

City of Black Diamond Capital Improvement Plan 2019 – 2024

August 16, 2018



Independence Day on Lake Sawyer
(Photo Credit Craig Goodwin)

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Overview of the Capital Improvement Program

What is the Capital Improvement Program?

The Capital Improvement Program (CIP) is a plan that lays out a six-year road map identifying present and future capital and infrastructure needs for the city. It is an investment in the future of our community.

Because the CIP is a plan rather than a budget, actual authorization for capital project spending for the upcoming year occurs when City Council adopts the Annual Budget in December.

Having the long range capital plan completed before the annual operating budget is developed helps management better incorporate both short and long term planning.

For each project there is an estimated start and completion date that has been projected by the city department in charge of the improvement. The CIP also defines the total cost of the project and the amount allocated to the project for each year of the plan.

Examples of projects in Black Diamond's six-year CIP include street rehabilitation, water projects, wastewater facilities, park improvements, a fire station and equipment, police capital facility needs, and general facility capital needs and improvement.

How are projects in the Capital Improvement Plan paid for?

The CIP process involves balancing desired capital improvements that compete for scarce financial resources. Generally, funding for capital improvements is provided through Real Estate Excise Tax revenue (REET), capital reserves, public trust fund loans, grants, impact fees and developer funding.

Real estate excise taxes (REET) are collected from property sales within the city limits and are earmarked specifically for capital projects. However, in order to spend that money, a jurisdiction must have the project identified in a Capital Improvement Plan. So not only is the CIP a great overall planning tool for the city, it is also required to access REET monies.

Additionally, historical documentation of need is usually required when applying for grants. This need is documented in the CIP, as some projects get 'pushed out' from one year to the next due to lack of adequate funding.

Types of Capital Projects

Capital projects are essential to the delivery of many of Black Diamond's core services. The capital projects in each major department are described below.

- Transportation The road system in Black Diamond is a vital infrastructure to city residents, visitors and commuters. This infrastructure includes roads, bridges, bike lanes and sidewalks. The responsibility for the funding and construction of transportation infrastructure is usually shared with developers in the form of impact fees, as new development has need for additional transportation improvements. Most of the funding for street improvement comes from grants.
- Parks and Recreation There are regional and local parks in Black Diamond as well as bike and hiking trails, a skate park and a BMX Course. Outdoor enthusiasts choose to live in Black Diamond for the natural beauty of the surroundings and sporting opportunities. Park facility improvements are primarily financed by grants, real estate excise taxes and developer contributions. A Comprehensive Parks Plan Project is part of this CIP.
- Utilities The city provides water, sewer and stormwater utility services to residents and businesses. Capital Facilities include water sources, facilities, reservoir, water lines, sewer treatment facilities, transmission systems and storm water detention facilities and culverts. Developers contribute to these projects, as growth requires infrastructure expansion. Utility fund reserves, grants, loans and real estate excise taxes also provide funding for utility capital projects in Black Diamond.
- Public Safety Capital facilities and equipment are required to deliver core city services of Police and Fire. These facilities include the fire and police stations, vehicles and major equipment and technology. Funding for these capital projects comes primarily from impact fees, developer funding, grants and real estate excise taxes.
- General Government Capital The city is responsible for funding the construction and maintenance of general capital facilities such as city buildings, vehicles and technology. These costs are primarily funded by real estate excise taxes in this CIP.

Level of Service

The number and type of capital facilities needed to serve Black Diamond is directly related to the level of public service provided. The level of service is established by City Council and the City's Comprehensive Plan.

Maintenance and Funding Constraints

Once completed and placed in service, capital facilities must be maintained. Funding for the maintenance of capital projects for City Utilities are funded with user fees in the respective operating budgets. Maintenance funding for projects are funded through current operations, not the capital budget. For that reason, the availability of funding for future maintenance must be considered when preparing the capital budget.

Development and Approval Process

The Capital Improvement Plan is updated biennially. Individual projects are submitted by department directors. They use a template provided by Finance staff. These requests include an update of current projects and projections on new projects and anticipated costs. Each project must have specific funding sources identified.

The Mayor, Finance Director and management meet to balance projects to available funding. Council workstudy sessions occur and a public hearing encourages public input. The proposed plan is then brought before Council for approval. This approved CIP then becomes an update and amendment to the capital facility portion of the City's Comprehensive Plan.

Capital Improvement Plan 2019 - 2024

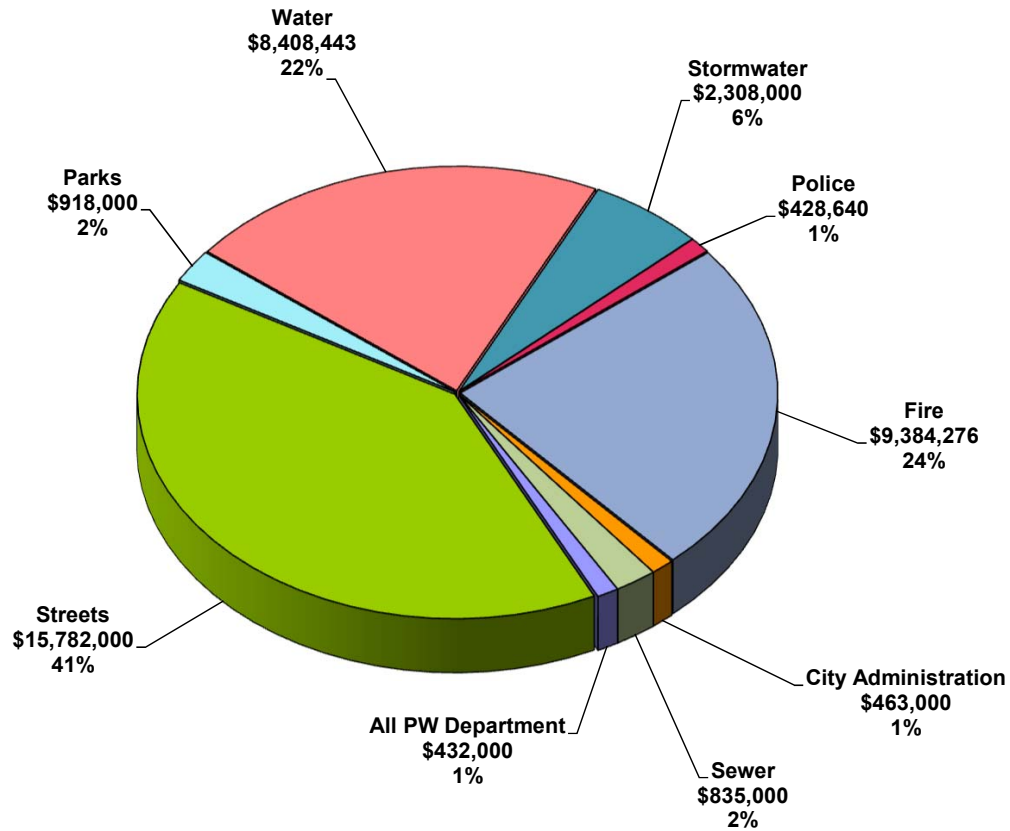
Growth Forecast	2019	2020	2021	2022	2023	2024	Total Units
Headcount Per New Home Sold	2.5	2.5	2.5	2.5	2.5	2.5	
Existing Home Sales:							
Average Value	\$410,000	\$422,300	\$434,969	\$448,018	\$461,459	\$475,303	646
Number of Units Sold Per Year	100	103	106	109	112	116	
REET II Excise Tax Percentage	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	
Total REET II Excise Tax Revenue Per Year	\$102,500	\$108,742	\$115,267	\$122,085	\$129,209	\$137,838	
"Other" Plats:							
Average Value	\$410,000	\$422,300	\$434,969	\$448,018	\$461,459	\$475,303	86
Number of Units Sold Per Year	12	12	12	15	15	20	
REET II Excise Tax Percentage	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	
Total REET II Excise Tax Revenue Per Year	\$12,300	\$12,669	\$13,049	\$16,801	\$17,305	\$23,765	
MPD Single Family Homes							
Average Value	\$410,000	\$422,300	\$434,969	\$448,018	\$461,459	\$475,303	420
Number of Units Sold Per Year	50	70	90	90	60	60	
REET II Excise Tax Percentage	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	
Total REET II Excise Tax Revenue Per Year	\$51,250	\$73,903	\$97,868	\$100,804	\$69,219	\$71,295	
MPD Land Sales							
Average Value	\$4,000,000	\$3,200,000	\$3,200,000	\$6,000,000	\$4,000,000	\$4,000,000	
Number of Units Sold Per Year -N/A							
REET II Excise Tax Percentage	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	
Total REET II Excise Tax Revenue Per Year	\$10,000	\$8,000	\$8,000	\$15,000	\$10,000	\$10,000	
Total New Construction Units Sold	62	82	102	105	75	80	
New Homes							506
Existing Sales							646

Capital Improvement Plan 2019 - 2024

CIP Total Summary - Projects by Department

Departments	Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
Street Department	15,782,000	1,365,000	4,487,000	8,045,000	610,000	840,000	435,000
Fire Department	9,384,276	600,000	272,000	250,000	600,000	360,000	7,302,276
Water Department	8,408,443	2,934,443	2,914,000	683,000	109,000	783,000	985,000
Stormwater Department	2,308,000	171,706	1,481,294	155,000	140,000	80,000	280,000
Parks and Recreation	918,000	195,500	62,500	45,000	5,000	35,000	575,000
Sewer Department	835,000	35,000	295,000	20,000	440,000	15,000	30,000
City Administration	463,000	93,000	97,000	76,000	75,000	75,000	47,000
PW Facilities and Equipment	432,000	72,000	72,000	72,000	72,000	72,000	72,000
Police Department	428,640	64,320	69,320	65,000	70,000	75,000	85,000
TOTAL Project Expenditures	\$38,959,359	\$5,530,969	\$9,750,114	\$9,411,000	\$2,121,000	\$2,335,000	\$9,811,276

Total City CIP 2019 - 2024 \$38,959,359



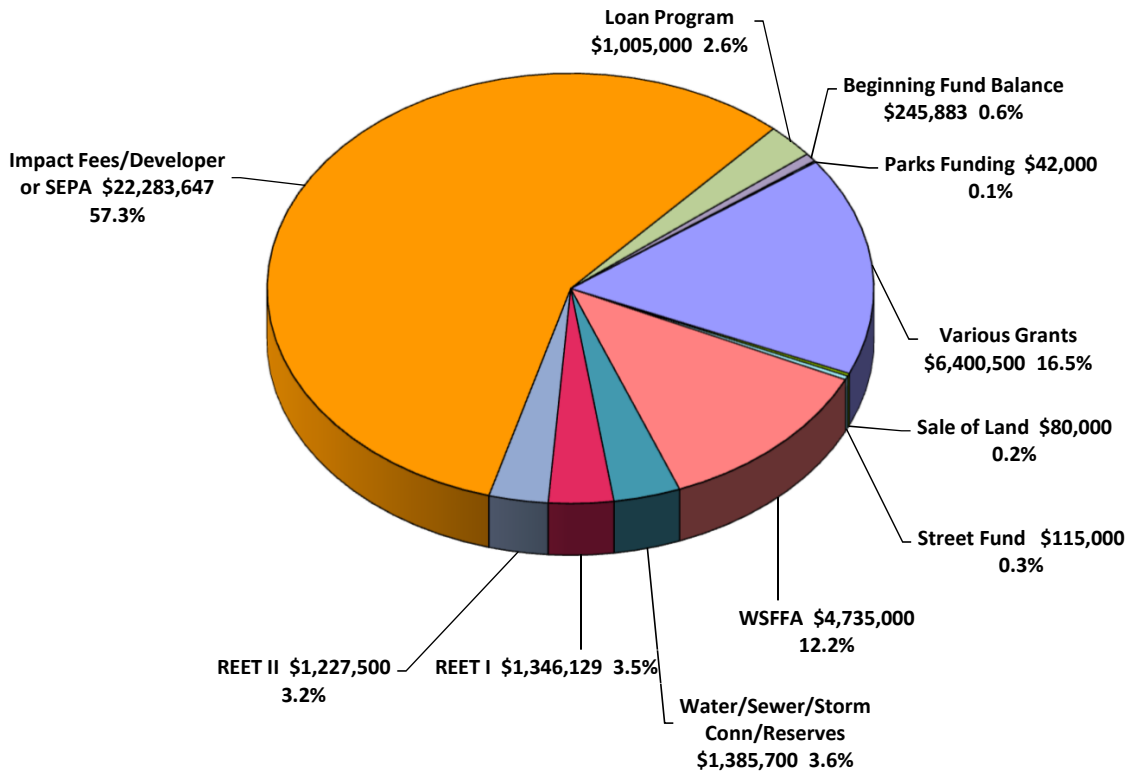
Debt Service							
	Total \$ Requested 2019-2024	2019	2020	2021	2022	2023	2024
Cedarbrook Sewer Main - PWTF loan 20 yr @1%	69,270		13,854	13,854	13,854	13,854	13,854
Morganville Force Main Reroute - PWTF 20 yr @1%	48,800					24,400	24,400
.5 MG Tank Water Reservoir Recoat - Sewer Res 5 yr @ 1%	145,278				48,426	48,426	48,426
TOTAL DEBT SERVICE	263,348		13,854	13,854	62,280	86,680	86,680

Capital Improvement Plan 2019 - 2024

CIP Total Summary - Capital Resources

REQUESTED FUNDING	Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
Impact Fees & Developer	22,283,647	1,104,880	4,502,746	7,850,000	544,245	469,500	7,812,276
Various Grants	6,400,500	909,706	1,802,294	747,250	550,500	1,123,000	1,267,750
WSFFA	4,735,000	2,645,000	2,090,000				
Water/Sewer/Storm Conn/Reserves	1,385,700	158,700	429,000	162,000	99,000	229,500	307,500
Real Estate Excise Tax I	1,346,129	190,120	252,754	235,000	205,755	205,500	257,000
Real Estate Excise Tax II	1,227,500	235,000	274,000	183,750	174,500	210,500	149,750
Loan Program	1,005,000	35,000	315,000	215,000	440,000		
Beginning Fund Balance	245,883	230,563	14,320	1,000			
Street Fund	115,000	15,000	60,000	10,000	10,000	10,000	10,000
Sale of Land	80,000					80,000	
Homeowners Association	93,000		3,000		90,000		
Parks Funding	42,000	7,000	7,000	7,000	7,000	7,000	7,000
TOTAL RESOURCES	\$38,959,359	\$5,530,969	\$9,750,114	\$9,411,000	\$2,121,000	\$2,335,000	\$9,811,276

Total: \$38,959,359



Summary List of Projects		Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
PW FACILITIES AND EQUIPMENT								
A1	Upgrade Utility Staff Facilities	150,000	25,000	25,000	25,000	25,000	25,000	25,000
A2	Equipment Replacement Program	282,000	47,000	47,000	47,000	47,000	47,000	47,000
Total PW FACILITIES AND EQUIP		432,000	72,000	72,000	72,000	72,000	72,000	72,000
STREET PROJECTS								
T1	General Street Improvement	180,000	30,000	30,000	30,000	30,000	30,000	30,000
T2	Grant Matching Project	240,000	40,000	40,000	40,000	40,000	40,000	40,000
T3	Roberts Drive Impr - 236th to Bruckners	820,000	820,000					
T4	SR 169 Roundabouts	12,000,000	420,000	4,080,000	7,500,000			
T5	Park St. & SR 169 Intersection Safety Improve.	30,000	30,000					
T6	Morgan Creek Seal Coat Preservation	107,000		107,000				
T7	232nd Ave. SE Overlay, SE 288th to SE 293rd	175,000			175,000			
T8	Downtown Public Parking	180,000	25,000	155,000				
T9	SR 169 - James St. to Roberts Dr. Sidewalk	550,000			150,000	400,000		
T10	216th Ave SE Overlay	180,000					180,000	
T11	Morgan Creek Pedestrian Connector	200,000		50,000	150,000			
T12	Roberts Dr. Rehab - Library to SR 169	365,000						365,000
T13	224th Guardrail at Covington Creek	25,000		25,000				
T14	Downtown Pedestrian and Bicycle Link Study	30,000				30,000		
T15	Baker Street Sidewalk	700,000				110,000	590,000	
Total STREET PROJECTS		15,782,000	1,365,000	4,487,000	8,045,000	610,000	840,000	435,000
WATER PROJECTS								
W1	Springs & Transmission Reconstruction WSFFA	4,735,000	2,645,000	2,090,000				
W2	Fire Flow Loop - North Commercial Area	835,000	145,000	690,000				
W3	4.3 MG Tank Repaint	35,000	35,000					
W4	Water Comprehensive Plan Update	98,243	98,243					
W5	Asbestos Morganville S. Water Main Replace	562,200	1,200	104,000	457,000			
W6	Asbestos Morganville N. Water Main Replace	528,000			1,000	99,000	428,000	
W7	.5 MG Tank Water Reservoir Recoat	235,000		20,000	215,000			
W8	Pacific Street Water Line Loop	240,000						120,000
W9	2nd Interlie with City of Tacoma	640,000						510,000
W10	SCADA System Improvements	60,000	10,000	10,000	10,000	10,000	10,000	10,000
W11	Morgan St AC Water Main Replacement	440,000					95,000	345,000
Total WATER PROJECTS		8,408,443	2,934,443	2,914,000	683,000	109,000	783,000	985,000
SEWER PROJECTS								
S1	Cedarbrook Sewer Main	330,000	35,000	295,000				
S2	Morganville Force Main Reroute	460,000			20,000	440,000	15,000	30,000
S3	Diamond Glen Pump Station Decommissioning	45,000						
Total SEWER PROJECTS		835,000	35,000	295,000	20,000	440,000	15,000	30,000

