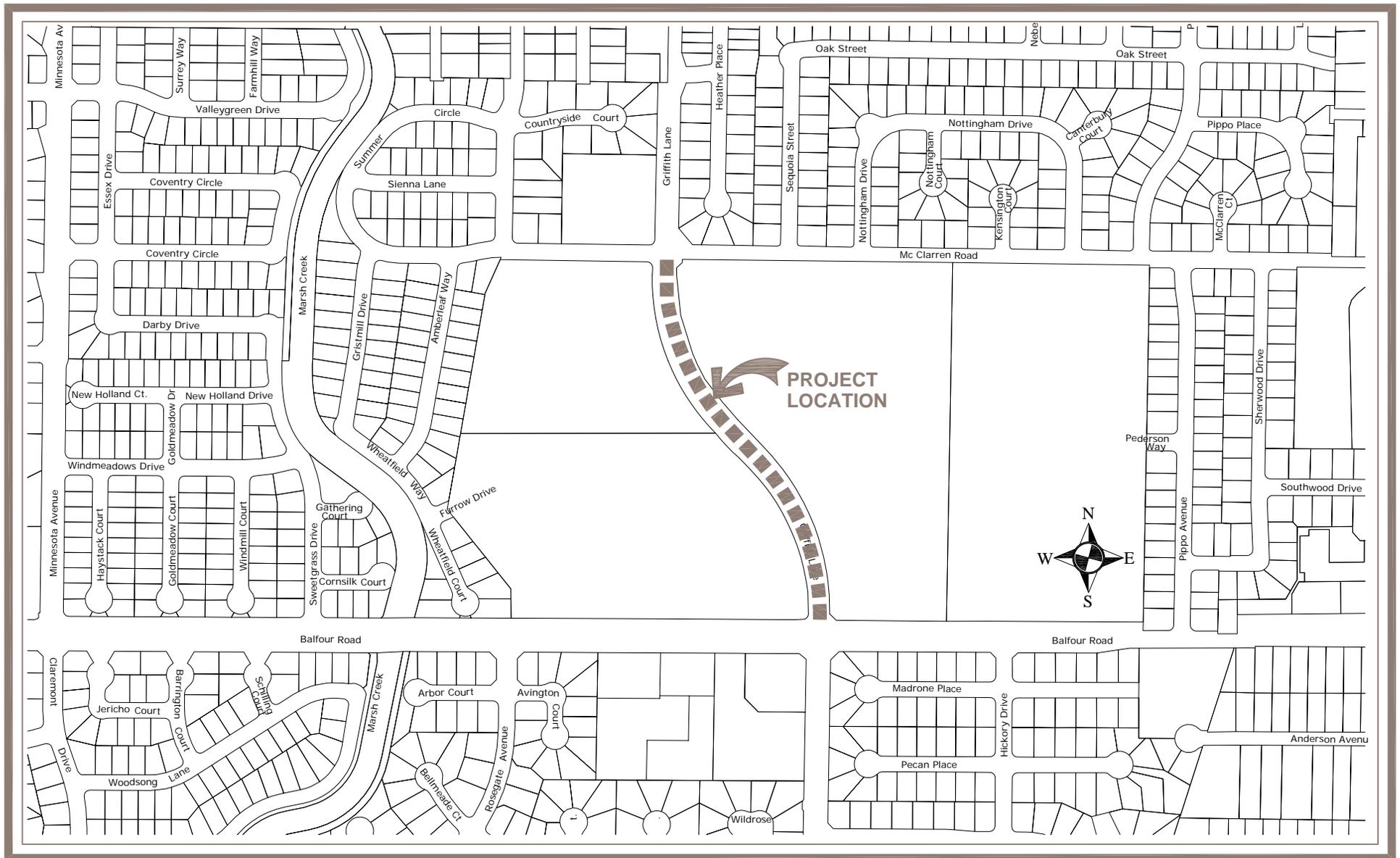
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	167,390	39,765	39,765	39,765	39,765		\$ 326,450
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	4,144,144	863,009					\$ 5,007,153
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 4,311,534</b>	<b>\$ 902,774</b>	<b>\$ 39,765</b>	<b>\$ 39,765</b>	<b>\$ 39,765</b>		<b>\$ 5,333,603</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$56,000</b>
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This project is incorporated in the developer's conditions of approval for Subdivision No.'s 8534 & 8548 and is funded by the developers (Signature Properties and Standard Pacific). A portion of the funding is based on a 5-year Development Reimbursement Agreement.

# GRIFFITH LANE IMPROVEMENTS / WIDENING

Griffith Lane from Balfour Road to McClarren Road



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Griffith Lane Improvements / Widening			<b>Project #</b>	
<b>Location:</b> Griffith Lane from Balfour Road to McClarren Road		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> N. Estakhri		
<b>Project Priority:</b> 1C - Mandatory		<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will include 1,480 linear feet of 86' wide right-of-way, curb, gutter, sidewalk, bike lane and landscaping on the east side of the road. This project also includes a non-potable water line.			<b>Justification:</b> Necessary to improve traffic flow and facilitate adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	5,125						\$ 5,125
90040 Planning and Design	75,294		80,250				\$ 155,544
90050 Construction			70,273	745,844	248,614		\$ 1,064,731
90070 Project Administration			7,027	74,584	24,862		\$ 106,473
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>	<b>\$ 80,419</b>		<b>\$ 157,550</b>	<b>\$ 820,428</b>	<b>\$ 273,476</b>		<b>\$ 1,331,873</b>

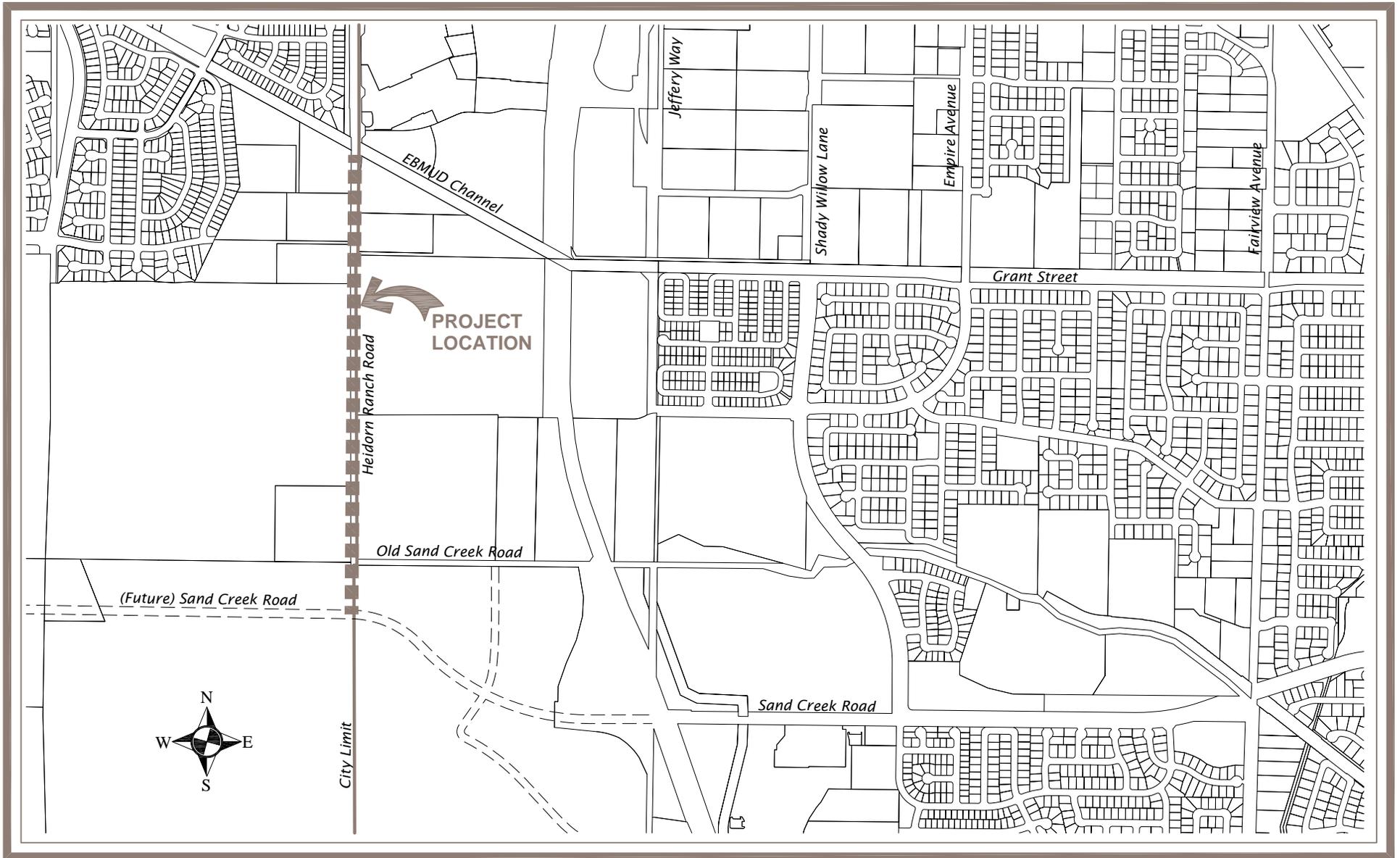
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions	80,419		157,550	820,428	273,476		\$ 1,331,873
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 80,419</b>		<b>\$ 157,550</b>	<b>\$ 820,428</b>	<b>\$ 273,476</b>		<b>\$ 1,331,873</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$18,000</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer.

# HEIDORN RANCH ROAD - PHASE II

Heidorn Ranch Road from EBMUD Channel to Sand Creek Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Heidorn Ranch Road - Phase II</b>			<b>Project #</b>
<b>Location:</b> Heidorn Ranch Road from EBMUD Channel to Sand Creek Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> ID - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Roadway improvements consisting of a four lane arterial street section, 140' right-of-way, for approximately 3,700'. Improvements consist of 12' lanes with median, storm drain, sewer, water line, bike lane and meandering sidewalk with landscape on both sides of the roadway. The cost of road improvements are to be shared with the City of Antioch.		<b>Justification:</b> To improve and facilitate the orderly development of the adjacent properties.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>				50,000			\$ 50,000
90040 <b>Planning and Design</b>				352,368	352,368	352,368	\$ 1,057,104
90050 <b>Construction</b>				2,396,102	2,396,102	2,396,102	\$ 7,188,306
90070 <b>Project Administration</b>				117,456	117,456	117,456	\$ 352,368
90100 <b>Land/ROW/Acquisitions</b>				400,000	400,000	400,000	\$ 1,200,000
<b>TOTAL</b>				<b>\$ 3,315,926</b>	<b>\$ 3,265,926</b>	<b>\$ 3,265,926</b>	<b>\$ 9,847,778</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>				590,867	590,867	590,867	\$ 1,772,601
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>				663,185	653,185	653,185	\$ 1,969,555
48xxx <b>Redevelopment</b>							
<b>City of Antioch</b>				1,657,963	1,632,963	1,632,963	\$ 4,923,889
<b>TOTAL</b>				<b>\$ 2,912,015</b>	<b>\$ 2,877,015</b>	<b>\$ 2,877,015</b>	<b>\$ 8,666,045</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$25,974</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement and a portion will be shared by the City of Antioch.

# JOHN MUIR PARKWAY WIDENING

John Muir Parkway Extension from Eagle Rock Avenue to Deer Creek Subdivision 8352



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> John Muir Parkway Widening			<b>Project #</b>	
<b>Location:</b> John Muir Parkway from Eagle Rock Avenue southerly to Deer Creek Subdivision 8352		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> D. Boskovic		
<b>Project Priority:</b> 1D - Mandatory		<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Widen approximately 1,140 linear feet of John Muir Parkway (relocated Concord Avenue) by approximately 6', including curb and gutter, 5' sidewalk, irrigation and landscaping in the median and on both sides of the street.			<b>Justification:</b> Necessary as this area develops. This road will replace the existing Concord Avenue to provide better north / south traffic circulation and access to surrounding properties.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal			7,725	7,725			\$ 15,450
90040 Planning and Design			119,249	119,249			\$ 238,498
90050 Construction			794,995	794,995			\$ 1,589,990
90070 Project Administration			39,750	39,750			\$ 79,500
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>			<b>\$ 961,719</b>	<b>\$ 961,719</b>			<b>\$ 1,923,438</b>

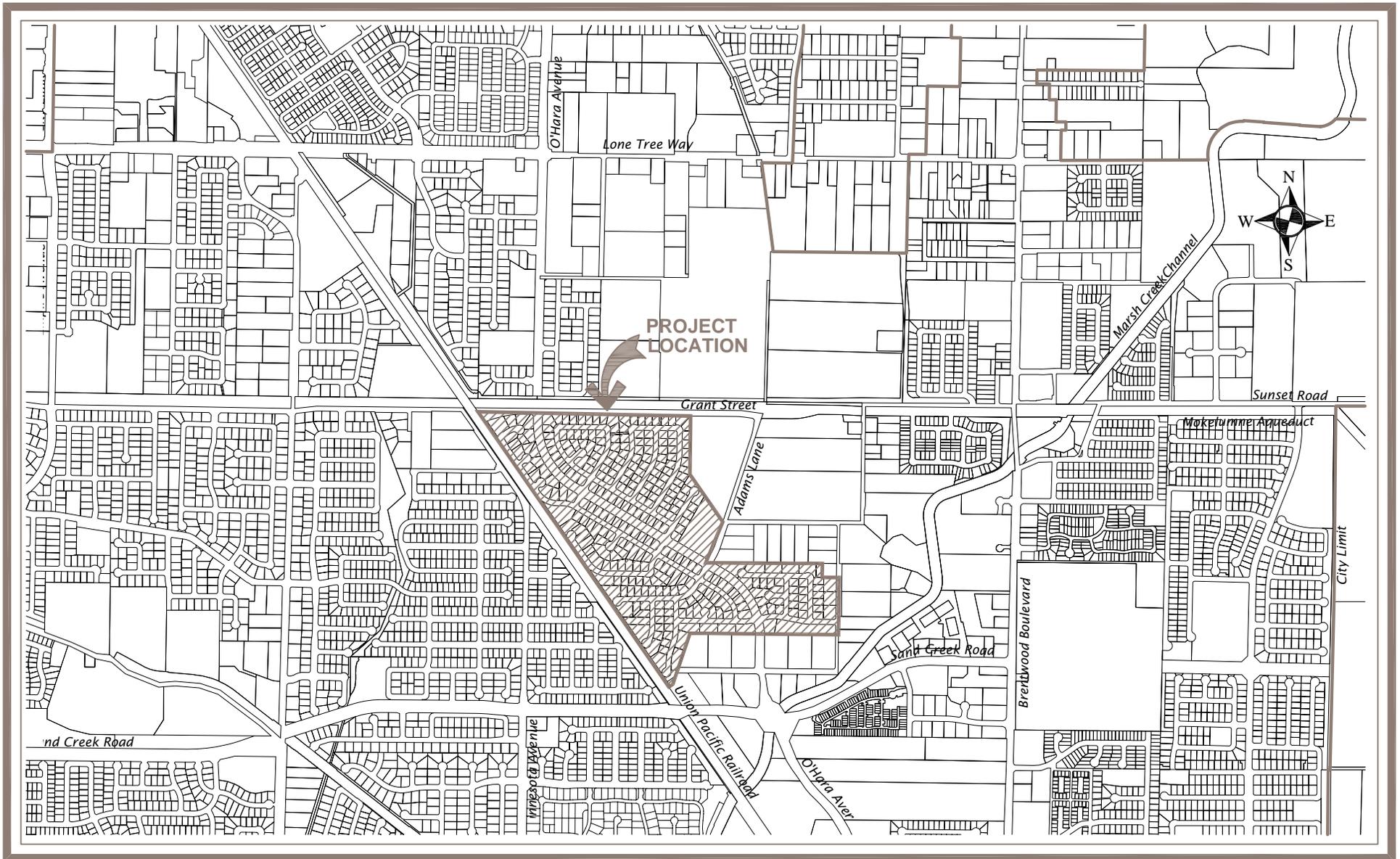
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions			961,719	961,719			\$ 1,923,438
48xxx Redevelopment							
Other							
<b>TOTAL</b>			<b>\$ 961,719</b>	<b>\$ 961,719</b>			<b>\$ 1,923,438</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$8,116</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer.

# LENNAR HOMES - S&S FARMS NEIGHBORHOOD PARKS

Subdivision 8788, O'Hara Avenue, north of Sand Creek Road, south of Grant Street



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Lennar Homes - S&amp;S Farms Neighborhood Parks</b>			<b>Project #</b>
<b>Location:</b> Subdivision 8788, O'Hara Avenue, north of Sand Creek Road, south of Grant Street		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. McCann	
<b>Project:</b> 2A - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Reimbursable park space, totaling 5 acres, and development of the master planned landscape and trail in the East Bay Municipal Utility District right-of-way.		<b>Justification:</b> This project fulfills the need for neighborhood parks as specified in the Parks, Trails and Recreation Master Plan and is a condition of approval for Subdivision 8788.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>		284,909					\$ 284,909
90050 <b>Construction</b>		1,994,361					\$ 1,994,361
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>		504,000					\$ 504,000
<b>TOTAL</b>		<b>\$ 2,783,270</b>					<b>\$ 2,783,270</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47252 <b>Facility Fees</b>	1,371,175	282,419	282,419	282,419	282,419	282,419	\$ 2,783,270
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 1,371,175</b>	<b>\$ 282,419</b>	<b>\$ 2,783,270</b>				

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$55,000</b>
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Developer to be reimbursed per acre per the Development Fee Program. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for landscape maintenance.

# LONE TREE WAY WIDENING

Lone Tree Way from Gann Street and Medallion Drive intersection to O'Hara Avenue



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Lone Tree Way Widening			<b>Project #</b>	
<b>Location:</b> Lone Tree Way from Gann Street and Medallion Drive intersection to O'Hara Avenue		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> D. Boskovic		
<b>Project Priority:</b> 2B - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> The Lone Tree Way project will construct and widen Lone Tree Way from the Gann Street and Medallion Drive intersection to O'Hara Avenue, with 164' of right-of-way. The project consists of three lanes in each direction, bike lanes, curb, gutter, median, sidewalk, landscaped parkway on each side of the road and street lights. This project will include modification of the traffic signal at O'Hara Avenue.		<b>Justification:</b> This project will improve public safety, traffic flow and circulation.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	13,000	13,390					\$ 26,390
90040 Planning and Design	240,000	154,500					\$ 394,500
90050 Construction	2,000,000	618,000					\$ 2,618,000
90070 Project Administration	65,000	66,950					\$ 131,950
90100 Land/ROW/Acquisitions	350,000	360,500					\$ 710,500
<b>TOTAL</b>	<b>\$ 2,668,000</b>	<b>\$ 1,213,340</b>					<b>\$ 3,881,340</b>

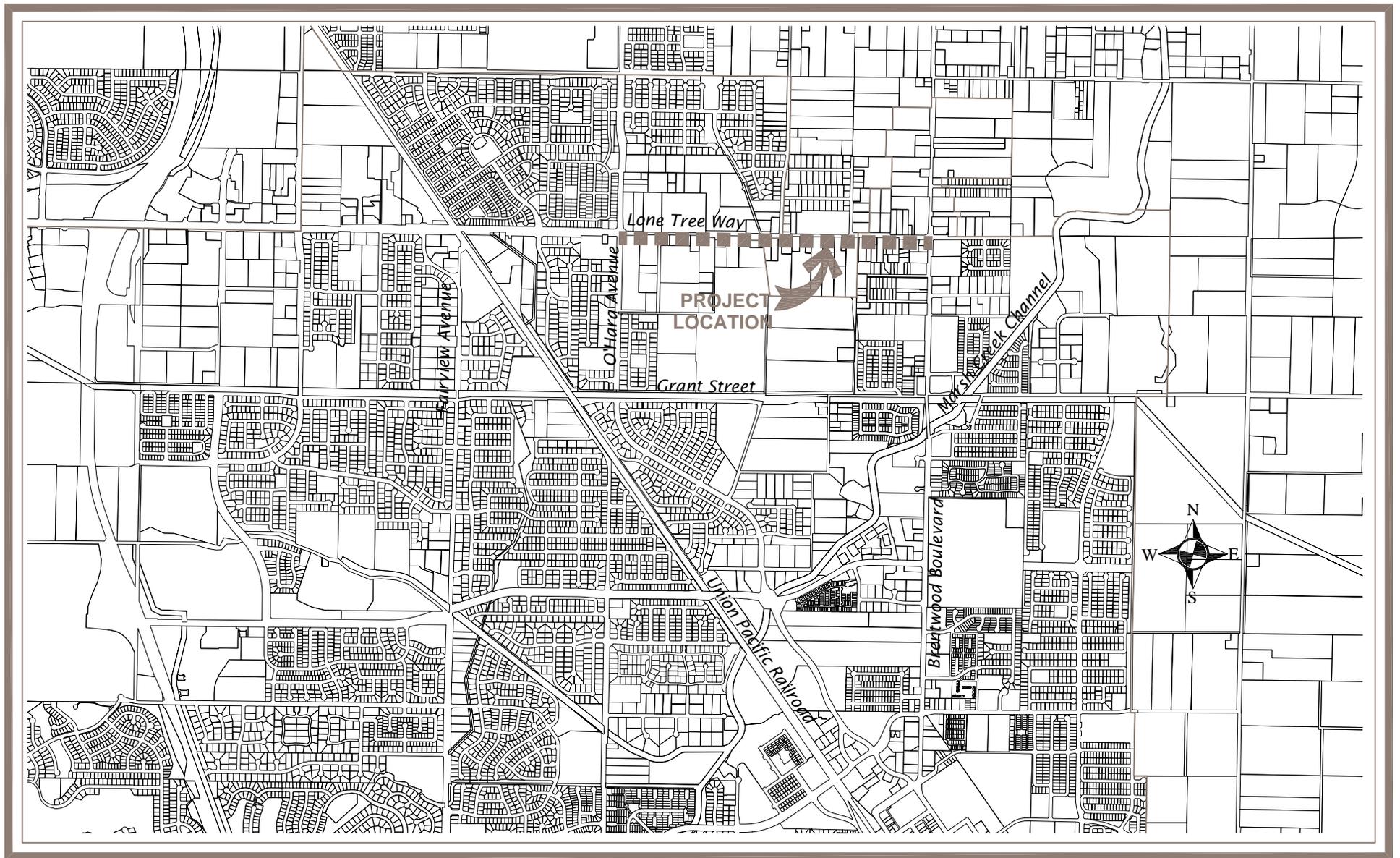
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees	404,758	365,684	365,684	365,684	365,685		\$ 1,867,495
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions	1,247,741	383,052	383,052				\$ 2,013,845
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 1,652,499</b>	<b>\$ 748,736</b>	<b>\$ 748,736</b>	<b>\$ 365,684</b>	<b>\$ 365,685</b>		<b>\$ 3,881,340</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$10,660</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Most of this roadway project has been constructed except for the southern (east-bound) roadway portion, west of O'Hara Avenue to the east boundary of Subdivision No. 8546.

# LONE TREE WAY WIDENING - BRENTWOOD BOULEVARD

Lone Tree Way from O'Hara Avenue to Brentwood Boulevard



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Lone Tree Way Widening - Brentwood Boulevard			<b>Project #</b>
<b>Location:</b> Lone Tree Way from O'Hara Avenue to Brentwood Boulevard		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> A. Salam	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Approximately 5,200 linear feet of divided roadway improvements consisting of widening the roadway (two lanes in each direction), installing 16' wide medians, curbs, gutters, AC pavement, aggregate base, sidewalk, landscaping, drainage and utility relocations. The project also includes acquiring the necessary 140' of right-of-way.		<b>Justification:</b> This project will improve traffic and reduce congestion along Lone Tree Way. Widening the roadway up to two lanes in each direction and installing left turn lanes will eliminate bottlenecks and will facilitate the adjacent developments.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>				25,000	25,000		\$ 50,000
90040 <b>Planning and Design</b>	82,000	55,000	55,000	485,000	485,000	485,000	\$ 1,647,000
90050 <b>Construction</b>		500,000	500,000	1,000,000	3,000,000	5,300,000	\$ 10,300,000
90070 <b>Project Administration</b>	400			110,000	110,000	210,000	\$ 430,400
90100 <b>Land/ROW/Acquisitions</b>		60,000	60,000	1,450,000	1,450,000	60,000	\$ 3,080,000
<b>TOTAL</b>	\$ 82,400	\$ 615,000	\$ 615,000	\$ 3,070,000	\$ 5,070,000	\$ 6,055,000	\$ 15,507,400

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	82,400	560,000	560,000	560,000	560,000	560,000	\$ 2,882,400
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>				545,900	486,700		\$ 1,032,600
48xxx <b>Redevelopment</b>							
<b>Unfunded</b>		55,000	55,000	1,964,100	4,023,300	5,495,000	\$ 11,592,400
<b>TOTAL</b>	\$ 82,400	\$ 615,000	\$ 615,000	\$ 3,070,000	\$ 5,070,000	\$ 6,055,000	\$ 15,507,400

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$20,946</b>
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This project will continue improvements to the roadway started by the Lone Tree Way Overlay CIP project, #336-31300. This project will be incorporated in the developer's conditions of approval and will be funded by development and Roadway Facility fees, the remaining portion is currently unfunded. Seeno (previously Suncrest Homes) and Passport are currently improving the southerly side of Lone Tree Way from O'Hara Avenue to Adams Lane. The Facility Fee contribution represents their portion of improvements. The development contributions represents the fair share improvements that will be constructed by future development. The unfunded portion represents the portion of the roadway that is currently outside of the city limits and the northerly portion that currently has no development planned. Completion of the project will increase the annual O&M by approximately \$20,946 per year.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>McClarren Road Widening</b>			<b>Project #</b>
<b>Location:</b> McClarren Road from Griffith Lane to Pippo Avenue		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will include 1,700 linear feet of 60' wide right-of-way, curb, gutter, sidewalk, bike lane and landscaping on the south side of the roadway.		<b>Justification:</b> Necessary to improve traffic flow and safety and to facilitate the adjacent developments.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	2,563						\$ 2,563
90040 <b>Planning and Design</b>	122,767		29,615				\$ 152,382
90050 <b>Construction</b>			347,476	705,480			\$ 1,052,956
90070 <b>Project Administration</b>			34,775	70,548			\$ 105,323
90100 <b>Land/ROW/Acquisitions</b>	58,540						\$ 58,540
<b>TOTAL</b>	<b>\$ 183,870</b>		<b>\$ 411,866</b>	<b>\$ 776,028</b>			<b>\$ 1,371,764</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	183,870		411,866	776,028			\$ 1,371,764
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 183,870</b>		<b>\$ 411,866</b>	<b>\$ 776,028</b>			<b>\$ 1,371,764</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$15,700</b>
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The project will be incorporated in the developer's conditions of approval and will be funded by the developer.

