

FY 2011/2012 to  
FY 2020/2021

# City of Cotati - Capital Improvement Program



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## Executive Summary

The Capital Improvement Program (CIP) is a multi-year planning tool. Each year, the City Council adopts the entire CIP; however, funding is only appropriated for the first year of the plan. The first year of the CIP, incorporated into the annual City budget, will be known as the “Capital Budget”, beginning with the adoption of the Fiscal Year 11/12 budget. The funding split by fund and department for the 1 year Capital Budget is detailed in Table 1. For planning purposes, it was assumed that no funding would be available from the General Fund for capital projects.

Given this, the total proposed budget for the first 5 years of the CIP is approximately **\$27.8 million**, including the enterprise funds. Of this amount, the Capital Budget proposed for FY 11/12 is estimated to be **\$6.5 million**.

Indicated funding shortfalls are significant in that they represent the projected gaps with respect to infrastructure and asset replacement. However, like any business or household, the list of potential expenditures nearly always exceeds the available resources. For example, a family might wish to install a new solar array, but this expense must be prioritized against all of the other needs. To manage the limitation on resources, the City, as well as any business or household, will need to take one or more of the following actions:

1. Remove or change the scope of the project(s); or
2. Change the project timing (based on relative priority); or
3. Obtain a partial or full loan or grant instead of paying “cash”; or
4. Review and restructure revenue sources (for the City, this can be fee schedules, franchise agreements, enterprise rates and connection fees, or other funding sources.

It is likely that at least a partial solution will require a mix of all of these actions. With the adoption of the CIP, the City will begin to develop a reasonable mix of funding options to implement the proposed 5 year plan. Proposed funding options will come back for Council consideration separately. Funding for the enterprise fund projects will be determined through the rate setting process, currently scheduled for 2011.

**Table 1: Estimated 1 Year “Capital Budget” By Fund/Department**

Fund / Departments	Fund - Dept	FY 11/12	Capital Budget - General Fund Obligation
Streets	001 403	\$277,000	\$75,759
Government Buildings	001 406	\$150,000	\$150,000
Parks Maintenance	001 408	\$-	\$-
<i>GF Department Totals</i>		<i>\$427,000</i>	<i>\$225,759</i>
<b>Special Funds</b>			
RDA Tax Increment Fund	34	\$3,327,532	\$-
Park In-Lieu	24	\$50,000	\$-
Grant Projects	Various	\$-	\$-
<i>Fund Totals</i>		<i>\$3,377,532</i>	<i>\$-</i>

Fund / Departments	Fund - Dept	FY 11/12	Capital Budget - General Fund Obligation
<b>Enterprise Funds</b>			
Water Operating	12 700	\$775,712	\$-
Water Capital	13 700	\$145,002	\$-
Recycled Water	14 700	\$75,000	\$-
Sewer Operating	18 800	\$1,118,187	\$-
Sewer Capital	19 800	\$603,869	\$-
<i>Enterprise Fund Totals</i>		\$2,717,770	\$-
<b>Overall Capital Budget</b>		<b>\$6,522,302</b>	<b>\$225,759</b>

The funding split by fund and department for the 5 year CIP is detailed in Table 2.

**Table 2: Estimated 5 Year CIP Budget By Fund/Department**

General Fund Departments	Fund - Dept	5 Year Funding Request	Estimated 5 Year Capital Funding Available	Reserve / (Shortfall)
Streets	001 403	\$4,011,000	\$767,516	\$(3,243,484)
Government Buildings	001 406	\$2,656,571	\$-	\$(2,656,571)
Parks Maintenance	001 408	\$225,000	\$-	\$(225,000)
<i>Department Totals</i>		\$6,892,571	\$767,516	\$(6,125,055)
<b>Special Funds</b>				
RDA Tax Increment Fund	34	\$4,954,500	\$4,773,051	\$(181,449)
Park In-Lieu	24	\$1,455,000	\$567,831	\$(887,169)
Grant Funds	Various	\$3,950,071	\$3,950,071	\$-
<i>Fund Totals</i>		\$10,359,571		
<b>Enterprise Funds</b>				
Water Operating	12 700	\$4,382,072	\$2,067,705	\$(2,314,367)
Water Capital	13 700	\$2,349,892	\$2,212,790	\$(137,102)
Recycled Water	14 700	\$750,000	\$748,299	\$(1,701)
Sewer Operating	18 800	\$2,122,230	\$2,105,195	\$(17,035)
Sewer Capital	19 800	\$942,270	\$6,179,632	\$5,237,362
<i>Fund Totals</i>		\$10,546,463		
<b>OVERALL 5 YEAR CIP</b>		<b>\$27,798,605</b>		

The following table (Table 3) shows the proposed 5 year capital expenditures in the City's General Fund and other special funds. However, with respect to the General Fund, Table 3 only includes unrestricted General Fund expenditures; the total shown in Table 2 includes other fund sources for the Streets Department.

**Table 3: Estimated 5 Year CIP Summary by Fund (Excluding Enterprise)**

Funding Source	5 Year CIP Funding Request	Estimated 5 Year CIP Funding	Reserve / (Shortfall)
Fund 01: General Fund	\$3,324,176	\$-	\$(3,324,176)

Funding Source	5 Year CIP Funding Request	Estimated 5 Year CIP Funding	Reserve / (Shortfall)
TDA (Held by SCTA)	\$78,000	\$48,000	\$(30,000)
Fund 22: Transportation Development Fund (Measure M LSR)	\$2,678,000	\$1,000,989	\$(1,677,011)
Fund 24: Park In-Lieu Fund	\$1,000,000	\$567,831	\$(432,169)
Fund 28: Traffic Mitigation Fund	\$651,000	\$133,527	\$(517,473)
Funds 34 / 36: RDA Tax Increment / TAB Funds	\$4,991,903	\$4,773,051	\$(218,852)
<b>TOTALS</b>	<b>\$12,723,080</b>		<b>\$(6,199,682)</b>

It should be noted that approximately **\$2.3 million** of the indicated shortfall in the General Fund (Table 3) is related to projects in the Government Buildings Department, which are “non-essential”, such as new solar arrays, and can be deferred until financing is available.

In addition to the capital project expenditures, it is desirable to establish vehicle and equipment replacement funds so that the costs of replacement can be spread across multiple years. Currently, the city replaces equipment and materials once they are no longer serviceable. This can result in periodic large unplanned expenses that hampers the development of dependable long-term budgets. Therefore, the following table (Table 4) provides the 1-year and 5 year costs involved in setting up a vehicle replacement fund. This assumes the first cycle of vehicle replacement is done through the lease-purchase financing mechanism. After the initial cycle of vehicle replacement, the City will only be funding the annual depreciation.

**Table 4: Estimated 1 and 5 Year Vehicle Replacement Costs**

Fund	Fund - Dept	Annual Depreciation (After 5-Year Startup)	FY 10/11 Total Funding Request	Total 5 Year Funding Request
General Fund	001	\$87,423	\$70,070	\$1,110,211
Water Operations	12 700	\$22,041	\$3,389	\$321,989
Sewer Operations	18 800	\$25,662	\$3,389	\$394,937

## What is a CIP?

A Capital Improvement Program (CIP) is a multi-year planning instrument used by the City of Cotati (City) to align City infrastructure priorities with the City’s strategic objectives, provide a clear picture of future funding gaps so that funding, including grants, can be pursued, and ultimately determine the highest priority projects to fund in the upcoming fiscal year. In addition, for the Water and Sanitary Sewer Enterprise Funds, the CIP is the basis for setting rates and connection fees. Rate and fee setting typically occurs on a 5 year cycle, concurrent with updated water and sewer master plans, but may be adjusted more frequently if needed due to unforeseen circumstances.

The CIP is an annual “rolling” process where projects and funding priorities are reconsidered in conjunction with the City Council’s Strategic Planning process. The timing and process of the CIP adoption is depicted in Figure 1 below:

**Figure 1: Annual CIP Adoption Process**



The first year of the CIP is called the “Capital Budget”. The Capital Budget is incorporated in the Annual Budget that appropriates funds for specific facilities, equipment, and improvements. Therefore, projects are not funded until they are incorporated into the one-year Capital Budget and corresponding adopted FY budget.

Projects slated for subsequent years in the CIP are approved on a planning basis and are only intended to show infrastructure needs. These projects are not intended to commit funding in future years. In many cases, these projects do not have full funding identified, which is typical for this type of planning document. If the project is a City priority, as identified in the strategic planning process and memorialized in the CIP, the City must do one or some combination of the following to implement an underfunded project:

1. Identify additional funding; or
2. Reduce the project scope to match available funding; or
3. Delay the project until funding is available.

The following departments and funds are included in the CIP, as capital funding originates or occurs from these funds:

<b>GENERAL FUND DEPARTMENTS</b>	
<b><u>FUND-DEPARTMENT</u></b>	<b><u>NAME</u></b>
<b>001-403</b>	<b>Streets (including Storm Drains)</b>
<b>001-406</b>	<b>Government (City) Buildings</b>
<b>001-408</b>	<b>Park Maintenance</b>
<b>ENTERPRISE FUNDS</b>	
<b><u>FUND-DEPARTMENT</u></b>	<b><u>NAME</u></b>
<b>12-700</b>	<b>Water Operating Fund</b>
<b>13-700</b>	<b>Water Capital Fund</b>
<b>14-700</b>	<b>Recycled Water Fund</b>
<b>18-800</b>	<b>Sewer Operating Fund</b>
<b>19-800</b>	<b>Sewer Capital Fund</b>
<b>SPECIAL FUNDS</b>	
<b><u>FUND-DEPARTMENT</u></b>	<b><u>NAME</u></b>
<b>21</b>	<b>Gas Taxes Fund</b>
<b>22</b>	<b>Transportation Development Fund</b>
<b>24</b>	<b>Park In-Lieu Fund</b>
<b>28</b>	<b>Traffic Mitigation Fund</b>
<b>34-900</b>	<b>Redevelopment Agency Tax Increment Fund</b>
<b>36-900</b>	<b>Redevelopment Agency TAB Fund</b>

## **How was the CIP developed?**

The CIP was developed by aggregating information from a variety of sources, including:

- 2008 Pavement Management Plan (PMP) to identify and recommend improvements for the City streets; and

- 2011 Water and Sanitary Sewer Master Plans to identify water and sewer capacity needs; and
- 2008 Climate Action Plan and various recent energy audits performed on City facilities; and
- Review of the California Highway Patrol (CHP) Statewide Integrated Traffic Records System (SWITRS) from 2000-2009.
- 2007 Recycled Water Feasibility Study.
- City-Wide Bicycle and Pedestrian Plan, as last amended in 2010.
- Projects identified by staff that are needed to maintain the City’s infrastructure.

The project timing was selected based on the relative need, with a focus on projects that maintain existing infrastructure and projects that provide a potential economic and quality of life improvement for Cotati. Table 5 summarizes the general assumptions used throughout the CIP. Additional specific assumptions are included in each respective section.

**Table 5: General CIP Assumptions**

Category	Key Assumptions
Costs	All costs are in 2011 dollars. Older cost estimates have been escalated using an average construction cost index of 3.5%
General Fund	It was assumed that the General Fund is continuing to contribute at the current levels to the various departments, which is used for basic operations and maintenance. No funding (\$0) is assumed for the projects described in this CIP. The consequence of this is described as the funding shortfall
Budgeting	General Fund department projects are initially funded by drawing down useable non-General Fund reserves (i.e. Gas Taxes fund for Street work, etc.). For any CIP project where there is an identifiable non-General Fund funding source, this fund source is used and the funding shortfall, if any, appears in this alternate fund.
Future Revenue	Unless there is a rate or tax base to support revenue, it was assumed that no revenue is received. Therefore, in the General Fund Departments, no additional funding is assumed. In the Special Funds, no new revenue is assumed. The one exception to this was an assumption with

Category	Key Assumptions
	water and sewer capital funds, where \$20,000 annually in connection fees is assumed.
Sewer Enterprise	It was assumed that the cost of O&M and Subregional Wastewater Treatment Costs were increasing at 3.5% per year.
Water Enterprise	It was assumed that the cost of O&M increased by 3.5% per year and the cost of purchasing SCWA water increased by 6% per year.
Redevelopment Agency	Funding assumptions follow the revenue and expenditure projections in the RDA 5 year implementation plan, with FY 13/14 and FY 14/15 assumed to remain consistent with prior years. Any potential impact of the State dissolving RDA's is not considered as this continues to be speculative at the current time.

In addition, this CIP includes a vehicle replacement funding section. This was developed by collecting the full vehicle inventories for the City and first determining which vehicles were necessary to replace in the future. The vehicles that were determined to be needed for continuing operations were assigned a replacement value and service life. The general assumptions used are shown in Table 6.

**Table 6: Vehicle Replacement Assumptions**

Category	Key Assumptions
Service Life	Light duty vehicles were generally assigned a service life of 7 years. Heavy duty vehicles and accessory equipment were assigned a service life of 10-20 years, depending on type of vehicle and expected use.
Residual (Salvage) Value	The City will be able to realize 3% of the replacement value through sale or auction.
Vehicle Purchase	It was assumed that all new vehicles are acquired through a lease purchase, in which the City owns the vehicle at the end of a 3 year lease.