Summary List of Projects		Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
STORMWATER PROJECTS								
D1	N. Commercial St 169 Stormwater Improvements	920,000	70,000	850,000				
D2	Ginder Creek Headwall	150,000		55,000	95,000			
D3	Covington Creek Culverts	600,000	101,706	498,294				
D4	Basin Study	120,000		60,000	60,000			
D5	Lawson Hills Stormwater Ponds Improvement	140,000				140,000	80,000	280,000
D6	Diamond Glen Stormwater Pond	80,000						
D7	Park Street Stormwater	280,000						
D8	Eagle Creek Pond to Park Improvement	18,000		18,000				
Total STORMWATER PROJECTS		2,308,000	171,706	1,481,294	155,000	140,000	80,000	280,000
PARKS PROJECTS								
P1	Ginder Creek Trail and Site Restoration	113,000	113,000					
P2	Grant Matching Funds	25,000	2,500	2,500	5,000	5,000	5,000	5,000
P3	Parks Comp Plan Update	80,000		40,000	40,000			
P4	Boat Launch Park Shoreline Stabilization	300,000					30,000	270,000
P5	New Cemetery Niche Wall	25,000	25,000					
P6	Rehabilitate East Ginder Creek Property	35,000	35,000					
P7	Gym HVAC	20,000	20,000	20,000				
P8	Boat Launch Pay Station	20,000						300,000
P9	Skate Park Reconstruction	300,000						
TOTAL PARKS PROJECTS		918,000	195,500	62,500	45,000	5,000	35,000	575,000
FIRE DEPARTMENT PROJECTS								
F1	Replace Reserve Engine 98	600,000	600,000					
F2	Replace SCBA and Lifepak 12s	272,000		272,000				
F3	Replace 2000 Primary Fire Engine	650,000			50,000	600,000	225,000	
F4	Replace Aid Car	225,000			200,000		135,000	7,302,276
F5	Lawson Hills Fire Station & Equipment	7,637,276						
Total FIRE PROJECTS		9,384,276	600,000	272,000	250,000	600,000	360,000	7,302,276
POLICE PROJECTS								
L1	Patrol Car Replacement Program	410,000	55,000	60,000	65,000	70,000	75,000	85,000
L2	Radio Replacement Program	18,640	9,320	9,320				
TOTAL POLICE PROJECTS		428,640	64,320	69,320	65,000	70,000	75,000	85,000
GENERAL GOVERNMENT PROJECTS								
G1	City Technology Upgrades	411,000	83,000	75,000	71,000	70,000	70,000	42,000
G2	General Facility Maintenance	35,000	10,000	5,000	5,000	5,000	5,000	5,000
G3	Gym / Wayfinding Signs	17,000		17,000				
Total GENERAL GOVERNMENT PROJECTS		463,000	93,000	97,000	76,000	75,000	75,000	47,000
Grand Total Capital Projects		38,959,359	5,530,969	9,750,114	9,411,000	2,121,000	2,335,000	9,811,276

PW Facilities and Equipment

A1

Public Works Facility Improvements

DESCRIPTION

With more equipment, more record keeping needs, growing staff, need for materials handling site, more operations office work, more equipment repair space needs, more dry storage needs and meetings/training room needs, improvements to the Public Works Facilities will be needed.

BACKGROUND

This infrastructure need is proposed as a step by step improvement to the PW facilities rather than a major one time improvement. In the past the city has added the equipment wash facility, new doors and dividing wall for better use of the ware house, new roof on the warehouse and the shop and added employee offices and lunch room space.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
In House Design & Permitting	30,000	5,000	5,000	5,000	5,000	5,000	5,000
Construction Costs	120,000	20,000	20,000	20,000	20,000	20,000	20,000
TOTAL COSTS	150,000	25,000	25,000	25,000	25,000	25,000	25,000
REQUESTED FUNDING							
Real Estate Excise Tax II	150,000	25,000	25,000	25,000	25,000	25,000	25,000
TOTAL SOURCES	150,000	25,000	25,000	25,000	25,000	25,000	25,000



City of Sammamish



PW Facilities and Equipment

A 2

Equipment Replacement Program

DESCRIPTION

Replace and purchase new equipment as needed for the Public Works Department needs, with regular, fairly distributed, expenses to the various departments.

BACKGROUND

The current funding level which has been in place for about 10 years appears to be enough to meet the current needs of the department. No adjustments are currently being recommended.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Contribution to Equipment Fund	282,000	47,000	47,000	47,000	47,000	47,000	47,000
TOTAL COSTS	282,000	47,000	47,000	47,000	47,000	47,000	47,000
REQUESTED FUNDING							
Water Department	60,000	10,000	10,000	10,000	10,000	10,000	10,000
Street Department	60,000	10,000	10,000	10,000	10,000	10,000	10,000
Stormwater Department	60,000	10,000	10,000	10,000	10,000	10,000	10,000
Parks, Cemetery, Facilities	42,000	7,000	7,000	7,000	7,000	7,000	7,000
Sewer Funds	60,000	10,000	10,000	10,000	10,000	10,000	10,000
TOTAL SOURCES	282,000	47,000	47,000	47,000	47,000	47,000	47,000

Public Works Equipment Replacement Plan	2019	2020	2021	2022	2023	2024
Mini Trackhoe (JD 35 or equal) & Trailer	130,000					
1/2 Ton Utility Truck 4x4 ('98 Red Silverado)	40,000					
2005 White Dodge 4x4		40,000				
1998 White Ford Dump Truck			50,000			
Backhoe				125,000		
Ferris Zero Turn Mower				12,000		
Shoulder Mower					80,000	
1983 C/R Utility Trailer					5,000	
2005 Chevy 4500 Flatbed Dump Truck						45,000
Street Sweeper						50,000
Totals	\$ 170,000	\$ 40,000	\$ 50,000	\$ 137,000	\$ 85,000	\$ 95,000



Public Works Facilities and Equipment

CAPITAL PROJECT SUMMARY

Summary By Project		Capital Plan 2019 - 2024					
Project Title	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
A1 Upgrade Utility Staff Facilities	150,000	25,000	25,000	25,000	25,000	25,000	25,000
A2 Equipment Replacement Program	282,000	47,000	47,000	47,000	47,000	47,000	47,000
TOTAL ESTIMATED COSTS	432,000	72,000	72,000	72,000	72,000	72,000	72,000
Funding Sources							
Real Estate Excise Tax							
A1 Real Estate Excise Tax II	150,000	25,000	25,000	25,000	25,000	25,000	25,000
Department Contributions							
A2 Water Department	60,000	10,000	10,000	10,000	10,000	10,000	10,000
A2 Street Department	60,000	10,000	10,000	10,000	10,000	10,000	10,000
A2 Stormwater Department	60,000	10,000	10,000	10,000	10,000	10,000	10,000
A2 Parks, Cemetery, Facilities	42,000	7,000	7,000	7,000	7,000	7,000	7,000
A2 Sewer Funds	60,000	10,000	10,000	10,000	10,000	10,000	10,000
TOTAL ESTIMATED FUNDING SOURCES	432,000	72,000	72,000	72,000	72,000	72,000	72,000

Street Department

T1

General Street Improvement

13.10

DESCRIPTION

Street Maintenance. Annually the Public Works staff assesses the street system and selects key street preservation and improvement work. Typical activities under this project are chip sealing, crack sealing, patch work and addressing minor safety problems.

BACKGROUND

This project provides annual funding for minor street improvements that typically do not require engineering.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Construction Costs	180,000	30,000	30,000	30,000	30,000	30,000	30,000
TOTAL COSTS	180,000	30,000	30,000	30,000	30,000	30,000	30,000
REQUESTED FUNDING							
Real Estate Excise Tax II	180,000	30,000	30,000	30,000	30,000	30,000	30,000
TOTAL SOURCES	180,000	30,000	30,000	30,000	30,000	30,000	30,000



Street Department

T2

Grant Matching Fund

13.03

DESCRIPTION

This project is used to accumulate funds for a match for grants for street and pedestrian projects now scheduled in the CIP.

BACKGROUND

The city has used this fund for professional technical assistance with grant applications and supplement funding if a grant is received for a project that needs to be moved up in the CIP schedule or if a larger match than anticipated is needed.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Funding to Match Grants	240,000	40,000	40,000	40,000	40,000	40,000	40,000
TOTAL COSTS	240,000	40,000	40,000	40,000	40,000	40,000	40,000
REQUESTED FUNDING							
Real Estate Excise Tax II	240,000	40,000	40,000	40,000	40,000	40,000	40,000
TOTAL SOURCES	240,000	40,000	40,000	40,000	40,000	40,000	40,000

What is a matching grant?

A matching grant is a contingent grant awarded only if the receiving entity is able to put up (or independently raise) a sum equal to the amount provided by the granting entity.



Roberts Drive Improvements - 236th to Bruckners

DESCRIPTION

Street Reconstruction. This project links existing sidewalks on the south side of Roberts Drive with existing sidewalks ending at 236th Ave. SE and at Bruckners Way. This project would install a pedestrian crossing at Rock Creek, make some upgrades to the existing Rock Creek Bridge, install pedestrian lighting, and pave a small portion of the eastbound lane of Roberts Drive between the bridge and Bruckners Way. City costs for the design efforts in 2018 will meet the match requirements for TIB funding.

BACKGROUND

Design will be complete in 2018 and the city is seeking construction funding for 2019.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Construction Engineering	10,000	10,000					
Management & Administration	10,000	10,000					
Construction Costs	800,000	800,000					
TOTAL COSTS	820,000	820,000					
REQUESTED FUNDING							
TIB Grant	600,000	600,000					
Developer Contribution	80,000	80,000					
Real Estate Excise Tax II	100,000	100,000					
Grant Match	40,000	40,000					
TOTAL SOURCES	820,000	820,000					



Street Department

T4

SR 169 Roundabout

13.02

DESCRIPTION

Capacity Adding Project. This project is to change the intersection control from stop control to one roundabout and accommodate future road connections to the east for the Lawson Hills Master Planned Development and a new road to the west for the Ten Trails Development.

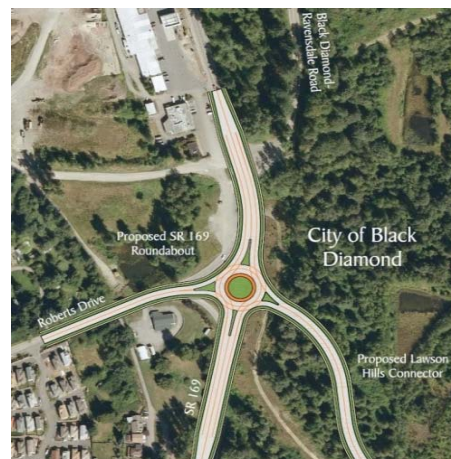
BACKGROUND

The existing intersection has a higher accident rate than the average along the corridor. Roberts Drive intersects SR 169 at an angle which makes it difficult for east bound motorists to turn left and west bound motorists on Ravensdale to turn left; This intersection has been identified as one of the first traffic mitigation projects that is required in the Master Planned Development FEIS.

COMMENTS

Because the city has had an existing deficiency at these intersections, the city in the development agreement has an obligation to seek grant funding to assist with moving these intersection improvements forward.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Land/Right of Way	500,000		500,000				
Preliminary Engineering	400,000	400,000					
Environ Engr & Permitting	500,000		500,000				
Construction Engineering	750,000			750,000			
Bid Documents	100,000		100,000				
Design Engineering	1,500,000		1,500,000				
Construction Costs	7,050,000		700,000	6,350,000			
Environ Mitigation	600,000		600,000				
Management / Admin	600,000	20,000	180,000	400,000			
TOTAL COSTS	12,000,000	420,000	4,080,000	7,500,000			
REQUESTED FUNDING							
Developer Funded	11,800,000	420,000	3,880,000	7,500,000			
Grants	200,000		200,000				
TOTAL SOURCES	12,000,000	420,000	4,080,000	7,500,000			



Park St. and SR 169 Intersection Safety Improvements

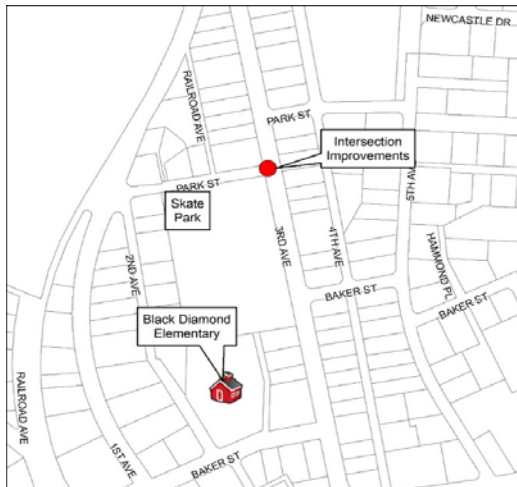
DESCRIPTION

This project would either close the Park Street access on the west side of SR 169 or close particular turning movements as recommended by the city's traffic engineer.

BACKGROUND

Traffic concurrency (mitigation) funds were received from the Enumclaw School District as part of the Black Diamond Elementary project to deal with the safety problem at this intersection.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Design Engineering	5,000	5,000					
Management & Administration	2,000	2,000					
Construction Costs	23,000	23,000					
TOTAL COSTS	30,000	30,000					
REQUESTED FUNDING							
Street Mitigation Funds	30,000	30,000					
TOTAL SOURCES	30,000	30,000					



Morgan Creek Seal Coat Preservation

DESCRIPTION

Seal coat streets in the Morgan Creek Neighborhood.

BACKGROUND

The pavement condition is good but is old enough that it could start to show more cracking. A seal coat or chip seal will help extend the life of the roads in this neighborhood.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Engineering & Bid Docs	7,000		7,000				
Management & Administration	10,000		10,000				
Construction	90,000		90,000				
TOTAL COSTS	107,000		107,000				
REQUESTED FUNDING							
City Street Funds	50,000		50,000				
Real Estate Excise Tax II	57,000		57,000				
TOTAL SOURCES	107,000		107,000				



Street Department

T7

232nd Ave. SE Overlay, SE 288th St. to SE 293rd Pl.

14.03

DESCRIPTION

Grind, grade and pave 1500 feet of 232nd Ave SE from SE 288th Street to SE 293rd Place.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Design Engineering	20,000			20,000			
Management and Admin	10,000			10,000			
Construction	145,000			145,000			
TOTAL COSTS	175,000			175,000			
REQUESTED FUNDING							
Grants	148,750			148,750			
Grant Matching	26,250			26,250			
TOTAL SOURCES	175,000			175,000			



Downtown Public Parking

DESCRIPTION

Develop additional public parking in the downtown area of Baker Street and Railroad Ave.

BACKGROUND

Most of the existing buildings in the Railroad Ave area were constructed without off street parking lots other than the Eagles Hall. This area is zoned "Town Center" which does not require off street parking with the development of the property. There currently is a deficiency in available parking to support the existing businesses. The scope of this project will be refined in the initial preliminary engineering phase. In the preliminary phase of this project the city will compare several options for expanding parking in the area.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Land/Right of Way	60,000		60,000				
Preliminary Engineering	10,000	10,000					
Design Engineering	10,000	10,000					
Management and Admin	5,000	5,000					
Construction	95,000		95,000				
TOTAL COSTS	180,000	25,000	155,000				
REQUESTED FUNDING							
Grants	108,000	25,000	83,000				
Sale of City Land	60,000		60,000				
Grant Matching	12,000		12,000				
TOTAL SOURCES	180,000	25,000	155,000				



SR 169 - James Street to Roberts Drive Sidewalk

14.02

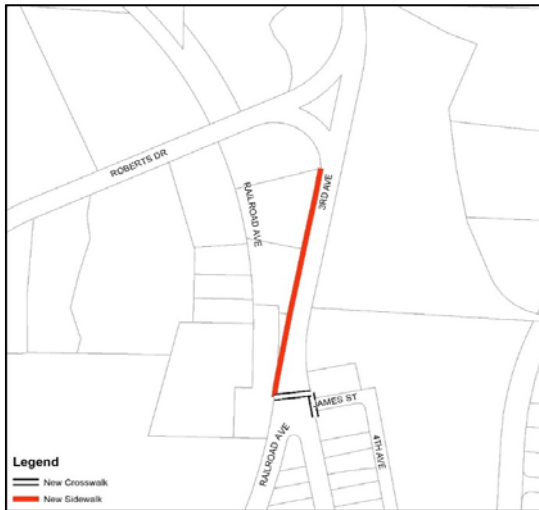
DESCRIPTION

Create a pedestrian link between James Street and Roberts Drive along SR 169 on the west side of the road.