# MINNESOTA AVENUE REALIGNMENT

Minnesota Avenue at Grant Street, west of Union Pacific Railroad



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Minnesota Avenue Realignment			<b>Project #</b>	
<b>Location:</b> Minnesota Avenue at Grant Street, west of Union Pacific Railroad		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> N. Estakhri		
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> This project proposes to realign Minnesota Avenue westerly away from the Union Pacific Railroad crossing to create a tangent intersection with Grant Street. These improvements will consist of a residential collector street with full improvements for approximately 1,600 linear feet.		<b>Justification:</b> Necessary to provide room for the future at grade crossing of Grant Street across the Union Pacific Railroad tracks as part of the City's Roadway Master Plan.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>					12,789		\$ 12,789
90040 <b>Planning and Design</b>	44,800				57,031		\$ 101,831
90050 <b>Construction</b>	60,000	83,773			163,689	327,378	\$ 634,840
90070 <b>Project Administration</b>	3,000	4,189			8,281	16,552	\$ 32,022
90100 <b>Land/ROW/Acquisitions</b>	26,653				922,443		\$ 949,096
<b>TOTAL</b>	\$ 134,453	\$ 87,962			\$ 1,164,233	\$ 343,930	\$ 1,730,578

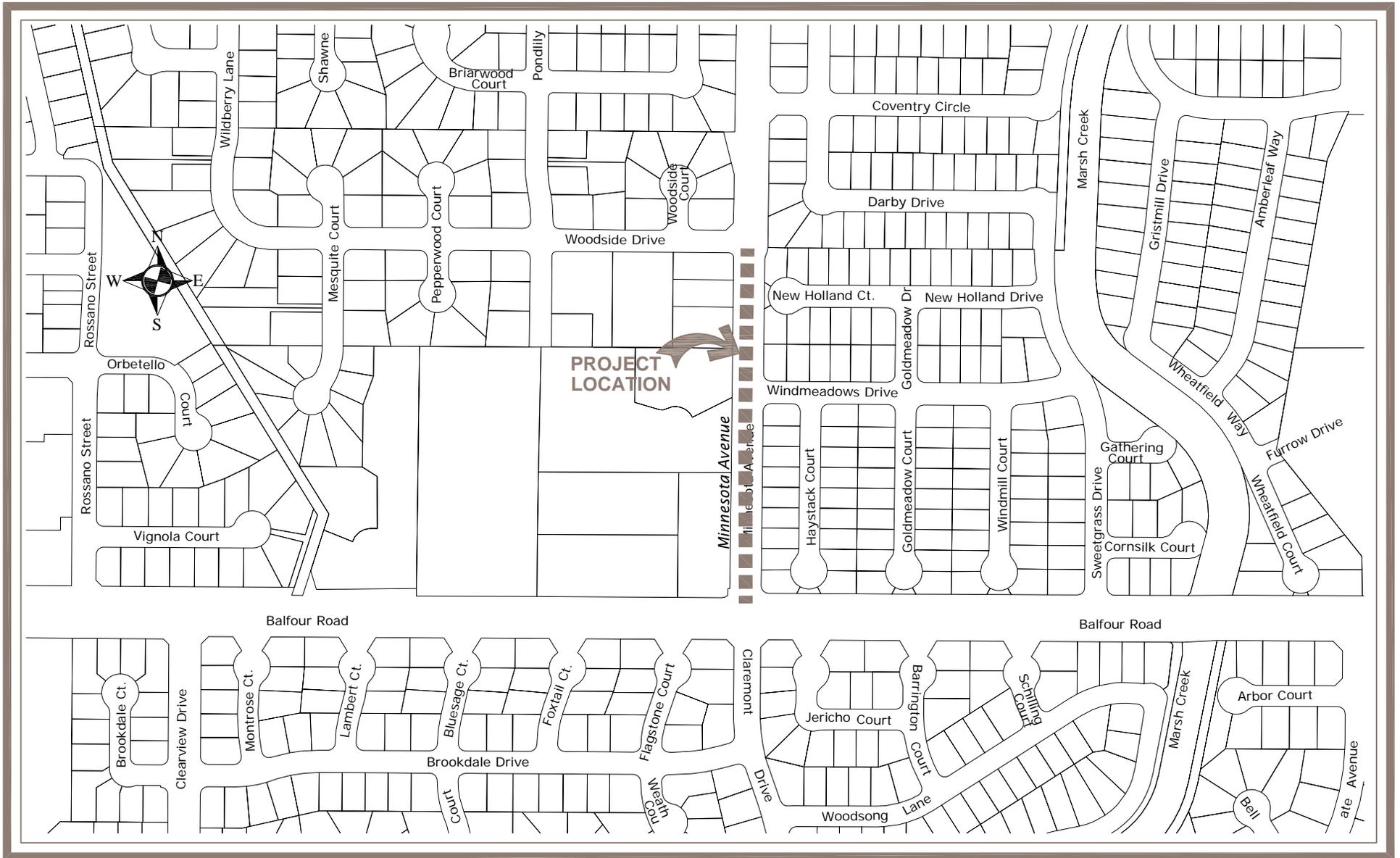
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	134,453	87,953			1,164,233	343,939	\$ 1,730,578
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	\$ 134,453	\$ 87,953			\$ 1,164,233	\$ 343,939	\$ 1,730,578

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$15,000</b>
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This project will be incorporated into the conditions of approval of the surrounding developments and will be funded by the developers. A small portion of this roadway improvement will be completed by the end of FY 2008/09 by Subdivision No. 8808.

# MINNESOTA AVENUE WIDENING

Minnesota Avenue from Balfour Road to Woodside Drive



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Minnesota Avenue Widening			<b>Project #</b>
<b>Location:</b> Minnesota Avenue from Balfour Road to Woodside Drive		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will include 950 linear feet of widened street, plus the installation of curb, gutter, sidewalk, bike lane and landscape on the west side of Minnesota Avenue. This project increases the right-of-way from the existing 57' to 84' and will be constructed as the adjoining properties develop.		<b>Justification:</b> Construction of this roadway widening will facilitate adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design	12,030			29,608	35,424		\$ 77,062
90050 Construction				69,095	192,628	354,971	\$ 616,694
90070 Project Administration				3,455	9,631	17,749	\$ 30,835
90100 Land/ROW/Acquisitions	6,476			15,941			\$ 22,417
<b>TOTAL</b>	<b>\$ 18,506</b>			<b>\$ 118,099</b>	<b>\$ 237,683</b>	<b>\$ 372,720</b>	<b>\$ 747,008</b>

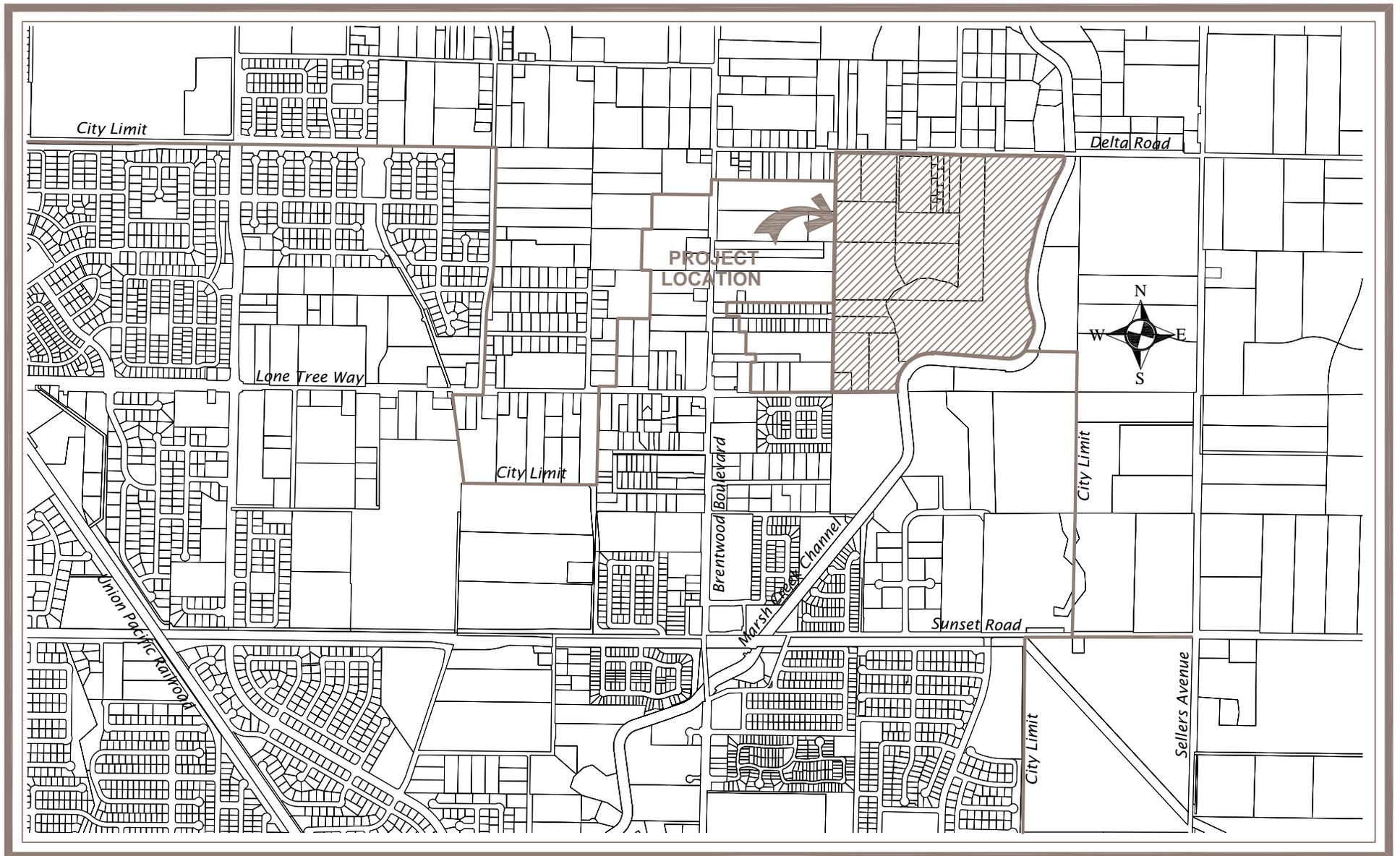
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions	18,506			118,099	237,683	372,720	\$ 747,008
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 18,506</b>			<b>\$ 118,099</b>	<b>\$ 237,683</b>	<b>\$ 372,720</b>	<b>\$ 747,008</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$12,500</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. The City will be responsible for annual O&M costs.

# NORTHEAST INDUSTRIAL ANNEXATION INFRASTRUCTURE

South of Delta Road between City limits and Marsh Creek



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Northeast Industrial Annexation Infrastructure			<b>Project #</b>	
<b>Location:</b> South of Delta Road between City limits and Marsh Creek		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> J. Dhaliwal		
<b>Project Priority:</b> 1D - Mandatory		<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project consists of extending Lone Tree Way approximately 3,000 linear feet eastward and a 2,500 linear foot roadway connection to Delta Road. These road segments shall be constructed as a two lane collector with 64' right-of-way and utility infrastructure.			<b>Justification:</b> If this area is annexed into the City, these roadway segments would serve the planned industrial development of this area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal						50,000	\$ 50,000
90040 Planning and Design						502,000	\$ 502,000
90050 Construction						5,026,000	\$ 5,026,000
90070 Project Administration						251,000	\$ 251,000
90100 Land/ROW/Acquisitions						757,000	\$ 757,000
<b>TOTAL</b>						<b>\$ 6,586,000</b>	<b>\$ 6,586,000</b>

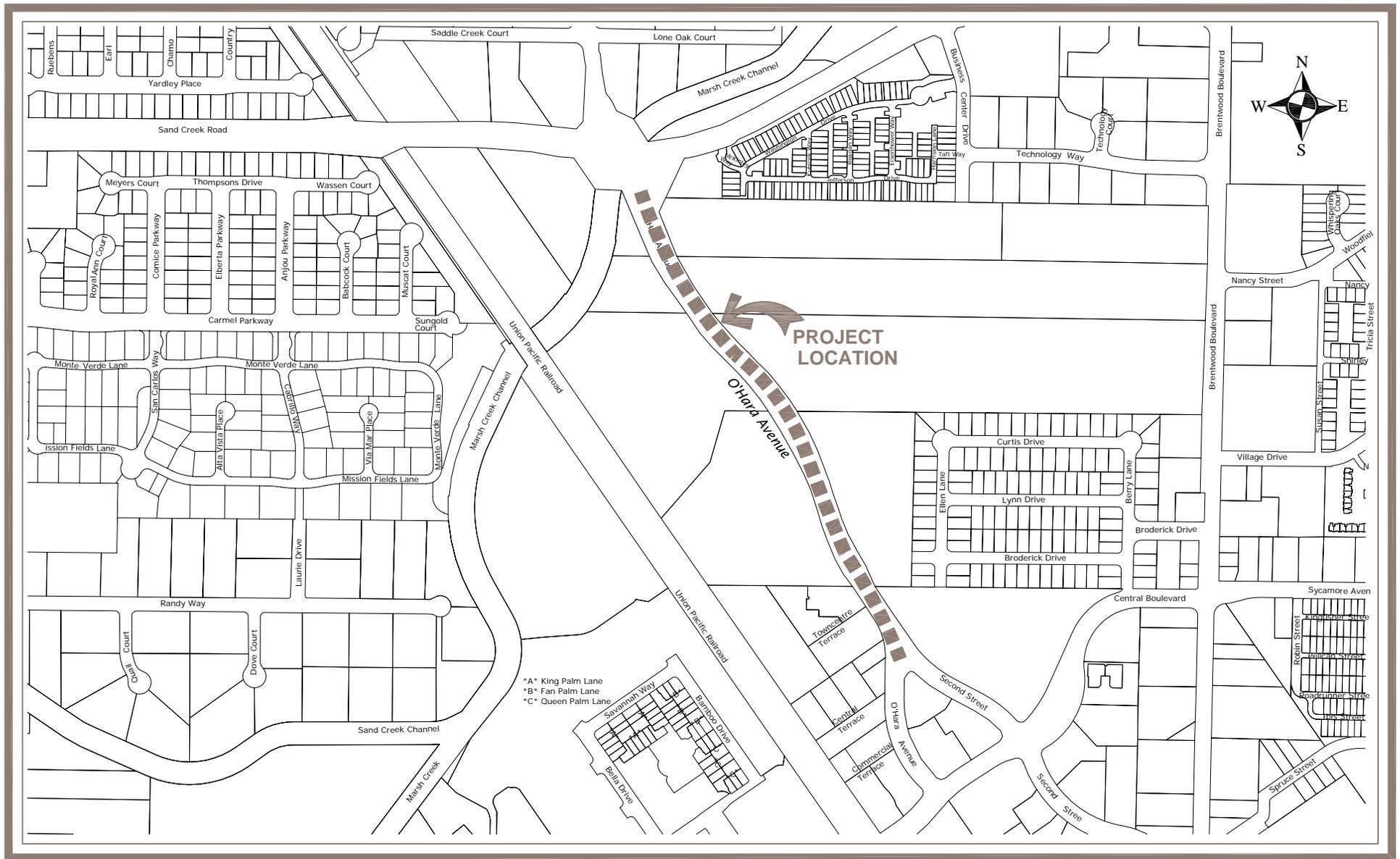
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions						6,586,000	\$ 6,586,000
48xxx Redevelopment							
Other							
<b>TOTAL</b>						<b>\$ 6,586,000</b>	<b>\$ 6,586,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$22,300</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Annual O&M costs are for roadway and utility maintenance.

# O'HARA AVENUE IMPROVEMENTS

O'Hara Avenue from Sand Creek Road to Second Street



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> O'Hara Avenue Improvements			<b>Project #</b>
<b>Location:</b> O'Hara Avenue from Sand Creek Road to Second Street		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will include 2,200 linear feet of widened street and installation of curb, gutter, sidewalk, bike lane and landscaping in the center median and on each side of the street. The improvements will also include 2,200 linear feet of 12" water, 8" non-potable, 10" sanitary sewer, joint trench with fiber optic and masonry sound wall.		<b>Justification:</b> Construction of this roadway will improve the northbound and southbound vehicular traffic.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal				10,815	10,815		\$ 21,630
90040 Planning and Design				329,735			\$ 329,735
90050 Construction				329,735	1,868,500		\$ 2,198,235
90070 Project Administration				32,973	186,850		\$ 219,823
90100 Land/ROW/Acquisitions				186,234			\$ 186,234
<b>TOTAL</b>				<b>\$ 889,492</b>	<b>\$ 2,066,165</b>		<b>\$ 2,955,657</b>

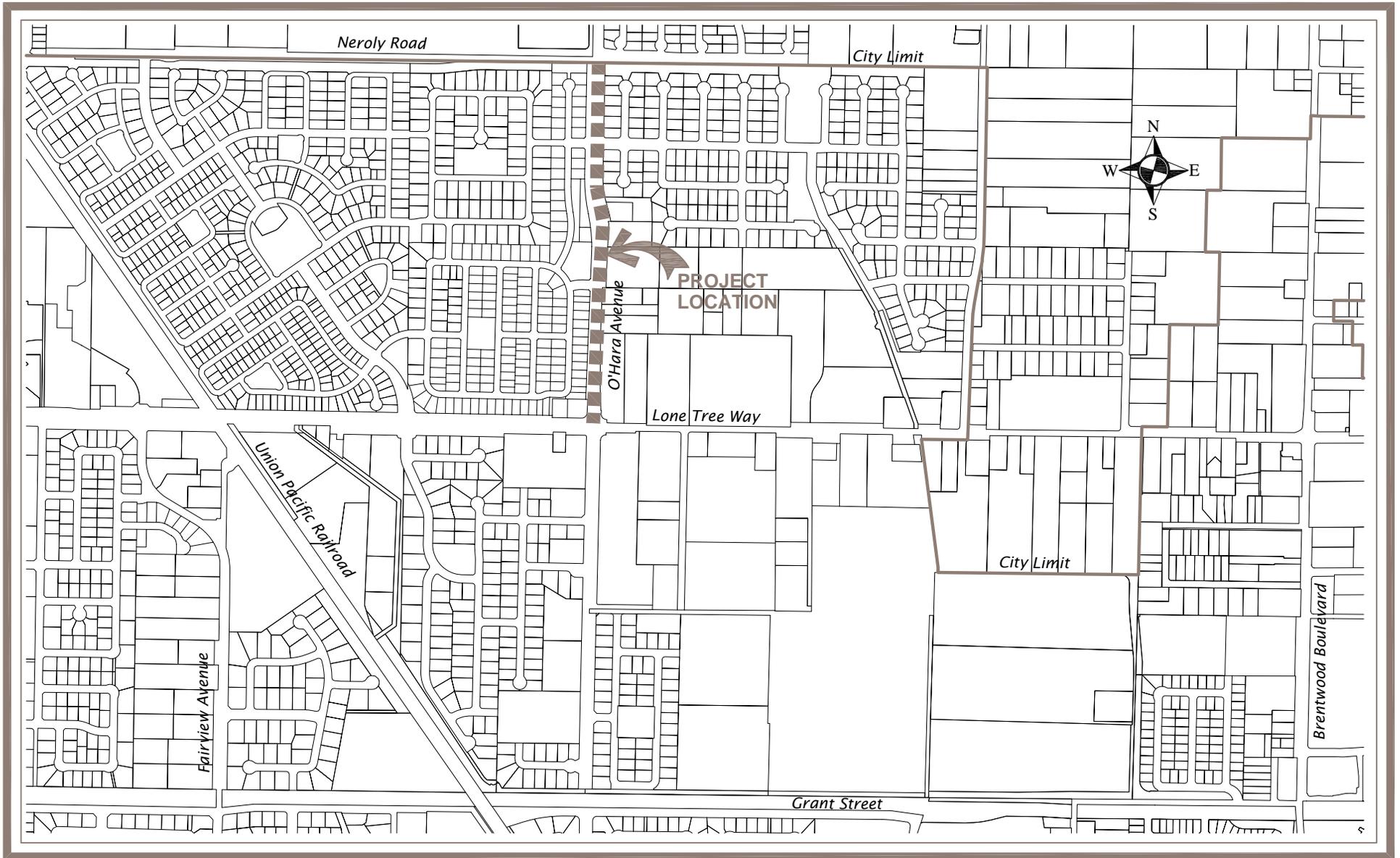
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees				171,428	171,428	171,428	\$ 514,284
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions				718,064	1,380,452		\$ 2,098,516
48xxx Redevelopment							
Other							
<b>TOTAL</b>				<b>\$ 889,492</b>	<b>\$ 1,551,880</b>	<b>\$ 171,428</b>	<b>\$ 2,612,800</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$35,600</b>
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This project will be incorporated in the developer's conditions of approval and the majority will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement.

# O'HARA AVENUE WIDENING

O'Hara Avenue from Lone Tree Way to Neroly Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>O'Hara Avenue Widening</b>			<b>Project #</b>
<b>Location:</b> O'Hara Avenue from Lone Tree Way to Neroly Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> J. Dhaliwal	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Widen existing O'Hara Avenue from a two lane road to a City standard, four lane arterial for a length of approximately 2,800'. The project includes a 30" water line and an 8" sanitary sewer line. Approximately 1,000', with 96' right-of-way, has been constructed by Pulte Development, Subdivision 8226, including an 8" water line and a 42" storm drain for 1,000' and a 12" water line for 1,800'. Roadway widening on the west half including landscape in the median and west parkway has been completed by Richmond American Homes. The remaining improvements would be completed by the developer on the east side.		<b>Justification:</b> To provide additional traffic capacity along O'Hara Avenue per the City's Roadway Master Plan.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	30,000	10,000					\$ 40,000
90040 <b>Planning and Design</b>	300,000	40,000					\$ 340,000
90050 <b>Construction</b>	3,000,000	500,000					\$ 3,500,000
90070 <b>Project Administration</b>	150,000	20,000					\$ 170,000
90100 <b>Land/ROW/Acquisitions</b>	300,000	150,000					\$ 450,000
<b>TOTAL</b>	<b>\$ 3,780,000</b>	<b>\$ 720,000</b>					<b>\$ 4,500,000</b>

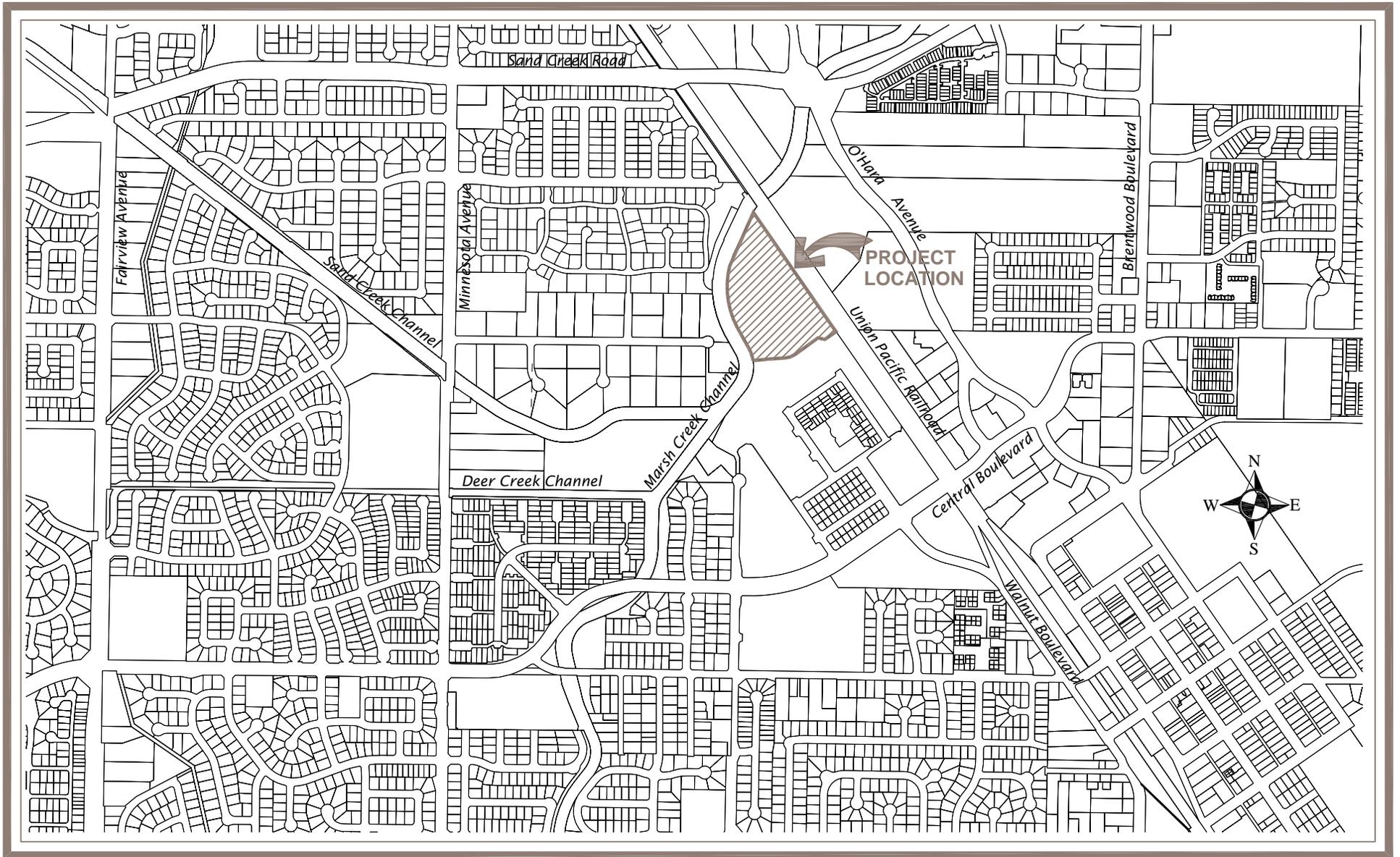
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	134,000	80,400	80,400	80,400	80,400	80,400	\$ 536,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	3,562,000	402,000					\$ 3,964,000
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 3,696,000</b>	<b>\$ 482,400</b>	<b>\$ 80,400</b>	<b>\$ 80,400</b>	<b>\$ 80,400</b>	<b>\$ 80,400</b>	<b>\$ 4,500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$27,000</b>
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This project is incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for roadways and utility maintenance.

# PINN BROS. - AFFORDABLE RENTAL UNITS

Subdivision 8729, north of Central Boulevard, east of Griffith Lane



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Pinn Bros. - Affordable Rental Units			<b>Project #</b>
<b>Location:</b> Subdivision 8729, north of Central Boulevard, east of Griffith Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> K. Reed	
<b>Project Priority:</b> 1B - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construction of two single family units that will be dedicated to the City's Rental Program.		<b>Justification:</b> Pinn Bros. is obligated to provide affordable housing units per Ordinance 790. By dedicating two rental units to the City's rental program, a portion of their obligation is being achieved.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		307,500	307,500				\$ 615,000
90070 Project Administration							
90100 Land/ROW/Acquisitions		125,000	125,000				\$ 250,000
<b>TOTAL</b>		<b>\$ 432,500</b>	<b>\$ 432,500</b>				<b>\$ 865,000</b>

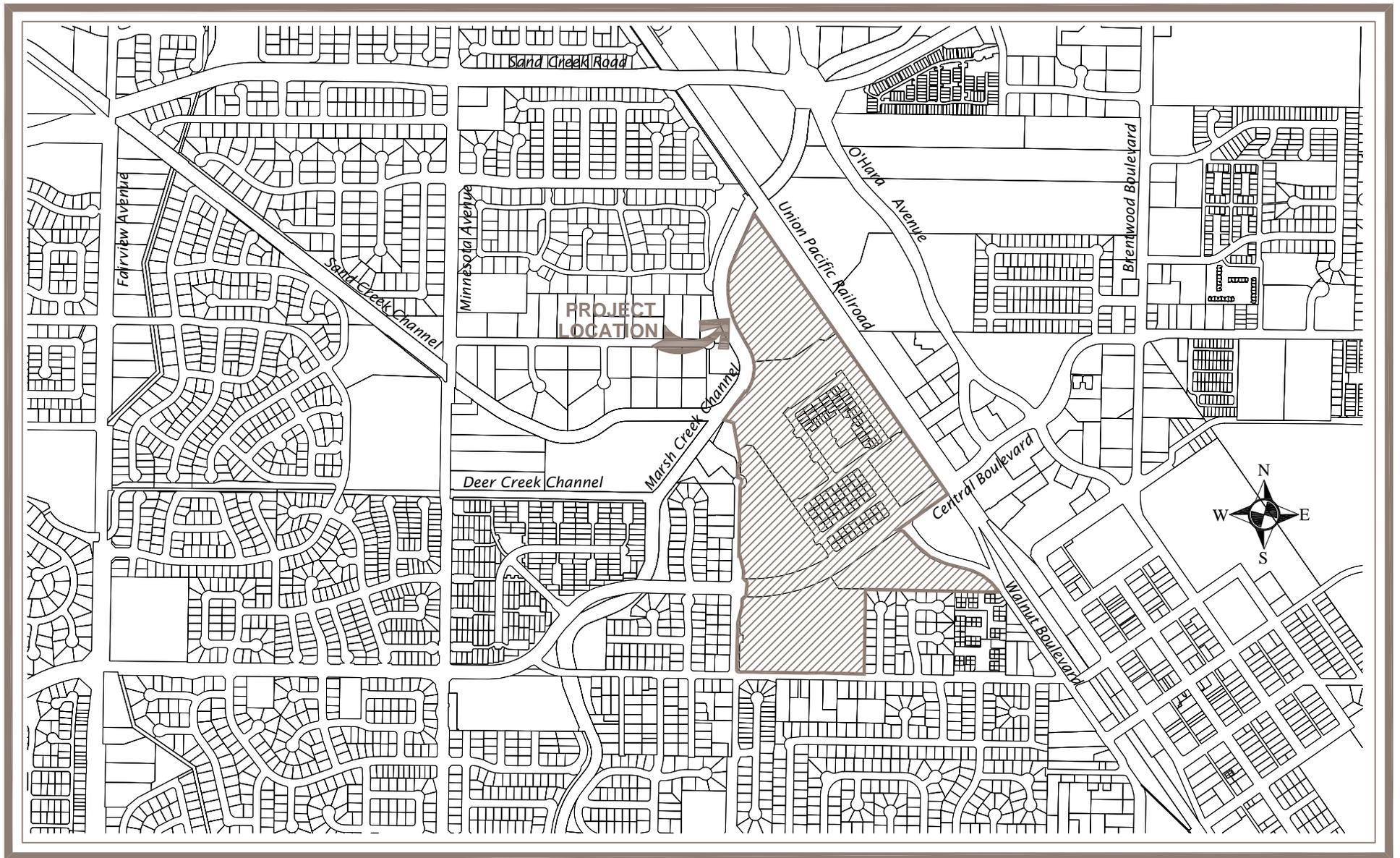
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions		432,500	432,500				\$ 865,000
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 432,500</b>	<b>\$ 432,500</b>				<b>\$ 865,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$2,152</b>
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Construction costs include, \$7,500 per unit on window coverings, appliances (washer/dryer, refrigerator, microwave), landscaping (rear & side yards) and \$300,000 per unit in construction costs. Cost of the land is estimated at \$125,000 per unit. Annual O&M costs include property management fees, taxes, assessments, insurance, maintenance and development fees.