## City Assets

The City manages approximately **\$147 million** dollars in public assets, which are summarized by department in the respective department CIP summary.

## General Fund (Fund 001) Capital Improvement Program

### Streets Department (Fund 001-403)

The Streets department includes maintenance, operation, and capital improvement of all public streets within the City, including associated landscaping, City-owned street lights, City-owned traffic signals, bus stops, and all City-owned storm drain and creek systems.

The Streets CIP was developed to meet the articulated project goals and objectives of the City Council, as documented in the adopted City budgets. These goals and objectives are:

#### GOALS

1. Provide a safe travel way for pedestrians, bicycle and vehicular traffic through ongoing maintenance and repair of asphalt streets, concrete sidewalks, flood control and storm drainage facilities, repairing fencing and other appurtenances in the public right of way; and
2. Provide effective maintenance program of paint striping and legend painting; and
3. Develop pavement management system to identify priority areas for street repair; and
4. Provide for the use of effective traffic calming measures at the lowest cost.

#### OBJECTIVES

1. Remove and replace asphalt, concrete, and cement concrete that has deteriorated within public rights-of-way in a timely manner; and
2. Maintain all regulatory signage, street name signs, and informational signs in public rights-of-way; and
3. Provide paint striping and traffic legends as needed; and
4. Maintain traffic control devices.

#### Assets

The City street inventory includes:

Quantity	Asset Description	Estimated Value (2010\$)
22 Miles	Centerline Road Miles	\$29.10 Million
186	City-Owned and Maintained Streetlights	\$1.86 Million
7	City-Owned Intersection Signals	\$1.26 Million
28 Miles	Curb, Gutter & Sidewalk	\$9.86 Million

9.5 Miles	Storm Drains	\$14.62 Million
	<b>TOTAL ASSET VALUE</b>	<b>\$56.7 Million</b>

### Revenue & Expenditures

The Streets department primarily receives revenue from two sources; the Gas Taxes Fund (Fund 21) and the General Fund (Fund 001). The current level of funding from the General Fund only covers basic street maintenance, such as cleaning out storm drain inlets, potholing, minor street painting, and minor emergency repairs. Over the past several years, expenditures in this department were reduced by **13%** as a response to the fiscal emergency<sup>1</sup>.

As indicated in Figure 2, other fund sources can be available, but are restricted and with the exception of the Transportation Development Fund, can not be used for basic street maintenance.

### Streets

As indicated in Figure 2 by solid arrows, Gas Tax and General Funds are directly transferred to the Streets department. The other funds (shown without arrows) are not transferred to the Streets department directly, but can be used in very specific ways to assist in street capital project or maintenance work. For example, the RDA Tax Increment Fund can be used for new asphalt overlays within the boundaries of the RDA area, but can't be used for basic pavement preservation. The Traffic Mitigation Fund, which is where development impact fees are accumulated, can only be used for roadway capacity increasing projects such as adding new lanes or signaling intersections. Measure M can be used for most transportation uses, but requires that the City maintain discretionary funding (i.e. General Fund) levels to the Streets Fund. Grants are intermittent, and usually come with significant administrative requirements and are generally restricted for very specific purposes and specific roadways. For example, federal grants are only available for federal aid-eligible roadways, as shown in Table 7.

**Table 7: Federal Aid Eligible Roadways**

<b>Name</b>	<b>FHWA Functional Classification</b>
Arthur Street	Major Collector
Charles Street	Major Collector
Commerce Boulevard	Minor Arterial
Cypress Avenue	Major Collector
East Cotati Avenue	Minor Arterial
Eucalyptus Avenue	Major Collector
George Street	Major Collector
Helman Lane	Major Collector
Henry Street	Major Collector
Old Redwood Highway	Minor Arterial

<sup>1</sup>Reduction from FY 07/08 base year to FY 10/11.

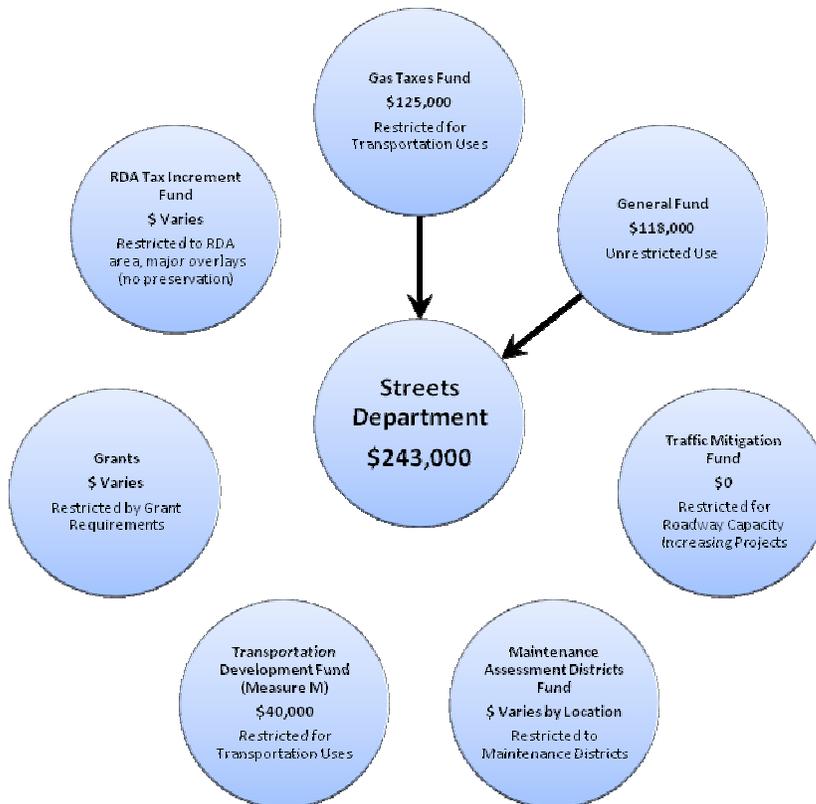
Name	FHWA Functional Classification
Olof Street	Major Collector
Redwood Drive	Minor Arterial
Valparaiso Avenue	Major Collector
West Sierra Avenue	Major Collector
William Street	Major Collector

The Maintenance Assessment District funding can only be used in the district that was assessed, and is currently used for lighting and/or street landscaping only.

**Storm Drains / Flood Control**

The City is within the boundaries of the Flood Control Zone 1A, which through a property tax assessment, allows the Sonoma County Water Agency to maintain the major flood control channels (portions of Cotati Creek and Laguna de Santa Rosa). However, a supplemental property tax for flood control capital projects in Zone 1A recently sunsetted; so Zone 1A does not currently have funds for any capital projects.

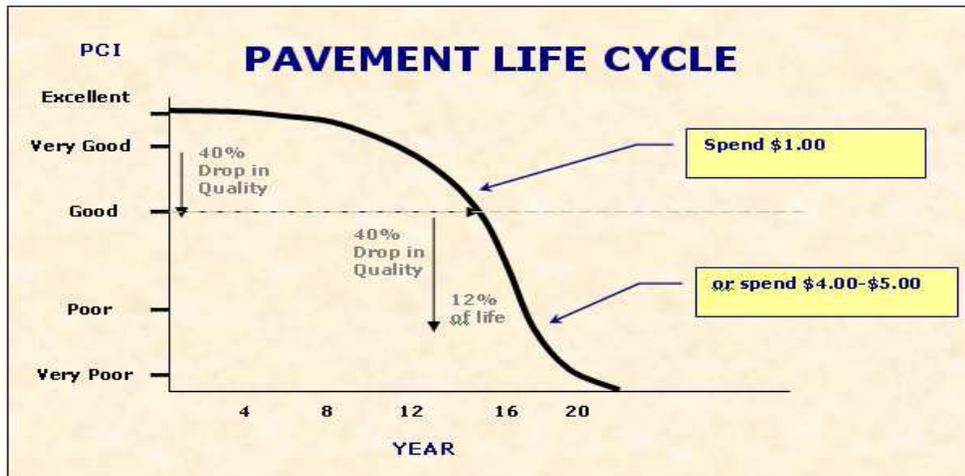
**Figure 2: Street O&M and Capital Annual Revenue Sources (FY 10-11)**



### Pavement Preservation

The fundamental principle behind pavement management is that the most cost effective method to extend the life of pavement is to apply pavement preservation treatments to pavement while the condition is still “Good”. If pavement is allowed to deteriorate, it will need to be reconstructed, which is 4 to 5 times more expensive. This principal is represented graphically in Figure 3.

Figure 3: Pavement Preservation



### Capital Projects

The proposed 5 year **\$4.2 million** CIP includes the following projects:

Project Name	Project Estimate	General Fund Contribution
<i>Recurring Road Preservation Projects</i>		
Roadway/Curb Striping	\$50,000	\$-
Preventative Road Maintenance, Constant PCI Year 1	\$227,000	\$65,759
Preventative Road Maintenance, Constant PCI Year 2	\$428,000	\$-
Preventative Road Maintenance, Constant PCI Year 3	\$442,000	\$-
Preventative Road Maintenance, Constant PCI Year 4	\$234,000	\$-
Preventative Road Maintenance, Constant PCI Year 5	\$78,000	\$-
<i>Pedestrian/Bicycle Projects (High Priority - Bicycle and Pedestrian Master Plan)</i>		
West School Street Pedestrian Linkages Project	\$207,000	\$-
City Directional/Wayfinding Program	\$52,000	\$-
Myrtle Avenue Bicycle & Pedestrian Improvements	\$92,000	\$-
City-Wide Bicycle Parking Program	\$26,000	\$-
US 101 Crossing at Laguna de Santa Rosa	\$931,000	\$-
Crossing Upgrade at Laguna de Santa Rosa / Commerce	\$52,000	\$-
<i>Storm Drain Master Plan Projects</i>		
MS4 Phase 2 Compliance Activities	\$25,000	\$25,000
Cotati Creek at Water Road Storm Drain Bypass	\$517,484	\$517,484
<i>Other CIP Projects</i>		
Pedestrian Improvements - Charles/ECA to Henry/ORH	\$52,000	\$-
Bicycle Improvements - ECA/Lancaster, ECA/La Salle	\$52,000	\$-
Create Exclusive Pedestrian Phase at Intersections	\$5,000	\$5,000
ORH / St. Joseph Way Intersection Improvements	\$207,000	\$-

East Cotati Avenue / La Salle Intersection Improvements	\$207,000	\$-
Signalize ORH / George Street Intersection	\$207,000	\$-
Speed Monitors	\$60,000	\$-
Lancaster/Adrian Signal Intertie	\$30,000	\$-
<b>TOTAL 5 YEAR FUNDING REQUIREMENT</b>	<b>\$4,181,484</b>	<b>\$613,243</b>

Road preservation projects, as needed to maintain the existing condition, were identified in the Pavement Management Plan. Proposed funding for these projects was determined based on a hierarchy which can be described as follows:

1. Any project on a federal aid eligible roadway would be funded by federal grants. Federal grants typically requires an 11.87% City funding match and project timing would be dependent on the availability of grants.
2. Any road “reconstruction” project within the RDA would be funded by the RDA.
3. All existing transportation-related fund balances available to the City are utilized for eligible project types.
4. Any remaining project types, which generally consists of pavement preservation work off federal aid eligible roadways, or any project type outside the RDA boundaries, are shown as unfunded in their respective funds.

The proposed capital project list and timing over the next 5 years will accomplish the City’s stated goals and objectives.

## Government Buildings Department (Fund 001-406)

The Buildings department includes maintenance, operations, and capital improvement of all City-owned buildings, except those buildings owned by the Redevelopment Agency. City-owned buildings in the General Fund include: City Hall (including the Community Center and Cotati Room) and the Public Works Corporation Yard. These are the only buildings considered a Government Building asset in the General Fund. All other buildings are either owned by the RDA or are included as a portion of a park. The Police Station is maintained directly through the Police departmental budget, not the Government Buildings departmental budget.

The Government Buildings CIP was developed to meet the articulated project goals and objectives of the City Council, as documented in the adopted City budgets. These goals and objectives are:

### GOALS

1. Maintain a safe, secure, reliable and attractive work, public meeting and storage environment; and
2. Store, service and provide all types of vehicles and equipment needed to respond to requests for service with minimal time lost due to malfunctions or inadequate preparation.

### OBJECTIVES

1. Provide maintenance of HVAC units, electrical, and plumbing systems; and
2. Provide for emergency repairs upon notification and normal repairs within one week; and
3. Perform other required preventative maintenance service as scheduled; and
4. Maintain all facilities and equipment in a clean, functional and safe condition.

