

2002/03 — 2006/07

*C*apital *I*mprovement *P*rogram

Final Budget

Prepared By

**Finance
and
Engineering
Departments**



City of Brentwood
708 Third Street, Brentwood CA 94513

City of Brentwood

City Council

- Michael A. McPoland, Sr..... Mayor**
- Pete Petrovich Vice-Mayor**
- Wade Gomes Council Member**
- Bill Hill..... Council Member**
- Annette Beckstrand..... Council Member**

Administration

- John Stevenson..... City Manager**
- Dennis Beougher City Attorney**
- Mike Davies Chief of Police**
- Pamela Ehler Director of Finance and Information Systems**
- Bailey Grewal..... City Engineer**
- Howard Sword Director of Economic Development**
- Paul Zolfarelli Director of Public Works**
- Craig Bronzan..... Director of Parks & Recreation**
- Mitch Oshinsky Director of Community Development**
- Karen Diaz Deputy City Manager / City Clerk**

City of Brentwood



CIP Field Team

Edelyn Baula	Geographic Information Systems Coordinator
Brian Bornstein	Associate Engineer
Dee Boskovic	Assistant Engineer
Brenda Cappello.....	Finance Accountant
Jon Carlson.....	Solid Waste Manager
Tina Clark	Parks Accountant
Randy Craig	Assistant Engineer
Denise Davies	Finance Accountant
Ken DeSilva	Park Services Manager
Paul Eldredge	Acting City Engineer
Carrol Elkins	Supervising Construction Inspector
Nick Estakhri.....	Assistant Engineer
Jodi Fehl.....	CIP Accountant
Debra Galey	Permits Technician
Stephanie Gronlund.....	Associate Engineer
Janet Hansen	Park Planner
Courtland Holman.....	Development Project Manager
Marna Huber	Engineering Administrative Supervisor
Kevin King.....	Acting Police Lieutenant
Mike Kirby.....	Right of Way Agent
Mike Leana	Chief of Planning
Gail Leech.....	Finance Administrative Secretary
Joe Majarucon.....	Water/Wastewater Operations Manager
Mike Merizon.....	Facilities Manager
Catherine Mullen.....	Engineering Administrative Assistant
Dave Parsons.....	Street and Collections Systems Supervisor
Sam Peiris	Associate Engineer
Gina Rozenski	Redevelopment/Economic Development Analyst
D'Evelyn Spekner	Associate Engineer
Marie Sullivan.....	Right of Way Technician
Karen Wahl.....	Grants Administrator
Teresa Wooten	Senior Engineer

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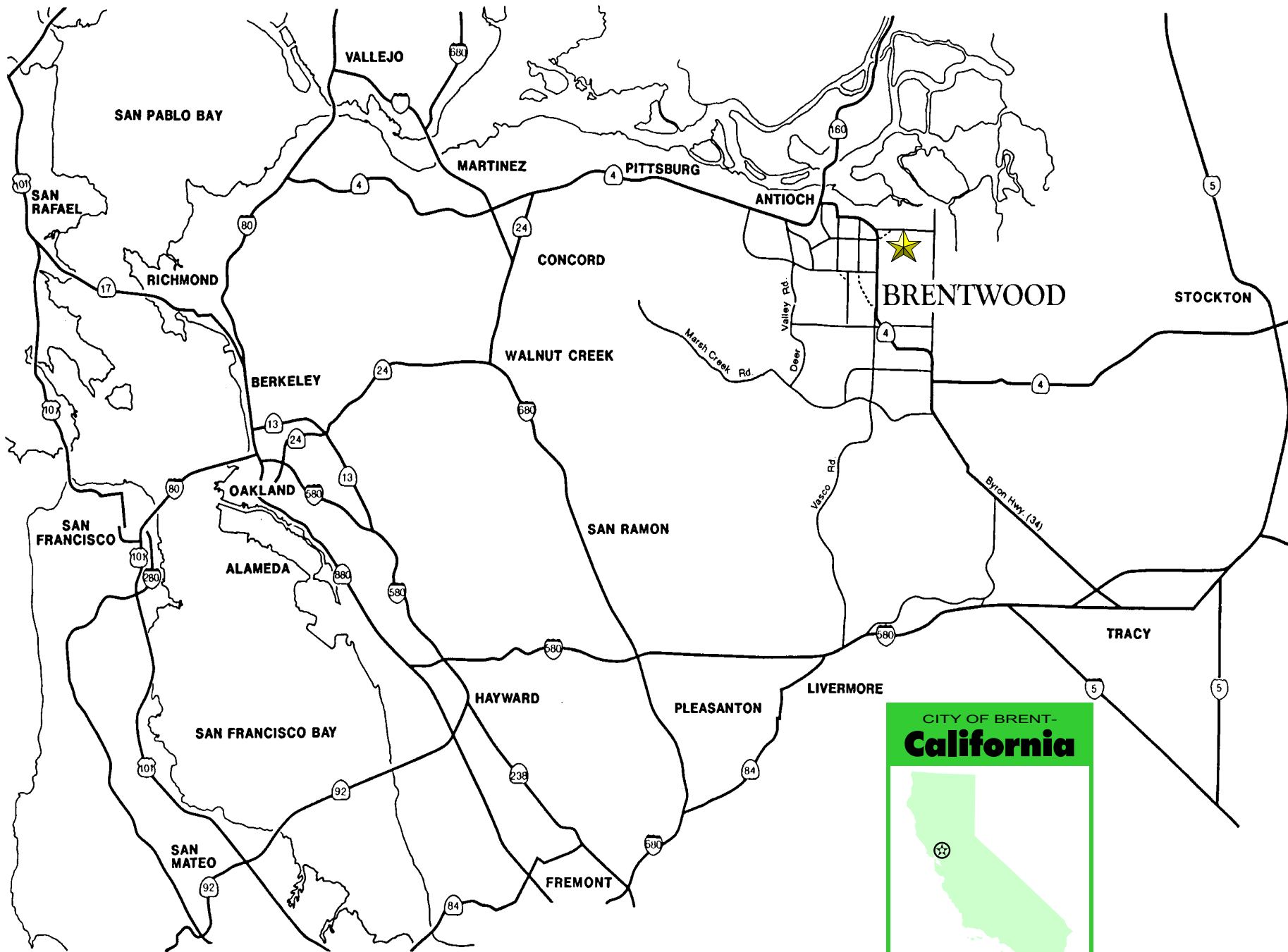
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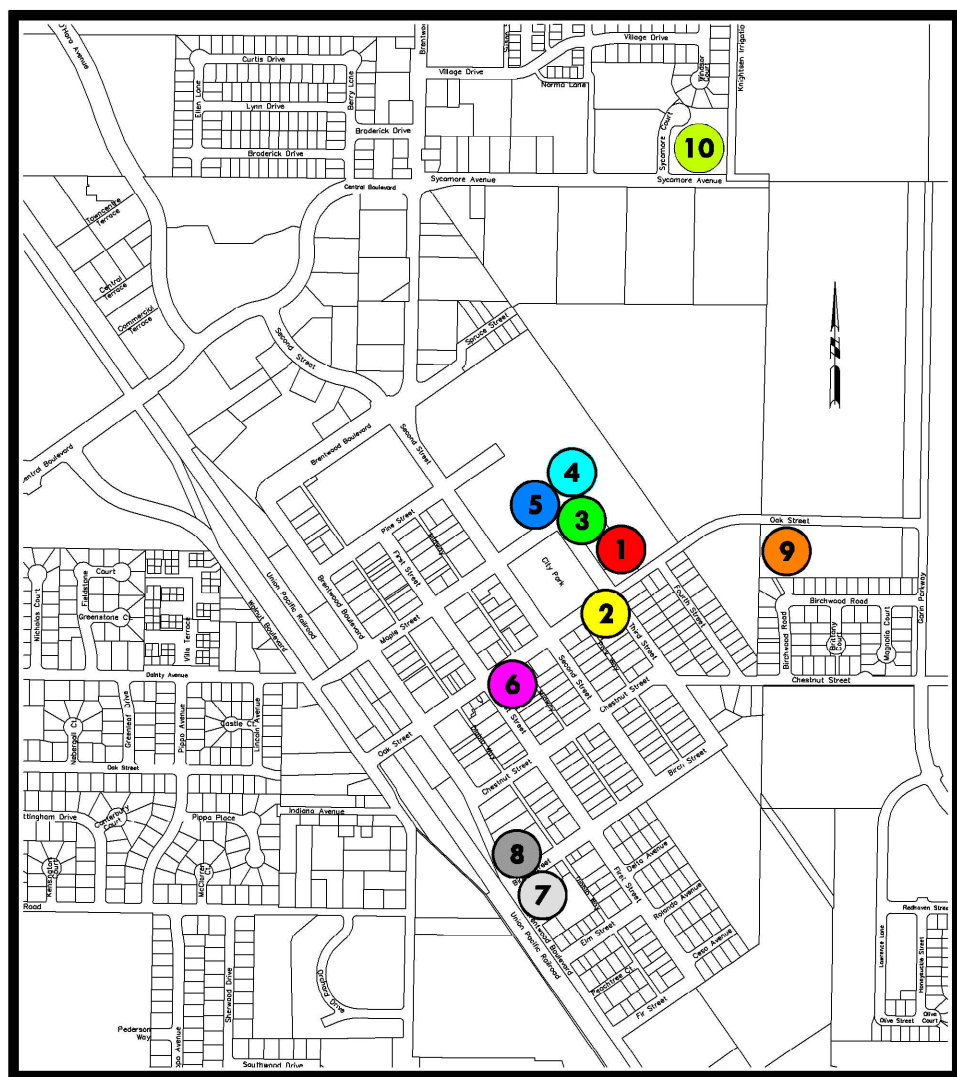
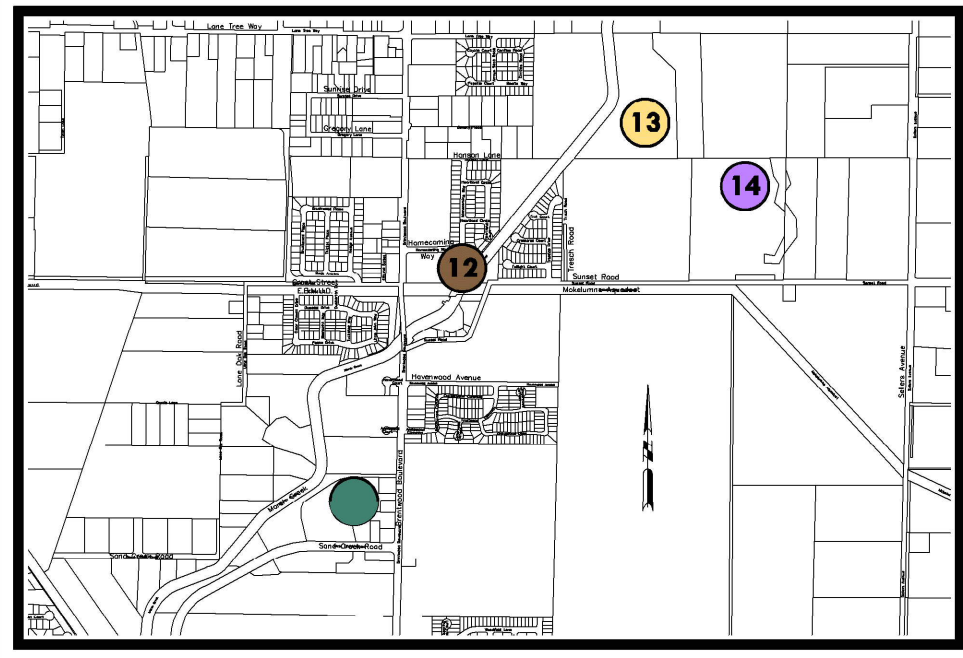
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COMMUNITY SERVICES

Location Map



NO.	FACILITY/SITE ADDRESS	
1	Administration/Finance/Engineering	708 Third Street
2	Community Development	104 Oak Street
3	Council Chambers	734 Third Street
4	Delta Community Center	730 Third Street
5	Library	751 Third Street
6	Chamber of Commerce	240 Oak Street
7	Police Department	500 Chestnut Street
8	Police Department - Annexation	8440 Brentwood Boulevard
9	Post Office	18 Oak Street
10	Public Works/Maintenance	161 Sycamore Avenue
11	Technical Center/Incubator	101 West Sand Creek Road
12	Water Treatment Plant	2000 Homecoming Way
13	Wastewater Treatment Plant	325 Sunset Road
14	Solid Waste Transfer Facility	375 Sunset Road



April 2002

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

Dear Mayor McPoland and Members of the City Council:

I am pleased to submit the 2002/03 through 2006/07 Capital Improvement Program (CIP) outlining the City's infrastructure needs. This document is the City of Brentwood's ninth Capital Improvement Program.

This five-year CIP sets forth infrastructure needs and a capital plan involving **154** projects, totaling approximately **\$441 million**. The capital budget for Fiscal Year 2002/03 includes **79 projects** at a cost of **\$78 million**. The projected expenditures on all projects for future Fiscal Years 2003/04 – 2006/07 are provided primarily for project planning and financial budgeting purposes and is not a commitment of funds. Expenditure approval will be sought for these projects during the appropriate Fiscal Year. The funding sources of many of these projects may be restricted to a specific CIP category or development project.

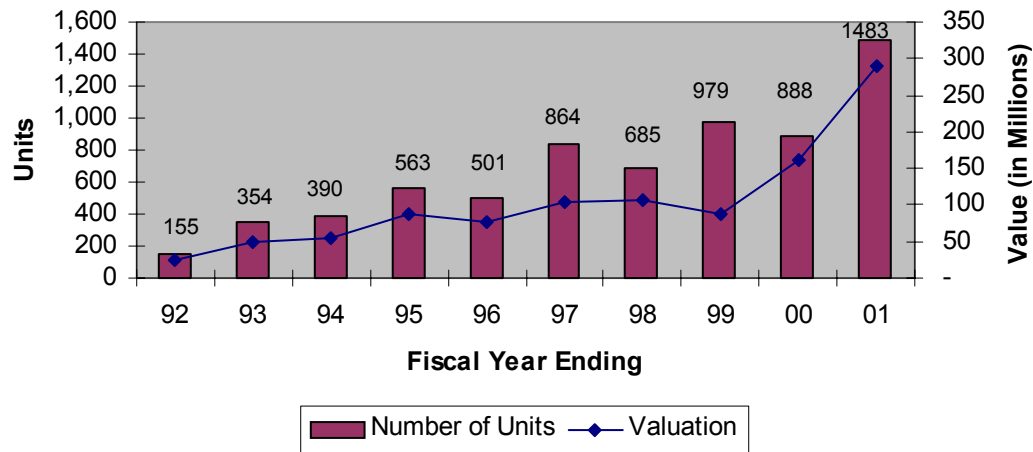
The capital improvement projects contained within this report continue to advance the "City Council's Vision" and strive to accomplish the objectives of the City Council's Goals; specifically, well-planned and managed growth by enhancing community architecture, landscaping and development of high quality public facilities.

Economic and Legislative Condition and Outlook

Until recently, Brentwood was a small rural agricultural community. The need for housing in the Bay Area in the early 1990's prompted Brentwood's growth at a rate of 10% to 15% per year. The City's population has increased steadily over the last fiscal year as predicted and the development of single-family homes, commercial sites and infrastructure reflects the increase in this expanding population.

The City issued an unprecedented 1,483 building permits for single-family homes during the previous fiscal year. To keep up with the growth demands, infrastructure development also was at a high level with several large projects at various stages of design, construction or completion for the year.

Number of Units vs. Value of New Construction



Fiscal Year 2001/02 saw positive economic news for the City of Brentwood with growth in population, residential construction, sales and median prices, and rapidly accelerating commercial/industrial development.

Statewide, cities indicate that the Education Revenue Augmentation Fund property tax transfer of the early 1990's had an important

City of Brentwood

impact on their fiscal health. With Brentwood's growth, this shift makes subsidizing with increasing discretionary revenues, such as Sales Tax, a high priority. The pressure to provide essential public services in the face of State budget constraints on city finances has led us to attract business investment in the community. Promoting local economic development adds to sales tax, transient occupancy tax, and other revenues.

The State economy signaled a downturn even before the September 11 terrorist attacks. In the agricultural sector, higher labor and energy costs hurt many producers. Mindful of the loss of property taxes from the early 1990's, we await the finalization of the State's budget. The uncertain future of the California economy further evidences the importance of reliable revenue sources for Brentwood. These factors determine the continued ability of the city to provide services and infrastructure that are key elements of the business environment necessary to help California recover from the recession.

The vehicle license fee (VLF) is really a local tax, originally collected as a personal property tax. In the early 1980's the state found itself strapped for cash and solved the problem by withholding over \$700 million in VLF revenues. In 1998 an agreement was reached that the State would backfill the reductions. The VLF backfill for cities is now at risk. As the state struggles to overcome its budget deficit and, among other things, address critical public safety needs in the aftermath of the September 11th attacks, VLF backfill funds will be competing with other budgetary items this year. Fortunately, Governor Davis has pledged that he will not use those funds slated to reimburse local agencies. We anxiously await the state adopting its final budget.

Brentwood business is booming. The current wave of new growth includes the following:

- ❖ Sand Creek Crossing Shopping Center is due to open summer of 2002.
- ❖ Home Depot is starting construction on a 75-acre site on Lone Tree Way.
- ❖ Sand Creek Business Center has been approved for 140,000 sq. ft. of office space near the Technology Center.
- ❖ John Muir Medical Center will be built on a 32-acre site on the southwest edge of town.
- ❖ Brentwood Boulevard will soon be home of a new Microtel and a Denny's Restaurant.
- ❖ A series of commercial centers are scheduled for construction on Walnut Boulevard south of Balfour Road.



The City has aggressively pursued putting the proper infrastructure in place to accommodate new commercial and residential

City of Brentwood

construction:

- ❖ The first phase of the Highway 4 Bypass is complete and is open to the public, with the next two phases under design by the Highway 4 Bypass Authority, a joint powers authority consisting of Contra Costa County and the cities of Antioch, Pittsburg, Oakley, and Brentwood.
- ❖ The widening of Lone Tree Way from Heidorn Ranch Road to the Bypass will open by the spring of 2002. This will create a much-needed additional east-west corridor improvement for travelers.
- ❖ The entire Northwest Quadrant of the City is undergoing improvements to put in place water and sewer lines and much needed road improvements.
- ❖ Sand Creek Road is being extended from O'Hara Avenue to the Bypass.
- ❖ One of the largest projects in the City's history is the Wastewater Treatment Plant, which is scheduled to come online by the fall of 2002. This state-of-the-art facility will serve the needs of the community for years to come. The tertiary treated water will be available for irrigation and other commercial uses.

Brentwood has risen to the challenge of today's technology.



- ❖ The Brentwood Education and Technology Center provides high quality office space with a state-of-the-art voice-over internet protocol network and 3 megabit bandwidth at an affordable cost and a monthly rental term. The "Incubator" provides start-up businesses a place to produce, mature, and increase our basic economy. It's Digital Usability Laboratory is the only one of its kind on the west coast. It tests the functionality of web pages and software applications before public release.
- ❖ A satellite campus of Los Medanos College opened in the Technology Center facility in September 2001. This new site, in conjunction with other educational institutions, provides our residents with a full range of higher educational opportunities and our local businesses with employee training programs.
- ❖ Engineering and Information Systems departments have teamed up to create a comprehensive GIS (Geographical Information System) available on the

Internet. It provides a wealth of property, utility, and community service information through the City's award-winning website: www.ci.brentwood.ca.us.

- ❖ The City has just set up webstreaming services so that our City Council meetings can be filmed and viewed live over the

internet.

- ❖ The City Clerk's office has set a new standard by implementing one of the first paperless City Council agenda packets in the state. It provides a cost reduction to the City by greatly decreasing paper production and staff time.
- ❖ City offices are set up with a wireless network, enabling staff to work from laptop computers up to 3 miles offsite.
- ❖ One-Stop passport services are offered at City Hall, including passport photos.

Financing Future Infrastructure

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

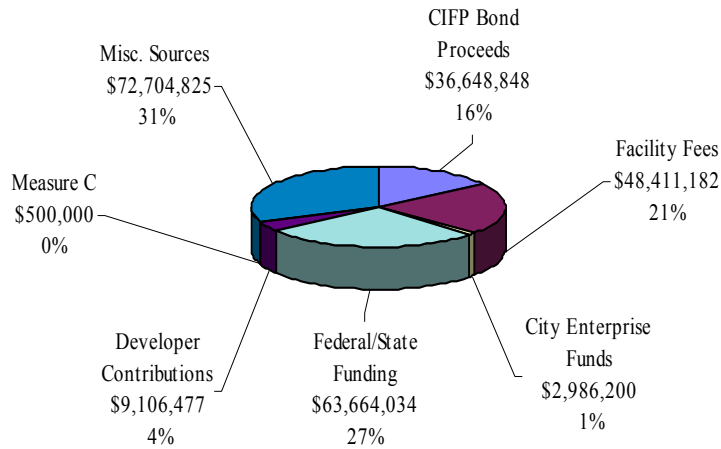


The most recent Brentwood CIFP was CIFP 2000-1 in which a total of \$12,740,000 in bonds were sold with a total of seven participating Developers. These funds were used to construct and/or improve existing roadways such as Fairview Avenue or construct neighborhood parks such as the park located just east of Walnut Boulevard.

The city is currently working with the development community to form another CIFP that will fund the major infrastructure required to facilitate the expected growth in the northwest portion of the City. This CIFP is commonly being referred to as the Northwest Quadrant CIFP or CIFP 2002-1. It is anticipated that this CIFP will provide the funds necessary to construct the ultimate improvements on Lone Tree Way, Fairview Avenue realignment, Heidorn Ranch Road, and possibly Empire Avenue. It is currently established that these improvements will require between \$30 and \$40 million to construct.

Capital Improvement Revenues

The following schedule presents a summary of Bond Proceeds, Facility Fees, Enterprise Funds, Federal and State Funding, Developer Contributions, Measure C Funds and Miscellaneous funding revenues for the fiscal years 2002/03 through 2006/07:

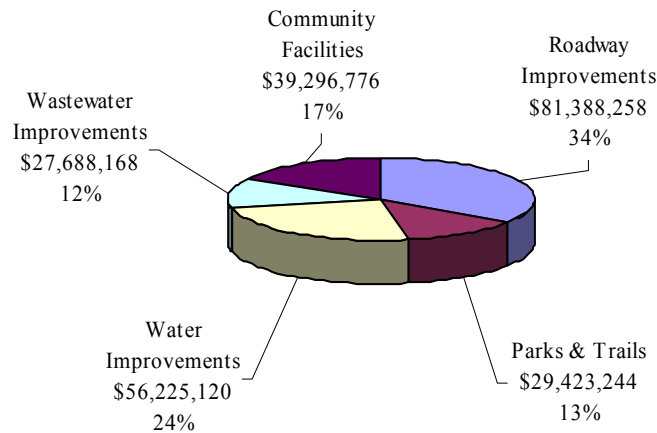


Five-Year Capital Funding Program by Revenue Source							
Fund	Program Category	02/03	03/04	04/05	05/06	06/07	Total
441-444	CIFP Bond Proceeds	10,352,463	8,099,000	16,947,385	1,250,000	0	\$ 36,648,848
250-256	Facility Fees	34,690,505	10,388,977	1,047,500	2,284,200	0	\$ 48,411,182
540-590	City Enterprise Funds	1,621,200	717,000	216,000	216,000	216,000	\$ 2,986,200
100	Federal/State Funding	4,779,441	24,021,740	22,577,740	4,700,000	7,585,113	\$ 63,664,034
	Developer Contributions	6,646,537	734,940	500,000	1,225,000	0	\$ 9,106,477
293	Measure C	100,000	100,000	100,000	100,000	100,000	\$ 500,000
	Misc. Sources	16,080,945	18,929,440	19,026,120	6,977,460	11,690,860	\$ 72,704,825
	TOTAL	\$ 74,271,091	\$ 62,991,097	\$ 60,414,745	\$ 16,752,660	\$ 19,591,973	\$ 234,021,566

Brentwood’s continued strong building growth can be witnessed by **21%** of the Capital Improvements funding coming from the Facility Fees. These fees help construct or improve Master Planned City Facilities. Federal and state funding makes up 28% of the City’s revenue sources, with the majority of revenue coming form miscellaneous sources which are comprised of funding from Redevelopment and General Fund. Further explanation of these funding sources can be found on page 29.

Capital Improvement Expenditures

The following schedule presents a summary of Roadway, Parks and Trails, Water, Wastewater, and Community Facilities Improvement capital expenditures projected for fiscal years 2002/03 through 2006/07:



Five-Year Capital Expenditures by Category							
Fund	Program Category	02/03	03/04	04/05	05/06	06/07	Total
251	Roadway Improvements	34,320,213	16,052,000	27,841,045	2,465,000	710,000	\$ 81,388,258
252	Parks & Trails	8,528,244	9,937,120	2,825,960	4,353,460	3,778,460	\$ 29,423,244
250	Water Improvements	4,948,100	26,017,420	18,159,000	2,408,200	4,692,400	\$ 56,225,120
255	Wastewater Improvements	8,604,135	2,788,180	3,698,740	4,856,000	7,741,113	\$ 27,688,168
256	Community Facilities	17,870,399	8,196,377	7,890,000	2,670,000	2,670,000	\$ 39,296,776
	TOTAL	\$ 74,271,091	\$ 62,991,097	\$ 60,414,745	\$ 16,752,660	\$ 19,591,973	\$ 234,021,566

Due to the growth of the City, new demands on infrastructure has placed increasing demands on public safety, parks, and other local facilities and services. As summarized, the Capital Improvement expenditures include **97 projects** at a cost of **\$234 million** in planned improvements. Community Facilities Improvements address the Disabilities Act (ADA), a new Police Station, the Brentwood Technology Center, and a new City Hall. Roadway improvements, which make up 34% of the expenditures for infrastructure, lend to the success of the City as a thriving and developing area.

City of Brentwood

The City is hard at work to preserve the community's cultural heritage, to provide public services for the health and safety of its residents, and to manage growth.



- The City has implemented a Residential Growth Management Program that will control growth and synchronize it with infrastructure and public services.
- The General Plan Update was recently approved by City Council with a vision to reduce growth, increase jobs, and enhance quality of life.
- The Agricultural Enterprise Program is a collaborative effort of local farmers and the City to preserve 11,000 acres as rich farmland and open space. It will control growth, prevent urban sprawl and enrich our quality of life and property values.
- A recent bond measure has provided the funds for a new Police Facility at Central and Walnut Boulevards. It is scheduled for construction this summer and will serve future demand with space available for our own dispatch center.
- A brand new Fire Station #52 is complete and started operations in the Spring of 2002. This will double the fire suppression forces in the area.

The first City of Brentwood Development Fee program was prepared and adopted in 1988. That program, as written, lost money and the General Fund had to supplement most major capital improvement projects. The City prepared and adopted the first major rewrite of that program in 1994 and has continuously improved it since that date. Since the rewrite, the program has been self sufficient and has assured that new development pays its own way as called for in the General Plan.

City of Brentwood

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

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

John Stevenson

John Stevenson
City Manager

Mission Statement

The City of Brentwood is dedicated to creating, maintaining and enhancing a well-planned community that is friendly, safe and healthy for everyone.

Mission Statement Adopted January 5, 2001.

Priorities

- ◆ ***Provide and build public facilities***
- ◆ ***Provide and maintain an adequate public infrastructure***
- ◆ ***Plan and manage growth to maintain and enhance our small town character***
 - ◆ ***Enhance and promote Brentwood's economic vitality***
 - ◆ ***Provide friendly customer service***

Priorities Adopted January 5, 2001.

Users' Guide

For The Capital Improvement Program (CIP)

For the purpose of assisting the review of the CIP, this Users' Guide is provided. General information is given on the purpose of the CIP, as well as a "how to" guide to reading and better understanding of this publication. To aid in the review of the CIP, a "List of Acronyms" is included as an Appendix of this document.

Basis of Accounting

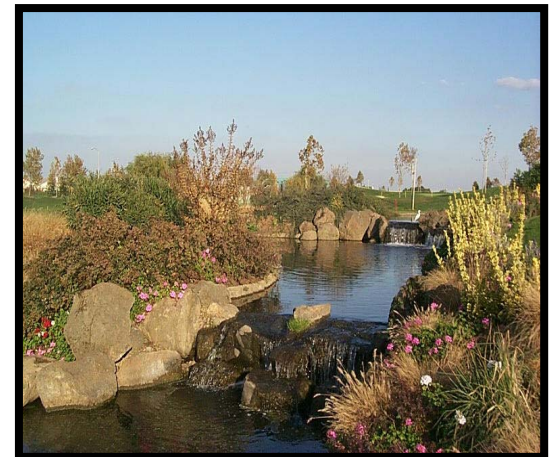
This Capital Budget uses accounting methods consistent with Generally Accepted Accounting Principles (GAAP). The City's accounting records are maintained on the Accrual Basis, or Modified Accrual Basis, as appropriate. Budgets are prepared and expenditures recorded at the object of expenditure level.

All future years' appropriations have been increased, using an inflation index of 3%.

Legal Requirements

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

- 1) Fees shall be deposited in a separate capital facilities account in a manner to avoid any co-mingling of fees with other revenues and funds of the local agency.
- 2) Any interest income earned by monies in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.
- 3) Within 180 days after the last day of each fiscal year the agency must make available to the public the following information for the fiscal year:
 - a) A brief description of the type of fee in the account or fund



Users' Guide (*cont.*)

- b) The amount of the fee
- c) The beginning and ending balance of the account or fund
- d) The amount of the fees collected
- e) Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement
- f) Identification of approximate date by which improvement will commence
- g) Description of each interfund transfer or loan made from the facility fee fund

The detail contained within this Capital Improvement Budget fulfills these requirements.

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a CIP indicating the approximate location, size, timing and an estimate for the cost of all facilities or improvements to be financed by fees. The City of Brentwood has such a fee program and is presenting this 2002/03-2006/07 CIP as an update of the infrastructure needs for the future.

A formal CIP is recommended, at a minimum, for a five-year plan and the budget to follow each infrastructure element of the General Plan. The process of preparing a five-year capital forecast will help to maintain and update the City's General Plan. Further, it flags situations where infrastructure is needed to accommodate the planned development.

A capital project involves the purchase or construction of major fixed assets such as land, buildings and any permanent improvement including additions, replacements and major alterations having a long life expectancy. Generally, only those items costing \$10,000 or more are considered as capital projects. For information purposes, capital projects are also referred to as capital facilities, CIP projects and capital improvement projects.

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

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



Users' Guide (*cont.*)

Capital Budget Overview

The City of Brentwood prepares a Capital Budget document that is different from the Operating Budget document, but the two budgets are closely linked. The Capital Improvement Program, as distinguished from the Operating Budget, is used as a planning tool by the City to identify the capital improvement needs consistent with the financing and timing of those needs in a way that assures the most responsible and efficient use of resources. Capital Projects typically apply to: (1) expenditures which take place over two or more years, requiring continuing appropriations beyond a single fiscal year; (2) systematic acquisition over an extended period of time; and (3) scheduled replacement or maintenance of specific elements of physical assets. The five-year CIP is reviewed annually to enable the City Council to reassess projects in the program. The year of the CIP is called the **Capital Budget**. This consists of the planned expenditures for Fiscal Year 2002/03 for both **Current** and adopted **Proposed** projects. The capital budget is part of the annual operating budget, which appropriates funds for specific programs and projects.

Staging Of Projects

Projects designated in the first and second years of the plan (2002/03 and 2003/04) should be thoroughly defined as to location and estimated cost.

Projects listed in the third to fifth year of the plan are those considered to be highly desirable, but are not ready for precise planning and funding. These projects typically have a priority lower than those listed in years one and two. Preliminary studies may be required for these types of projects during the first or second year of the plan.

Each "Project Detail Sheet" outlines the basic description of the need, project name, planned year, future O & M, and cost. The following describes the format utilized for each project form as prepared by the initiating department.

- ◆ The project name appears on each request and is restated on the summary for each Capital Improvement Program category. Project numbers are assigned upon activation of the project.
- ◆ The requesting department provides a brief description and justification for each project.
- ◆ The capital budget cost is an estimate for developing, constructing, and building the new capital improvement. A project contingency, typically fifteen percent of total cost, is provided for most projects due to the uncertain nature of public improvements.
- ◆ An expenditure plan is outlined. It should be noted that the sequence of future projects could change considerably due to adjustments in priorities.

Users' Guide (*cont.*)

- ◆ The General Plan relationship is noted. The City must state how a capital improvement will further the implementation of the General Plan's goals and policies.
- ◆ Any additional or special concerns that occur during preparation and consideration of the Capital Improvement Program are noted in the review and comments section of each project request.
- ◆ Redevelopment has two project areas: North and Downtown. North Brentwood Redevelopment Project Area consists of approximately 810 acres and is generally bordered by Sycamore Avenue on the south and Delta Road on the north. It comprises the immediate areas surrounding the Brentwood Boulevard corridor. The proposed Sunset project area will be approved in July and added to North Brentwood for an additional 138 acres. Downtown Redevelopment Project Area consists of approximately 371 acres and is bordered by Sycamore Avenue to the north and Guthrie Lane to the south. It includes the Downtown area, Town Center, Liberty High School, and Harvest Park Business Park.
- ◆ Future annual operating and maintenance cost estimates are included. An explanation of these costs is found in the review and comments section of each project sheet.

Current Projects

The Capital Improvement Project sheet is included to provide a meaningful summary of the on-going capital projects and provide future financial data and commitments. These projects' uncompleted activities and future costs may be revised by the City Council. Projects included in this sub-division of a CIP category have been approved for implementation during a prior year's CIP budget process. This listing provides an assessment of the status of the on-going projects. Projects that were previously approved yet have slipped their start dates and rescheduled to Fiscal Year 2002/03 will appear as "Proposed Projects" and are subject to the detailed review and approval process. The project's "Percent Complete" as assessed by the responsible department, provides an indicator of the completion ratio to cost and budget. The percentage complete is a performance measurement based on the budgeted value of the project's task completed and the work-in-process. A project with a favorable status would be one with a percentage complete higher than the percentage of total budget spent.

Funding of Projects

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

Users' Guide (*cont.*)

Project Funding Limitations

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

Future Projects

A listing of future projects is provided for each category. This listing provides summary information about the project, primarily for informational purposes. No action or implementation is sought for this category sub-division.

How the Capital Improvement Program is Developed

The Capital Improvement Program, or CIP, is developed as a coordinated effort between all departments of the City, including input from the City Council. Projects are submitted to the Capital Improvement Program Division along with potential cost for review. The projects are initially prioritized by each Department submitting a proposed project, based on perceived need and feasibility. Citizen input is received through neighborhood subcommittee meetings. The projects are then presented to a Capital Improvement Program Committee made up of the City Manager, City Engineer, and Directors of Finance, Community Development, Public Works, and Economic Development.

The Capital Improvement Program Committee approaches the projects from two angles: need and available funding. Some projects have specified funding sources, such as assessment districts or special fees, and are, for the most part, recommended for funding without question. Projects, however, compete for limited General Fund dollars. These projects are prioritized by the Committee. The list is then compared to available staffing and dollars, and as many projects as feasible are recommended for approval. Once a list of projects is developed, the Capital Improvement Program document is reviewed by the Planning Commission for determination of General Plan conformance. The draft document is presented to the City Council for review and public input prior to the City Council's final approval.

Users' Guide (*cont.*)

How the Capital Improvement Program is Organized

The projects in the Capital Improvement Program are categorized in the following manner: Roadway Improvements, Parks and Trails Improvements, Water Improvements, Wastewater Improvements, Community Facilities Improvements, Drainage Improvements, and Developer Improvements.

Roadway Improvements

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

Parks and Trails Improvements

The improvements relative to parks and trails include implementation of various park plans and trail links along creeks and waterways (ECCID Laterals). The upgrading and addition of further improvements to existing facilities is also included in this section.



Water Improvements

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

Wastewater Improvements

This section includes projects which accept wastewater and assure delivery to the wastewater treatment plant. Items include both existing and proposed sanitary sewer pipes and lift stations.

Treatment plant expansion and capacity, and the disposal of domestic and industrial wastewater generated by the City, its residents, and businesses, would also be covered in this section dealing with Wastewater Collection Improvements.

Community Facilities Improvements

A Community Facility is defined as an improvement that benefits the residents of the community and either provides a City function or provides for a City facility, such as a library, a community center, or a City Hall.

Users' Guide (*cont.*)

Drainage Improvements

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

Developer Improvements

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

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

Financial Summary

The purpose of the financial summary section is to provide general information on how much the City is spending by project category and by funding source. Figures are provided for each of the five years as well as the amount previously appropriated and spent by the Council. The total column is the amount expected to be spent over the five-year period. The summary pages follow a list of the projects in that category and their total cost.

Capital Improvement Facility Fee Balances by Fee Type (Pages 54 – 56)

Revenues

The facility fee revenues are estimated by multiplying the projected number of single family residences that will be built each year by the projected facility fees that each residence is expected to generate. Loan payments due to the facility fee funds are added to the revenues.

Users' Guide (*cont.*)

Developer Credits

Developer credits are projected Facility Fee reimbursements (credits) due to the developers for the oversizing of infrastructure they have built.

Expenditures

The expenditures include the estimated costs of Capital Projects, administration and bond debt service or loan agreement payments.

Conservative, Moderate and Aggressive Estimates

The conservative estimate reflects the projected single family residence permits adjusted by the multiplication factor shown on the Building Permit Projections spreadsheet (Pages 44 and 45). Adjusting the permits by the multiplication factor gives a more conservative estimate of revenues and developer credits while not changing the estimated expenditures.

The moderate estimate projects the single family residence permits at 100% of estimated projected permits, while the aggressive estimate projects the single family resident permits at 110% of estimated.

How to Read the Project Detail Pages

Below is an explanation of what is contained in, and how to read selected sections of the Capital Improvement Program project detail pages. The more obvious sections, such as project location and project title, are self-explanatory. Specifically, this section explains Project Priority, Project Financing, Project Description, and Funding Sources.

Each “CIP Project Form” outlines a basic description of the need, title, planned year and cost. The following describes the format utilized for each request form as prepared by the initiating department.

- A degree of *priority* is assigned to each project. The initiating department initially determines this degree. Projects sharing the same degree and funding source will defer to start dates for ‘go-ahead’ priority.
- The *project title* appears on each request and is restated on the summary for each CIP category.
- The requesting department provides a brief *description and justification* for each project.
- The *project expenditures* is an estimate for constructing, building and development of the new capital improvement. A project contingency, typically 15 percent of total project cost, is provided for most projects due to the uncertain nature of construction costs.
- An *expenditure plan* is outlined in review and comments, but the sequence of future projects can change considerably due to adjustments in priorities. Such changes could be initiated by staff and presented to the City Council for consideration and authorization.
- The *General Plan* relationship is noted, since the City must state how a capital improvement will further the implementation of the General Plan’s goals and policies.
- *Operations & Maintenance* – Future annual Operating and Maintenance costs are estimated. Special needs and explanations can be found in the review and comments of each project sheet.
- Any additional or special concerns that occur during preparation and consideration of the CIP are noted in the *review and comment’s* section of each project request.