# PINN BROS. - PALMILLA NEIGHBORHOOD PARKS

Subdivision 8729, north of Central Boulevard, east of Griffith Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Pinn Bros. - Palmilla Neighborhood Parks			<b>Project #</b>
<b>Location:</b> Subdivision 8729, north of Central Boulevard, east of Griffith Lane		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. McCann	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Reimbursable park space, totaling 7.5 acres, to be developed by Pinn Bros. Neighborhood will include access to the Marsh Creek Trail, a portion of which will be re-constructed and landscaped with this project.		<b>Justification:</b> This project fulfills the need for neighborhood parks as specified in the Parks, Trails and Recreation Master Plan and is a condition of approval for Subdivision 8729.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design		126,263					\$ 126,263
90050 Construction		1,010,100					\$ 1,010,100
90070 Project Administration							
90100 Land/ROW/Acquisitions		750,000					\$ 750,000
<b>TOTAL</b>		<b>\$ 1,886,363</b>					<b>\$ 1,886,363</b>

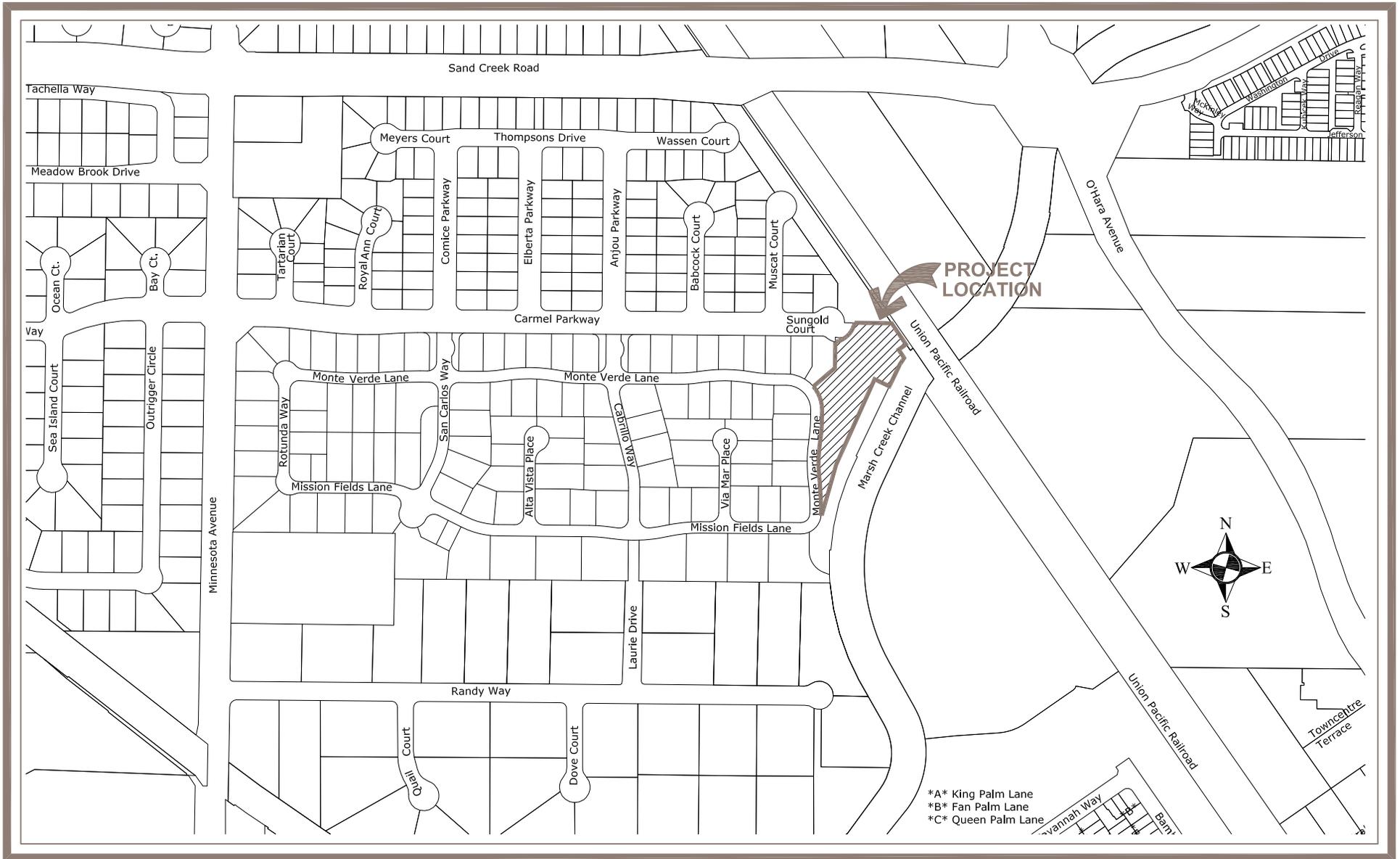
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees	129,561	351,360	351,360	351,360	351,360	351,362	\$ 1,886,363
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 129,561</b>	<b>\$ 351,360</b>	<b>\$ 351,360</b>	<b>\$ 351,360</b>	<b>\$ 351,360</b>	<b>\$ 351,362</b>	<b>\$ 1,886,363</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$112,500</b>
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Developer to be reimbursed per acre per the Development Fee Program. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for landscape maintenance.

# PULTE HOMES - CARMEL ESTATES NEIGHBORHOOD PARK

Subdivision 8311, south of Sand Creek Road, east of Minnesota Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Pulte Homes - Carmel Estates Neighborhood Park			<b>Project #</b>	
<b>Location:</b> Subdivision 8311, south of Sand Creek Road, east of Minnesota Avenue		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> C. McCann		
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> Reimbursable park space, totaling 1.71 acres, to be developed by Pulte Homes.		<b>Justification:</b> This project fulfills the need for neighborhood parks as specified in the Parks, Trails and Recreation Master Plan. This is a condition of approval for Subdivision 8311.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design		45,500					\$ 45,500
90050 Construction		279,917					\$ 279,917
90070 Project Administration							
90100 Land/ROW/Acquisitions		170,000					\$ 170,000
<b>TOTAL</b>		<b>\$ 495,417</b>					<b>\$ 495,417</b>

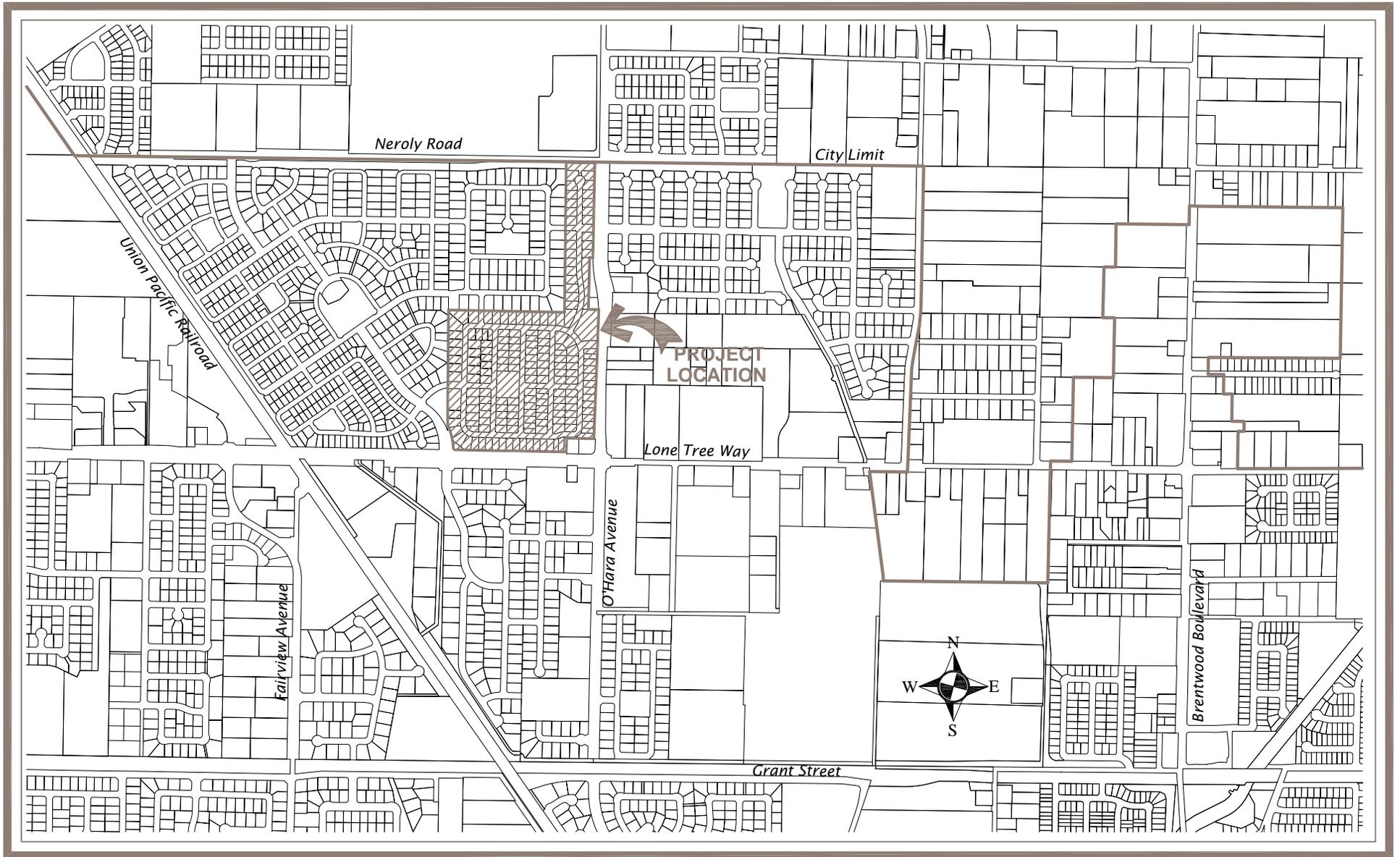
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees		99,083	99,083	99,083	99,083	99,085	\$ 495,417
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 99,083</b>	<b>\$ 99,083</b>	<b>\$ 99,083</b>	<b>\$ 99,083</b>	<b>\$ 99,085</b>	<b>\$ 495,417</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$26,000</b>
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Developer to be reimbursed per acre per the Development Agreement. A portion of funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for landscape maintenance.

# RICHMOND AMERICAN - AFFORDABLE RENTAL UNITS

Subdivision 8674, north of Lone Tree Way, west of O'Hara Avenue



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Richmond American - Affordable Rental Units			<b>Project #</b>	
<b>Location:</b> Subdivision 8674, north of Lone Tree Way, west of O'Hara Avenue		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> K. Reed		
<b>Project Priority:</b> 1B - Mandatory		<b>Construction:</b> Developer		<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Construction of two units that will be dedicated to the City's Rental Program.			<b>Justification:</b> Richmond American Homes is obligated to provide affordable housing units per Ordinance 790. By dedicating two rental units to the City's rental program, a portion of their affordable housing obligation is being achieved.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		307,500	307,500				\$ 615,000
90070 Project Administration							
90100 Land/ROW/Acquisitions		125,000	125,000				\$ 250,000
<b>TOTAL</b>		<b>\$ 432,500</b>	<b>\$ 432,500</b>				<b>\$ 865,000</b>

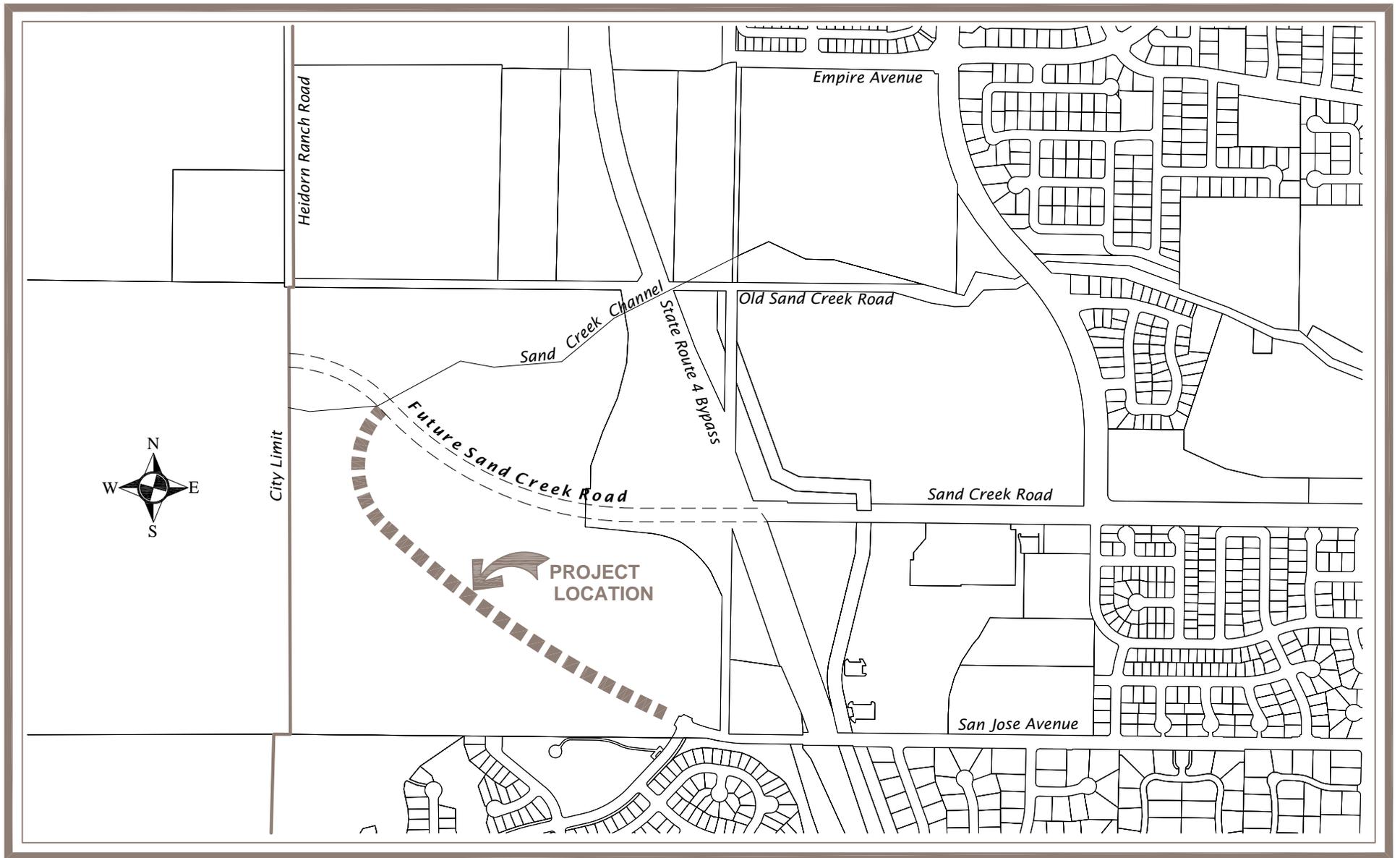
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions		432,500	432,500				\$ 865,000
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 432,500</b>	<b>\$ 432,500</b>				<b>\$ 865,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$2,152</b>
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Construction costs include, \$7,500 per unit on window coverings, appliances (washer/dryer, refrigerator, microwave), landscaping (rear & side yards) and \$300,000 per unit in construction costs. Cost of the land is estimated at \$125,000 per unit. Annual O&M costs include property management fees, taxes, assessments, insurance, maintenance and deferred development fees.

# SAN JOSE AVENUE EXTENSION - PHASE II

West end of San Jose Avenue, adjacent to Brentwood Hills Subdivision, continuing northwest to Sand Creek Road and extending north to Sand Creek



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: San Jose Avenue Extension - Phase II</b>			<b>Project #</b>
<b>Location:</b> West end of San Jose Avenue, adjacent to Brentwood Hills Subdivision, continuing northwest to Sand Creek Road and extending north to Sand Creek	<b>Redevelopment Area:</b> No		
	<b>Project Mgr:</b> D. Galey		
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Extend San Jose Avenue 3,000 linear feet, as a modified collector roadway, with 80' right-of-way, consisting of two 14' lanes, two 8' bike lanes, 5' residential sidewalk with parkway landscaping on each side, sewer and Zone II waterline. From the westerly extension of Sand Creek Road north to Old Sand Creek Road will be a four-lane road including a four-lane bridge over Sand Creek.		<b>Justification:</b> This project is required to improve traffic flow and safety and provides an alternate access to the Highway 4 Bypass from the area west of the Bypass. It will also provide access for future commercial development in the northwest quadrant of the city.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		11,250	3,750				\$ 15,000
90040 <b>Planning and Design</b>		215,644					\$ 215,644
90050 <b>Construction</b>		1,779,063	593,021				\$ 2,372,084
90070 <b>Project Administration</b>		80,866	26,955				\$ 107,821
90100 <b>Land/ROW/Acquisitions</b>		594,422					\$ 594,422
<b>TOTAL</b>		<b>\$ 2,681,245</b>	<b>\$ 623,726</b>				<b>\$ 3,304,971</b>

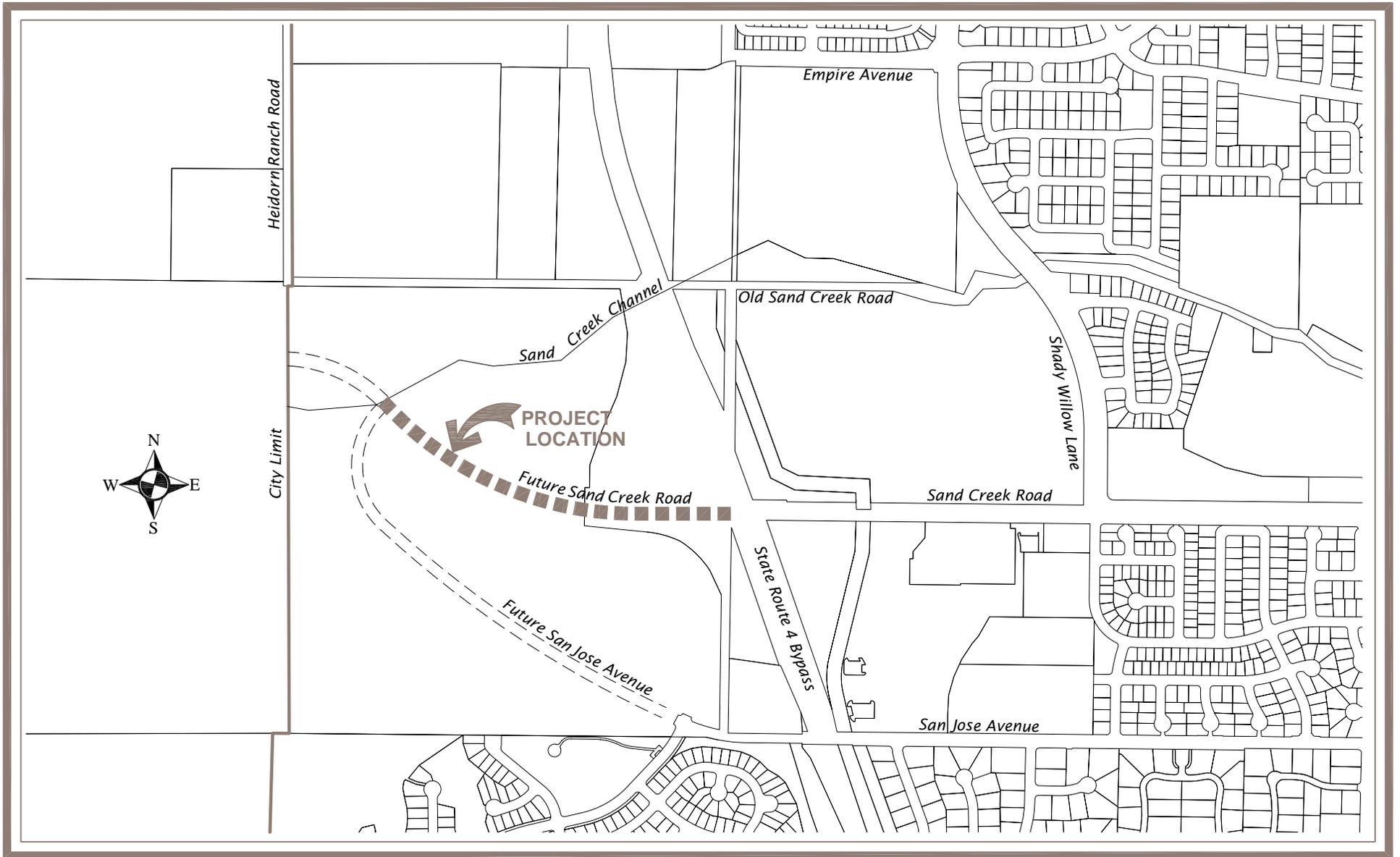
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>		74,000	74,000	74,000	74,000	74,000	\$ 370,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>		2,311,245	623,726				\$ 2,934,971
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>		<b>\$ 2,385,245</b>	<b>\$ 697,726</b>	<b>\$ 74,000</b>	<b>\$ 74,000</b>	<b>\$ 74,000</b>	<b>\$ 3,304,971</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$33,913</b>
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This project will be incorporated in the developer's conditions of approval, West Coast Home Builders, TSM No. 8506 and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs cover pavement management and utilities.

# SAND CREEK ROAD EXTENSION - WEST OF BYPASS

West end of Sand Creek Road continuing northwest to Sand Creek



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Sand Creek Road Extension - West of Bypass			<b>Project #</b>	
<b>Location:</b> West end of Sand Creek Road continuing northwest to Sand Creek		<b>Redevelopment Area:</b> No		
		<b>Project Mgr:</b> D. Galey		
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent		
<b>Project Description:</b> Roadway improvements consisting of: 1) four lane arterial road (140' right-of-way) for approximately 1,520' from the westerly edge of the existing Highway 4 Bypass right-of-way west to Sand Creek; 2) a three lane collector street (96' right-of-way) for approximately 845' within the existing Highway 4 Bypass right-of-way; 3) two 12' travel lanes, 8' bike lane and 30' landscaped parkway in each direction, 16' landscaped median, 16" Zone I and II water lines, 12" sewer line, 12" non-potable water line and a storm drain line; 4) traffic signal at Sand Creek Road and San Jose Avenue; and 5) pedestrian bridge over Sand Creek Road along the easterly edge of Sand Creek.		<b>Justification:</b> Necessary to serve the future commercial site, west of the Highway 4 Bypass and north of Sand Creek Road, and residential developments south of Sand Creek Road. This project will also improve traffic flow in the west part of the city.		

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal		41,250	13,750				\$ 55,000
90040 Planning and Design		526,387					\$ 526,387
90050 Construction		2,631,935	877,312				\$ 3,509,247
90070 Project Administration		109,664	36,555				\$ 146,219
90100 Land/ROW/Acquisitions		1,025,895					\$ 1,025,895
<b>TOTAL</b>		<b>\$ 4,335,131</b>	<b>\$ 927,617</b>				<b>\$ 5,262,748</b>

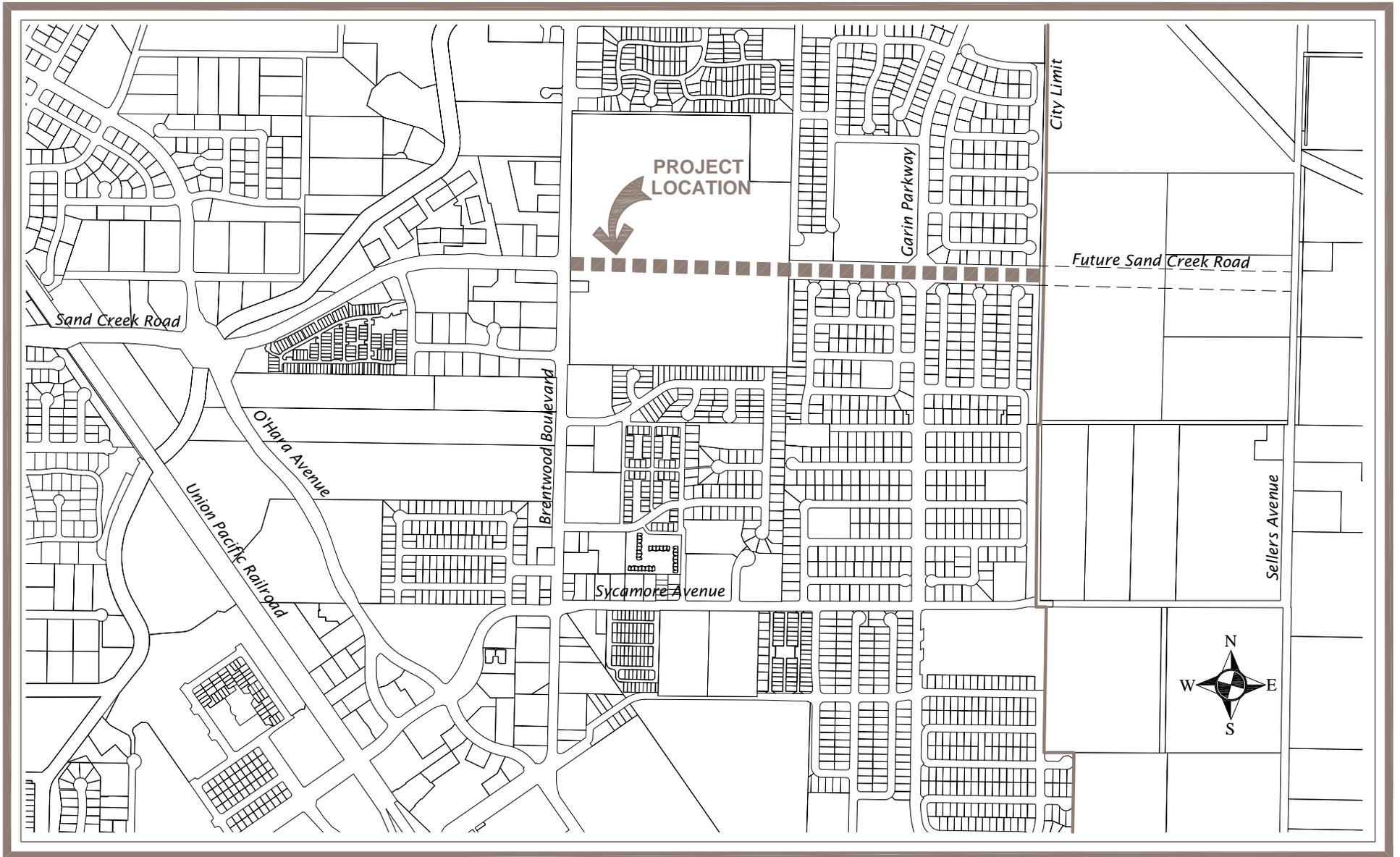
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees		578,902	578,902	578,902	578,902	578,902	\$ 2,894,510
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions		1,776,177	592,061				\$ 2,368,238
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 2,355,079</b>	<b>\$ 1,170,963</b>	<b>\$ 578,902</b>	<b>\$ 578,902</b>	<b>\$ 578,902</b>	<b>\$ 5,262,748</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$24,000</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs cover pavement management and utility maintenance.