### Assets

The City building inventory includes:

<b>Asset Description</b>	<b>Estimated Value (2010\$)</b>
City Hall	\$1.21 Million
City Corporation Yard	\$1.97 Million
<b>TOTAL ASSET VALUE</b>	<b>\$3.18 Million</b>

### Revenue & Expenditures

The Buildings Fund receives revenue entirely from the General Fund (Fund 001). The current level of funding only covers basic maintenance and operation, such as paying utilities bills and minor emergency

repairs. Over the past several years, expenses in this department were reduced by **58%** as a response to the fiscal emergency<sup>2</sup>.

**Figure 4: Government Building O&M and Capital Annual Revenue Sources (FY 10-11)**



**Capital Projects**

The proposed 5 year **\$2.5 million** CIP includes the following projects:

Project Name	Project Estimate	General Fund Contribution
City Hall Roof Replacement	\$150,000	\$150,000
City Hall Seismic Retrofit	\$55,431	\$55,431
City Hall Fire Sprinklers	\$33,258	\$33,258
Community Center Improvements	\$332,584	\$332,584
Corp Yard Storage Building	\$554,307	\$554,307
Solar Installations (150 kw)	\$1,330,337	\$1,330,337
Corporation Yard Lighting	\$6,624	\$6,624
City Hall Lighting	\$7,866	\$7,866
Computer Power Management Software	\$2,070	\$2,070
Refrigerator Replacement	\$1,242	\$1,242
Community Center Lighting	\$3,829	\$3,829
Police Station Lighting	\$13,455	\$13,455
City Hall Phone System (Non-Departmental)	\$12,937	\$12,937

<sup>2</sup>Reduction from FY 07/08 base year to FY 10/11.

<b>TOTAL 5 YEAR FUNDING REQUIREMENT</b>	<b>\$2,503,940</b>	<b>\$2,503,940</b>
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The proposed capital project list and timing over the next 5 years will accomplish the City's stated goals and objectives.

## Park Maintenance Department (Fund 001-408)

The Park Maintenance department includes maintenance, operation, and capital improvement of all public parks within the City, except those parks owned by the Redevelopment Agency. The public parks maintained by this department include: Sunflower Park; Putnam Park, Veterans Park, Delano Park, Cader Field, and Draper Park. Falletti Park and La Plaza Park are owned by the Redevelopment Agency and are maintained by the Redevelopment Agency.

The Park Maintenance CIP was developed to meet the articulated project goals and objectives of the City Council, as documented in the adopted City budgets. These goals and objectives are:

### GOALS

1. Provide the citizens of Cotati with parks, parkways, maintenance of common areas, parking lots and public grounds for their enjoyment and safety through proper horticulture, maintenance and cleaning of city parks and public grounds.

### OBJECTIVES

1. Provide for safe, attractive and clean parks, parkways, maintenance of common areas, parking lots and public grounds by removing litter and debris weekly; and
2. Clean and inspect park restrooms; and
3. Inspect play equipment and picnic areas weekly (repairing as necessary for safety) and paint play equipment when required; and
4. Oversee all contract services on a routine basis; and
5. Trim and prune shrubs and trees as necessary to ensure proper growth; and
6. Inspect and repair irrigation systems weekly; and
7. Provide weed abatement of parks, parkways, public grounds, and public thoroughfares as necessary; and
8. Aerate and fertilize parks once every four months and carry out park development projects as appropriate.

### Assets

The City park inventory includes:

Asset Description	Estimated Value (2010\$)
Falletti/Veronda Ranch	\$3.34 Million
Putnam Park	\$3.34 Million
Kotate Park	\$0.92 Million

Draper Park	\$0.36 Million
Veterans Park	\$0.80 Million
Delano Park	\$0.40 Million
Santero Way Park	\$1.13 Million
Sunflower Park	\$0.69 Million
<b>TOTAL ASSET VALUE</b>	<b>\$10.98 Million</b>

**Revenue & Expenditures**

The Park Maintenance department receives revenue exclusively from the General Fund (Fund 001). Over the past several years, expenses in this department were reduced by 55% as a response to the fiscal emergency<sup>3</sup>.

**Figure 5: Park Maintenance O&M and Capital Annual Revenue Sources (FY 10-11)**



<sup>3</sup>Reduction from FY 07/08 base year to FY 10/11.

### Capital Projects

The proposed 5 year **\$0.2 million** CIP includes the following projects:

<b>Project Name</b>	<b>Project Estimate</b>	<b>General Fund Contribution</b>
Park Playground Equipment Replacement	\$51,748	\$51,748
Replace Putnam Backstop	\$103,497	\$103,497
Restore Laguna Trail	\$51,748	\$51,748
<b>TOTAL 5 YEAR FUNDING REQUIREMENT</b>	<b>\$206,994</b>	<b>\$206,994</b>

The proposed capital project list and timing over the next 5 years will accomplish the City's stated goals and objectives.

## **Water Enterprise (Funds 12 [Operating], 13 [Capital])**

In Cotati, the water production and distribution is accomplished by the publicly-owned City water system. The Water Enterprise produces and delivers safe, reliable water to our customers. The City produces approximately 35% of the water locally through groundwater wells; with the remainder purchased groundwater from the Sonoma County Water Agency.

The Water Enterprise CIP was developed to meet the articulated project goals and objectives of the City Council, as documented in the adopted City budgets. These goals and objectives are:

### **GOALS**

1. Continuously provide an adequate supply of water that is reliable and meets State drinking water standards; and
2. Protect the health and welfare of the community by ensuring the continuous operation of the City's water transmission and distribution systems; and
3. Assure maximum fair collection of water revenue by maintaining all city water meters within A.W.W.A tolerances and by providing accurate recordation of all consumer meters; and
4. Aggressively administer the water conservation program consistent with the California Urban Water Conservation Council guidelines; and
5. Provide for the necessary replacement of aging water system facilities to ensure future reliability of the system; and
6. Provide for the necessary system upgrades to ensure availability of water for future users.

### **OBJECTIVES**

1. Ensure that supply continuously equals demand in the production of water at satisfactory pressure and free from health hazards and objectionable color, odor, and/or taste; and
2. Produce and/or purchase water so as to assure lowest possible consumer costs; and
3. Ensure proper operation of the transmission and distribution systems and appurtenances by continuing scheduled inspections and other on-going preventative maintenance programs; and
4. Provide 24-hour emergency service for investigation and repair of broken mains, fire hydrants, and other system failures; and
5. Test, maintain, repair, calibrate and re-certify all water meters to assure accuracy of registration in compliance with A.W.W.A specifications; and
6. Assure that all customer meters are read accurately and billing made on time within each bi-monthly billing cycle; and
7. Continue aggressive implementation of water conservation measures with the desired result being a reduction in water use.

## Assets

The City water system represents a significant public asset of our customers, including:

Asset Description	Estimated Value (2010\$)
City Wells	\$1.99 Million
City SCWA Turnouts	\$0.32 Million
City Storage Tanks	\$2.41 Million
Distribution System	\$29.27 Million
<b>TOTAL ASSET VALUE</b>	<b>\$33.99 Million</b>

The Water Enterprise Fund operates such that expenses balance revenues (no profit), and the rates and other charges cover all required operation and capital costs. Water Enterprise Funds are insulated and are not mingled with other City funds.

## Revenue & Expenditures

The Water Enterprise is funded by water rates and connection charges. Water rates support operations and maintenance, and all capital projects that support the existing system. Water connection charges support capital projects that benefit future users, such as new wells, storage tanks, or larger pipelines to accommodate increased demand.

## Capital Projects

The proposed 5 year **\$5.1 million** Operations and **\$2.4 million** Capital CIPs includes the following projects:

Project Name	Operations [Fund12]	Capital [Fund13]
P-1: Portal Street, Mercantile, Aaron Main Replacement	\$393,000	\$-
P-2: West Cotati Avenue Main Replacement	\$255,000	\$-
P-3: Cypress Tank Water New Main	\$356,000	\$-
P-4: Water Road Water Main Replacement	\$29,000	\$-
T-1: New Cypress Storage Tank	\$878,000	\$-
BP-1: Cypress Tank Booster Pumps	\$813,000	\$-
W-4: Water Supply Well No. 4	\$-	\$1,016,000
<b>Other CIP Projects</b>		
Well 1A and 3 Filter Replacement	\$140,000	\$-
Well 1A Root Repair	\$15,000	\$-
West Sierra Tank Recoating	\$517,484	\$-
Groundwater Banking Feasibility Study	\$-	\$23,636
Groundwater Banking Pilot Study	\$-	\$206,994

Groundwater Banking Implementation	\$-	\$517,484
Chlorination Equipment Replacement	\$95,623	\$-
AMR System Upgrade	\$50,000	\$-
La Salle 6-inch Turbo Meter Installation	\$31,049	\$-
Lancaster Drive Water Line Improvements	\$51,748	\$-
Alternative Energy Generation Project	\$221,723	\$221,723
USGS Groundwater Assessment	\$7,262	\$-
Santa Rosa Groundwater Plain Management Plan	\$6,000	\$-
Monumentation and Facility Land Survey	\$5,930	\$-
SCADA System Migration	\$222,535	\$-
Distribution System Monitoring	\$51,748	\$51,748
<b>Recurring Projects</b>		
West Sierra Tank Inspection	\$5,175	\$-
Water Rate Study	\$7,500	\$-
Park Irrigation Controller	\$56,000	\$-
Annual Well Condition Assessment	\$50,000	\$-
Recycled Water System Set-aside	\$250,000	\$250,000
Water Conservation Funding	\$95,000	\$95,000
AMR Meter Upgrade	\$350,000	\$-
Regular Meter Replacement/Upgrade	\$103,497	\$-
Utility Base Maps / GIS / Electronic File Conversion	\$5,000	\$5,000
Water Master Plan Update/UWMP	\$4,485	\$40,366
Engineering Standards Revision	\$5,175	\$5,175
City Hall Phone System	\$12,937	\$-
General Plan Update	\$5,000	\$5,000
<b>TOTAL 5 YEAR FUNDING REQUIREMENT</b>	<b>\$5,089,871</b>	<b>\$2,438,125</b>

### Recycled Water Enterprise (Fund 14 700)

In Cotati, there is currently no recycled water system. However, in anticipation of building one, the City has been dedicating \$100,000 per year to the recycled water fund. Within the CIP planning horizon, it is the intention to build a recycled water system in accordance with the Recycled Water Master Plan at Thomas Page School and to the Sunflower Park area. The City would connect to nearby existing recycled water lines operated by the Subregional Wastewater Treatment Plant.

#### Assets

The City currently has no recycled water assets.

#### Revenue & Expenditures

The Recycled Water Enterprise is currently funded by revenue from the Water Enterprise. However, in the future, it is intended to operate this system on recycled water rate revenue.

#### Capital Projects

The proposed 5 year **\$0.8 million** CIP includes the following projects:

Project Name	Project Estimate
Thomas Page School Recycled Water System	\$206,994
Sunflower Park Recycled Water System	\$620,981
<b>TOTAL 5 YEAR FUNDING REQUIREMENT</b>	<b>\$827,974</b>

## **Sewer Enterprise (Funds 18 [Operating], 19 [Capital])**

In Cotati, the City only owns and operates the sewer collection system, including sewer lift stations. The City contracts with the Subregional Wastewater Treatment Plant, which treats wastewater from Cotati, Rohnert Park, Sebastopol, and Santa Rosa. The City of Santa Rosa operates the Subregional Wastewater Treatment Plant and provides the Cotati with industrial waste services, including industrial waste inspection services.

The Sewer Enterprise CIP was developed to meet the articulated project goals and objectives of the City Council, as documented in the adopted City budgets. These goals and objectives are:

### **GOALS**

1. Protect the health and welfare of the community by ensuring the continuous uninterrupted operation of the wastewater collection and transmission system; and
2. Provide appropriate, economical maintenance and repair of wastewater collection and transmission system and appurtenances; and
3. Provide for the necessary replacement of aging sewer system facilities to ensure future reliability of the system; and.
4. Provide for the necessary system upgrades to ensure the reliability and availability of capacity of the sewer collection system for future users.

### **OBJECTIVES**

1. Repair and improve the system as damaged, dangerous and/or substandard conditions are discovered; and
2. Maintain the system in a sanitary, pest-free condition by continuing rodent/vermin abatement programs; and
3. Comply with all county, state and federal regulations governing safe collection , operation, and maintenance of the wastewater collection system; and
4. Provide adequate revenue stream to ensure proper operations, maintenance and improvement of the sewer system; and
5. Assure proper operating conditions and uninterrupted service of the wastewater collection systems by a program providing essential cleaning, preventative maintenance and repair of the system; and
6. Provide expedient responses to emergency situations; and
7. Develop and implement an inflow and infiltration reduction program to reduce treatment plant costs and minimize sewer overflows.

### **Assets**

The City sewer system represents a significant public asset of our customers, including:

Asset Description	Estimated Value (2010\$)
Sewer Lift Stations	\$2.28 Million
Sewer Collection System	\$30.71 Million
<b>TOTAL ASSET VALUE</b>	<b>\$32.99 Million</b>

The Sewer Enterprise Fund operates such that expenses balance revenues (no profit), and the rates and other charges cover all required operation and capital costs. Sewer Enterprise Funds are insulated and are not mingled with other City funds

### Revenue & Expenditures

The Sewer Enterprise is funded by sewer rates and connection charges. Sewer rates support operations and maintenance, and all capital projects that support the existing system. Sewer connection charges support capital projects that benefit future users, such as larger pipelines or pump stations to accommodate increased demand.