How to Read the Project Detail Pages (Cont.)

Project Expenditures

Project Expenditures are updated whenever the Capital Improvement Program is updated. Cost estimates are current as of the date the Capital Improvement Program is approved. The expenditure categories are defined below. Please note that every project does not include expenditures in all five categories. Funding sources are further described in the separated section below the project expenditures.

- ***Planning and Design***
Set aside money for future project development under “pay-as-you-go” financing.
Include concept design, site selection, feasibility analysis, schematic design, environmental determination, scheduling, grant application, grant approval and specification preparation.
- ***Land/Right Of Way Acquisition***
Include property acquisition and related acquisition services for projects.
- ***Construction***
Include bid administration, award of contract, and construction.
- ***Project Administration/Inspection***
Assure City standards are adhered to during construction.
- ***Legal***
All legal costs associated with Project.

How to Read the Project Detail Pages (*cont.*)

Project Funding

The total project is described even if only a portion (or phase) is being funded in the five-year Capital Improvement Program. In cases where it is appropriate, the project's justification and inter-relationship with other City programs are included. The funding source section identifies the sources of revenue(s) that have been, or will be, received to fund any given project.

Assessment District

Assessment District funds are collected from developments included in the district and are based on costs of improvements to be completed. Capital Improvement Financing Programs (**CIFP**) are a mechanism through which the City and the Development Community cooperate to fund and construct major Master Planned and Sub-Master Planned infrastructure (roads, water and wastewater lines, regional drainage facilities, etc.). The City is able to obtain very low interest rates through its outstanding financial reputation. Bonds are sold using the participating Developer's property as the collateral. There is no risk involved for the city as a 3 to 1 value to lien ratio is used to determine the amount of bonds to be sold. As properties develop, the bonds are repaid by the new property owner over a 30-year period.

Facility Fees

Developer Impact Fees are collected for all new development in the City of Brentwood. These are fees collected for the purpose of constructing or improving Master Planned City facilities.

Enterprise

The financing of some Projects is paid for by the Parks, Water, Wastewater, or Solid Waste Enterprises. Financing for these Projects is explained in the review and comment section.

Federal/State Funding

Funding is provided by State or Federal Programs, usually in conjunction with, or a match to, some other form of funding.

Measure C Funds

Contra Costa County Transportation Improvement and Growth Management Program (Measure C) identifies the major roadway projects in the county and allocates funding for these improvements.

Developer Contribution

Funds collected from developers and placed into deposit accounts, which pay for Plan Checking, Right of Way, and Construction Management, as well as the developer's portion of construction projects.

How to Read the Project Detail Pages (*cont.*)

Redevelopment Agency

Funds contributed by the Brentwood Redevelopment Agency for projects within, or of benefit to, a redevelopment project area. Funding is primarily from loan or bond proceeds and may include Agency Housing funds.

Other

If funding is placed in this column, explanation of Funds Source is in the review and comment section of the individual project.

Prioritization Criteria

The Capital Improvement Program will be using priority levels described below:

Priority Level: 1 *Mandatory*

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

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

Priority Level: 2 *Necessary*

Level 2 projects include:

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

Priority Level: 3 *Desirable*

Level 3 projects include:

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

Capital Improvement Program Accomplishments

- ◆ Completion of the bike lane along Griffith in between Central and Dainty.
- ◆ Completion of Brentwood Boulevard Parking Lot.
- ◆ Begin construction of Sand Creek Road Central.
- ◆ Sand Creek Road (East) out to Bid.
- ◆ Continue Construction of the Tertiary Sewage Treatment Plant.
- ◆ Completion of traffic signal at Fairview Ave. and Grant St. (Minnesota Avenue).
- ◆ Completion of the Skateboard Park.
- ◆ Sanitary sewer line on Brentwood Blvd. at Sunrise out to bid.
- ◆ Completion of Lone Tree Way from Heidorn Ranch Road to Jeffrey Way.
- ◆ Completion of Master Plans update for Water, Wastewater, and Non-Potable Water
- ◆ Completion of Spa “L” Neighborhood Park and Trail.
- ◆ Completion of Garin Neighborhood Park
- ◆ Completion of Orchard Park.
- ◆ Completion of Marsh Creek Trail Undercrossing.
- ◆ Completion of Loma Vista Park.
- ◆ Completion of Well No. 14.
- ◆ Completion of Annual PMP.
- ◆ Secure Grant Funding for Brentwood Blvd. Widening.
- ◆ Completion of the Second Zone II.
- ◆ Completion of Design of the Sunset Industrial Complex.
- ◆ Secure Pre-funding of Engineering for the Northwest Quadrant.
- ◆ Completion of design of Jeffrey Way to Fairview Avenue.
- ◆ Completion of Edna Hill Community Center.
- ◆ Completion of Liberty High Community Center.
- ◆ Completion of Walnut Neighborhood Park.
- ◆ Completion of Rolling Hills Park (Brookfield).

Program Performance Strategy

One of the most important tasks of the City's Capital Improvement Program Team is to help keep the City Council Members, City Manager, and Department Heads aware of current Capital Improvement Program activities and to call for their help when additional resources are required to keep projects on schedule. As a result, team meetings are held weekly to maintain a constant and consistent positive motivational force towards successful accomplishment of goals. All team members attend these weekly meetings in order to maintain the high energy necessary to keep the program on track. The Program Performance Strategy consists of the following:

- ◆ Identify new projects for current and future fiscal years.
- ◆ Assign Project Managers most capable of succeeding with specific projects.
- ◆ The Team assists the Project Managers develop overall project schedules budgets and milestones.
- ◆ Major projects are reviewed at weekly meetings.
- ◆ Monthly progress reports are made to the Mayor and City Council.

City of Brentwood

RESOLUTION NO. 2549

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD CERTIFYING AND APPROVING THE NEGATIVE DECLARATION AND ADOPTING THE 2002/03 - 2006/07 CAPITAL IMPROVEMENT PROGRAM (CIP) FOR THE CITY OF BRENTWOOD INCLUDING STREET, PARK, SEWER, WATER AND OTHER MUNICIPAL IMPROVEMENTS TO BE CONSTRUCTED DURING THE NEXT FIVE YEARS

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

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

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

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

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

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

WHEREAS, on May 7, 2002, the Planning Commission approved Resolution 02-18, finding the 2002/03 - 2006/07 Capital Improvement Program to be consistent with the General Plan; and

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

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Brentwood hereby finds that there is no substantial evidence in light of the whole record that the 2002/03 – 2006/07 CIP, as revised from previous CIP's, may have a significant effect on the environment; therefore a Notice of Determination shall be filed with the County Clerk by the City Clerk.

BE IT FURTHER RESOLVED that the City Council of the City of Brentwood hereby finds that approval of the CIP will not result in any significant adverse environmental impacts.

BE IT FURTHER RESOLVED that the City Council of the City of Brentwood hereby adopts the 2002/03 - 2006/07 Capital Improvement Program as presented.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Brentwood at a regular meeting held on the 28th of May, 2002 by the following vote:

AYES: Councilmembers Beckstrand, Gomes, Hill, Petrovich, Mayor McPoland

NOES: None

ABSENT: None

Michael A. McPoland

Michael A. McPoland, Sr.
Mayor

ATTEST:

Karen Diaz

Karen Diaz, CMC
City Clerk

City of Brentwood

PLANNING COMMISSION RESOLUTION NO. 02-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRENTWOOD CONFIRMING THAT THE PROPOSED 2002/03 – 2006/07 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF BRENTWOOD AS REQUIRED BY SECTION 65401 OF THE GOVERNMENT CODE.

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

WHEREAS, based upon the April, 2001 Initial Study prepared by Environmental Consultant Jerry Haag, potentially adverse impacts were adequately discussed in the Environmental Impact Report (EIR) for the 1993 General Plan certified in June 1993 and the 2001 Updated General Plan certified in November 2001 for this project. As a result, a Negative Declaration was prepared; therefore, no additional environmental review is necessary at this time; and

WHEREAS, the proposed 2002/03 – 2006/07 CIP for the City of Brentwood has been submitted and reviewed as to its conformance with the adopted Brentwood General Plan by the Planning Commission; and

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

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Brentwood hereby approves the Negative Declaration prepared for the project and confirms that the proposed 2002/03 – 2006/07 Capital Improvement Program (CIP) is consistent with the adopted Brentwood General Plan and meets the requirements of Section 65401 of the Government Code. It is hereby ordered that this resolution be forwarded to the City Council for deliberation in adopting this CIP.

PASSED by the Planning Commission of the City of Brentwood at its regular meeting of May 7, 2002 by the following vote:

AYES:

ACCEPTED:

ATTEST:

Michael Kerchner

Michael Kerchner, Chairman

Mitch Oshinsky

Mitch Oshinsky,
Community Development Director



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CITY Constructed Projects

2002/03 - 2006/07

PROJECT	Project #	COST	PAGE
ADA Improvements	3113	\$ 469,036	234
Agricultural Runoff Mitigation		60,000	267
Balfour Road Park Development	5221	3,300,000	123
Blackhawk Park (10 Acre)		2,050,000	125
Blackhawk Trail	5215	301,495	127
Brentwood Bikeway Project	3071	191,100	64
Brentwood Boulevard Curve	3100	1,205,325	66
Brentwood Boulevard Overlay/Improvements	3119	7,866,660	68
Brentwood Boulevard Widening (Central)		1,230,000	70
Brentwood Boulevard Widening (ISTEA)	3054	3,026,000	76
Brentwood Boulevard Widening (North)		2,482,000	72
Brentwood Boulevard Widening (South)		3,390,000	74
Brentwood Boulevard/Lone Tree Way Wastewater	5910	520,500	215
Brentwood Education and Technology Center	3112	4,183,576	236
Central Boulevard/Griffith Lane Traffic Signal	3057	253,000	78
Central Boulevard/O'Hara Avenue Traffic Signal		245,000	80
Chloramination of Wells	5617	807,000	170
City Hall Landscape		25,000	238
City Hall Remodel	3097	722,063	240
City of Brentwood Family Aquatic Complex	5202	8,736,991	129
City Office Expansion	3701	240,000	242
City Park Redesign		825,000	131
City Wide Sidewalk Replacement	3085	325,000	82
City Wide Traffic Calming Installations		300,000	84
City Wide Wastewater Rehabilitation	5908	878,098	217
Community Beautification	5222	385,000	133
Community Center Upgrade	3700	150,000	244
Creek Habitat Enhancement	5217	1,470,350	135
Creekside Trail Head		319,200	137
Drainage Master Plan/Sub-Regional Facilities		43,000	269
Empire Avenue Elementary School/Park		761,660	139
Fairview/Grant (Minnesota) Improvements	3120	646,562	86
Fiber Optics	3107	566,000	88
		<u>566,000</u>	
	Page Sub-Total	\$ <u>47,974,615</u>	

CITY Constructed Projects 2002/03 - 2006/07

PROJECT	Project #	COST	PAGE
Fire Station #52	3109	\$ 2,581,915	246
G.I.S.	3108	200,000	248
Grant/Minnesota At-Grade Railroad Crossing		1,800,000	90
Heritage High School Community Joint Use Pool		1,600,000	145
Heritage High School Joint Use Community / Ballfield Conduits		95,000	141
Heritage High School Joint Use Community Gymnasium Project		500,000	143
Information Systems	3098	1,000,000	250
Irrigation Computerized Control System City Wide		649,800	147
John Muir Parkway	3121	544,275	92
Landscaping Project for Water (Potable) Production Facilities		185,000	172
Liberty High School Athletic Field Renovation		200,000	149
Liberty High School Gymnasium Project	3124	650,000	151
Liberty High School Parking Lot		389,000	94
Lone Oak Sewer	5909	429,140	219
Lone Tree Overlay/Improvements	3130	653,390	96
Lone Tree Way - Union Pacific Undercrossing		9,930,000	98
Maintenance Service Center	3030	11,942,607	252
Marsh Creek Outfall Structures		76,000	174
Marsh Creek Staging Area Restroom		65,000	153
New City Hall	3090	10,801,280	254
New Police Station	3110	11,738,533	256
Non-Potable Water (Reclaimed Water) Distribution System - Pha		1,330,000	221
Non-Potable Water (Reclaimed Water) Distribution System - Pha		3,843,480	223
Non-Potable Water (Reclaimed Water) Distribution System - Pha		14,187,113	225
Northwest Quadrant Infrastructure	3127	33,104,385	100
Oak Street & Walnut Boulevard- Assemblage of Parcels		1,123,700	258
Orchard Drive Waterline	5623	155,000	176
Pavement Management Program	3083	5,266,000	102
Sand Creek Park	5203	4,853,014	155
Sand Creek Road (Central & East)	3061	20,429,400	104
Sand Creek Soccer Complex	5220	1,046,061	157
Second Street Parking Lot		60,000	106
Page Sub-Total		\$ 141,429,093	

CITY Constructed Projects

2002/03 - 2006/07

PROJECT	Project #	COST	PAGE
Sewer Collection System Upgrade - Downtown		\$ 171,000	227
Signal Modification II - City Wide Signal Controller Upgrade		175,000	110
Signal Modifications I		85,000	108
Solid Waste Transfer Station Improvements	5401	1,593,187	260
Sunset Industrial Complex	3128	7,322,312	262
Sunset Park Master Plan and Expansion	5201	10,338,194	159
Sunset Road Realignment	3012	2,999,905	112
Trails Project	5212	1,043,989	161
Vasco Road and Camino Diablo Road Intersection	3105	320,000	114
Village Drive Resource Center Relocation		2,200,000	163
Walnut Boulevard and Marsh Creek Road Intersection		550,000	116
Walnut Boulevard Storm Drain	3088	854,255	271
Walnut Boulevard Widening	3056	1,716,583	118
Wastewater Treatment Plant 5MGD Expansion	5911	47,961,385	229
Water Distribution System Rehabilitation	5621	296,643	178
Water Distribution Telemetry/SCADA System	5620	1,389,000	180
Water System Connections and Pressure Regulating Projects	5628	664,100	182
Water Treatment Plant	5629	41,201,000	184
Well #11 Blending Project		375,000	186
Well #14	5615	778,000	188
Well Abandonment	5613	93,670	190
Well Disinfection System Upgrade	5624	640,500	192
Well Monitoring Program	5619	327,605	194
Well Rehabilitation	5616	1,004,200	196
Well Site Buildings		209,000	198
Windsor Park Expansion		85,000	165
Zone 1 Pump Station Improvements		70,000	202
Zone I Equalization Storage Reservoirs - Phase 1 - 6		9,136,800	200
Zone I Water Reservoir - Coating	5602	1,893,065	208
Zone I Water System Upgrades - Downtown		377,000	204
Zone I Waterline Relocation	5622	758,500	206
Zone II 2mg Reservoir - Phase II	5627	1,524,000	210
Total City Projects (Includes Prior and Future Costs)		\$ 327,557,602	

DEVELOPER Constructed Projects

2002/03 - 2006/07

PROJECT	COST	PAGE
Anderson Lane Extension to Grant Street	2,107,570	278
Anderson Lane Widening	1,511,464	280
Apricot Way	1,948,000	282
Armstrong Road Extension	2,561,000	284
Balfour Road Improvements I - Concord	2,363,870	286
Balfour Road Improvements II to Service School	1,293,450	288
Braddock & Logan	100,000	290
Brentwood Boulevard Bridge Widening	1,848,000	292
Brentwood Lakes Neighborhood Park	1,440,316	294
Centex - Montelena Neighborhood Parks	100,642	296
Central Boulevard Bridge Widening	3,444,000	298
Central Boulevard Widening - Fairview Avenue	1,090,383	300
Concord Avenue Widening III (to Walnut)	993,540	302
Empire Avenue Extension - North	3,020,706	304
Empire Avenue Extension - South I	3,507,000	306
Empire Avenue Extension - South II	1,416,000	308
Fairview Avenue Improvements - Phase I	1,126,000	310
Fairview Avenue Improvements - Phase II	826,182	312
Fairview Avenue Improvements - Phase III	1,025,310	314
Fairview Avenue Improvements - Phase IV	230,019	316
Fairview Avenue Improvements - Phase V	2,376,891	318
Fairview Avenue Improvements - Phase VI	742,250	320
Fairview Avenue Improvements - Phase VII	611,870	322
Garin Parkway Improvements I (to Sycamore)	769,060	324
Garin Parkway Improvements II (to Sunset)	2,215,120	326
Grant Street	978,000	328
Grant Street Extension (to Minnesota)	2,872,405	330
Grant Street Improvements II (Fairview)	2,154,686	332
Grant Street/Sunset Road Non-Potable Waterline	1,007,360	334
John Muir Parkway (Concord Realignment)	4,277,287	336
Minnesota Avenue Realignment	419,920	338
Mission Peak Amber Park Neighborhood Parks	46,166	340
SUB-TOTAL	<u>50,424,467</u>	

DEVELOPER Constructed Projects

2002/03 - 2006/07

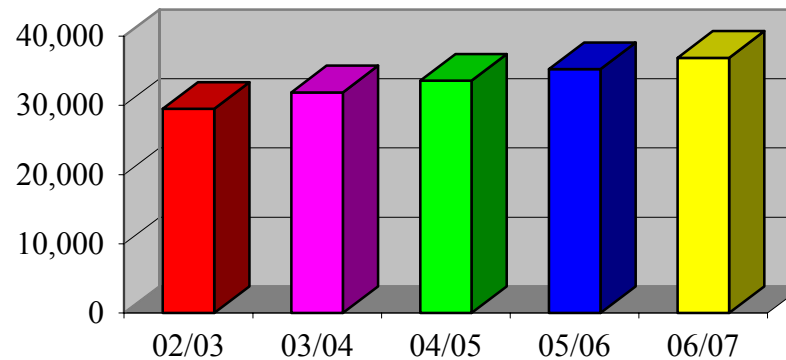
PROJECT	COST	PAGE
North Brentwood School Infrastructure	3,681,735	342
Oak Street Extension	2,798,000	344
O'Hara Avenue Extension (Sand Creek Road to Lone Tree Way)	4,480,000	346
O'Hara Avenue Widening	3,340,048	348
Ponderosa Neighborhood Park	443,194	350
Pulte Rose Garden Neighborhood Parks	692,490	352
Sand Creek Road (to Sellers Avenue)	4,659,454	354
Sand Creek Road Widening I - Central	3,396,708	356
Sand Creek Road Widening II - Bypass	3,948,321	358
Sanitary Sewer Line Extension South of Blackhawk	253,800	360
San Jose Avenue Extension I - West	1,543,617	362
San Jose Avenue Extension II - (to Sand Creek)	2,552,742	364
Sellers Avenue Widening I (to Chestnut)	2,470,000	366
Sellers Avenue Widening II (to Sunset)	3,644,000	368
Shady Willow Extension	6,154,628	370
SPA 'L' Park (Heritage Park)	1,145,119	372
Spruce Street	1,306,452	374
State Route 4 Bypass	7,500,000	376
Storm Drain Line 'A' for Drainage Area 52C	4,070,000	378
Storm Drain Line 'F'	677,729	380
SunCal Park	1,660,749	382
Sycamore Avenue Improvements	731,513	384
Sycamore Avenue Improvements (to Sellers)	685,800	386
William Lyon - Yamanaka Neighborhood Park	865,533	388
Zone III Hydropneumatic Pump Station - Sun Cal Development	807,000	390
TOTAL (Includes Prior and Future Costs)	\$ 113,933,099	

City of Brentwood

Building Permit Projections

	02/03	03/04	04/05	05/06	06/07
Projected Permits	906	1,175	1,013	810	585
Multiplication Factor	94%	72%	59%	74%	100%
CIP Plan Units Per Year ¹	850	850	600	600	585
City Wide Unit Total	10,861	11,711	12,311	12,911	13,496
Population Total (June 30th)	29,510	31,889	33,569	35,250	36,888

Five Year Population Projection



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

**CITY OF BRENTWOOD
DEVELOPMENT FEE PROGRAM**

Fee Category	\$ Per Acre	S.F.R. Per Unit	A.S.R. Per Unit	M.F.R. Per Unit	Office Sq. Ft.	Commercial Sq. Ft.	Industrial Sq. Ft.
Water Facilities		\$6,728.75	\$5,434.48	\$5,197.93	\$1.4898	\$1.4898	\$0.8621
Wastewater Facilities		\$4,881.06	\$3,275.99	\$3,771.17	\$1.4983	\$1.2179	\$0.6405
Roadways		\$5,846.39	\$2,546.94	\$3,646.76	\$4.0520	\$2.7206	\$2.7206
Parks & Trails		\$5,438.43	\$3,549.29	\$4,102.68			
Community Facilities		\$1,872.23	\$1,256.62	\$1,436.95	\$0.2513	\$0.2513	\$0.1745
Administration		\$713.79	\$462.95	\$523.24	\$0.2101	\$0.1637	\$0.1267
Agriculture Conservation Fee	\$5,000.00						
EDFPD Fire Mitigation Fee		\$296.00	\$296.00	\$296.00	\$0.0600	\$0.0600	\$0.0600
Total Fees	\$5,000.00	\$25,776.65	\$16,822.27	\$18,974.73	\$7.5615	\$5.9033	\$4.5844

S.F.R.-Single Family Residence. A.S.R.-Active Senior Residence. M.F.R.-Multi-Family Residence

City of Brentwood
Building Permit Projections
 Effective 3/1/02

DEVELOPER	SUBD. NUMBER	BEGINNING	Actual	BEGINNING	01/02							REMAINING
		BALANCE	00/01	BALANCE	UNITS	02/03	03/04	04/05	05/06	06/07	UNITS	
		7/1/2000	UNITS	7/1/2001	3/1/2002	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	6/30/2007
Applehill	6848	12	6	6	1	1	1	1	1	1	1	0
Beck - Tuscany 1 & 2 Chan	7474	75	22	53	5	20	20	8	0	0	0	0
Beck - Tuscany III & IV	8368/8369	100	2	98	34	20	20	14	10	0	0	0
Beck Trailside	7975	64	64	0	0	0	0	0	0	0	0	0
Blackhawk	7872	3	0	3	0	0	0	0	0	0	0	3
Blackhawk /PulteTM 7940	8081	1	0	1	0	0	0	0	0	0	0	1
Blackhawk /PulteTM 7940	8083	136	134	2	0	0	0	0	0	0	0	2
Blackhawk /PulteTM 7940	8084	111	111	0	0	0	0	0	0	0	0	0
Blackhawk /PulteTM 7940	8085	318	0	318	90	50	50	50	50	28	0	0
Blackhawk /PulteTM 7940	8086	79	0	79	0	15	20	20	24	0	0	0
Blackhawk Multi Family	Misc1	10	0	10	0	0	0	0	0	0	0	10
Blackhawk/Pulte	8089	252	0	252	0	10	30	30	30	30	30	122
Blackhawk/Pulte TM 7939	7939	4	4	0	0	0	0	0	0	0	0	0
Blackhawk/Pulte TM 7939	8082	1	0	1	0	0	0	0	0	0	0	1
Blackhawk/Pulte TM 7940	7940	22	22	0	0	0	0	0	0	0	0	0
Braddock&Logan Shady Willow	8421	54	0	54	0	5	15	15	19	0	0	0
Brookfield-Old Hancock ALL	8209-8375	742	180	562	110	100	100	100	100	52	0	0
Castello Property (Balf.&Fairview)	6888	152	0	152	0	5	15	20	25	20	0	67
Catching, Letty	7904	15	0	15	0	0	0	0	0	0	0	15
Centex	8371	9	0	9	9	0	0	0	0	0	0	0
Centex	8066/8242	99	97	2	2	0	0	0	0	0	0	0
Centex- Apricot	8469	137	0	137	0	5	15	25	25	25	0	42
Claremont Homes	8551	120	0	120	0	5	20	20	20	20	0	35
Currin Martin	8395	73	0	73	0	5	25	23	20	0	0	0
Currin/Martin	8281	130	0	130	0	0	10	30	30	30	0	30
DeNova (So. of Sunset)	8416	133	0	133	0	5	20	25	25	25	0	33
Diablo Estates	7272	3	1	2	0	0	0	0	0	0	0	2
Fahmy, Stewart(Guthrie)	8180	14	0	14	0	14	0	0	0	0	0	0
Gardner	8252	30	0	30	0	0	5	10	10	5	0	0
Highland Partners	8546	87	0	87	0	0	10	20	20	20	0	17
K&B - Scortino Property	8199	196	49	147	66	25	25	31	0	0	0	0
Kiper	8546	87	0	87	0	0	10	15	15	15	0	32
Kiper/ Hoffman Spa L	8055	65	58	7	7	0	0	0	0	0	0	0
Kiper/Hofmann	8176	50	8	42	15	17	10	0	0	0	0	0
Marchbrook/Grupe	7736	9	2	7	7	0	0	0	0	0	0	0
Marchbrook/Grupe	8411/8383	227	115	112	93	19	0	0	0	0	0	0
Mission Peak	8470	162	0	162	0	10	15	25	25	25	0	62
Morrison - Church Property	7950	82	47	35	35	0	0	0	0	0	0	0
Morrison - Spa L	8069	17	17	0	0	0	0	0	0	0	0	0
Morrison - Spa L	8225	8	8	0	0	0	0	0	0	0	0	0
Odd		1	0	1	0	0	0	0	0	0	0	1
Osgood/Old Garrow	6691/7865	17	4	13	5	8	0	0	0	0	0	0
Ospra	7637	66	0	66	0	0	0	0	0	0	0	66
Pheasant Run	7349/7642	2	1	1	0	0	0	0	0	0	0	1
Ponderosa Homes(Carlisle)	8529	56	0	56	0	0	0	10	24	22	0	0
SUB-TOTALS		4,031	952	3,079	479	339	436	492	473	318	542	

City of Brentwood

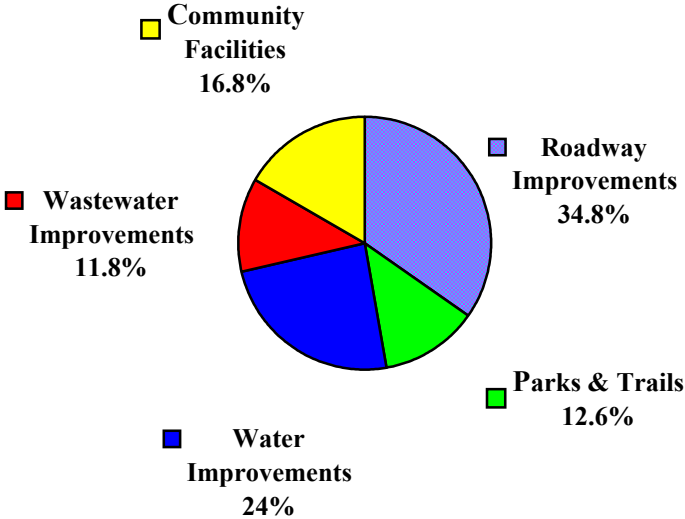
Building Permit Projections

Effective 3/1/02

DEVELOPER	SUBD. NUMBER	BEGINNING	Actual	BEGINNING	01/02							REMAINING
		BALANCE	00/01	BALANCE	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS	UNITS
		7/1/2000	UNITS	7/1/2001	3/1/2002	02/03	03/04	04/05	05/06	06/07	6/30/2007	
Ponderosa Homes(Tachella)	8460	64	0	64	0	5	15	15	15	14	0	
Porter, Hal	7349	1	0	1	1	0	0	0	0	0	0	
Pringle (Choa) Apricot Way	8408	55	0	55	0	0	15	15	15	10	0	
Pulte North of Lone Tree	8226	245	78	167	45	50	50	22	0	0	0	
Pulte Rose Garden	8561	512	0	512	0	10	20	25	25	25	407	
Pulte Spal L	8033	2	2	0	0	0	0	0	0	0	0	
Pulte Spal L	8172	18	18	0	0	0	0	0	0	0	0	
Pulte Spal L	8195	14	14	0	0	0	0	0	0	0	0	
Pulte Spal L	8197	28	28	0	0	0	0	0	0	0	0	
RHS	8539	10	0	10	0	0	10	0	0	0	0	
Ryder (Walnut Blvd)	8200	69	69	0	0	0	0	0	0	0	0	
Schuler Homes	8556	32	0	32	0	0	5	10	17	0	0	
Schuler Homes	8557	28	0	28	0	0	0	5	10	13	0	
Schuler Homes	8601	161	0	161	0	0	5	20	20	20	96	
Schuler Homes(Sciortino)	8413	113	0	113	0	5	10	20	20	20	38	
Seeno North of Shea	8506	221	0	221	0	0	20	50	50	30	71	
Shea - Gerry Property	7844	87	86	1	1	0	0	0	0	0	0	
Shea - Termo	7882	278	66	212	45	45	40	32	25	25	0	
Signature (Original Tentative7605)	All	426	26	400	45	25	30	30	25	20	225	
Signature TM 8221	8221/8425	156	84	72	26	20	26	0	0	0	0	
Signature TM 8426	8426	97	0	97	0	5	25	25	25	17	0	
Standard Pacific	6492	37	0	37	37	0	0	0	0	0	0	
Sterling Preserve(LT&Frw)	8453	53	0	53	0	10	20	23	0	0	0	
Sun Cal TM 7690	8482	49	0	49	0	25	24	0	0	0	0	
Sun Cal (CA Homes) TM 7690	8493	68	0	68	0	35	33	0	0	0	0	
Sun Cal (CA Homes) TM 7690	8494	26	0	26	3	23	0	0	0	0	0	
Sun Cal (CA Homes) TM 7690	8495	8	0	8	3	5	0	0	0	0	0	
Sun Cal (KB Home) TM 7690	8478	53	0	53	17	36	0	0	0	0	0	
Sun Cal (KB Home) TM 7690	8479	53	0	53	10	35	8	0	0	0	0	
Sun Cal (LAFCO) TM 7690	8277	31	0	31	3	28	0	0	0	0	0	
Sun Cal (LAFCO) TM 7690	8278	37	0	37	0	37	0	0	0	0	0	
Sun Cal (LAFCO) TM 7690	8491	63	0	63	0	25	38	0	0	0	0	
Sun Cal (LAFCO) TM 7690	8492	21	0	21	3	18	0	0	0	0	0	
Sun Cal (Spanos) TM 7690	8485	24	0	24	0	0	0	0	10	14	0	
Sun Cal (Spanos) TM 7690	8486	65	0	65	0	0	30	22	13	0	0	
Sun Cal (Spanos) TM 7690	8487	75	0	75	0	0	25	20	15	15	0	
Sun Cal (Spanos) TM 7690	8488	19	0	19	0	0	0	8	7	4	0	
Sun Cal (Spanos) TM 7690	8489	42	0	42	0	0	22	20	0	0	0	
Sun Cal (Spanos) TM 7690	8490	84	0	84	0	0	49	30	5	0	0	
Sun Cal (Standard Pac.) TM 7690	8484	59	0	59	0	35	24	0	0	0	0	
Sun Cal (Western Pac.) TM 7690	8480	54	0	54	0	15	20	19	0	0	0	
Sun Cal (Western Pac.) TM 7690	8481	67	0	67	0	10	35	22	0	0	0	
Sun Cal TM 7690	8253	63	0	63	0	10	30	23	0	0	0	
Sun Cal TM 7690	8483	35	0	35	0	5	30	0	0	0	0	
Timms - Deer Creek Partners	8352	60	0	60	0	5	30	25	0	0	0	
William Lyon (Yamanaka)	8424	252	0	252	0	45	50	40	40	40	37	
William Lyon Spa L	8178	16	16	0	0	0	0	0	0	0	0	
William Lyon/Bear Country	6665	80	44	36	36	0	0	0	0	0	0	
SUB-TOTALS		4,111	531	3,580	275	567	739	521	337	267	874	
TOTALS		8,142	1,483	6,659	754	906	1,175	1,013	810	585	1,416	

Five-Year Capital Expenditures by Category

Fund	Program Category	02/03	03/04	04/05	05/06	06/07	Total
251	Roadway Improvements	34,320,213	16,052,000	27,841,045	2,465,000	710,000	\$ 81,388,258
252	Parks & Trails	8,528,244	9,937,120	2,825,960	4,353,460	3,778,460	\$ 29,423,244
250	Water Improvements	4,948,100	26,017,420	18,159,000	2,408,200	4,692,400	\$ 56,225,120
255	Wastewater Improvements	8,604,135	2,788,180	3,698,740	4,856,000	7,741,113	\$ 27,688,168
256	Community Facilities	17,870,399	8,196,377	7,890,000	2,670,000	2,670,000	\$ 39,296,776
	TOTAL	\$ 74,271,091	\$ 62,991,097	\$ 60,414,745	\$ 16,752,660	\$ 19,591,973	\$ 234,021,566



Roadway Improvement Projects

Roadway Improvements

Project #	Page #	Project	02-03	03-04	04-05	05-06	06-07	TOTAL
3071	64	Brentwood Bikeway Project	41,000					\$ 41,000
3100	66	Brentwood Boulevard Curve	536,325	399,000				935,325.00
3119	68	Brentwood Boulevard Overlay/Improvements		1,520,000	6,346,660			7,866,660.00
	70	Brentwood Boulevard Widening (Central)		1,230,000				1,230,000
	72	Brentwood Boulevard Widening (North)		2,482,000				2,482,000
	74	Brentwood Boulevard Widening (South)		1,275,000	2,115,000			3,390,000
3054	76	Brentwood Boulevard Widening (ISTEA)	2,037,000					2,037,000
3057	78	Central Boulevard/Griffith Lane Traffic Signal	77,000					77,000
	80	Central Boulevard/O'Hara Avenue Traffic Signal				245,000		245,000
3085	82	City Wide Sidewalk Replacement	50,000	50,000	50,000	50,000	50,000	250,000
	84	City Wide Traffic Calming Installations	60,000	60,000	60,000	60,000	60,000	300,000
3120	86	Fairview/Grant (Minnesota) Improvements	123,903					123,903
3107	88	Fiber Optics	165,000	165,000				330,000
	90	Grant/Minnesota At-Grade Railroad Crossing	414,000	4,000	132,000	1,250,000		1,800,000
3121	92	John Muir Parkway	92,320					92,320
	94	Liberty High School Parking Lot	280,500					280,500
3130	96	Lone Tree Overlay/Improvements	575,710					575,710
	98	Lone Tree Way - Union Pacific Undercrossing	1,535,000	4,795,000	3,600,000			9,930,000
3127	100	Northwest Quadrant Infrastructure	13,104,000	3,300,000	13,215,385			29,619,385
3083	102	Pavement Management Program	600,000	600,000	600,000	600,000	600,000	3,000,000
3061	104	Sand Creek Road (Central & East)	12,152,000					12,152,000
	106	Second Street Parking Lot	60,000					60,000
	108	Signal Modifications I	85,000					85,000
	110	Signal Modification II - City Wide Signal Controller Upgrade	175,000					175,000
3012	112	Sunset Road Realignment	2,079,905					2,079,905
3105	114	Vasco Road and Camino Diablo Road Intersection			60,000	260,000		320,000
	116	Walnut Boulevard and Marsh Creek Road Intersection		172,000	378,000			550,000
3056	118	Walnut Boulevard Widening	76,550		1,284,000			1,360,550
Total Roadway			\$ 34,320,213	\$ 16,052,000	\$ 27,841,045	\$ 2,465,000	\$ 710,000	\$ 81,388,258

Water Projects

Water Improvements

Project #	Page #	Project	02/03	03/04	04/05	05/06	06/07	TOTAL
5617	170	Chloramination of Wells	500	806,000				\$ 806,500
	172	Landscaping Project for Water (Potable) Production Fa	185,000					185,000
	174	Marsh Creek Outfall Structures		76,000				76,000
5623	176	Orchard Drive Waterline	25,000					25,000
5621	178	Water Distribution System Rehabilitation	55,000	55,000	55,000	55,000	55,000	275,000
5620	180	Water Distribution Telemetry/SCADA System	1,068,000					1,068,000
5628	182	Water System Connections and Pressure Regulating Pa	345,200	238,900				584,100
5629	184	Water Treatment Plant	1,580,000	21,430,000	18,035,000			41,045,000
	186	Well #11 Blending Project		360,000	5,000	5,000	5,000	375,000
5615	188	Well #14	87,000					87,000
5613	190	Well Abandonment		80,820				80,820
5624	192	Well Disinfection System Upgrade	456,500	140,000				596,500
5619	194	Well Monitoring Program		79,000	64,000	64,000	64,000	271,000
5616	196	Well Rehabilitation	297,200					297,200
	198	Well Site Buildings		209,000				209,000
	200	Zone I Equalization Storage Reservoirs - Phase I - 6		2,284,200		2,284,200	4,568,400	9,136,800
	202	Zone I Pump Station Improvements		70,000				70,000
	204	Zone I Water System Upgrades - Downtown	188,500	188,500				377,000
5622	206	Zone I Waterline Relocation	118,500					118,500
5602	208	Zone I Water Reservoir - Coating	388,200					388,200
5627	210	Zone II 2mg Reservoir - Phase II	153,500					153,500
Total Water			\$ 4,948,100	\$ 26,017,420	\$ 18,159,000	\$ 2,408,200	\$ 4,692,400	\$ 56,225,120

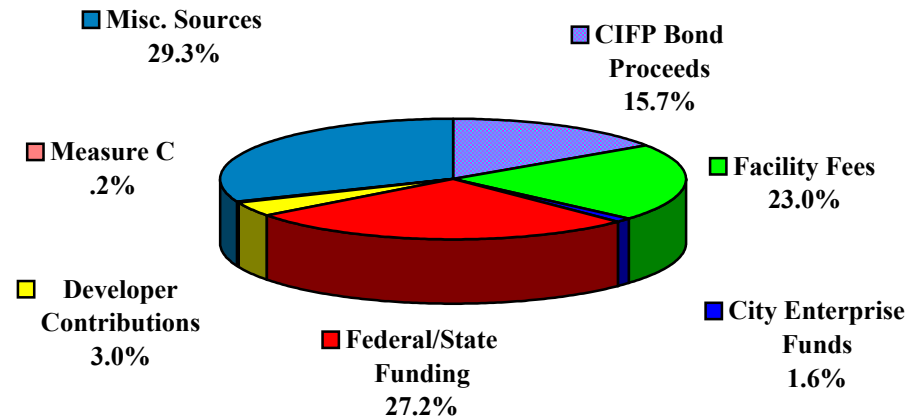
Wastewater Projects

Wastewater Improvements

Project #	Page #	Project	02/03	03/04	04/05	05/06	06/07	TOTAL
5910	215	Brentwood Boulevard/Lone Tree Way Wastewater	248,500					\$ 248,500
5908	217	City Wide Wastewater Rehabilitation	156,000	156,000	156,000	156,000	156,000	780,000
5909	219	Lone Oak Sewer	50,000	377,940				427,940
	221	Non-Potable Water (Reclaimed Water) Distribution	1,144,000					1,144,000
	223	Non-Potable Water (Reclaimed Water) Distribution	8,000	2,192,740	1,642,740			3,843,480
	225	Non-Potable Water (Reclaimed Water) Distribution	1,000	1,000	1,900,000	4,700,000	7,585,113	14,187,113
	227	Sewer Collection System Upgrade - Downtown	110,500	60,500				171,000
5911	229	Wastewater Treatment Plant 5MGD Expansion	6,886,135					6,886,135
Total Wastewater			\$ 8,604,135	\$ 2,788,180	\$ 3,698,740	\$ 4,856,000	\$ 7,741,113	\$ 27,688,168