BACKGROUND

This 6-foot wide sidewalk would provide a link to the downtown area and the north commercial area.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Design & Bid Docs	140,000			140,000			
Management & Inspection	25,000			10,000	15,000		
Construction	385,000				385,000		
TOTAL COSTS	550,000			150,000	400,000		
REQUESTED FUNDING							
Grant Matching	52,500			22,500	30,000		
Real Estate Excise Tax II	30,000				30,000		
Grants	467,500			127,500	340,000		
TOTAL SOURCES	550,000			150,000	400,000		



216th Avenue SE Overlay

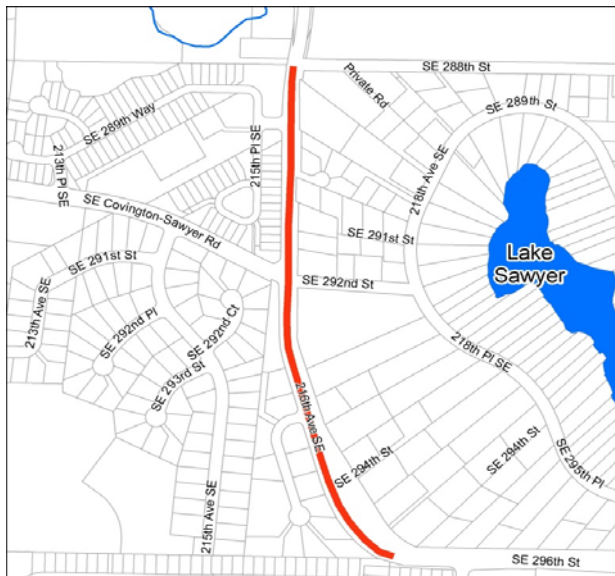
DESCRIPTION

Major Street Maintenance. Patch and overlay 216th Ave. SE from SE 288th St. to SE 296th St. Chip seal may be an option in this location.

BACKGROUND

The pavement condition is average to poor. The roadway width and side improvements vary. The engineering, bid process, inspections and project management will be provided by city staff. This is a heavy traffic area project.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Engineering & Bid Docs	20,000					20,000	
Management & Administration	15,000					15,000	
Construction	145,000					145,000	
TOTAL COSTS	180,000					180,000	
REQUESTED FUNDING							
TIB Pavement Preservation Grant	153,000					153,000	
Grant Matching	27,000					27,000	
TOTAL SOURCES	180,000					180,000	



Morgan Creek Pedestrian Connector

DESCRIPTION

Pedestrian link from the backside of the Morgan Creek neighborhood to SR 169.

BACKGROUND

This project would provide a pedestrian connection for the residents of the Morgan Creek neighborhood to the commercial area along SR 169. Sidewalks along the county-owned Black Diamond-Ravensdale Road are not a cost-effective option.

COMMENTS

Commercial development along the east side of SR 169 is becoming more probable. Commercial developers along the east side of SR 169 will be required to construct pedestrian connection as part of frontage improvements.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Design Engineering	50,000		50,000				
Management & Administration	10,000			10,000			
Construction Costs	140,000			140,000			
TOTAL COSTS	200,000		50,000	150,000			
REQUESTED FUNDING							
Developer Funding Frontage Impr.	200,000		50,000	150,000			
TOTAL SOURCES	200,000		50,000	150,000			



Roberts Drive Rehabilitation - Library to SR 169

14.02

DESCRIPTION

Major Street Maintenance from the Library to SR 169 (3000 ft.). Seal joints and cracks; Plane the concrete to a smooth surface; Install fabric to minimize reflective cracking; Widen shoulders; Asphalt overlay; install sidewalks and street lights from Library to SR 169.

BACKGROUND

The concrete roadway is about 100 years old but needs repair work. This project will be the final phase of work on Roberts Drive between the western city limits and SR 169.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Design & Bid Docs	350,000						350,000
Management & Inspection	15,000						15,000
Construction							
TOTAL COSTS	365,000						365,000
REQUESTED FUNDING							
Grant Matching	40,000						40,000
Real Estate Excise Tax II	14,750						14,750
Grants	310,250						310,250
TOTAL SOURCES	365,000						365,000



224th Guardrail @ Cov Creek

DESCRIPTION

Safety Project. This safety project is to install guard rail on both sides of the road at the Covington Creek culverts on 224th Ave SE. This project would be an interim solution until this project could be combined with a larger culvert replacement project that could result in a bridge at this location.

BACKGROUND

Staff and the committee determined that guard rails at Covington Creek would provide a greater risk reduction for errant vehicles than the Abrams project which was dropped when priorities shifted.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Management & Administration	2,500		2,500				
Construction Costs	22,500		22,500				
TOTAL COSTS	25,000		25,000				
REQUESTED FUNDING							
Real Estate Excise Tax II	25,000		25,000				
TOTAL SOURCES	25,000		25,000				



Downtown Pedestrian and Bicycle Link Study

DESCRIPTION

Pedestrian Project: This study will identify the best routes for pedestrians and bicycles to connect to the north and south of the old downtown area and identify right of way acquisition if needed.

BACKGROUND

The existing right of way for the state route is inadequate for widening to accommodate additional lanes along with pedestrian and bicycles. The study will investigate various bypass routes and key connection points, and provide opportunities for public input. Once the city has approved a pedestrian and bicycle plan for the downtown area the city will be in a better position to seek funding for these important alternative mode connections.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Preliminary Engineering	10,000				10,000		
Design Engineering	20,000				20,000		
TOTAL COSTS	30,000				30,000		
REQUESTED FUNDING							
Grant Match	3,000				3,000		
Pedestrian Grant	27,000				27,000		
TOTAL SOURCES	30,000				30,000		



Baker Street Sidewalk

14.02

DESCRIPTION

Sidewalk on Baker Street between Railroad Avenue and 3rd Avenue/SR 169. This sidewalk would help link the senior housing development with the core downtown area.

BACKGROUND

Additional sidewalk connections in the historic downtown area would make the downtown more walkable in order to visit businesses, the museum, and the post office. It may be necessary to break this project into two phases in order to be more competitive for grant funding.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Preliminary Design	30,000				30,000		
Design & Bid Docs	70,000				70,000		
Management & Inspection	20,000				10,000	10,000	
Construction	580,000					580,000	
TOTAL COSTS	700,000				110,000	590,000	
REQUESTED FUNDING							
Grant Matching	105,000				16,500	88,500	
Grant Funds	595,000				93,500	501,500	
TOTAL SOURCES	700,000				110,000	590,000	



Street Department (Transportation Projects)

CAPITAL PROJECT SUMMARY

Summary by Project		Capital Plan 2019 - 2024						
Project Title		Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
T1	General Street Improvement	180,000	30,000	30,000	30,000	30,000	30,000	30,000
T2	Grant Matching Project	240,000	40,000	40,000	40,000	40,000	40,000	40,000
T3	Roberts Drive Impr - 236th to Bruckners	820,000	820,000					
T4	SR 169 Roundabouts	12,000,000	420,000	4,080,000	7,500,000			
T5	Park St. & SR 169 Intersection Safety Improve.	30,000	30,000					
T6	Morgan Creek Seal Coat Preservation	107,000		107,000				
T7	232nd Ave. SE Overlay, SE 288th to SE 293rd	175,000			175,000			
T8	Downtown Public Parking	180,000	25,000	155,000				
T9	SR 169 - James St. to Roberts Dr. Sidewalk	550,000			150,000	400,000		
T10	216th Ave SE Overlay	180,000					180,000	
T11	Morgan Creek Pedestrian Connector	200,000		50,000	150,000			
T12	Roberts Dr. Rehab - Library to SR 169	365,000						365,000
T13	224th Guardrail at Covington Creek	25,000		25,000				
T14	Downtown Pedestrian and Bicycle Link Study	30,000				30,000		
T15	Baker Street Sidewalk	700,000				110,000	590,000	
TOTAL ESTIMATED COSTS		15,782,000	1,365,000	4,487,000	8,045,000	610,000	840,000	435,000
Funding Sources								
TIB, CDBG and Other Grants								
T3	Roberts Drive Impr - 236th to Bruckners	600,000	600,000					
T4	SR 169 Roundabouts	200,000		200,000				
T7	232nd Ave. SE Overlay, SE 288th to SE 293rd	148,750			148,750			
T8	Downtown Public Parking	108,000	25,000	83,000				
T9	SR 169 - James St. to Roberts Dr. Sidewalk	467,500			127,500	340,000		
T10	216th Ave SE Overlay	153,000					153,000	
T12	Roberts Dr. Rehab - Library to SR 169	310,250						310,250
T14	Downtown Pedestrian and Bicycle Link Study	27,000				27,000		
T15	Baker Street Sidewalk	595,000				93,500	501,500	
Total Grant Funding		2,609,500	625,000	283,000	276,250	460,500	654,500	310,250
Developer Funded/Impact Fees/SEPA								
T3	Roberts Drive Impr - 236th to Bruckners	80,000	80,000					
T4	SR 169 Roundabouts	11,800,000	420,000	3,880,000	7,500,000			
T5	Park St. & SR 169 Intersection Safety Improve.	30,000	30,000					
T11	Morgan Creek Pedestrian Connector	200,000		50,000	150,000			
Total Developer/Impact/SEPA Funding		12,110,000	530,000	3,930,000	7,650,000			
Street Funding								
T6	Morgan Creek Seal Coat Preservation	50,000		50,000				
Total Street Funding		50,000		50,000				
Real Estate Excise Tax II Funding or Grant Matching								
T1	General Street Improvement	180,000	30,000	30,000	30,000	30,000	30,000	30,000
T2	Grant Matching Project	240,000	40,000	40,000	40,000	40,000	40,000	40,000
T3	Roberts Drive Impr - 236th to Bruckners	140,000	140,000					
T6	Morgan Creek Seal Coat Preservation	57,000		57,000				
T7	232nd Ave. SE Overlay, SE 288th to SE 293rd	26,250			26,250			
T8	Downtown Public Parking	72,000		72,000				
T9	SR 169 - James St. to Roberts Dr. Sidewalk	82,500			22,500	60,000		
T10	216th Ave SE Overlay	27,000					27,000	
T12	Roberts Dr. Rehab - Library to SR 169	54,750						54,750
T13	224th Guardrail at Covington Creek	25,000		25,000				
T14	Downtown Pedestrian and Bicycle Link Study	3,000				3,000		
T15	Baker Street Sidewalk	105,000				16,500	88,500	
Total Real Estate Excise Tax II Funding		1,012,500	210,000	224,000	118,750	149,500	185,500	124,750
TOTAL ESTIMATED FUNDING SOURCES		15,782,000	1,365,000	4,487,000	8,045,000	610,000	840,000	435,000

Springs & Transmission Reconstruction (WSFFA)

13.06

DESCRIPTION

This project will protect and rehabilitate the existing open springs, replacing pipes over the steep slope, and reconstructing the river crossing. This will include a new pumping system and replacing the transmission main back to Black Diamond.

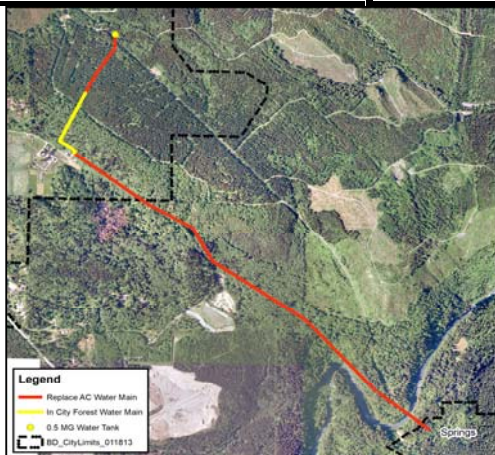
BACKGROUND

In late 2013, the city contracted with RH2 to study and compare two alternative concepts to improve and redevelop the springs to full water right capacity. The Springs Alternative Analysis Study recommended that the city pursue tapping an artesian spring on the north side of the river rather than reconstructing the spring collection system on the south side. After discussions with the Department of Health and Department of Ecology, it was determined that the city could not transfer its water right to the north side of the Green River, leaving the city to only withdraw water from the current location.

COMMENTS

This is a capacity and system reliability project funded by the Water Supply and Facilities Funding Agreement (WSFFA).

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Road/bldg imp.	30,000		30,000				
Preliminary Engineering		<i>complete</i>					
Design Engineering	600,000	600,000					
Management / Admin	75,000	25,000	50,000				
Easements	15,000	15,000					
Construction Costs	4,000,000	2,000,000	2,000,000				
Legal Fees	15,000	5,000	10,000				
TOTAL COSTS	4,735,000	2,645,000	2,090,000				
REQUESTED FUNDING							
Water Supply & Fac. Fnd Agrmt.	4,735,000	2,645,000	2,090,000				
TOTAL SOURCES	4,735,000	2,645,000	2,090,000				



Fire Flow Loop - North Commercial Area

13.08

DESCRIPTION

Replace 200 feet of 4 inch asbestos concrete with 12 inch ductile iron water main across SR 169 at the power substation; complete a 750 foot 12 inch ductile iron water main loop from Cedar Brook Mobile Home Park to the 6 inch asbestos water main behind Boots Tavern. Replace 1,200 feet of 8 inch asbestos water main on the west side of SR 169 from Ravensdale Road north to the existing 12 inch ductile iron water main. There will be 2,150 feet of 12 inch water main in total.

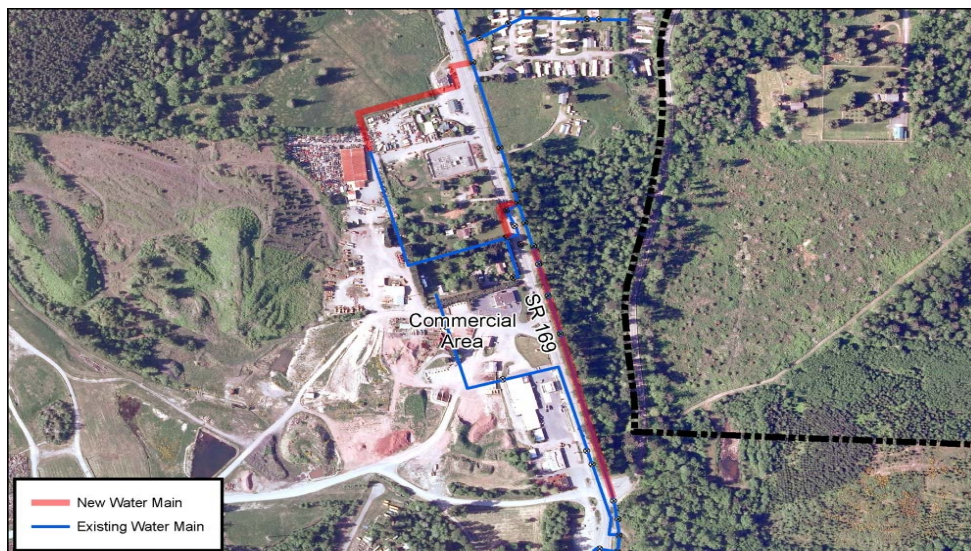
BACKGROUND

This is a capacity and system reliability project. Other commercial properties development along SR-169 may also be contributing or constructing portions of this project, if required through SEPA. This project can easily be phased if funding is short.

COMMENTS

This project does not describe what is needed to provide fire flow and redundant service to the north triangle but rather is the minimum to provide a looped system for the north part of the existing city system. This project is being moved up in priority in order to install the 12 inch water mains through the Roberts and Ravensdale intersections before the roundabouts are constructed.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Management / Administration	30,000	30,000					
Permitting, easements, legal	30,000	30,000					
Engineering	85,000	85,000					
Construction Costs	690,000		690,000				
TOTAL COSTS	835,000	145,000	690,000				
REQUESTED FUNDING							
Water Fund Reserves	417,500	72,500	345,000				
Developer Mitigation	417,500	72,500	345,000				
TOTAL SOURCES	835,000	145,000	690,000				



4.3 Mil Gal Tank Maintenance & Repairs

14.11

DESCRIPTION

The 4.3 million gallon water tank will be 13 years old in 2019. The interior will need **inspection**. The exterior will need **cleaning** and potentially **spot treatment** where the coating is damaged.