# SAND CREEK ROAD IMPROVEMENTS - PHASE I

Sand Creek Road from Brentwood Boulevard to City limit



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Sand Creek Road Improvements - Phase I</b>			<b>Project #</b>
<b>Location:</b> Sand Creek Road from Brentwood Boulevard to City limit		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Arterial street, consisting of 3,450 linear feet, with two lanes in each direction, bike lane, curb, gutter, median, sidewalk, landscaping, 10" sanitary sewer line, 20" water and 12" non-potable water lines.		<b>Justification:</b> This project is required for traffic flow and safety and will facilitate development on the adjacent properties. This is one of the major east / west corridors of the Roadway Master Plan.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	21,836						\$ 21,836
90040 <b>Planning and Design</b>	653,442						\$ 653,442
90050 <b>Construction</b>	1,389,166		1,478,293	347,391			\$ 3,214,850
90070 <b>Project Administration</b>	75,454		73,915	17,370			\$ 166,739
90100 <b>Land/ROW/Acquisitions</b>	928,030						\$ 928,030
<b>TOTAL</b>	<b>\$ 3,067,928</b>		<b>\$ 1,552,208</b>	<b>\$ 364,761</b>			<b>\$ 4,984,897</b>

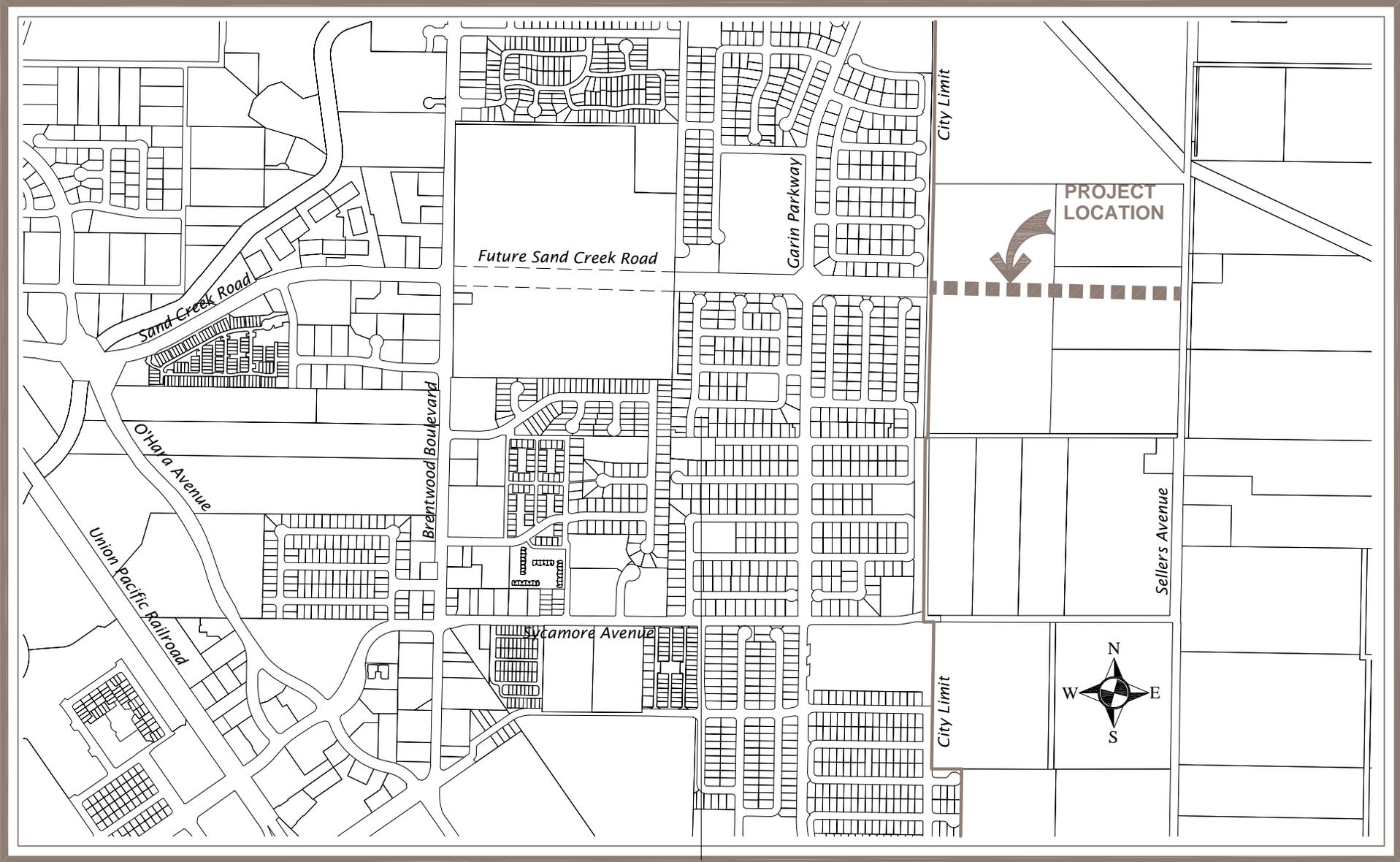
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	809,570		428,119	428,119	428,119	428,119	\$ 2,522,046
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	1,530,689		504,042				\$ 2,034,731
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 2,340,259</b>		<b>\$ 932,161</b>	<b>\$ 428,119</b>	<b>\$ 428,119</b>	<b>\$ 428,119</b>	<b>\$ 4,556,777</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$97,000</b>
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This project has been incorporated in the developer's conditions of approval for Barrington Subdivision No. 8548 and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. DeNova Homes will be required to construct the remaining improvements when they develop their property. Annual O&M costs cover pavement management.

# SAND CREEK ROAD IMPROVEMENTS - PHASE II

Sand Creek Road from City limit to Sellers Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Sand Creek Road Improvements - Phase II			<b>Project #</b>
<b>Location:</b> Sand Creek Road from City limit to Sellers Avenue		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Arterial street, consisting of 1,850 linear feet, with two lanes in each direction, bike lane, curb, gutter, median, sidewalk, landscaping, sanitary sewer line, 12" water and non-potable water lines.		<b>Justification:</b> This project will complete one of the major east / west corridors of the Roadway Master Plan. This is currently outside the urban limit line and City limits and will be built in conjunction with the development of adjacent property.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal				5,150			\$ 5,150
90040 Planning and Design				347,309			\$ 347,309
90050 Construction				578,849	1,157,696	578,849	\$ 2,315,394
90070 Project Administration				28,943	57,884	28,943	\$ 115,770
90100 Land/ROW/Acquisitions				612,417			\$ 612,417
<b>TOTAL</b>				<b>\$ 1,572,668</b>	<b>\$ 1,215,580</b>	<b>\$ 607,792</b>	<b>\$ 3,396,040</b>

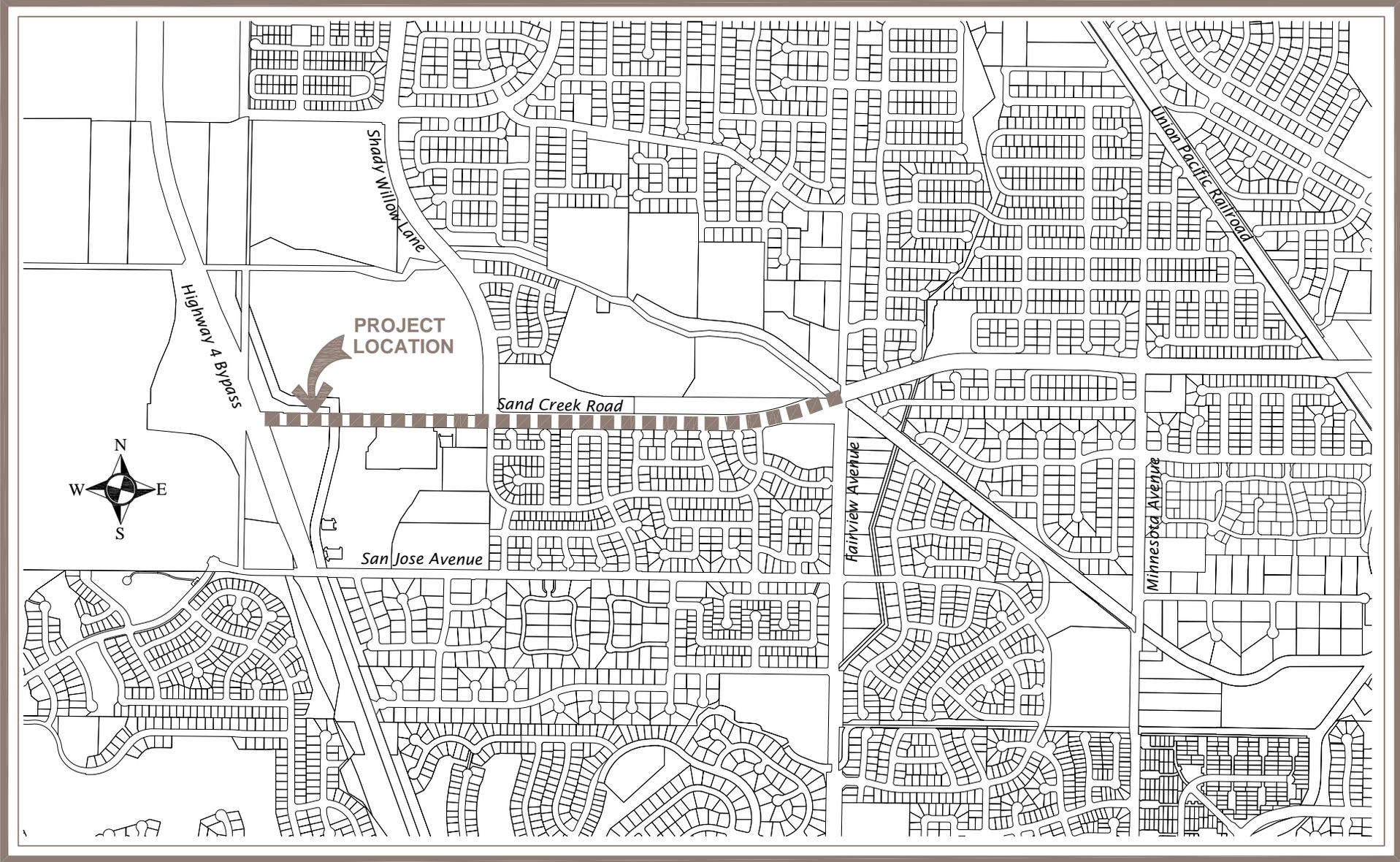
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees				390,545	390,545	390,545	\$ 1,171,635
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions				1,182,123	261,192		\$ 1,443,315
48xxx Redevelopment							
Other							
<b>TOTAL</b>				<b>\$ 1,572,668</b>	<b>\$ 651,737</b>	<b>\$ 390,545</b>	<b>\$ 2,614,950</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$56,000</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs cover pavement management.

# SAND CREEK ROAD WIDENING - PHASE II

Sand Creek Road from Fairview Avenue to the Highway 4 Bypass



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Sand Creek Road Widening - Phase II</b>			<b>Project #</b>
<b>Location:</b> Sand Creek Road from Fairview Avenue to the Highway 4 Bypass		<b>Redevelopment Area:</b>	No
		<b>Project Mgr:</b>	D. Galey
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Widen existing Sand Creek Road from three lanes to a four lane arterial with two 12' travel lanes, 16' median, 8' bike lane in each direction, 5' meandering sidewalk, landscaping and utility infrastructure for approximately 5,087 linear feet.		<b>Justification:</b> This project is necessary to improve traffic flow along Sand Creek Road.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	15,000	5,000					\$ 20,000
90040 <b>Planning and Design</b>	271,534	90,511					\$ 362,045
90050 <b>Construction</b>	3,258,402	1,086,134					\$ 4,344,536
90070 <b>Project Administration</b>	135,767	45,256					\$ 181,023
90100 <b>Land/ROW/Acquisitions</b>	920,326						\$ 920,326
<b>TOTAL</b>	<b>\$ 4,601,029</b>	<b>\$ 1,226,901</b>					<b>\$ 5,827,930</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>		160,000	160,000	160,000	160,000	160,000	\$ 800,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	4,601,029	426,901					\$ 5,027,930
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 4,601,029</b>	<b>\$ 586,901</b>	<b>\$ 160,000</b>	<b>\$ 160,000</b>	<b>\$ 160,000</b>	<b>\$ 160,000</b>	<b>\$ 5,827,930</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$12,800</b>
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The majority of this project is currently under construction with the most easterly widening near Fairview Avenue to follow later in the fiscal year. This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs cover roadway and utility maintenance.

# SELLERS AVENUE DETENTION BASIN OUTFALL

West side of Sellers Avenue between Chestnut Street and Balfour Road



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Sellers Avenue Detention Basin Outfall			<b>Project #</b>
<b>Location:</b> West side of Sellers Avenue between Chestnut Street and Balfour Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> J. Dhaliwal	
<b>Project Priority:</b> 3A - Desirable	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct a storm drain outfall structure to connect the detention basin to the storm drain system.		<b>Justification:</b> Installation of the outfall structure will allow the basin to drain into Storm Drain Line A.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		134,000					\$ 134,000
90040 <b>Planning and Design</b>		34,000					\$ 34,000
90050 <b>Construction</b>		470,000					\$ 470,000
90070 <b>Project Administration</b>		50,000					\$ 50,000
90100 <b>Land/ROW/Acquisitions</b>							
<b>TOTAL</b>		<b>\$ 688,000</b>					<b>\$ 688,000</b>

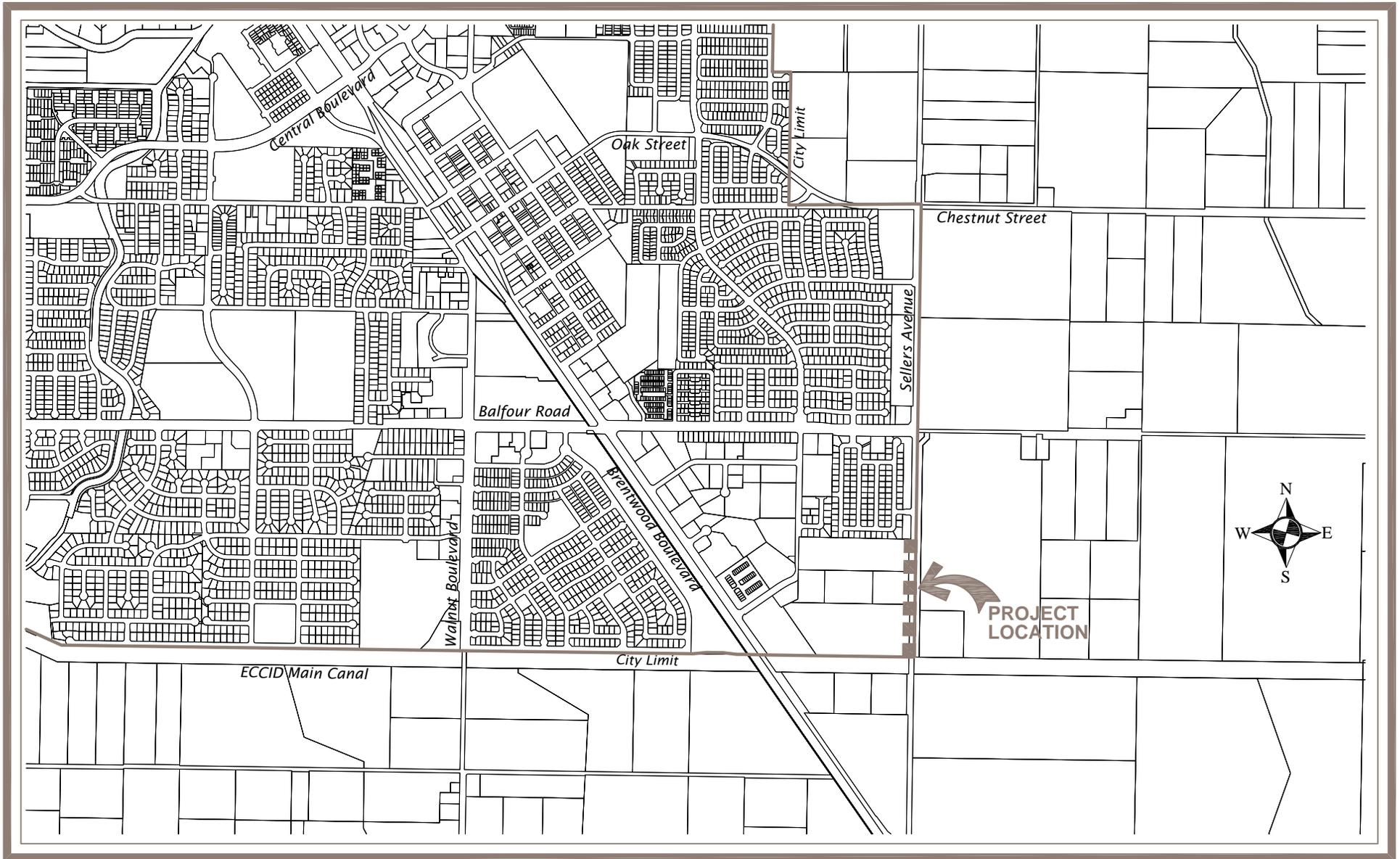
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>		688,000					\$ 688,000
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>		<b>\$ 688,000</b>					<b>\$ 688,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$20,000</b>
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This project has been incorporated into Signature Properties' conditions of approval and will be funded by Signature Properties. Annual O&M costs are for outfall structure and utility maintenance.

# SELLERS AVENUE WIDENING

Sellers Avenue, south of Balfour Road, southern boundary of Subdivision 7844 to City limits



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Sellers Avenue Widening</b>			<b>Project #</b>
<b>Location:</b> Sellers Avenue, south of Balfour Road, southern boundary of Subdivision 7844 to City limits	<b>Redevelopment Area:</b> No	<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Widen existing Sellers Avenue approximately 1,377 linear feet, with 60' right-of-way, to a residential collector street with 12" water line and 12" non-potable water line.		<b>Justification:</b> This project will improve the traffic flow and safety.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		25,750					\$ 25,750
90040 <b>Planning and Design</b>		122,743					\$ 122,743
90050 <b>Construction</b>		406,053	406,053				\$ 812,106
90070 <b>Project Administration</b>		20,457	20,457				\$ 40,914
90100 <b>Land/ROW/Acquisitions</b>		64,890					\$ 64,890
<b>TOTAL</b>		<b>\$ 639,893</b>	<b>\$ 426,510</b>				<b>\$ 1,066,403</b>

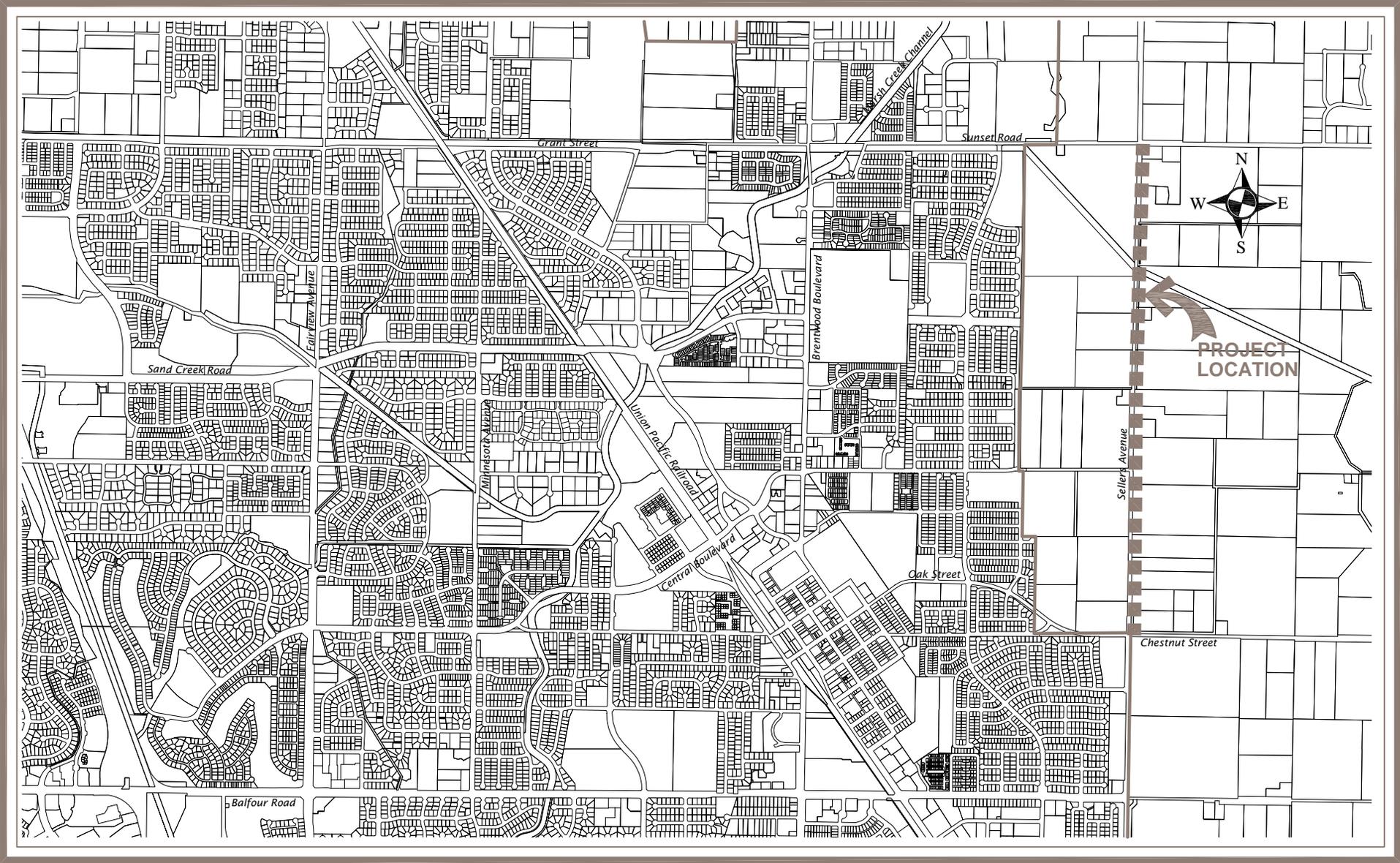
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>		639,893	426,510				\$ 1,066,403
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>		<b>\$ 639,893</b>	<b>\$ 426,510</b>				<b>\$ 1,066,403</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$23,529</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Annual O&M costs are for roadway and utility maintenance.

# SELLERS AVENUE WIDENING - PHASE II

Sellers Avenue from Chestnut Street to Sunset Road



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Sellers Avenue Widening - Phase II			<b>Project #</b>
<b>Location:</b> Sellers Avenue from Chestnut Street to Sunset Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Widen existing Sellers Avenue approximately 8,000 linear feet, with 96' right-of-way, to a modified collector street with median, turning lanes, 12" water line and a 12" non-potable water line. A 24" sanitary sewer line has already been installed for this portion of Sellers Avenue. This project will require three traffic signals located at Chestnut Street, Sand Creek Road and Sunset Road intersections with Sellers Avenue.		<b>Justification:</b> This project will be required for traffic flow and safety once the area is annexed and developed.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>				51,500			\$ 51,500
90040 <b>Planning and Design</b>				581,250	581,250	581,250	\$ 1,743,750
90050 <b>Construction</b>				3,952,500	3,952,500	3,952,500	\$ 11,857,500
90070 <b>Project Administration</b>				193,750	193,750	193,750	\$ 581,250
90100 <b>Land/ROW/Acquisitions</b>				306,000	306,000	306,000	\$ 918,000
<b>TOTAL</b>				<b>\$ 5,085,000</b>	<b>\$ 5,033,500</b>	<b>\$ 5,033,500</b>	<b>\$ 15,152,000</b>

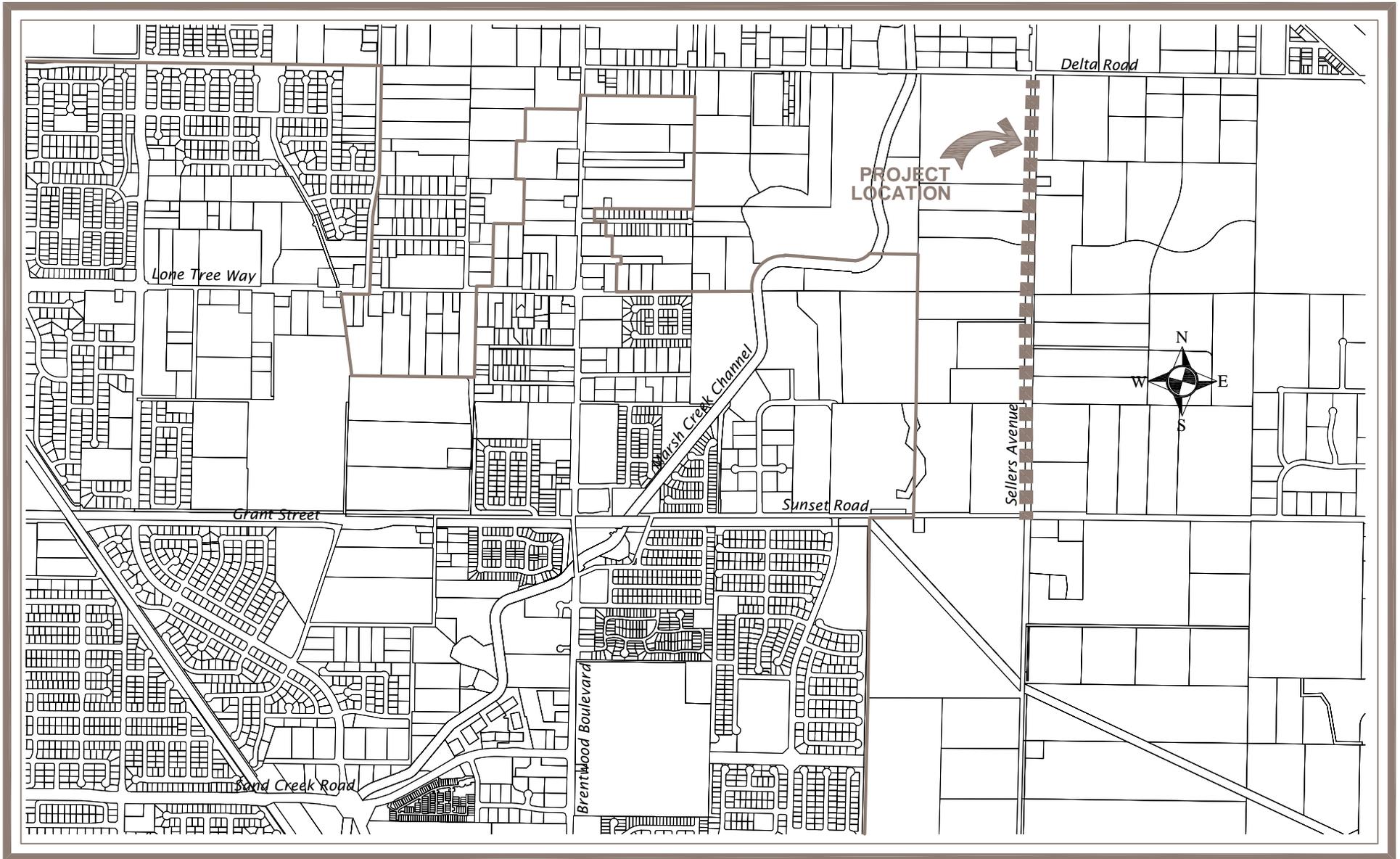
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>				4,068,000	4,026,800	4,026,800	\$ 12,121,600
48xxx <b>Redevelopment</b>							
<b>Contra Costa County</b>				1,017,000	1,006,700	1,006,700	\$ 3,030,400
<b>TOTAL</b>				<b>\$ 5,085,000</b>	<b>\$ 5,033,500</b>	<b>\$ 5,033,500</b>	<b>\$ 15,152,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$83,440</b>
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Once incorporated into the urban limit line, annexed into the City and development occurs, this project will be incorporated in the developer's conditions of approval and will be funded by the developer, as well as a portion being funded by the County. Annual O&M costs cover utilities and pavement management; however, pavement management costs will only apply if the road is annexed into the City limits.

# SELLERS AVENUE WIDENING - PHASE III

Sellers Avenue from Sunset Road to Delta Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Sellers Avenue Widening - Phase III</b>			<b>Project #</b>
<b>Location:</b> Sellers Avenue from Sunset Road to Delta Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 3B - Desirable	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Widen approximately 5,200 linear feet of existing Sellers Avenue to a modified collector street with 96' right-of-way with median, storm drain, 12" water line, 12" sewer line and 12" non-potable water line.		<b>Justification:</b> This project will be required for traffic flow and safety once the area is annexed and develops.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>				54,500			\$ 54,500
90040 <b>Planning and Design</b>				351,258	351,258	351,258	\$ 1,053,774
90050 <b>Construction</b>				2,388,554	2,388,554	2,388,555	\$ 7,165,663
90070 <b>Project Administration</b>				117,086	117,086	117,086	\$ 351,258
90100 <b>Land/ROW/Acquisitions</b>				36,666	36,666	36,668	\$ 110,000
<b>TOTAL</b>				<b>\$ 2,948,064</b>	<b>\$ 2,893,564</b>	<b>\$ 2,893,567</b>	<b>\$ 8,735,195</b>

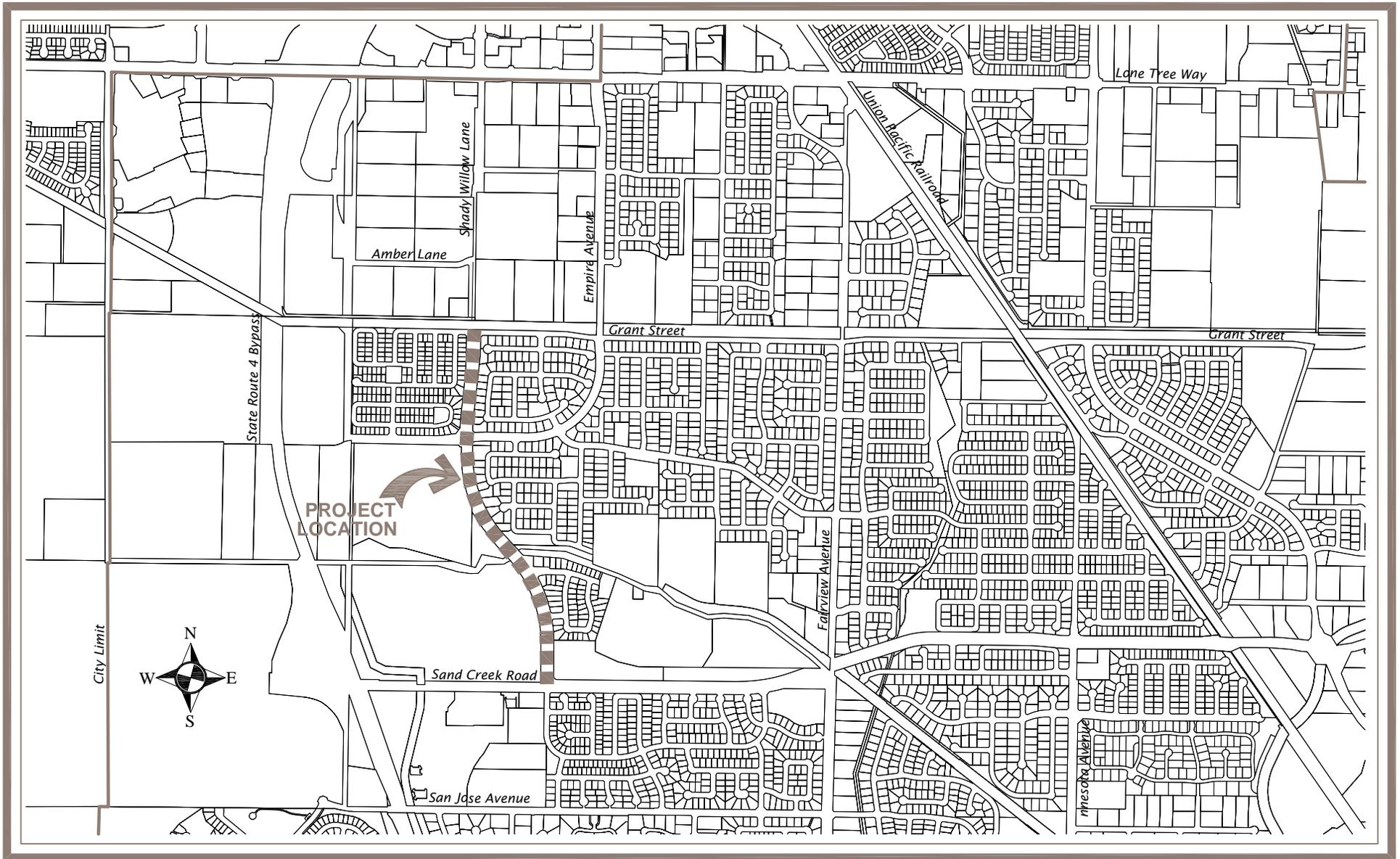
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>				2,358,451	2,314,851	2,314,854	\$ 6,988,156
48xxx <b>Redevelopment</b>							
<b>Contra Costa County</b>				589,613	578,713	578,713	\$ 1,747,039
<b>TOTAL</b>				<b>\$ 2,948,064</b>	<b>\$ 2,893,564</b>	<b>\$ 2,893,567</b>	<b>\$ 8,735,195</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$36,504</b>
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Once annexed into the City and development occurs, this project will be incorporated in the developer's conditions of approval and will be funded by the developer, as well as a portion being funded by the County. The annual O&M costs cover utilities and pavement management; however, pavement management costs will only apply if the road is annexed into the City limits.