### Capital Projects

The proposed 5 year **\$2.3 million** Operations and **\$1.0 million** Capital CIPs includes the following projects:

Project Name	Operations [Fund18]	Capital [Fund19]
P-1: Laguna Relief Sewer (Phase 1, Helman to St. Joseph)	\$645,480	\$332,520
P-2A: Laguna Relief Sewer (Phase 2, St. Joseph to George)	\$289,800	\$124,200
P-2B: Laguna Relief Sewer (Phase 3, George to Laguna)	\$356,420	\$145,580
P-7: La Salle Ave (East Cotati to Lincoln)	\$103,500	\$34,500
<b>Other CIP Projects</b>		
Inflow & Infiltration Study	\$138,497	\$-
Sanitary Sewer Monitoring Stations (5 ea)	\$25,874	\$25,874
Pump Station Motor Retrofits	\$31,049	\$-
Sewer Line Relocation (Rancho Kotate Shopping Center)	\$103,497	\$-
Park Avenue Sewer Main Relocations	\$77,623	\$-
Sunflower/East Cotati Rehabilitation	\$103,497	\$-
Monumentation and Facility Survey	\$5,930	\$-
Lift Station Bypass Pumping Equipment	\$5,000	\$-
Alternative Energy Generation Project	\$206,994	\$206,994
SCADA System Migration	\$111,268	\$111,268
<b>Recurring Projects</b>		
Manhole / Lateral Repair & Improvements	\$103,497	\$-
Utility Base Maps / GIS / Electronic File Conversion	\$5,000	\$5,000
Sewer Rate Study	\$7,500	\$-
Sanitary Sewer Master Plan Update	\$2,209	\$19,882

Engineering Standards Revision	\$5,175	\$5,175
<b>TOTAL 5 YEAR FUNDING REQUIREMENT</b>	<b>\$2,327,808</b>	<b>\$1,010,992</b>

## Redevelopment Agency (Funds 34 [Tax Increment], 36 [Tax Allocation Bonds])

In 1986, Cotati established the Redevelopment Agency (RDA) to identify and eliminate blighting conditions and stimulate economic activity within the community; create, maintain, and attract private investment, foster job creation, maintain and increase the supply of housing for very low, low, and moderate-income households, and renovate, remove or replace deteriorated or dilapidated structures. The boundaries of the RDA are included in Appendix B.

The RDA CIP was developed to meet the articulated project goals and objectives of the City Council, as documented in the 5-Year Implementation Plan and adopted City budgets. The goals and objectives in the adopted City budgets are:

### GOALS

1. To eliminate blight within the Redevelopment Project Area pursuant to the Redevelopment Plan adopted December 30, 1986; and
2. To promote economic development activities that will contribute to the economic health and vitality of the City of Cotati and its citizens; and
3. To rehabilitate, restore and enhance the visual and aesthetic character of the buildings and environment within the City of Cotati; and
4. To ensure an adequate stock of low and moderate income housing; and
5. To administer rent stabilization for low and moderate income residents of mobile home parks; and
6. Complete the Downtown Specific Plan.

### OBJECTIVES

1. Through development of parcels within the project area, obtain construction of necessary public improvements.

### Assets

The City RDA owns significant community assets, including:

Asset Description	Estimated Value (2010\$)
970 East Cotati	\$0.91 Million
La Plaza Park	\$1.12 Million
Police Station	\$4.14 Million
City Hall Community Center	\$1.80 Million
80 George Street	\$0.24 Million
Ryan Lane Affordable Housing	\$0.25 Million

<b>Asset Description</b>	<b>Estimated Value (2010\$)</b>
Cader Field	\$1.32 Million
Falletti Park	\$0.58 Million
<b>TOTAL ASSET VALUE</b>	<b>\$10.36 Million</b>

RDA Funds are insulated and are not mingled with other City funds.

### Revenue & Expenditures

The RDA is funded by the incremental increase in the property tax base within the boundaries of the RDA, using 1986 as its baseline assessment. The incremental taxes that return to the City are used to support the mission as outlined in the RDA 5-Year Implementation Plan.

### Capital Projects

The proposed 5 year **\$5.0 million** Capital CIPs includes the following projects:

<b>Project Name</b>	<b>Project Estimate</b>
ORH Rehabilitation Project	\$3,001,000
Commerce Avenue	\$113,000
Lancaster Rehabilitation	\$172,000
East Cotati Avenue (RR Tracks to City Limit)	\$310,000
PMP Road Reconstruction, Constant PCI Year 1	\$-
PMP Road Reconstruction, Constant PCI Year 2	\$13,000
PMP Road Reconstruction, Constant PCI Year 3	\$211,000
PMP Road Reconstruction, Constant PCI Year 4	\$485,000
PMP Road Reconstruction, Constant PCI Year 5	\$23,000
<b>Other Projects</b>	
La Plaza Park Conversion	\$-
Cotati Transit Center (Intermodal Facility)	\$313,595
East Cotati Avenue Beautification	\$-
Sunflower Park Tennis Court Repair	\$77,623
Sunflower Park Restroom Recommissioning	\$25,874
Repair Chief Cotati Totems (La Plaza Park)	\$10,350
Replace Marquee	\$15,525
City Hall Phone System	\$12,937
City Gateway Project	\$208,000
<b>TOTAL 5 YEAR FUNDING REQUIREMENT</b>	<b>\$4,991,903</b>

## Vehicle Replacement Fund

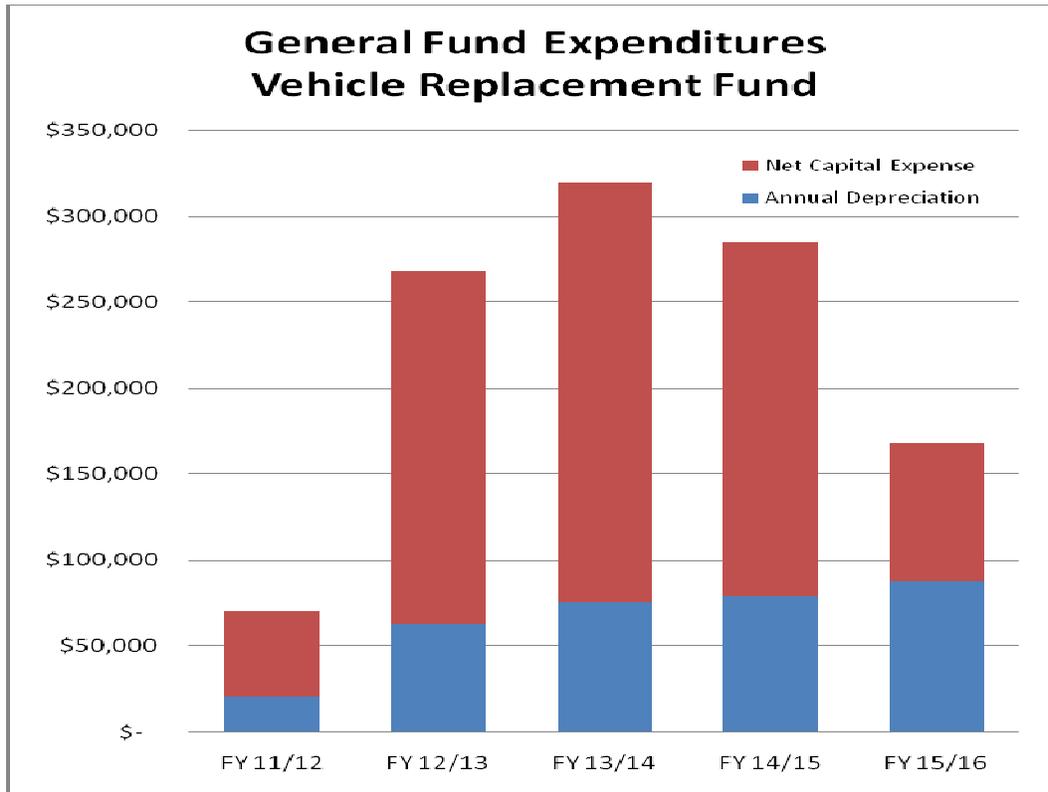
To establish a sustainable source of funding for vehicle replacement required for basic City operations, the CIP includes the creation of a vehicle replacement fund. Prior to establishing the funding levels, all City vehicles were reviewed and vehicles that are not needed in the future were eliminated from the funding calculations. In addition, the cost of each vehicle was allocated among the sewer, water, and general funds as appropriate. The cost spread was based how the vehicle is used to support the activities in these funds.

Creation of a vehicle replacement fund will add certainty to the budgeting process by allowing vehicles to be replaced without potentially large unplanned expenditures as vehicles fail. Table 8 shows the expected 5-year funding requirement to establish a comprehensive vehicle replacement fund. The excess funding required in this “start up” period is due to the fact that the City has many old vehicles that are already beyond the desired service life. This results in the need to initially fund both a vehicle lease-purchase and the on-going depreciation expense.

**Table 8 : Total Vehicle Replacement Expense Per Year**

	<b>FY 11/12</b>	<b>FY 12/13</b>	<b>FY 13/14</b>	<b>FY 14/15</b>	<b>FY 15/16</b>
Water	\$25,184	\$94,524	\$97,190	\$100,610	\$33,936
Sewer	\$28,806	\$108,885	\$120,859	\$124,279	\$46,866
General Fund	\$138,101	\$293,188	\$331,814	\$294,262	\$169,081

Figure 6: General Fund Vehicle Replacement Expenditures

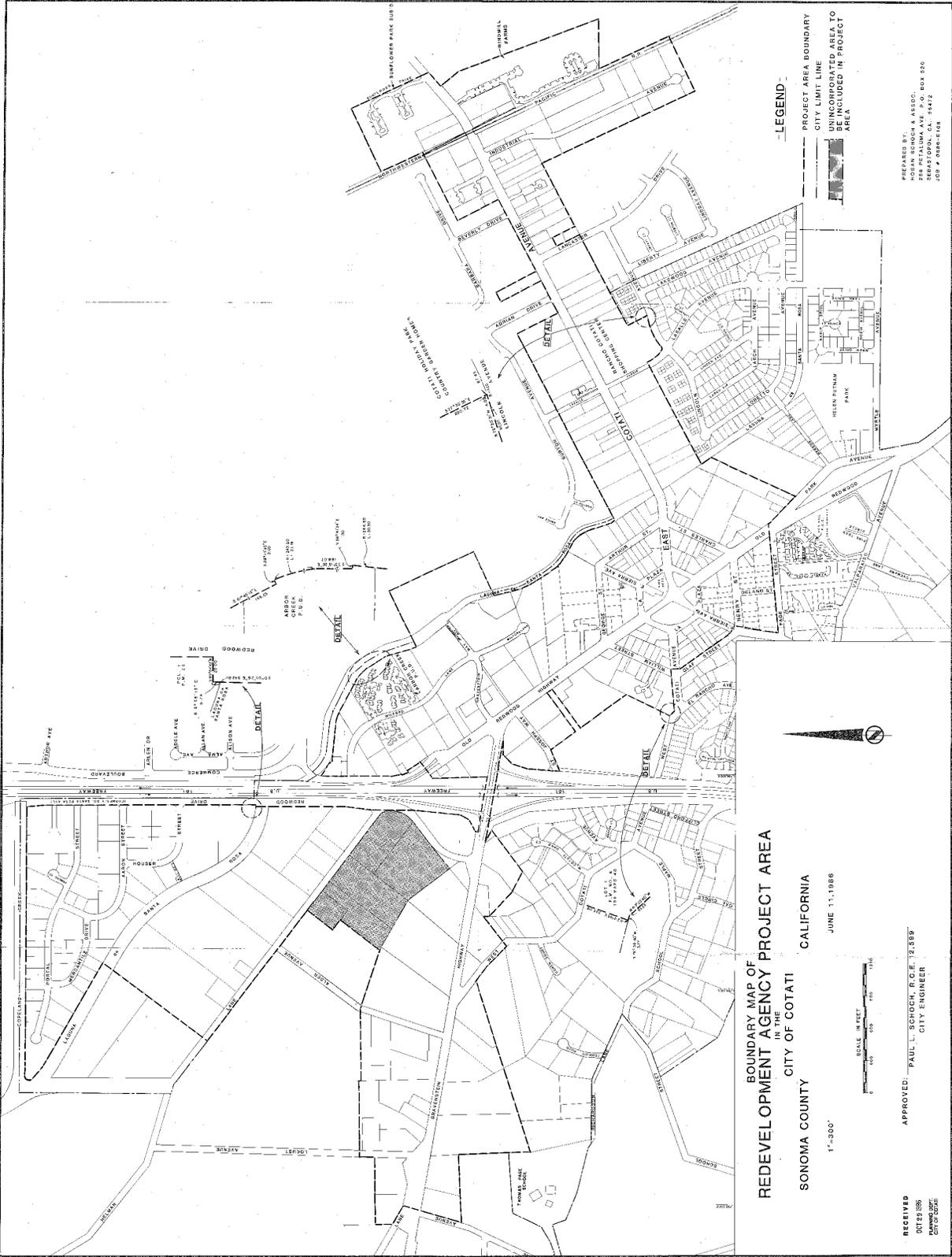


Once the initial “start-up” period is over, the following funding would be required each year on a continuing basis. Funding at this level would avoid the need for unplanned supplemental funding from year to year and keep the vehicle fleet within an acceptable age range.