COMMENTS

While this project is a maintenance project, the work does extend the life of the coating by 10 years or more and therefore is included in this Capital Improvement Plan

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Water Tank Maintenance	35,000	35,000					
TOTAL COSTS	35,000	35,000					
REQUESTED FUNDING							
Water Rates	35,000	35,000					
TOTAL SOURCES	35,000	35,000					

Newly constructed



August 2016



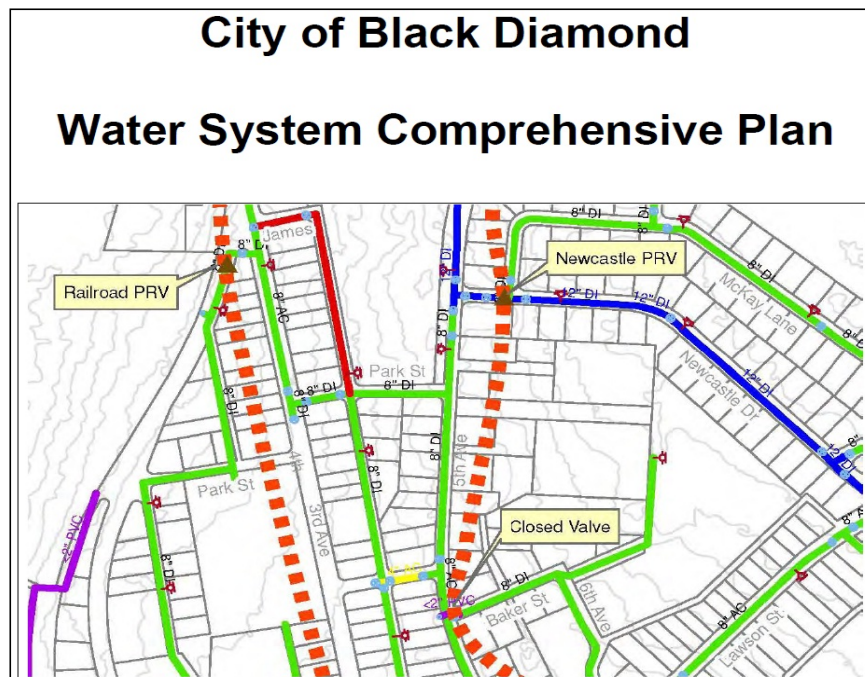
Water Comprehensive Plan Update

14.12

DESCRIPTION

The Department of Health requires an update of the Water Comprehensive Plan every 6 years to 10 years. The city received an extension of the previous Water Comprehensive Plan which moved the expiration date to February 15, 2020.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Management / Administration	5,000	5,000					
In house engineering	5,000	5,000					
Engineering Consultant	68,243	68,243					
Public hearings/edits/approval	20,000	20,000					
TOTAL COSTS	98,243	98,243					
REQUESTED FUNDING							
Beginning Fund Balance	98,243	98,243					
TOTAL SOURCES	98,243	98,243					



Asbestos Water Main Replacement Program - Morganville South

17.13

DESCRIPTION

Replace 4 inch asbestos and 2 inch cast iron water main on Morgan Drive from Roberts Drive to the south end of Morgan Drive, connecting to an existing 8 inch main on Buena Vista Drive, and on Union from Buena Vista Drive to approximately 230 feet south of Roberts Drive, a total of approximately 1630 feet.

BACKGROUND

This project will improve fire flows to the Morganville area and replace substandard pipe that is nearing its useful performance life. An income survey will be required to determine eligibility for Community Development Block Grant Funding.

COMMENTS

Further future study of the existing asbestos water mains may show that a different asbestos water main should be replaced than this particular water main. Leak history, street reconstruction projects, pavement condition, developer improvements and asbestos pipe strength tests may change the priority of the asbestos pipe to be replaced.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Income Survey/ CDBG Application	1,200	1,200					
Preliminary Engineering	21,000		21,000				
Engineering, Design, Bid Docs	73,000		73,000				
Management / Administration	21,500		10,000	11,500			
Construction	405,000			405,000			
Contingency	40,500			40,500			
TOTAL COSTS	562,200	1,200	104,000	457,000			
REQUESTED FUNDING							
KC CDBG Grant	476,000		90,000	386,000			
Water Rates	86,200	1,200	14,000	71,000			
TOTAL SOURCES	562,200	1,200	104,000	457,000			



Water Department

W6

Asbestos Water Main Replacement Program - Morganville North

17.13

DESCRIPTION

Replace 4 inch and 6 inch asbestos water main on Morgan Drive from Roberts Drive to the north end of Morgan Drive, east to Union and then south 350 feet to the existing ductile iron pipe, for a total of 1,600 feet.

BACKGROUND

This project will improve fire flows to the Morganville area and replace substandard pipe that is nearing its useful performance life. An income survey will be required to determine eligibility for Community Development Block Grant Funding.

COMMENTS

Further future study of the existing asbestos water mains may show that a different asbestos water main should be replaced than this particular water main. Leak history, street reconstruction projects, pavement condition, developer improvements and asbestos pipe strength tests may change the priority of the asbestos pipe to be replaced.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Income Survey/ CDBG Application	1,000			1,000			
Preliminary Engineering	20,000				20,000		
Engineering, Design, Bid Docs	70,000				70,000		
Management / Administration	19,000				9,000	10,000	
Construction	380,000					380,000	
Contingency	38,000					38,000	
TOTAL COSTS	528,000			1,000	99,000	428,000	
REQUESTED FUNDING							
KC CDBG Grant	476,000				90,000	386,000	
Water Rates	52,000			1,000	9,000	42,000	
TOTAL SOURCES	528,000			1,000	99,000	428,000	



0.5 MG Water Reservoir Recoat

DESCRIPTION

Repaint the 0.5 MG reservoir inside and out. This project would also add equipment for water mixing in the tank to eliminate stagnation and to insure chlorine residuals remain at optimum levels prior to distribution.

BACKGROUND

The city drained and inspected the interior of the water tank in 2015. The interior coating has deteriorated to a point where total replacement is needed. If the developer were to move forward with development above this reservoir, it may be a better solution to rebuild the storage capacity up above at a higher elevation. However the lower reservoir would need to last until the higher one is built.

COMMENTS

This project may be pushed out a few more years waiting for the development schedule for Lawson Hills in order to make a decision to defer the project for a few more years or move forward and paint the tank and preserve it.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Design Engineering & Bid Docs	20,000		20,000				
Specialty Inspection	10,000			10,000			
Tank Painting	180,000			180,000			
Tank Mixing	20,000			20,000			
Project Management	5,000			5,000			
TOTAL COSTS	235,000		20,000	215,000			
REQUESTED FUNDING							
Interfund Loan from Sewer	235,000		20,000	215,000			
TOTAL SOURCES	235,000		20,000	215,000			
Five year term at 1%					48,426	48,426	48,426



Water Department

W8

Pacific Street Water Line Loop

DESCRIPTION

Construction of 1,200 lineal feet of 8 inch ductile iron water line from the intersection with Pacific Ave to Old Lawson Road to provide system looping.

BACKGROUND

The homes on 5th Ave, Pacific Ave Pacific Street and Old Lawson are all on dead end lines which can cause water quality issues, reduces fire flow and can cause interruption of service to more people when a water main needs to be shut down for service.

COMMENTS

Easements will be needed to complete the water line loop.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Management / Administration	20,000					10,000	10,000
Permitting, easements, legal	20,000					10,000	10,000
Engineering	100,000					100,000	
Construction Costs	100,000						100,000
TOTAL COSTS	240,000					120,000	120,000
REQUESTED FUNDING							
Water Fund Reserves	240,000					120,000	120,000
TOTAL SOURCES	240,000					120,000	120,000



Second Intertie with City of Tacoma

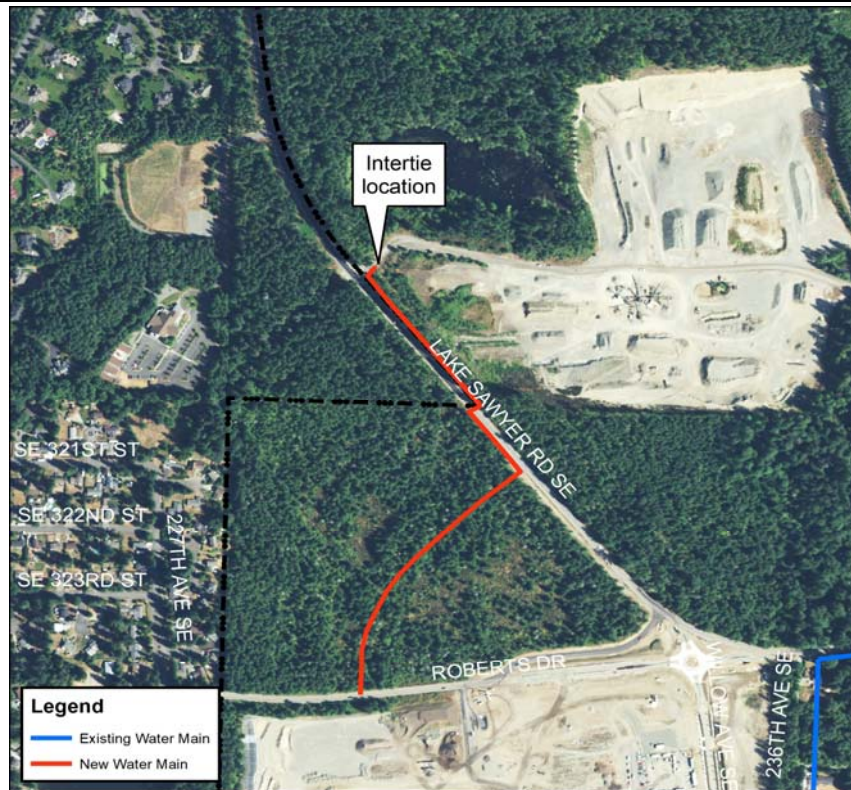
DESCRIPTION

Design and work with the City of Tacoma for a second intertie in the western portion of the city. Tap the Tacoma Pipeline and install an 8 inch meter, valves, vaults and telemetry system along Lake Sawyer Road.

BACKGROUND

As the Ten Trails area continues to grow, additional water transmission capacity will be needed to serve western Black Diamond.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Management / Administration	25,000					15,000	10,000
Permitting, easements, legal	15,000					15,000	
Engineering	100,000					100,000	
Construction Costs	500,000						500,000
TOTAL COSTS	640,000					130,000	510,000
REQUESTED FUNDING							
Developer Funded	640,000					130,000	510,000
TOTAL SOURCES	640,000					130,000	510,000



SCADA System Improvements

DESCRIPTION

The city needs to update the SCADA (Supervisory Control and Data Acquisition) system for the water and sewer system from time to time. This project sets aside funds so that as needs come up the Public Works Operations staff can update software, computers, communication systems or upgrade the Programmable Logic Controller as needed rather than delaying needed improvements for a bigger project to be defined, budgeted, and implemented. This set aside strategy will assist the city with smoothing out the budgeting to the needs and keep the operations more reliable with lower malfunction risks.

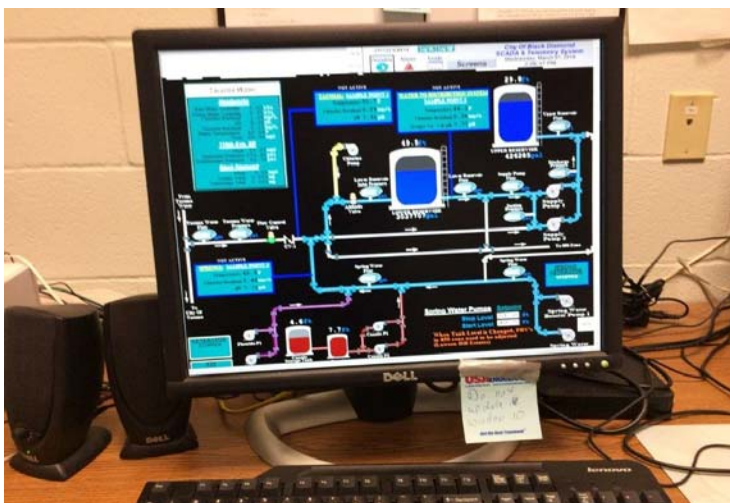
BACKGROUND

The city's water has a system of pump controllers, computers, software and communications systems that operates, monitors, sends alarms and collects data on our water and sewer system. This project proposes to upgrade components of the overall system as needed going forward. Some years expenses may be minimal but as the funds are rolled over, the city will be able to afford the upgrades with less single year budget impact.

COMMENTS

In 2018 the city in partnership with the Master Planned Developer is upgrading the SCADA system to accommodate a new sewer pump station in Ten Trails as well as upgrading the city's existing system that is outdated and no longer supported. The 2018 improvement will bring the city up to date with current technology, hardware and software.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Tech Provider Services	30,000	5,000	5,000	5,000	5,000	5,000	5,000
Equipment and Software	30,000	5,000	5,000	5,000	5,000	5,000	5,000
TOTAL COSTS	60,000	10,000	10,000	10,000	10,000	10,000	10,000
REQUESTED FUNDING							
Water Rates	30,000	5,000	5,000	5,000	5,000	5,000	5,000
Sewer Rates	30,000	5,000	5,000	5,000	5,000	5,000	5,000
TOTAL SOURCES	60,000	10,000	10,000	10,000	10,000	10,000	10,000



Morgan Street AC Water Main Replacement, Ph. I

DESCRIPTION

Replace 1,155 feet of old 6 inch asbestos water main from Miner Ave to the Arboretum Short Plat with a 12 inch water main.

BACKGROUND

The city recently completed the downtown water main improvements and this would continue improvements down Morgan Street. The remainder of Morgan Street will be completed in the future.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Management / Administration	20,000					10,000	10,000
Permitting, easements, legal	15,000					10,000	5,000
Engineering	85,000					75,000	10,000
Construction Costs	320,000						320,000
TOTAL COSTS	440,000					95,000	345,000
REQUESTED FUNDING							
Water Fund Reserves	50,000					12,500	37,500
CDBG Grant funding	390,000					82,500	307,500
TOTAL SOURCES	440,000					95,000	345,000



Water Department

CAPITAL PROJECT SUMMARY

Summary by Project							
Summary by Project		Capital Plan 2019 - 2024					
Project Title	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
W1 Springs & Transmission Reconstruction WSFFA	4,735,000	2,645,000	2,090,000				
W2 Fire Flow Loop - North Commercial Area	835,000	145,000	690,000				
W3 4.3 MG Tank Repaint	35,000	35,000					
W4 Water Comprehensive Plan Update	98,243	98,243					
W5 Asbestos Morganville S. Water Main Replace	562,200	1,200	104,000	457,000			
W6 Asbestos Morganville N. Water Main Replace	528,000			1,000	99,000	428,000	
W7 .5 MG Tank Water Reservoir Recoat	235,000		20,000	215,000			
W8 Pacific Street Water Line Loop	240,000					120,000	120,000
W9 2nd Intertie with City of Tacoma	640,000					130,000	510,000
W10 SCADA System Improvements	60,000	10,000	10,000	10,000	10,000	10,000	10,000
W11 Morgan St AC Water Main Replacement	440,000					95,000	345,000
TOTAL ESTIMATED COSTS	8,408,443	2,934,443	2,914,000	683,000	109,000	783,000	985,000
Funding Sources							
Water Reserves and Rates							
W2 Fire Flow Loop - North Commercial Area	417,500	72,500	345,000				
W3 4.3 MG Tank Repaint	35,000	35,000					
W5 Asbestos Morganville S. Water Main Replace	86,200	1,200	14,000	71,000			
W6 Asbestos Morganville N. Water Main Replace	52,000			1,000	9,000	42,000	
W8 Pacific Street Water Line Loop	240,000					120,000	120,000
W10 SCADA System Improvements	30,000	5,000	5,000	5,000	5,000	5,000	5,000
W11 Morgan St AC Water Main Replacement	50,000					12,500	37,500
Total Water Reserves & Rates	910,700	113,700	364,000	77,000	14,000	179,500	162,500
Water System & Facilities Funding Agmt (WSFFA)							
W1 Springs & Transmission Reconstruction WSFFA	4,735,000	2,645,000	2,090,000				
Total WSFFA Funds	4,735,000	2,645,000	2,090,000				
Grant Funding							
W5 Asbestos Morganville S. Water Main Replace	476,000		90,000	386,000			
W6 Asbestos Morganville N. Water Main Replace	476,000				90,000	386,000	
W11 Morgan St AC Water Main Replacement	390,000					82,500	307,500
Total Grant Funding	1,342,000		90,000	386,000	90,000	468,500	307,500
Sewer Rates							
W10 SCADA System Improvements	30,000	5,000	5,000	5,000	5,000	5,000	5,000
Total PWTF Loan	30,000	5,000	5,000	5,000	5,000	5,000	5,000
Loan From Sewer Reserve							
W7 .5 MG Tank Water Reservoir Recoat	235,000		20,000	215,000			
Total PWTF Loan	235,000		20,000	215,000			
Developer Funding							
W2 Fire Flow Loop - North Commercial Area	417,500	72,500	345,000				
W9 2nd Intertie with City of Tacoma	640,000					130,000	510,000
Total Developer Funding	1,057,500	72,500	345,000			130,000	510,000
Carryover Funds							
W4 Water Comprehensive Plan Update	98,243	98,243					
Total PWTF Loan	98,243	98,243					
TOTAL ESTIMATED FUNDING SOURCES	8,408,443	2,934,443	2,914,000	683,000	109,000	783,000	985,000
W7 Loan Repay to Sewer Reserves					48,426	48,426	48,426

Sewer Department

S1

Cedarbrook Sewer Main

13.11

DESCRIPTION

Acquire city easement through the mobile home park, if needed. Rehabilitate or reconstruct the existing sewer main to provide reliable public sewer service to the customers in the north east portion of the city.

BACKGROUND

This project is necessary to reduce infiltration and inflow and to eliminate the maintenance problems caused by the settled sections of sewer main.

COMMENTS

Portions of the existing sewer main will have to be reconstructed while other sections might just be repaired. The budget has been increased to reflect the cost of reconstructing a portion of the sewer. A 20 year Public Works Trust Fund Loan will generate a debt payment of \$13,853.83 per year at 1%.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Prelim Engineering & Legal	30,000	30,000					
Design Engineering	50,000		50,000				
Construction Costs	235,000		235,000				
Management / Administration	15,000	5,000	10,000				
TOTAL COSTS	330,000	35,000	295,000				
REQUESTED FUNDING							
Public Works Trust Fund Loan	330,000	35,000	295,000				
TOTAL SOURCES	330,000	35,000	295,000				
PWTF Loan Repay							
Sewer Fund	69,270		13,854	13,854	13,854	13,854	13,854
Total Debt under Timeframe	69,270		13,854	13,854	13,854	13,854	13,854



Morganville Force Main Reroute

13.12

DESCRIPTION

Reroute the flows from the Morgan Street Sewer pump station from pumping to the Jones Lake Pump Station to pump to the new King County western storage facility. The new force main will be about 3500 feet from Morgan Street west along Roberts Drive and northwest along Lake Sawyer Road East.