# SHADY WILLOW LANE EXTENSION - PHASE II

Shady Willow Lane from Grant Street to Sand Creek Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Shady Willow Lane Extension - Phase II</b>			<b>Project #</b>
<b>Location:</b> Shady Willow Lane from Grant Street to Sand Creek Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> ID - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Extend and widen 4,000 linear feet of Shady Willow Lane to a four-lane arterial street, with 140' right-of-way, consisting of curb, gutter, sidewalk, bike lanes, landscaping in the median and parkway, bridge over Sand Creek and two lanes in each direction. The majority of the improvements, such as widening of the west side, median landscape, most of the parkway landscaping and bridge over Sand Creek have already been constructed by the development on the west side. Streets of Brentwood will construct remaining improvements along their frontage. The improvements along Maggiora parcel will be constructed by that property.		<b>Justification:</b> This project is necessary to improve traffic circulation in the northwest quadrant and alleviate traffic congestion on Fairview Avenue.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	20,000						\$ 20,000
90040 <b>Planning and Design</b>	617,700	57,311					\$ 675,011
90050 <b>Construction</b>	2,735,699	916,974	1,146,217				\$ 4,798,890
90070 <b>Project Administration</b>	150,823	45,849	57,311				\$ 253,983
90100 <b>Land/ROW/Acquisitions</b>	919,000						\$ 919,000
<b>TOTAL</b>	<b>\$ 4,443,222</b>	<b>\$ 1,020,134</b>	<b>\$ 1,203,528</b>				<b>\$ 6,666,884</b>

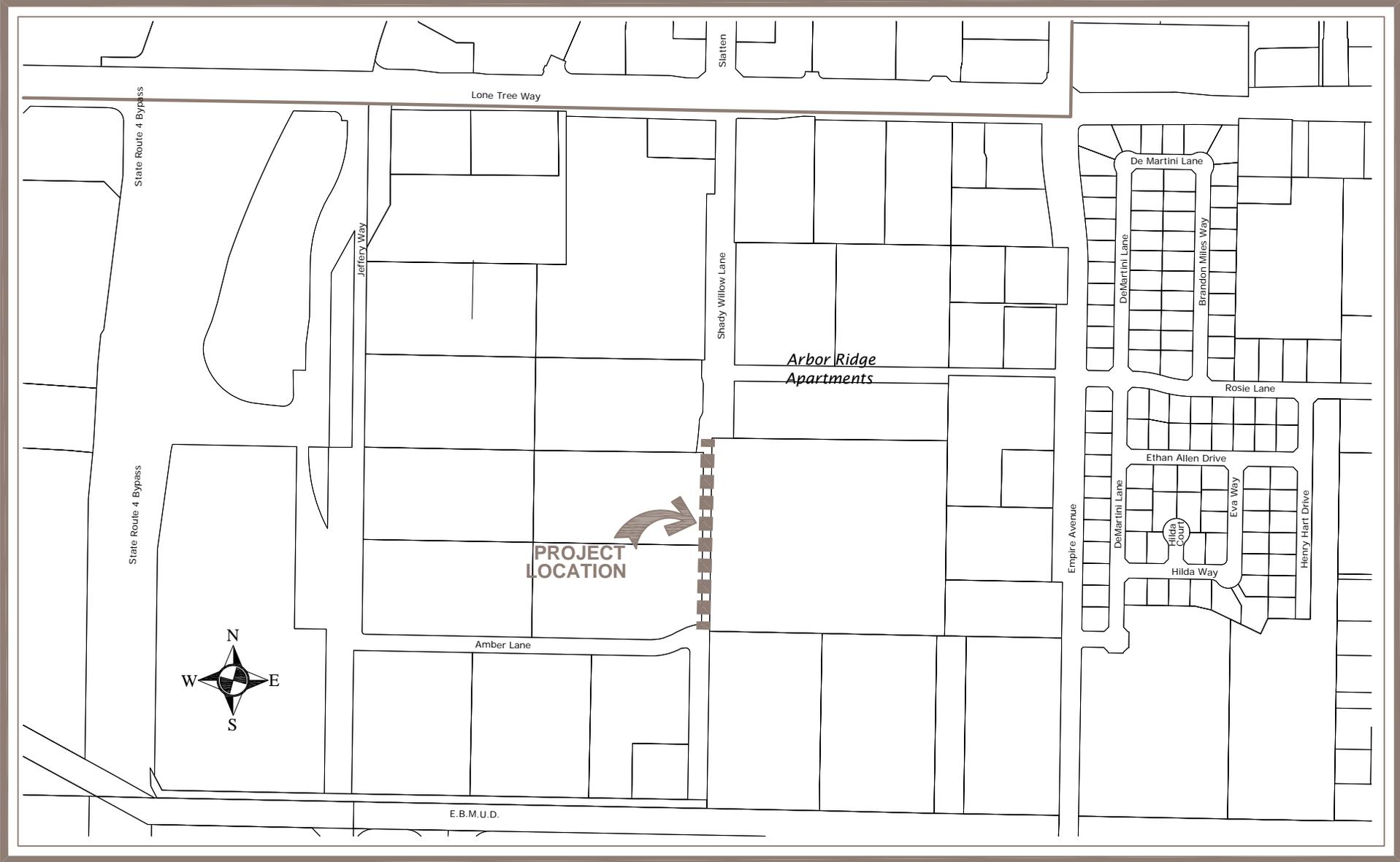
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	3,015,445	246,457	246,457	246,457	246,457	246,457	\$ 4,247,730
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	1,427,777	433,829	557,548				\$ 2,419,154
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 4,443,222</b>	<b>\$ 680,286</b>	<b>\$ 804,005</b>	<b>\$ 246,457</b>	<b>\$ 246,457</b>	<b>\$ 246,457</b>	<b>\$ 6,666,884</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$110,000</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement.

# SHADY WILLOW LANE WIDENING

Shady Willow Lane from southern boundary of Arbor Ridge Apartments to Amber Lane



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Shady Willow Lane Widening</b>		<b>Project #</b>
<b>Location:</b> Shady Willow Lane from southern boundary of Arbor Ridge Apartments to Amber Lane	<b>Redevelopment Area:</b> No	
	<b>Project Mgr:</b> J. Dhaliwal	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> Widen 800 linear feet of Shady Willow Lane to an arterial street, 140' wide ultimate right-of-way, consisting of curb, gutter, sidewalk, bike lanes, landscaping and two lanes in each direction. The roadway section, from the southern boundary of the Arbor Ridge Apartments to Amber Lane, will be in the interim roadway configuration with one travel lane in each direction.		<b>Justification:</b> This project is necessary to improve traffic circulation and alleviate traffic congestion on Fairview Avenue and to improve traffic circulation around Pioneer School.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>		62,000	62,000				\$ 124,000
90050 <b>Construction</b>		412,000	412,000				\$ 824,000
90070 <b>Project Administration</b>		31,000	31,000				\$ 62,000
90100 <b>Land/ROW/Acquisitions</b>		75,000	75,000				\$ 150,000
<b>TOTAL</b>		<b>\$ 580,000</b>	<b>\$ 580,000</b>				<b>\$ 1,160,000</b>

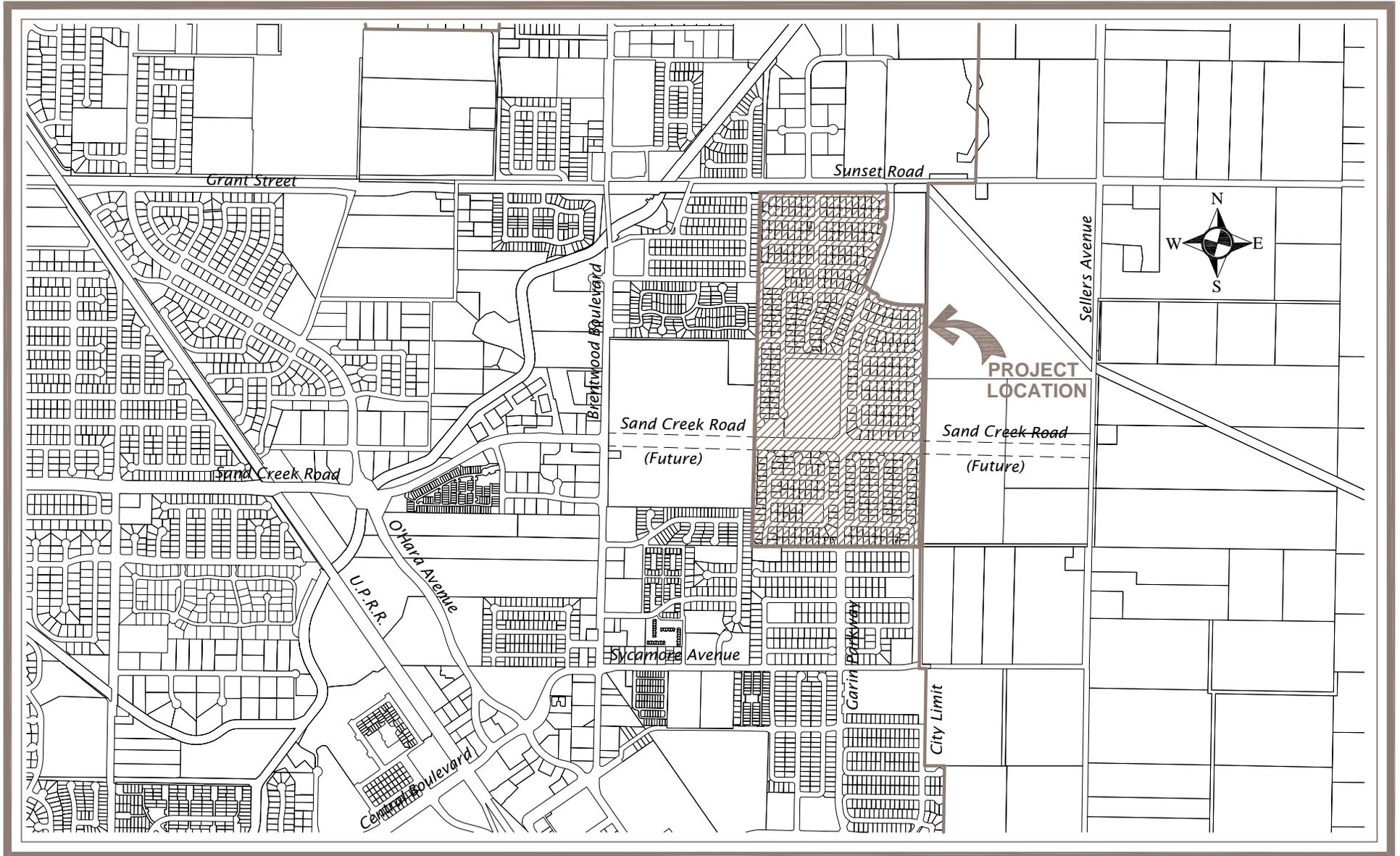
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>		580,000	580,000				\$ 1,160,000
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>		<b>\$ 580,000</b>	<b>\$ 580,000</b>				<b>\$ 1,160,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$12,500</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. This project will provide another north / south arterial link between commercial centers on Lone Tree Way and Sand Creek Road.

# STANDARD PACIFIC - BARRINGTON NEIGHBORHOOD PARKS

Subdivision 8548, north and south of future Sand Creek Road Extension,  
east and west of future Garin Parkway Extension



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Standard Pacific - Barrington Neighborhood Parks</b>			<b>Project #</b>
<b>Location:</b> Subdivision 8548, north and south of future Sand Creek Road Extension, east and west of future Garin Parkway Extension		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. McCann	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Reimbursable park spaces, totaling 6.91 acres, and development of the Master Planned Landscape and Trail in the East Bay Municipal District right-of-way.		<b>Justification:</b> This project fulfills the need for neighborhood parks as specified in the Parks, Trails and Recreation Master Plan. This is a condition of approval for Subdivision 8548.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>							
90040 <b>Planning and Design</b>		100,000					\$ 100,000
90050 <b>Construction</b>		1,222,724					\$ 1,222,724
90070 <b>Project Administration</b>							
90100 <b>Land/ROW/Acquisitions</b>		691,000					\$ 691,000
<b>TOTAL</b>		<b>\$ 2,013,724</b>					<b>\$ 2,013,724</b>

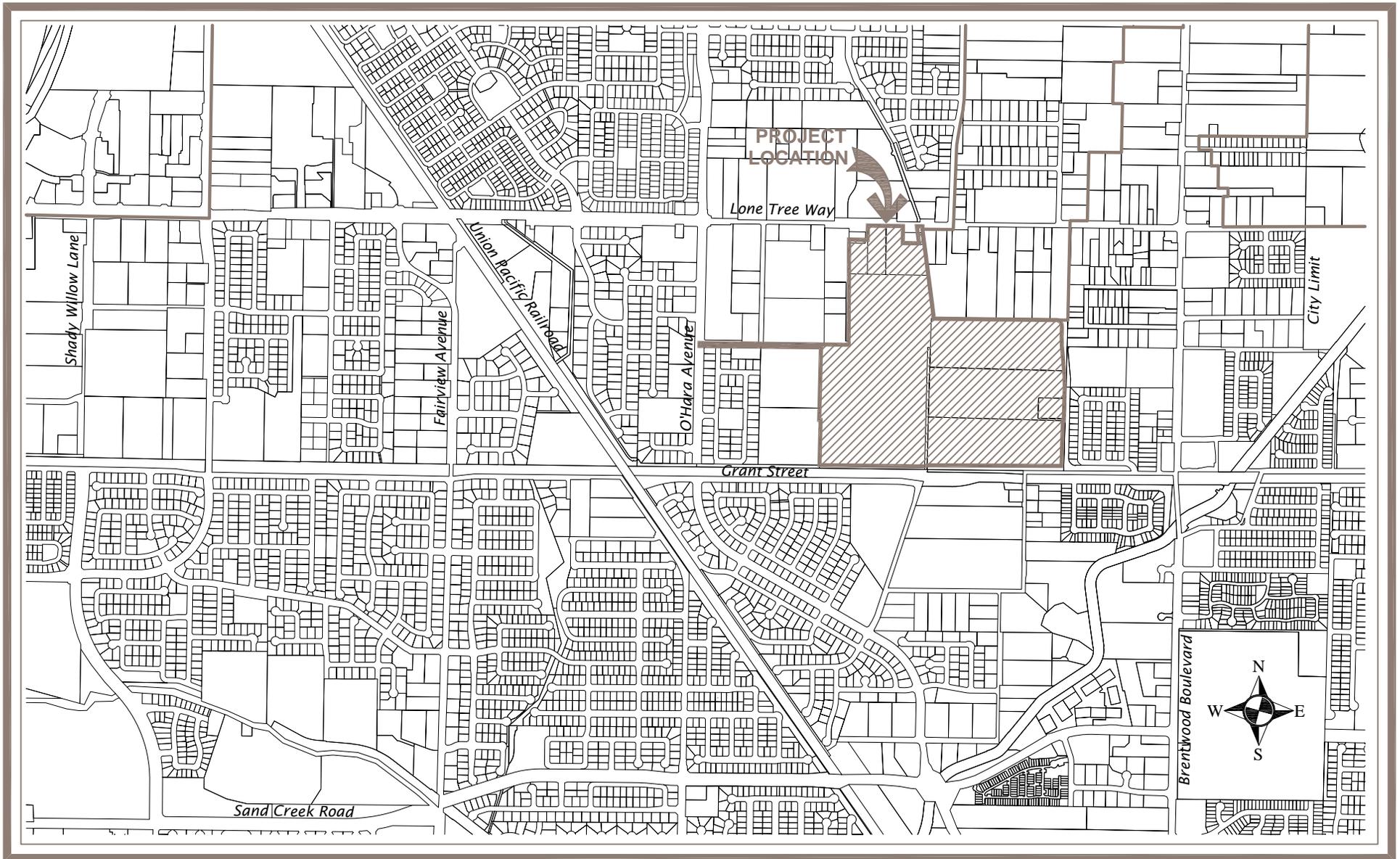
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47252 <b>Facility Fees</b>	147,916	373,162	373,162	373,162	373,162	373,160	\$ 2,013,724
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46xxx <b>Development Contributions</b>							
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 147,916</b>	<b>\$ 373,162</b>	<b>\$ 373,162</b>	<b>\$ 373,162</b>	<b>\$ 373,162</b>	<b>\$ 373,160</b>	<b>\$ 2,013,724</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$105,000</b>
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Developer to be reimbursed per acre per the Development Fee Program. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for landscape maintenance.

# SUNCREST HOMES - PREWETT RANCH NEIGHBORHOOD PARKS

Subdivision 8954, south of Lone Tree Way, north of Grant Street, east of O'Hara Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Suncrest Homes - Prewett Ranch Neighborhood Parks			<b>Project #</b>
<b>Location:</b> Subdivision 8954, south of Lone Tree Way, north of Grant Street, east of O'Hara Avenue		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. McCann	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Reimbursable pocket parks, totaling 4.22 acres, and trail development/landscaping to be developed by Suncrest Homes. Discovery Builders has purchased this subdivision.		<b>Justification:</b> This project fulfills the need for neighborhood parks as specified in the Parks, Trails and Recreation Master Plan and is a condition of approval for Subdivision 8954.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design		90,341					\$ 90,341
90050 Construction		632,387					\$ 632,387
90070 Project Administration							
90100 Land/ROW/Acquisitions		747,250					\$ 747,250
<b>TOTAL</b>		<b>\$ 1,469,978</b>					<b>\$ 1,469,978</b>

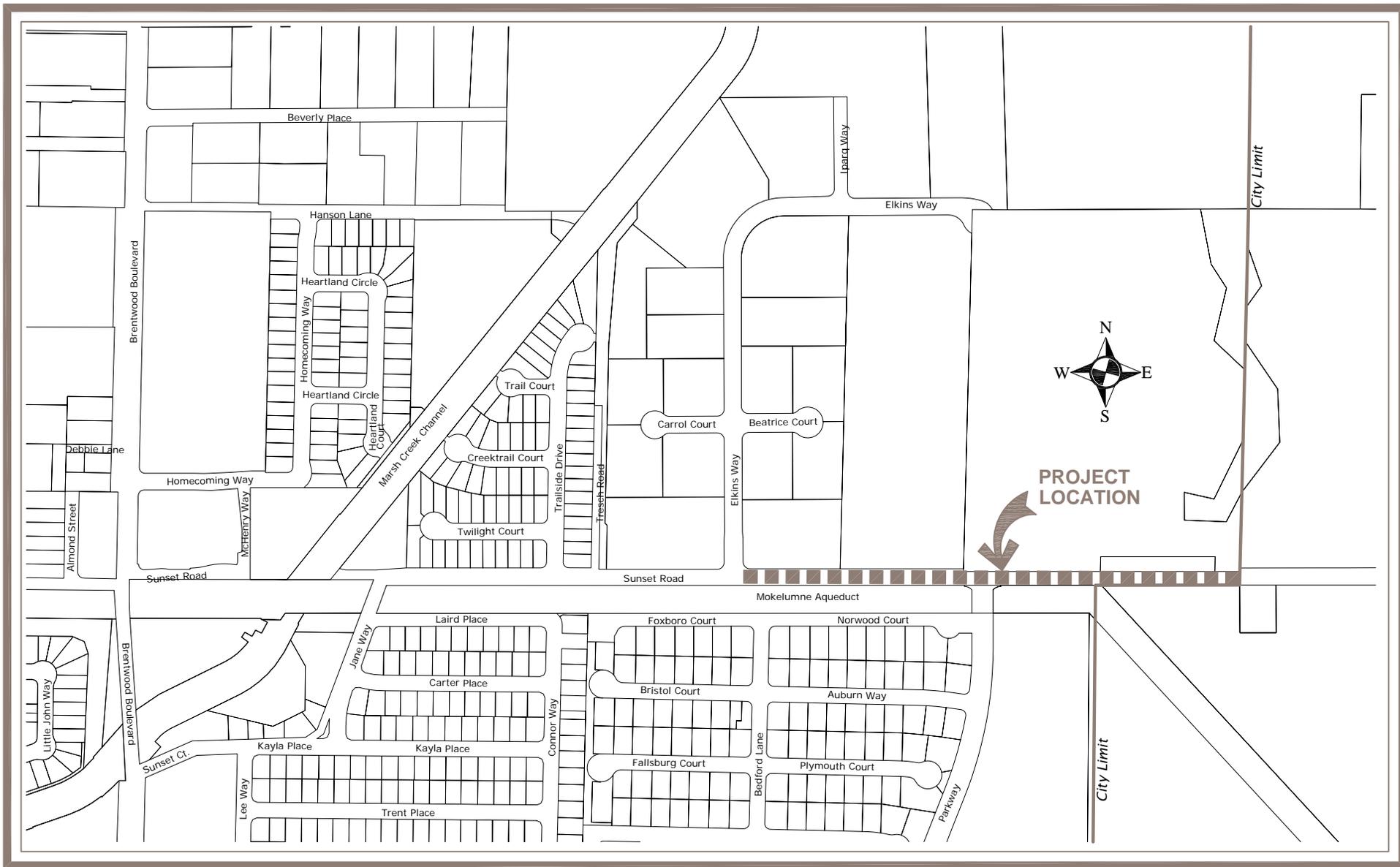
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees		293,995	293,995	293,995	293,995	293,998	\$ 1,469,978
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 293,995</b>	<b>\$ 293,995</b>	<b>\$ 293,995</b>	<b>\$ 293,995</b>	<b>\$ 293,998</b>	<b>\$ 1,469,978</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$39,037</b>
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Developer to be reimbursed per acre per the Development Fee Program. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for landscape maintenance.

# SUNSET ROAD WIDENING

Sunset Road from Elkins Way to City limit



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Sunset Road Widening</b>			<b>Project #</b>
<b>Location:</b> Sunset Road from Elkins Way to City limit		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will include 1,390 linear feet of widened collector street, with full improvements, plus bike lanes, sidewalks, potable water lines and landscaping on each side of the road. This project increases the right-of-way to 64'.		<b>Justification:</b> Widening this roadway will improve both the eastbound and westbound vehicular traffic and will facilitate the development on the south side of the road.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	10,918						\$ 10,918
90040 <b>Planning and Design</b>	185,267						\$ 185,267
90050 <b>Construction</b>	162,763	1,005,038	293,870				\$ 1,461,671
90070 <b>Project Administration</b>	8,138	48,788	14,694				\$ 71,620
90100 <b>Land/ROW/Acquisitions</b>	75,334						\$ 75,334
<b>TOTAL</b>	<b>\$ 442,420</b>	<b>\$ 1,053,826</b>	<b>\$ 308,564</b>				<b>\$ 1,804,810</b>

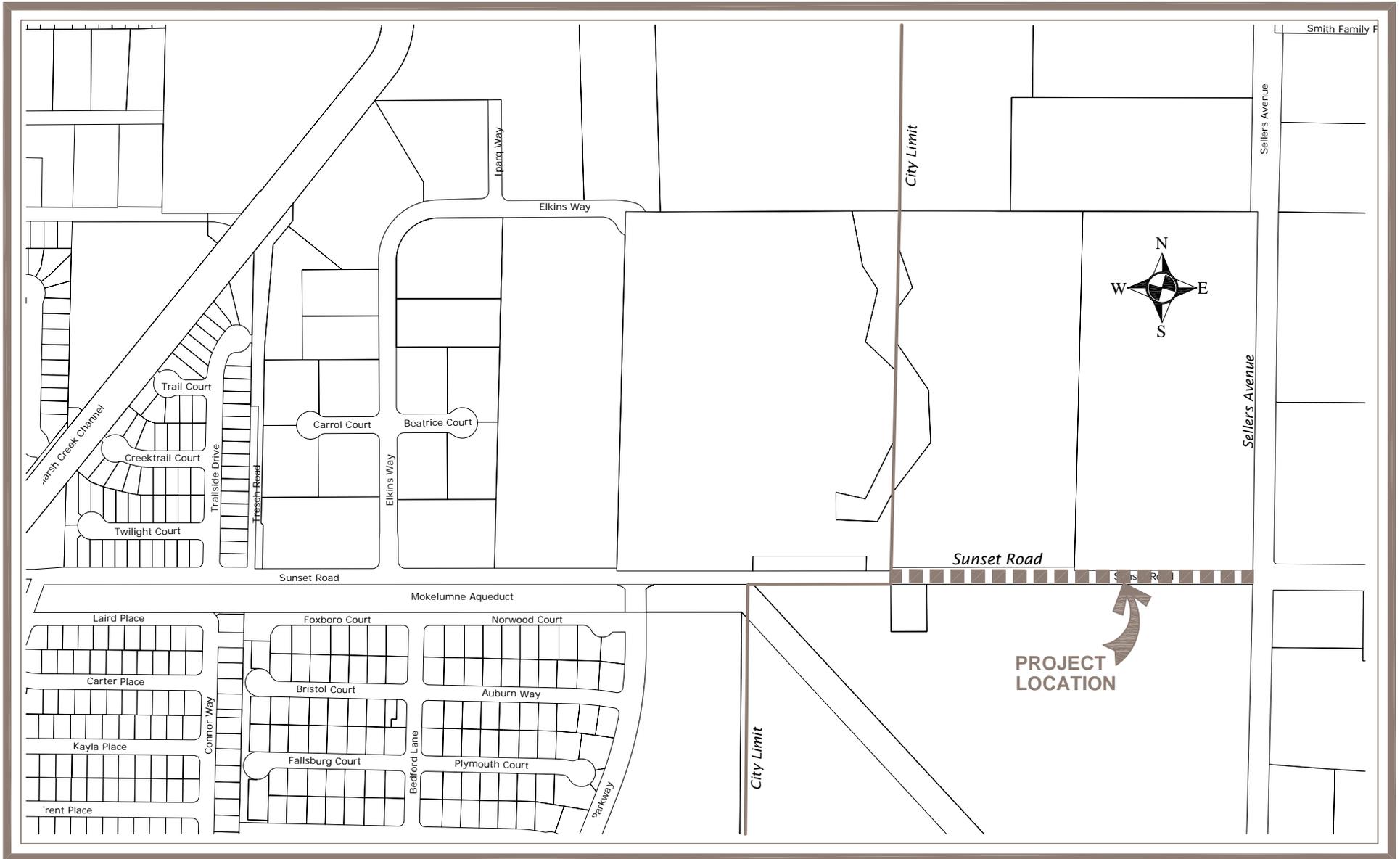
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47251 <b>Facility Fees</b>	15,731	19,254	19,254	19,254	19,254	19,253	\$ 112,000
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	426,689	945,651	320,470				\$ 1,692,810
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 442,420</b>	<b>\$ 964,905</b>	<b>\$ 339,724</b>	<b>\$ 19,254</b>	<b>\$ 19,254</b>	<b>\$ 19,253</b>	<b>\$ 1,804,810</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$72,162</b>
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This project has been incorporated in the developer's conditions of approval for Subdivision No. 8548 and will be funded by the developer. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for roadway and utility maintenance.