<b>Fund</b>	<b>Annual Depreciation</b>
Water	\$ 22,518
Sewer	\$ 26,139
General Fund	\$ 88,377

## **Appendix A: Redevelopment Area Boundaries**





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 CITY OF COTATI

APPROVED: PAUL L. SCHOCH, P.E. 13,859  
 CITY ENGINEER

BOUNDARY MAP OF  
 REDEVELOPMENT AGENCY PROJECT AREA  
 IN THE  
 CITY OF COTATI  
 SONOMA COUNTY  
 CALIFORNIA

JUNE 11, 1988  
 1"=300'



-LEGEND-

- PROJECT AREA BOUNDARY
- CITY LIMIT LINE
- UNINCORPORATED AREA TO BE INCLUDED IN PROJECT AREA

PREPARED BY:  
 ROSAN SCHOCH & ASSOC.  
 1000 S. GARDEN AVENUE, P.O. BOX 520  
 HEALDEN, COLORADO 80424  
 JOB # 2888-108

## Appendix B: Summary CIP Project Tables& Costs



Description	Project Need	Project Estimate	Year of Estimate	2011 FY 11/12	2012 FY 12/13	2013 FY 13/14	2014 FY 14/15	2015 FY 15/16	2016 FY 16/17	2017 FY 17/18	2018 FY 18/19	2019 FY 19/20	2020 FY 20/21	2021 FY 21/22	Future	5-yr only Total	Existing %	Future %	5-yr only Existing Users	5-yr only Future Users	Justification for % splits
<b>2010 Water Master Plan Projects</b>																					
P-1: Portal Street, Mercantile, Aaron Main Replacement	Existing main undersized for fire flows	\$ 393,000	2011					\$ 393,000								\$ 393,000	100%	0%	\$ 393,000	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-2: West Cotati Avenue Main Replacement	Existing main undersized for fire flows	\$ 255,000	2011	\$ 50,000	\$ 205,000											\$ 255,000	100%	0%	\$ 255,000	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-3: Cypress Tank Water New Main	To create new Cypress pressure zone	\$ 356,000	2011				\$ 356,000									\$ 356,000	100%	0%	\$ 356,000	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-4: Water Road Water Main Replacement	To preserve loop in existing pressure zone	\$ 29,000	2011				\$ 29,000									\$ 29,000	100%	0%	\$ 29,000	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-5: Sycamore Lane Water Main Replacement	Existing main undersized for fire flows	\$ 89,000	2011						\$ 89,000							\$ -	100%	0%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-6: Amber Lane Water Main Replacement	Existing main undersized for fire flows	\$ 60,000	2011						\$ 60,000							\$ -	100%	0%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-7: Oak Circle Water Main Replacement	Existing main undersized for fire flows	\$ 75,000	2011							\$ 75,000						\$ -	100%	0%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-8: Unnamed Road off West School Street Water Main Replacement	Existing main undersized for fire flows	\$ 106,000	2011							\$ 106,000						\$ -	100%	0%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-9: Unnamed Road at Maple/West Cotati Avenue Water Main Replacement	Existing main undersized for fire flows	\$ 75,000	2011							\$ 75,000						\$ -	100%	0%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-10 (Future): Blodgett Street Extension	Create loop in Helman/Blodgett Street Mains	\$ 224,000	2011										\$ 224,000		\$ -	0%	100%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)	
P-11 (Future): Helman Lane Extension	Create loop in Helman/Blodgett Street Mains	\$ 224,000	2011										\$ 224,000		\$ -	0%	100%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)	
P-12 (Future): Ford Lane Interconnector	Create loop between Helman Lane and Gravenstein Hwy Main	\$ 206,000	2011												\$ 206,000	\$ -	0%	100%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-13 (Future): Gilman Ranch Road Extension	Create loop between Gilman Ranch and Richardson Mains	\$ 375,000	2011												\$ 375,000	\$ -	0%	100%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
P-14 (Future): West School Street Main Extension	Create loop between School Street and West Sierra Avenue	\$ 150,000	2011												\$ 150,000	\$ -	0%	100%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)
T-1: New Cypress Storage Tank	Add 0.4 MG of storage at existing out-of-service tank location	\$ 878,000	2011	\$ 25,000	\$ 853,000										\$ 878,000	100%	0%	\$ 878,000	\$ -	Cost split based on hydraulic benefit (2010 WMP)	
T-2: West Sierra Storage Tank No. 2	Add 1.0 MG of additional storage at existing tank site	\$ 2,194,000	2011							\$ 219,400	\$ 1,974,600				\$ -	47%	53%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 WMP)	
BP-1: Cypress Tank Booster Pumps	Add booster pumps for new Cypress Pressure Zone	\$ 813,000	2011				\$ 813,000								\$ 813,000	100%	0%	\$ 813,000	\$ -	Cost split based on hydraulic benefit (2010 WMP)	
W-4: Water Supply Well No. 4	Add new 700 GPM well to provide redundant supply	\$ 1,016,000	2011			\$ 1,016,000									\$ 1,016,000	100%	100%	\$ -	\$ 1,016,000	Cost split based on hydraulic benefit (2010 WMP)	
<b>Other CIP Projects</b>																					
Well 1A and 3 Filter Replacement	Periodic replacement of filter media (10-15 Yrs)	\$ 280,000	2010	\$ 140,000										\$ 289,791	\$ 140,000	100%	0%	\$ 140,000	\$ -	Maintenance item for existing service	
Well 1A Root Repair	Root damaging filter foundation / adjacent sewer	\$ 15,000	2011	\$ 15,000											\$ 15,000	100%	0%	\$ 15,000	\$ -	Maintenance item for existing service	
West Sierra Tank Recoating	Recoat interior/exterior of tank	\$ 500,000	2010	\$ 100,000		\$ 417,484									\$ 517,484	100%	0%	\$ 517,484	\$ -	Maintenance item for existing service	
Groundwater Banking Feasibility Study	Water Supply Reliability	\$ 23,636	2011	\$ 23,636											\$ 23,636	0%	100%	\$ -	\$ 23,636	Water supply reliability for future users	
Groundwater Banking Pilot Study	Water Supply Reliability	\$ 200,000	2010		\$ 206,994										\$ 206,994	0%	100%	\$ -	\$ 206,994	Water supply reliability for future users	
Groundwater Banking Implementation	Water Supply Reliability at Well 4	\$ 500,000	2010					\$ 517,484							\$ 517,484	0%	100%	\$ -	\$ 517,484	Water supply reliability for future users	
Chlorination Equipment Replacement	Replace aging chlorine generators for city wells	\$ 75,000	2010	\$ 18,000			\$ 77,623								\$ 95,623	100%	0%	\$ 95,623	\$ -	To benefit existing users	
AMR System Upgrade	Install system backbone, including CCU and any repeaters	\$ 50,000	2011	\$ 50,000											\$ 50,000	100%	0%	\$ 50,000	\$ -	AMR to better service existing customers	
La Salle 6-inch Turbo Replacement	To replace various billing meters in Oliver's Shopping center	\$ 30,000	2010		\$ 31,049										\$ 31,049	100%	0%	\$ 31,049	\$ -	Upgrade to benefit existing users	
Kotata Park LID Garden	LID garden along southern edge of park (currently unplanted)	\$ 75,000	2010						\$ 77,623						\$ -	50%	50%	\$ -	\$ -	Create second high profile demonstration garden in the L-Section	
Lancaster Drive Water Line Improvements	City contribution to remove residents from RP system	\$ 50,000	2010		\$ 51,748										\$ 51,748	100%	0%	\$ 51,748	\$ -	Upgrade to benefit existing users connected to Rohnert Park System	
Alternative Energy Generation Project	To offset water enterprise GHG emissions	\$ 400,000	2008		\$ 221,723	\$ 221,723									\$ 443,446	50%	50%	\$ 221,723	\$ 221,723	Project to benefit existing and future users	
USGS Groundwater Assessment	Contribution to regional study	\$ 7,262	2011	\$ 7,262											\$ 7,262	100%	0%	\$ 7,262	\$ -	To benefit existing users	
Santa Rosa Groundwater Plain Management Plan	Contribution to regional study	\$ 6,000	2011	\$ 6,000											\$ 6,000	100%	0%	\$ 6,000	\$ -	To benefit existing users	
Monumentation and Facility Land Survey	Update survey to NAVD 88	\$ 5,930	2011	\$ 5,930											\$ 5,930	100%	0%	\$ 5,930	\$ -	To benefit existing users	
SCADA System Migration	Replace obsolete SCADA system	\$ 230,000	2011	\$ 222,535											\$ 222,535	100%	0%	\$ 222,535	\$ -	Project benefits both existing and future users with an upgraded control system	
Distribution System Monitoring	Monitoring of pressure, flow, chlorine residual at key nodes	\$ 100,000	2010			\$ 103,497									\$ 103,497	50%	50%	\$ 51,748	\$ 51,748	System monitoring benefits existing and future users	
<b>Recurring Projects</b>																					
West Sierra Tank Inspection	Inspect condition of interior coating	\$ 5,000	2010			\$ 5,175		\$ 5,175				\$ 5,175			\$ 5,175	100%	0%	\$ 5,175	\$ -	Maintenance item for existing service	
Water Rate Study	5-Year Recurring Rate Study	\$ 7,500	2011	\$ 7,500											\$ 7,500	100%	0%	\$ 7,500	\$ -	Maintenance item for existing service	
Park Irrigation Controller	Replace Park Irrigation Controllers	\$ 8,000	2011	\$ 8,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000							\$ 56,000	100%	0%	\$ 56,000	\$ -	Maintenance item for existing service	
Annual Well Condition Assessment	Monitor well equipment condition	\$ 10,000	2011	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	100%	0%	\$ 50,000	\$ -	Maintenance item for existing service	
Recycled Water System Set-aside	Council mandated set-aside	\$ 100,000	2011	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	50%	50%	\$ 250,000	\$ 250,000	Offset water use benefits existing and future users	
Water Conservation Funding	Set-aside for community water conservation retrofits / signage	\$ 35,000	2011	\$ 50,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 190,000	50%	50%	\$ 95,000	\$ 95,000	Offset water use benefits existing and future users	
AMR Meter Upgrade	Upgrade current meters for AMR operation	\$ 350,000	2011	\$ 25,000	\$ 162,500	\$ 162,500									\$ 350,000	100%	0%	\$ 350,000	\$ -	AMR to better service existing customers	
Regular Meter Replacement/Upgrade	Replace old meters to ensure acceptable accuracy	\$ 25,000	2010	\$ -	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 103,497	100%	0%	\$ 103,497	\$ -	Meter upgrade to keep existing customer meters within accepted accuracy range	
Utility Base Maps / GIS / Electronic File Conversion	Needed update of base mapping on on-going basis	\$ 2,000	2011	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 10,000	50%	50%	\$ 5,000	\$ 5,000	Better inventory management benefits existing and future users	
Water Master Plan Update/UWMP	Needed to assess water system every 5-7 years	\$ 201,000	2010	\$ 44,851					\$ 208,029						\$ 44,851	10%	90%	\$ 4,485	\$ 40,366	Master planning/UWMP benefits primarily future users	
Engineering Standards Revision	Periodic Updates to Standards	\$ 5,000	2010	\$ -	\$ 5,175		\$ 5,175			\$ 5,175					\$ 10,350	50%	50%	\$ 5,175	\$ 5,175	Updated/current engineering standards benefits existing and future users	
City Hall Phone System	Current system old and failing	\$ 12,500	2010	\$ -	\$ 12,937										\$ 12,937	100%	0%	\$ 12,937	\$ -	Replace failing phone system	
General Plan Update	Water enterprise contribution to needed GP update	\$ 10,000	2011	\$ 10,000					\$ 10,000						\$ 10,000	50%	50%	\$ 5,000	\$ 5,000	General plan benefits existing and future users	
		<b>TOTAL (Present YRS)</b>		\$ 920,714	\$ 1,939,000	\$ 2,115,253	\$ 1,469,672	\$ 1,083,358	\$ 550,252	\$ 506,497	\$ 397,449	\$ 2,152,649	\$ 178,049	\$ 1,128,694	\$ 731,000						
		<b>TOTAL (Future YRS)</b>		\$ 920,714	\$ 2,006,802	\$ 2,265,770	\$ 1,629,299	\$ 1,243,023	\$ 653,425	\$ 622,497	\$ 505,556	\$ 2,833,921	\$ 242,594	\$ 1,591,638			\$ 7,527,996	68%	32%	\$ 5,089,871	\$ 2,438,125