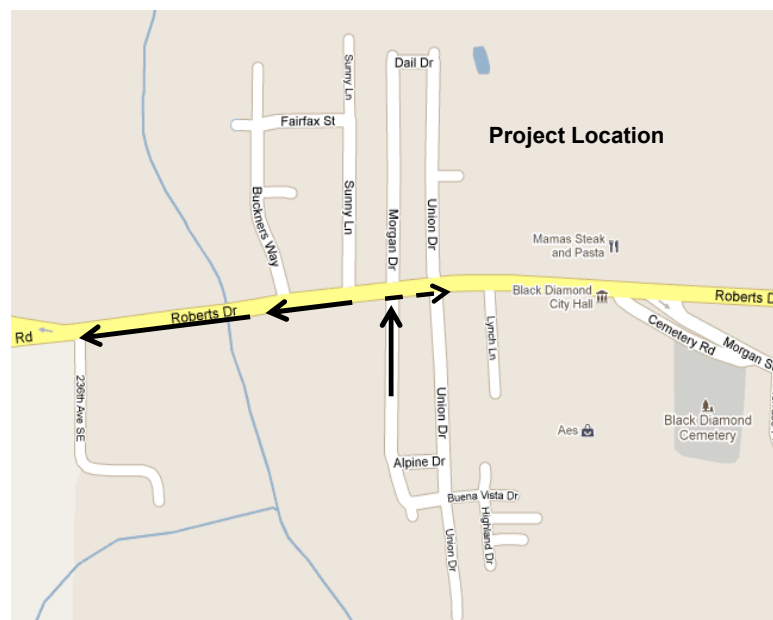
BACKGROUND

This project was programmed to provide capacity for infill in the old part of Black Diamond in the Jones Lake Pump station and save energy from pumping sewage twice. The need has diminished because of the King County approval of a regional discharge location in the western part of Black Diamond, and more than adequate trunk line capacity verified in the main trunk line to the Jones Lake Pump Station. The priority of this project will also be affected if Infiltration and Inflow can be reduced further.

COMMENTS

Developers may want to assist with funding this project in order to temporarily discharge out of basin flows to the Jones Lake Pump Station.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Preliminary Engineering	20,000			20,000			
Design Engineering	40,000				40,000		
Construction Costs	380,000				380,000		
Management / Administration	20,000				20,000		
TOTAL COSTS	460,000			20,000	440,000		
REQUESTED FUNDING							
Sewer Reserve	20,000			20,000			
PWTF Loan	440,000				440,000		
TOTAL SOURCES	460,000			20,000	440,000		
PWTF Loan Repay							
Begins in 2023	48,800					24,400	24,400
Total Debt under Timeframe	48,800					24,400	24,400



Diamond Glen Pump Station Decommissioning

13.12

DESCRIPTION

Remove pumps and equipment and install gravity sewer main to tie into new sewer mains from Master Planned Development to the west.

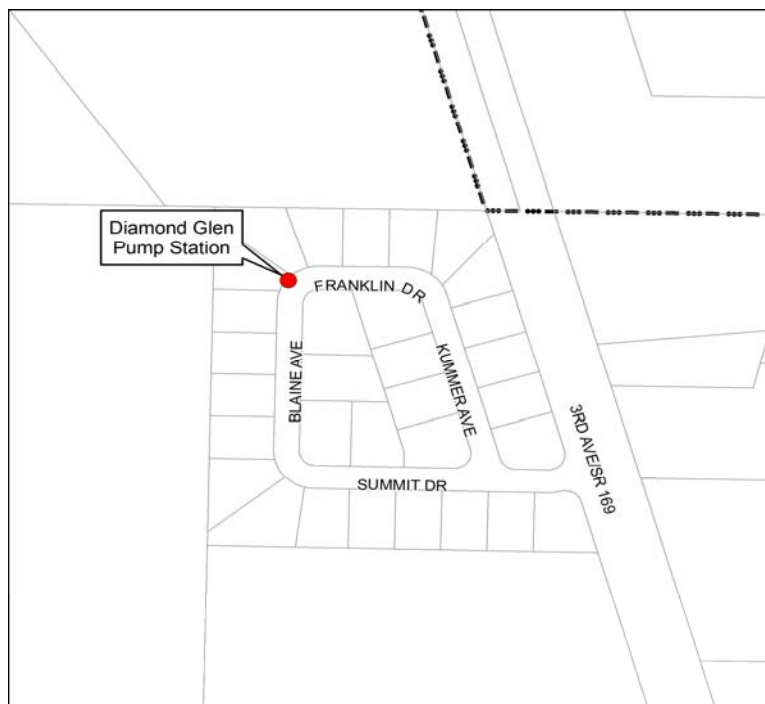
BACKGROUND

Once the development to the west moves forward, the city will have the opportunity to eliminate this small sewer pump station by tying the sewer main in Diamond Glen to gravity sewer mains to the west.

COMMENTS

This project will save maintenance expense and remove surface facilities in the front yard of two homes.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Design Engineering	10,000					10,000	
Construction Costs	30,000						30,000
Management / Administration	5,000					5,000	
TOTAL COSTS	45,000					15,000	30,000
REQUESTED FUNDING							
Sewer Reserves	45,000					15,000	30,000
TOTAL SOURCES	45,000					15,000	30,000



Sewer Department

CAPITAL PROJECT SUMMARY

Summary By Project		Capital Plan 2019 - 2024						
Project Title		Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
S1	Cedarbrook Sewer Main	330,000	35,000	295,000				
S2	Morganville Force Main Reroute	460,000			20,000	440,000		
S3	Diamond Glen Pump Station Decommissioning	45,000					15,000	30,000
TOTAL ESTIMATED COSTS		835,000	35,000	295,000	20,000	440,000	15,000	30,000
Funding Sources								
PWTF Loan Funding								
S1	Cedarbrook Sewer Main	330,000	35,000	295,000				
S2	Morganville Force Main Reroute	440,000				440,000		
Total PWTF Funding		770,000	35,000	295,000		440,000		
Sewer Reserves								
S2	Morganville Force Main Reroute	20,000			20,000			
S3	Diamond Glen Pump Station Decommissioning	45,000					15,000	30,000
Total Sewer Reserves		65,000			20,000		15,000	30,000
TOTAL ESTIMATED FUNDING SOURCES		835,000	35,000	295,000	20,000	440,000	15,000	30,000
DEBT SERVICE								
S1	Cedarbrook Sewer Main	69,270		13,854	13,854	13,854	13,854	13,854
S2	Morganville Force Main Reroute	48,800					24,400	24,400
TOTAL DEBT SERVICE		118,070		13,854	13,854	13,854	38,254	38,254

North Commercial and SR 169 Stormwater Treatment Pond

13.15

DESCRIPTION

Construct a stormwater treatment facility for the stormwater discharge coming off Park Street. This stormwater discharge is the second highest priority to get treated because of the size of the discharge and the pollutants coming off the state route and the old downtown area.

BACKGROUND

Whereas there is a total maximum daily load (TMDL) on Lake Sawyer for phosphorous, the city should look for opportunities to reduce phosphorous inputs from existing untreated stormwater discharges. Stormwater outfall discharges from the commercial area and the state route appear to have the highest pollutant loadings as compared to other city stormwater outfalls.

COMMENTS

The city has completed a partial design for a treatment facility on city property on Roberts Drive. However it appears that combining this stormwater project with the roundabout project can substantially reduce costs and meet all the goals of the project.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Final Engineering Prepare Bid Docs	60,000	60,000					
Services during Construction	50,000		50,000				
Construction	790,000		790,000				
Management / Administration	20,000	10,000	10,000				
TOTAL COSTS	920,000	70,000	850,000				
REQUESTED FUNDING							
KC Water Quality Improvement Prog	243,643	70,000	173,643				
DOE Grant	676,357		676,357				
Opportunity Funds available if needed							
TOTAL SOURCES	920,000	70,000	850,000				



Ginder Creek Headwall

14.16

DESCRIPTION

Reconstruct an 80 foot section of the Ginder Creek Headwall along the north side of Roberts Drive.

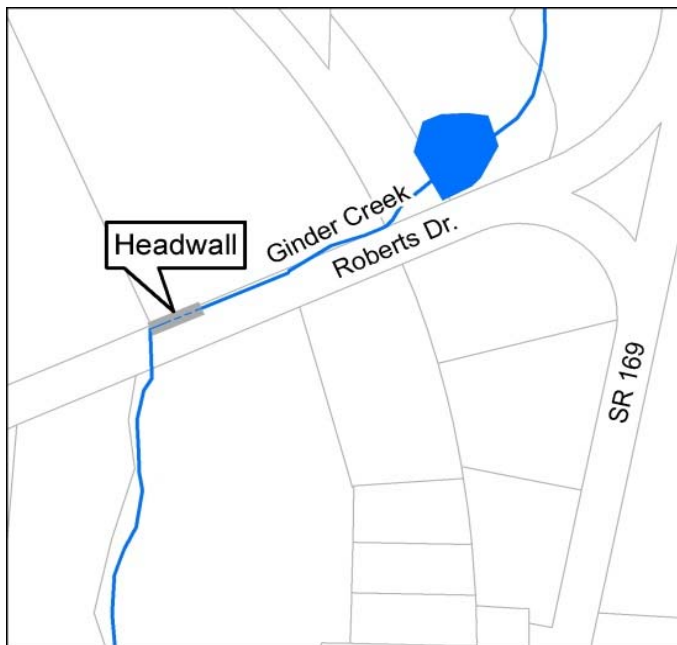
BACKGROUND

The base of the existing concrete headwall was not constructed deep enough so that high flows in Ginder Creek have undermined the headwall, destabilizing the wall. The headwall has been slowly tilting into the Creek. Staff has braced the headwall as an interim step to hold the wall in position.

COMMENTS

This project is needed to protect the roadway and prevent the erosion that would occur if the headwall tipped over. A significant amount of the cost of this project will be related to environmental permitting. This project may get rolled into a larger street reconstruction project if street grants are obtained for this road segment.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Preliminary Engineer/Permitting	25,000		25,000				
Design Engineering	25,000		25,000				
Construction	90,000			90,000			
Management / Administration	10,000		5,000	5,000			
TOTAL COSTS	150,000		55,000	95,000			
REQUESTED FUNDING							
King County Flood Control Grant	85,000		30,000	55,000			
Grant Matching	65,000		25,000	40,000			
TOTAL SOURCES	150,000		55,000	95,000			



Covington Creek Culverts

13.14

DESCRIPTION

Construct a stormwater treatment facility for the stormwater discharge coming off Park Street. This stormwater discharge is the second highest priority to get treated because of the size of the discharge and the pollutants coming off the state route and the old downtown area.

BACKGROUND

The summer 2012 inspections found the culverts are nearing the end of their useful life and have serious corrosion and pitting in the lower third of the culverts and a few areas where corrosion has opened holes in the culvert. The three culverts divide the small summer flow leaving only a small amount of water for fish passage. The city began design on a concrete box culvert but found there were too many conflicts to make that replacement work.

COMMENTS

It is highly unlikely that the city would be able to come up with the funding for a bridge alternative (early estimate \$2,000,000). This project refocuses the city's funding to address the impending problem of the deteriorating culverts and improving fish passage.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Design Engineering	93,706	93,706					
Construction	485,473		485,473				
Management / Administration	20,821	8,000	12,821				
TOTAL COSTS	600,000	101,706	498,294				
REQUESTED FUNDING							
King County Flood Control Dist	600,000	101,706	498,294				
TOTAL SOURCES	600,000	101,706	498,294				



Basin Study

DESCRIPTION

Construct a stormwater treatment facility for the stormwater discharge coming off Park Street. This stormwater discharge is the second highest priority to get treated because of the size of the discharge and the pollutants coming off the state route and the old downtown area.

BACKGROUND

In recent years there are numerous needs and issues related to Lake Sawyer, stormwater and the environment that are unfunded. With better information and a potential funding plan an informed policy decision could be made.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Design Engineering	120,000		60,000	60,000			
TOTAL COSTS	120,000		60,000	60,000			
POTENTIAL FUNDING							
WRIA 9 Salmon Mitigation	60,000		30,000	30,000			
Stormwater Connection/Rates	60,000		30,000	30,000			
TOTAL SOURCES	120,000		60,000	60,000			



Lawson Hills Stormwater Ponds

DESCRIPTION

Construct a stormwater treatment facility for the stormwater discharge coming off Park Street. This stormwater discharge is the second highest priority to get treated because of the size of the discharge and the pollutants coming off the state route and the old downtown area.

BACKGROUND

The original intent of these storm ponds was to provide joint use for homeowner association provided recreation facilities and city provided stormwater detention and treatment facilities. The configuration hasn't worked very well for stormwater or for recreation. The city would like to work with the homeowners association to put the stormwater facilities underground so that the surface of the lots will be well drained and available for year around recreation and open space for the neighborhood.

COMMENTS

This project would make the stormwater system and the surface park easier to maintain for both agencies. Cooperation and funding commitment from the homeowners association will be needed. Stormwater funding is not available.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
In House Design/ Mgmt	15,000				15,000		
Construction	120,000				120,000		
Management / Administration	5,000				5,000		
TOTAL COSTS	140,000				140,000		
REQUESTED FUNDING							
Stormwater Rates	50,000				50,000		
Homeowners Association	90,000				90,000		
TOTAL SOURCES	140,000				140,000		



Replace Diamond Glen Storm Pond

DESCRIPTION

Construct a stormwater treatment facility for the stormwater discharge coming off Park Street. This stormwater discharge is the second highest priority to get treated because of the size of the discharge and the pollutants coming off the state route and the old downtown area.

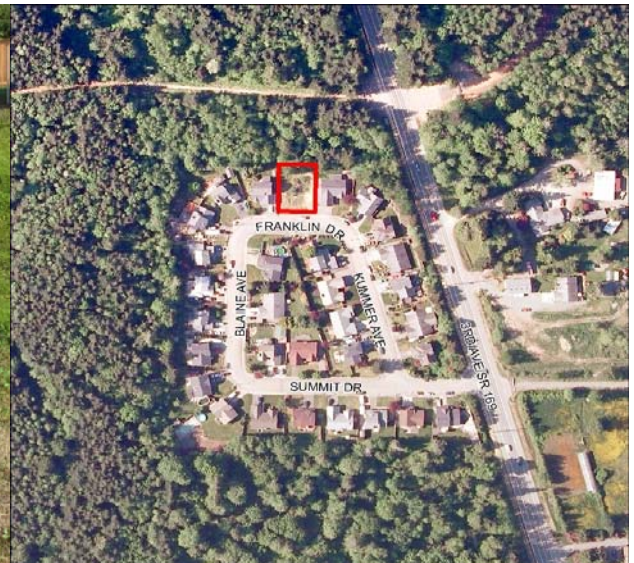
BACKGROUND

Many small stormwater facilities increase the city maintenance costs. Providing a commensurate amount of storage and treatment in the larger regional stormwater pond to the west would allow the land to be reclaimed for a residential lot, improve the neighborhood and lower maintenance costs.

COMMENTS

Legal and planning issues must be addressed before the city property can be sold.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Pay for offsite pond capacity	15,000					15,000	
Design and Bid	10,000					10,000	
Construction	20,000					20,000	
Management / Administration	5,000					5,000	
Return funds to Operations	30,000					30,000	
TOTAL COSTS	80,000					80,000	
REQUESTED FUNDING							
Sale of Lot	80,000					80,000	
TOTAL SOURCES	80,000					80,000	



Park Street Stormwater

DESCRIPTION

Construct a stormwater treatment facility for the stormwater discharge coming off Park Street. This stormwater discharge is the second highest priority to get treated because of the size of the discharge and the pollutants coming off the state route and the old downtown area.

BACKGROUND

The city could construct the treatment facility on the Ginder Creek property.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Design Engineering	50,000						50,000
Environmental Permitting	20,000						20,000
Construction	200,000						200,000
Management / Administration	10,000						10,000
TOTAL COSTS	280,000						280,000
REQUESTED FUNDING							
Stormwater Connection/Rates	80,000						80,000
KC WWT Clean Water Fund	200,000						200,000
TOTAL SOURCES	280,000						280,000



Eagle Creek Pond to Park Improvement

DESCRIPTION

Construct a stormwater treatment facility for the stormwater discharge coming off Park Street. This stormwater discharge is the second highest priority to get treated because of the size of the discharge and the pollutants coming off the state route and the old downtown area.