# SUNSET ROAD WIDENING - PHASE II

Sunset Road from easterly City limit to Sellers Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> <b>Sunset Road Widening - Phase II</b>			<b>Project #</b>
<b>Location:</b> Sunset Road from easterly City limit to Sellers Avenue		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> J. Dhaliwal	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project consists of widening and improving Sunset Road, approximately 1,350 linear feet, eastward to Sellers Avenue as a two-lane collector with a 12" water line. This area is outside the City limits but within the City's planning area. This will be constructed in conjunction with the development of adjacent property.		<b>Justification:</b> If this area is annexed into the City, widening of this roadway segment would serve the planned development of this area.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>				30,000			\$ 30,000
90040 <b>Planning and Design</b>				100,000			\$ 100,000
90050 <b>Construction</b>				963,000			\$ 963,000
90070 <b>Project Administration</b>				50,000			\$ 50,000
90100 <b>Land/ROW/Acquisitions</b>				200,000			\$ 200,000
<b>TOTAL</b>				<b>\$ 1,343,000</b>			<b>\$ 1,343,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>				1,343,000			\$ 1,343,000
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>				<b>\$ 1,343,000</b>			<b>\$ 1,343,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$4,000</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Annual O&M costs are for roadway and utility maintenance.



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Sycamore Avenue Improvements - Sellers Avenue			<b>Project #</b>
<b>Location:</b> Extension of Sycamore Avenue from Garin Parkway to Sellers Avenue		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Construct interim improvements, approximately 1,750 linear feet, consisting of one lane in each direction and a graded shoulder on each side of the roadway. The 12" sanitary sewer line has been constructed. Ultimate improvements include the widening of the roadway, curb and gutter, utilities, sidewalk and landscaping when the adjacent properties develop.		<b>Justification:</b> Necessary to improve east / west traffic flow between Brentwood Boulevard and Sellers Avenue and facilitate adjacent development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	10,000	15,450					\$ 25,450
90040 <b>Planning and Design</b>	29,200	86,494					\$ 115,694
90050 <b>Construction</b>	192,000	289,688	289,688				\$ 771,376
90070 <b>Project Administration</b>	9,600	14,482	14,482				\$ 38,564
90100 <b>Land/ROW/Acquisitions</b>	107,000	103,000					\$ 210,000
<b>TOTAL</b>	<b>\$ 347,800</b>	<b>\$ 509,114</b>	<b>\$ 304,170</b>				<b>\$ 1,161,084</b>

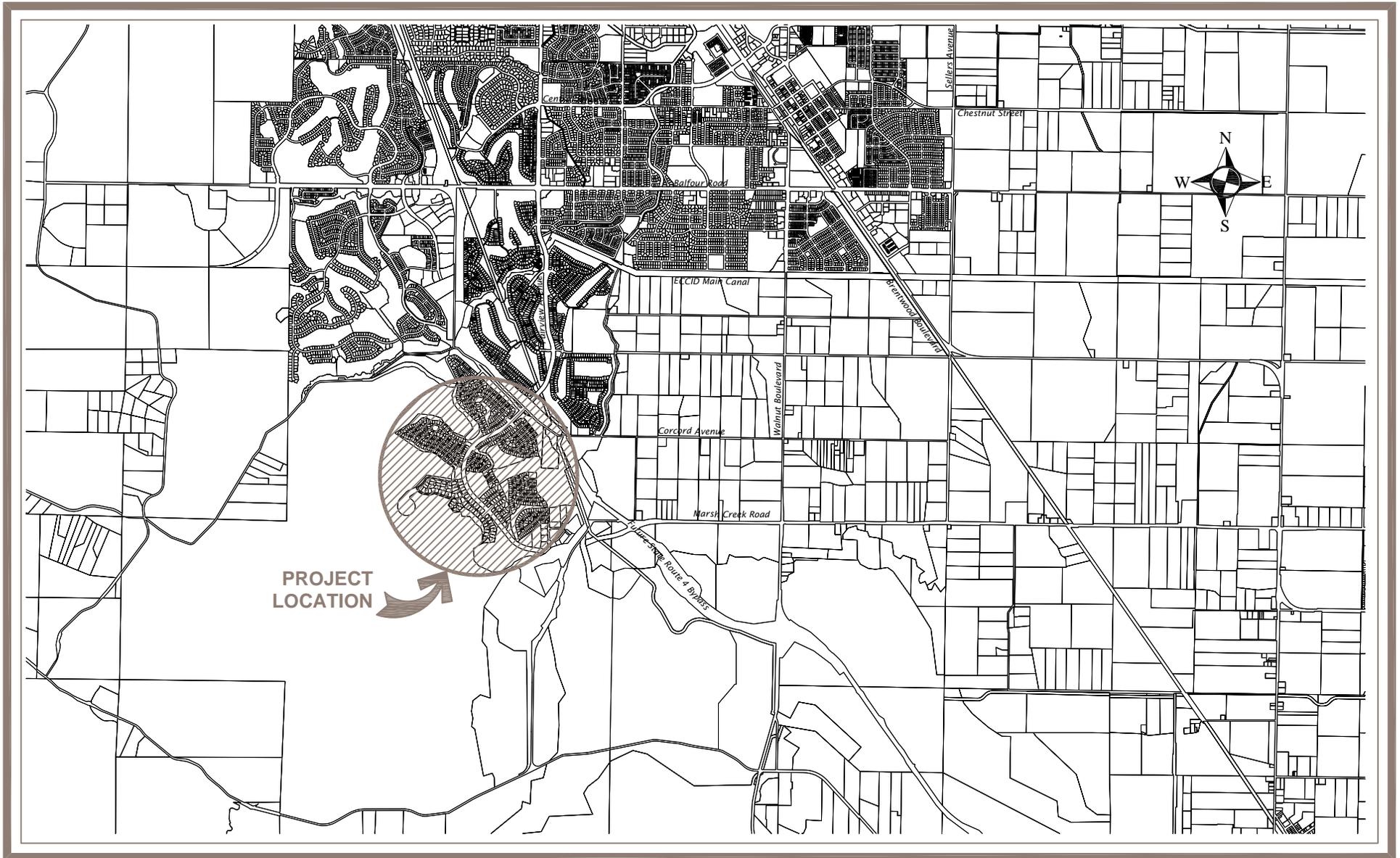
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	347,800	509,114	304,170				\$ 1,161,084
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 347,800</b>	<b>\$ 509,114</b>	<b>\$ 304,170</b>				<b>\$ 1,161,084</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$15,953</b>
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This project is incorporated in the developer's conditions of approval and will be funded by the developer. Annual O&M costs cover pavement management.

# VINEYARDS AT MARSH CREEK - AMPHITHEATER

Subdivision 8796, west of Highway 4 Bypass, north of Marsh Creek Road, south of Fairview Avenue



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> Vineyards at Marsh Creek - Amphitheater		<b>Project #</b>
<b>Location:</b> Subdivision 8796, west of Highway 4 Bypass, north of Marsh Creek Road, south of Fairview Avenue		<b>Redevelopment Area:</b> No
		<b>Project Mgr:</b> C. McCann
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Dev/City	<b>General Plan Relationship:</b> Consistent
<b>Project Description:</b> The Vineyards at Marsh Creek development will include an amphitheater, approximately 7 acres, as a condition of approval of the project. Project purchased by Shea Homes.		<b>Justification:</b> This project meets the requirements of the City's General Plan and the Parks, Trails and Recreation Master Plan.

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		500,000	1,500,000	1,500,000			\$ 3,500,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
<b>TOTAL</b>		<b>\$ 500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>			<b>\$ 3,500,000</b>

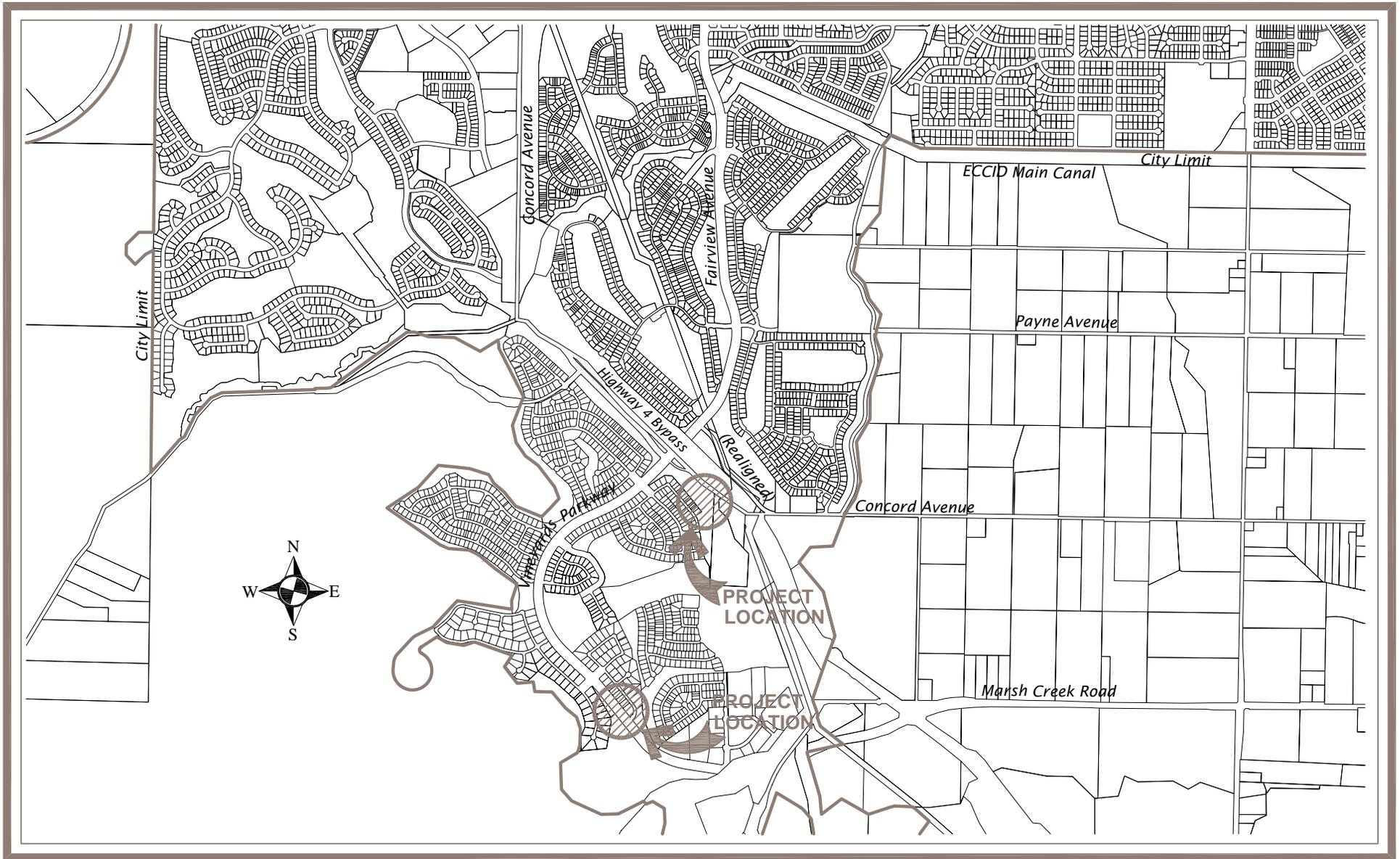
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47xxx Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions		500,000	1,500,000	1,500,000			\$ 3,500,000
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>			<b>\$ 3,500,000</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$105,000</b>
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A contract in the amount of \$212,000, for planning and analysis services for the amphitheater/winery/event center parcels, was approved by the City Council in November 2007. Staff will be utilizing approximately \$64,000 of that contract for the economic/feasibility analysis to be completed between May 2008 and the end of the FY 2008/09. Funding for this portion of the contract will come initially from the Agriculture Administration Fund and will be repaid by Shea Homes in Spring of 2009.

# VINEYARDS IRRIGATION PUMP STATIONS

Vineyards Development, southwest of Highway 4 Bypass



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Vineyards Irrigation Pump Stations			<b>Project #</b>
<b>Location:</b> Vineyards Development, southwest of Highway 4 Bypass		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> D. Boskovic	
<b>Project Priority:</b> 1D - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> These two pump stations are necessary to satisfy the irrigation needs of the Vineyards Development, as well as the conditions of approval for Subdivision No. 8796. The projected discharge per pump is approximately 1,800 gpm. A 2,500 gallon hydropneumatic tank for the irrigation pump will be located adjacent to the ECCID channel and PG&E station along realigned Concord Avenue. The second irrigation pump station will be located on Winery Parcel adjacent to the already-planned irrigation pond for water storage.		<b>Justification:</b> Necessary for irrigation of Vineyards Development.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>		10,000	11,242				\$ 21,242
90040 <b>Planning and Design</b>		100,000	170,030				\$ 270,030
90050 <b>Construction</b>		854,167	1,200,000				\$ 2,054,167
90070 <b>Project Administration</b>		45,000	45,000				\$ 90,000
90100 <b>Land/ROW/Acquisitions</b>		100,000					\$ 100,000
<b>TOTAL</b>		<b>\$ 1,109,167</b>	<b>\$ 1,426,272</b>				<b>\$ 2,535,439</b>

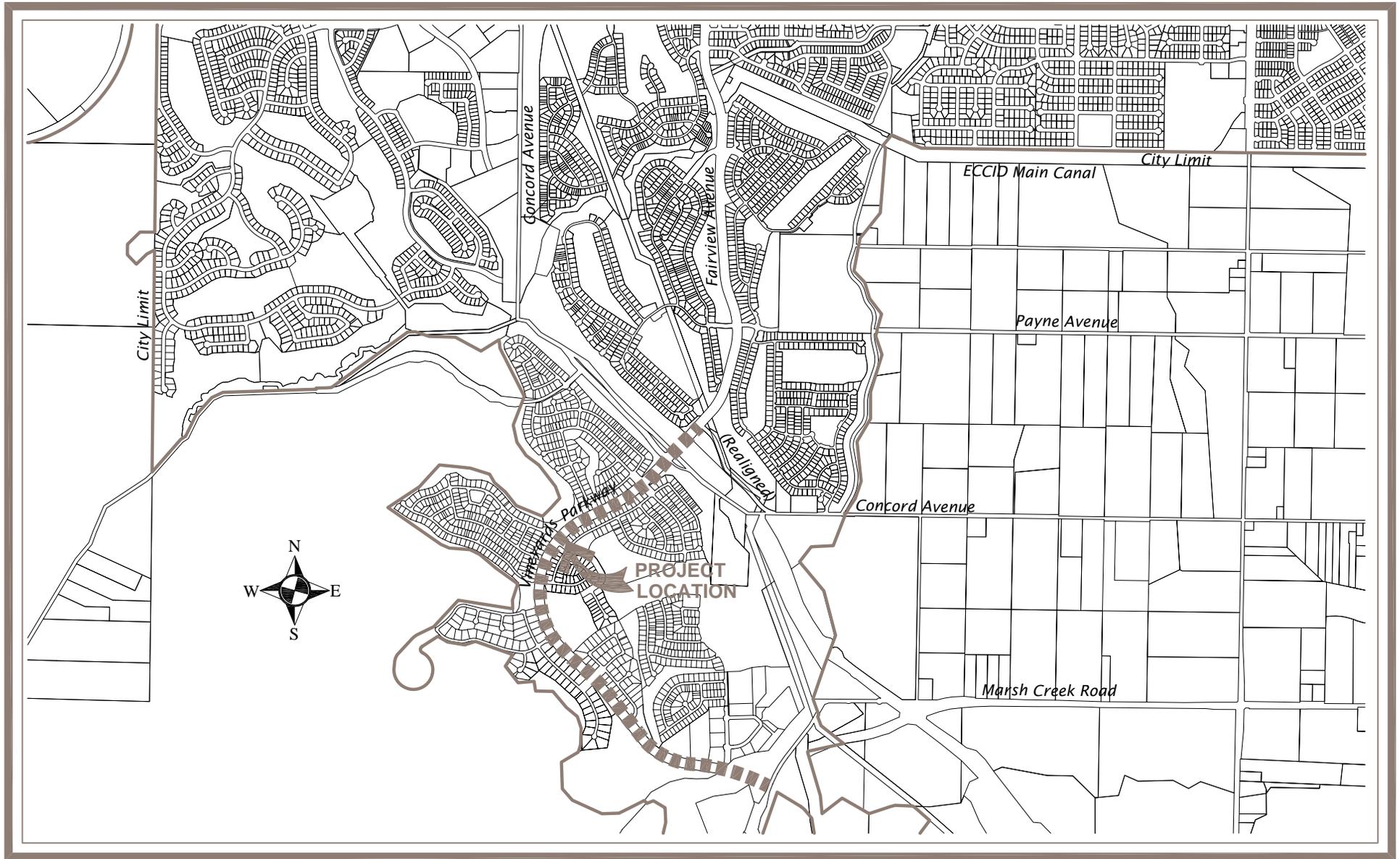
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>		1,109,167	1,426,272				\$ 2,535,439
47xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>		<b>\$ 1,109,167</b>	<b>\$ 1,426,272</b>				<b>\$ 2,535,439</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$10,000</b>
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This project is part of the developer's conditions of approval and will be funded by the developer. These pump stations and related facilities will be constructed by the developer of the Vineyards project (Subdivision No. 8796) and dedicated to the City when completed for operations and maintenance. This project is exempt from the Public Art requirement.

# VINEYARDS PARKWAY IMPROVEMENTS

Vineyards Parkway (formerly Fairview Avenue Extension)  
extending from realigned Concord Avenue to Marsh Creek Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title: Vineyards Parkway Improvements</b>			<b>Project #</b>
<b>Location:</b> Vineyards Parkway (formerly Fairview Avenue Extension) extending from realigned Concord Avenue to Marsh Creek Road		<b>Redevelopment Area:</b>	No
		<b>Project Mgr:</b>	D. Boskovic
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Extend 8,115 linear feet of Fairview Avenue to a modified arterial street, with 140' right-of-way, consisting of travel lanes, bike lanes and 16' median. Install traffic signals at Fairview Avenue and realigned Concord Avenue, Fairview Avenue and the future John Muir Parkway, Fairview Avenue and the entrance to the Village Center and Fairview Avenue and Marsh Creek Road. This project will also include the bridge over Marsh Creek and extensive landscape on both sides of Fairview Avenue, as well as water and sewer lines from realigned Concord Avenue to Marsh Creek Road.		<b>Justification:</b> This project is necessary to facilitate the adjacent development and will improve the traffic circulation.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 <b>Legal</b>	100,000						\$ 100,000
90040 <b>Planning and Design</b>	1,534,960						\$ 1,534,960
90050 <b>Construction</b>	10,155,999	770,667					\$ 10,926,666
90070 <b>Project Administration</b>	471,092	40,561					\$ 511,653
90100 <b>Land/ROW/Acquisitions</b>	3,598,670						\$ 3,598,670
<b>TOTAL</b>	<b>\$ 15,860,721</b>	<b>\$ 811,228</b>					<b>\$ 16,671,949</b>

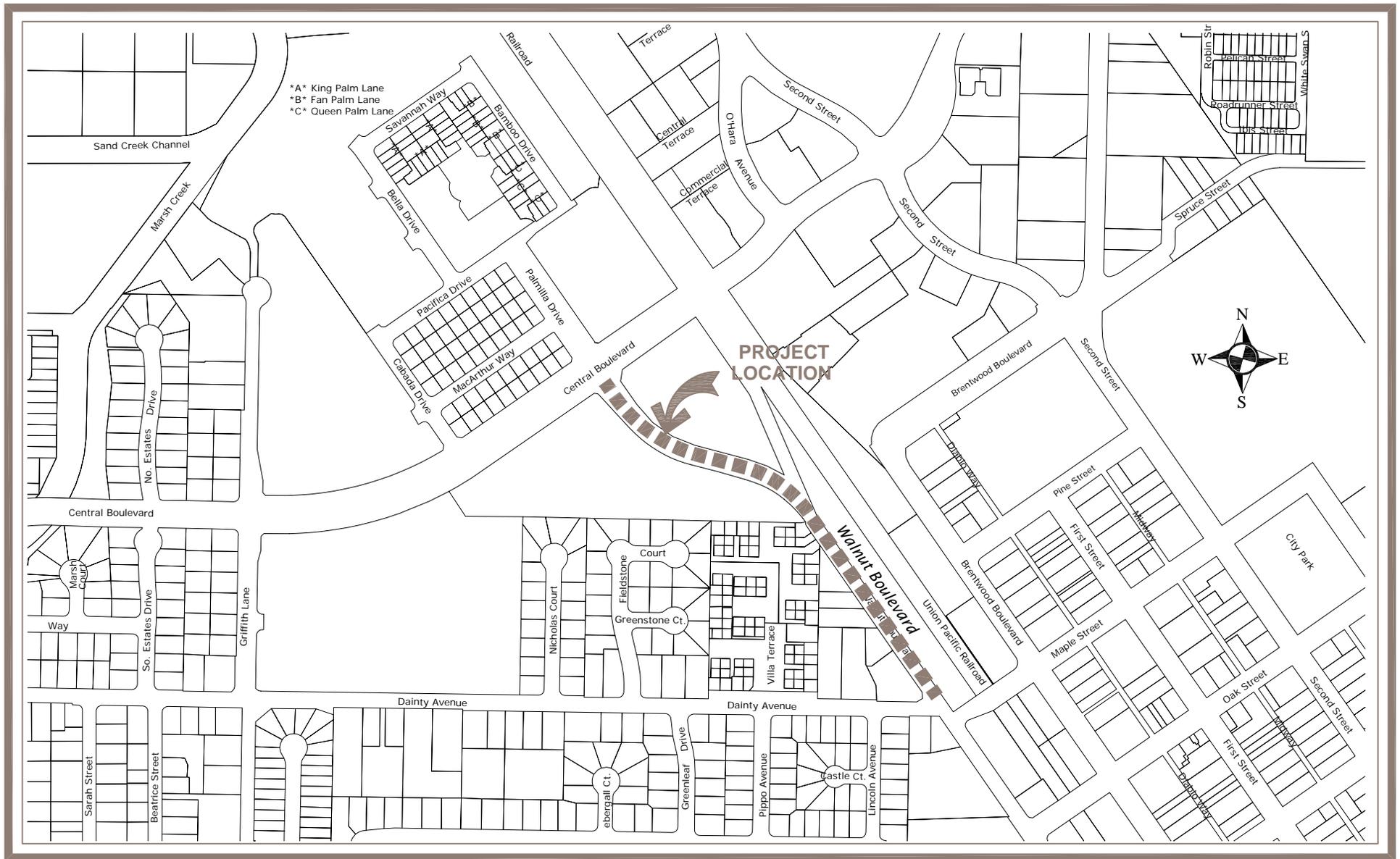
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx <b>General Fund</b>							
47xxx <b>Facility Fees</b>							
47xxx <b>Enterprise</b>							
44xxx <b>Federal/State Funding</b>							
46715 <b>Development Contributions</b>	15,860,721	811,228					\$ 16,671,949
48xxx <b>Redevelopment</b>							
<b>Other</b>							
<b>TOTAL</b>	<b>\$ 15,860,721</b>	<b>\$ 811,228</b>					<b>\$ 16,671,949</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$169,750</b>
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Along with the Vineyards at Marsh Creek project, this project could support the development of a 30 acre site south of Marsh Creek Road.

# WALNUT BOULEVARD WIDENING - NORTH

Walnut Boulevard from Central Boulevard to Dainty Avenue



CITY OF BRENTWOOD  
Capital Improvement Program Project  
2008/09-2012/13

<b>Project Title:</b> Walnut Boulevard Widening - North			<b>Project #</b>
<b>Location:</b> Walnut Boulevard from Central Boulevard to Dainty Avenue		<b>Redevelopment Area:</b> Yes	
		<b>Project Mgr:</b> N. Estakhri	
<b>Project Priority:</b> 1C - Mandatory	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> This project will include 900 linear feet of widened street and will install curb, gutter, sidewalk, a bike lane and landscaping on the west side of the street. This project increases the right-of-way to 68'.		<b>Justification:</b> Construction of this roadway will improve the southbound vehicular traffic and facilitate the development on the adjacent properties.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal	5,300						\$ 5,300
90040 Planning and Design	88,043						\$ 88,043
90050 Construction			233,639	474,358			\$ 707,997
90070 Project Administration			11,682	23,718			\$ 35,400
90100 Land/ROW/Acquisitions	43,801						\$ 43,801
<b>TOTAL</b>	<b>\$ 137,144</b>		<b>\$ 245,321</b>	<b>\$ 498,076</b>			<b>\$ 880,541</b>

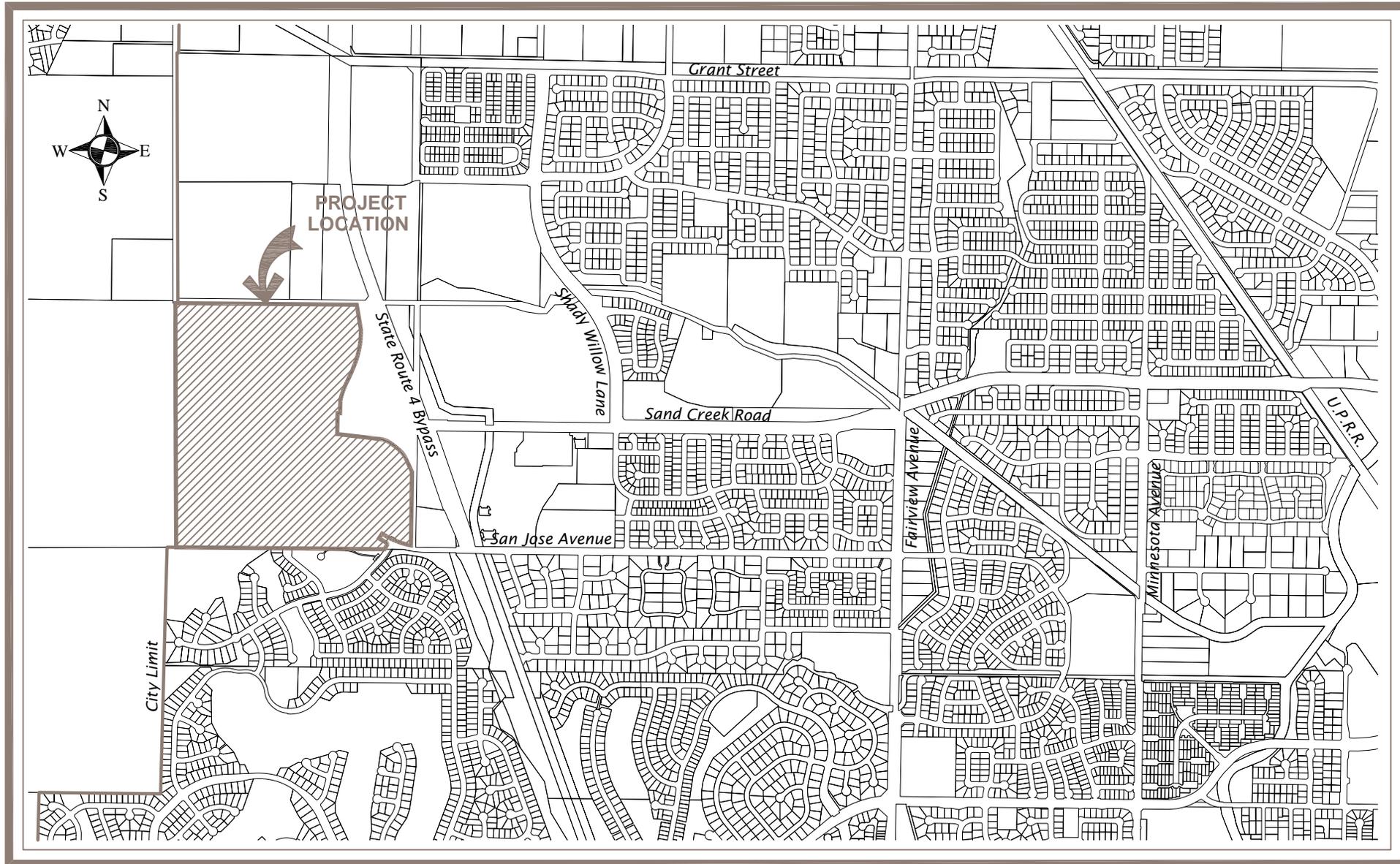
Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47251 Facility Fees							
47xxx Enterprise							
44xxx Federal/State Funding							
46715 Development Contributions	137,144		245,321	498,076			\$ 880,541
48xxx Redevelopment							
Other							
<b>TOTAL</b>	<b>\$ 137,144</b>		<b>\$ 245,321</b>	<b>\$ 498,076</b>			<b>\$ 880,541</b>

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$14,600</b>
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This project is incorporated in the developer's conditions of approval for Subdivision No. 8729 and funded by the developer.

# WEST COAST HOMES - BRIDLE GATE NEIGHBORHOOD PARK

Subdivision 8506, west of Highway 4 Bypass, south of Old Sand Creek Road



**CITY OF BRENTWOOD**  
 Capital Improvement Program Project  
 2008/09-2012/13

<b>Project Title:</b> West Coast Homes - Bridle Gate Neighborhood Park			<b>Project #</b>
<b>Location:</b> Subdivision 8506, west of Highway 4 Bypass, south of Old Sand Creek Road		<b>Redevelopment Area:</b> No	
		<b>Project Mgr:</b> C. McCann	
<b>Project Priority:</b> 2A - Necessary	<b>Construction:</b> Developer	<b>General Plan Relationship:</b> Consistent	
<b>Project Description:</b> Reimbursable park space, totaling 5 acres to be developed by West Coast Home Builders. Neighborhood will include access to Sand Creek and 54.4 acres of open space.		<b>Justification:</b> This project fulfills the need for neighborhood parks as specified in the Parks, Trail and Recreation Master Plan. This is a condition of approval for Subdivision 8506.	