Five-Year Capital Funding Program by Revenue Source

Fund	Program Category	02/03	03/04	04/05	05/06	06/07	Total
441-444	CIFP Bond Proceeds	10,352,463	8,099,000	16,947,385	1,250,000	0	\$ 36,648,848
250-256	Facility Fees	34,690,505	10,388,977	1,047,500	2,284,200	0	\$ 48,411,182
540-590	City Enterprise Funds	1,621,200	717,000	216,000	216,000	216,000	\$ 2,986,200
100	Federal/State Funding	4,779,441	24,021,740	22,577,740	4,700,000	7,585,113	\$ 63,664,034
	Developer Contributions	6,646,537	734,940	500,000	1,225,000	0	\$ 9,106,477
293	Measure C	100,000	100,000	100,000	100,000	100,000	\$ 500,000
	Misc. Sources	16,080,945	18,929,440	19,026,120	6,977,460	11,690,860	\$ 72,704,825
	TOTAL	\$ 74,271,091	\$ 62,991,097	\$ 60,414,745	\$ 16,752,660	\$ 19,591,973	\$ 234,021,566



Five-Year Capital Funding DETAIL Program by Revenue Source

PROJECT FUNDING		02/03	03/04	04/05	05/06	06/07	Total
Fund	Source						
CIFP Bond Proceeds							
	CIFP	10,352,463	8,099,000	16,947,385	1,250,000	0 \$	36,648,848
	Total CIFP Bond Proceeds	10,352,463	8,099,000	16,947,385	1,250,000	0 \$	36,648,848
Facility Fees							
250	Water	4,019,400	3,469,100	0	2,284,200	0 \$	9,772,700
251	Roadway	15,607,643	165,000	0	0	0 \$	15,772,643
252	Parks and Trails	5,325,184	5,397,500	1,047,500	0	0 \$	11,770,184
255	Wastewater	6,067,389	1,000	0	0	0 \$	6,068,389
256	Community Facilities	3,670,889	1,356,377	0	0	0 \$	5,027,266
	Total Facility Fees	34,690,505	10,388,977	1,047,500	2,284,200	0 \$	48,411,182
Enterprise							
540	Solid Waste	935,000	0	0	0	0 \$	935,000
560	Water	530,200	561,000	60,000	60,000	60,000 \$	1,271,200
590	Wastewater	156,000	156,000	156,000	156,000	156,000 \$	780,000
	Total Enterprises	1,621,200	717,000	216,000	216,000	216,000 \$	2,986,200
Federal/State Funding							
	Caltrans	521,000	399,000	1,000,000	0	0 \$	1,920,000
	Coastal Conservancy Grant	791,100	405,000	88,500	88,500	88,500 \$	1,461,600
	Intermodal Surface Transportation (ISTEA)	1,900,000	0	0	0	0 \$	1,900,000
	Misc. Grants	0	2,192,740	3,542,740	4,700,000	7,585,113 \$	18,020,593
	Proposition 12	100,000	750,000	0	0	0 \$	850,000
	State Loan (pending application)	0	21,430,000	18,035,000	0	0 \$	39,465,000
	State Water Resources Loan	1,825,121	0	0	0	0 \$	1,825,121
	Surface Transportation Program (STP)	508,320	0	0	0	0 \$	508,320
	Tree Grant	47,000	0	0	0	0 \$	47,000
	Total Federal/State	5,692,541	25,176,740	22,666,240	4,788,500	7,673,613 \$	65,997,634
Developer Contributions							
	Total Developer Contribution	6,646,537	734,940	500,000	1,225,000	0 \$	9,106,477
Measure C							
	Total Measure C	100,000	100,000	100,000	100,000	100,000 \$	500,000
Other Sources of Funding							
262	Agricultural Preservation	0	0	0	0	0 \$	-
704	Building Replacement Fund	57,074	50,000	0	0	0 \$	107,074
	Fire District (EDFPD)	619,825	0	0	0	0 \$	619,825
	General Fund - PMP	500,000	500,000	500,000	500,000	500,000 \$	2,500,000
	General Fund - Streets	205,000	180,000	180,000	180,000	180,000 \$	925,000
	General Obligation Bonds	6,000,000	0	0	0	0 \$	6,000,000
	Information Systems	155,000	100,000	0	0	0 \$	255,000
	Liberty High School	140,250	0	0	0	0 \$	140,250
	Lighting & Landscape Districts	129,960	129,960	129,960	129,960	129,960 \$	649,800
	Redevelopment	6,119,111	249,000	0	0	0 \$	6,368,111
	Sub-Regional Fee	196,625	0	0	0	0 \$	196,625
	Technology Center	0	0	200,000	0	0 \$	200,000
	Unfunded	1,045,000	16,565,480	17,927,660	6,079,000	10,792,400 \$	52,409,540
	Total Other Funding	15,167,845	17,774,440	18,937,620	6,888,960	11,602,360 \$	70,371,225
TOTAL SOURCES OF FUNDING		\$ 74,271,091	\$ 62,991,097	\$ 60,414,745	\$ 16,752,660	\$ 19,591,973	\$ 234,021,566

Capital Improvement Facility Fee Balances by Fee Type

CONSERVATIVE ESTIMATE

Based on 94% of Projected Permits

	Wastewater Treatment (255)	Water System (250)	Parks & Trails (252)	Community Facilities (256)	Roadway Improvements (251)	Total
Balance 6/30/01	7,115,513	3,078,793	2,975,498	762,238	12,400,206	26,332,248
2001/02						
Revenue	19,507,552	5,115,170	4,553,544	1,424,977	5,722,253	36,323,496
Less: Developer Credit	997,292	755,323	2,229,324	76,884	2,738,594	6,797,417
Expenditures	15,647,042	2,344,451	2,946,071	845,063	10,145,201	31,927,827
BALANCE 6/30/02	9,978,731	5,094,190	2,353,648	1,265,268	5,238,664	23,930,500
2002/03						
Revenue	3,861,153	5,374,893	5,562,844	1,697,000	7,576,749	24,072,639
Less: Developer Credit	1,468,277	1,168,108	1,799,746	127,918	2,303,765	6,867,814
Expenditures	6,735,514	5,640,440	6,621,932	3,927,162	17,015,457	39,940,505
BALANCE 6/30/03	5,636,092	3,660,535	(505,186)	(1,092,813)	(6,503,809)	1,194,819
2003/04						
Revenue	3,729,618	5,168,250	5,395,045	1,610,650	6,407,130	22,310,692
Less: Developer Credit	1,320,387	1,051,315	1,589,296	105,842	1,929,890	5,996,731
Expenditures	1,569,125	5,090,140	6,694,248	1,612,650	1,572,814	16,538,977
BALANCE 6/30/04	6,476,197	2,687,330	(3,393,684)	(1,200,656)	(3,599,383)	969,804
2004/05						
Revenue	2,686,640	3,735,383	3,925,937	1,139,748	3,695,633	15,183,342
Less: Developer Credit	774,002	617,620	1,027,184	57,094	1,110,223	3,586,124
Expenditures	1,568,125	1,621,040	2,344,248	256,273	1,407,814	7,197,500
BALANCE 6/30/05	6,820,710	4,184,055	(2,839,179)	(374,275)	(2,421,788)	5,369,523
2005/06						
Revenue	2,468,683	3,434,438	3,618,494	1,048,012	3,380,103	13,949,731
Less: Developer Credit	661,112	528,838	891,033	52,921	915,481	3,049,385
Expenditures	1,568,125	3,905,240	1,296,748	256,273	1,407,814	8,434,200
BALANCE 6/30/06	7,060,156	3,184,416	(1,408,466)	364,543	(1,364,980)	7,835,669
2006/07						
Revenue	2,534,216	3,534,911	3,724,463	1,102,601	3,416,179	14,312,369
Less: Developer Credit	643,050	513,970	956,955	68,042	909,226	3,091,243
Expenditures	1,568,125	1,621,040	1,296,748	256,273	1,407,814	6,150,000
BALANCE 6/30/07	7,383,197	4,584,317	62,294	1,142,829	(265,841)	12,906,796

Capital Improvement Facility Fee Balances by Fee Type

MODERATE ESTIMATE

Based on Conservative Estimate plus 10%

	Wastewater Treatment (255)	Water System (250)	Parks & Trails (252)	Community Facilities (256)	Roadway Improvements (251)	Total
Balance 6/30/01	7,115,513	3,078,793	2,975,498	762,238	12,400,206	26,332,248
2001/02						
Revenue	19,507,552	5,115,170	4,553,544	1,424,977	5,722,253	36,323,496
Less: Developer Credit	997,292	755,323	2,229,324	76,884	2,738,594	6,797,417
Expenditures	15,647,042	2,344,451	2,946,071	845,063	10,145,201	31,927,827
BALANCE 6/30/02	9,978,731	5,094,190	2,353,648	1,265,268	5,238,664	23,930,500
2002/03						
Revenue	4,247,268	5,912,383	6,119,128	1,866,700	8,334,424	26,479,903
Less: Developer Credit	1,615,105	1,284,919	1,979,721	140,710	2,534,141	7,554,596
Expenditures	6,735,514	5,640,440	6,621,932	3,927,162	17,015,457	39,940,505
BALANCE 6/30/03	5,875,379	4,081,214	(128,876)	(935,905)	(5,976,510)	2,915,302
2003/04						
Revenue	4,102,580	5,685,074	5,934,550	1,771,715	7,047,843	24,541,762
Less: Developer Credit	1,452,426	1,156,446	1,748,225	116,427	2,122,879	6,596,404
Expenditures	1,569,125	5,090,140	6,694,248	1,612,650	1,572,814	16,538,977
BALANCE 6/30/04	6,956,407	3,519,702	(2,636,799)	(893,267)	(2,624,361)	4,321,683
2004/05						
Revenue	2,955,304	4,108,922	4,318,531	1,253,723	4,065,197	16,701,677
Less: Developer Credit	851,402	679,382	1,129,903	62,804	1,221,246	3,944,736
Expenditures	1,568,125	1,621,040	2,344,248	256,273	1,407,814	7,197,500
BALANCE 6/30/05	7,492,184	5,328,203	(1,792,419)	41,379	(1,188,224)	9,881,123
2005/06						
Revenue	2,715,552	3,777,882	3,980,343	1,152,814	3,718,114	15,344,705
Less: Developer Credit	727,223	581,722	980,136	58,213	1,007,029	3,354,324
Expenditures	1,568,125	3,905,240	1,296,748	256,273	1,407,814	8,434,200
BALANCE 6/30/06	7,912,388	4,619,124	(88,960)	879,707	115,046	13,437,304
2006/07						
Revenue	2,787,637	3,888,402	4,096,909	1,212,861	3,757,797	15,743,606
Less: Developer Credit	707,355	565,367	1,052,651	74,846	1,000,149	3,400,367
Expenditures	1,568,125	1,621,040	1,296,748	256,273	1,407,814	6,150,000
BALANCE 6/30/07	8,424,545	6,321,120	1,658,550	1,761,449	1,464,880	19,630,543

Capital Improvement Facility Fee Balances by Fee Type

AGGRESSIVE ESTIMATE

Based on Moderate Estimate plus 10%

	Wastewater Treatment (255)	Water System (250)	Parks & Trails (252)	Community Facilities (256)	Roadway Improvements (251)	Total
Balance 6/30/01	7,115,513	3,078,793	2,975,498	762,238	12,400,206	26,332,248
2001/02						
Revenue	19,507,552	5,115,170	4,553,544	1,424,977	5,722,253	36,323,496
Less: Developer Credit	997,292	755,323	2,229,324	76,884	2,738,594	6,797,417
Expenditures	15,647,042	2,344,451	2,946,071	845,063	10,145,201	31,927,827
BALANCE 6/30/02	9,978,731	5,094,190	2,353,648	1,265,268	5,238,664	23,930,500
2002/03						
Revenue	4,671,995	6,503,621	6,731,041	2,053,370	9,167,866	29,127,893
Less: Developer Credit	1,776,616	1,413,410	2,177,693	154,781	2,787,556	8,310,055
Expenditures	6,735,514	5,640,440	6,621,932	3,927,162	17,015,457	39,940,505
BALANCE 6/30/03	6,138,595	4,543,960	285,065	(763,306)	(5,396,482)	4,807,832
2003/04						
Revenue	4,512,838	6,253,582	6,528,005	1,948,886	7,752,627	26,995,938
Less: Developer Credit	1,597,669	1,272,091	1,923,048	128,069	2,335,167	7,256,044
Expenditures	1,569,125	5,090,140	6,694,248	1,612,650	1,572,814	16,538,977
BALANCE 6/30/04	7,484,639	4,435,312	(1,804,226)	(555,139)	(1,551,836)	8,008,749
2004/05						
Revenue	3,250,835	4,519,814	4,750,384	1,379,095	4,471,716	18,371,844
Less: Developer Credit	936,542	747,320	1,242,893	69,084	1,343,370	4,339,210
Expenditures	1,568,125	1,621,040	2,344,248	256,273	1,407,814	7,197,500
BALANCE 6/30/05	8,230,806	6,586,766	(640,983)	498,599	168,696	14,843,884
2005/06						
Revenue	2,987,107	4,155,670	4,378,377	1,268,095	4,089,925	16,879,175
Less: Developer Credit	799,945	639,894	1,078,150	64,035	1,107,732	3,689,756
Expenditures	1,568,125	3,905,240	1,296,748	256,273	1,407,814	8,434,200
BALANCE 6/30/06	8,849,842	6,197,304	1,362,496	1,446,386	1,743,074	19,599,103
2006/07						
Revenue	3,066,401	4,277,242	4,506,600	1,334,147	4,133,576	17,317,967
Less: Developer Credit	778,090	621,904	1,157,916	82,330	1,100,164	3,740,404
Expenditures	1,568,125	1,621,040	1,296,748	256,273	1,407,814	6,150,000
BALANCE 6/30/07	9,570,028	8,231,602	3,414,433	2,441,930	3,368,672	27,026,666

Unfunded Projects

Project	Page	Category	Cost
Blackhawk Park (10 Acre)	125		\$ 1,650,000
Brentwood Boulevard Overlay/Improvements	68		6,866,660
Brentwood Boulevard Widening (Central)	70		1,230,000
Brentwood Boulevard Widening (North)	72		2,482,000
Brentwood Boulevard Widening (South)	74		3,033,000
Central Boulevard/O'Hara Avenue Traffic Signal	80		245,000
Community Beautification	133		250,000
Creekside Trail Head	137		118,000
Empire Avenue Elementary School/Park	139		536,660
Heritage High School Community Joint Use Pool	145		1,600,000
Heritage High School Joint Use Community Gymnasium Project	143		500,000
Landscaping Project for Water (Potable) Production Facilities	172		185,000
Maintenance Service Center	252		10,400,000
New City Hall	254		9,040,000
Sand Creek Park	155		3,800,000
Trails Project	161		990,000
Vasco Road and Camino Diablo Road Intersection	114		320,000
Village Drive Resource Center Relocation	163		2,200,000
Walnut Boulevard and Marsh Creek Road Intersection	116		550,000
Walnut Boulevard Widening	118		1,284,000
Well Abandonment	190		80,820
Well Monitoring Program	194		271,000
Well Site Buildings	198		209,000
Zone I Equalization Storage Reservoirs - Phase 1 - 6	200		4,568,400
TOTAL			<u>\$ 52,409,540</u>

Funding for these projects will come from increased building activities, grants, enterprises, and other sources. They will be incorporated into the program as funding becomes available or as priorities change in future years.



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Section I

**Roadway Projects
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
64	3071	Brentwood Bikeway Project	\$ 191,100
66	3100	Brentwood Boulevard Curve	1,205,325
68	3119	Brentwood Boulevard Overlay/Improvements	7,866,660
70		Brentwood Boulevard Widening (Central)	1,230,000
72		Brentwood Boulevard Widening (North)	2,482,000
74		Brentwood Boulevard Widening (South)	3,390,000
76	3054	Brentwood Boulevard Widening (ISTEA)	3,026,000
78	3057	Central Boulevard/Griffith Lane Traffic Signal	253,000
80		Central Boulevard/O'Hara Avenue Traffic Signal	245,000
82	3085	City Wide Sidewalk Replacement	325,000
84		City Wide Traffic Calming Installations	300,000
86	3120	Fairview/Grant (Minnesota) Improvements	646,562
88	3107	Fiber Optics	566,000
90		Grant/Minnesota At-Grade Railroad Crossing	1,800,000
92	3121	John Muir Parkway	544,275
94		Liberty High School Parking Lot	389,000
96	3130	Lone Tree Overlay/Improvements	653,390
98		Lone Tree Way - Union Pacific Undercrossing	9,930,000
100	3127	Northwest Quadrant Infrastructure	33,104,385
		Sub-Total	<u>\$ 68,147,697</u>

Section I

**Roadway Projects
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
102	3083	Pavement Management Program	5,266,000
104	3061	Sand Creek Road (Central & East)	20,429,400
106		Second Street Parking Lot	60,000
108		Signal Modifications I	85,000
110		Signal Modification II - City Wide Signal Controller Upgrade	175,000
112	3012	Sunset Road Realignment	2,999,905
114	3105	Vasco Road and Camino Diablo Road Intersection	320,000
116		Walnut Boulevard and Marsh Creek Road Intersection	550,000
118	3056	Walnut Boulevard Widening	1,716,583
		Total	\$ <u>99,749,585</u>

Current Roadway Projects

Project Number	Current Projects	Project Status	Estimated Cost	Funding Source
3071	Brentwood Bikeway Project		\$ 191,100	Facility Fees and Grants
3100	Brentwood Boulevard Curve		1,205,325	Facility Fees and Grants
3054	Brentwood Boulevard Widening (ISTEA)		3,026,000	Facility Fees and Grants
3057	Central Boulevard/Griffith Lane Traffic Signal		253,000	Facility Fees
3085	City Wide Sidewalk Replacement		325,000	General Fund - Streets
	City Wide Traffic Calming Installations		300,000	General Fund - Streets
3120	Fairview/Grant (Minnesota) Improvements		646,562	Facility Fees
3107	Fiber Optics		566,000	Facility Fees
	Grant/Minnesota At-Grade Railroad Crossing		1,800,000	Assessment District
3121	John Muir Parkway		544,275	Facility Fees
	Liberty High School Parking Lot		389,000	Facility Fees and Liberty HS
3130	Lone Tree Overlay/Improvements		653,390	Grants & Facility Fees
	Lone Tree Way - Union Pacific Undercrossing		9,930,000	Assessment District & Developer
3127	Northwest Quadrant Infrastructure		33,104,385	Facility Fees and Assessment District
3083	Pavement Management Program		5,266,000	General Fund and Measure C
3061	Sand Creek Road (Central & East)		20,429,400	Facility Fees
	Second Street Parking Lot		60,000	
	Signal Modifications I		85,000	Facility Fees
	Signal Modification II - City Wide Signal Controller Upgrade		175,000	Facility Fees
3012	Sunset Road Realignment		2,999,905	Facility Fees
3056	Walnut Boulevard Widening		1,716,583	Facility Fees
TOTAL PROJECT COSTS			\$ 83,665,925	

Roadway Projects Summary

PROJECT FINANCING							
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Legal	53,830	239,550	319,000	126,000	0	0	\$ 738,380
Planning and Design	4,690,880	1,890,125	1,868,000	1,688,030	100,000	60,000	\$ 10,297,035
Construction	9,100,758	27,499,777	10,481,000	22,010,985	2,076,000	625,000	\$ 71,793,520
Project Administration	603,600	1,475,238	1,192,000	1,111,030	84,000	25,000	\$ 4,490,868
Land/ROW/Acquisitions	3,912,259	3,215,523	2,192,000	2,905,000	205,000	0	\$ 12,429,782
TOTAL	\$ 18,361,327	\$ 34,320,213	\$ 16,052,000	\$ 27,841,045	\$ 2,465,000	\$ 710,000	\$ 99,749,585

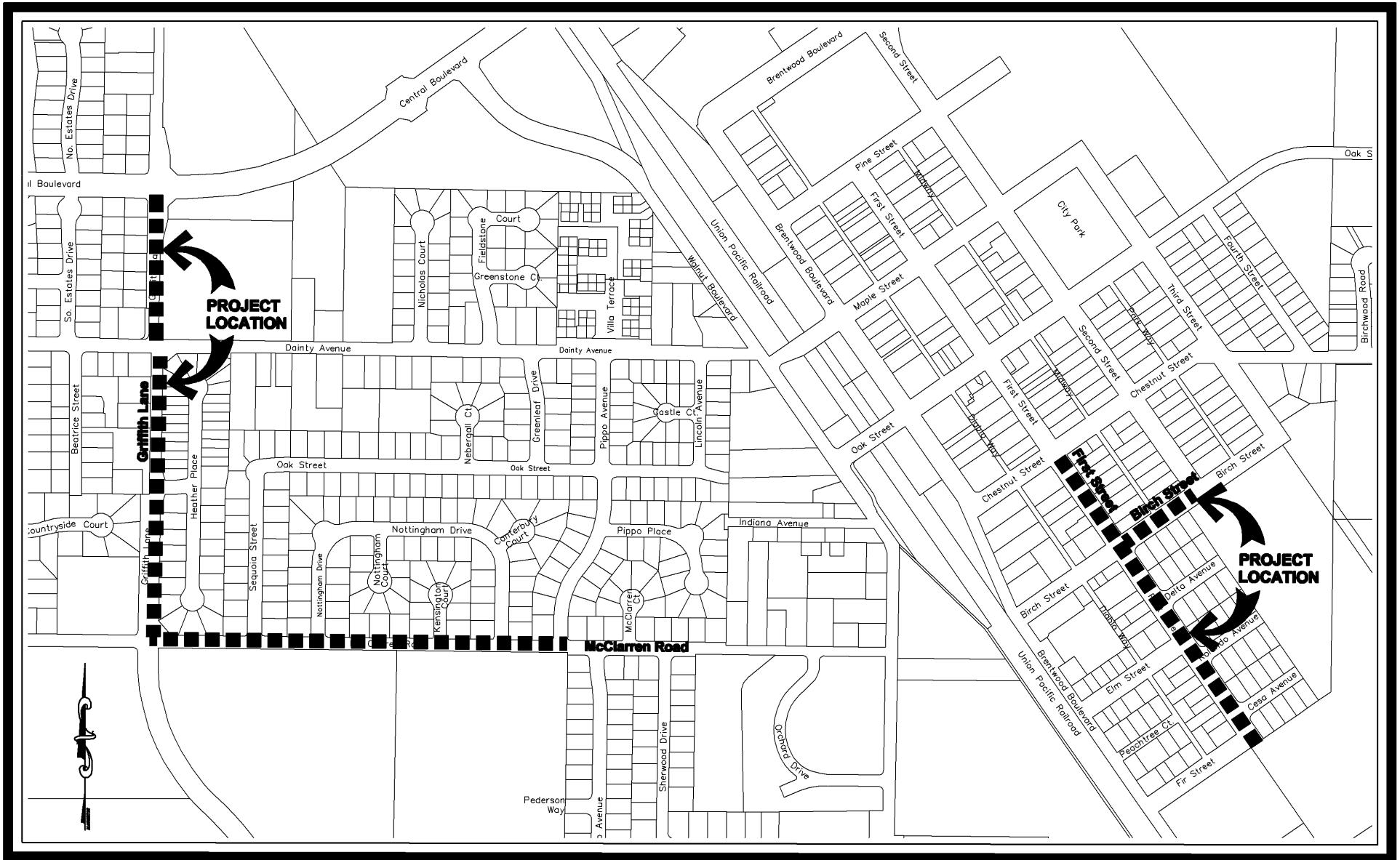
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Assessment District	0	10,352,463	8,099,000	16,947,385	1,250,000	0	\$ 36,648,848
Facility Fees	15,043,720	15,607,643	165,000	0	0	0	\$ 30,816,363
Enterprise	0	0	0	0	0	0	\$ 0
Federal/State Funding	463,680	2,929,320	399,000	1,000,000	0	0	\$ 4,792,000
Developer Contributions	0	4,520,537	357,000	0	0	0	\$ 4,877,537
Measure C	300,000	100,000	100,000	100,000	100,000	100,000	\$ 800,000
Other	2,553,927	810,250	6,932,000	9,793,660	1,115,000	610,000	\$ 21,814,837
TOTAL	\$ 18,361,327	\$ 34,320,213	\$ 16,052,000	\$ 27,841,045	\$ 2,465,000	\$ 710,000	\$ 99,749,585



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BRENTWOOD BIKEWAY PROJECT

McClarren Road, Griffith Lane, First Street, Birch Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Bikeway Project			Project # 336 3071
Location: McClarren Road, Griffith Lane, First Street, Birch Street		Redevelopment Area: N/A	
Project Priority: 1A - Mandatory		Construction: City	Project Mgr: S. Peiris
		General Plan Relationship: Consistent	
Project Description: Widen McClarren Road on the south side from Griffith Lane to near Pippo Avenue and install Class II bike lanes. Install signs, stripes and markings. Widen Griffith Lane on east side from 500 feet north of McClarren Road to Dainty Avenue and on east side from Dainty Avenue to Central Boulevard. Install Class II bike lanes on Birch and First Streets. Install nine (9) bike racks at various locations.			Justification: Consistent with Brentwood Bicycle Transportation Plan.

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	100						\$ 100
90040 Planning and Design	22,000	6,000					\$ 28,000
90050 Construction	110,000	30,000					\$ 140,000
90070 Project Administration	10,000	5,000					\$ 15,000
90100 Land/ROW/Acquisitions	8,000						\$ 8,000
TOTAL	\$ 150,100	\$ 41,000					\$ 191,100

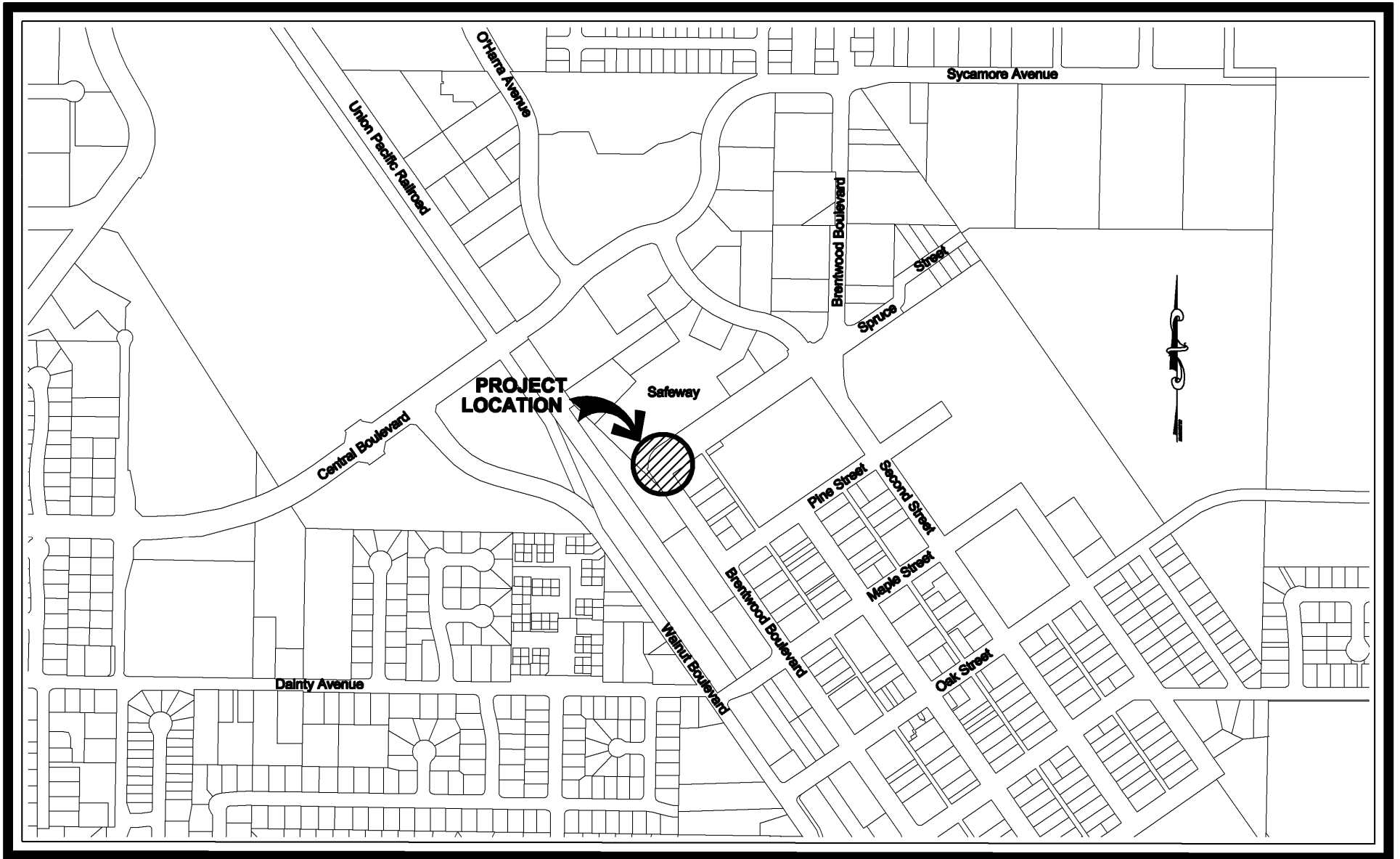
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	64,100	41,000					\$ 105,100
475xx Enterprise							
4xxxx Federal/State Funding	86,000						\$ 86,000
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 150,100	\$ 41,000					\$ 191,100

Review and Comment:	Future Annual Operating/Maintenance Cost \$4,000
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Federal/State Funding:
a. The City received \$36,131.75 from the Bicycle Lane Account (BLA) 8/17/00. That grant source is now closed.
c. Proposition 116 Clean air Act (Prop. 116), 1997 = \$109,000
An audit will be required upon completion of the project. The McClarren Road widening was completed in conjunction with the 1997 Pavement Management Program. Completion of this project per grant requirements will include bike lane striping on First and Birch Streets and placement of bike racks throughout the City.

BRENTWOOD BOULEVARD CURVE

Brentwood Boulevard between Pine and Second Street (adjacent to Safeway)



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Boulevard Curve			Project # 336 3100
Location: Brentwood Boulevard between Pine and Second Streets (adjacent to Safeway)	Redevelopment Area: Downtown	Project Mgr: T. Wooten	
Project Priority: 2B - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Reconstruction of road alignment at Safeway to increase radius of curve and correct superelevation to increase safety.		Justification: This project will improve public safety.	

PROJECT FINANCING

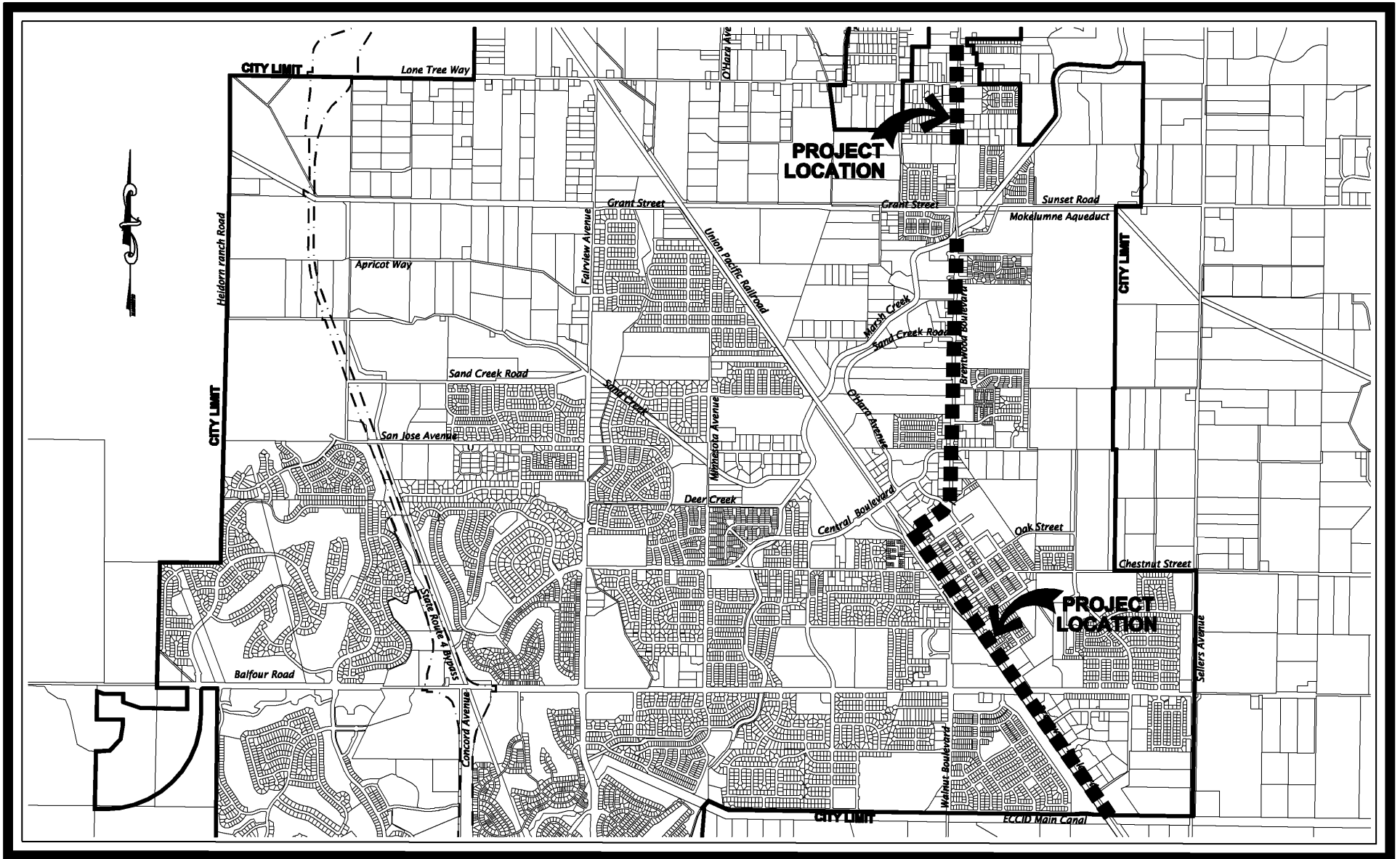
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		6,000	4,000				\$ 10,000
90040 Planning and Design	183,000	8,325					\$ 191,325
90050 Construction	25,000	450,000	391,000				\$ 866,000
90070 Project Administration	42,000	26,000	4,000				\$ 72,000
90100 Land/ROW/Acquisitions	20,000	46,000					\$ 66,000
TOTAL	\$ 270,000	\$ 536,325	\$ 399,000				\$ 1,205,325

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	270,000	15,325					\$ 285,325
475xx Enterprise							
4xxxx Federal/State Funding		521,000	399,000				\$ 920,000
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 270,000	\$ 536,325	\$ 399,000				\$ 1,205,325

Review and Comment:	Future Annual Operating/Maintenance Cost	\$450
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BRENTWOOD BOULEVARD OVERLAY/IMPROVEMENTS

Brentwood Boulevard all the way through Brentwood



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Brentwood Boulevard Overlay/Improvements			Project # 336 3119
Location: Brentwood Boulevard all the way through Brentwood	Redevelopment Area: N/A	Project Mgr: S. Peiris	
Project Priority: 1C - Mandatory	Construction: City/Caltrans	General Plan Relationship: Consistent	
Project Description: In conjunction with the Caltrans pavement rehabilitation project for all of non-freeway State Route 4 in eastern Contra Costa County, the City will widen and improve various sections to improve vehicular movement through the City.		Justification: Safety improvements	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			20,000				\$ 20,000
90040 Planning and Design			200,000	143,030			\$ 343,030
90050 Construction			1,000,000	5,860,600			\$ 6,860,600
90070 Project Administration			100,000	143,030			\$ 243,030
90100 Land/ROW/Acquisitions			200,000	200,000			\$ 400,000
TOTAL			\$ 1,520,000	\$ 6,346,660			\$ 7,866,660

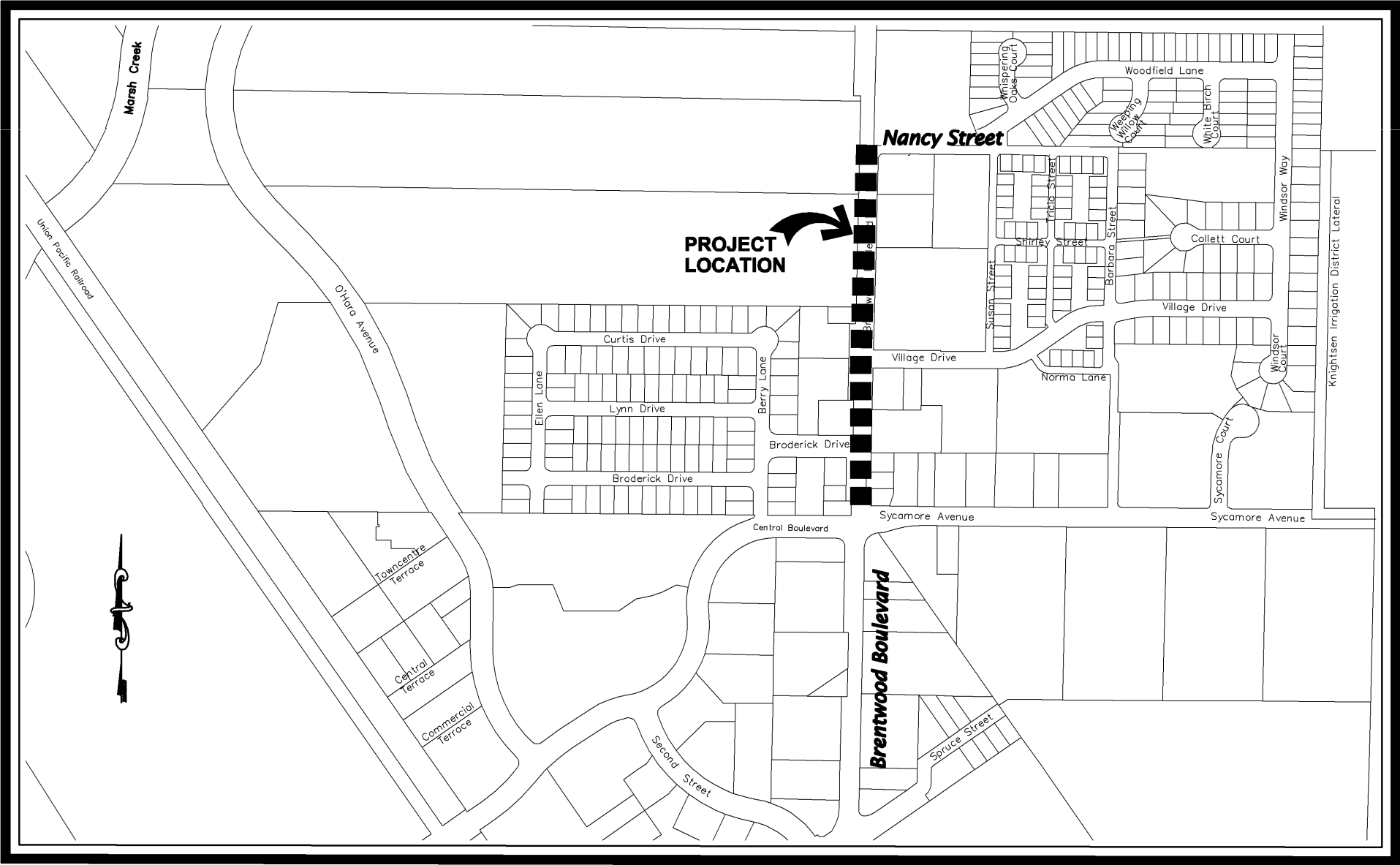
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding				1,000,000			\$ 1,000,000
47xxx Developer Contributions							
47293 Measure C							
Unfunded			1,520,000	5,346,660			\$ 6,866,660
TOTAL			\$ 1,520,000	\$ 6,346,660			\$ 7,866,660

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This project is unfunded, but \$1,000,000 will come from Cal Trans.