BACKGROUND

After the construction of this facility, engineering staff observed that surface water infiltration rates far exceeded the delivery volumes associated with surface run-off generated within the sub-division. Because of this, the pond is dry throughout the year and can provide an excellent grass lawn open space feature to users of the city parks facility. The conversion of a gravel storm infiltration pond to a stormwater/park multi-purpose facility will improve storm water treatment, improve aesthetics, and provide additional recreation space for citizens.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
In House Planning & Design	3,000		3,000				
In House Construction Cost	15,000		15,000				
TOTAL COSTS	18,000		18,000				
REQUESTED FUNDING							
Stormwater Grant or Other	15,000		15,000				
Homeowners Association	3,000		3,000				
TOTAL SOURCES	18,000		18,000				



Stormwater Department

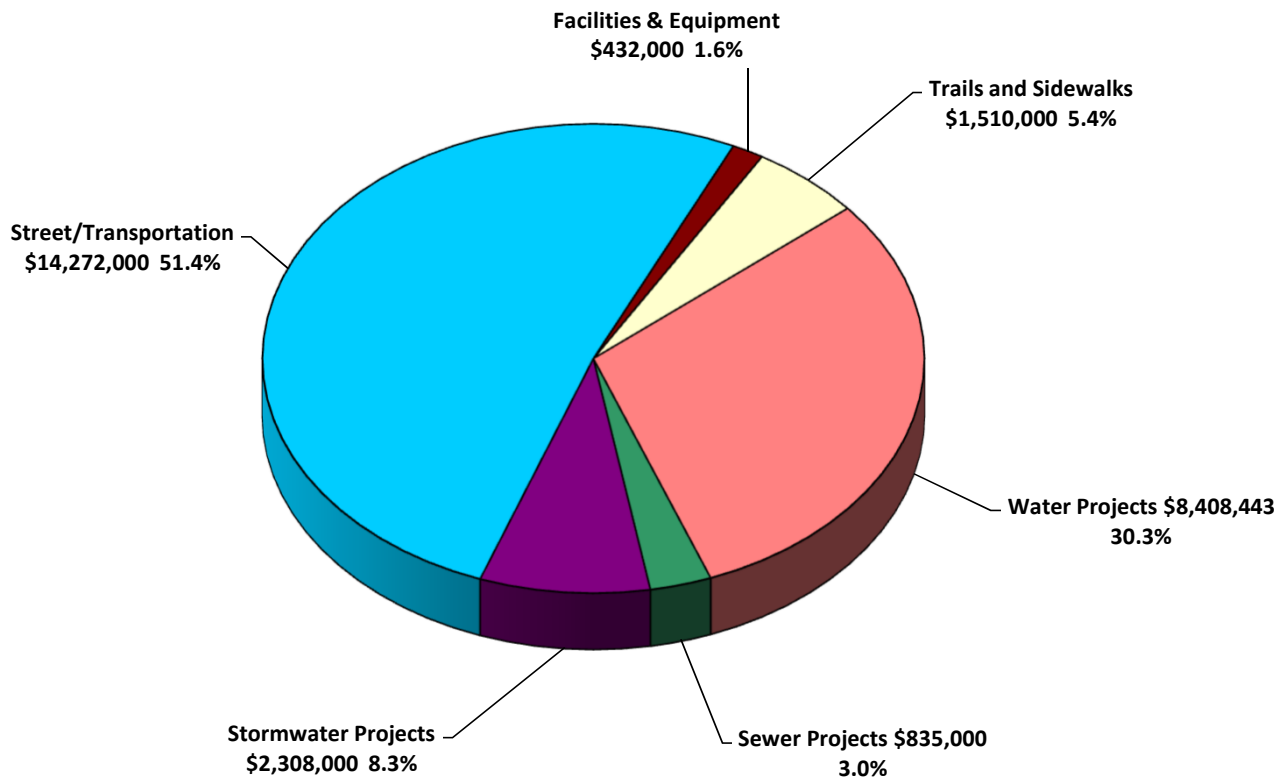
CAPITAL PROJECT FUNDING SUMMARY

Summary by Project							
Capital Plan 2019 - 2024							
Project Title	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
D1 N. Commercial St 169 Stormwater Improvements	920,000	70,000	850,000				
D2 Ginder Creek Headwall	150,000		55,000	95,000			
D3 Covington Creek Culverts	600,000	101,706	498,294				
D4 Basin Study	120,000		60,000	60,000			
D5 Lawson Hills Stormwater Ponds Improvement	140,000				140,000		
D6 Diamond Glen Stormwater Pond	80,000					80,000	
D7 Park Street Stormwater	280,000						280,000
D8 Eagle Creek Pond to Park Improvement	18,000		18,000				
TOTAL ESTIMATED EXPENDITURES	2,308,000	171,706	1,481,294	155,000	140,000	80,000	280,000
Funding Sources							
Grants							
D1 N. Commercial St 169 Stormwater Improvements	920,000	70,000	850,000				
D2 Ginder Creek Headwall	85,000		30,000	55,000			
D3 Covington Creek Culverts	600,000	101,706	498,294				
D7 Park Street Stormwater	200,000						200,000
D8 Eagle Creek Pond to Park Improvement	15,000		15,000				
Total Grants	1,820,000	171,706	1,393,294	55,000			200,000
Stormwater Funding							
D4 Basin Study	60,000		30,000	30,000			
D5 Lawson Hills Stormwater Ponds Improvement	50,000				50,000		
D7 Park Street Stormwater	80,000						80,000
Total Stormwater Funding	190,000		30,000	30,000	50,000		80,000
Sale of Land (Stormwater Funds)							
D6 Diamond Glen Stormwater Pond	80,000					80,000	
Total Sale of Land	80,000					80,000	
Home Owners Association							
D5 Lawson Hills Stormwater Ponds Improvement	90,000				90,000		
D8 Eagle Creek Pond to Park Improvement	3,000		3,000				
Total Homeowners Association	93,000		3,000		90,000		
WIRA 9 Salmon Mitigaton Funds							
D4 Basin Study	60,000		30,000	30,000			
Total WIRA 9 Funding	60,000		30,000	30,000			
Grant Matching							
D2 Ginder Creek Headwall	65,000		25,000	40,000			
Total Grant Matching	65,000		25,000	40,000			
TOTAL ESTIMATED FUNDING SOURCES	2,308,000	171,706	1,481,294	155,000	140,000	80,000	280,000

Capital Improvement Plan 2019 - 2024

Public Works Projects by Category

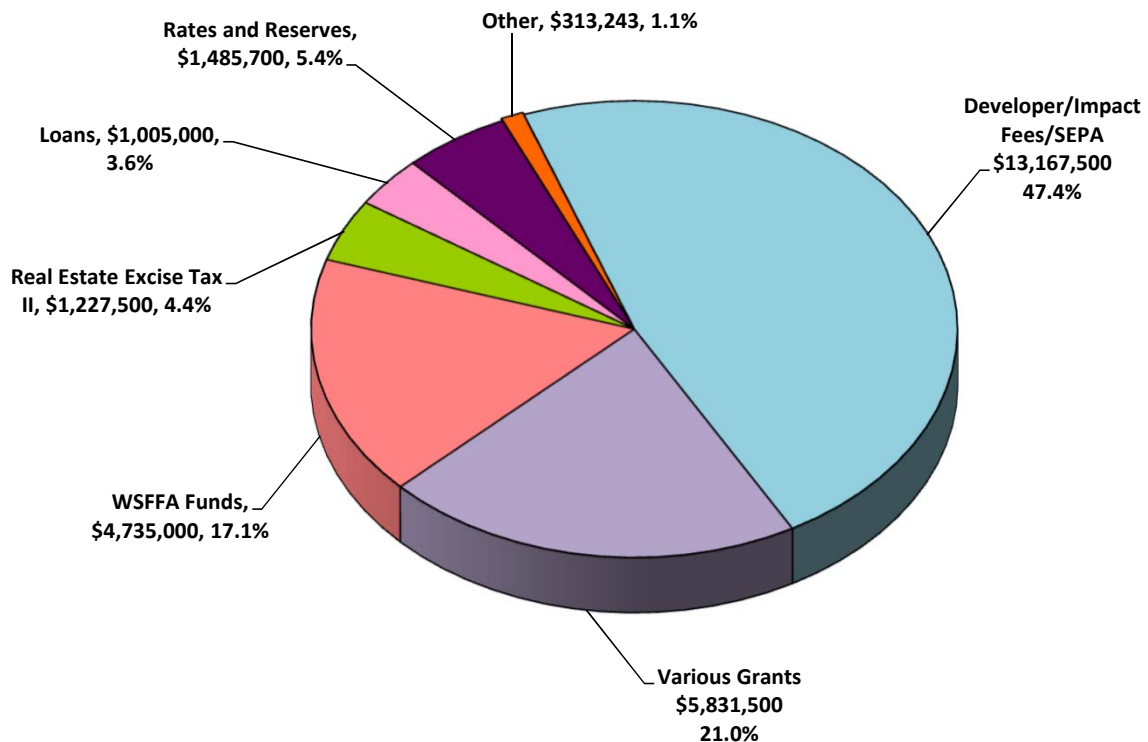
	Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
CAPITAL PROJECTS							
Facilities & Equipment	432,000	72,000	72,000	72,000	72,000	72,000	72,000
Street/Transportation	14,272,000	1,335,000	4,437,000	7,745,000	70,000	250,000	435,000
Trails and Sidewalks	1,510,000	30,000	50,000	300,000	540,000	590,000	
Water Projects	8,408,443	2,934,443	2,914,000	683,000	109,000	783,000	985,000
Sewer Projects	835,000	35,000	295,000	20,000	440,000	15,000	30,000
Stormwater Projects	2,308,000	171,706	1,481,294	155,000	140,000	80,000	280,000
TOTAL COSTS	\$27,765,443	\$4,578,149	\$9,249,294	\$8,975,000	\$1,371,000	\$1,790,000	\$1,802,000



Capital Improvement Plan 2019 - 2024

Public Works Capital Resources

	Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
Developer/Impact Fees/SEPA	13,167,500	602,500	4,275,000	7,650,000		130,000	510,000
Various Grants	5,831,500	796,706	1,796,294	747,250	550,500	1,123,000	817,750
WSFFA Funds	4,735,000	2,645,000	2,090,000				
Real Estate Excise Tax II	1,227,500	235,000	274,000	183,750	174,500	210,500	149,750
Loans	1,005,000	35,000	315,000	215,000	440,000		
Water Rates and Reserves	970,700	123,700	374,000	87,000	24,000	189,500	172,500
Stormwater Reserves	250,000	10,000	40,000	40,000	60,000	10,000	90,000
Sewer Reserves	155,000	15,000	15,000	35,000	15,000	30,000	45,000
Street Funding	110,000	10,000	60,000	10,000	10,000	10,000	10,000
Carryover Funds	98,243	98,243					
Homeowners Association	93,000		3,000		90,000		
Sale of Land	80,000					80,000	
Parks Department	42,000	7,000	7,000	7,000	7,000	7,000	7,000
TOTAL RESOURCES	\$27,765,443	\$4,578,149	\$9,249,294	\$8,975,000	\$1,371,000	\$1,790,000	\$1,802,000



REET II ANALYSIS SUMMARY

Real Estate Excise Tax II		Capital Improvement Plan 2019 - 2024					
	Est. Ending Balance	2019	2020	2021	2022	2023	2024
Beg Fund Balance		139,055	80,105	9,419	59,853	140,042	155,274
REET Revenue (annual)							
1/4 of 1% REET - Existing Property		102,500	108,742	115,267	122,085	129,209	137,838
1/4 of 1% REET - Other new homes and Plats		73,550	94,572	118,917	132,605	96,524	105,061
Subtotal REET II Revenue		176,050	203,314	234,184	254,690	225,732	242,898
TOTAL Avail. Balance for Public Works Projects		315,105	283,419	243,603	314,542	365,774	398,173
REET II - PROJECT EXPENDITURES		Capital Improvement Plan 2019 - 2024					
		2019	2020	2021	2022	2023	2024
All Departments							
A1 Facility Upgrades		25,000	25,000	25,000	25,000	25,000	25,000
Street Projects							
T1 General Street Improvement		30,000	30,000	30,000	30,000	30,000	30,000
T2 Grant Matching		40,000	40,000	40,000	40,000	40,000	40,000
T3 Roberts Drive Impr - 236th - Bruckners		140,000					
T6 Morgan Creek Seal Coat Preservation			57,000				
T7 232nd Ave. SE Overlay, SE 288th to SE 293rd				26,250			
T8 Downtown Public Parking			72,000				
T9 SR 169 - James St. to Roberts Dr. Sidewalk				22,500	60,000		
T10 216th Ave SE Overlay						27,000	
T12 Roberts Dr. Rehab - Library to SR 169							54,750
T13 224th Guardrail at Covington Creek			25,000				
T14 Downtown Pedestrian and Bicycle Link Study					3,000		
T15 Baker Street Sidewalk					16,500	88,500	
Stormwater							
D2 Ginder Creek Headwall			25,000	40,000			
Total REET II Projects		235,000	274,000	183,750	174,500	210,500	149,750
REET II left for next year (Ending Balance)	139,055	80,105	9,419	59,853	140,042	155,274	248,423
REET based on Houses sold		2019	2020	2021	2022	2023	2024
Existing Property Sales (in 000's)		100 @ \$410	100 @ \$422	100 @ \$435	100 @ \$448	100 @ \$461	100 @ \$475
Other new homes sales (in 000's)		62 @ \$410	82 @ \$422	102 @ \$435	105 @ \$448	75 @ \$461	80 @ \$475

Ginder Creek Trail and Site Restoration

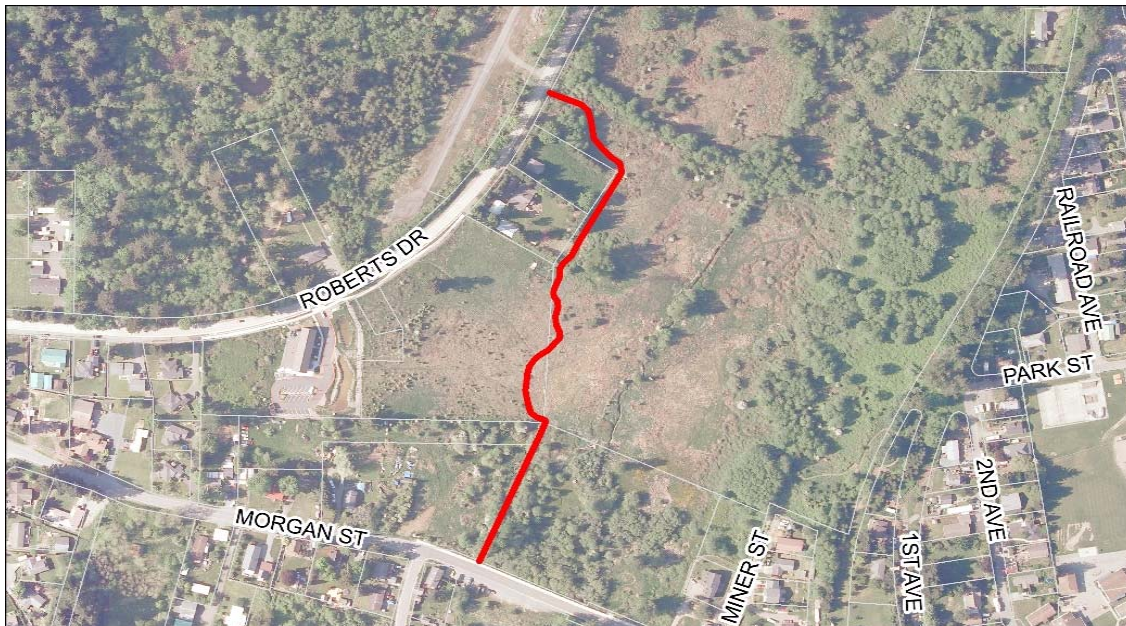
DESCRIPTION

Design and construct a 1540 foot long 10 feet wide multi purpose trail and a small parking lot on Roberts Drive.

BACKGROUND

The city acquired the Ginder Creek parcel as a component to the Open Space Agreement signed in 2005. Initial planning efforts, work with the City Council, as well as public input has steered the Parks Department towards trail development along the Ginder Creek corridor. This area has historically been used for agricultural activities, but has since remained fallow, with the proliferation of invasive Reed Canary Grass, Evergreen Blackberry, and Scotch Broom. This trail will provide a north/south link from Roberts Drive to Morgan Street and provide the public the enjoyment of the natural area along Ginder Creek.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Property Acquisition	5,000	5,000					
Design and Permitting	15,000	15,000					
Construction Costs	85,000	85,000					
Project Mgmt & Const Inspect.	5,000	5,000					
Project Administration	3,000	3,000					
TOTAL COSTS	113,000	113,000					
REQUESTED FUNDING							
King County Youth Sports Grant	15,000	15,000					
King County Park Fund	98,000	98,000					
TOTAL SOURCES	113,000	113,000					



Grant Matching Funds

DESCRIPTION

Funds earmarked for matching grant resources to be utilized in the design and construction of Parks and Natural Resource projects.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
COMMENTS							
Grant Matching	25,000	2,500	2,500	5,000	5,000	5,000	5,000
TOTAL COSTS	25,000	2,500	2,500	5,000	5,000	5,000	5,000
REQUESTED FUNDING							
Real Estate Excise Tax I	25,000	2,500	2,500	5,000	5,000	5,000	5,000
TOTAL SOURCES	25,000	2,500	2,500	5,000	5,000	5,000	5,000

What is a matching grant?

A matching grant is a contingent grant awarded only if the receiving entity is able to put up (or independently raise) a sum equal to the amount provided by the granting entity.



Parks Comp Plan Update

DESCRIPTION

The City's Park Plan has expired. An update of the City's Comprehensive Parks, Recreation and Open Space Plan is needed for state grant eligibility towards trails, open space and park's infrastructure.