**PROJECT FINANCING**

Project Expenditures	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
70239 Legal							
90040 Planning and Design		89,760					\$ 89,760
90050 Construction		726,240					\$ 726,240
90070 Project Administration							
90100 Land/ROW/Acquisitions		510,000					\$ 510,000
<b>TOTAL</b>		<b>\$ 1,326,000</b>					<b>\$ 1,326,000</b>

Project Funding	Prior	08-09	09-10	10-11	11-12	12-13	TOTAL
47xxx General Fund							
47252 Facility Fees		265,200	265,200	265,200	265,200	265,200	\$ 1,326,000
47xxx Enterprise							
44xxx Federal/State Funding							
46xxx Development Contributions							
48xxx Redevelopment							
Other							
<b>TOTAL</b>		<b>\$ 265,200</b>	<b>\$ 1,326,000</b>				

<b>Review and Comment:</b>	Future Annual Operating/Maintenance Cost <b>\$75,000</b>
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Developer to be reimbursed per acre per the Development Fee Program. A portion of the funding is based on a 5-year Development Reimbursement Agreement. Annual O&M costs are for landscape maintenance.



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# Guide to Funds

## Description of Funds

### Fund Accounting System

The City uses funds to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain City functions or activities.

A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific governmental activity. The City maintains the following fund types:

### Types of Funds

#### *Governmental Fund Types*

**General Fund** is the general operating fund of the City and accounts for all unrestricted financial resources except those required to be accounted for in another fund.

**Special Revenue Funds** account for the proceeds of specific revenue sources (other than special assessments, expendable trusts or capital projects) that are restricted by law or administrative action to expenditures for specified purposes.

**Debt Service Funds** account for the accumulation of resources for and the payment of, interest and principal on general long-term debt and related costs.

**Capital Project Funds** account for financial resources segregated for the acquisition of major capital projects or facilities (other than those financed by proprietary fund types).

#### *Fiduciary Fund Types*

**Agency Funds** account for assets held by the City as trustee or agent for individuals, private organizations, other governmental units and/or other funds. These funds are custodial in nature (assets correspond with liabilities) and do not involve measurement of results of operations.

#### *Proprietary Funds*

**Enterprise Funds** account for operations in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis is to be financed or recovered primarily through user charges.

**Internal Service Funds** account for the financing of goods or services provided by one department or agency to other departments or agencies of the City or to other governmental units on a cost-reimbursement basis.

## Guide to Funds

### Description of Funds

- 100 General Fund** – The general fund is used to account for resources traditionally associated with government, which are not required legally or by sound financial management, to be accounted for in another fund.
- 203 Gas Tax** – This fund accounts for monies received from the State of California under Street and Highways Code Section 2105. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 205 Gas Tax** – This fund accounts for monies received from the State of California under Street and Highways Code Section 2106. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 206 Gas Tax** – This fund accounts for monies received from the State of California under Street and Highways Code Section 2107. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 207 Gas Tax** – This fund accounts for monies received from the State of California under Street and Highways Code Section 2107.5. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 216 Police Grants** – This fund accounts for all Police, Federal, State and County grants requiring segregated fund accounting.
- 217 Other Grants** – This fund accounts for miscellaneous Federal, State and County grants requiring segregated fund accounting.
- 220 Economic Development** – This fund accounts for fees collected from the development of property in Harvest Business Park. The allocations must be spent to enhance economic development.
- 230 98-1 Park Maintenance Assessment District** – This fund accounts for special benefit assessments levied on property owners for citywide parks maintenance.
- 231 Community Facilities District #2** – This fund accounts for fire/EMS/public safety personnel; police services; acquisitions and maintenance of open space; clean water maintenance and construction and maintenance of flood and storm drain facilities.
- 232 Community Facilities District #3** – This fund accounts for fire/EMS/public safety personnel; police services; acquisitions and maintenance of open space; clean water maintenance and construction and maintenance of joint-use school facilities.
- 233 Community Facilities District #4** – This fund accounts for fire/EMS/public safety personnel; police services; acquisitions and maintenance of open space; clean water maintenance; construction and maintenance of joint-use school facilities; rehabilitation and expansion of the library; roadway rehabilitation and under grounding of overhead utilities.
- 234 Community Facilities District #5** – This fund accounts for acquisition, construction and maintenance of flood and storm drainage facilities; EMS/public safety personnel; construction and maintenance of joint use school facilities; rehabilitation/expansion of library sites; government facilities and community facilities and roadway rehabilitation and utility undergrounding.
- 250 Water Facility** – This fund accounts development fees collected for the design and construction of water facilities within the City of Brentwood.

## Guide to Funds

### Description of Funds

- 251 Roadway Facilities** – This fund accounts for development fees collected for the design and construction of roadways within the City of Brentwood.
- 252 Parks and Trails** – This fund accounts for development fees collected for the design and construction of parks within the City of Brentwood.
- 253 Storm Drainage** – This fund accounts for development fees for the design and construction of Storm Drainage Systems within the City of Brentwood. This fee is no longer collected.
- 255 Wastewater Facility** – This fund accounts for development fees collected for the design and construction of Wastewater Facilities within the City of Brentwood.
- 256 Community Facilities** – This fund accounts for development fees collected for the design and construction of public facilities within the City of Brentwood.
- 257 Fire Fees** – This fund accounts for the Fire Facilities Impact Fee. The monies are used to provide funding for the fire facilities required to serve new development in the City of Brentwood through the year 2020.
- 259 Bypass Authority** – This fund accounts for development fees collected for the design and construction of the Bypass within the City of Brentwood. These funds are collected and then distributed to the Bypass Authority.
- 260 Open Space** – This fund accounts for development fees collected for the preservation of open space within the City of Brentwood.
- 261 Facility Fee Administration** – This fund accounts for development fees collected for the administration of the Developer Facility Fee Program.
- 262 Agriculture Conservation** – This fund accounts for 20% of the Agriculture Preservation fees collected from development. Monies are to be used for administrative purposes associated with establishing, monitoring and managing farmland conservation easements.
- 263 Agriculture Land** – This fund accounts for 80% of the Agriculture Preservation fees collected from development. The monies are used for farmland mitigation purposes.
- 264 Housing First Time Buyers** – This fund accounts for development fees collected for affordable housing. The monies are used to provide loans to first time homebuyers who qualify as moderate to very-low income households.
- 265 Affordable Housing in Lieu** – This fund accounts for development fees collected for affordable housing. The monies are used to ensure 10% of all new dwellings are affordable for low and very low income households. This is now reported in the Housing Enterprise fund.
- 267 Public Art Administration** – This fund accounts for fees collected for the administration of the Public Art Program.
- 268 Public Art Acquisition** – To account for the acquisition and construction of Public Art.
- 269 Parking in Lieu** – This fund accounts for development fees collected for off street parking facilities located within the Downtown area.
- 270 Arts Commission** – To account for revenues and expenditures associated with the Parks Arts Commission.
- 271 Agriculture Parks & History Center** – This fund accounts for revenues collected for the Agriculture Parks & History Center.

## Guide to Funds

### Description of Funds

- 280 Asset Forfeiture** – This fund accounts for property or funds seized by the Police Department. After a case has been tried and a guilty verdict is returned, the funds are considered forfeited. This fund must be used specifically for drug prevention programs.
- 281 Vehicle Abatement** – This fund accounts for monies which can only be used for the abatement, removal, disposal, as public nuisances, of any abandoned, wrecked, dismantled or inoperative vehicles, or parts thereof, from private or public property.
- 285 PEG Media** – This fund accounts for Public Access, Educational and Governmental (PEG) television channels provided for the citizens of Brentwood.
- 293 Measure C** – This fund accounts for the local jurisdictions portion of the Local Street Maintenance Fund allocation. These monies can only be spent on local streets and roads, transit operations, growth management planning and compliance, bicycle and pedestrian trails, and parking facilities.
- 301 Downtown Redevelopment Administration** – This fund accounts for all revenues received by the Agency and expenditures associated with operating administration and capital projects within the redevelopment project area.
- 302 Redevelopment Low Income Housing** – This fund accounts for the RDA's 20% tax increment set-aside. The monies are to be used to increase and improve the community's supply of low and moderate income housing in the redevelopment project areas.
- 303 Downtown Redevelopment Debt Service** – This fund accounts for transactions related to proceeds from the tax allocation bonds.
- 335 Capital Improvement Program** – This fund accounts for administrative costs associated with the acquisition and construction of major capital facilities other than those financed by proprietary funds.
- 336 Roadway Projects** – This fund accounts for the acquisition and construction of new streets and reconstruction of existing streets.
- 337 Community Facilities Projects** – This fund accounts for the acquisition and construction of City facility, such as a library, a community center, or a City Hall.
- 339 Capital Improvement Financing Program 2002-1** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 340 2002 Series A & B Bonds** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructure.
- 341 Capital Improvement Financing Program 94-1 Assessment District** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 342 Capital Improvement Financing Program 98-2 Assessment District** – Acquisition account for bond proceeds used to finance infrastructure improvements for Assessment Districts.

## Guide to Funds

### Description of Funds

- 343 Capital Improvement Financing Program 99-1 Assessment District** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 344 Capital Improvement Financing Program 2000-01 CIP Project Fund** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 345 Capital Improvement Program 2001 Revenue Bonds** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 349 Capital Improvement Financing Program 2004-1 CIP Project Fund** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 352 Parks and Trails Projects** – This fund accounts for expenditures associated with Parks and Recreation capital
- 360 Randy Way District Improvements** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to finance infrastructure improvements within the Randy Way Assessment District.
- 362 2006 Series A & B Bonds** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 363 Capital Improvement Financing Program 2006-1 CIP Project Fund** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 364 Capital Improvement Financing Program 2005-1 CIP Project Fund** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.
- 371 BIFA 96 Roadway Bonds** – Bond proceeds used to finance Roadway infrastructure.
- 380 City Improvement Financing Program Capital** – Acquisition account from bond proceeds used to finance the cost of public capital improvements.
- 391 Drainage Projects** – This fund accounts for various drainage improvement projects associated with either the upgrade or replacement of the City's storm drain collection system.
- 392 Street Improvement Projects** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain street improvements.
- 393 Vineyards Projects** – This fund accounts for transactions related to infrastructure improvements within the project area.
- 427 Capital Improvement Financing Program 2003-1 Assessment District** – This fund accounts for transactions related to proceeds from assessment bonds and other resources and their use to acquire and construct certain capital facilities and infrastructures.

## Guide to Funds

### Description of Funds

- 428 1993 Reassessment District Debt's** – This fund accounts for CIFP tax assessment receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 438 Capital Improvement Financing Program 2003-1 Debt Service** – This fund accounts for CIFP tax assessment receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 439 Capital Improvement Financing Program 2002-1 Debt Service** – This fund accounts for CIFP tax assessments receipts and debt service payments of CIFP Infrastructure Revenue Bonds.
- 440 2002 A & B Refinance Bonds** – This fund accounts for CIFP tax assessments receipts and debt service payments of CIFP Infrastructure Revenue Bonds.
- 441 Capital Improvement Financing Program 94-1 Debt Service** – This fund accounts for CIFP tax assessment receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 442 Capital Improvement Financing Program 98-1 Debt Service** – This fund accounts for CIFP tax assessments receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 443 Capital Improvement Financing Program 99-1 Debt Service** – This fund accounts for CIFP tax assessments receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 444 Capital Improvement Financing Program 2000-01 Debt Service** – This fund accounts for CIFP tax assessment receipt and debt service payments on CIFP Infrastructure Revenue Bonds.
- 445 Capital Improvement Program 2001 Revenue Bonds Debt Service** – This fund accounts for debt service payments associated with the facilities lease, Agency and roadway improvements.
- 446 Tabs-Debt Service (Multi-Year)** – This fund provides a summary of the accumulation of resources to pay debt obligations incurred by the City to finance City capital improvement projects.
- 448 General Obligation Bond** – This fund accounts for General Obligation Bond debt service payments for the police station.
- 449 Capital Improvement Financing Program 2004-1 Debt Service** – This fund accounts for CIFP Tax assessment receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 450 Leases** – This fund provides a summary of the accumulation of resources to pay debt obligations incurred by the City to finance City equipment.
- 460 Randy Way Assessment District Debt Service** – This fund accounts for Randy Way tax assessment receipts and debt service payments of CIFP Infrastructure Revenue Bonds.
- 461 Community Facilities District Bond** – This fund accounts for tax assessment receipts and debt service payments on infrastructure.
- 462 2006 A & B Refinance Bonds** – This fund accounts for CIFP tax assessment receipt and debt service payments of CIFP Infrastructure Revenue Bonds.
- 463 Capital Improvement Financing Program 2006-1 Debt Service** - This fund accounts for CIFP tax assessment receipt and debt service payments of CIFP Infrastructure Revenue Bonds.

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### Description of Funds

- 464 Capital Improvement Financing Program 2005-1 Debt Service** – This fund accounts for CIFP Tax assessments receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 465 96R Assessment District Debt's** – This fund accounts for CIFP Tax assessment receipts and debt service payments on CIFP Infrastructure Revenue Bonds.
- 471 96 Series Roadway Bonds Debt** – This fund provides a summary of the accumulation of resources to pay debt obligations incurred by the City to finance City Capital Improvement Projects for roadway improvement.
- 501 City Rentals** – This enterprise accounts for all the City facilities rented and maintained through this fund.
- 510 Housing Enterprise** – This enterprise accounts for the administrative and operational expenses for the Housing Division and Housing rental stock. This now includes Affordable Housing In Lieu and Housing First Time Buyers.
- 511 Housing Projects** – This fund accounts for expenditures associated with housing capital improvement projects.
- 513 Housing Replacement** – This fund accounts for revenues and expenditures associated with the replacement of housing capital assets and infrastructure.
- 540 Solid Waste Enterprise** – To account for the operation and maintenance of the collection of solid waste generated within the city limits.
- 542 Solid Waste Projects** – This fund accounts for expenditures associated with solid waste capital improvement projects.
- 543 Solid Waste Replacement** – To account for revenues and expenditures associated with the replacements of solid waste capital assets and infrastructure.
- 560 Water Enterprise** – This enterprise accounts for the operation, maintenance and capital improvement projects of the water system. These activities are funded by user charges and impact fees.
- 562 Water Projects** – This fund accounts for expenditures associated with water capital improvement projects.
- 563 Water Replacement** – To account for revenues and expenditures associated with the replacements of water capital assets and infrastructures.
- 590 Wastewater Enterprise** – This enterprise accounts for the operation, maintenance and capital improvement projects of the wastewater system. These activities are funded by user charges and impact fees.
- 592 Wastewater Projects** – This fund accounts for expenditures associated with wastewater capital improvement projects.
- 593 Wastewater Replacement** – To account for revenues and expenditures associated with the replacements of wastewater capital assets and infrastructures.
- 600 94-1 Blackhawk LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 601 95-3 Pheasant Run LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 602 95-4 Diablo Estates Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 603 95-5 CA Spirit LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.

## Guide to Funds

### Description of Funds

- 604 95-6 Gerry Ranch LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 605 95-2 Hawthorn Landing LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 606 95-7 Greystone LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 607 95-8 Garin Ranch LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 608 97-2 Marsh Creek LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 609 97-1 Hancock LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 611 98-5 Arroyo Seco LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 612 98-3 Solana LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 613 98-4 Birchwood Estates LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 614 99-3 SPA L LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 615 99-4 California Grove LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 616 99-5 Deer Creek LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 617 99-6 Trailside LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 618 99-7 Termo LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 619 99-8 Gerry Ryder LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 620 99-9 Richmond America LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 621 00-2 Lyon Woodfield Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 622 00-3 California Orchard LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.

## Guide to Funds

### Description of Funds

- 623 00-4 Brentwood Park LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 624 01-1 Laird Property LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 625 02-2 Oak Street (Schuler-Lyon) LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 626 02-3 Apricot Way (Pringle) LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 627 02-4 Braddock & Logan LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 628 02-5 Sand Creek & Brentwood LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 629 02-6 Balfour & John Muir LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 630 02-7 San Jose & Sand Creek LLD Assessment District**  
This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 631 02-8 Lone Tree (ARCO) LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 632 02-9 Balfour Plaza LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 633 02-10 Lone Tree Center LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 634 02-11 Lone Tree Plaza LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 635 02-12 Sunset Industrial LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 636 02-13 Stonehaven LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 637 03-2 Meritage Lone Tree Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 638 03-3 Brookdale Court Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 640 03-5 Summerset** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.

## Guide to Funds

### Description of Funds

- 641 03-6 Arbor Village Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 642 03-7 Garin Ranch Commercial Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 644 04-2 Balfour Griffith Commercial Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 645 05-2 South Brentwood Blvd. Commercial LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 648 06-4 Villa Amador LLD Assessment District** – This fund accounts for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 700 Emergency Preparedness** – To provide a source of funding for the City to be financially prepared for either a critical or catastrophic event.
- 701 Information Services** – To provide a source of funding for the development and coordination of the City’s information systems’ needs.
- 702 Equipment Replacement** – To provide a source of funding for vehicle and equipment replacement.
- 703 Information Systems Replacement** – To provide a source of funding for the on-going replacement of information systems such as computers and the phone system.
- 704 Facilities Replacement** – To provide a source of funding for maintenance and repairs to City facilities.
- 705 Tuition** – To provide a source of funding for expenditures relating to continuing education.
- 706 Fleet Maintenance Service** – To provide a source of funding for the on-going maintenance of all City vehicles, except Police.
- 707 Facilities Maintenance Services** – To provide a source of funding for maintenance and repairs to City facilities.
- 708 Parks and LLD Replacement** – This fund accounts for the accumulation of funds and associated expenditures related to park assessment reserves.
- 709 Insurance** – To provide a source of funding for the City’s property insurance costs and retiree medical benefit costs.
- 850 Asset Seizure** – Special funds to be used exclusively to support law enforcement and prosecutorial efforts of the agency.
- 900 General Fixed Assets Group** – This fund accounts for all fixed assets used in governmental fund type.
- 950 General Long Term Debt** – This fund accounts for general obligations of the City with a long-term repayment schedule.

# GLOSSARY OF TERMS

## A

**A-87 Cost Allocation Plan**

Is a circular published by the Federal Government's Office of Management and Budget (OMB) that establishes principles and standards for determining costs applicable to Federal grants, contracts, and other agreements. These principles and standards recognize "Total Cost" as allowable direct cost plus allowable indirect costs, less applicable credits. The significant difference between this plan and a "Full Cost Allocation Plan" is that "Legislative" costs are not allowable under the A-87 plan.

**Absorption Rate**

An estimate of the expected annual sales or new occupancy of a particular type of land use.

**Account**

A subdivision within a fund for the purpose of classifying transactions.

**Account Number**

Numeric identification of the account. Typically a unique number or series of numbers. The City of Brentwood's account number structure is comprised of three fields of characters. The first field is three characters wide and identifies the various unique FUNDS within the accounting system. The next field contains four characters and identifies the DIVISION within the city. The final field contains four characters and identifies the object code of the account number. The same OBJECT CODE may be used in many divisions. The combination of the three fields provides for a unique number for the transaction.

**Accounting System**

The total set of records and procedures that are used to record, classify, and report information on an entity's financial status and operations.

**Accrual Basis of Accounting**

The method of accounting under which revenues are recorded when they are earned (regardless of when cash is received) and expenditures are recorded when goods and services are received (regardless if disbursements are actually made at that time).

**Activity**

A function or a group of related functions for which the budgetary unit is responsible; for Brentwood's budgeting purposes, an activity is the same as a program.

**Actual Cost**

The amount paid for asset; not its market value, insurable value, or retail value. It generally includes freight-in and installation costs, but not interest on the debt to acquire it.

**Ad Valorem**

Latin for according to value. An ad valorem tax is assessed on the value of goods or property; not on the quantity, weight, extent, etc.

## GLOSSARY OF TERMS

<b>Administrative Expense</b>	Often grouped with General Expenses, expenses that are not as easily associated with a specific function as are direct costs of providing services.
<b>Adjusting Entry</b>	A journal entry posted to the accounting records at the end of an accounting period to record a transaction or event which was not properly posted during the accounting period for various reasons.
<b>Adopted Budget</b>	A budget which typically has been reviewed by the public and “Adopted” (approved) by the City Council prior to the start of the fiscal year.
<b>Air Quality Maintenance District</b>	This program was established to reduce air pollution through community based transportation sources.
<b>Allocable Costs</b>	Are costs that are allocable to a particular cost objective to the extent of benefits received by such objective.
<b>Allocation</b>	A distribution of funds or an expenditure limit established for an organizational unit.
<b>American Disabilities Act</b>	New Federal legislation requires the accessibility of public facilities for handicapped persons.
<b>Apartment Communities Assisting Progress</b>	A program designed to enhance the quality of life in a specifically multi-family residential development.
<b>Applied Overhead</b>	Amount of OVERHEAD expenses that are charged on a COST ACCOUNTING system to production job or a department.
<b>Appropriation</b>	An authorization by the City Council to make expenditures and to incur obligations for specific amounts and purposes. All annual appropriations lapse at fiscal year end.
<b>Appropriations Limit</b>	As defined by Section 8 of Article XIII B of the California Constitution, enacted by the passage of Proposition 4 at the November 6, 1979 general election, the growth in the level of certain appropriations from tax proceeds are generally limited to the level of the prior year’s appropriation limit as adjusted for changes in cost of living and population. Other adjustments may be made for such reasons as the transfer of services from one government entity to another.

## GLOSSARY OF TERMS

<b>Appropriation Resolution</b>	The official enactment by the City Council to establish legal authority for City officials to obligate and expend resources.
<b>Assessed Valuation</b>	An official value established for real estate or other property as a basis for levying property taxes.
<b>Arbitrage</b>	The simultaneous purchase and sale of the same or an equivalent security in order to profit from price discrepancies. In government finance, the most common occurrence of arbitrage involves the investment of the proceeds from the sale of tax-exempt securities in a taxable money market instrument that yields a higher rate, resulting in interest revenue in excess of interest costs.
<b>Assessments</b>	Charges made to parties for actual services or benefits received.
<b>Assets</b>	Government-owned property that has monetary value.
<b>Attrition Fees</b>	Attrition fees are fees charged by a hotel when a group guarantees that a number of rooms will be filled in exchange for a discount, and then does not fulfill the number of rooms.
<b>Audit</b>	A financial audit is a review of the accounting system and financial information to determine how government funds were spent and whether expenditures were in compliance with the legislative body's appropriations.
<b>Audit Trail</b>	Documentation which permits the sequence of financial transactions to be followed.
<b>Authorized Positions</b>	Those ongoing positions approved in the final budget of the preceding year.
<b>Average Cost</b>	Total of all costs for all units bought (or produced) divided by the number of units acquired (or produced).
<b>B</b>	
<b>Balance Available</b>	The amount of money available for appropriation or encumbrance. It is the excess of cash and near-cash assets of a fund over its liabilities and reserves; or commonly called surplus available for appropriation. It is also the unobligated balance of an appropriation which may be encumbered for the purposes of the specific appropriation.
<b>Baseline Budget</b>	A baseline budget reflects the anticipated costs of carrying out the current level of service or activities as authorized by the City Council in the current budget. It includes an adjustment for cost increases, but does not include changes in service or authorized positions over that authorized by the City Council.
<b>Benefits Fringe</b>	Indirect compensation provided by employees. See FRINGE BENEFITS.

## GLOSSARY OF TERMS

<b>Boilerplate</b>	A standardized or preprinted form.
<b>Bond</b>	A municipal bond is a written promise from a local government to repay a sum of money on a specific date at a specified interest rate. Bonds are most frequently used to finance capital improvement projects such as buildings, streets, and bridges.
<b>Budget</b>	A plan of financial operation, for a set time period, which identifies specific types and levels of services to be provided, proposed appropriations or expenses, and the recommended means of financing them.
<b>Budget Amendments</b>	The Council has the sole responsibility for adopting the City's budget, and may amend or supplement the budget at any time after adoption by majority vote. The City Manager has the authority to approve line item budgetary transfers between expenditure objects of the budget as long as it is in the same fund and within the same division.
<b>Budget Calendar</b>	The schedule of key dates which City departments follow in the preparation, revision, adoption, and administration of the budget.
<b>Budget Detail</b>	A support document to the published budget that details the line item expenditures.
<b>Budget Document</b>	The financial plan report reviewed and adopted by the City Council.
<b>Budget Message</b>	The opening section of the budget which provides the City Council and the public with a general summary of the most important aspects of the budget, changes from previous fiscal years, and presents recommendations made by the City Manager.
<b>Budget Year</b>	Is the fiscal year for which the budget is being considered; fiscal year following the current year.
<b>Budgetary Unit</b>	An organizational component budgeted separately; usually a department or a division.
<b>C</b>	
<b>California Housing Rehabilitation Program</b>	Provides deferred rehabilitation loans to eligible income occupant homeowners.
<b>California Society of Municipal Finance Officers</b>	The purpose of this organization is to promote professional administration of municipal finance and to strive for the attainment of professional status of all those responsible for the conduct of the activities of the field.

## GLOSSARY OF TERMS

<b>Capital Improvement Program</b>	A financial plan of authorized expenditures for tangible, long-term construction of, or improvements to, public physical facilities.
<b>Capital Outlay</b>	Expenditures which result in the acquisition of, or addition to, fixed assets. A capital item is tangible, durable, non-consumable, costs \$10,000 or more, and has a useful life of more than ten years.
<b>Capital Project Fund</b>	A governmental fund used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.
<b>Carryover or Carry Forward</b>	Process of carrying a budgeted and encumbered item from the current fiscal year to the next fiscal year. For example, a purchase order for a budgeted computer purchase is placed in FY 2000/01. The budget for FY 2001/02 did not include a purchase of a computer. The unspent FY 2000/02 budget is adjusted (increased) for this purchase.
<b>Cash Basis or Cash Method</b>	Is an accounting method that recognizes income and deductions when money is received or paid. The MODIFIED-ACCRUAL method is the preferred method for government organizations.
<b>Certificate of Participation</b>	Obligations of a public entity based on a lease or installment sale agreement.
<b>Community Development Block Grant Program</b>	Is funded by the Department of Housing and Urban Development of the Federal Government.
<b>Community Facilities District</b>	Is established as a funding mechanism for capital improvements for a specific area of development.
<b>Community Oriented Problem Solving</b>	Bringing all City Departments together as a team.
<b>Compensation</b>	DIRECT and INDIRECT monetary and non monetary rewards given to employees on the basis of the value of the job, their personal contributions and their performance. These rewards must meet both the organization's ability to pay and any governing legal regulations.
<b>Component Units</b>	Legally separate entities that are part of the government's operations.

## GLOSSARY OF TERMS

<b>Comprehensive Annual Financial Report</b>	Prepared in conformity with Generally Accepted Account Principals (GAAP) as set forth by the Governmental Accounting Standards Boards (GASB).
<b>Congestion Management Plan</b>	Is required for consideration of Measure “I” funding of transportation improvements.
<b>Contingency</b>	An appropriation of funds to cover unforeseen events that occur during the fiscal year, such as flood emergencies, Federal mandates shortfalls in revenue, and similar events.
<b>Contingency Fund</b>	Amount reserved for a possible loss.
<b>Contractual Services</b>	A series of object codes, which include the expense of custodial, janitorial, and other services procured independently by contract or agreement with an individual, firm, corporation or other governmental units.
<b>Controllable Costs</b>	Costs that can be influenced by the department involved, unlike other fixed costs such as rent, which is contracted by lease in advance.
<b>Costs</b>	Amount of money that must be paid to acquire something, purchase price or expense.
<b>Cost Accounting</b>	Is the continuous process of analyzing, classifying, recording and summarizing cost data within the confines and controls of a formal cost accounting system and reporting them to users on a regular basis.
<b>Cost Approach</b>	Method of appraising property based on adding the reproduction cost of improvements, less depreciation, to the market value of the site.
<b>Cost Basis</b>	Original price of an asset, used in determining depreciation and capital gains or losses. It usually is the purchase price, but in the case of an inheritance or gift is the market value of the asset at the time or receipt.
<b>Current Fiscal Year</b>	Is the fiscal year in progress.
<b>Cycle and Pedestrian Safety Program</b>	A grant program designed to reduce the number of traffic collisions involving bicyclists and pedestrians.