BRENTWOOD BOULEVARD WIDENING (CENTRAL)

Brentwood Boulevard from Central Boulevard to Nancy Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Boulevard Widening (Central)			Project #
Location: Brentwood Boulevard from Central Boulevard to Nancy Street		Redevelopment Area: Downtown	
		Project Mgr: S. Peiris	
Project Priority: 1C - Mandatory	Construction: City/Caltrans	General Plan Relationship: Consistent	
Project Description: The project will continue the widening of Brentwood Boulevard (140' R.O.W.) with two lanes in each direction (approximately 1,400 feet) with bike lanes, curbs, gutters, medians, sidewalks, streetlights and landscaping on each side of the street. The project will relocate power poles and other utilities.		Justification: This project will improve traffic flow and provide smooth progression along Brentwood Boulevard.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			40,000				\$ 40,000
90040 Planning and Design			250,000				\$ 250,000
90050 Construction			700,000				\$ 700,000
90070 Project Administration			40,000				\$ 40,000
90100 Land/ROW/Acquisitions			200,000				\$ 200,000
TOTAL			\$ 1,230,000				\$ 1,230,000

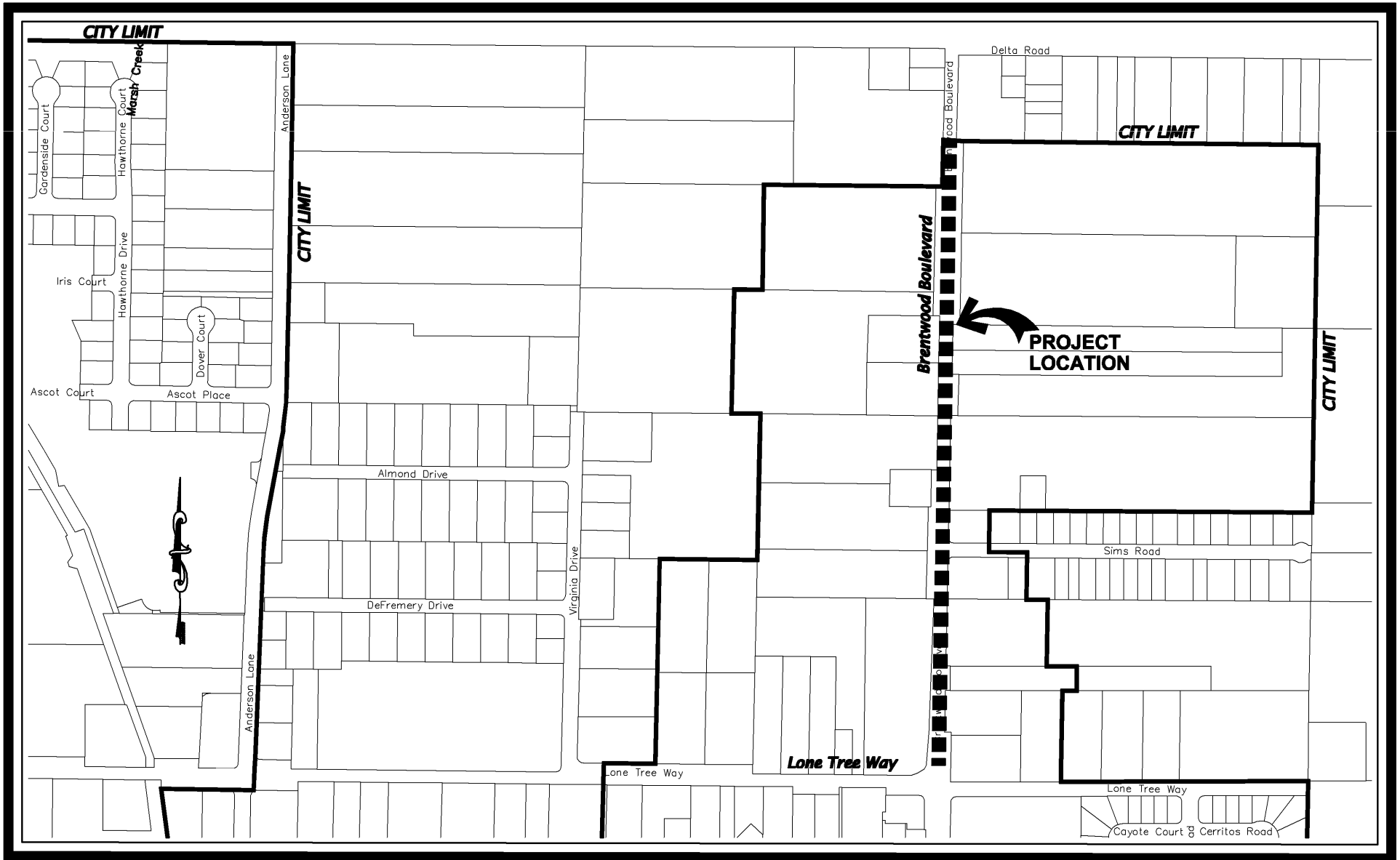
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			1,230,000				\$ 1,230,000
TOTAL			\$ 1,230,000				\$ 1,230,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$5,000
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This roadway is maintained by Caltrans, no additional annual operating expense is anticipated as an outcome of this project, except landscaping maintenance.

BRENTWOOD BOULEVARD WIDENING (NORTH)

Brentwood Boulevard from Lone Tree Way to north City limits



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Boulevard Widening (North)			Project #
Location: Brentwood Boulevard from Lone Tree Way to north City limits		Redevelopment Area: North	
		Project Mgr: S. Peiris	
Project Priority: 1C - Mandatory	Construction: City/Caltrans	General Plan Relationship: Consistent	
Project Description: The project will continue the widening of Brentwood Boulevard (140' R.O.W.) with two lanes in each direction (approximately 2,400 feet) with bike lanes, curbs, gutters, medians, sidewalks, streetlights and landscaping on each side of the street. The project will modify the traffic signal at Brentwood Boulevard / Lone Tree Way, relocate power poles and install other utilities.		Justification: This project will improve traffic flow and provide smooth progression along Brentwood Boulevard.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			50,000				\$ 50,000
90040 Planning and Design			300,000				\$ 300,000
90050 Construction			1,752,000				\$ 1,752,000
90070 Project Administration			80,000				\$ 80,000
90100 Land/ROW/Acquisitions			300,000				\$ 300,000
TOTAL			\$ 2,482,000				\$ 2,482,000

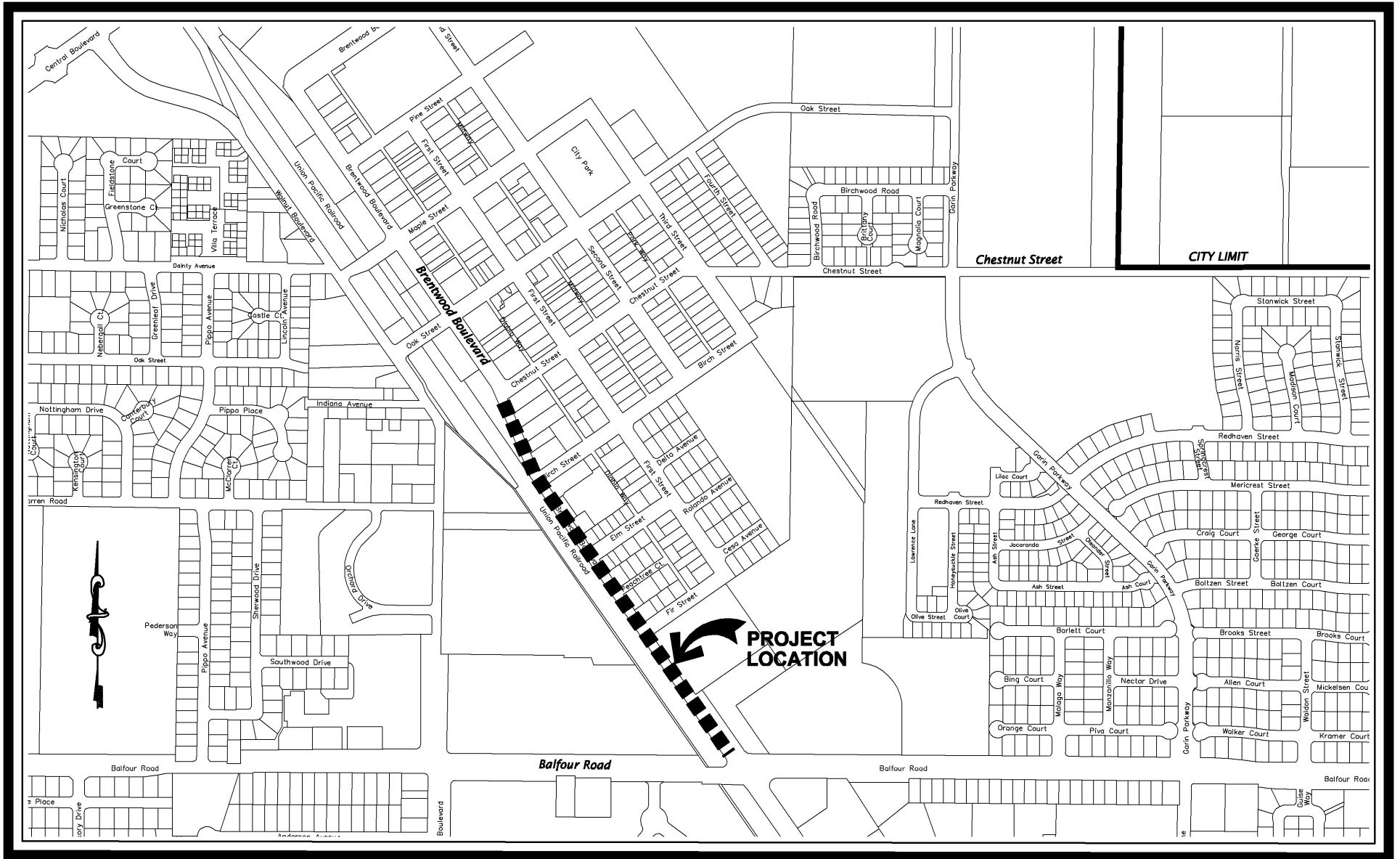
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			2,482,000				\$ 2,482,000
TOTAL			\$ 2,482,000				\$ 2,482,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$7,000
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This roadway is maintained by Caltrans, no additional annual operating expense is anticipated as an outcome of this project with the exception of landscaping.

BRENTWOOD BOULEVARD WIDENING (SOUTH)

Brentwood Boulevard from Chestnut Street to Balfour Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Boulevard Widening (South)			Project #
Location: Brentwood Boulevard from Chestnut Street to Balfour Road		Redevelopment Area: Downtown	
		Project Mgr: S.Peiris	
Project Priority: 2B - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: This project will continue the widening of Brentwood Boulevard (140' R.O.W.) with two lanes in each direction (approximately 2,400 linear feet) from Chestnut Street to Balfour Road to improve vehicular movement through the City. The project will include bike lanes, curb and gutter, medians, sidewalks, streetlights and landscaping.		Justification: This project will improve traffic flow and provide smooth progression along Brentwood Boulevard.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal				20,000			\$ 20,000
90040 Planning and Design			150,000	150,000			\$ 300,000
90050 Construction			715,000	845,000			\$ 1,560,000
90070 Project Administration			110,000	100,000			\$ 210,000
90100 Land/ROW/Acquisitions			300,000	1,000,000			\$ 1,300,000
TOTAL			\$ 1,275,000	\$ 2,115,000			\$ 3,390,000

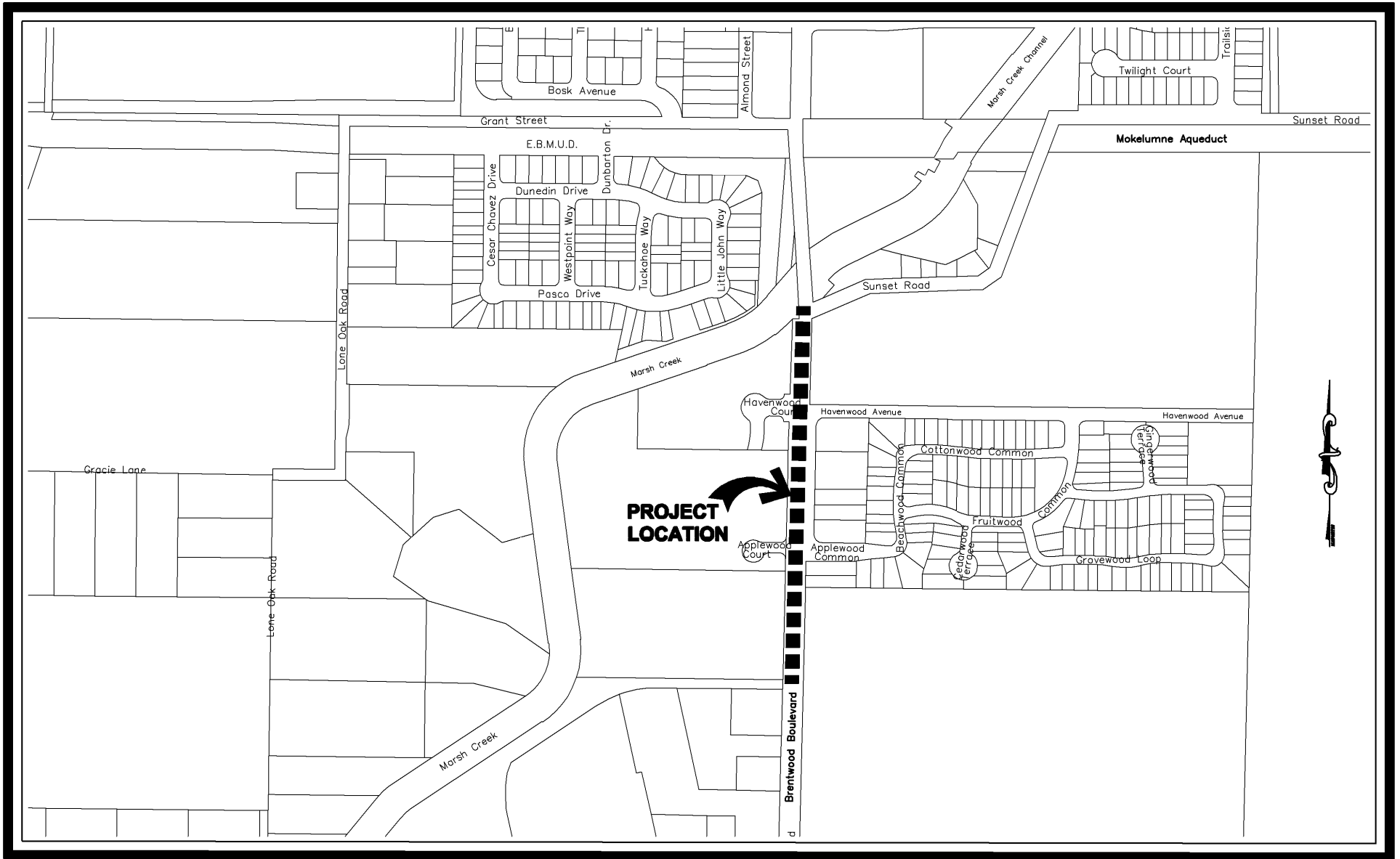
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			357,000				\$ 357,000
47293 Measure C							
Unfunded			918,000	2,115,000			\$ 3,033,000
TOTAL			\$ 1,275,000	\$ 2,115,000			\$ 3,390,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$12,000
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This roadway is maintained by Caltrans, no additional annual operating expenses are anticipated with the exception of landscape maintenance.

BRENTWOOD BOULEVARD WIDENING (ISTEA)

Brentwood Boulevard from south of Marsh Creek bridge to south of Sand Creek Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Boulevard Widening (ISTEA)			Project # 336 3054
Location: Brentwood Boulevard from south of Marsh Creek bridge to south of Sand Creek Road		Redevelopment Area: N/A	
Project Priority: 2B - Necessary		Construction: City	Project Mgr: S. Peiris
		General Plan Relationship: Consistent	
Project Description: The project will continue the widening of approximately 3,000 feet of Brentwood Boulevard and install curbs, gutters, medians, sidewalks, bike lanes and streetlights. The project will also modify the traffic signal at Brentwood Boulevard/Sand Creek Road and install interconnect as needed along the entire length.		Justification: This project will improve traffic safety and circulation along Brentwood Boulevard.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	10,000	20,000					\$ 30,000
90040 Planning and Design	420,000	30,000					\$ 450,000
90050 Construction	1,000	1,955,000					\$ 1,956,000
90070 Project Administration	28,000	32,000					\$ 60,000
90100 Land/ROW/Acquisitions	530,000						\$ 530,000
TOTAL	\$ 989,000	\$ 2,037,000					\$ 3,026,000

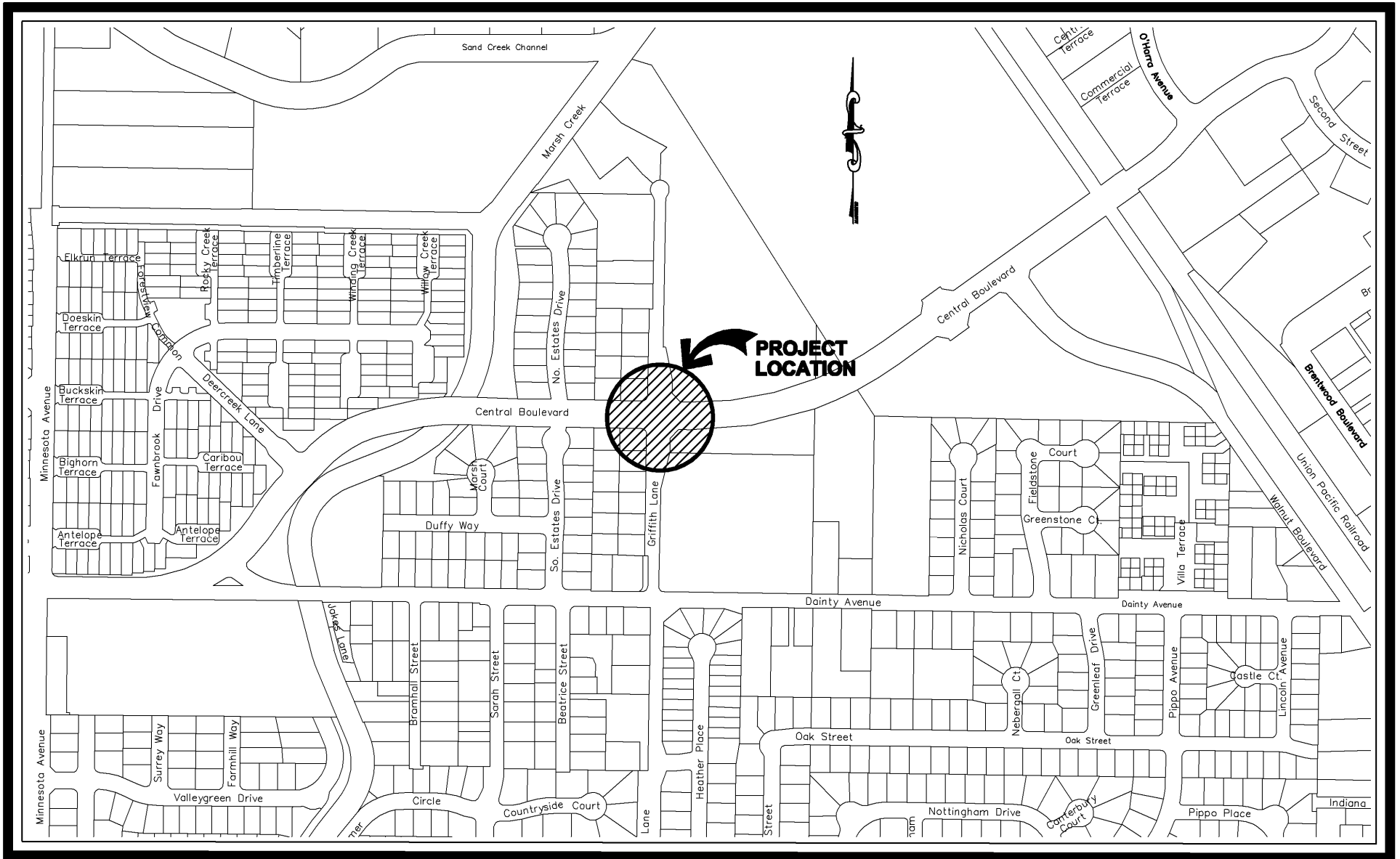
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	689,000	137,000					\$ 826,000
475xx Enterprise							
4xxxx Federal/State Funding	300,000	1,900,000					\$ 2,200,000
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 989,000	\$ 2,037,000					\$ 3,026,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$12,000
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ISTEA is the Intermodal Surface Transportation Efficiency Act. Federal legislation provided funding for transportation (\$2,200,000). This roadway is maintained by Caltrans so no additional operating expense is anticipated as an outcome of this project except for landscape maintenance.

CENTRAL BOULEVARD/GRIFFITH LANE TRAFFIC SIGNAL

Central Boulevard at Griffith Lane



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Central Boulevard/Griffith Lane Traffic Signal			Project # 336 3057
Location: Central Boulevard at Griffith Lane	Redevelopment Area: N/A	Project Mgr: S. Peiris	
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct a traffic signal and intersection improvements including signing, striping, sidewalks, and handicap ramps. Interconnect to the traffic signal at Central Boulevard and Minnesota Avenue.		Justification: Project will provide traffic safety and future congestion relief to motorist, bicyclists and pedestrians traveling through this intersection.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	6,000	17,000					\$ 23,000
90050 Construction	150,000	50,000					\$ 200,000
90070 Project Administration	20,000	10,000					\$ 30,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 176,000	\$ 77,000					\$ 253,000

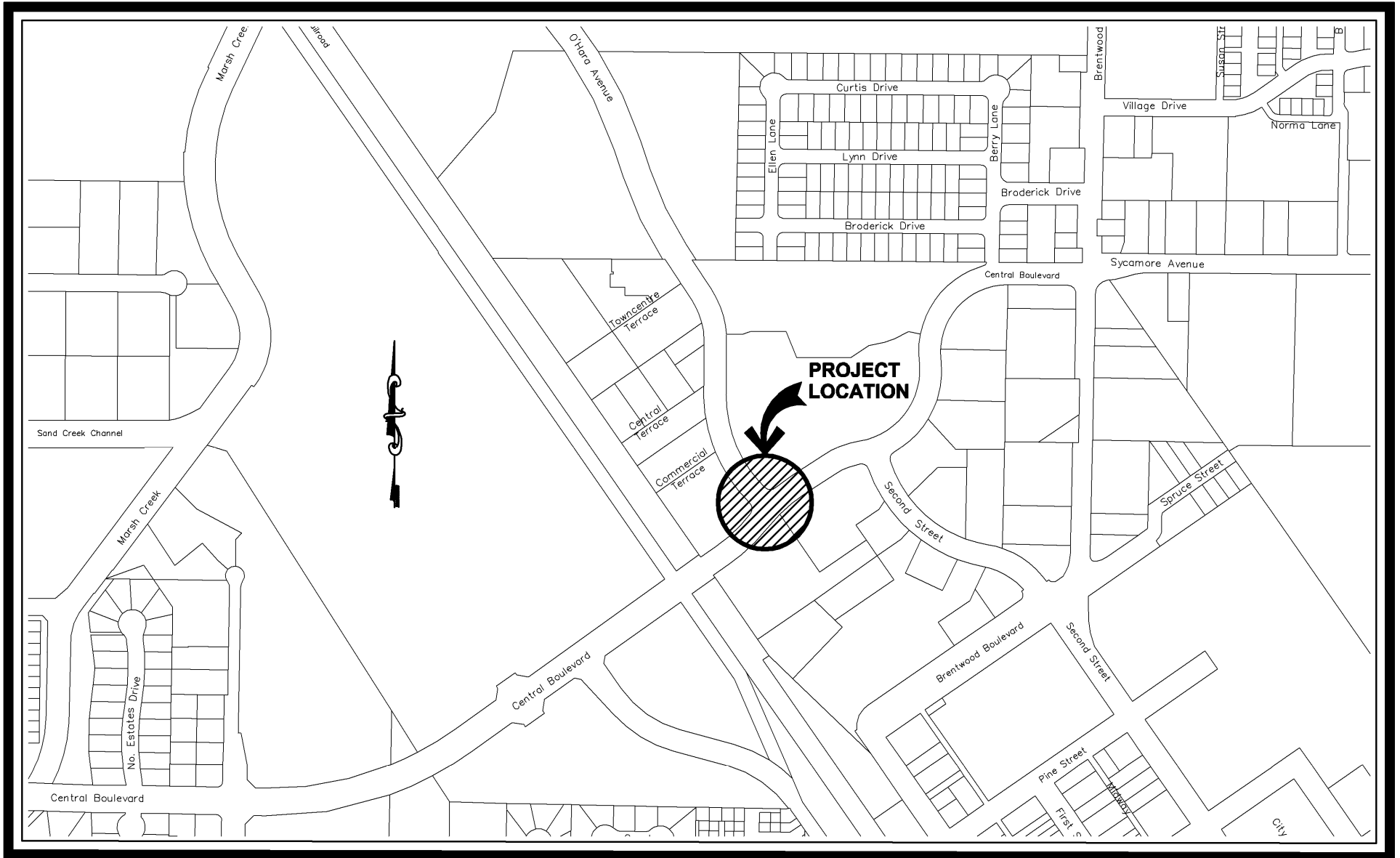
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	176,000	77,000					\$ 253,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 176,000	\$ 77,000					\$ 253,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$6,000
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This project was included in an earlier CIP document as a construction project for 1998/99. Traffic at this intersection necessitates the construction of a traffic signal at this location for the next fiscal year and is being included here for construction in 2001/02. A new traffic signal with LED indications. The traffic signal portion of this project is complete minus the interconnect conduit.

CENTRAL BOULEVARD/O'HARA AVENUE TRAFFIC SIGNAL

Central Boulevard and O'Hara Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Central Boulevard/O'Hara Avenue Traffic Signal			Project #
Location: Central Boulevard and O'Hara Avenue		Redevelopment Area: N/A	
		Project Mgr: S. Peiris	
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct a traffic signal including signing, striping, curb returns and handicap ramps on the Safeway access approach.		Justification: Project will provide traffic safety and congestion relief to motorists, bicyclists and pedestrians traveling through this intersection. This intersection will become busier with the development of office/commercial development to the north.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design					20,000		\$ 20,000
90050 Construction					200,000		\$ 200,000
90070 Project Administration					20,000		\$ 20,000
90100 Land/ROW/Acquisitions					5,000		\$ 5,000
TOTAL					\$ 245,000		\$ 245,000

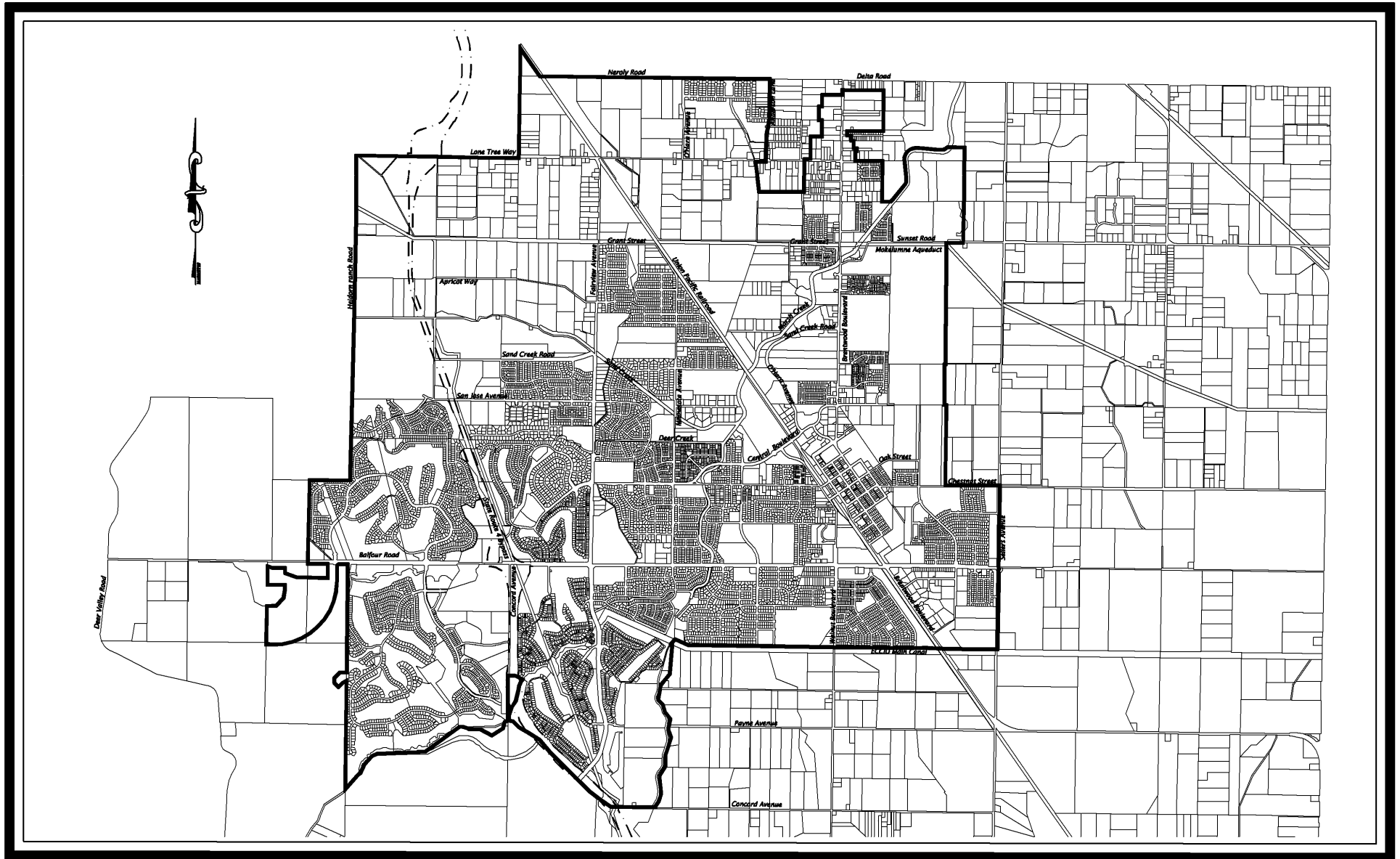
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded					245,000		\$ 245,000
TOTAL					\$ 245,000		\$ 245,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$6,000
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This project was included in an earlier CIP document as a construction project for 1998/99. Traffic at this intersection has not necessitated the construction of a traffic signal at this location for the next several years and is being included here for construction in 2005/06.

CITY WIDE SIDEWALK REPLACEMENT

City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: City Wide Sidewalk Replacement			Project # 336 3085
Location: City Wide.	Redevelopment Area: N/A	Project Mgr: D. Parsons	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: This project is an annual repair program for sidewalks, curbs, gutters and other concrete structures throughout the City. Reports of deficiencies will be inspected, temporarily repaired, or marked to ensure public safety and then permanently repaired.		Justification: A regular sidewalk program is required to ensure public safety and reduce liability exposure.	

PROJECT FINANCING

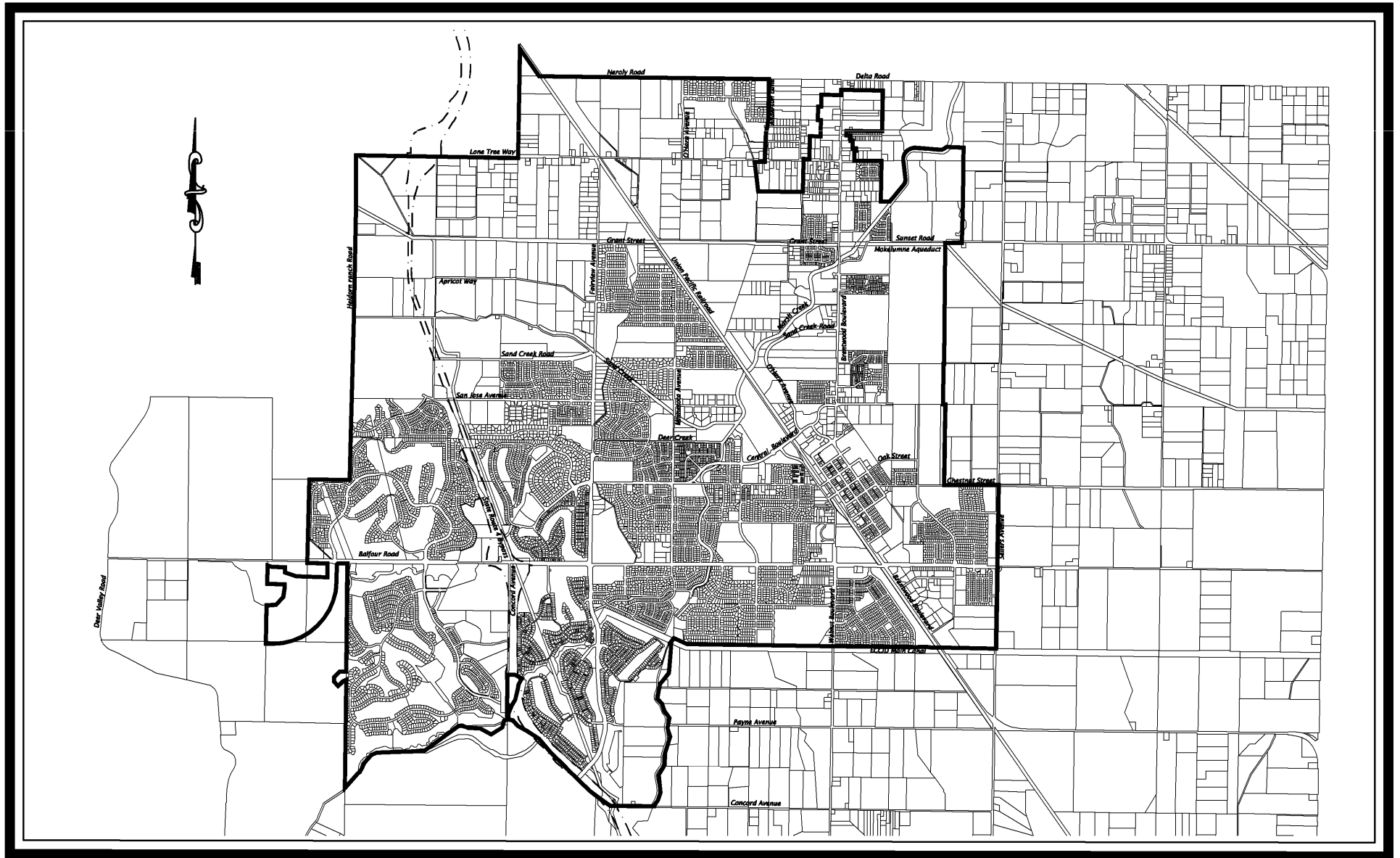
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	75,000	50,000	50,000	50,000	50,000	50,000	\$ 325,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 325,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 General Fund - Streets	75,000	50,000	50,000	50,000	50,000	50,000	\$ 325,000
TOTAL	\$ 75,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 325,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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CITY WIDE TRAFFIC CALMING INSTALLATIONS

City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: City Wide Traffic Calming Installations			Project #
Location: City Wide		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / S. Peiris	
Project Priority: 3B - Desirable	Construction: City	General Plan Relationship: Consistent	
Project Description: This project consists of changes in street alignment, installation of physical barriers such as speed humps, diverters, traffic circles and bulb out the intersection corners.		Justification: With proper engineering judgment to alter driver behavior and reduce / manage vehicle speed or volume and enhance pedestrian safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		10,000	10,000	10,000	10,000	10,000	\$ 50,000
90050 Construction		40,000	40,000	40,000	40,000	40,000	\$ 200,000
90070 Project Administration		10,000	10,000	10,000	10,000	10,000	\$ 50,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000

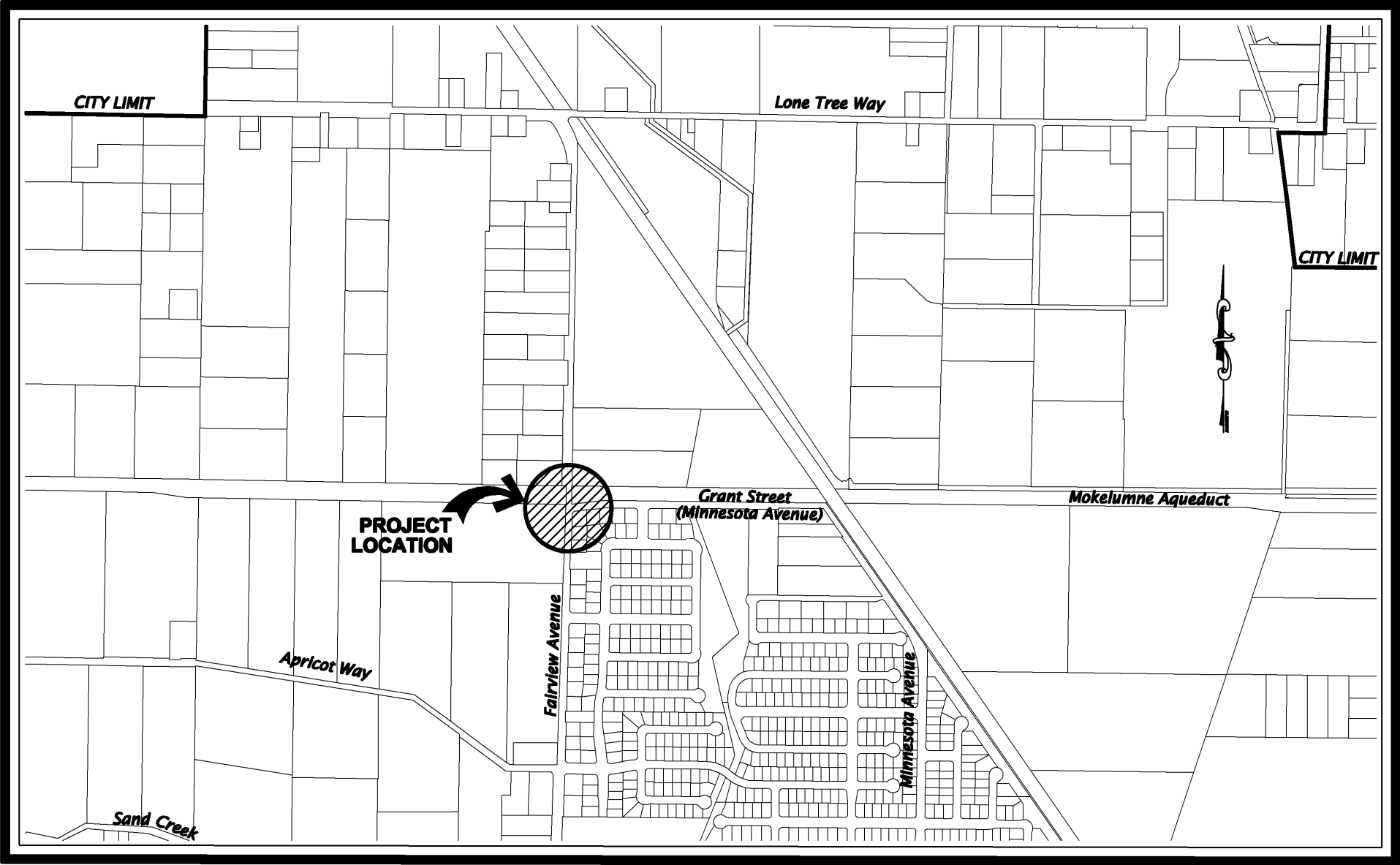
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
General Fund - Streets		60,000	60,000	60,000	60,000	60,000	\$ 300,000
TOTAL		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,000
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This roadway modification will have annual \$1,000 for maintenance and striping. This proactive program will assist to implement service requests from residents.