BACKGROUND

The last Parks Plan was developed by staff in late 2008. The Recreation and Conservation Office approved the plan and the city used the Parks Plan to support several grant applications and improvements throughout the city. Once the staffing level improves this Parks Planning update can be kicked off. It is expected that the city will need consultant assistance for about 50% of the park planning effort.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Consulting Services	40,000		20,000	20,000			
City In-house Services	40,000		20,000	20,000			
TOTAL COSTS	80,000		40,000	40,000			
REQUESTED FUNDING							
Real Estate Excise Tax I	80,000		40,000	40,000			
TOTAL SOURCES	80,000		40,000	40,000			



Boat Launch Park Shoreline Stabilization

DESCRIPTION

Using boulder and plantings reinforce the shoreline to stop the bank erosion and protect the old growth trees along the shoreline.

BACKGROUND

The city many years ago stabilized the bank with wood retaining walls, rebar and logs. The logs bounced along the shore and only partially protected the bank. The logs were a maintenance problem and periodically broke loose causing a hazard on the lake. The wood retaining wall has deteriorated significantly. The rebar has been an ongoing maintenance problem and hazard.

COMMENTS

Once the Park Plan has been accepted by the Recreation Conservation Office this project will be eligible for state grant funding.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Engineering and Permitting	30,000					30,000	
Construction	260,000						260,000
Project Administration/Mgmt	10,000						10,000
TOTAL COSTS	300,000					30,000	270,000
REQUESTED FUNDING							
Real Estate Excise Tax I	150,000					30,000	120,000
RCO Grant	150,000						150,000
TOTAL SOURCES	300,000					30,000	270,000

Shoreline Erosion



Exposed Roots



Rotten Wall



Leaning Tree



Cemetery

P5

New Niche Wall

DESCRIPTION

Install a niche wall for cremation remains in the cemetery 5 ft. high by about 24 feet long.

BACKGROUND

The existing niche wall is nearly all sold out. Many people do not want to purchase an entire plot within the cemetery and the niche would serve their needs. The niche wall preserves space within the cemetery. The price of the niches could be reassessed after the final expense of the project is known so that the city could recover their costs. The price of a niche right now is \$350 and the price of a plot is \$1500. The new wall would provide about 90 to 100 new niches.

COMMENTS

The Cemetery Board reviewed and approved this project and recommended that the Council add this project to the City's Capital Improvement Plan.

CAPITAL PROJECT COSTS	Total \$						
	2019 - 2024	2019	2020	2021	2022	2023	2024
Niche Wall Purchase	12,500	12,500					
Niche Wall Installation	12,500	12,500					
TOTAL COSTS	25,000	25,000					
REQUESTED FUNDING							
Carryover Funding	25,000	25,000					
TOTAL SOURCES	25,000	25,000					



Rehabilitate East Ginder Creek Property

DESCRIPTION

Remove cottonwood, maple, alder, blackberry, Nott weed, English Ivy along the east boundary of the property and revegetate with grass and Flowering cherry trees, maple, and dogwood. The initial effort will be to fall the trees, and deck the debris in a long pile to compost onsite and to spray invasive weeds and then seed the surrounding area back to grass. The trees should compost nicely within about 5 years. Once the limb have decomposed, the organic matter will be spread and the area reseeded to lawn and trees planted.

BACKGROUND

A major portion on the east side of the property has been overtaken by invasive weeds and invasive hazardous trees. The cottonwood trees have grown to a hazardous size and present a threat and hazard to the homes and backyards to the east as citizens walking on city open space.

COMMENTS

This project is to fulfill the city's role in good stewardship of the public land.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Tree Felling and Decking	30,000	30,000					
Initial Weed Control	5,000	5,000					
Grading & Tree Planting							
TOTAL COSTS	35,000	35,000					
REQUESTED FUNDING							
Sewer Funding	10,000	10,000					
Street Funds	5,000	5,000					
Real Estate Excise Tax I	20,000	20,000					
TOTAL SOURCES	35,000	35,000					



Gym HVAC

DESCRIPTION Replace the HVAC system at the Gym.

BACKGROUND The HVAC system at the Gym is at the end of its useful life and needs to be replaced.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Purchase and Installation	20,000		20,000				
TOTAL COSTS	20,000		20,000				
REQUESTED FUNDING							
Real Estate Excise Tax I	20,000		20,000				
TOTAL SOURCES	20,000		20,000				



Lake Sawyer Park Boat Launch Pay Station

DESCRIPTION Replace the outdated Pay Station at the Lake Sawyer Boat Launch.

BACKGROUND The Pay Station at the Lake Sawyer Boat Launch is at the end of its useful life and needs to be replaced.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Purchase and Installation	20,000	20,000					
TOTAL COSTS	20,000	20,000					
REQUESTED FUNDING							
Real Estate Excise Tax I	20,000	20,000					
TOTAL SOURCES	20,000	20,000					



Skate Park Reconstruction

DESCRIPTION

Replace existing Skate Park facilities with cement facilities to lessen the cost of maintenance and inspections.

BACKGROUND

The aging skate park requires frequent maintenance on screws and other hardware to keep the skate park safe.

CAPITAL PROJECT COSTS	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
Design Engineering	50,000						50,000
Construction	250,000						250,000
TOTAL COSTS	300,000						300,000
REQUESTED FUNDING							
CDBG Grant	300,000						300,000
TOTAL SOURCES	300,000						300,000



Parks Department

CAPITAL PROJECT SUMMARY

Summary by Project							
Capital Plan 2019 - 2024							
Project Title	Total \$ 2019 - 2024	2019	2020	2021	2022	2023	2024
P1 Ginder Creek Trail and Site Restoration	113,000	113,000					
P2 Grant Matching Funds	25,000	2,500	2,500	5,000	5,000	5,000	5,000
P3 Parks Comp Plan Update	80,000		40,000	40,000			
P4 Boat Launch Park Shoreline Stabilization	300,000					30,000	270,000
P5 New Cemetery Niche Wall	25,000	25,000					
P6 Rehabilitate East Ginder Creek Property	35,000	35,000					
P7 Rec Center HVAC	20,000		20,000				
P8 Boat Launch Pay Station	20,000	20,000					
P9 Skate Park Reconstruction	300,000						300,000
TOTAL ESTIMATED COST	918,000	195,500	62,500	45,000	5,000	35,000	575,000
Funding Sources							
King County Parks Property Tax Levy Funds							
P1 Ginder Creek Trail and Site Restoration	15,000	15,000					
Total King County Parks Levy Fund	15,000	15,000					
King County Conservation District Grant							
P1 Ginder Creek Trail and Site Restoration	98,000	98,000					
Total KCD Grant	98,000	98,000					
WA Recreation and Conservation Grants							
P4 Boat Launch Park Shoreline Stabilization	150,000						150,000
Total RCO Grants	150,000						150,000
CDBG Grant							
P9 Skate Park Reconstruction	300,000						300,000
Total CDBG Grant	300,000						300,000
Real Estate Excise Tax I							
P2 Grant Matching Funds	25,000	2,500	2,500	5,000	5,000	5,000	5,000
P3 Parks Comp Plan Update	80,000		40,000	40,000			
P4 Boat Launch Park Shoreline Stabilization	150,000					30,000	120,000
P6 Rehabilitate East Ginder Creek Property	20,000	20,000					
P7 Rec Center HVAC	20,000		20,000				
P8 Boat Launch Pay Station	20,000	20,000					
Total REET I Funding	315,000	42,500	62,500	45,000	5,000	35,000	125,000
Sewer Funds							
P6 Rehabilitate East Ginder Creek Property	10,000	10,000					
Total Sewer Fund Funding	10,000	10,000					
Street Funds							
P6 Rehabilitate East Ginder Creek Property	5,000	5,000					
Total Street Fund Funding	5,000	5,000					
Carryover Funds/Beginning Fund Balance							
P5 New Cemetery Niche Wall	25,000	25,000					
Total Rollover Funds	25,000	25,000					
TOTAL ESTIMATED FUNDING SOURCES	918,000	195,500	62,500	45,000	5,000	35,000	575,000

Replace Reserve Engine (1986)

DESCRIPTION	Replace reserve engine # 981 and extend the service life of front-line engine.
BACKGROUND	Engine 981 is a Pierce brand engine custom built for Kent Fire in 1986. The city later purchased this engine used. It has more than 155,000 miles on the odometer and 12,000 hours in use.
COMMENTS	Replacement of the Fire Engine and Station will utilize REET at 16.27% and Fire Impact Fees of 83.73%.

CAPITAL PROJECT COSTS	Total \$ 2019-2024	2019	2020	2021	2022	2023	2024
Replace 1986 Reserve Engine	600,000	600,000					
TOTAL COSTS	600,000	600,000					
REQUESTED FUNDING							
Real Estate Excise Tax I	12,620	12,620					
Fire Impact Fees	502,380	502,380					
Carryover Funds	85,000	85,000					
TOTAL SOURCES	600,000	600,000					



Engine #981

Replace SCBA and Defibrillator

DESCRIPTION

Firefighter breathing apparatus (SCBA) becomes unserviceable due to age and parts availability. Factory maintenance for Medtronic Lifepak 12 defibrillators is no longer available beginning in 2020.

BACKGROUND

Self Contained Breathing Apparatus is required for firefighters to enter hazardous atmospheres. Replace 20 SCBA purchased new in 2001 And updated in 2007 by Mountain View Fire and Rescue. Cost projection is \$11,100 per unit including the required spare air bottle.

COMMENTS

Manufacturers support for Lifepak12 defibrillators will end in 2019. The city will utilize REET at 16.27% and Fire Impact Fees of 83.73%.

CAPITAL PROJECT COSTS	Total \$ 2019-2024	2019	2020	2021	2022	2023	2024
Replace 20 SCBA	222,000		222,000				
Replace 4 Lifepak 12 Defibs	50,000		50,000				
TOTAL COSTS	272,000		272,000				
REQUESTED FUNDING							
Real Estate Excise Tax I	44,254		44,254				
Impact Fees	227,746		227,746				
TOTAL SOURCES	272,000		272,000				



Replace Primary Fire Engine (2000)

DESCRIPTION

This project replaces the newest engine in the fleet with a customized pumper.

BACKGROUND

This vehicle experienced a major mechanical malfunction during 2010 annual service testing. Replacing the former reserve apparatus extended the useful life of this apparatus by placing it in a reserve status.

COMMENTS

The service history of this apparatus suggests early replacement is necessary. Replacement of the Fire Engine will utilize REET at 16.27% and Fire Impact Fees of 83.73%.

CAPITAL PROJECT COSTS	Total \$ 2019-2024	2019	2020	2021	2022	2023	2024
Replace 2000 Primary Fire Engine	650,000			50,000	600,000		
TOTAL COSTS	650,000			50,000	600,000		
REQUESTED FUNDING							
Real Estate Excise Tax I	105,755			50,000	55,755		
Impact Fees	544,245				544,245		
TOTAL SOURCES	650,000			50,000	600,000		



Fire Engine 98

Fire Department

F4

Replace Aid Car (1994)

DESCRIPTION

Replace Aid 98 to provide reliable patient transport capability.

BACKGROUND

Aid 98 is a 1994 Ford purchased by city surplus from King County Medic One. This vehicle shows over 143,160 miles. This is the only aid car owned by the city and maintenance costs are expected to increase with age in continued front-line use. Replacement of the Aid Car will utilize REET at 16.27% and Fire Impact Fees of 83.73%.

CAPITAL PROJECT COSTS	Total \$ 2019-2024	2019	2020	2021	2022	2023	2024
Replace 1994 Aid Car	225,000					225,000	
TOTAL COSTS	225,000					225,000	
REQUESTED FUNDING							
Real Estate Excise Tax I	20,500					20,500	
Fire Impact Fees	204,500					204,500	
TOTAL SOURCES	225,000					225,000	



Lawson Hills Fire Station, Vehicles & Equipment

DESCRIPTION

Provide a satellite fire station sited and equipped to enhance fire and emergency medical service delivery in the community. This initiative begins with a site location study, proceeds to construct the station, and ends with a complement of essential equipment in service at the new facility.

BACKGROUND

Service needs within the community will change with growth. This project seeks to determine the optimal location, build approximately 8,000 square feet of fire station at \$800 per square foot within the next six years at a cost of approximately \$7,437,276 including equipment. Additional growth related equipment of a Fire Pumper, Aid Car, Brush Truck, & Support Vehicle are included in the estimate. Minimal land costs are also projected in this request.

COMMENTS

Financing for this project will be financed by growth, with 95% developer responsibility and 5% from Fire Impact Fees.

CAPITAL PROJECT COSTS	Total \$ 2019-2024	2019	2020	2021	2022	2023	2024
Preliminary Engineering	85,000					85,000	
Construction Engineering	70,000						70,000
Design Engineering	120,000					50,000	70,000
Construction of Bldg & Equipment	7,162,276						7,162,276
Purchase of Land	200,000			200,000			
TOTAL COSTS	7,637,276			200,000		135,000	7,302,276
REQUESTED FUNDING							
Fire Impact Fees	381,864			10,000		6,750	365,114
Developer Contribution	7,255,412			190,000		128,250	6,937,162
TOTAL SOURCES	7,637,276			200,000		135,000	7,302,276

Estimated Maintenance and Operations of the new fire station to be approximately \$30,000 annually.



Fire Station
96

Fire Department CAPITAL PROJECT SUMMARY

Expenditures							
Capital Plan 2019 - 2024							
Project Title	Total \$ 2019-2024	2019	2020	2021	2022	2023	2024
F1 Replace Reserve Engine 98	600,000	600,000					
F2 Replace SCBA and Lifepak 12s	272,000		272,000				
F3 Replace 2000 Primary Fire Engine	650,000			50,000	600,000		
F4 Replace Aid Car	225,000					225,000	
F5 Lawson Hills Fire Station & Equipment	7,637,276			200,000		135,000	7,302,276
TOTAL ESTIMATED COSTS	9,384,276	600,000	272,000	250,000	600,000	360,000	7,302,276
Funding Sources							
Funding from Real Estate Excise Tax I							
F1 Replace Reserve Engine 98	12,620	12,620					
F2 Replace SCBA and Lifepak 12s	44,254		44,254				
F3 Replace 2000 Primary Fire Engine	105,755			50,000	55,755		
F4 Replace Aid Car	20,500					20,500	
Total Real Estate Excise Tax I	183,129	12,620	44,254	50,000	55,755	20,500	
Funding From Impact Fees							
F1 Replace Reserve Engine 98	502,380	502,380					
F2 Replace SCBA and Defibrillator	227,746		227,746				
F3 Replace 2000 Primary Fire Engine	544,245				544,245		
F4 Replace Aid Car	204,500					204,500	
F5 Lawson Hills Fire Station & Equipment	381,864			10,000		6,750	365,114
Total Fire Impact Fees	1,860,735	502,380	227,746	10,000	544,245	211,250	365,114
Developer Contribution							
F5 Lawson Hills Fire Station & Equipment	7,255,412			190,000		128,250	6,937,162
Total Developer Contribution	7,255,412			190,000		128,250	6,937,162
Carryover Funds							
F1 Replace Reserve Engine 98	85,000	85,000					
Total Carryover Funds	85,000	85,000					
TOTAL ESTIMATED FUNDING SOURCES	9,384,276	600,000	272,000	250,000	600,000	360,000	7,302,276

Patrol Car Replacement Plan

DESCRIPTION

The City has created and maintained a vehicle replacement plan with planned expenditures for patrol cars in an effort to replace aging patrol cars before becoming too expensive to maintain and to assure officer safety.

BACKGROUND

This rotation plan will allow the force to spend more time on the street and less time delivering them for repairs and maintenance.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Capital Outlay	410,000	55,000	60,000	65,000	70,000	75,000	85,000
TOTAL COSTS	410,000	55,000	60,000	65,000	70,000	75,000	85,000
REQUESTED FUNDING							
Real Estate Excise Tax I	410,000	55,000	60,000	65,000	70,000	75,000	85,000
TOTAL SOURCES	410,000	55,000	60,000	65,000	70,000	75,000	85,000



Police Vehicle Replacement Schedule

Vehicle #	YEAR	MODEL	Years in Service	Mileage as of January 2018	Yearly Mileage Est	2019	2020	2021	2022	2023	2024
1	2017	Ford F-150	1	3,307	7,000	10,307	17,307	24,307	31,307	38,307	45,307
23	2007	Dodge Charger	11	100,600	8,500	100,600	109,100	117,600	126,100	Replace	8,500
2	2017	Ford Explorer	1	4,192	10,000	14,192	24,192	34,192	44,192	54,192	68,384
3	2017	Ford Explorer	1	3,976	10,000	13,976	23,976	33,976	43,976	53,976	63,976
30	2012	Chev. Tahoe	6	80,119	13,500	93,619	107,119	120,619	Replace	13,500	27,000
4	2017	Ford Explorer	1	8,811	10,000	18,811	28,811	38,811	48,811	58,811	68,811
29	2011	Chev Tahoe	7	104,000	11,000	104,000	Replace	11,000	22,000	33,000	44,000
24	2008	Dodge Charger	10	82,000	13,000	95,000	108,000	Replace	13,000	26,000	39,000
27	2009	Dodge Charger	9	130,000	13,000	Replace	13,000	26,000	39,000	52,000	65,000
		Add to Fleet									New



Police Radio Replacement

DESCRIPTION

Portable Radio Replacements to replace 20 year old radios with the 750 MegaHertz update requirement. King County voters passed a radio replacement levy that may not be ready until 2019.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Portable Radio-Replacements	18,640	9,320	9,320				
TOTAL COSTS	18,640	9,320	9,320				
Total Units Replaced	4	2	2				
REQUESTED FUNDING							
Beginning Fund Balance	18,640	9,320	9,320				
TOTAL SOURCES	18,640	9,320	9,320				



Police Department

CAPITAL PROJECT SUMMARY

Expenditures		Capital Plan 2019 - 2024						
CAPITAL PROJECT COSTS		Total \$ Requested 2019-2024	2019	2020	2021	2022	2023	2024
L1	Patrol Car Replacement	410,000	55,000	60,000	65,000	70,000	75,000	85,000
L2	Radio Replacement	18,640	9,320	9,320				
TOTAL ESTIMATED COSTS		428,640	64,320	69,320	65,000	70,000	75,000	85,000
Funding Sources								
L1	Real Estate Excise Tax I	410,000	55,000	60,000	65,000	70,000	75,000	85,000
L2	Beginning Fund Balance	18,640	9,320	9,320				
TOTAL ESTIMATED FUNDING SOURCES		428,640	64,320	69,320	65,000	70,000	75,000	85,000

City Technology

DESCRIPTION

Variety of technology upgrades to the city including PC purchases, software purchases, network upgrades hard and software and printers.