## GLOSSARY OF TERMS

### D

<b>Debt Service</b>	The City's obligation to pay the principal and interest of all bonds and other debt instruments according to a pre-determined payment schedule.
<b>Debt Service Fund</b>	A governmental fund used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.
<b>Defeasance</b>	In financial reporting, the netting of outstanding liabilities and related assets on the statement of position. Most refunding results in the defeasance of the refunded debt.
<b>Deficit</b>	(1) Insufficiency in the account or number, whether as the result of defaults and misappropriations or of mistakes or shrinkage in value; (2) Excess of the government's spending over its revenues.
<b>Deflation</b>	Decline in the prices of goods and services. Deflation is the reverse of INFLATION; it should not be confused with disinflation, which is a slowing down in the rate of price increases.
<b>Demand</b>	Economic expression of desire and ability to pay for goods and services. Demand is neither need nor desire, the essence of demand is the willingness to exchange value (goods, labor, money) for varying amounts of goods or services, depending upon the price asked.
<b>Department</b>	A basic organizational unit of government which is functionally unique in its delivery of services. It's components are organizationally arranged as follows: Department (such as Public Works), Division (such as Parks Maintenance) and Program (such as Tree Replacement).
<b>Depreciation</b>	The process of allocating the cost of a capital asset to the periods during which the asset is used.
<b>Designated Fund Balance</b>	A portion of unreserved fund balance designed by city policy for a specific future use.
<b>Development</b>	In real estate, process of placing improvements on or to a parcel of land; projects where such improvements are being made. Such improvements may include drainage, utilities, subdividing, access, buildings, and any combination of these elements.
<b>Direct Cost</b>	Costs changed easily by management decisions such as advertising, repairs and maintenance, and research and development; also called managed costs.

## GLOSSARY OF TERMS

<b>Direct Labor</b>	Cost of personnel that can be identified in the product or SERVICE, such as SALARY of the person who provides the direct service.
<b>Discretionary Costs</b>	Costs changed easily by management decisions such as advertising, repairs and maintenance, and research and development; also called managed costs.
<b>Division</b>	An organizational component of a department, which may be further subdivided into programs.
<b>Division Overhead</b>	The cost of the division's indirect labor and material/supplies divided by the division's direct salary and wages cost. The result is expressed as a percentage to be applied to direct salary and wages.
<b>E</b>	
<b>Economic Growth Rate</b>	Rate of change in Gross National Product (GNP) as expressed in an annual percentage. If adjusted for inflation, it is called the <i>real economic growth rate</i> .
<b>Educational Revenue Augmentation Fund</b>	Is a state mandated property tax shift to schools.
<b>Effective Interest Methods</b>	Premiums, discounts, bond issuance costs amortized over life of debt issue.
<b>Encumbrance</b>	The commitment of appropriated funds to purchase goods or services. An encumbrance is not an expenditure. An encumbrance reserves funds to be expended.
<b>Enterprise Fund</b>	A proprietary fund used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the legislative body is the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The rate schedule for these services are established to insure revenues are adequate to meet all necessary expenditures.
<b>Equity</b>	The difference between fund assets and fund liabilities.
<b>Estimate</b>	To approximate.
<b>Estimated Economic (Useful) Life</b>	The period over which property is expected to be usable, by one or more users, with normal repairs and maintenance, for the purposes(s) for which it is intended.

## GLOSSARY OF TERMS

<b>Expenditure/Expense</b>	The outflow of funds paid or to be paid for an asset obtained or goods and services obtained regardless of when the expenditure is actually paid. This term applies to Governmental Funds. The term expense is used for Enterprise and Internal Service Funds. (An encumbrance is not an expenditure).
<b>Expenditure Object Code</b>	Unique identification number and title for a minor expenditure category. Represents the most detailed level of budgeting and recording of expenditures, referred to as a “line item.”
<b>F</b>	
<b>Fee</b>	Cost of Service.
<b>Federal Aid Urban Program</b>	Provides for funding of transportation improvements in urbanized areas and regional agencies allocate monies to local governments based on population.
<b>Federal Emergency Management Agency</b>	Is the Governing agency for emergency services nationwide.
<b>Fiduciary Funds</b>	Are one of the three types of funds utilized by government agencies. These are also referred to as Trust and Agency Funds. These funds account for assets held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, other governmental units and/or other funds.
<b>Fiscal Year</b>	The 12-month period for recording financial transactions specified by the City of Brentwood as beginning July 1 <sup>st</sup> and ending June 30 <sup>th</sup> .
<b>Fixed Assets</b>	Assets of long-term character such as land, buildings, machinery, equipment, and furniture.
<b>Fixed Asset Management</b>	Tagging and preparing asset ledgers for plant, facilities, and equipment; recording changes in asset status; and conducting periodic inventories of assets.
<b>Fixed Cost</b>	A cost that remains constant regardless of volume or demand. Fixed include salaries, interest expense, rent, depreciation, and insurance expenses.
<b>Forecasts</b>	Estimates of the future impact of current revenue and expenditure policies based on specific assumptions about future conditions such as inflation or population growth. Forecasts are neither predictions about the future nor a statement of policy intentions.

## GLOSSARY OF TERMS

<b>Fringe Benefits</b>	Compensation that an employer contributes to its employees such as social security, retirement, life/health insurance, or training supplements. Fringe benefits can be either mandatory, such as PERS contributions, or voluntary, such as health insurance benefits.
<b>Full Time Equivalent</b>	The designation of staffing based on the Full Time Equivalent for personnel using a guideline of 2,080 hours per year (1.0 FTE) or for 1,040 hours (0.5 FTE).
<b>Function</b>	An activity or a group of related activities for which the budgetary unit is responsible; in Brentwood, a function is the same as a program.
<b>Fund</b>	A separate accounting entity with a self-balancing set of accounts to record all financial transactions (revenues and expenditures) for specific activities or government functions. Funds are classified into three categories: governmental, proprietary, and fiduciary. Commonly used funds in governmental accounting are: General Fund, Special Revenue Funds, Debt Service Funds, Capital Project Funds, Enterprise Funds, Internal Service Funds, Agency Funds, and Special Assessment Funds.
<b>Fund Accounting</b>	System used by nonprofit organizations, particularly governments. Since there is no profit motive, accountability is measure instead of profitability. The main purpose is stewardship of financial resources received and expended in compliance with legal requirements. Financial reporting is directed at the public rather than investors.
<b>Fund Balance</b>	The excess of assets over liabilities and reserves; also known as surplus funds. This term applies to governmental funds only.
<b>G</b>	
<b>Gas Tax Fund</b>	A fund to account for receipts and expenditures of money apportioned under Street and Highway Code section 2105, 2106, 2107, and 2107.5 of the State of California.
<b>General Fund</b>	A governmental fund used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.
<b>General Obligation Bond</b>	Or GO Bonds are usually limited by state law as to the amount as well as the length of indebtedness that a government can have. These "Full Faith and Credit" bonds are secured by all of the financial assets of the local government, including property taxes.
<b>Geographic Information System</b>	A computer based Geographic Information System is being established by the Information Services Division for the tracking and monitoring of development projects.

## GLOSSARY OF TERMS

<b>Goal</b>	A general statement of broad direction, purpose, or intent which describes the essential reason for existence and which is not limited to a one-year time frame. Generally, a goal does not change from year to year.
<b>Government Accounting</b>	Principles and procedures in accounting for federal, state and local governmental units. The National Council on Governmental Accounting establishes rules. Unlike commercial accounting for corporations, encumbrances and budgets are recorded in the accounts. Assets of a governmental unit are restricted for designated purposes.
<b>Government Enterprise</b>	Governmentally sponsored business activity. A utility plant may be a government enterprise, which raises revenue by charging for its services.
<b>Government Finance Officers Association</b>	Is a non-profit professional association serving 9,500 government finance professionals throughout North America. Over 11,000 governments participate actively in the association' activities.
<b>Government Fund</b>	This category of funds account for all records or operations not normally found in business; GENERAL FUND, SPECIAL REVENUE FUND, DEBT SERVICE FUNDS AND CAPITAL PROJECT FUNDS are subsets of this category.
<b>Grant</b>	Contributions or gifts of cash or other assets from another governmental entity to be used or expended for a specific purpose, activity, or facility. An example is the Community Development Block Grant awarded by the Federal Government.
<b>H</b>	
<b>Historical Cost</b>	Actual expenses incurred during the previous fiscal years and is the basis for how trends are determined. Accounting principle requiring that all financial statement items be based on original cost or acquisition cost.
<b>Hourly Billing Rate</b>	The rate of a position on an hourly schedule including the cost of the positions hourly SALARY plus the hourly FRINGE BENEFITS costs, plus the DIVISION or DEPARTMENT OVERHEAD costs plus the City's GENERAL AND ADMINISTRATIVE costs. This "Total" labor cost per hour is used to determine various costs of services provided to the public.
<b>Housing and Community Development</b>	Sets the standards for quality and workmanship in the rehabilitation of rental properties.

## GLOSSARY OF TERMS

### I

<b>Indirect Cost</b>	Actual expenses incurred during the previous fiscal years and is the basis for how trends are determined. Accounting principle requiring that all financial statement items be based on original cost or acquisition cost.
<b>Inflation</b>	Rise in the prices of goods and services, as happens when spending increases relative to the supply of goods on the market.
<b>Infrastructure</b>	The physical assets of the City, i.e., streets, water, wastewater, public buildings, and parks, and the support structures within a development.
<b>Inland Regional Narcotics Enforcement Team</b>	Is a program designed to enhance law enforcement's ability by using monies seized from drug offenders.
<b>Interest Revenues</b>	Revenues received as interest from the investment of funds not immediately required to meet cash disbursements obligations.
<b>Intermodal Surface Transportation Efficiency Act</b>	This fund was created to administer those monies the City has secured for various street and traffic signal projects from the federal government.
<b>Internal Audit</b>	The review of financial transactions in both the finance department and in operating departments for compliance with local policy and Generally Accepted Accounting Principles.
<b>Internal Service Fund</b>	A proprietary fund used to account for the financing of goods and services provided by one department to another department on a cost-reimbursement basis.
<b>Investment</b>	Securities and real estate purchased and held for the production of income in the form of interest, dividends, rentals, or base payments.

### J

<b>Jurisdiction</b>	Geographic or political entity governed by a particular legal system or body of laws.
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## GLOSSARY OF TERMS

### L

<b>Land Information System</b>	A computer based Land Information System is being established for the automation of Building Permits and Inspections.
<b>Landscape and Lighting Maintenance District Funds</b>	Funds to account for revenues derived from annual assessments which are used to pay the cost incurred by the City for landscape maintenance and street lighting maintenance.
<b>Liability</b>	Debt or other legal obligations arising out of transactions in the past which must be liquidated, renewed, or refunded at some future date. Encumbrances are not considered to be liabilities.
<b>Line-item Budget</b>	A budget that lists detailed expenditures categories (personnel, operating, contractual, internal services and capital outlay) separately, along with the amount budgeted for each specific category.
<b>Lump Sum</b>	Typically a single payment instead of a series of installments.

### M

<b>Maintenance of Effort</b>	Is a criteria that must be met in a street improvements mandated by the State.
<b>Man Hour</b>	Unit of labor or productivity that one person produces in one hour's time. It is used as a method of determining the labor content of a particular project. For example, if a particular project takes 3 man-hours to complete then the total cost can be accurately projected using the HOURLY BILLING RATES for the position.
<b>Material</b>	Goods used in the providing services or products.
<b>Matrix</b>	Mathematical term describing a rectangular array of elements (numerical data, parameters or variables). Each element within a matrix has a unique position, defined by the row and column.
<b>Mileage Rate</b>	Is the tax rate expressed in mills per dollar; (i.e., 1 mill equal \$1 per \$1,000 of assessed valuation).
<b>Megahertz</b>	Is a designation of the broadcast capability of a local government radio system.
<b>Millions of gallons per day</b>	Rating used in infrastructure water projects.
<b>Mobile Data Terminal</b>	A program set up for direct communication between the police officer and the dispatcher.

# GLOSSARY OF TERMS

<b>Modeling</b>	Designing and manipulating a mathematical representation that simulates an economic system or corporate financial application so that the effect of changes can be studied and forecast.
<b>Modified Accrual Basis or Modified Accrual Method</b>	An accounting method whereby income and expense items are recognized, as they are available and measurable.
<b>N</b>	
<b>Net</b>	(1) Figure remaining after all relevant deductions have been made from the gross amount. (2) To arrive at the difference between additions and subtractions or plus amounts and minus amounts.
<b>O</b>	
<b>Object Codes</b>	Specific numerical classifications for which money is allocated for disbursements. The City of Brentwood uses object codes as the last five characters of the account number and represents the lowest level of classification within the General Ledger accounting system.
<b>Objective</b>	Measurable statement of the intended beneficial and tangible effects of a program's activities. An objective is a specific target toward which a manager can plan, schedule work activities, and make staff assignments. An objective is stated in quantifiable terms such that it is possible to know when it has been achieved, <u>i.e.</u> , to increase an activity by a specific amount by a certain date, to maintain a service level, to reduce the incidence of something by a specific amount by a given date, or to eliminate a problem by a set date. The emphasis is on performance and its measurability.
<b>Operation &amp; Maintenance</b>	Cost associated with a capital facility that will impact the City of Brentwood on an ongoing and annual basis.
<b>Operating Expense</b>	A series of object codes which include expenditures for items which primarily benefit the current period and are not defined as personnel services, contractual services or capital outlays.
<b>Operational Audit</b>	Process to determine ways to improve production and services.
<b>Ordinance</b>	The laws of a municipality.
<b>Organization</b>	Organized structure of roles and responsibilities functioning to accomplish predetermined objectives.

## GLOSSARY OF TERMS

<b>Organization Chart</b>	A chart showing the interrelationships of positions within an organization in terms of authority and responsibilities. There are basically three patterns of organization: line organization, functional organization and line and staff organization.
<b>Overage</b>	Too much, opposite of shortage.
<b>Overhead</b>	Indirect expenses of running an organization not directly associated with a particular item of service. For example, wages paid to an employee providing a service and the costs of the required materials for performing the service are DIRECT COSTS. Electricity and building insurance are overhead expenses. By applying a factor called the burden rate, cost accounting attempts to allocate OVERHEAD, where possible, to the cost of the services provided.
<b>Overtime</b>	Time worked in excess of an agreed upon time for normal working hours by an employee. Hourly or non exempt employees must be compensated at the rate of one and one-half their normal hourly rate for overtime work beyond 40 hours in a workweek. Working on holidays or weekends is sometimes referred to as overtime work.
<b>P</b>	
<b>Payroll</b>	Aggregate periodic amount an organization pays its workers, lists of employees and their compensation.
<b>Per Capita</b>	By or for each individual. Anything figured per capita is calculated by the number of individuals involved and is divided equally among all. For example, if property taxes total \$1 million in a city and there are 10,000 in habitants, the per capital property tax is \$100.
<b>Performance Measures</b>	Specific quantitative measures of work performed within a program ( <u>i.e.</u> , miles of streets cleaned). Also, specific quantitative measures of results obtained through a program ( <u>i.e.</u> , percent reduction in response time compared to previous year).
<b>Period</b>	Interval of time as long or short as fits the situation.
<b>Personnel Years</b>	The actual or estimated portion of a position expended for the performance of work. For example, a full-time position which was filled by an employee for half of a year would result in an expenditure of 0.5 personnel years. Generally, one personnel year equals 2,080 hours of compensated work and leave-time.
<b>PG&amp;E Rule 20A Funding</b>	Projects performed under Rule 20A are nominated by a city, county or municipal agency and discussed with Pacific Gas & Electric Company, as well as other utilities. The costs for undergrounding under Rule 20A are recovered through electric rates after the project is completed.

## GLOSSARY OF TERMS

<b>Prepaid</b>	Expense paid in advance, such as a one-year insurance policy paid when purchased or rent paid in advance of the period covered.
<b>Prior Year</b>	Is the fiscal year preceding the current year.
<b>Program</b>	An organized self-contained set of related work activities within a department or division which are directed toward common objectives and represent a well-defined expenditure of City resources.
<b>Projection</b>	Estimate of future performance made by economists, corporate planners and credit and securities analysts, typically using historic trends and other assumed input.
<b>Pro Rata</b>	Proportionate allocation. For example, a pro rata property tax rebate might be divided proportionately (prorate) among taxpayers based on their original assessments, so that each gets the same percentage.
<b>Purchase Order</b>	An order issued by the Purchasing Department which authorizes the delivery of specific goods or services, and incurrence of a debt for them.
<b>Purchase Requisition</b>	The initial purchase request document that, if approved, is the basis for the preparation of the official purchase order.
<b>R</b>	
<b>Redevelopment Fund</b>	A fund to account for transactions related to proceeds from bonds and other resources and their use to perform redevelopment activities within specific project areas.
<b>Reserve</b>	That portion of a fund's balance legally restricted for a specific purpose and, therefore, not available for general appropriation.
<b>Reserved Fund Balance</b>	For governmental funds and expendable trust funds, the portion of fund balance that is not available for appropriation because it is either legally restricted or not spendable.
<b>Resolution</b>	(1) In general, expression of desire or intent. (2) Legal order by a government entity.
<b>Resource and Direction Officer Program</b>	Places an officer on an alternate education campus to provide a positive and approachable role model for delinquent and at-risk youth.
<b>Retained Earnings</b>	The accumulated earnings of an Enterprise or Internal Service Fund which have been retained in the fund and are not reserved for any specific purpose.

## GLOSSARY OF TERMS

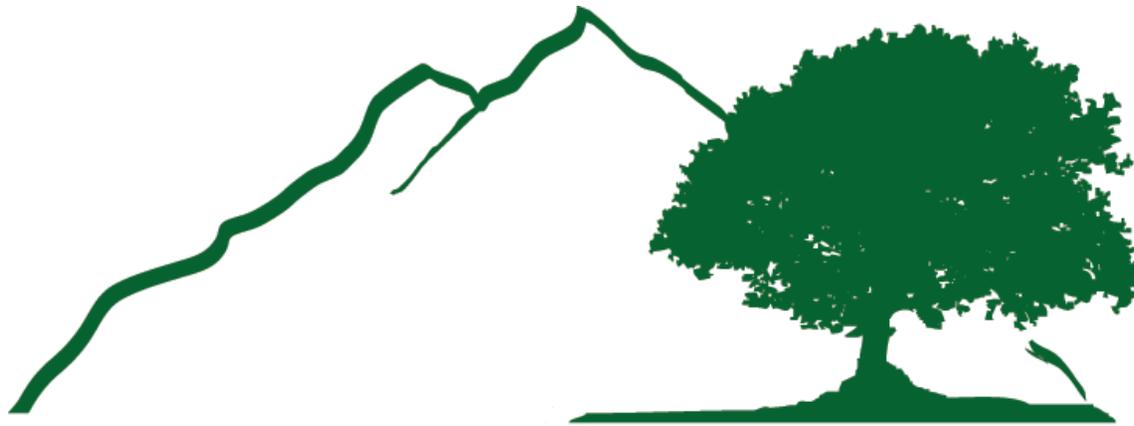
<b>Revenues</b>	Funds received from various sources and treated as income to the City which are used to finance expenditures. Examples are tax payments, fees for services, receipts from other governments, fines, grants, licenses, permits, shared revenue, and interest income.
<b>Right of Way</b>	Is a public designation for space needed to accommodate streets, public utilities and other public facilities.
<b>Rollover</b>	Similar to carryover, yet used primarily in adjusting anticipated or budgeted amounts in the future years to actual amounts.
<b>S</b>	
<b>Salary &amp; Wages</b>	An employee's monetary compensation for employment.
<b>Salary Savings</b>	Salary savings reflect personnel cost savings resulting from vacancies and as a result of employee turnover. The amount of budgeted salary savings is generally based upon experience.
<b>SDR-35</b>	Sewer Drain Reinforced PVC Pipe
<b>Segment</b>	Section or sub-division.
<b>Service</b>	Work done by one person that benefits another.
<b>Service Departments</b>	Sections, programs or departments of an on-going organization giving service.
<b>Sinking Fund</b>	An account set-up with the purpose of paying for something (e.g. large asset or debt payment) where the amount contributed ahead of time is less than the full amount needed. Interest earnings accrued on the contribution amount are used to cover the difference.
<b>Special District</b>	A designated geographic area established to provide a specialized service (e.g., Landscape Maintenance District).
<b>Special Revenue Fund</b>	A governmental fund type used to account for specific revenues that are legally restricted to expenditures for particular purposes.
<b>Spreadsheet</b>	Table of numbers arranged in rows or columns, related by formulas.
<b>Staff</b>	In general, persons in an organization.

## GLOSSARY OF TERMS

<b>Statement of Net Activities</b>	Reports net (expense) revenue of functions.
<b>Statement of Net Assets</b>	Includes all assets and liabilities.
<b>STP-Caltrans</b>	Reviews all street and traffic projects according to the State Transportation Program which outlines the long term capital needs for local government.
<b>Subventions</b>	That portion of revenues collected by other government agencies on the City's behalf.
<b>T</b>	
<b>Take Home Pay</b>	Amount of wages a worker actually receives after all deductions, including taxes, have been made.
<b>Target</b>	Desired amount or level of performance to obtain.
<b>Topography</b>	Map or exhibit depicting elevations, contours and land form configurations.
<b>Total Cost</b>	Are costs including all ancillary costs. For example, the total cost of a project would include the DIRECT COSTS and INDIRECT COSTS.
<b>Transient Occupancy Tax</b>	This tax is collected from the operators of hotels and motels located within the City. A percentage of this tax is then remitted to the City.
<b>Trend</b>	In general, any line of movement.
<b>Trust and Agency Fund</b>	Also known as Fiduciary Fund Types, these funds are used to account for assets held by the City in a trustee capacity or as an agent for private individuals, organizations, or other governmental agencies.
<b>U</b>	
<b>Uninterrupted Power System</b>	Is used for the computer system and provides for a basic public safety communications system during time of power outages.
<b>Unit Cost</b>	Compare the volume of work anticipated to the items needed to complete the work and the funds required to purchase these items.

## GLOSSARY OF TERMS

<b>Unreserved Fund Balance</b>	In a governmental or expendable trust fund, the balance of net financial resources that are spendable or available for appropriation.
<b>Update</b>	Revise printed information according to the most current information available.
<b>User Charge</b>	Charges or fees levied to recipients of a particular service.
<b>V</b>	
<b>Variable</b>	Data item that can change its value; also called a <i>factor</i> or an <i>element</i> .
<b>Variance</b>	Difference between actual experience and budgeted or projected experience in any financial category.
<b>Vitrified Clay Pipe</b>	A type of pipe made of various clays and used in the construction of sewer and storm drain projects.
<b>W</b>	
<b>Worksheet</b>	Paper used for intermediate calculations.



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# ACRONYMS

This document includes numerous abbreviations and acronyms in need of explanation. Thus, a list of acronyms is provided to aid the reader when the context does not define the meaning.

## A

**ABAG** – Association of Bay Area Governments

**ACAP** – Apartment Communities Assisting Progress

**ADA** – Americans with Disabilities Act

**APB** – Applicable Pronouncements – Business Activities

**ARB** – Accounting Research Bulletins

**ASR** – Active Senior Residence

**AQMD** – Air Quality Maintenance District

## B

**BAAQMD** – Bay Area Air Quality Management District

**BALT** – Brentwood Agricultural Land Trust

**BART** – Bay Area Rapid Transit

**BEDC** – Brentwood Economic Development Committee

**BLA** – Bicycle Lane Account

**BMA** – Bond Market Association

**BMP** – Best Management Practice

**BPS** – Basis Point (1 hundredth of a percent)

**BUSD** – Brentwood Unified School District

## C

**CACEO** – California Association of Code Enforcement Officers

**CAFR** – Comprehensive Annual Financial Report

**CALBO** – California Building Officials

**CALPERLA** – California Public Employers Labor Relations Association

**CALTRANS** – Transportation Department for the State of California

**CAP** – Cost Allocation Plan

**CAPS** – Cycle and Pedestrian Safety Program

**CCC** – Contra Costa County

**CCCFC** – Contra Costa County Flood Control

**CCCMRMIA** – Contra Costa County Municipal Risk Management Insurance Authority

**CCO** – Contract Change Order

**CCTA** – Contra Costa Transportation Authority

**CCWD** – Contra Costa Water District

**CDBG** – Community Development Block Grant

**CEPO** – Continuing Education for Professionals and Organizations

**CEQA** – California Environmental Quality Act

**CFD** – Community Facilities District

**CHPR-O** – California Housing Rehabilitation Program

**CIFP** – Capital Improvement Financing Plan

**CIP** – Capital Improvements Program

**CIWMB** – California Integrated Waste Management Board

**CLARO** – Chicano, Latino, Academics, Reaching Out

**CMP** – Congestion Management Plan

**COLA** – Cost of Living Allowance

**COP** – Certificate of Participation

**COPS** – Community Oriented Problem Solving

**CPI** – Consumer Price Index

# ACRONYMS

**CMOMS** – Capacity, Management, Operations and Maintenance

**CPM** – Critical Path Method (Scheduling)

**CSMFO** – California Society of Municipal Finance Officers.

**CTC** – California Transportation Commission

**CUP** – Conditional Use Permit

## D

**DIA** – Deferred Improvement Agreement

## E

**EBICBO** – East Bay International Conference of Building Inspectors

**EBMUD** – East Bay Municipal Utility District

**EBRPD** – East Bay Regional Park District

**ECCID** – East Contra Costa Irrigation District

**EDU** – Equivalent Dwelling Unit

**EEMP** – Environmental Enhancement Mitigation program

**EIR** – Environmental Impact Report

**EOC** – Emergency Operations Center

**EPA** – Environmental Protection Agency

**ERAF** – Educational Revenue Augmentation Fund

**ERP** – Enterprise Resource Planning

**ERWQA** – Effluent and Recovery Water Quality Assessment

## F

**FASB** – Financial Accounting Standards Board

**FAU** – Federal Aid Urban program

**FEMA** – Federal Emergency Management Agency

**FM** – Final Map

**FTE** – Full Time Equivalent

## G

**G & A** – General and Administrative Expense

**GAAP** – Generally Accepted Accounting Principles

**GASB** – Governmental Accounting Standards Board

**GFOA** – Government Finance Officers Association

**GIS** – Geographic Information Services

**GNP** – Gross National Product

**GP** – General Plan

**GPA** – General Plan Amendment

## H

**HCD** – Housing and Community Development

**HCM** – Highway Capacity Manual

**HOA** – Home Owners Association

**HVAC** – Heating, Ventilation and Air Conditioning System

## I

**IAEI** – International Association of Electrical Inspectors

**IAPMO** – International Association of Plumbing and Mechanical Officials

**ICBO** – International Conference of Building Inspectors

**ICMA** – International City Managers Association

**IFCI** – International Fire Code Institute

**IRNET** – Inland Regional Narcotics Enforcement Team

**ISTEA** – Inter-modal Surface Transportation Efficiency Act

## K

**K & B** – Kaufman and Broad (Developer)

# ACRONYMS

## L

**LEED** – Leadership in Energy and Environmental Design

**LF** – Linear foot/feet

**LAFCO** – Local Agency Formation Commission

**LAIF** – Local Agency Investment Fund

**LIBOR** – London Inter Bank Offered Rate

**LIS** – Land Information System

**LLA** – Lot Line Adjustment

**LLD** – Landscape and Lighting District

## M

**MDT** – Mobile Data Terminal Program

**MFR** – Multi-Family Residence

**MGD** – Millions of gallons per day

**MhZ** – Megahertz

**MOE** – Maintenance of Effort

**MTC** – Metropolitan Transportation Commission

## N

**NBCA** – North Brentwood Citizens Advisory

**NFPA** – National Fire Protection Association

**NPDES** – National Pollution Discharge Elimination System

## O

**O & M** – Operation & Maintenance

**OES** – Office of Emergency Services

**OMB** – Office of Management and Budget

## P

**PCI** – Pavement Condition Index

**PD** – Planning Development

**PEG** – Public Access, Educational, and Government Cable Channels

**PERS** – Public Employees Retirement System

**PMP** – Pavement Management Program

**POST** – Peace Officer Standards and Training

## R

**R/R** – Railroad

**RAD Cop** – Resource and Direction Officer Program

**RCHC** – Rural California Housing Corporation (Developer)

**RDA** – Redevelopment Agency

**RFP** – Request for Proposal

**RGMP** – Residential Growth Management Program

**ROW** – Right of Way

**RTIP** – Regional Transportation Improvement Program

**RTPC** – Regional Transportation Planning Committee

**RWQCB** – Regional Water Quality Control Board

## S

**SAS** – Statement of Auditing Standards

**SCADA** – Supervisory Control And Data Acquisition

**SFR** – Single Family Residence

**SHU** – Secondary Housing Unit

**SMI** – Strong Motion Instrumentation

**SOI** – Sphere of Influence

**SPA** – Special Planning Area

**SPPR** – Southern Pacific Railroad

**SPTCO** – Southern Pacific Transportation Company

**STIP** – State Transportation Improvement Program

**SWAT** – Special Weapons and Tactics

**SWPPP** – Storm Water Pollution Prevention Plan

## T

**TAB** – Tax Allocation Board

# ACRONYMS

**TDA** – Transportation Development Act

**TEA 21** – Transportation Equity Act for the 21<sup>st</sup> Century

**TI** – Tax Increment

**TIP** – Transportation Improvement Program

**TUP** – Temporary Use Permit

**TOPO** – Topography

**TSM** – Transportation Systems Management

## U

**ULL** – Urban Limit Line

**UP** – Union Pacific

**UPRR** – Union Pacific Railroad

**UPS** – Uninterrupted Power System

**UV** – Ultra Violet

## V

**VCP** – Vitrified Clay Pipe

**VCRC** – Village Community Resource Center

**VIPS** – Volunteers in Police Service

**VLf** – Vehicle License Fees

**VRDB** – Variable Rate Demand Bond

## W

**WET** – Water Emergency Team

**WCD** – Water Conservation District

**WTP** – Water Treatment Plant

**WWTP** – Wastewater Treatment Plant

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