City of Cotati  
Sanitary Sewer CIP

ENR CCI	3.5%
Current Year	2011

Description	Project Need	Project Estimate	Year of Estimate	2011 FY 11/12	2012 FY 12/13	2013 FY 13/14	2014 FY 14/15	2015 FY 15/16	2016 FY 16/17	2017 FY 17/18	2018 FY 18/19	2019 FY 19/20	2020 FY 20/21	2021 FY 21/22	Future	5-yr only Total	Existing %	Future %	5-yr only Existing Users	5-yr only Future Users	Justification for % splits	
<b>2010 Sanitary Sewer Master Plan (SSMP) Projects</b>																						
P-1: Laguna Relief Sewer (Phase 1, Helman to St. Joseph)	Relieve surcharging of the existing Laguna de Santa Rosa interceptor	\$ 978,000	2011	\$ 978,000											\$ 978,000	66%	34%	\$ 645,480	\$ 332,520	Cost split based on hydraulic benefit (2010 SSMP)		
P-2A: Laguna Relief Sewer (Phase 2, St. Joseph to George)	Relieve surcharging of the existing Laguna de Santa Rosa interceptor	\$ 414,000	2011	\$ 414,000											\$ 414,000	70%	30%	\$ 289,800	\$ 124,200	Cost split based on hydraulic benefit (2010 SSMP)		
P-2B: Laguna Relief Sewer (Phase 3, George to Laguna)	Relieve surcharging of the existing Laguna de Santa Rosa interceptor	\$ 502,000	2011				\$ 502,000								\$ 502,000	71%	29%	\$ 356,420	\$ 145,580	Cost split based on hydraulic benefit (2010 SSMP)		
P-3: W. Sierra / Olof Street Main Replacement	Upsize existing main to relieve surcharging	\$ 284,000	2011						\$ 284,000						\$ -	66%	34%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 SSMP)		
P-4: W. Sierra Main Replacement - W. School to Cypress	Upsize existing main to relieve surcharging	\$ 138,000	2011												\$ 138,000	60%	40%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 SSMP)		
P-5: W. Sierra Main Replacement - Cypress to Juniper	Upsize existing main to relieve surcharging	\$ 47,000	2011												\$ 47,000	84%	16%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 SSMP)		
P-6: Lincoln Avenue Main Replacement - La Salle to Lakewood	Upsize existing main to relieve surcharging	\$ 63,000	2011						\$ 63,000						\$ -	77%	23%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 SSMP)		
P-7: La Salle Ave (East Cotati to Lincoln)	To relocate existing sewer under Rancho Cotati Shopping Center	\$ 138,000	2011					\$ 138,000							\$ 138,000	75%	25%	\$ 103,500	\$ 34,500	Cost split based on hydraulic benefit (2010 SSMP)		
P-7: William Street Main Replacement	Upsize existing main to relieve surcharging	\$ 166,000	2011							\$ 166,000					\$ -	0%	100%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 SSMP)		
P-8: St. Joseph Way Main Replacement	Upsize existing main to relieve surcharging	\$ 127,000	2011												\$ 127,000	0%	100%	\$ -	\$ -	Cost split based on hydraulic benefit (2010 SSMP)		
<b>Other CIP Projects</b>																						
Inflow & Infiltration Study	Rotate through zones to assess I/I via CCTV, smoke testing, pressure	\$ 25,000	2010	\$ 35,000	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 138,497	100%	0%	\$ 138,497	\$ -	Mitigate for existing users		
Sanitary Sewer Monitoring Stations (5 ea)	Monitor contribution by zone	\$ 50,000	2010	\$ 20,000	\$ 31,748										\$ 51,748	50%	50%	\$ 25,874	\$ 25,874	I&I monitoring benefits existing and future users		
Pump Station Motor Retrofits	GHG Reduction measure	\$ 15,000	2010		\$ 15,525			\$ 15,525			\$ 15,525			\$ 15,525	\$ 31,049	100%	0%	\$ 31,049	\$ -	Retrofits benefits existing users		
Replace Sewer Main under US 101	Existing main is unsleeved and subject to failure (add 5 yr cip line)	\$ 100,000	2010						\$ 103,497						\$ -	100%	0%	\$ -	\$ -			
Sewer Line Relocation (Rancho Kotate Shopping Center)	Existing line is under Olivers Market	\$ 100,000	2010		\$ 103,497										\$ 103,497	100%	0%	\$ 103,497	\$ -	Benefits existing users only		
Park Avenue Sewer Main Relocations	Relocate main to between Benson and Park Meadows.	\$ 75,000	2010				\$ 77,623								\$ 77,623	100%	0%	\$ 77,623	\$ -			
Sunflower/East Cotati Rehabilitation	Existing line is frequently causing backups at 850 E. Cotati	\$ 100,000	2010					\$ 103,497							\$ 103,497	100%	0%	\$ 103,497	\$ -	Benefits existing users only		
Monumentation and Facility Survey	Survey to NAVD 88	\$ 5,930	2011	\$ 5,930											\$ 5,930	100%	0%	\$ 5,930	\$ -			
Lift Station Bypass Pumping Equipment	Emergency Equipment	\$ 5,000	2011	\$ 5,000											\$ 5,000	100%	0%	\$ 5,000	\$ -			
Alternative Energy Generation Project	To offset sewer enterprise GHG emissions	\$ 400,000	2010		\$ 206,994	\$ 206,994									\$ 413,967	50%	50%	\$ 206,994	\$ 206,994	Work benefits existing and future users		
SCADA System Migration	Replace obsolete SCADA system	\$ 222,535	2011	\$ 222,535											\$ 222,535	50%	50%	\$ 111,268	\$ 111,268	Work benefits existing and future users		
<b>Recurring Projects</b>																						
Manhole / Lateral Repair & Improvements	Repair/replace sources of I/I. Install hinged manhole lids	\$ 25,000	2010		\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 25,874	\$ 103,497	100%	0%	\$ 103,497	\$ -	Repair and maintain failing manhole lids and laterals benefits existing users		
Utility Base Maps / GIS / Electronic File Conversion	Needed update of base mapping on on-going basis	\$ 2,000	2011	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 10,000	50%	50%	\$ 5,000	\$ 5,000	Update and Maintain accurate maps to benefit existing service and new users		
Sewer Rate Study	5 year rate study	\$ 7,500	2011	\$ 7,500					\$ 7,500						\$ 7,500	100%	0%	\$ 7,500	\$ -	Benefit Existing users		
Sanitary Sewer Master Plan Update	Needed to assess sanitary sewer system every 5-7 years	\$ 22,091	2011	\$ 22,091					\$ 22,091						\$ 22,091	10%	90%	\$ 2,209	\$ 19,882	Updated SSMP benefits primarily future users		
Engineering Standards Revision	Needed to conform to new GP goals	\$ 5,000	2010		\$ 5,175	\$ 5,175			\$ 5,175	\$ 5,175			\$ 5,175		\$ 10,350	50%	50%	\$ 5,175	\$ 5,175	Benefits retrofit of existing, but primarily new construction		
City Hall Phone System	Current system old and failing	\$ 12,500	2010		\$ 12,937										\$ 12,937	100%	0%	\$ 12,937	\$ -	Replace failing phone system		
General Plan Update	Sanitary Sewer enterprise contribution to needed GP update	\$ 10,000	2011	\$ 10,000					\$ 10,000						\$ 10,000	50%	50%	\$ 5,000	\$ 5,000	Cost split shared equally between existing/new users		
				<b>TOTAL (Present YRS)</b>	<b>\$ 1,722,056</b>	<b>\$ 429,624</b>	<b>\$ 260,742</b>	<b>\$ 638,546</b>	<b>\$ 310,770</b>	<b>\$ 549,011</b>	<b>\$ 219,748</b>	<b>\$ 74,448</b>	<b>\$ 53,748</b>	<b>\$ 58,923</b>	<b>\$ 108,864</b>	<b>\$ 312,000</b>						
				<b>TOTAL (Future YRS)</b>	<b>\$ 1,722,056</b>	<b>\$ 444,647</b>	<b>\$ 279,296</b>	<b>\$ 707,901</b>	<b>\$ 356,571</b>	<b>\$ 651,951</b>	<b>\$ 270,076</b>	<b>\$ 94,698</b>	<b>\$ 70,759</b>	<b>\$ 80,284</b>	<b>\$ 153,515</b>		\$ 3,361,737	70%	30%	\$ 2,345,745	\$ 1,015,992	

ENR CCI	3.5%
Current Year	2011

**City of Cotati  
Parks CIP**

SUMMARY DATA	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
TOTAL (Present YRS) \$	-	\$ 77,623	\$ 103,497	\$ 25,874	\$ -	\$ 25,874	\$ -	\$ 25,874	\$ -	\$ -	\$ -	\$ 6,922,129	\$ 206,994
TOTAL (Future YRS) \$	-	\$ 80,337	\$ 110,861	\$ 28,684	\$ -	\$ 30,726	\$ -	\$ 32,912	\$ -	\$ -	\$ -		

Description	Project Need	Project Estimate	Year of Estimate	2011 FY 11/12	2012 FY 12/13	2013 FY 13/14	2014 FY 14/15	2015 FY 15/16	2016 FY 16/17	2017 FY 17/18	2018 FY 18/19	2019 FY 19/20	2020 FY 20/21	2021 FY 21/22	Future	5-yr only Total	Comments	
<b>CIP Projects</b>																		
Park Playground Equipment Replacement	Replace old playground equipment	\$ 25,000	2010		\$ 25,874		\$ 25,874		\$ 25,874		\$ 25,874						\$ 51,748	
Replace Putnam Bleachers	Bleachers are old should be replaced.	\$ 25,000	2010														\$ -	
Replace Putnam Backstop	Backstop and netting is old and should be replaced	\$ 100,000	2010			\$ 103,497											\$ 103,497	
Restore Laguna Trail	Repair/upgrade existing sections of Laguna Trail	\$ 50,000	2010		\$ 51,748												\$ 51,748	
<b>Mitigation Projects</b>																		
West Cotati Preserve / Flood Mitigation	Provide for flood control, stormwater treatment, habitat	\$ 5,000,000	2010												\$ 5,174,839	\$ -	Placeholder until preliminary engineering done.	
Putnam Dog Park Bioswale	Fecal material can drain to Laguna	\$ 30,000	2010												\$ 31,049	\$ -	Placeholder until preliminary engineering done.	
Putnam Drainage Channel Hydromodification	Provide for flood control and stormwater treatment	\$ 158,256	2010												\$ 163,790	\$ -		
Putnam Detention Basin	Provide high-flow bypass and detention/filtering of flood water	\$ 1,500,000	2010												\$ 1,552,452	\$ -		

ENR CCI	3.5%
Soft Costs	10%
Current Year	2011

**City of Cotati  
Street CIP**

SUMMARY DATA	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
<b>TOTAL (Present YRS)</b>	<b>\$ 277,000</b>	<b>\$ 1,151,000</b>	<b>\$ 953,000</b>	<b>\$ 1,081,484</b>	<b>\$ 719,000</b>	<b>\$ 10,000</b>	<b>\$ 5,288,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 4,947,000</b>	<b>\$ 4,181,484</b>
<b>TOTAL (Future YRS)</b>	<b>\$ 277,000</b>	<b>\$ 1,191,248</b>	<b>\$ 1,020,814</b>	<b>\$ 1,198,948</b>	<b>\$ 824,966</b>	<b>\$ 11,875</b>	<b>\$ 6,499,087</b>	<b>\$ 12,720</b>	<b>\$ 13,165</b>	<b>\$ 13,625</b>	<b>\$ 14,102</b>		