BACKGROUND

This project is for PC replacements and other capital technology for the city. This includes servers, network and network software, disaster software and other technology.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
PC, Printers, Software	271,750	44,500	60,500	66,000	57,250	16,500	27,000
Network Hardware, Software, Audio & Recovery, Security	123,250	23,500	14,500	5,000	11,750	53,500	15,000
New Phone System	16,000	15,000			1,000		
TOTAL COSTS	411,000	83,000	75,000	71,000	70,000	70,000	42,000
REQUESTED FUNDING							
Real Estate Excise Tax I	392,000	70,000	70,000	70,000	70,000	70,000	42,000
Carryover Funds	19,000	13,000	5,000	1,000			
TOTAL SOURCES	411,000	83,000	75,000	71,000	70,000	70,000	42,000



Technology

	2018	2019	2020	2021	2022	2023	2024
Phone Project							
Phone System	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0
Internet Upgrades	\$0	\$5,000	\$0	\$0	\$1,000	\$0	\$0
Fiber Wiring upgrades	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0
PC Hardware							
Desktop Replacements	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0
Laptop / Surface Replacements	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0
Tablet Replacements	\$1,000	\$0	\$0	\$0	\$5,000	\$0	\$0
Police Laptops Qty 11	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0
Printers	\$500	\$2,000	\$500	\$500	\$500	\$500	\$2,000
Monitors	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Incidentals	\$0	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
New Staff	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
PC Software							
Blue Beam CD Software	\$0	\$2,500	\$0	\$0	\$0	\$1,000	\$0
Anti-virus/SPAM	\$0	\$3,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
NetMotion / Duo	\$0	\$250	\$250	\$250	\$250	\$250	\$250
GIS	\$0	\$3,000	\$0	\$0	\$1,500	\$0	\$0
Vision	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Document Management	\$0	\$0	\$45,000	\$5,000	\$0	\$0	\$0
Agenda Management	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0
Windows Enterprise Upgrade	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0
Incidentals / New Staff	\$0	\$500	\$500	\$500	\$500	\$500	\$500
Network Hardware							
Switch Replacement	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0
UPS / Batt Replacement	\$0	\$250	\$250	\$250	\$5,000	\$250	\$250
Incidentals / New Staff	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Security							
Firewalls	\$0	\$0	\$10,000	\$0	\$0	\$10,000	\$0
MDM Mobil Device Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monitoring Software Project	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0
Encryption Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cameras	\$10,000	\$0	\$500	\$0	\$500	\$0	\$500
Server Hardware							
Server Replacements	\$0	\$0	\$0	\$0	\$1,000	\$20,000	\$20,000
Backup Server Upgrades		\$5,000	\$0	\$0	\$0	\$5,000	\$0
Server Redundancy	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0
Incidentals	\$0	\$500	\$500	\$500	\$500	\$500	\$500
Server Software							
Windows Server licenses	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0
Audit Report Software	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0
Disaster Recovery							
Archiving Project	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0
Continuity Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Backups	\$0	\$250	\$250	\$250	\$250	\$250	\$250
Off Site Backups	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other							
Video / Audio	\$0	\$1,000	\$0	\$0	\$0	\$0	\$3,000
FTR Recording HW / SW	\$0	\$0	\$0	\$0	\$0	\$7,000	\$0
CIP	2018	2019	2020	2021	2022	2023	2024
Totals	\$12,500	\$83,250	\$75,250	\$70,750	\$70,000	\$70,250	\$42,250
Rounded Total	\$13,000	\$83,000	\$75,000	\$71,000	\$70,000	\$70,000	\$42,000

General Facility Improvements

DESCRIPTION

The city is in need of upgrades of building improvements and new desk furniture.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Purchase	35,000	10,000	5,000	5,000	5,000	5,000	5,000
TOTAL COSTS	35,000	10,000	5,000	5,000	5,000	5,000	5,000
REQUESTED FUNDING							
Real Estate Excise Tax I	35,000	10,000	5,000	5,000	5,000	5,000	5,000
TOTAL SOURCES	35,000	10,000	5,000	5,000	5,000	5,000	5,000



Gym / Way Finding Signs

DESCRIPTION

Signage is needed for the Gym, as well as for wayfinding in the city.

CAPITAL PROJECT COSTS	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
Gym Sign and Installation	5,000		5,000				
Wayfinding Signs and Installation	12,000		12,000				
TOTAL COSTS	17,000		17,000				
REQUESTED FUNDING							
Seattle Port Alliance Grant	6,000		6,000				
Real Estate Excise Tax I	11,000		11,000				
TOTAL SOURCES	17,000		17,000				



Administration General Government Projects

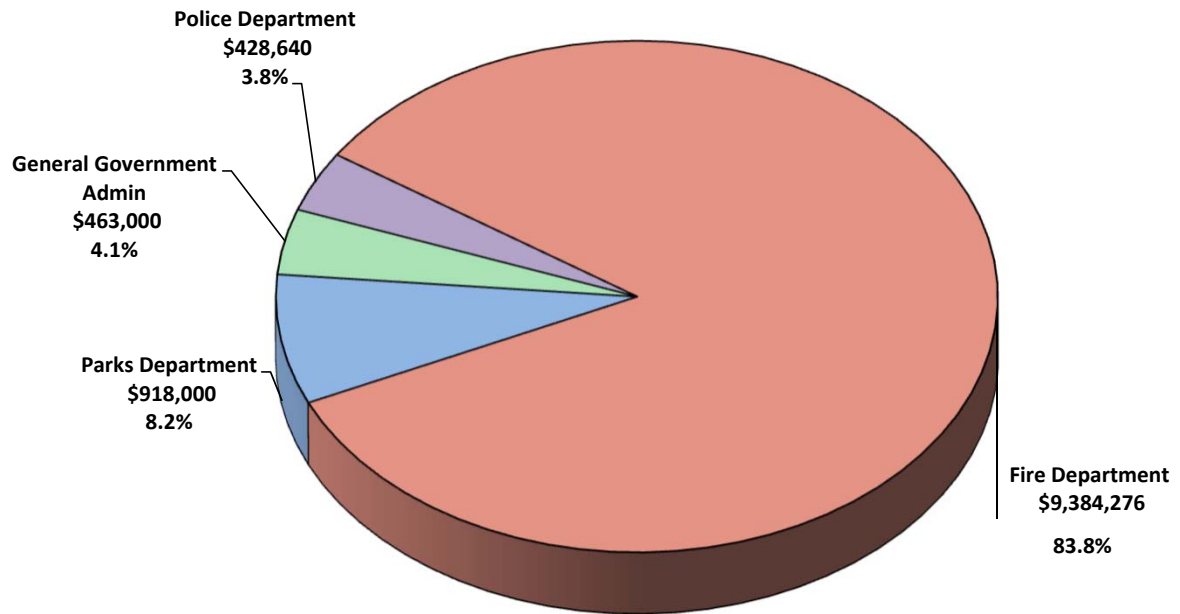
CAPITAL PROJECT SUMMARY

Summary by Project							
Summary by Project		Capital Plan 2019 - 2024					
Project Title	Total \$ 2019 -2024	2019	2020	2021	2022	2023	2024
G1 City Technology Upgrades	411,000	83,000	75,000	71,000	70,000	70,000	42,000
G2 General Facility Improvements	35,000	10,000	5,000	5,000	5,000	5,000	5,000
G3 Gym / Wayfinding Signs	17,000		17,000				
TOTAL ESTIMATED COSTS		463,000	93,000	97,000	76,000	75,000	47,000
Funding Sources							
Real Estate Excise Tax I							
G1 City Technology Upgrades	392,000	70,000	70,000	70,000	70,000	70,000	42,000
G2 General Facility Improvements	35,000	10,000	5,000	5,000	5,000	5,000	5,000
G3 Gym / Wayfinding Signs	11,000		11,000				
Total REET I	438,000	80,000	86,000	75,000	75,000	75,000	47,000
Grant Funding							
G3 Gym / Wayfinding Signs	6,000		6,000				
Total Grants	6,000		6,000				
Carryover Funds							
A1 City Technology	19,000	13,000	5,000	1,000			
	19,000	13,000	5,000	1,000			
TOTAL ESTIMATED FUNDING SOURCES		463,000	93,000	97,000	76,000	75,000	47,000

Capital Improvement Plan 2019 - 2024

General Government Projects by Category

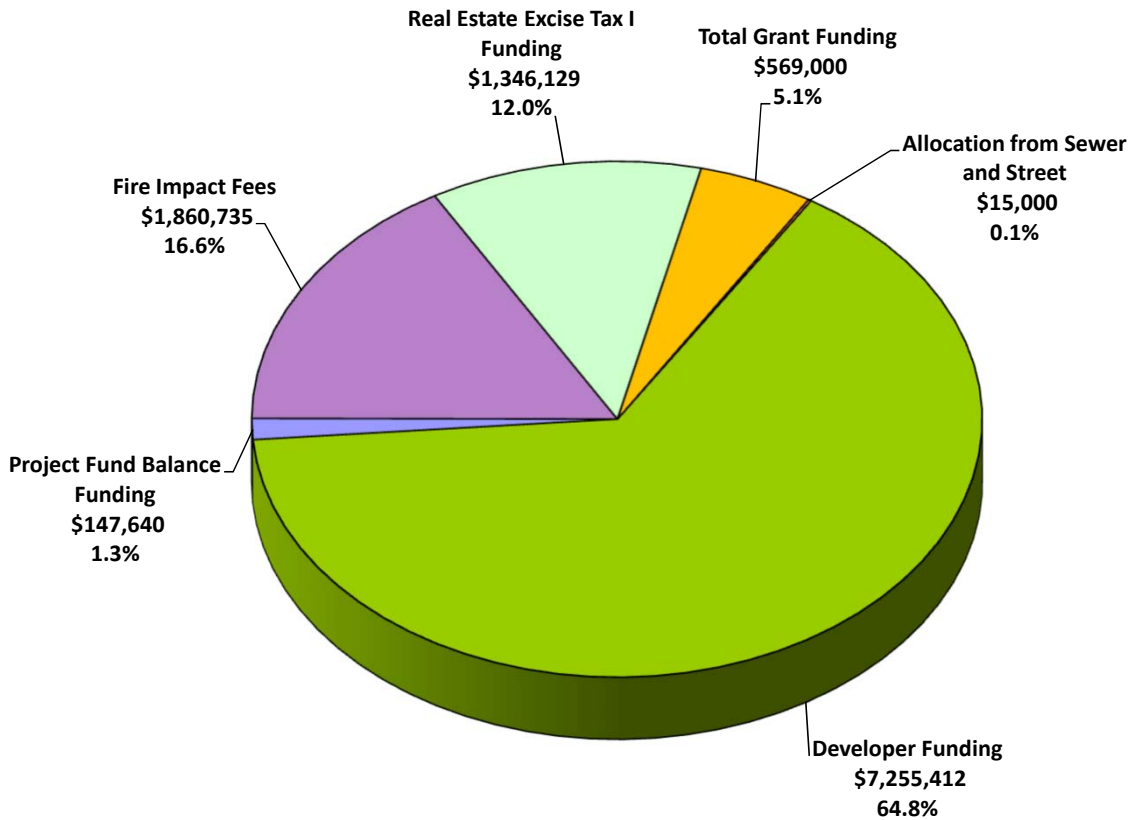
	Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
CAPITAL PROJECTS							
Parks Projects	918,000	195,500	62,500	45,000	5,000	35,000	575,000
Fire Department Projects	9,384,276	600,000	272,000	250,000	600,000	360,000	7,302,276
Police Department Projects	428,640	64,320	69,320	65,000	70,000	75,000	85,000
General Gov Projects	463,000	93,000	97,000	76,000	75,000	75,000	47,000
TOTAL COSTS	\$ 11,193,916	\$952,820	\$500,820	\$436,000	\$750,000	\$545,000	\$8,009,276



Capital Improvement Plan 2019 - 2024

General Government Capital Resources

	Total \$ Project 2019 - 2024	2019	2020	2021	2022	2023	2024
Real Estate Excise Tax I Funding	1,346,129	190,120	252,754	235,000	205,755	205,500	257,000
Developer Funding	7,255,412			190,000		128,250	6,937,162
Total Grant Funding	569,000	113,000	6,000				450,000
Impact Fees	1,860,735	502,380	227,746	10,000	544,245	211,250	365,114
Allocation from Sewer and Street	15,000	15,000					
Project Fund Balance Funding	147,640	132,320	14,320	1,000			
TOTAL RESOURCES	\$11,193,916	\$952,820	\$500,820	\$436,000	\$750,000	\$545,000	\$8,009,276



REET I ANALYSIS SUMMARY

Real Estate Excise Tax I

Capital Improvement Plan 2019 - 2024

	Est. Ending Balance 2018	2019	2020	2021	2022	2023	2024
Beginning Fund Balance		131,816	117,746	68,306	67,490	116,424	136,656
REET Revenue (annual)							
1/4 of 1% REET - Existing Property		102,500	108,742	115,267	122,085	129,209	137,838
1/4 of 1% REET - Other new homes		73,550	94,572	118,917	132,605	96,524	105,061
Subtotal REET I Revenue		176,050	203,314	234,184	254,690	225,732	242,898
General Government		307,866	321,060	302,490	322,179	342,156	379,555
REET I - PROJECT EXPENDITURES							
		2019	2020	2021	2022	2023	2024
General Government							
G1 City Technology Upgrades		70,000	70,000	70,000	70,000	70,000	42,000
G2 City Facilities		10,000	5,000	5,000	5,000	5,000	5,000
G3 Gym / Wayfinding Signs			11,000				
Subtotal General Government		80,000	86,000	75,000	75,000	75,000	47,000
Parks							
P2 Grant Matching Funds		2,500	2,500	5,000	5,000	5,000	5,000
P3 Comp Plan Update			40,000	40,000			
P4 Boat Launch Park Shoreline Stabilization						30,000	120,000
P6 Rehabilitate East Ginder Creek Property		20,000					
P7 Gym HVAC			20,000				
P8 Rehabilitate East Ginder Creek Property		20,000					
Subtotal Parks		42,500	62,500	45,000	5,000	35,000	125,000
Public Safety							
L1 Patrol Car Replacement Plan		55,000	60,000	65,000	70,000	75,000	85,000
F1 Replace Reserve Engine 98		12,620					
F2 Replace SCBA and Lifepak 12s			44,254				
F3 Replace 2000 Primary Fire Engine				50,000	55,755		
F4 Replace Aid Car						20,500	
Subtotal Public Safety		67,620	104,254	115,000	125,755	95,500	85,000
Total REET I Projects \$1,346,129		190,120	252,754	235,000	205,755	205,500	257,000
TOTAL REET I	Estimated	190,120	252,754	235,000	205,755	205,500	257,000
REET I left for next year (Ending Balance)	131,816	117,746	68,306	67,490	116,424	136,656	122,555
REET based on Houses sold		2019	2020	2021	2022	2023	2024
Existing Property Sales (in 000's)		100 @ \$410	100 @ \$422	100 @ \$435	100 @ \$448	100 @ \$461	100 @ \$475
Other new home sales (in 000's)		62 @ \$410	82 @ \$422	102 @ \$435	105 @ \$448	75 @ \$461	80 @ \$475



CITY OF BLACK DIAMOND

2018 Schedule

2019 – 2024 Capital Improvement Plan (CIP)

	Process		Workstudy	City Council Meetings
1	CIP Worksheets to City Departments	Complete		
2	Departments update detailed requests and submit to Finance	Complete		
3	Finance combines revenue and all Department requests for review by Mayor and Management Team for priorities and balancing.	Complete		
4	Finance and Management Team meet with Mayor to review Workstudy projects & revenue, and presentations.	Complete		
5	CIP Workstudy – Public Works	Complete		
6	CIP Special Workstudy – Non-Public Works	Complete		
7	Public Hearing for 2019 – 2024 CIP			Aug 2
8	Council adopts 2019 – 2024 CIP			Aug 16