FAIRVIEW/ GRANT (MINNESOTA) IMPROVEMENTS

Fairview Avenue, Grant Street (Minnesota Avenue) intersection



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Fairview/Grant (Minnesota) Improvements			Project # 336 3120
Location: Fairview Avenue, Grant Street (Minnesota Avenue) Intersection		Redevelopment Area: N/A	
Project Priority: 1A - Mandatory		Construction: City	Project Mgr: S. Peiris
		General Plan Relationship: Consistent	
Project Description: Construct a traffic signal and intersection improvements including signing, striping, sidewalks, drainage improvements and handicap ramps. Also install signal interconnect along Fairview Avenue from Balfour Road to Lone Tree Way and Central Avenue from Fairview Avenue to Minnesota Avenue.		Justification: Project will provide traffic safety and congestion relief to motorists, bicyclists and pedestrians traveling through this intersection. This intersection will become busier with the opening of the new elementary school on San Jose Avenue.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	62,000	26,550					\$ 88,550
90050 Construction	400,000	89,353					\$ 489,353
90070 Project Administration	14,000	8,000					\$ 22,000
90100 Land/ROW/Acquisitions	46,659						\$ 46,659
TOTAL	\$ 522,659	\$ 123,903					\$ 646,562

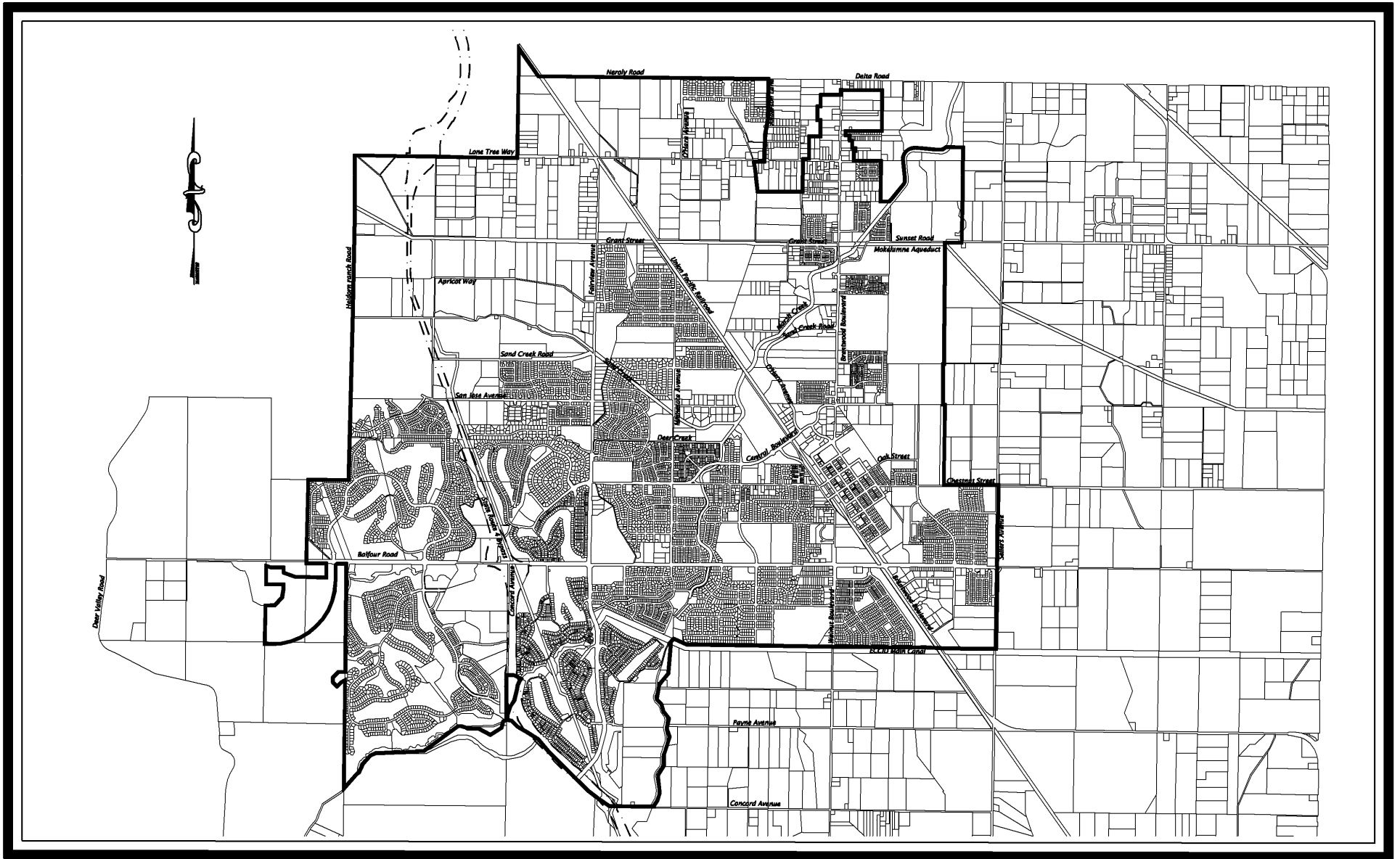
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	522,659	123,903					\$ 646,562
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 522,659	\$ 123,903					\$ 646,562

Review and Comment:	Future Annual Operating/Maintenance Cost \$6,200
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The traffic signal portion of this project is complete minus the interconnect conduit.

FIBER OPTICS

Various locations City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Fiber Optics			Project # 336 3107
Location: Various locations city wide	Redevelopment Area: N/A	Project Mgr: Y. Cho / S. Gronlund	
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Currently through new development and Capital Improvement Projects, a fiber optic conduit system is being installed throughout the City. Through future projects, the City anticipates linking all the conduits to form a fiber optic master ring. This project will allow the City to participate and share cost of trenching with other agencies, requesting to install utilities within the City limits. This project could help fund a parallel fiber optic line adjacent to Storm Drain Line "A" and a fiber optic communication link between City Hall and the future Police Station.		Justification: Construction of the fiber optic master ring will enable the residents and businesses of the City to utilize advanced technology systems. Future services such as digital video, video on-demand, interactive data services, and high speed data access could be available to the City by a provider.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	2,000	2,000	2,000				\$ 6,000
90040 Planning and Design	42,000						\$ 42,000
90050 Construction	180,000	150,000	150,000				\$ 480,000
90070 Project Administration	10,000	10,000	10,000				\$ 30,000
90100 Land/ROW/Acquisitions	2,000	3,000	3,000				\$ 8,000
TOTAL	\$ 236,000	\$ 165,000	\$ 165,000				\$ 566,000

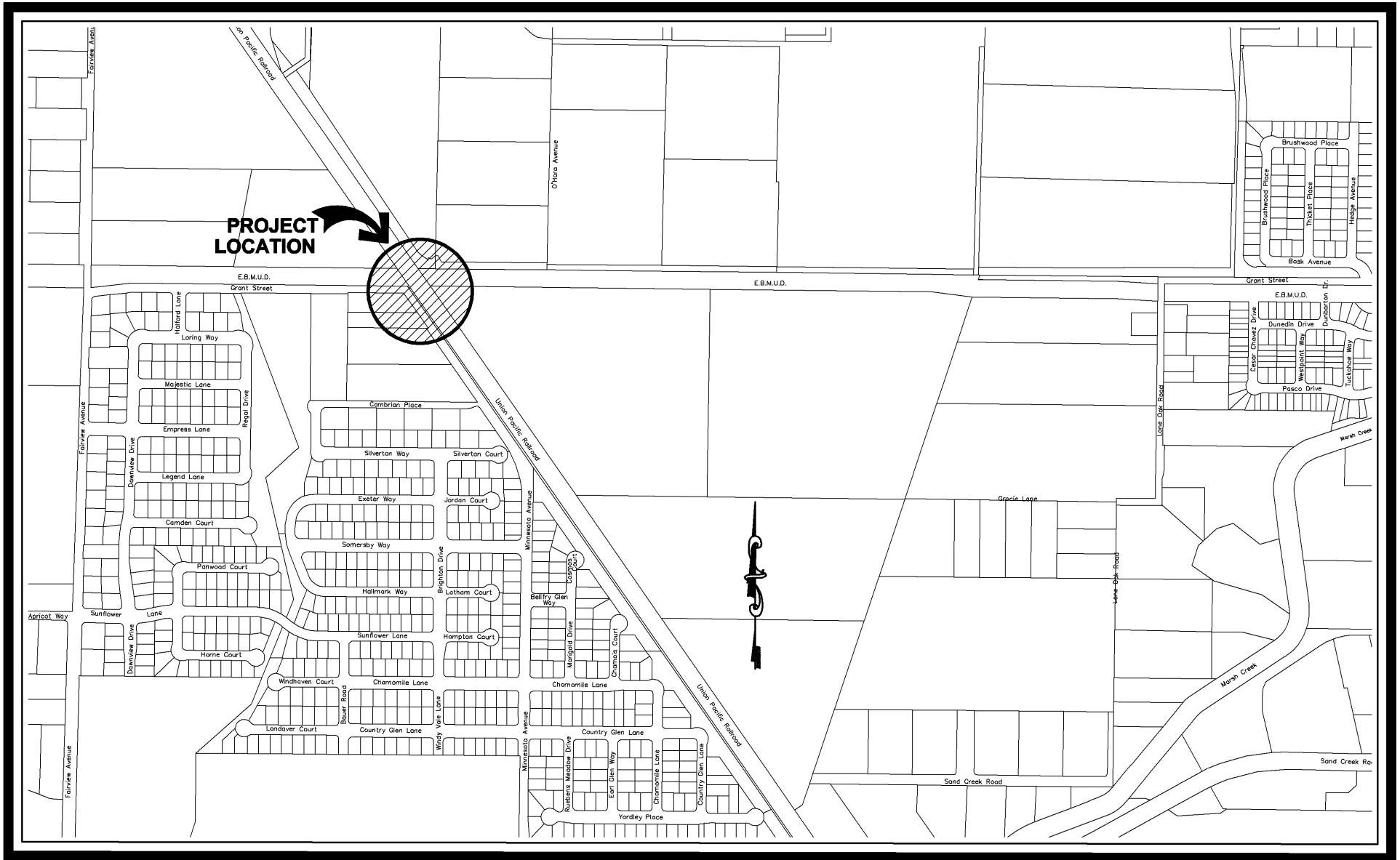
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	236,000	165,000	165,000				\$ 566,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 236,000	\$ 165,000	\$ 165,000				\$ 566,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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The majority of the conduit system is installed and funded by developers within their subdivisions. The funding of the conduit system installed by and for the City's benefit is funded by Facility Fees. Also the various Capital Improvement Projects fund the fiber optic conduit system within their project limits. Once a provider utilizes the empty fiber optic conduit system, it is anticipated that all maintenance and upgrade costs will be borne by the new cable company.

GRANT/MINNESOTA AT-GRADE RAILROAD CROSSING

At the Intersection of Minnesota Avenue and Grant Street
(approximately 1,825 feet east of Fairview Avenue)



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Grant/Minnesota At-Grade Railroad Crossing		Project #
Location: At the intersection of Minnesota Avenue and Grant Street (approximately 1,825 feet east of Fairview Avenue)		Redevelopment Area: N/A
		Project Mgr: B. Grewal/P. Eldredge
Project Priority: 1D - Mandatory	Construction: City	General Plan Relationship: Consistent
Project Description: This project constructs the railroad crossing so that Grant Street can be extended westerly to join the north/south section of Minnesota Avenue. The road will cross from the north side of the Mokelumne Aqueduct east of the railroad to the south side of the aqueduct west of the railroad tracks. Part of this project will include the purchase and closure of an existing crossing in order to build this one.		Justification: Necessary for east-west flow of traffic across the City as shown in the City's Roadway Master Plan.

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		4,000	4,000	2,000			\$ 10,000
90040 Planning and Design		30,000		90,000	20,000		\$ 140,000
90050 Construction					1,000,000		\$ 1,000,000
90070 Project Administration		30,000		40,000	30,000		\$ 100,000
90100 Land/ROW/Acquisitions		350,000			200,000		\$ 550,000
TOTAL		\$ 414,000	\$ 4,000	\$ 132,000	\$ 1,250,000		\$ 1,800,000

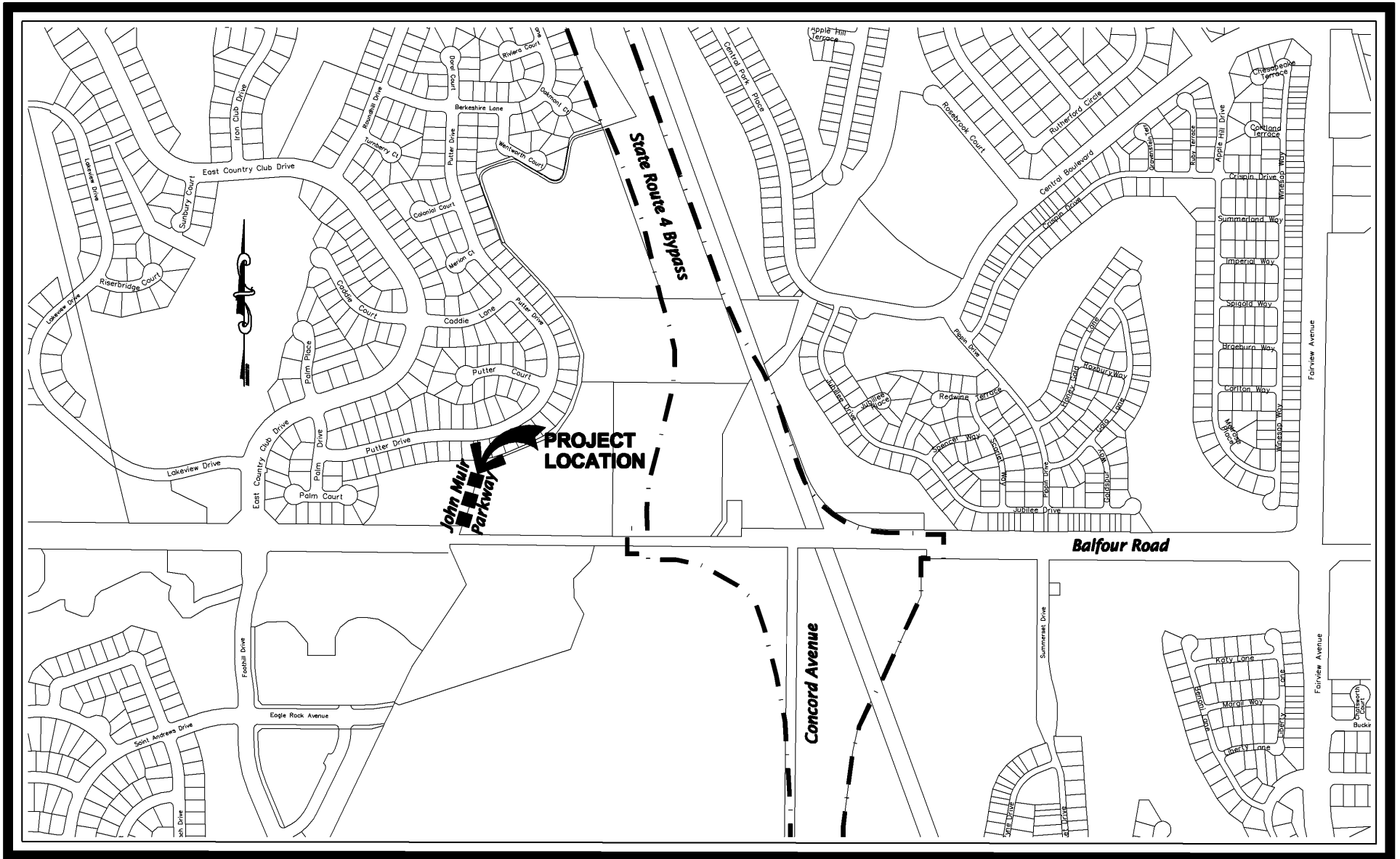
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District		384,000	4,000	132,000	1,250,000		\$ 1,770,000
47251 Facility Fees		30,000					\$ 30,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 414,000	\$ 4,000	\$ 132,000	\$ 1,250,000		\$ 1,800,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$450
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The project is shown as an at-grade crossing due to prohibitive expense of constructing a grade-separated crossing. If a separated crossing is required, the costs will increase approximately \$2,000,000. CPUC will require the closure of one or two existing at-grade crossings before authorization can be obtained to construct a new crossing. The acquisition of existing crossings is reflected in FY 2002/03 and acquisition of right-of-way and license agreements with private property owners and EBMUD reflected in FY 2005/06. It is anticipated that this project will be part of the Central Annexation CIPP. Annual O & M costs are for road and utility maintenance across the railroad.

JOHN MUIR PARKWAY

North of Balfour Road approximately 1250 feet west of Concord Avenue.
Adjacent to Fire Station #52



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: John Muir Parkway			Project #
Location: North of Balfour Road approximately 1,250 feet west of Concord Avenue. Adjacent to Fire Station #52.		Redevelopment Area: N/A	336
		Project Mgr: T. Wooten	3121
Project Priority: 1C - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construction of approximately 300 linear feet of roadway to provide access from Balfour Road to Fire Station #52.		Justification: Public safety/essential services.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	180	2,000					\$ 2,180
90040 Planning and Design	66,800	9,550					\$ 76,350
90050 Construction	376,975	73,770					\$ 450,745
90070 Project Administration	8,000	4,000					\$ 12,000
90100 Land/ROW/Acquisitions		3,000					\$ 3,000
TOTAL	\$ 451,955	\$ 92,320					\$ 544,275

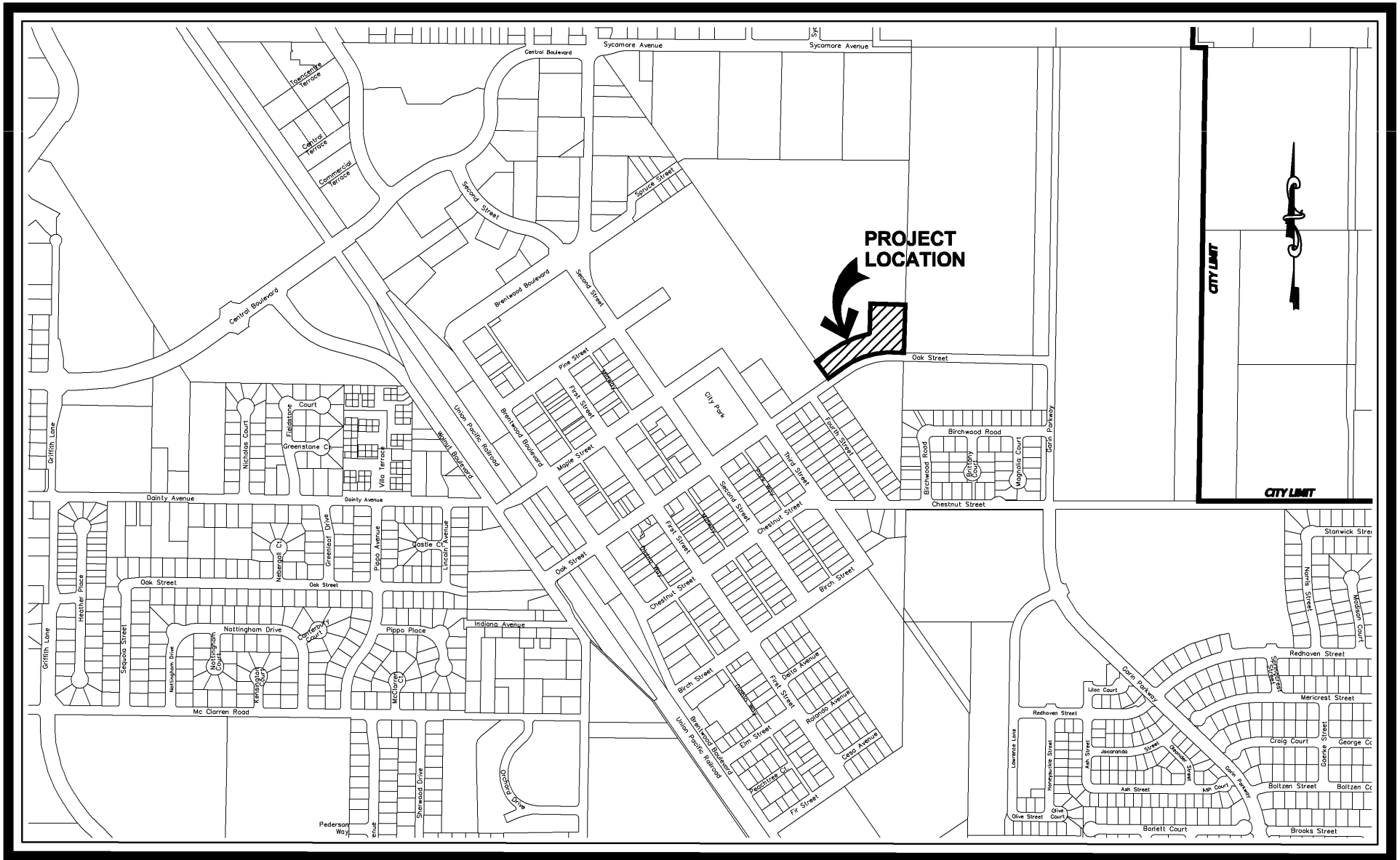
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	451,955	92,320					\$ 544,275
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 451,955	\$ 92,320					\$ 544,275

Review and Comment:	Future Annual Operating/Maintenance Cost	\$800
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This project will be constructed by SunCal summer/fall 2002 to provide access to Fire Station #52 (CIP No. 336-3109). SunCal will be reimbursed as shown in the Subdivision Improvement Agreement for Subdivision No. 8310 approved by City Council on November 28, 2000. The property owners adjacent to this roadway will pay their proportionate share through a Benefit Assessment District, through conditions of approval on planning applications or a combination thereof.

LIBERTY HIGH SCHOOL PARKING LOT

Northeast portion of Liberty High School adjacent to existing parking lot and sports field



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Liberty High School Parking Lot			Project #
Location: Northeast portion of Liberty High School adjacent to existing parking lot and sports field.		Redevelopment Area: Downtown	
		Project Mgr: D. Spekner/N. Estakhri	
Project Priority: 2B - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: This project will create 70+ additional parking stalls within the downtown area by adding on to the existing easterly parking lot at Liberty High School. Construction of the parking lot will occur when the development to east of the high school begins which is anticipated to start in Summer 2002.		Justification: There is a growing demand for additional parking in the downtown area due to the expanding number of businesses.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		2,000					\$ 2,000
90040 Planning and Design	6,000	6,000					\$ 12,000
90050 Construction	100,000	270,000					\$ 370,000
90070 Project Administration	2,500	2,500					\$ 5,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 108,500	\$ 280,500					\$ 389,000

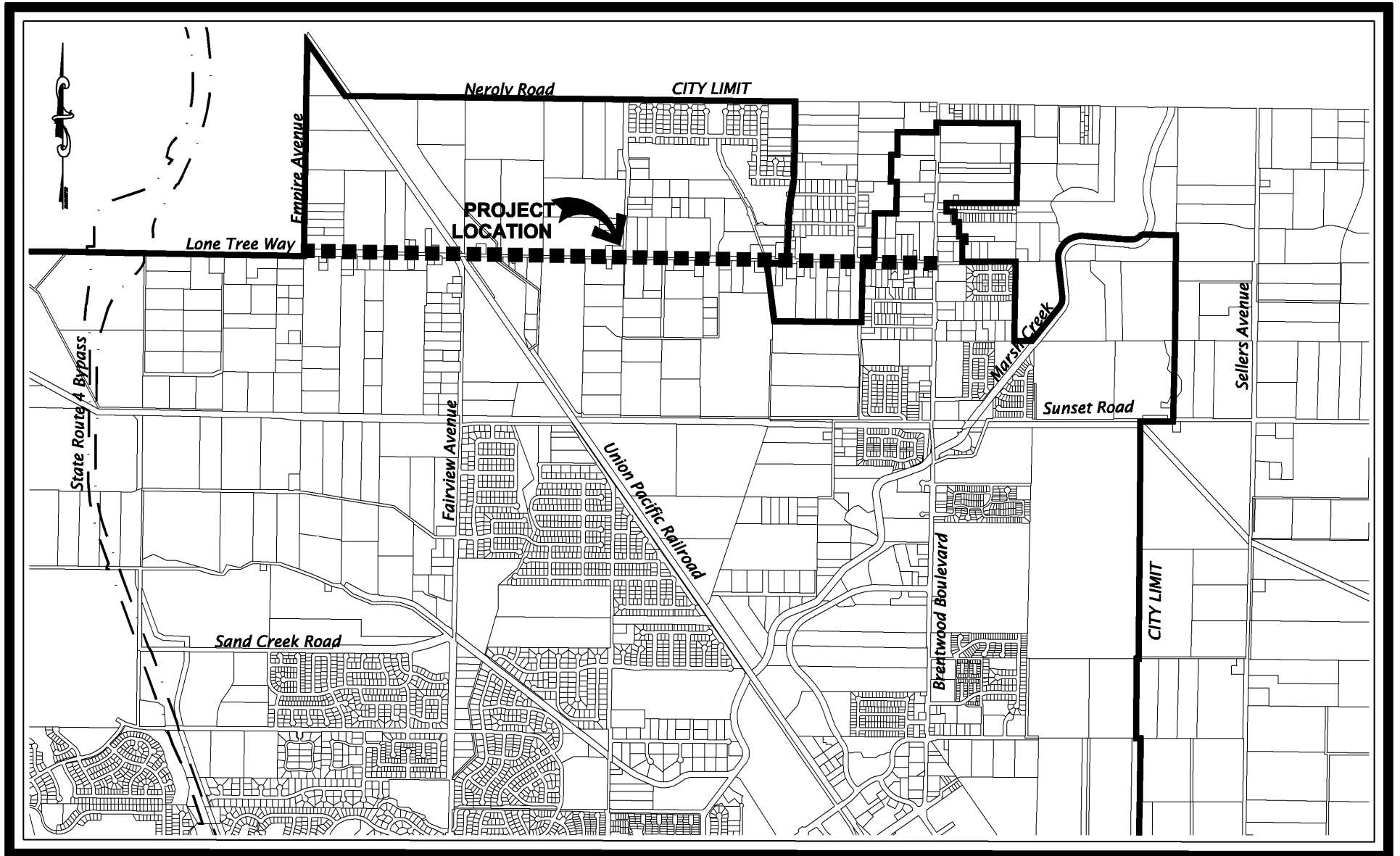
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	54,250	140,250					\$ 194,500
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
School District Funding	54,250	140,250					\$ 194,500
TOTAL	\$ 108,500	\$ 280,500					\$ 389,000

Review and Comment:	Future Annual Operating/Maintenance Cost -0-
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This project will be constructed by adjoining development to the east of the project site. The cost of the construction of the parking lot will be jointly shared by the City and the School District. Once the parking lot is constructed and accepted, the School District will take ownership of the lot including all future maintenance and upgrade costs.

LONE TREE OVERLAY/IMPROVEMENTS

Lone Tree Way between Empire Avenue and Brentwood Boulevard



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Lone Tree Overlay/Improvements			Project # 336 3130
Location: Lone Tree Way between Empire Avenue and Brentwood Boulevard		Redevelopment Area: N/A	
Project Priority: 1C - Mandatory		Construction: City	Project Mgr: D. Spekner/S. Peiris
		General Plan Relationship: Consistent	
Project Description: Overlay Lone Tree Way between Fairview Avenue and Brentwood Boulevard and restripe. Construct 6-8 foot shoulders. Distressed areas of the roadway that cannot be corrected by an overlay will have their structural section replaced.		Justification: The existing asphalt is distressed due to utility improvements and age. Overlaying the roadway at this time will prevent the need for reconstructing the entire roadway in the future at a significantly higher cost. The City's Pavement Management Program identifies this roadway as a high priority for overlay at this time.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		1,000					\$ 1,000
90040 Planning and Design	57,680	10,000					\$ 67,680
90050 Construction		532,510					\$ 532,510
90070 Project Administration	20,000	32,200					\$ 52,200
90100 Land/ROW/Acquisitions							
TOTAL	\$ 77,680	\$ 575,710					\$ 653,390

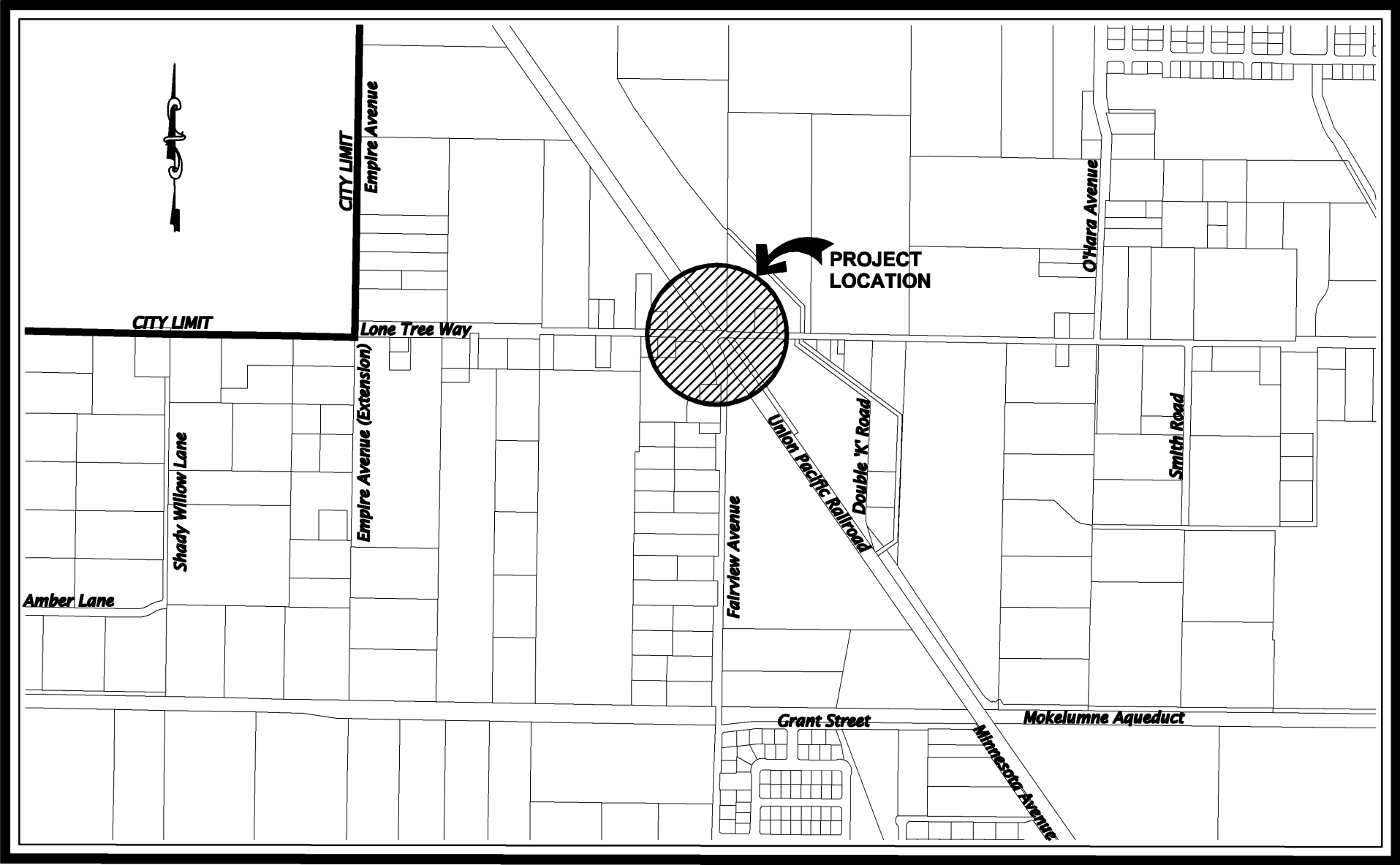
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		67,390					\$ 67,390
475xx Enterprise							
4xxxx Federal/State Funding	77,680	508,320					\$ 586,000
47xxx Developer Contributions							
47293 Measure C							
PMP							
TOTAL	\$ 77,680	\$ 575,710					\$ 653,390

Review and Comment:	Future Annual Operating/Maintenance Cost	\$5,000
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The City has been awarded a Surface Transportation Program (STP) grant that will pay for 88-1/2% of the overlay for Lone Tree Way between Fairview Avenue and Brentwood Boulevard (\$586,000). The City will have to contribute 11-1/2% to the project. The grant allows for up to 20% of the total project funds for amenities above and beyond the cost of the overlay. It is envisioned that shoulders will be constructed along most if not all of the length of the project. The grant funds must be obligated by September 30, 2002. This is a maintenance project and will not significantly add to the City's annual maintenance costs.

LONE TREE WAY - UNION PACIFIC UNDERCROSSING

Lone Tree Way and railroad intersection



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Lone Tree Way - Union Pacific Undercrossing			Project #
Location: Lone Tree Way and Union Pacific Railroad intersection		Redevelopment Area: N/A	
		Project Mgr: P. Eldredge / B. Bornstein	
Project Priority: 1B	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct an underpass consisting of six travel lanes under the Union Pacific Railroad. This project entails relocating numerous utilities in order to construct the undercrossing.		Justification: This project is required to improve traffic flow and safety. This project is also required by the Public Utilities Commission for the allowance of an at-grade crossing at Sand Creek Road.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		65,000	65,000				\$ 130,000
90040 Planning and Design		670,000	330,000				\$ 1,000,000
90050 Construction			3,250,000	3,250,000			\$ 6,500,000
90070 Project Administration		150,000	500,000	350,000			\$ 1,000,000
90100 Land/ROW/Acquisitions		650,000	650,000				\$ 1,300,000
TOTAL		\$ 1,535,000	\$ 4,795,000	\$ 3,600,000			\$ 9,930,000

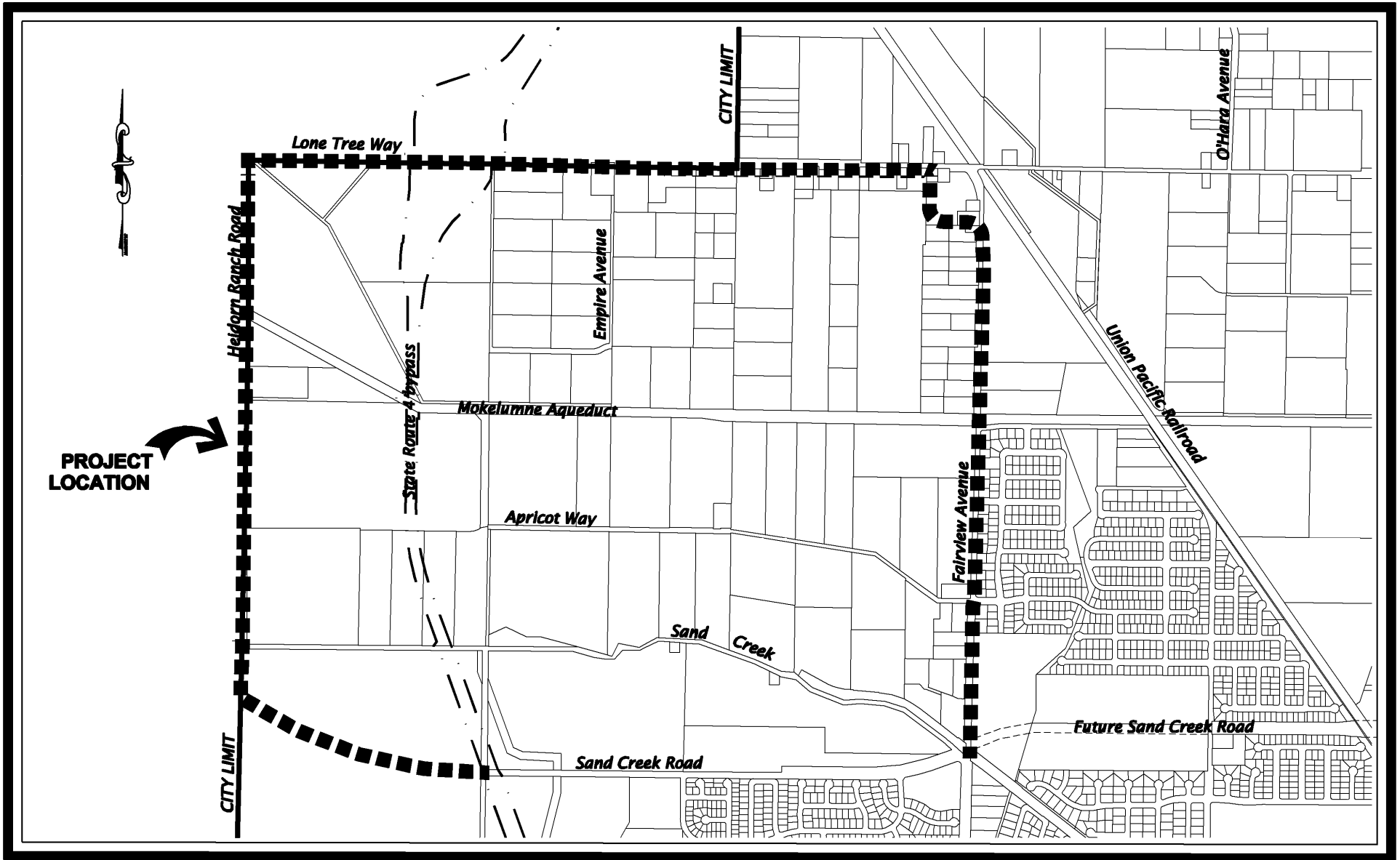
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District		1,151,900	4,795,000	3,600,000			\$ 9,546,900
47251 Facility Fees		150,000					\$ 150,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		233,100					\$ 233,100
47293 Measure C							
46700 Other							
TOTAL		\$ 1,535,000	\$ 4,795,000	\$ 3,600,000			\$ 9,930,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This project is mostly funded by an Assessment District. \$3,489,915 of the Assessment District funding is provided by the proposed Pulte Homes Rose Garden development for the prepayment of roadway facility fees which will be earmarked for this project.