Description	Project Need	Project Estimate	Year of Estimate	2011 FY 11/12	2012 FY 12/13	2013 FY 13/14	2014 FY 14/15	2015 FY 15/16	2016 FY 16/17	2017 FY 17/18	2018 FY 18/19	2019 FY 19/20	2020 FY 20/21	2021 FY 21/22	Future	5-yr only Total	Comments
<b>Recurring Road Preservation Projects</b>																	
Roadway/Curb Striping	Refreshing striping/curb painting	\$ 10,000	2010	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000		\$ 50,000	Refreshing paint for safety and appearance
Preventative Road Maintenance, Constant PCI Year 1	Year 1 PMP Projects	\$ 219,516	2009	\$ 227,000												\$ 227,000	Budget developed to hold PCI at 62
Preventative Road Maintenance, Constant PCI Year 2	Year 2 PMP Projects	\$ 399,871	2009		\$ 428,000											\$ 428,000	Budget developed to hold PCI at 62
Preventative Road Maintenance, Constant PCI Year 3	Year 3 PMP Projects	\$ 412,834	2009			\$ 442,000										\$ 442,000	Budget developed to hold PCI at 62
Preventative Road Maintenance, Constant PCI Year 4	Year 4 PMP Projects	\$ 218,603	2009				\$ 234,000									\$ 234,000	Budget developed to hold PCI at 62
Preventative Road Maintenance, Constant PCI Year 5	Year 5 PMP Projects	\$ 72,474	2009					\$ 78,000								\$ 78,000	Budget developed to hold PCI at 62
<b>Pedestrian/Bicycle Projects (High Priority - Bicycle and Pedestrian Master Plan)</b>																	
West School Street Pedestrian Linkages Project	Create a ped-friendly corridor for children attending Thomas P	\$ 200,000	2010		\$ 21,000	\$ 186,000										\$ 207,000	Placeholder cost until corridor is studied. BPMP 3
City Directional/Wayfinding Program	Provide bicycle and directional signage at key locations	\$ 50,000	2010		\$ 21,000	\$ 21,000	\$ 5,000	\$ 5,000								\$ 52,000	BPMP 17
Myrtle Avenue Bicycle & Pedestrian Improvements	Create a Class 2 bicycle facility, Improve sidewalks at Putnam	\$ 88,951	2010		\$ 92,000											\$ 92,000	BPMP 12
City-Wide Bicycle Parking Program	Create bicycle parking at key locations throughout city	\$ 25,000	2010		\$ 26,000											\$ 26,000	BPMP 5
US 101 Crossing at Laguna de Santa Rosa	Create a crossing for Class I path to Laguna/Copeland Cr	\$ 6,000,000	2010				\$ 310,000	\$ 621,000		\$ 5,278,000						\$ 931,000	Joint project with Rohnert Park
Crossing Upgrade at Laguna de Santa Rosa / Commerce	Add bicycle detection loops, in-ground LED flashers	\$ 50,000	2010			\$ 52,000										\$ 52,000	
<b>Storm Drain Master Plan Projects</b>																	
MS4 Phase 2 Compliance Activities	On-going permit requirements - 5 year NPDES	\$ 5,000	2011	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000								\$ 25,000	Required for Phase II Permit compliance
Cotati Creek at Water Road Storm Drain Bypass	SD Master Plan Project 2.7.6	\$ 500,000	2010				\$ 517,484									\$ 517,484	Existing problem. Partially funded by Zone 1A grant
Hydromodification of Apple Valley Park-n-Ride	Provide water quality and hydromodification improvements	\$ 100,000	2010												\$ 103,000	\$ -	LID Stormwater Demonstration Project
Locust Avenue	SD Master Plan Project 3.3	\$ 2,030,133	2002												\$ 2,766,000	\$ -	Development Related
School Street 1	SD Master Plan Project 5.1.1.1	\$ 564,722	2002												\$ 769,000	\$ -	Existing problem
Maple Avenue	SD Master Plan Project 4.2	\$ 344,515	2002												\$ 469,000	\$ -	Existing problem
Gravenstein Highway at Alder Avenue	SD Master Plan Project 2.1.3	\$ 44,577	2002												\$ 61,000	\$ -	Development Related
Gravenstein Highway	SD Master Plan Project 3.1.1	\$ 43,965	2002												\$ 60,000	\$ -	Development Related
School Street 2	SD Master Plan Project 5.1.2	\$ 33,324	2002												\$ 45,000	\$ -	Existing problem
East Cotati Avenue 1	SD Master Plan Project 2.5.1	\$ 53,381	2002												\$ 73,000	\$ -	Development Related
East Cotati Avenue 2	SD Master Plan Project 2.5.2	\$ 97,661	2002												\$ 133,000	\$ -	Development Related
Commerce Avenue	SD Master Plan Project 2.3.1	\$ 343,728	2002												\$ 468,000	\$ -	Existing problem
<b>Other CIP Projects</b>																	
Pedestrian Improvements - Charles/ECA to Henry/ORH	Based on SWITERS data	\$ 50,000	2010		\$ 52,000											\$ 52,000	
Bicycle Improvements - ECA/Lancaster, ECA/La Salle	Based on SWITERS data	\$ 50,000	2010		\$ 52,000											\$ 52,000	
Create Exclusive Pedestrian Phase at Intersections	Reprogram signals to add a protected pedestrian phase	\$ 5,000	2011	\$ 5,000												\$ 5,000	
ORH / St. Joseph Way Intersection Improvements	Add signal at future commercial intersection	\$ 200,000	2010		\$ 207,000											\$ 207,000	
East Cotati Avenue / La Salle Intersection Improvements	Based on Signal Warrants	\$ 200,000	2010			\$ 207,000										\$ 207,000	
Signalize ORH / George Street Intersection	Based on Signal Warrants	\$ 200,000	2010		\$ 207,000											\$ 207,000	
Speed Monitors	Installation of speed monitors at primary city gateways	\$ 60,000	2010		\$ 30,000	\$ 30,000										\$ 60,000	W. Sierra, ORH/Euc, ECA/Sunflower, ECA/Laguna
Lancaster/Adrian Signal Intertie	Provide intertie so signals can operate together	\$ 30,000	2011	\$ 30,000												\$ 30,000	Concurrent with Village Walk Subdivision Improvements

ENR CCI	3.5%
Current Year	2011

**City of Cotati  
Building CIP**

SUMMARY DATA	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
<b>TOTAL (Present YRS)</b>	<b>\$ 150,000</b>	<b>\$ 134,522</b>	<b>\$ 1,332,526</b>	<b>\$ -</b>	<b>\$ 886,891</b>	<b>\$ -</b>	<b>\$ 2,503,940</b>					
<b>TOTAL (Future YRS)</b>	<b>\$ 150,000</b>	<b>\$ 139,226</b>	<b>\$ 1,427,347</b>	<b>\$ -</b>	<b>\$ 1,017,601</b>	<b>\$ -</b>						

Description	Project Need	Project Estimate	Year of Estimate	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Future	5-yr only	Comments
				FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		Total	
City Hall Interim Roof Repair	Repair roof until permant fix can be budgeted	\$ -	2010													\$ -	Roof currently leaking
City Hall Roof Replacement	Reroof City Hall / Remainder of Community Center	\$ 150,000	2011	\$ 150,000												\$ 150,000	Full roof replacement, including structural upgrade
City Hall Seismic Retrofit	To meet current building codes for siesmic tie-down	\$ 50,000	2008			\$ 55,431										\$ 55,431	Concurrent with roof replacement
City Hall Fire Sprinklers	Optional Fire Surpression System	\$ 30,000	2008			\$ 33,258										\$ 33,258	Concurrent with roof replacement, if desired (not a building code required item)
Community Center Improvements	Improvement of Parking Lot	\$ 300,000	2008					\$ 332,584								\$ 332,584	Proposed Parking Area Upgrades
Corp Yard Storage Building	Store excess equipment from Santero Facility, Files	\$ 500,000	2008					\$ 554,307								\$ 554,307	Equipment and Record Storage Annex
Solar Installations (150 kw)	GHG reduction project	\$ 1,200,000	2008		\$ 93,124	\$ 1,237,213										\$ 1,330,337	GHG reduction project
Corporation Yard Lighting	Reduce Energy Costs/GHGs	\$ 6,400	2010			\$ 6,624										\$ 6,624	Costs provided by TEAA. Create and Energy Efficiency Fund.
City Hall Lighting	Reduce Energy Costs/GHGs	\$ 7,600	2010		\$ 7,866											\$ 7,866	Costs provided by TEAA. Create and Energy Efficiency Fund.
Computer Power Management Software	Reduce Energy Costs/GHGs	\$ 2,000	2010		\$ 2,070											\$ 2,070	Costs provided by Keith Frank, Kenwood Energy, report 091209. All networked computers
Refrigerator Replacement	Reduce Energy Costs/GHGs	\$ 1,200	2010		\$ 1,242											\$ 1,242	Costs provided by Keith Frank, Kenwood Energy, report 091210. Community Center, City Hall
Community Center Lighting	Reduce Energy Costs/GHGs	\$ 3,700	2010		\$ 3,829											\$ 3,829	Costs provided by TEAA. Create and Energy Efficiency Fund.
City Hall Heat Pump Upgrade	North side heat pump inadequate to meet demands	\$ 7,000	2010													\$ -	
Police Station Lighting	Reduce Energy Costs/GHGs	\$ 13,000	2010		\$ 13,455											\$ 13,455	Costs provided by TEAA. Create and Energy Efficiency Fund. Funding passes thru Police Dept.
City Hall Phone System (Non-Departmental)	Current system old and failing	\$ 12,500	2010		\$ 12,937											\$ 12,937	Replace failing phone system

ENR CCI	3.5%
Soft Costs	10%
Current Year	2011

**City of Cotati  
Redevelopment Agency CIP**

SUMMARY DATA	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
TOTAL (Present YRS)	\$ 3,327,532	\$ 350,846	\$ 278,525	\$ 847,000	\$ 188,000	\$ 2,195,000	\$ 52,000	\$ -	\$ -	\$ 2,639,000	\$ -	\$ 6,210,000	\$ 4,991,903
TOTAL (Future YRS)	\$ 3,327,532	\$ 363,115	\$ 298,344	\$ 938,996	\$ 215,707	\$ 2,606,565	\$ 63,909	\$ -	\$ -	\$ 3,595,677	\$ -		

Description	Project Need	Project Estimate	Year of Estimate	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Future	5-yr only Total	Comments
				FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22			
<b>Recurring Road Preservation Projects</b>																	
ORH Rehabilitation Project	Rehab ORH from La Plaza to 116 per DSP	\$ 2,900,000	2010	\$ 3,001,000												\$ 3,001,000	BPMP 2. Remainder of project funding in Grants CIP
Commerce Avenue	Streetscape and landscape project	\$ 1,900,000	2006					\$ 113,000	\$ 2,143,000							\$ 113,000	DSP Project
Lancaster Rehabilitation	Rehabilitate failing pavement (1/2 pavement section)	\$ 150,000	2007		\$ 172,000											\$ 172,000	Timing to coincide with development of Village Walk Subdivision
East Cotati Avenue (RR Tracks to City Limit)	Rehabilitate failing pavement, Landscaping, Gateway	\$ 300,000	2010				\$ 310,000									\$ 310,000	BPMP 1
PMP Road Reconstruction, Constant PCI Year 1	Year 1 PMP Projects - RDA Eligible (NA)	\$ 48,154	2009													\$ -	Projects include soft cost add on for design/CM
PMP Road Reconstruction, Constant PCI Year 2	Year 2 PMP Projects - RDA Eligible	\$ 12,451	2009		\$ 13,000											\$ 13,000	Projects include soft cost add on for design/CM
PMP Road Reconstruction, Constant PCI Year 3	Year 3 PMP Projects - RDA Eligible	\$ 196,599	2009			\$ 211,000										\$ 211,000	Projects include soft cost add on for design/CM
PMP Road Reconstruction, Constant PCI Year 4	Year 4 PMP Projects - RDA Eligible	\$ 452,742	2009				\$ 485,000									\$ 485,000	Projects include soft cost add on for design/CM
PMP Road Reconstruction, Constant PCI Year 5	Year 5 PMP Projects - RDA Eligible	\$ 21,393	2009					\$ 23,000								\$ 23,000	Projects include soft cost add on for design/CM
<b>Other Projects</b>																	
La Plaza Park Conversion	Proposed Project to join La Plaza Park (DSP)	\$ 6,000,000	2010													\$ 6,210,000	\$ - DSP Project to reunify La Plaza Park
Cotati Transit Center (Intermodal Facility)	Construct a transit center at 970 East Cotati Avenue	\$ 303,000	2010	\$ 313,595												\$ 313,595	Remainder of project funding in Grants CIP
East Cotati Avenue Beautification	Convert wide boulevard w/traffic calming	\$ 2,300,000	2007										\$ 2,639,000			\$ -	
Sunflower Park Tennis Court Repair	1 court is unusable, that other is very deteriorated	\$ 75,000	2010		\$ 77,623											\$ 77,623	
Sunflower Park Restroom Recommissioning	Restroom is always locked. Install time locks and modify enter.	\$ 25,000	2010		\$ 25,874											\$ 25,874	
Repair Chief Cotati Totems (La Plaza Park)	Totems are severely rotted at base	\$ 10,000	2010		\$ 10,350											\$ 10,350	
Replace Marquee	Replace marquee which is in poor condition	\$ 15,000	2010			\$ 15,525										\$ 15,525	
City Hall Phone System	Current system old and failing	\$ 12,500	2010	\$ 12,937												\$ 12,937	Replace failing phone system - RDA operations
City Gateway Project	Create gateways at main access points	\$ 50,000	2010		\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000						\$ 208,000	116/ORH, ECA/Sunflower, Commerce, ORH/Euc, W. Sierra

ENR CCI	3.5%
Current Year	2011

SUMMARY DATA	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
TOTAL (Present YRS) \$	50,000	103,497	846,503	-	-	-	-	-	-	-	-
TOTAL (Future YRS) \$	50,000	107,116	906,739	-	-	-	-	-	-	-	-

