



Five-Year Capital Improvement Plan

Introduction

The proposed five-year Capital Improvement Plan (CIP) for Fiscal Years 2016-17 through 2020-21 is the County's compilation of significant projects funded by the General Fund in the Capital Projects, Budget Control 036, budget. This document is updated annually to reflect the changing needs and the fiscal outlook of the County.

The CIP aids the County in its assessment of the best use of County General Funds and provides goals for developing capital assets while maintaining long term financial stability. The assessment is an ongoing process influenced by many changing factors such as service needs, available resources due to the changing economy, Board priorities, legal mandates, age and condition of existing buildings, and health and safety considerations.

The five-year CIP provides information about capital projects requiring County General Fund support in excess of \$150,000. The CIP is not a budget document but rather a planning tool to be used in conjunction with the budget development process for FY2016-17 through FY 2020-21 and the County Facilities Master Plan.

Capital projects implemented within County special funds such as OC Road, OC Flood, OC Waste & Recycling, John Wayne Airport, and OC Parks are also updated in this Strategic Financial Plan (SFP). These special funds do not require General Fund support. County departments that directly fund capital projects within their own agencies are not included in the Capital Projects, Budget Control 036, budget.

As this plan is further developed, information regarding the background, stage of development, budget status, implementation status, additional funding sources, projected costs and impacts on each General Fund capital project will be included. For the purposes of the SFP, a high level countywide summary of the five-year plan is included.

Highlights

Cogeneration Plant

The County issued \$32.7 million in bonds in 2006 to construct the 10.4 megawatt (MW) cogeneration electricity plant. The cogeneration plant at the County's Central Utility Facility (CUF), completed in October 2009, installed new electrical generating turbines (powered by natural gas) and auxiliary equipment to produce 10.4 MW electricity. The



Also, in FY 2017-18 OC Parks estimates that Fund 106 will require \$3,800,000 to dredge the Newport Dunes Marina and Lagoon. OC Parks continues to add approximately \$254,000 each year to a reserve account in the Newport Bay Tidelands Fund to accumulate funding for this dredging project. The last dredge of the Newport Dunes Marina was in FY 2009-10.

OC Animal Care

Construction of a new animal care facility is currently part of the County Facilities Master Plan. The existing facility is old, inadequate for current needs, and in continual need of repairs and upgrades. The current plan is to construct a new animal shelter on five acres at the former Marine Corps Air Station in Tustin. Conveyance of the land from the Department of the Navy to the County is expected in FY 2015-16. At this time, the cost of the project is estimated between \$20 million and \$30 million.

The General Fund Strategic Priority Reserve has \$4.4 million designated for this project. The remaining cost will be allocated among the contract cities. Initial costs established in the FY 2014-15 Capital Improvement Plan are estimates for environmental and preliminary architectural and design work for the project.

OC Dana Point Harbor

The OC Dana Point Harbor Capital Improvement Plan includes revitalization of Dana Point Harbor. The Revitalization Project is a multi-phased project with total costs estimated at \$140 million pending final project design approvals, and anticipating a systematic long term repair and/or replacement project for the waterside as opposed to a total redesign and rebuild of the marinas. The initial phases of improvements are expected to be funded with a combination of external financing and funds on hand that have been reserved for the Harbor Improvement Plan. OC Dana Point Harbor and County Executive Office staff are finalizing for Board approval, the financial strategy for the complete Revitalization Plan meeting the long term needs and expectations of the community and the County.

In addition, OC Dana Point Harbor continues to budget for the maintenance dredging of the Dana Point Harbor, the next phase is scheduled to be completed in FY 2015-16. In general, the dredging takes place every seven years.

FIVE YEAR STRATEGIC FINANCIAL PLAN								
PGM: P3 Infrastructure & Environmental								
FUND: 108								
AGCY: 108 OC Dana Point Harbor								
Org	Seq#	Capital Project Description	FY 15-16 Budget	FY 16-17 Forecast	FY 17-18 Forecast	FY 18-19 Forecast	FY 19-20 Forecast	FY 20-21 Forecast
108P107	1	Harbor Revitalization Landside						
		Revenue:	0	0	36,700,000	0	0	0
		Reserves:	6,909,200	11,100,000	0	15,500,000	2,700,000	0
		Expense:	6,909,200	11,100,000	36,700,000	15,500,000	2,700,000	0
		Balance (Funded by NCC/FBA):	0	0	0	0	0	0
Funding Source:		State: 0 Federal: 0 General Fund: 0 Other: 100						
Description:		The Revitalization Plan anticipates the landside portion to begin in Phases 1-3 and 5 which will include the renovation and/or construction of new buildings for the commercial core; updating of infrastructure including accommodations for ADA compliance; and new parking structure.						
108P112	2	Harbor Revitalization Waterside						
		Revenue:	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		Expense:	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		Balance (Funded by NCC/FBA):	0	0	0	0	0	0
Funding Source:		State: 0 Federal: 0 General Fund: 0 Other: 100						
Description:		Phases 6-18 of the Revitalization Plan includes repair and replacement where necessary of the docks and support structures for the marinas in Dana Point Harbor, including making upgrades required based on new code requirements including ADA requirements. (Phase 4 is related to dry boat storage construction. Various options are being considered).						
		Agency 108 Total Revenue:	7,909,200	12,100,000	37,700,000	16,500,000	3,700,000	1,000,000
		Agency 108 Total Expense:	7,909,200	12,100,000	37,700,000	16,500,000	3,700,000	1,000,000
		Agency 108 Balance (Funded by NCC/FBA):	0	0	0	0	0	0