NORTHWEST QUADRANT INFRASTRUCTURE

Lone Tree Way (Heidorn to Fairview), Fairview Avenue (Lone Tree to Sand Creek), Sand Creek (West of Hwy 4 Bypass to Heidorn), Heidorn Ranch Road (Lone Tree to Sand Creek).



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Northwest Quadrant Infrastructure		Project # 336 3127
Location: Lone Tree Way (Heidorn to Fairview), Fairview Avenue (Lone Tree to Sand Creek), Sand Creek (West of Hwy 4 Bypass), Heidorn Ranch Rd (Lone Tree to Sand Creek).	Redevelopment Area:	
Project Priority:	Construction:	Project Mgr: B. Grewal/P. Eldredge
Project Description:		General Plan Relationship: Consistent
<p>Phase construction of the major street, sewer, water and storm drain infrastructure required to serve the development of the northwest quadrant of the City. Widen Lone Tree Way and Heidorn Ranch Road, extend Sand Creek Road West, and improve and realign Fairview Avenue. Purchase right of way in order to construct infrastructure.</p>		<p>Justification:</p> <p>Necessary to support commercial and residential development of the area. The roadway system is currently over capacity and utility facilities are virtually non-existent. Major upgrades of all systems are required to support existing as well as proposed uses.</p>

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	10,000	100,000	100,000	100,000			\$ 310,000
90040 Planning and Design	1,400,000	400,000	500,000	1,200,000			\$ 3,500,000
90050 Construction	50,000	10,104,000	1,900,000	9,915,385			\$ 21,969,385
90070 Project Administration	225,000	700,000	300,000	400,000			\$ 1,625,000
90100 Land/ROW/Acquisitions	1,800,000	1,800,000	500,000	1,600,000			\$ 5,700,000
TOTAL	\$ 3,485,000	\$ 13,104,000	\$ 3,300,000	\$ 13,215,385			\$ 33,104,385

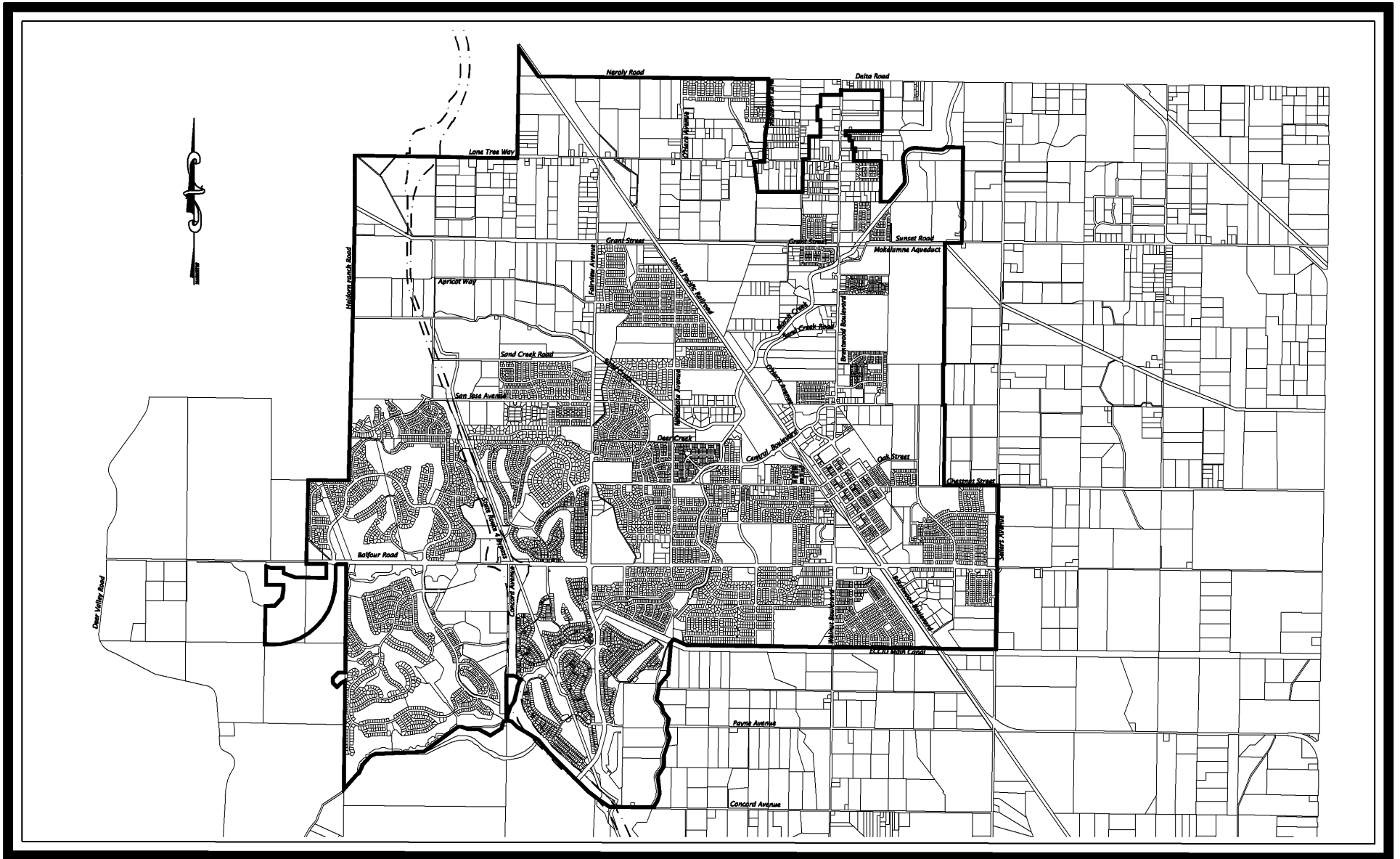
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District		8,816,563	3,300,000	13,215,385			\$ 25,331,948
47251 Facility Fees	3,026,323						\$ 3,026,323
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		4,287,437					\$ 4,287,437
47293 Measure C							
46700 Other - Prepay Design Fees	458,677						\$ 458,677
TOTAL	\$ 3,485,000	\$ 13,104,000	\$ 3,300,000	\$ 13,215,385			\$ 33,104,385

Review and Comment:	Future Annual Operating/Maintenance Cost	\$40,000
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This will be a joint City of Brentwood, City of Antioch, Highway 4 Bypass Authority and Developer project, with design funding coming from both the City and the development community an construction funding coming from the prepayment of Roadway, Sewer and Water Fees through CIPF 2002-1. With the amount of development anticipated in this area in the next 2 - 3 years, the City must develop the infrastructure necessary to serve the new commercial and residential areas.

PAVEMENT MANAGEMENT PROGRAM

City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Pavement Management Program			Project # 336 3083
Location: City Wide	Redevelopment Area: N/A	Project Mgr: S. Peiris	
Project Priority: 1A - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: This project will consist of surveying roadways every three years and then reconstructing, overlaying, surface sealing and crack sealing various roads each year. The City's Pavement Software selects those streets that are most cost effective to do preventative maintenance on for the year.		Justification: Existing pavement is a large investment for the City. Preventative maintenance is the best means for keeping this large investment in acceptable condition.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	500						\$ 500
90040 Planning and Design	256,300	60,000	54,000	50,000	50,000	50,000	\$ 520,300
90050 Construction	2,004,200	529,000	533,000	535,000	536,000	535,000	\$ 4,672,200
90070 Project Administration	5,000	11,000	13,000	15,000	14,000	15,000	\$ 73,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 2,266,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 5,266,000

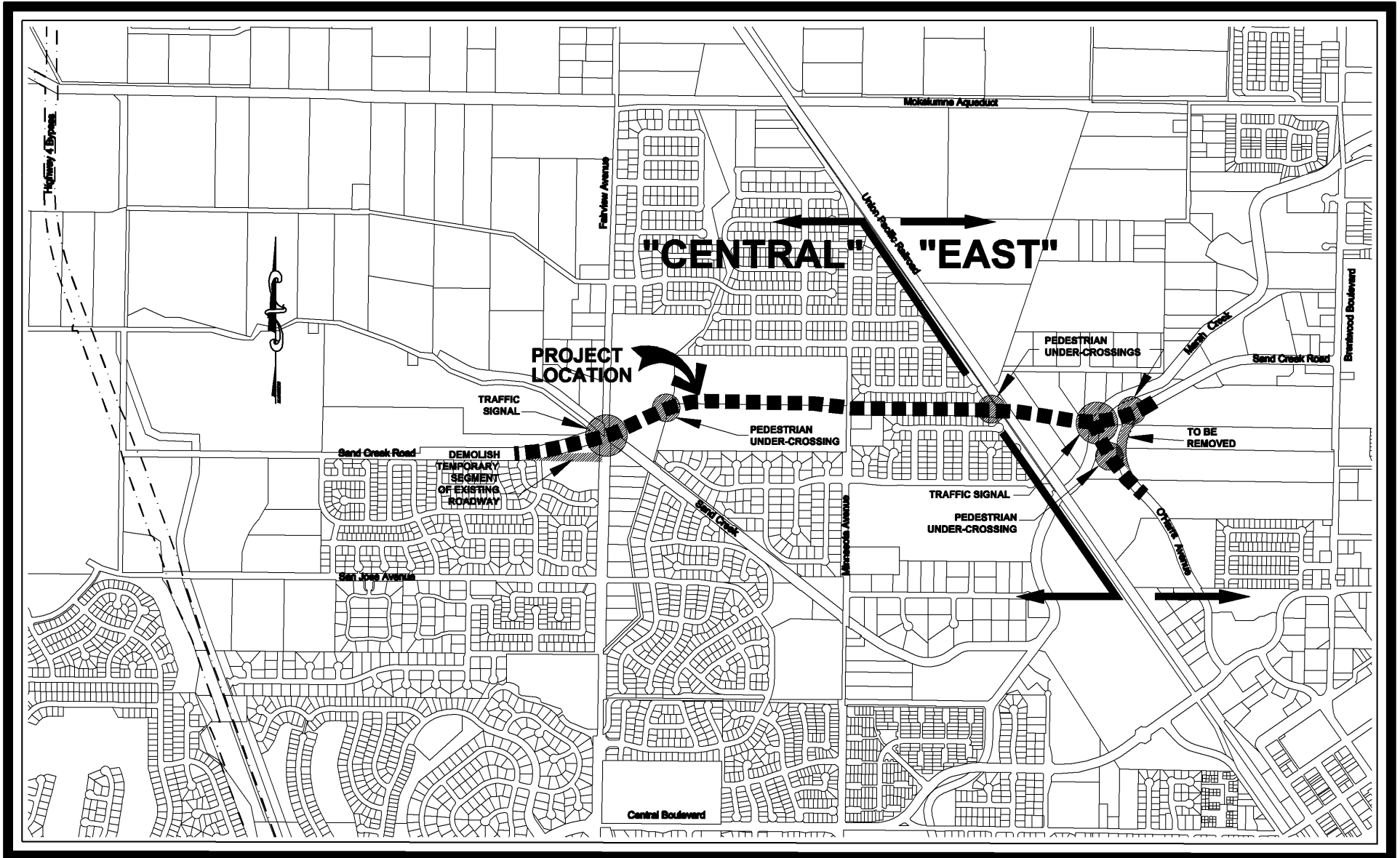
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C	300,000	100,000	100,000	100,000	100,000	100,000	\$ 800,000
General Fund	1,966,000	500,000	500,000	500,000	500,000	500,000	\$ 4,466,000
TOTAL	\$ 2,266,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 5,266,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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Staff is requesting to increase in PMP funding per year to coincide with the additional streets added to the City through acceptance, annexation and construction. For fiscal year 2001/02 \$67,000 of Pavement Management Program funds were budgeted for the Lone Tree Overlay/Improvements project.

SAND CREEK ROAD (CENTRAL & EAST)

Starting 2500' west of the Fairview Ave. crossing of Sand Creek, proceeding easterly to intersect Minnesota Ave. north of Breakwater Way, crossing the railroad and forming an intersection with O'Hara Ave. at Marsh Creek



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Sand Creek Road (Central & East)			Project #
Location: Starting 2,500' west of the Fairview Avenue crossing of Sand Creek, proceeding easterly to intersect Minnesota Avenue north of Breakwater Way, crossing the railroad and forming an intersection with O'Hara Avenue at Marsh Creek.	Redevelopment Area: N/A		336
	Project Mgr: D. Spekner		3061
Project Priority: 1E - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct approximately 6,500 linear feet of divided roadway including median curb, asphalt concrete pavement and aggregate base, streetlights, potable and non-potable water lines, sewer lines, fiber optic lines, railroad crossing, traffic signals at Fairview Avenue and O'Hara Avenue, box culvert extension of Sand Creek and new bridge for Marsh Creek, storm drain improvements and pedestrian under-crossings. The project also includes the purchase of necessary right of way and the removal of temporary roadway segments.		Justification: Completion of the City's major thoroughfare improvements started with Project #336-3055 and Project #336-3092 (Sand Creek Road/O'Hara Avenue Ext. and Sand Creek Road West). Improve access to the commercial areas of the City from the Highway 4 Bypass. Improve east-west circulation throughout the City.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	10,600						\$ 10,600
90040 Planning and Design	1,659,100	468,700					\$ 2,127,800
90050 Construction	5,090,200	11,360,900					\$ 16,451,100
90070 Project Administration	141,100	62,400					\$ 203,500
90100 Land/ROW/Acquisitions	1,376,400	260,000					\$ 1,636,400
TOTAL	\$ 8,277,400	\$ 12,152,000					\$ 20,429,400

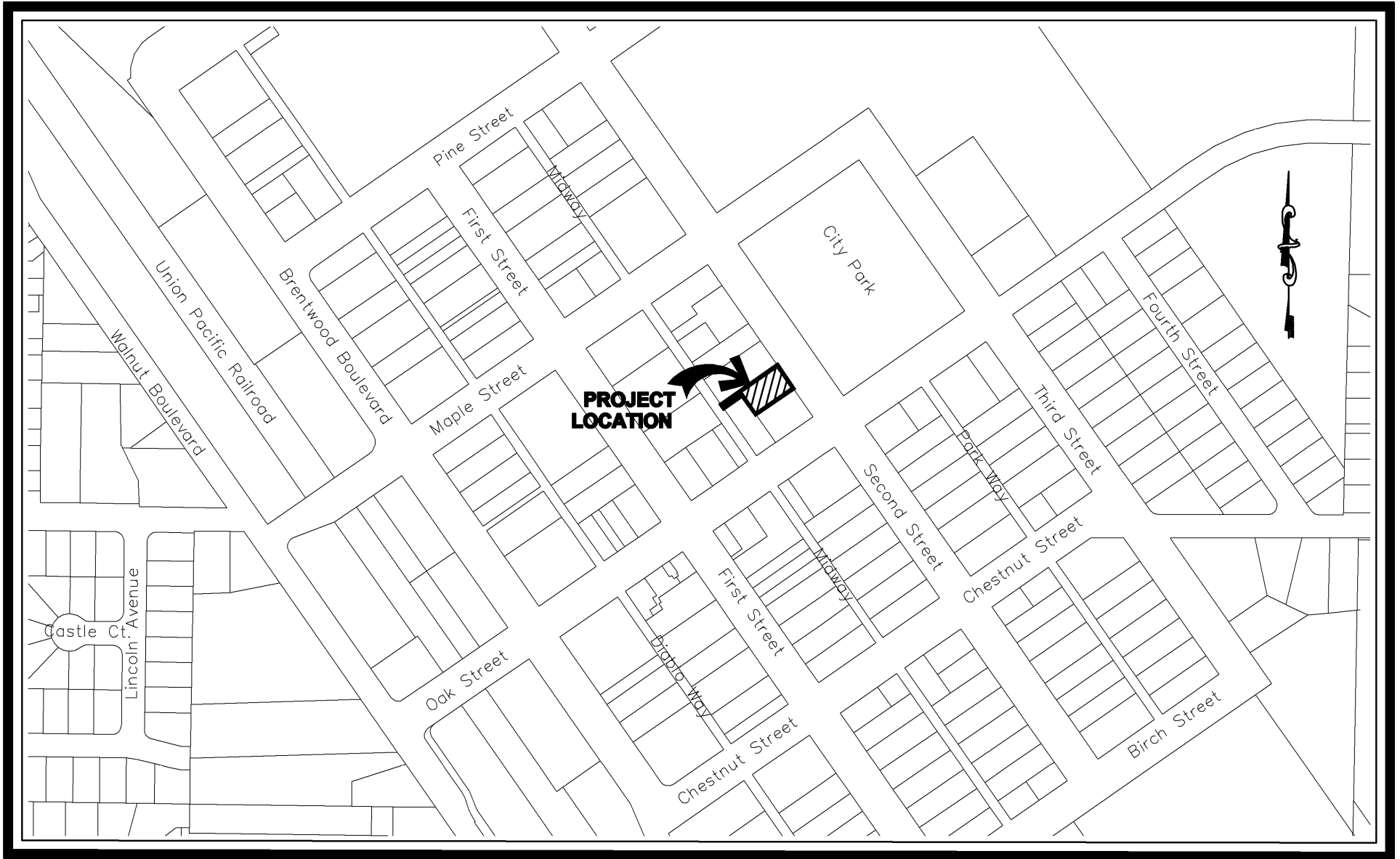
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	8,277,400	12,152,000					\$ 20,429,400
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 8,277,400	\$ 12,152,000					\$ 20,429,400

Review and Comment:	Future Annual Operating/Maintenance Cost \$120,000
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Funding for this project will be from the Development Roadway Facility Funds for the roadway improvements (\$17,847,386), Development Water Facility Funds for the water lines (\$2,249,144.), and Development Sewer Facility Funds for the sewer lines (\$510,000). If delays occur in securing the railroad at-grade crossing, phase one construction will consist of the section between Fairview Avenue and Minnesota Avenue along with the traffic signal at Fairview Avenue. Concurrent staff work will include environmental clearances, securing necessary rights of way and changing the name of existing Sand Creek Road. Construction began mid-summer 2001 and will continue until spring 2002, subject to environmental and P.U.C. approvals. This project will increase annual maintenance of the road system and utilities by approximately \$10,000 per year.

SECOND STREET PARKING LOT

Second Street (North of Oak Street)



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Second Street Parking Lot			Project #
Location: Second Street (north of Oak Street)		Redevelopment Area: Downtown	
		Project Mgr: S. Peiris	
Project Priority:	Construction:	General Plan Relationship: Consistent	
Project Description: Pave and construct two gravel lots on Second Street. The improvements will consist of paving and striping with proper signage. Also, installation of two new driveways, lights and set up removable planter boxes.		Justification: This project will improve downtown parking and reduce parking congestion for businesses, city employees and residents.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		2,000					\$ 2,000
90040 Planning and Design		1,000					\$ 1,000
90050 Construction		54,000					\$ 54,000
90070 Project Administration		3,000					\$ 3,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 60,000					\$ 60,000

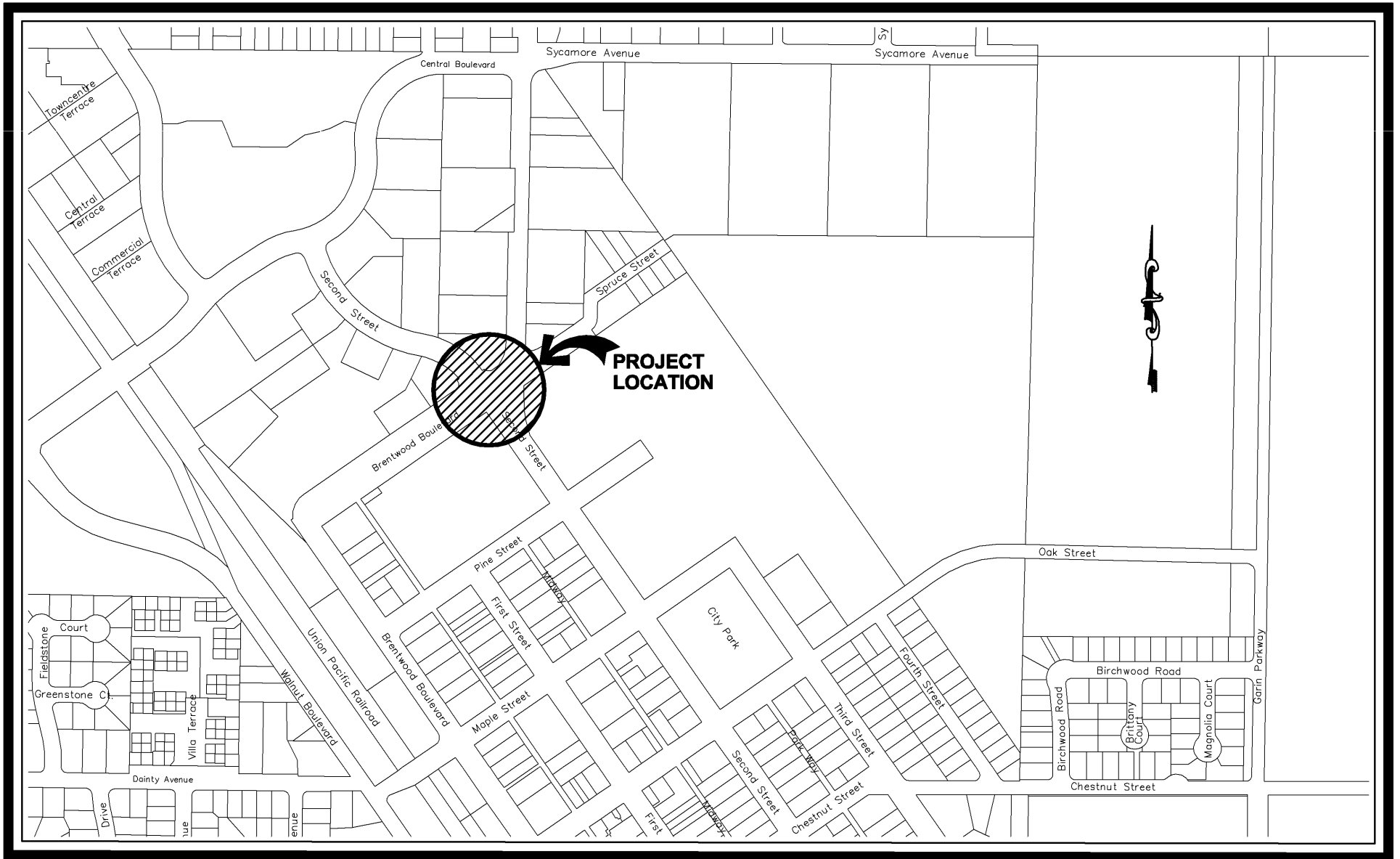
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Redevelopment		60,000					\$ 60,000
TOTAL		\$ 60,000					\$ 60,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$14,000
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This project will add a total of 52 parking spaces for use and the maintenance cost will cover all the expenses (annual lease, lighting, maintenance) for both lots.

SIGNAL MODIFICATIONS I

Brentwood Boulevard and Second Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Signal Modifications I			Project #
Location: Brentwood Boulevard and Second Street		Redevelopment Area: N/A	
		Project Mgr: S. Peiris	
Project Priority: 1C - Mandatory	Construction: City/State	General Plan Relationship: Consistent	
Project Description: Construct and modify traffic signal heads, detectors and signal equipment. The left turn signal modification would allow motorists to make their movement with a green arrow.		Justification: This project will provide safety and congestion relief to left turn motorists.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		20,000					\$ 20,000
90050 Construction		60,000					\$ 60,000
90070 Project Administration		5,000					\$ 5,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 85,000					\$ 85,000

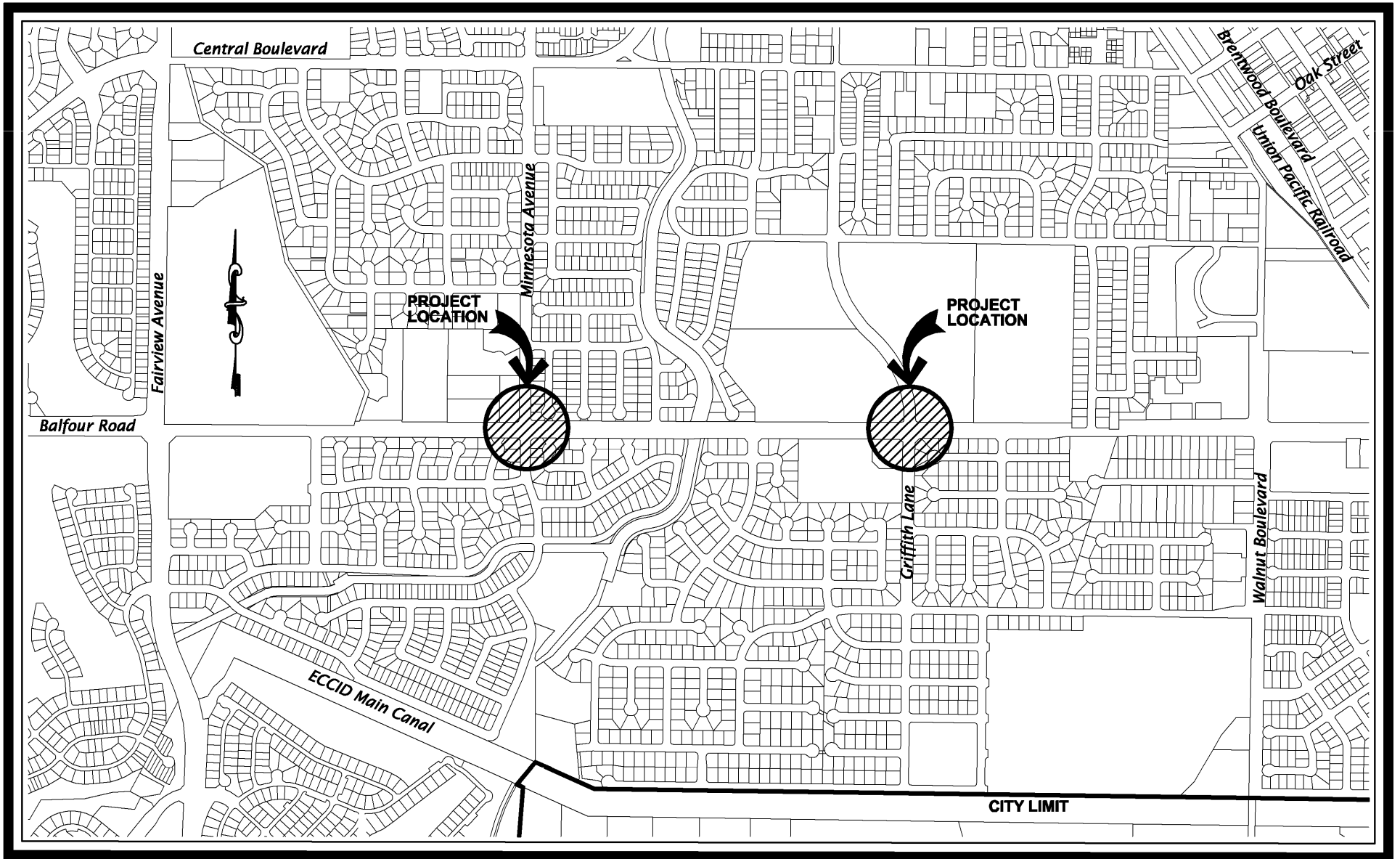
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		85,000					\$ 85,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 85,000					\$ 85,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This signal is maintained by Caltrans. No additional operating expense is anticipated as an outcome of this project.

SIGNAL MODIFICATIONS II - CITY WIDE SIGNAL CONTROLLER UPGRADE

Balfour Road and Griffith Lane Balfour and Minnesota Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Signal Modification II - City Wide Signal Controller Upgrade			Project #
Location: Balfour Road and Griffith Lane / Balfour Road and Minnesota Avenue		Redevelopment Area: N/A	
		Project Mgr: S. Peiris	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct and modify traffic signal heads, detectors and signal equipment. The left turn signal modifications would allow motorists to make their movement with a green arrow.		Justification: This project will provide safety and congestion relief to left turn motorists.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		20,000					\$ 20,000
90050 Construction		150,000					\$ 150,000
90070 Project Administration		5,000					\$ 5,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 175,000					\$ 175,000

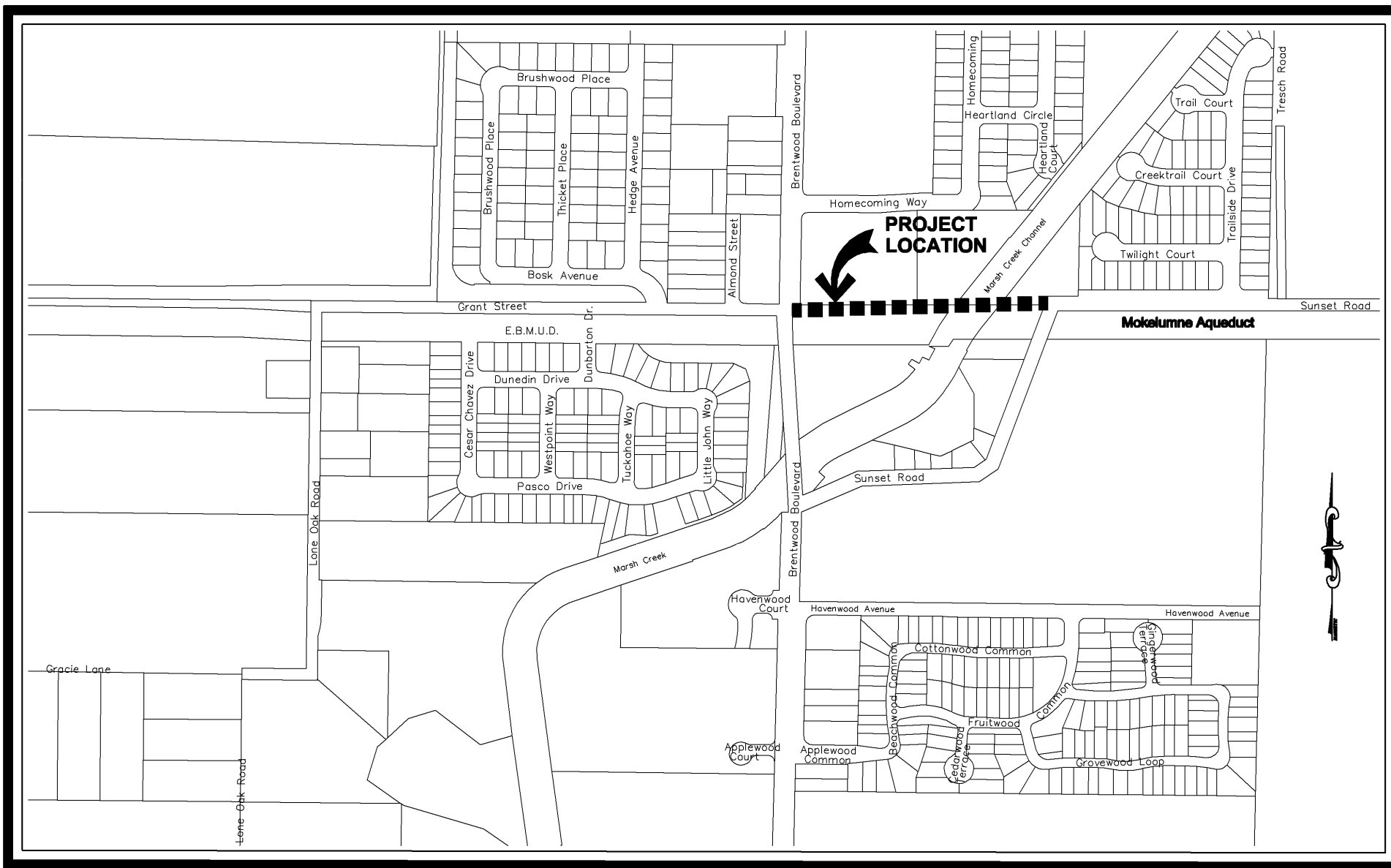
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		175,000					\$ 175,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 175,000					\$ 175,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$500
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This modification shall not have any significant impact to electrical costs.

SUNSET ROAD REALIGNMENT

Directly east of the intersection of Brentwood Boulevard (Highway 4) and Grant Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Sunset Road Realignment			Project #
Location: Directly east of the intersection of Brentwood Boulevard (Highway 4) and Grant Street		Redevelopment Area: N/A	336
		Project Mgr: B. Bornstein	3012
Project Priority: 1C - Mandatory	Construction: City/Developer	General Plan Relationship: Consistent	
Project Description: This project realigns Sunset Road in a due east-west direction along the north side of the EBMUD Aqueduct to intersect with Brentwood Boulevard at the Grant Street signal. The project includes the construction of water and non-potable water, and fiber optic line improvements.		Justification: The existing alignment of Sunset Road is inefficient and unsafe, especially at the intersection with Highway 4 (Brentwood Boulevard).	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	20,000	30,000					\$ 50,000
90040 Planning and Design	250,000	32,000					\$ 282,000
90050 Construction	500,000	1,551,244					\$ 2,051,244
90070 Project Administration	50,000	363,138					\$ 413,138
90100 Land/ROW/Acquisitions	100,000	103,523					\$ 203,523
TOTAL	\$ 920,000	\$ 2,079,905					\$ 2,999,905

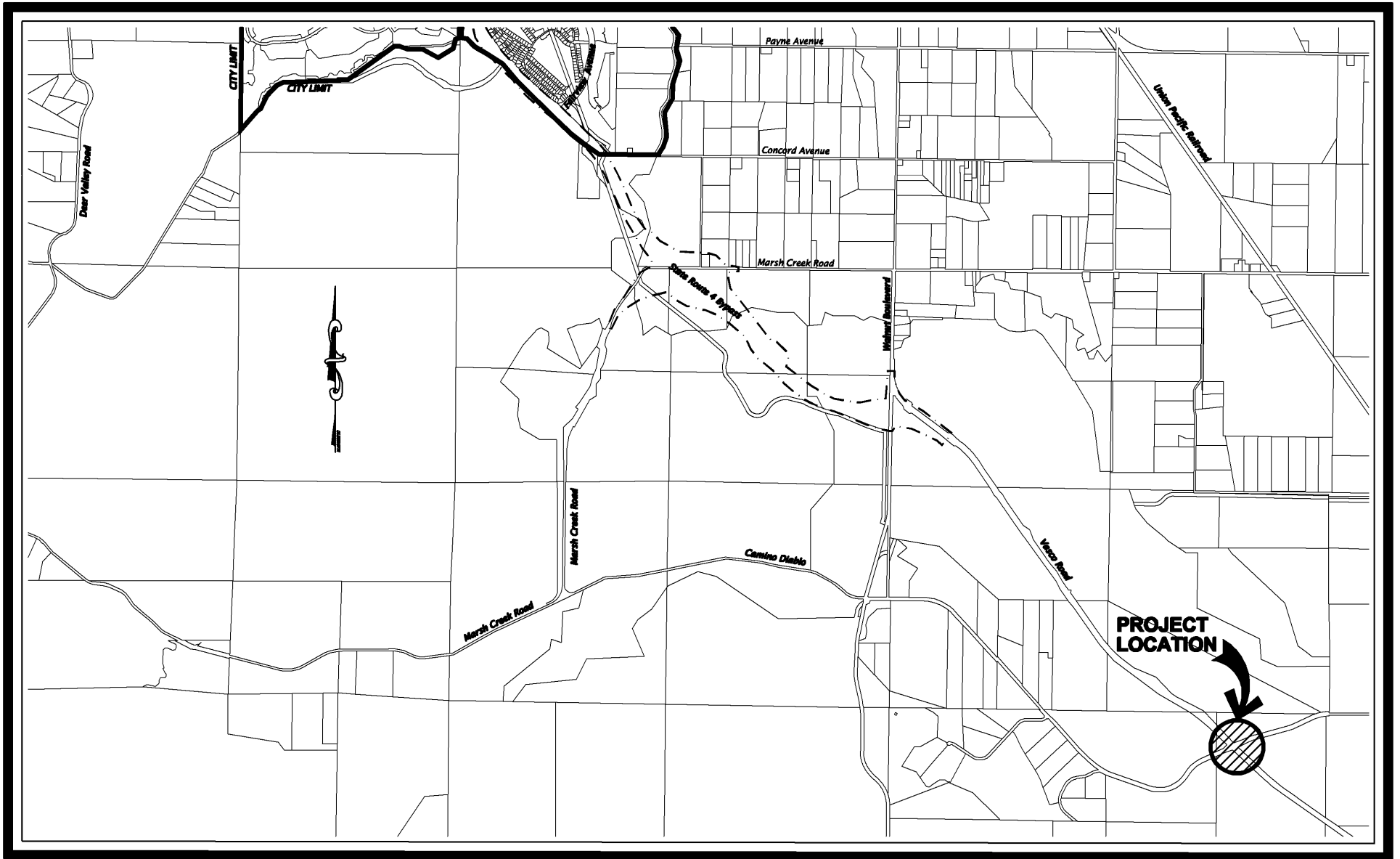
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	920,000	2,079,905					\$ 2,999,905
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 920,000	\$ 2,079,905					\$ 2,999,905

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,200
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This project will be constructed by Developer as a condition of approval, however, being offsite, it will be paid for by Roadway Facility Fees. This project will increase pavement management. Annual O & M costs are for roadway and utility maintenance work.