Project Need	Project Estimate	Year of Estimate	2011 FY 11/12	2012 FY 12/13	2013 FY 13/14	2014 FY 14/15	2015 FY 15/16	2016 FY 16/17	2017 FY 17/18	2018 FY 18/19	2019 FY 19/20	2020 FY 20/21	2021 FY 21/22	Future	5-yr only Total	Comments
Convert farm into a publicly accessible park/museum	\$ 1,000,000	2010	\$ 50,000	\$ 103,497	\$ 846,503										\$ 1,000,000	
															\$ -	
															\$ -	

ENR CCI	3.5%
Soft Costs	10%
Current Year	2011

**SUMMARY DATA**

<b>TOTAL (Present YRS)</b>	\$	-	\$ 3,358,196	\$ 87,000	\$ 54,000	\$ 703,066	\$ 459,241	\$ 31,000	\$ -	\$ 31,000	\$ -	\$ 31,000	\$ -	\$ 4,433,503
<b>TOTAL (Future YRS)</b>	\$	-	\$ 3,475,625	\$ 93,191	\$ 59,865	\$ 806,684	\$ 545,349	\$ 38,100	\$ -	\$ 40,811	\$ -	\$ 43,715		

**City of Cotati  
Grants CIP**

Description	Project Need	Grant Estimate	Year of Estimate	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Future	5-yr only Total	Comments
				FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22			
<b>Road Preservation Projects</b>																	
Redwood Drive Reconstruction	Create engineered section, add bicycle lanes	\$ 280,000	2010		\$ 290,000											\$ 290,000	BPMP 10
Commerce Avenue Overlay	Repair Commerce Avenue, replace Wilford curb ramps	\$ 60,000	2010		\$ 62,000											\$ 62,000	BPMP 6
ORH Overlay Project	Repair ORH between Commerce and 116	\$ 60,000	2010		\$ 62,000											\$ 62,000	
ORH Rehabilitation Project	Rehab ORH from La Plaza to 116 per DSP	\$ 1,100,000	2010		\$ 1,138,000											\$ 1,138,000	BPMP 2, remainder of funding in RDA CIP
Preventative Road Maintenance, Constant PCI 1	Year 1 PMP Projects	\$ 25,970	2009			\$ 28,000											
Preventative Road Maintenance, Constant PCI 2	Year 2 PMP Projects	\$ 26,490	2009			\$ 28,000											
Preventative Road Maintenance, Constant PCI 3	Year 3 PMP Projects	\$ 50,369	2009				\$ 54,000										
Preventative Road Maintenance, Constant PCI 4	Year 4 PMP Projects	\$ 98,438	2009					\$ 105,000									
Preventative Road Maintenance, Constant PCI 5	Year 5 PMP Projects	\$ 11,891	2009						\$ 13,000								
<b>Other Projects</b>																	
Cotati Transit Center (Intermodal Facility)	Construct a transit center at 970 East Cotati Avenue	\$ 1,516,000	2010		\$ 1,569,000											\$ 1,569,000	Project proceeding with TLC Grant, remainder of funding in RDA CIP
ADA curb/sidewalk Upgrade Program	Reconstruct curb ramps and sidewalks for ADA	\$ 30,000	2010			\$ 31,000		\$ 31,000		\$ 31,000		\$ 31,000		\$ 31,000		\$ 62,000	CDBG Funded Projects
Energy Efficient Street Light Project	Replace HPS streetlights with LED	\$ 37,000	2010		\$ 38,000											\$ 38,000	EECBG Funded Project
Cotati Creek at Water Road	SD Master Plan Project 2.7.6	\$ 500,000	2010					\$ 517,484								\$ 517,484	Existing problem. Flood Control Zone 1A grant
ADA Improvements for City Hall Mens Bathroom	Door swings inward, preventing handicap exit	\$ 38,000	2010		\$ 39,329											\$ 39,329	CDBG Project
ADA Improvements for Community Center Restrooms	Provide ADA accessibility retrofits	\$ 82,000	2010		\$ 84,867											\$ 84,867	CDBG Project
Charles Street / East School St Tunnel Improvements	Improve accessibility of Charles St and Tunnel	\$ 72,000	2010		\$ 75,000											\$ 75,000	BPMP 7, CDBG Project
Gravenstein Highway Beautification (Redwood to Alder)	Add landscaped median, decorative cross walks, etc	\$ 447,246	2008					\$ 49,582	\$ 446,241							\$ 495,823	Developer funded through direct fee

## **Appendix C: Vehicle Inventory and Replacement Costs**



City-No.		Description	Year	Mileage	Vehicle ID No.	Replace Cost	Residual Value	Net Replace Cost	Service Life (yrs)
<b>Public Works</b>	<b>Unit #</b>			6/7/2011			3.0%		
154-PW		LeROI 125 Air Compressor Trailer	1993		3252X91	\$ 18,000	\$ 540	\$ 17,460	20
158-PW	Spare	Ford F-250 XL	1996	<b>RETIRE</b>	1FTHP2528TLB02119	\$ -	\$ -	\$ -	10
161-PW		Shamrock Hydro Flusher	1997		1S9AF1922VB377039	\$ 26,000	\$ 780	\$ 25,220	15
162-PW	Ralph	Ford F-250 XL	1997	50,092	3FTHF25H8VMA62469	\$ 29,792	\$ 894	\$ 28,898	10
163-PW	Susan	GMC 2500 SL Alternate Fuel Truck	1997	48,263	1CTGC24R3VE563158	\$ 29,792	\$ 894	\$ 28,898	10
170-PW		Chevy C 70 Diesel Lift Truck	1987		1GBK7D1G5HV117597	\$ 60,000	\$ 1,800	\$ 58,200	10
172-PW		Tiger 6640 Mower	1992		BD11435	\$ 75,000	\$ 2,250	\$ 72,750	10
174-PW		Allis Chalmers Grader	1961	<b>RETIRE</b>	D1386	\$ -	\$ -	\$ -	15
175-PW		Generator Trailer/Model 90A03291-S	1990		993630	\$ 30,000	\$ 900	\$ 29,100	15
176-PW		John Deere Tractor 955	1997		LV0955E191084	\$ 20,000	\$ 600	\$ 19,400	10
180-PW		Bomag 2 ton Double Drum Roller/Model BW90	1997		101460510528	\$ 25,000	\$ 750	\$ 24,250	10
181-PW	Al	Dodge 2500 SLT 4x4	2001	30,458	3B6KF26Z91M275247	\$ 29,792	\$ 894	\$ 28,898	10
182-PW	Dane	Chevrolet 2500 Truck w/Harbor Body	2002	51,170	1GBC24U12Z114932	\$ 29,792	\$ 894	\$ 28,898	10
183-PW		Ford F-800 Dump Truck	1998		1FDPP80C5WVA15607	\$ 50,000	\$ 1,500	\$ 48,500	10
184-PW		Vermeer 1230-A Chipper	1999		1VRN15174W1002302	\$ 30,000	\$ 900	\$ 29,100	10
185-PW	Spare	Ford F-250 XL	1999	<b>RETIRE</b>	1FTNF20S8XE77578	\$ -	\$ -	\$ -	10
187-PW		Case 570 LXT Loader Scraper	1999		JJG0260523	\$ 50,000	\$ 1,500	\$ 48,500	10
188-PW	Spare	Truck, Dodge Dakota SLT	2002	<b>RETIRE</b>	1B7HL48X62S643432	\$ -	\$ -	\$ -	10
189-PW		Ford 8000 Vac-Con Truck	1994		1FDYR82E9RVA51900	\$ 300,000	\$ 9,000	\$ 291,000	10
190-PW		Jacobsen DTB-0D2212 Tilt Trailer	2003		1J9DE1K823F015144	\$ 15,000	\$ 450	\$ 14,550	15
191-PW		Case 580L Backhoe/Loader w/12 in & 24 in buckets	1993		JJG0242009	\$ 75,000	\$ 2,250	\$ 72,750	10
192-PW		GMC C6500 Dump Truck	2003		1GDJ6J1C03F511495	\$ 50,000	\$ 1,500	\$ 48,500	10
193-PW	Scott	Ford F-250 SD	2004	18,915	1FDNF20L34ED83396	\$ 29,792	\$ 894	\$ 28,898	10
194-BLDG	Building	Ford F-150 HRTG	2004	19,490	2FTRF17224CA54885	\$ 16,486	\$ 495	\$ 15,991	10
		<b>Daewoo Forklift (5000#)</b>	<b>1987</b>		<b>12-01426</b>	<b>\$ 20,000</b>	<b>\$ 600</b>	<b>\$ 19,400</b>	<b>15</b>
		<b>Ziemann Tilt Trailer (Single Axle)</b>	<b>1981</b>			<b>\$ 7,000</b>	<b>\$ 210</b>	<b>\$ 6,790</b>	<b>15</b>
		<b>Selma Trailer</b>	<b>1979</b>		<b>39560</b>	<b>\$ 5,000</b>	<b>\$ 150</b>	<b>\$ 4,850</b>	<b>15</b>
195-PW		Carson Trailer w/ welder mounted	2005		4HXSU08165C096118	\$ 6,000	\$ 180	\$ 5,820	15
198-PW		Best Trailer - 2 axle tilt trailer	2003		1B9TB232031245922	\$ 8,500	\$ 255	\$ 8,245	15
<b>Police</b>									
<b>156-PD</b>	1	<b>Ford Crown Victoria</b>	1995	104078	2FALP71W9SX193392	\$ -	\$ -	\$ -	7
169-PD	5	Ford Windstar Van/CSO	1999	32,996	2FTA54U0XB889310	\$ 21,157	\$ 635	\$ 20,522	15
168-PD	8	<b>Chevrolet Tahoe (K-9)</b>	1999	138,000	1GNEC13R3XR103309	\$ -	\$ -	\$ -	7
166-PD	12	Ford Crown Victoria (Patrol 5)	1998	102,801	1FAFP71W2WX180468	\$ 31,000	\$ 930	\$ 30,070	7
<b>177-PD</b>	14	<b>Ford Crown Victoria (Chief)</b>	2000	95,410	2FAFP71W3YX169952	\$ 31,000	\$ 930	\$ 30,070	12
186-PD	16	Ford Crown Victoria (Patrol 1)	2003	44,937	2FAFP71W33X104835	\$ 31,000	\$ 930	\$ 30,070	7
<b>191-PD</b>	17	<b>Ford Interceptor/Lt.</b>	2004	87,486	2FAFP71W44X101332	\$ -	\$ -	\$ -	7
192-PD	18	Ford Interceptor (Patrol 2)	2004	85,584	2FAFP71W64X101333	\$ -	\$ -	\$ -	7
193-PD	19	<b>Ford Interceptor (Patrol 3)</b>	2004	98,043	2FAFP71W84X101334	\$ 31,000	\$ 930	\$ 30,070	7
<b>194-PD</b>	20	<b>Ford Interceptor</b>	2004	156,778	2FAFP71W6YX180816	\$ 31,000	\$ 930	\$ 30,070	7
195-PD	21	Ford Crown Victoria (Patrol 4)	2005	24,880	2FAFP71W55X140514	\$ 31,000	\$ 930	\$ 30,070	7
196-PD	22	Ford Crown Victoria (Supervisor 1)	2005	31,078	2FAFP71W55X140511	\$ 31,000	\$ 930	\$ 30,070	7
197-PD	23	Harley Davidson Road King FLHPI	2006	14,743	1HD1FHW116Y670067	\$ -	\$ -	\$ -	7
199-PD	24	Ford Crown Victoria (Supervisor 2)	2007	19,735	2FAHP71W67X108554	\$ 31,000	\$ 930	\$ 30,070	7
200-PD	25	Dodge Sprinter Van (owned by Sonoma County)	2007	600	WD0PE845275187024	\$ -	\$ -	\$ -	12
100-PD		Smart Trailer (Radar Trailer)	1993		1K9B50814PK118056	\$ 13,000	\$ 390	\$ 12,610	10
153		<b>Ford Taurus</b>	1993	80,533	1FACP5210PG279033	\$ -	\$ -	\$ -	7
<b>Administration</b>									
152-CM		Ford Taurus	1993	102887	1FACP5212PG196543	\$ 31,000	\$ 930	\$ 30,070	5
179-Admin		Ford Taurus	2000	<b>RETIRE</b>	1FAFP55S2YA258027	\$ -	\$ -	\$ -	7
						<b>\$ 1,349,103</b>	<b>\$ 40,473</b>		

## Appendix D: CIP Summary Data Input Sheets

# Capital Improvement Program General Input Sheet

Current Calendar Year **2011**

Period Covered by CIP (Detailed Financial Projections for Years 2-6 only)

Year #	1	2	3	4	5	6	7	8	9	10	11	12
FY Start	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Fiscal Year	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	

ENR CCI **3.5%** Escalation factor for project costs estimated in earlier years and to escalate project costs to future year dollars.

Assumed Soft Costs **10%** For Pavement Management Plan Projects

Residual Value **3%** For vehicle sale at auction

SCWA Water Costs **6%** Assumed annual escalation in wholesale water costs

Subregional Costs **3.5%** Assumed annual escalation in costs for wastewater treatment

Cotati O&M Costs **3.5%** Assumed annual escalation in costs for City O&M