VASCO ROAD AND CAMINO DIABLO ROAD INTERSECTION

Vasco Road and Camino Diablo Road (south of Brentwood)



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Vasco Road and Camino Diablo Road Intersection			Project # 336 3105
Location: Vasco Road and Camino Diablo Road (south of Brentwood)		Redevelopment Area: N/A	
Project Priority: 1C - Mandatory		Construction: City/County	Project Mgr: S. Peiris
		General Plan Relationship: Consistent	
Project Description: Improvements to the intersection to create left and right turn pockets to improve the intersection's ability to move commute traffic.		Justification: Improve traffic flow.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design				25,000			\$ 25,000
90050 Construction					250,000		\$ 250,000
90070 Project Administration				10,000	10,000		\$ 20,000
90100 Land/ROW/Acquisitions				25,000			\$ 25,000
TOTAL				\$ 60,000	\$ 260,000		\$ 320,000

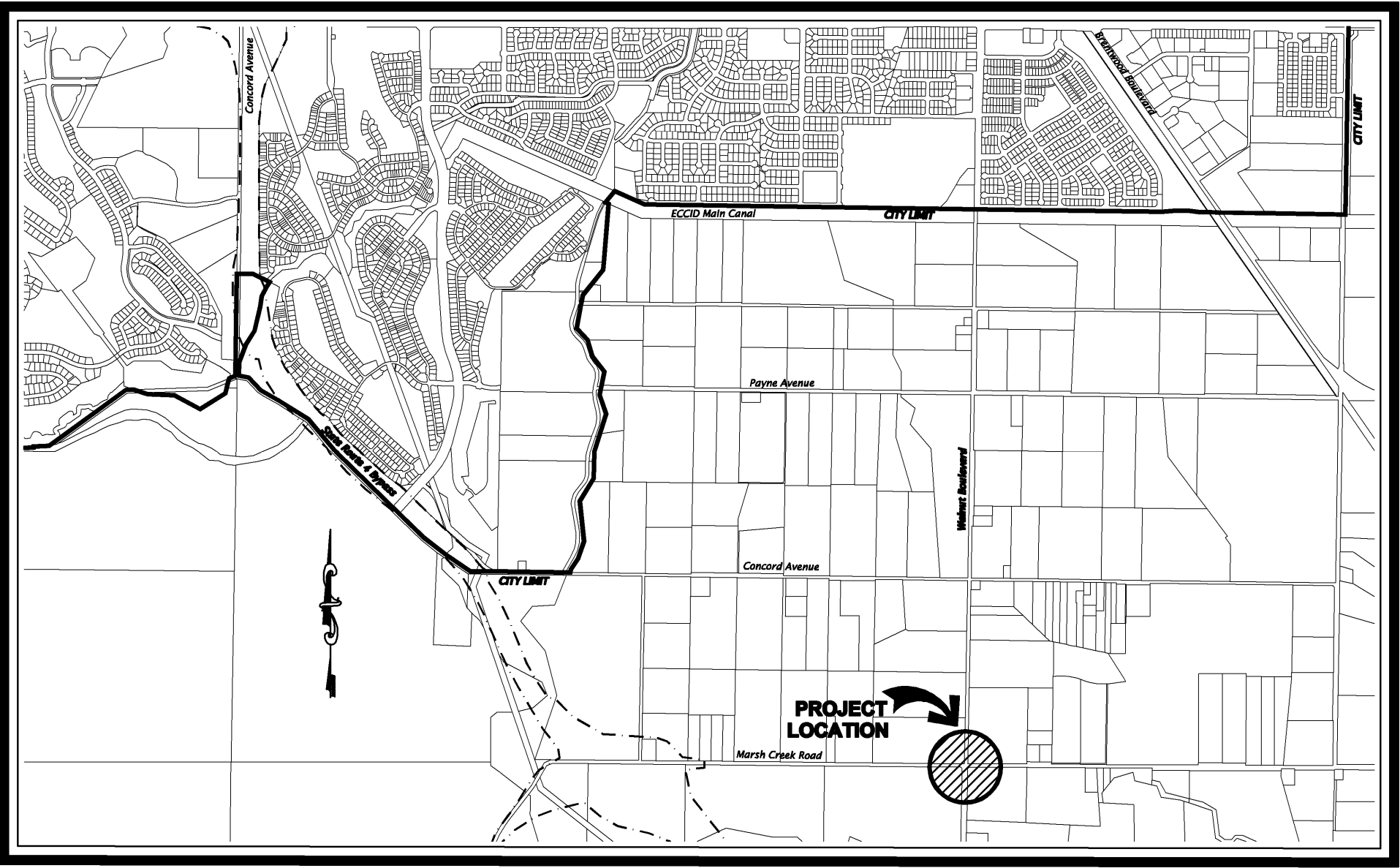
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded				60,000	260,000		\$ 320,000
TOTAL				\$ 60,000	\$ 260,000		\$ 320,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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These improvements are mitigation for development in Brentwood. There will be no additional annual increase in operating expenses due to this project. At this time this project is unfunded.

WALNUT BOULEVARD AND MARSH CREEK ROAD INTERSECTION

Walnut Boulevard and Marsh Creek Road (south of Brentwood)



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Walnut Boulevard and Marsh Creek Road Intersection			Project #
Location: Walnut Boulevard and Marsh Creek Road (south of Brentwood)		Redevelopment Area: N/A	
		Project Mgr: S. Peiris	
Project Priority: 2B - Necessary	Construction: City/County	General Plan Relationship: Consistent	
Project Description: Widen the north and south approaches to provide for left turn lanes. Widen the west approach to provide for a right turn lane. Project will include relocation of the PG&E power lines in the vicinity and purchase of right of way necessary for widening.		Justification: Improve traffic into and out of Brentwood from the south.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			34,000				\$ 34,000
90040 Planning and Design			74,000				\$ 74,000
90050 Construction				295,000			\$ 295,000
90070 Project Administration			25,000	33,000			\$ 58,000
90100 Land/ROW/Acquisitions			39,000	50,000			\$ 89,000
TOTAL			\$ 172,000	\$ 378,000			\$ 550,000

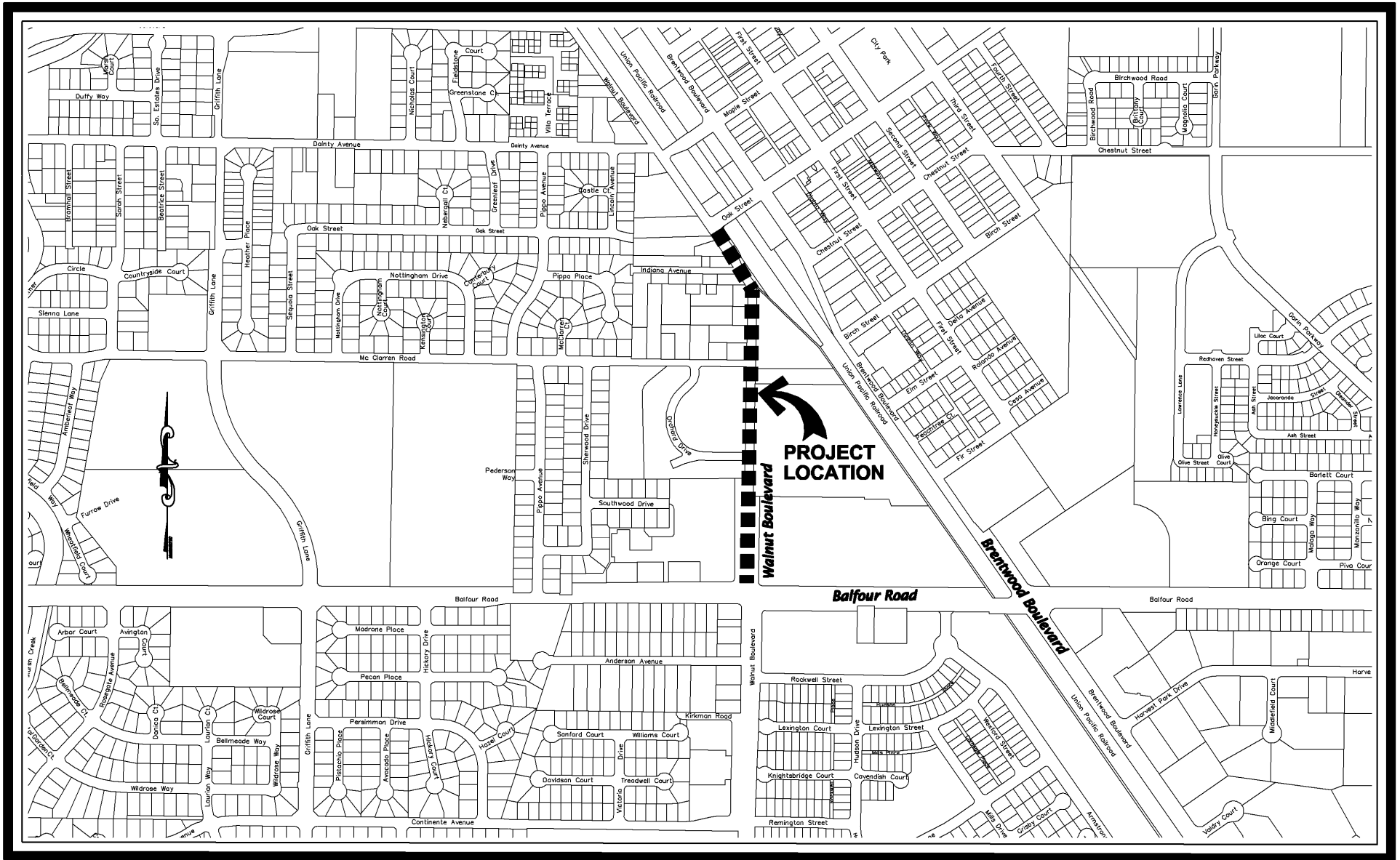
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			172,000	378,000			\$ 550,000
TOTAL			\$ 172,000	\$ 378,000			\$ 550,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$6,000
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The cost of these improvements, although outside the City limits, were approved by the City Council and added to the Development Fee Program. These improvements are mitigation for development in Brentwood. There will be no additional annual increase in operating expenses due to this project. The City will coordinate with Contra Costa County to complete this project. The project is unfunded at this time.

WALNUT BOULEVARD WIDENING

From Albertson's Center at Walnut Boulevard and Balfour Road to Oak Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Walnut Boulevard Widening			Project # 336 3056
Location: From Albertson's Center at Walnut Boulevard and Balfour Road to Oak Street		Redevelopment Area: N/A	
Project Priority: 2B - Necessary		Construction: City	Project Mgr: S. Peiris
		General Plan Relationship: Consistent	
Project Description: This project will include 2,300 linear feet of widened street and asphalt concrete overlay, install curb, gutter and sidewalk; and install 2,300 linear feet of storm drain, sewer, water, and fiber optic conduit systems. Preliminary design has begun and the final plans shall be completed by June 2002.		Justification: Construction of this roadway widening will improve the north and southbound vehicular commute traffic to the City's main commute arterial, Vasco Road, south of town. Also this project will upgrade the storm drain, water and sewer systems in that vicinity.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	450	5,550		4,000			\$ 10,000
90040 Planning and Design	260,000	65,000		20,000			\$ 345,000
90050 Construction	38,383			1,220,000			\$ 1,258,383
90070 Project Administration	28,000	6,000		10,000			\$ 44,000
90100 Land/ROW/Acquisitions	29,200			30,000			\$ 59,200
TOTAL	\$ 356,033	\$ 76,550		\$ 1,284,000			\$ 1,716,583

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	356,033	76,550					\$ 432,583
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Unfunded				1,284,000			\$ 1,284,000
TOTAL	\$ 356,033	\$ 76,550		\$ 1,284,000			\$ 1,716,583

Review and Comment:	Future Annual Operating/Maintenance Cost \$2,500
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The City has received an ISTE A federal grant of \$1,300,000 to widen this portion of Walnut Boulevard. Due to time restrictions it was impossible to complete by March 2001. Staff requested to the MTC and received authority to transfer \$1,000,000 to Brentwood Boulevard ISTE A project. The remaining \$1,716,583 expense will be paid for by facility fees for roadway (\$1,279,083), water (\$127,200), storm drain (\$169,000) and sewer (\$141,300). The City is obligated per signed agreement with the State of California to perform this work.



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CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title:		Project #
Location:	Redevelopment Area:	
	Project Mgr:	
Project Priority:	Construction:	General Plan Relationship: Consistent
Project Description:		Justification:

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction							
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL							

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL							

Review and Comment: Future Annual Operating/Maintenance Cost

Section II

**Parks and Trails
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
123	5221	Balfour Road Park Development	\$ 3,300,000
125		Blackhawk Park (10 Acre)	2,050,000
127	5215	Blackhawk Trail	301,495
129	5202	City of Brentwood Family Aquatic Complex	8,736,991
131		City Park Redesign	825,000
133	5222	Community Beautification	385,000
135	5217	Creek Habitat Enhancement	1,470,350
137		Creekside Trail Head	319,200
139		Empire Avenue Elementary School/Park	761,660
141		Heritage High School Joint Use Community / Ballfield Conduits	95,000
143		Heritage High School Joint Use Community Gymnasium Project	500,000
145		Heritage High School Community Joint Use Pool	1,600,000
147		Irrigation Computerized Control System City Wide	649,800
149		Liberty High School Athletic Field Renovation	200,000
151	3124	Liberty High School Gymnasium Project	650,000
153		Marsh Creek Staging Area Restroom	65,000
155	5203	Sand Creek Park	4,853,014
157	5220	Sand Creek Soccer Complex	1,046,061
159	5201	Sunset Park Master Plan and Expansion	10,338,194
161	5212	Trails Project	1,043,989
163		Village Drive Resource Center Relocation	2,200,000
165		Windsor Park Expansion	85,000
		TOTAL	\$ 41,475,754

Current Parks Projects

Project Number	Current Projects	Project Status	Estimated Cost	Funding Source
5221	Balfour Road Park Development	In Design	\$ 3,300,000	Facility Fees
5215	Blackhawk Trail	Waiting Flood Control	301,495	Facility Fees
5202	City of Brentwood Family Aquatic Complex	Under Construction	8,736,991	Facility Fees
	City Park Redesign	In Design	825,000	Grants
5222	Community Beautification	Not Started Yet	385,000	Facility Fees
5217	Creek Habitat Enhancement	In Design	1,470,350	Grants
	Empire Avenue Elementary School/Park	Purchasing Property	761,660	Facility Fees & Unfunded
	Irrigation Computerized Control System City Wide	In Design	649,800	Lighting & Landscape
	Liberty High School Athletic Field Renovation	Not Started Yet	200,000	Facility Fees
3124	Liberty High School Gymnasium Project	Under Construction	650,000	Facility Fees
5203	Sand Creek Park	Not Started Yet	4,853,014	Facility Fees
5220	Sand Creek Soccer Complex	In Design	1,046,061	Developer
5201	Sunset Park Master Plan and Expansion	In Design	10,338,194	Facility Fees
5212	Trails Project	In Design	1,043,989	Facility Fees
	Village Drive Resource Center Relocation	Not Started Yet	2,200,000	Unfunded
TOTAL PROJECT COSTS			\$ 36,761,554	

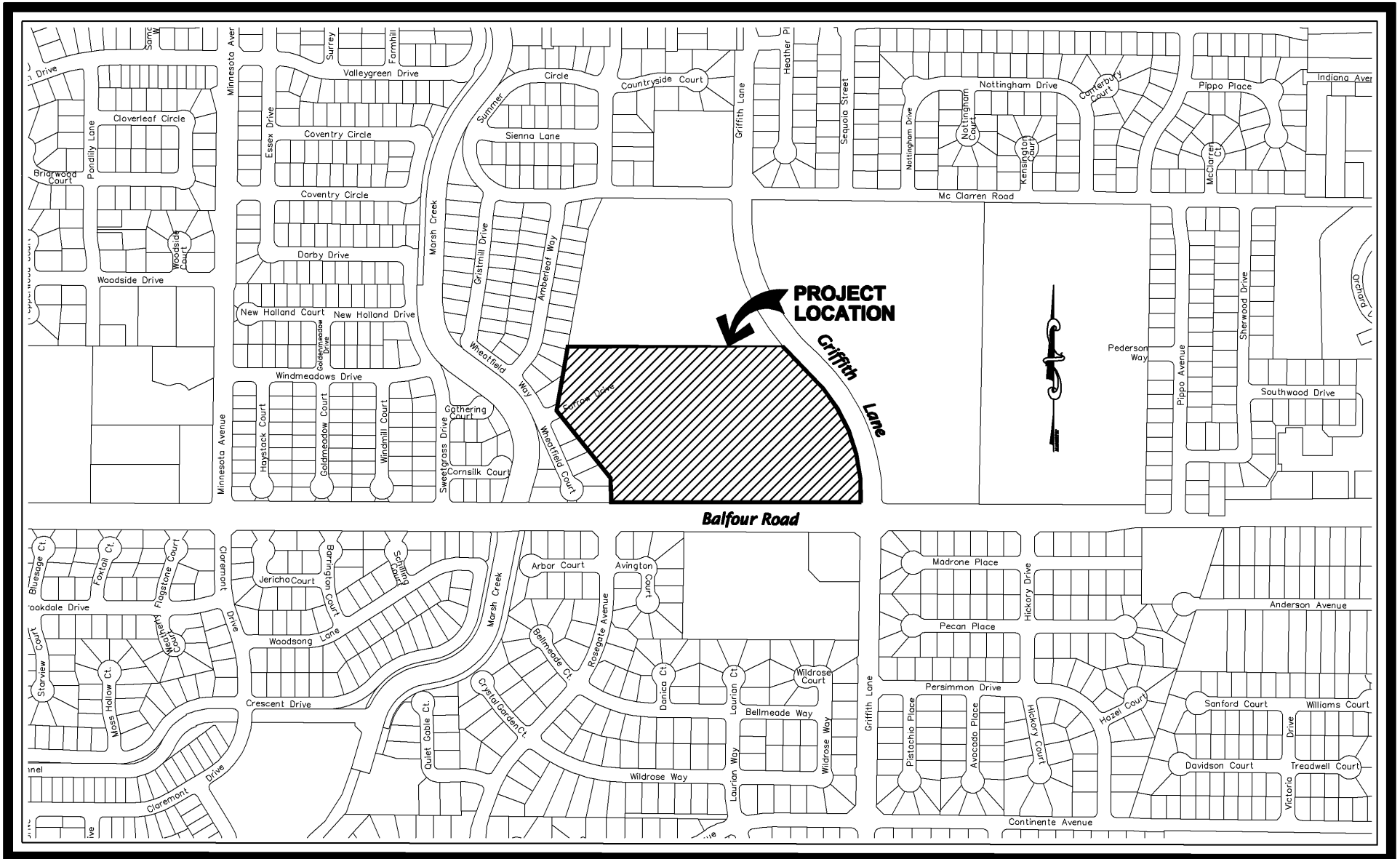
Parks and Trails Summary

PROJECT FINANCING							
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Legal	42,484	0	0	0	0	0	\$ 42,484
Planning and Design	574,973	1,153,000	131,000	313,000	163,000	13,000	\$ 2,347,973
Construction	7,220,675	6,768,344	9,388,120	2,071,460	3,748,960	3,323,960	\$ 32,521,519
Project Administration	300,128	43,800	416,000	401,000	401,000	401,000	\$ 1,962,928
Land/ROW/Acquisitions	3,914,250	563,100	2,000	40,500	40,500	40,500	\$ 4,600,850
TOTAL	\$ 12,052,510	\$ 8,528,244	\$ 9,937,120	\$ 2,825,960	\$ 4,353,460	\$ 3,778,460	\$ 41,475,754

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Assessment District	0	0	0	0	0	0	\$ 0
Facility Fees	12,052,510	5,325,184	5,397,500	1,047,500	0	0	\$ 23,822,694
Enterprise	0	0	0	0	0	0	\$ 0
Federal/State Funding	0	0	0	0	0	0	\$ 0
Developer Contributions	0	1,300,000	0	500,000	1,225,000	0	\$ 3,025,000
Measure C	0	0	0	0	0	0	\$ 0
Other	0	1,903,060	4,539,620	1,278,460	3,128,460	3,778,460	\$ 14,628,060
TOTAL	\$ 12,052,510	\$ 8,528,244	\$ 9,937,120	\$ 2,825,960	\$ 4,353,460	\$ 3,778,460	\$ 41,475,754

BALFOUR ROAD PARK DEVELOPMENT

Northwest of Aquatic Complex and Skateboard Park on the northwest corner of Balfour Road and Griffith Lane



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Balfour Road Park Development			Project # 522 5221
Location: Northwest of Aquatic Complex and Skateboard Park on the northwest corner of Balfour Road and Griffith Lane	Redevelopment Area: N/A	Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: <p>This project will complete the Aquatic Complex development which will result in a community/neighborhood development. The park (11 acres) will include a parking lot, play environment, picnic area and open turf area including general landscaping.</p> <p>The conceptual plan was approved by the Parks and Recreation Commission on March 30, 2000 with the final approval by City Council on August 28, 2001.</p>		Justification: <p>This project fulfills a community park needed in the City as specified in the Park Master Plan and will also serve as a neighborhood park for the surrounding residential area.</p>	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	50,000	250,000					\$ 300,000
90050 Construction		1,000,000	2,000,000				\$ 3,000,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 50,000	\$ 1,250,000	\$ 2,000,000				\$ 3,300,000

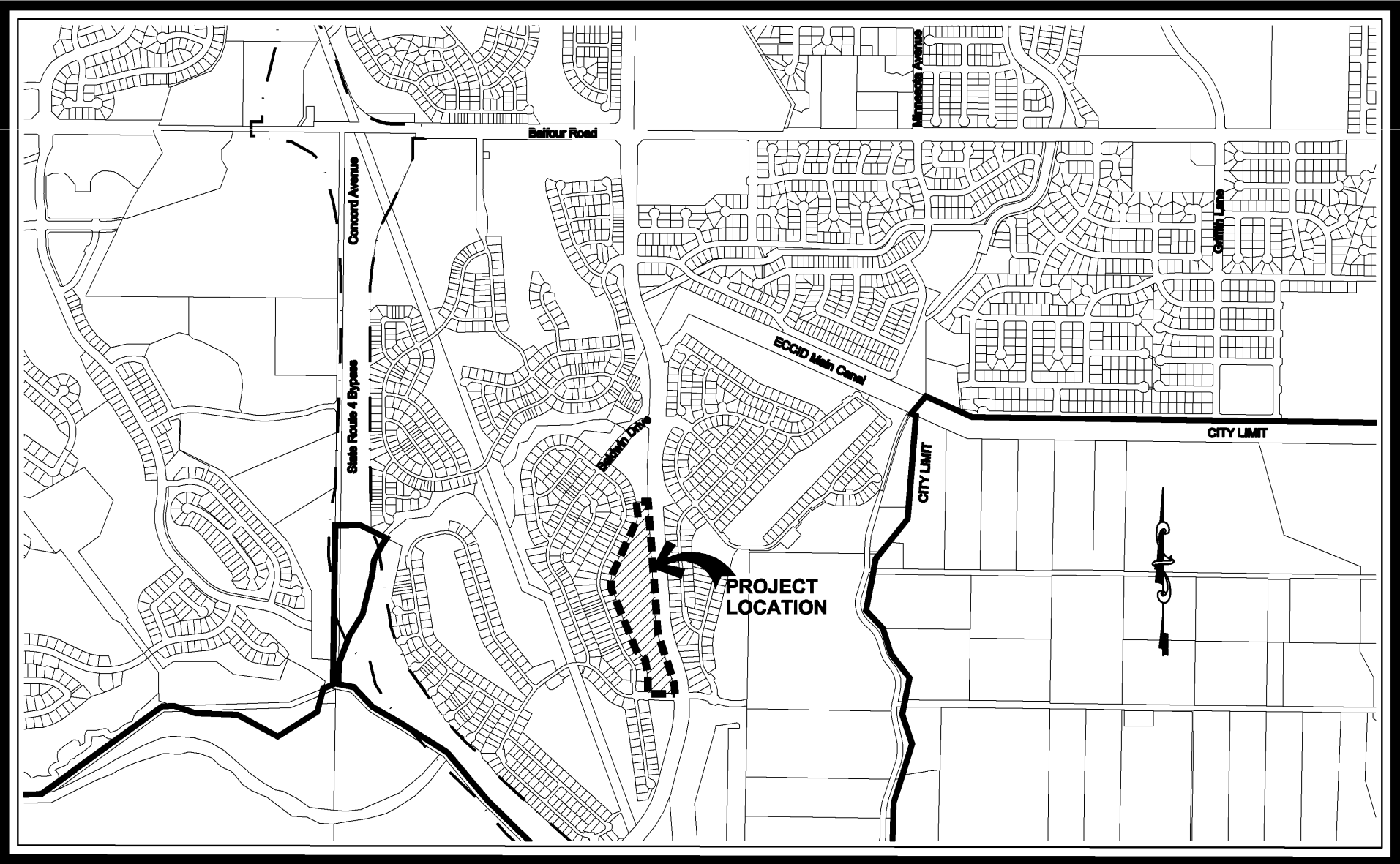
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	50,000	1,250,000	2,000,000				\$ 3,300,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Unfunded							
TOTAL	\$ 50,000	\$ 1,250,000	\$ 2,000,000				\$ 3,300,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$90,000
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This park, which is also intended to support the aquatic complex, was designed as a result of numerous community meetings and commission/council discussion. Construction is anticipated to start Spring 2003.

BLACKHAWK PARK (10 ACRE)

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



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Blackhawk Park (10 Acre)			Project #
Location: West of and adjacent to Fairview Avenue, south of Baldwin Drive		Redevelopment Area:	N/A
		Project Mgr:	J. Hansen
Project Priority: 1D - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Acquisition of 10 acre neighborhood/ community park site (Tentative Subdivision Map No. 7940) and developed as funds become available.		Justification: To allow for future park development in compliance with City's General Plan and City Park Master Plan for a neighborhood/community park in this area.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design					150,000		\$ 150,000
90050 Construction						1,500,000	\$ 1,500,000
90070 Project Administration							
90100 Land/ROW/Acquisitions	400,000						400,000
TOTAL	\$ 400,000				\$ 150,000	\$ 1,500,000	\$ 2,050,000

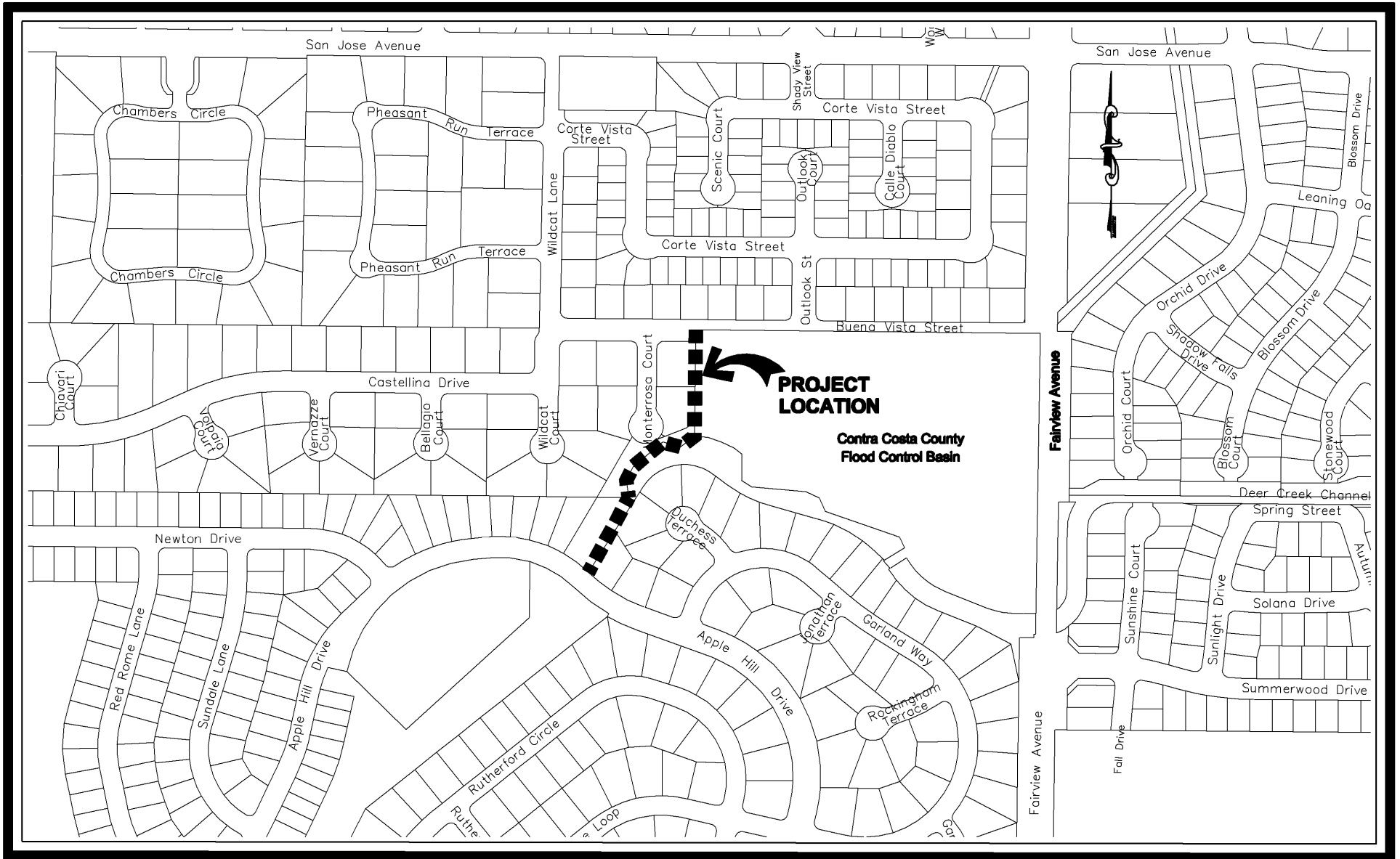
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	400,000						\$ 400,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded					150,000	1,500,000	\$ 1,650,000
TOTAL	\$ 400,000				\$ 150,000	\$ 1,500,000	\$ 2,050,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$100,000
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This project acquires land for a future community park that will be built after 2006. The facility will serve this area as a neighborhood/community park and is expected to start with a conceptual plan in 2005/06 when funding has been identified.

BLACKHAWK TRAIL

Apple Hill Trail north through Contra Costa County Flood Control Basin to Buena Vista Street under the Apple Hill Drive bridge



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Blackhawk Trail			Project #
Location: Apple Hill Trail north through Contra Costa County Flood Control Basin to Buena Vista Street under the Apple Hill Drive bridge.		Redevelopment Area: N/A	522
		Project Mgr: K. DeSilva	5215
Project Priority: 1A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: This project will take the Apple Hill trail under the Apple Hill Drive bridge and connect the trail with the surrounding subdivision. It will also re-grade the Deer Creek Channel and outfall into the CCCFCD basin. This project is a joint project with Contra Costa Flood Control District who will be adding a gabion drop in their detention basin.		Justification: This project completes the Apple Hill trail under the private drive of Apple Hill Drive.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		150,000					\$ 150,000
90050 Construction	1,495	150,000					\$ 151,495
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 1,495	\$ 300,000					\$ 301,495

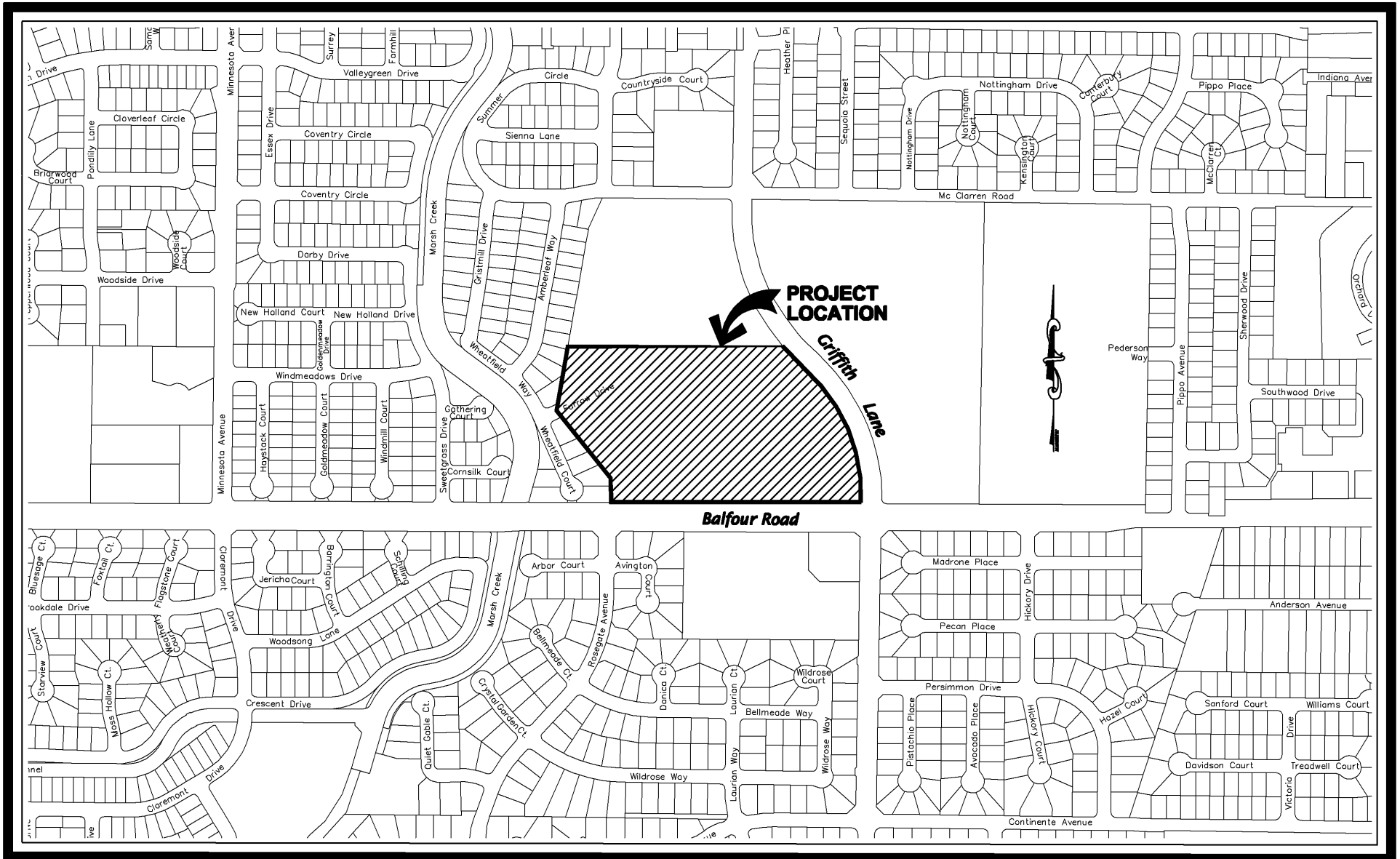
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	1,495						\$ 1,495
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		300000					\$ 300,000
47293 Measure C							
46700 Other							
TOTAL	\$ 1,495	\$ 300,000					\$ 301,495

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This project is a joint effort of the City, Contra Costa County Flood Control District and Blackhawk Development, and is necessary so that trail users have access into the Apple Hill development.

CITY OF BRENTWOOD FAMILY AQUATIC COMPLEX PARK

195 Griffith Lane, northwest corner of Balfour Road and Griffith Lane



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: City of Brentwood Family Aquatic Complex			Project # 522 5202
Location: 195 Griffith Lane, northwest corner of Balfour Road and Griffith Lane		Redevelopment Area: N/A	
Project Priority: 1A - Mandatory		Project Mgr: K. DeSilva	
Construction: City		General Plan Relationship: Consistent	
Project Description: This project is a phased design of an aquatic complex, commercial development and adjacent park on a sixteen plus acre site. Phase II will complete the parking lot landscape and final aquatic complex .		Justification: This project fulfills a community park needed in the City as specified in the Park Master Plan and will also serve as a neighborhood park for the surrounding residential area.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	41,541						\$ 41,541
90040 Planning and Design	342,735						\$ 342,735
90050 Construction	6,485,283	269,384					\$ 6,754,667
90070 Project Administration	288,100						\$ 288,100
90100 Land/ROW/Acquisitions	1,309,948						\$ 1,309,948
TOTAL	\$ 8,467,607	\$ 269,384					\$ 8,736,991

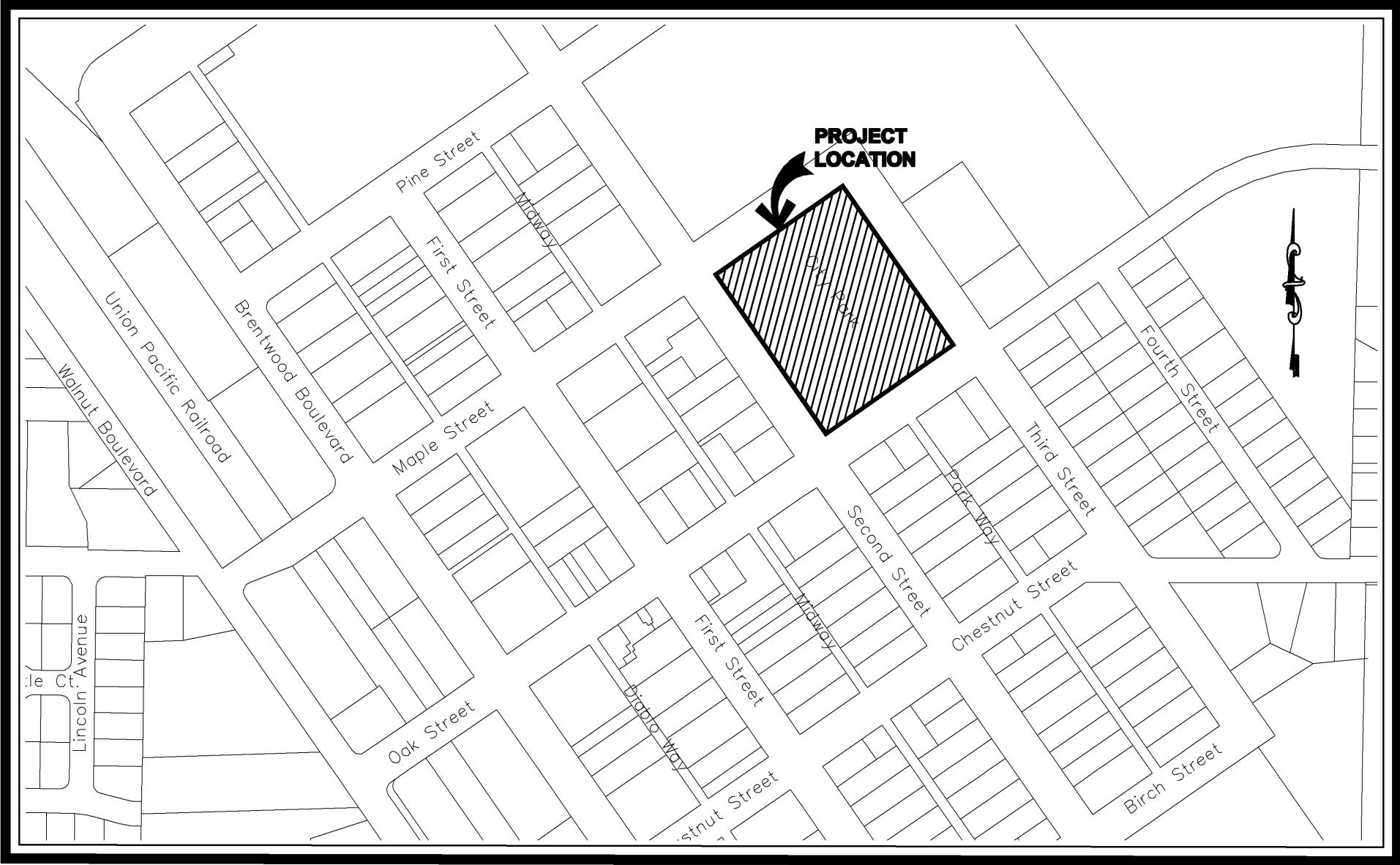
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	8,467,607	269,384					\$ 8,736,991
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 8,467,607	\$ 269,384					\$ 8,736,991

Review and Comment:	Future Annual Operating/Maintenance Cost	\$679,698
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This facility is located adjacent to Brentwood Elementary School, the City of Brentwood Skate Park, and the Balfour Road Neighborhood Park. The expected annual operating costs will be \$298,574 for utilities, \$339,139 for program staffing, and \$41,985 for maintenance. It is anticipated that this project will be completed by 09/01/02.

CITY PARK REDESIGN

Northeast Corner of Oak and Second Streets



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: City Park Redesign			Project #
Location: Northeast corner of Oak and Second Streets		Redevelopment Area: Downtown	
		Project Mgr: J. Hansen	
Project Priority: 2B - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Redesign and upgrades throughout City Park including ADA improvements to playgrounds, restrooms, and general circulation. City Park is in need of general renovation and upgrades, with a conceptual plan being designed as a result of community meetings.		Justification: This project will remove access barriers throughout the park per ADA requirements including a complete redesign/upgrade/replacement of the children's play area.	

PROJECT FINANCING

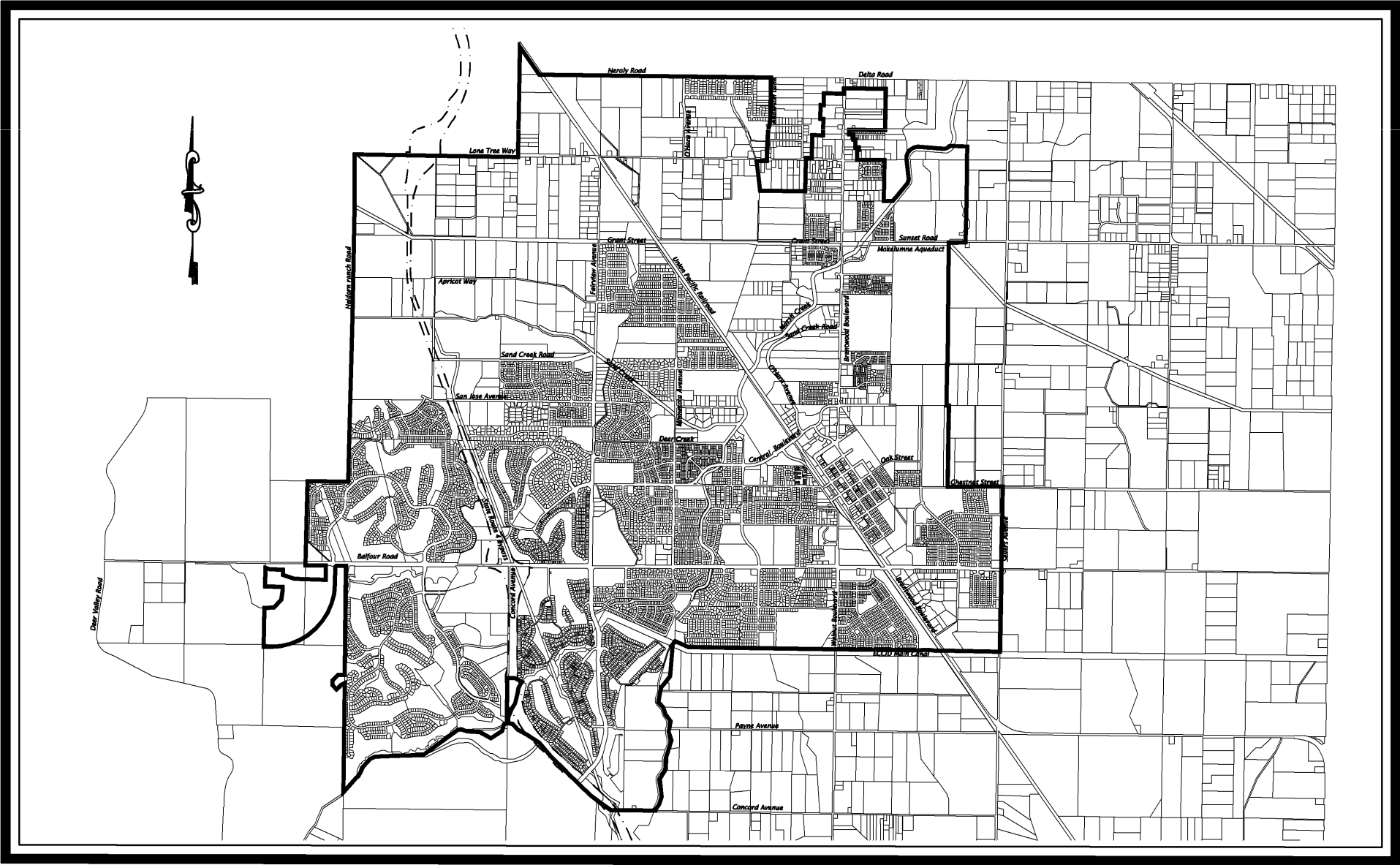
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		75,000	750,000				\$ 825,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 75,000	\$ 750,000				\$ 825,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Other - Grants		75,000	750,000				\$ 825,000
TOTAL		\$ 75,000	\$ 750,000				\$ 825,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$43,973
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COMMUNITY BEAUTIFICATION

Various locations City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Community Beautification			Project # 522 5222
Location: Various locations City wide	Redevelopment Area: N/A	Project Mgr: J. Hansen	
Project Priority: 1E - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: This project will enhance various property around the community that are blighted or remnant pieces that devalue and detract from the overall beauty of the community.		Justification:	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		3,000	3,000	3,000	3,000	3,000	\$ 15,000
90050 Construction	135,000	44,000	44,000	44,000	44,000	44,000	\$ 355,000
90070 Project Administration		1,000	1,000	1,000	1,000	1,000	\$ 5,000
90100 Land/ROW/Acquisitions		2,000	2,000	2,000	2,000	2,000	\$ 10,000
TOTAL	\$ 135,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 385,000

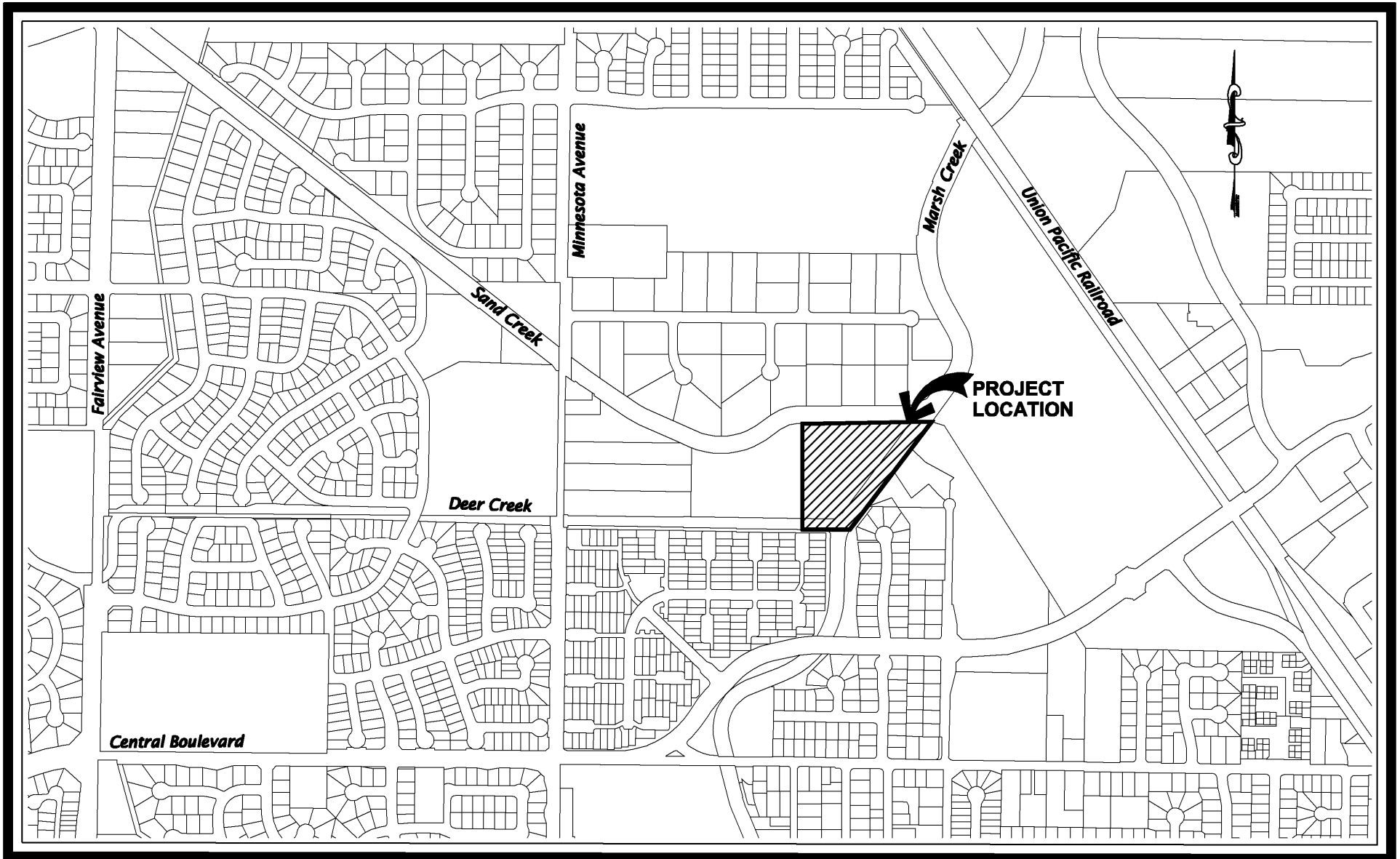
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	135,000						\$ 135,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded		50,000	50,000	50,000	50,000	50,000	\$ 250,000
TOTAL	\$ 135,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 385,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$5,000
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New facilities usually increase maintenance efforts. Renovations may reduce maintenance effort requirements that are otherwise necessary as code enforcement issues. The emphasis is to turn unsightly areas into landscaped green spaces .

CREEK HABITAT ENHANCEMENT

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



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Creek Habitat Enhancement			Project # 522 5217
Location: Marsh Creek & EBRPD Trail within City of Brentwood. Exact location to be determined.	Redevelopment Area: N/A	Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Development of natural wildlife habitat sites along creeks throughout Brentwood.		Justification: This project is in agreement with General Plan Policy 7.3 Waterways: Maintain and improve wildlife and plant values along waterways and within flood control facilities.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		300,000	405,000	50,000	50,000	50,000	\$ 855,000
90070 Project Administration	500	30,000					\$ 30,500
90100 Land/ROW/Acquisitions	8,250	461,100		38,500	38,500	38,500	\$ 584,850
TOTAL	\$ 8,750	\$ 791,100	\$ 405,000	\$ 88,500	\$ 88,500	\$ 88,500	\$ 1,470,350

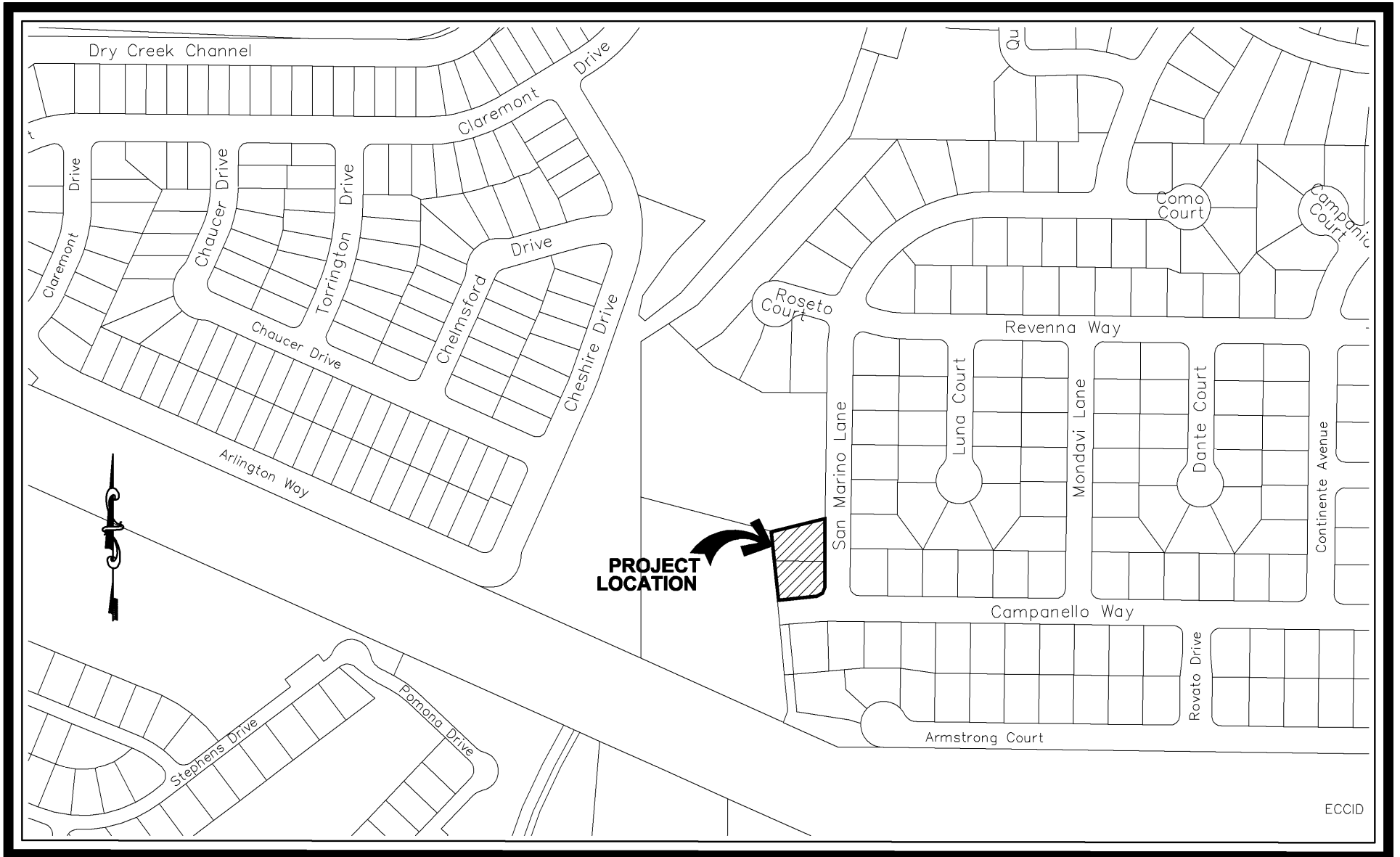
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	8,750						\$ 8,750
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Grants		791,100	405,000	88,500	88,500	88,500	\$ 1,461,600
TOTAL	\$ 8,750	\$ 791,100	\$ 405,000	\$ 88,500	\$ 88,500	\$ 88,500	\$ 1,470,350

Review and Comment:	Future Annual Operating/Maintenance Cost	\$3,000
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This project sheet assumes that the Coastal Conservancy will award the City a grant for implementation of the Riparian Corridor Plan being developed by National Heritage Institute. Additionally, other grants will be sought for the project as requests for proposals are released.

CREEKSIDE TRAIL HEAD

Northwest Corner of San Marino Lane and Campanello Way



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Creekside Trail Head			Project #
Location:		Redevelopment Area:	N/A
		Project Mgr:	J. Hansen
Project Priority: 2B - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Planting, irrigation, and site furnishings to create a trailhead on the eastside of Marsh Creek and to connect to Creekside Park.		Justification: Establishes a trailhead and connection to Marsh Creek Trail and Creekside Park as specified in the Parks Master Plan. The City owns the property and this project will develop it.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design			18,000				\$ 18,000
90050 Construction			100,000				\$ 100,000
90070 Project Administration							
90100 Land/ROW/Acquisitions	201,200						\$ 201,200
TOTAL	\$ 201,200		\$ 118,000				\$ 319,200

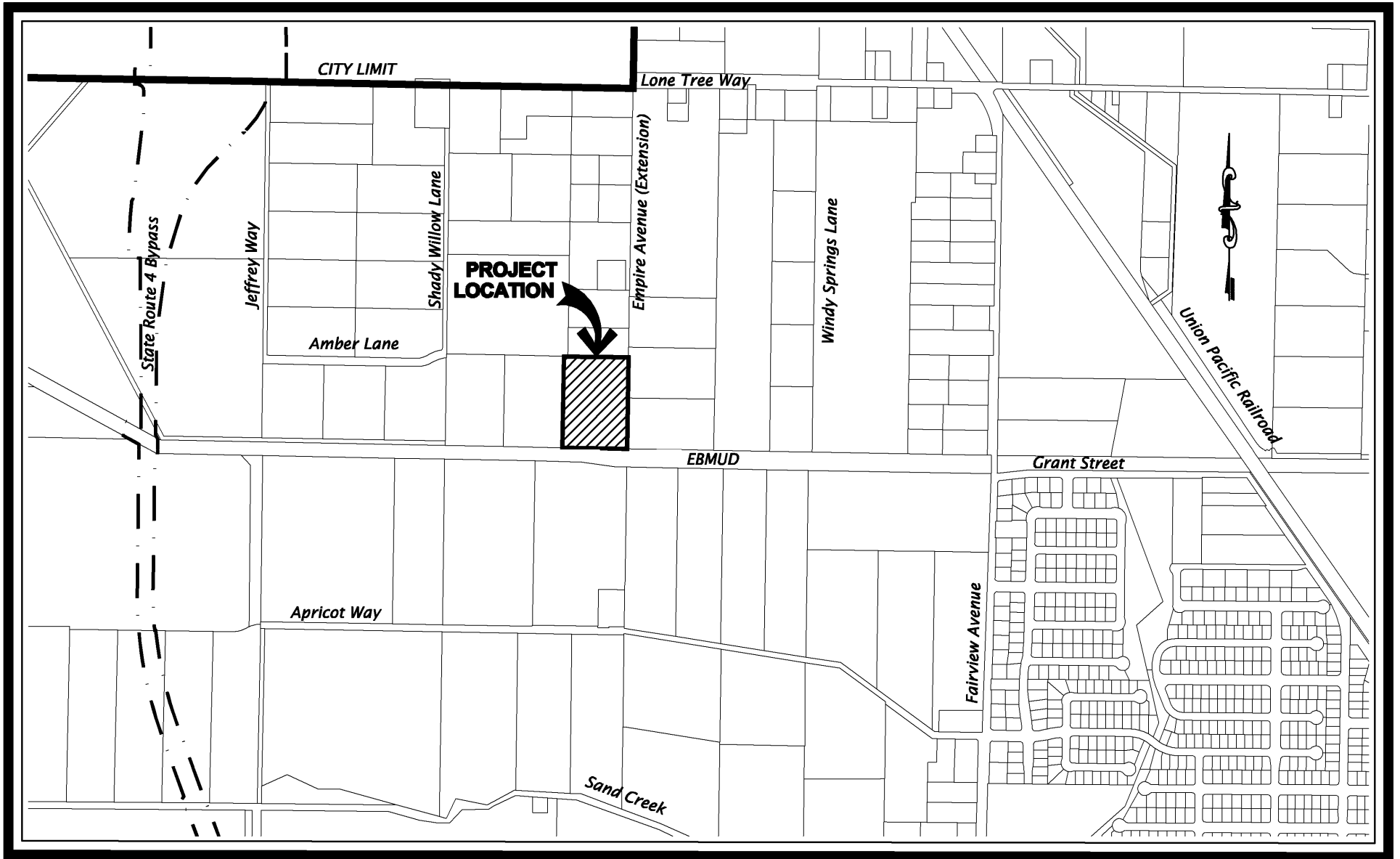
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	201,200						\$ 201,200
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded or Grant			118,000				\$ 118,000
TOTAL	\$ 201,200		\$ 118,000				\$ 319,200

Review and Comment:	Future Annual Operating/Maintenance Cost \$2,000
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The City purchased 2 lots from Centex in September 2000 at a cost of \$201,200 for trailhead development. Will seek grant funding and/or develop when funding becomes available.

EMPIRE AVENUE ELEMENTARY SCHOOL/PARK

Corner of Empire Avenue and East Bay Municipal Utility District Aqueduct



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Empire Avenue Elementary School/Park		Project #	
Location: Corner of Empire Avenue and East Bay Municipal Utility District Aqueduct		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: City	Consistent	
Project Description: This 5 acre school neighborhood park will be built in conjunction with the development of the Brentwood Union School District elementary school that is expected to open in July of 2004.		Justification: This plan follows the joint school/neighborhood park development plan between the City and Brentwood Union School District that attempts to develop neighborhood parks adjacent to elementary and middle schools.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		60,000					\$ 60,000
90050 Construction			461,660				\$ 461,660
90070 Project Administration			15,000				\$ 15,000
90100 Land/ROW/Acquisitions	125,000	100,000					\$ 225,000
TOTAL	\$ 125,000	\$ 160,000	\$ 476,660				\$ 761,660

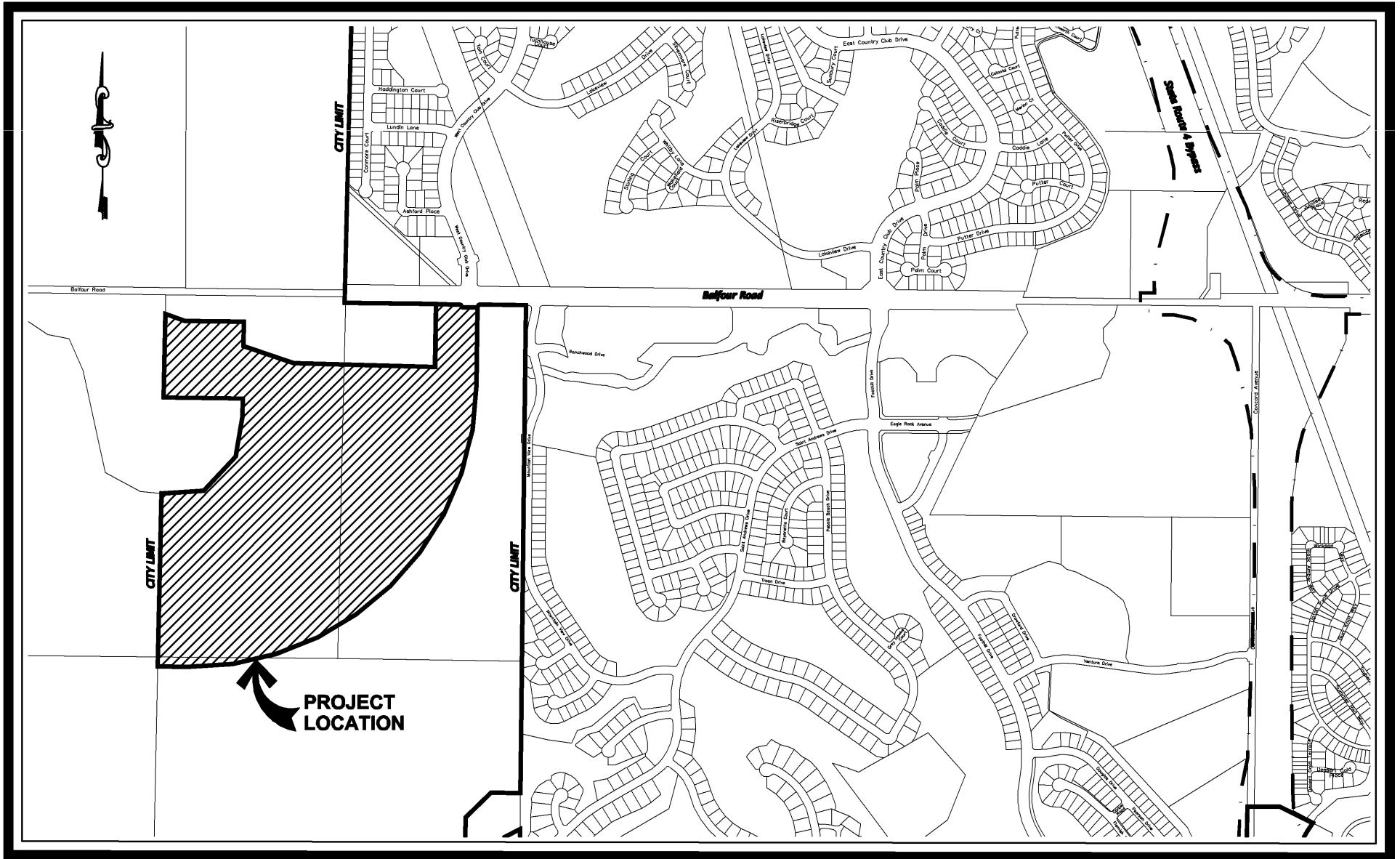
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	125,000	100,000					\$ 225,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded		60,000	476,660				\$ 536,660
TOTAL	\$ 125,000	\$ 160,000	\$ 476,660				\$ 761,660

Review and Comment:	Future Annual Operating/Maintenance Cost	\$45,000
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This neighborhood/school park will be built when the Brentwood Union School District develops the elementary school on the adjacent site and meets the need of a neighborhood park in this area as designated by the Parks Master Plan. The expected annual maintenance cost of this park will be \$45,000. This is an unfunded project at this time.

HERITAGE HIGH SCHOOL COMMUNITY JOINT USE/BALL FIELD CONDUITS

Heritage High School, Balfour Road at West Country Club Drive



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Heritage High School Joint Use Community / Ballfield Conduits			Project #
Location: Heritage High School, Balfour Road at West Country Club Drive		Redevelopment Area: N/A	
		Project Mgr: C. Bronzan	
Project Priority: 2B - Necessary	Construction: School Dist.	General Plan Relationship: Consistent	
Project Description: A joint development project between the City of Brentwood and Liberty Union High School District that will provide for lighting and scoreboard conduits on soccer and baseball/softball sport fields for later use.		Justification: The City of Brentwood and Liberty Union High School District have a joint powers agreement for development of joint use community facilities that was used for the Liberty High School Gymnasium #2 project and football field renovation project.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction			47,500	47,500			\$ 95,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 47,500	\$ 47,500			\$ 95,000

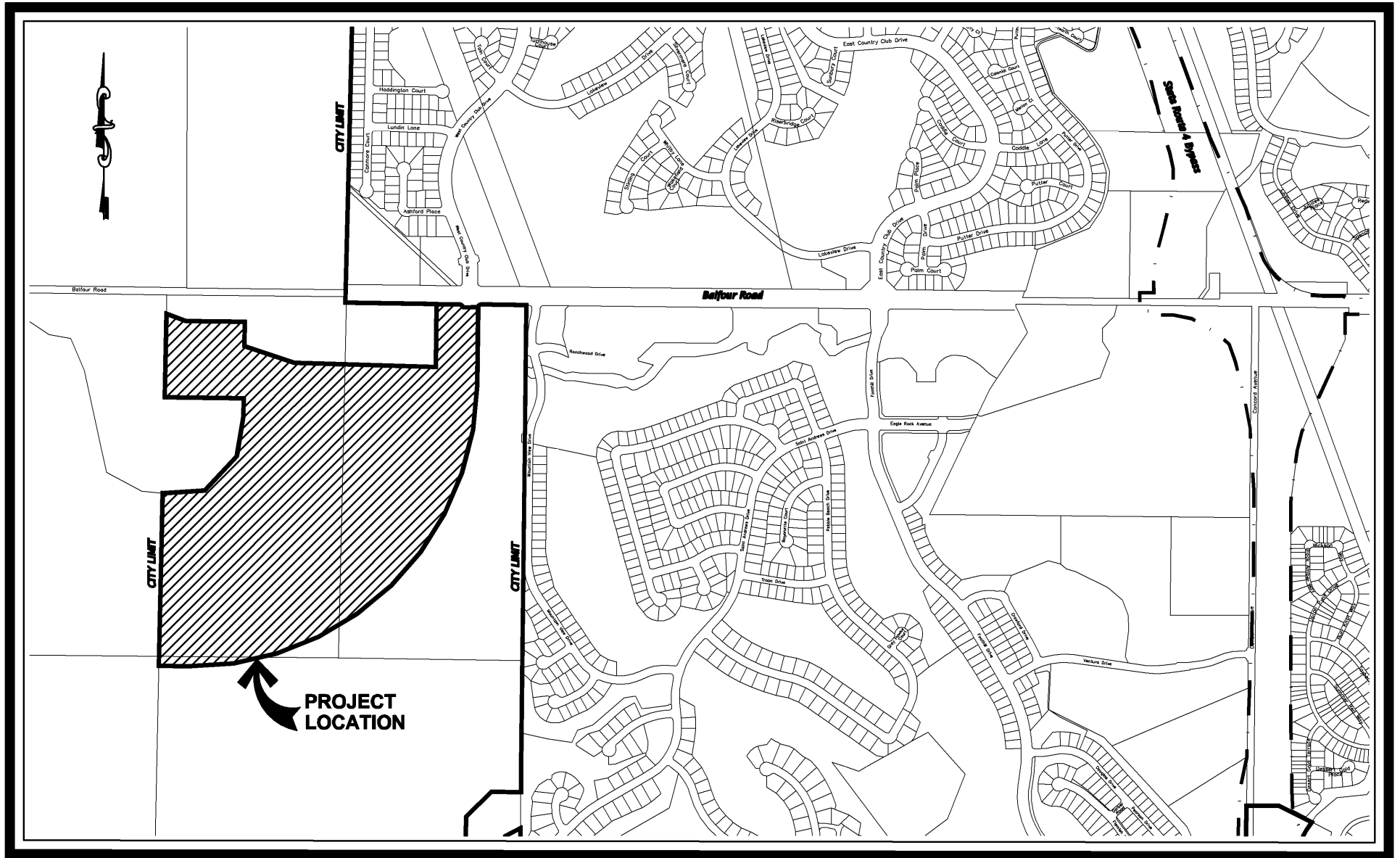
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees			47,500	47,500			\$ 95,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 47,500	\$ 47,500			\$ 95,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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Heritage High School, the third high school in the Liberty Union High School District and the second in the Brentwood City limits is scheduled to open in July 2005. As the soccer/baseball/softball fields are not budgeted to have lights at school opening, this project will lay conduit for lighting at a later date, but at this time funded from an undetermined source. Lighted sports fields increase availability of extended community use per the joint City/School agreement. Operating/Maintenance costs are to be maintained by the school district.

HERITAGE HIGH SCHOOL JOINT USE COMMUNITY GYMNASIUM PROJECT

Heritage High School, Balfour Road at West Country Club Drive



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Heritage High School Joint Use Community Gymnasium Project			Project #
Location: Heritage High School, Balfour Road at West Country Club Drive		Redevelopment Area: N/A	
		Project Mgr: C. Bronzan	
Project Priority: 2B - Necessary	Construction: School Dist.	General Plan Relationship: Consistent	
Project Description: A joint development project between the City of Brentwood and Liberty High School District that will provide for a joint-use community gymnasium that will include office space and storage facilities for use by the City during community use.		Justification: The City of Brentwood and Liberty Union High School District have a joint powers agreement for development of joint use community facilities that was used for the Liberty High School Gymnasium #2 project and football field renovation project.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction			100,000	200,000	200,000		\$ 500,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 100,000	\$ 200,000	\$ 200,000		\$ 500,000

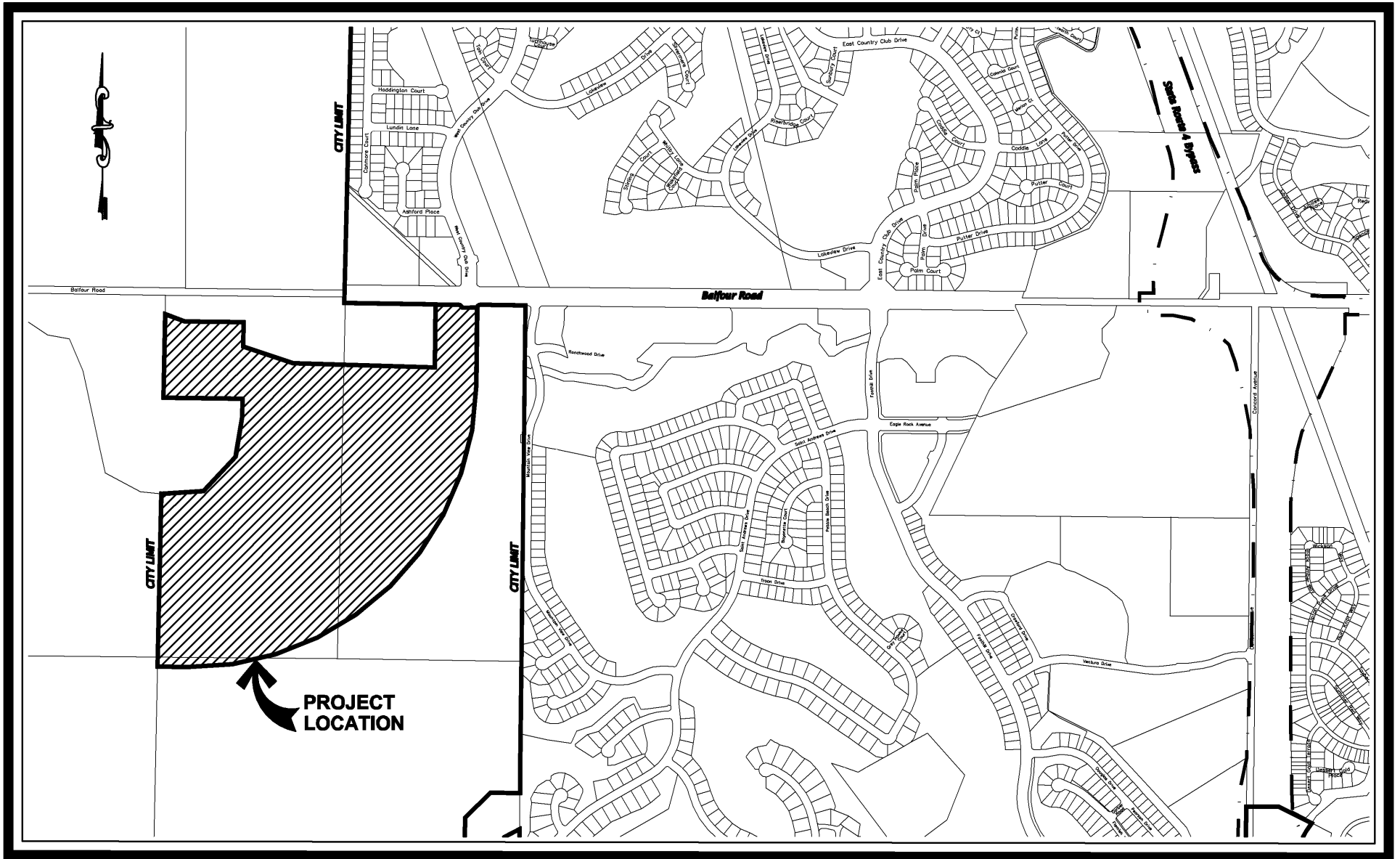
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			100,000	200,000	200,000		\$ 500,000
TOTAL			\$ 100,000	\$ 200,000	\$ 200,000		\$ 500,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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Heritage High School, the third high school in the Liberty Union High School District and the second in the Brentwood City limits, is scheduled to open July 2005. This project follows the City/School agreements that have built joint use community gyms as Liberty High School, Edna Hill, and Bristow Middle Schools. Operating/Maintenance cost is to be maintained by the school district.

HERITAGE HIGH SCHOOL COMMUNITY JOINT USE POOL

Heritage High School, Balfour Road at West Country Club Drive



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Heritage High School Community Joint Use Pool			Project #
Location: Heritage High School, Balfour Road at West Country Club Drive		Redevelopment Area:	N/A
		Project Mgr:	C. Bronzan
Project Priority: 2B - Necessary	Construction: School Dist.	General Plan Relationship: Consistent	
Project Description: A joint development project of \$2,000,000 between the City of Brentwood and Liberty High School District that will provide for a joint use 50 meter community pool that will include a community use bath house, office and storage space.		Justification: The City of Brentwood and Liberty Union High School District have a joint powers agreement for development of joint use community facilities that was used for the Liberty High School gymnasium #2 project and football field renovation project.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction							
90070 Project Administration			400,000	400,000	400,000	400,000	\$ 1,600,000
90100 Land/ROW/Acquisitions							
TOTAL			\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 1,600,000

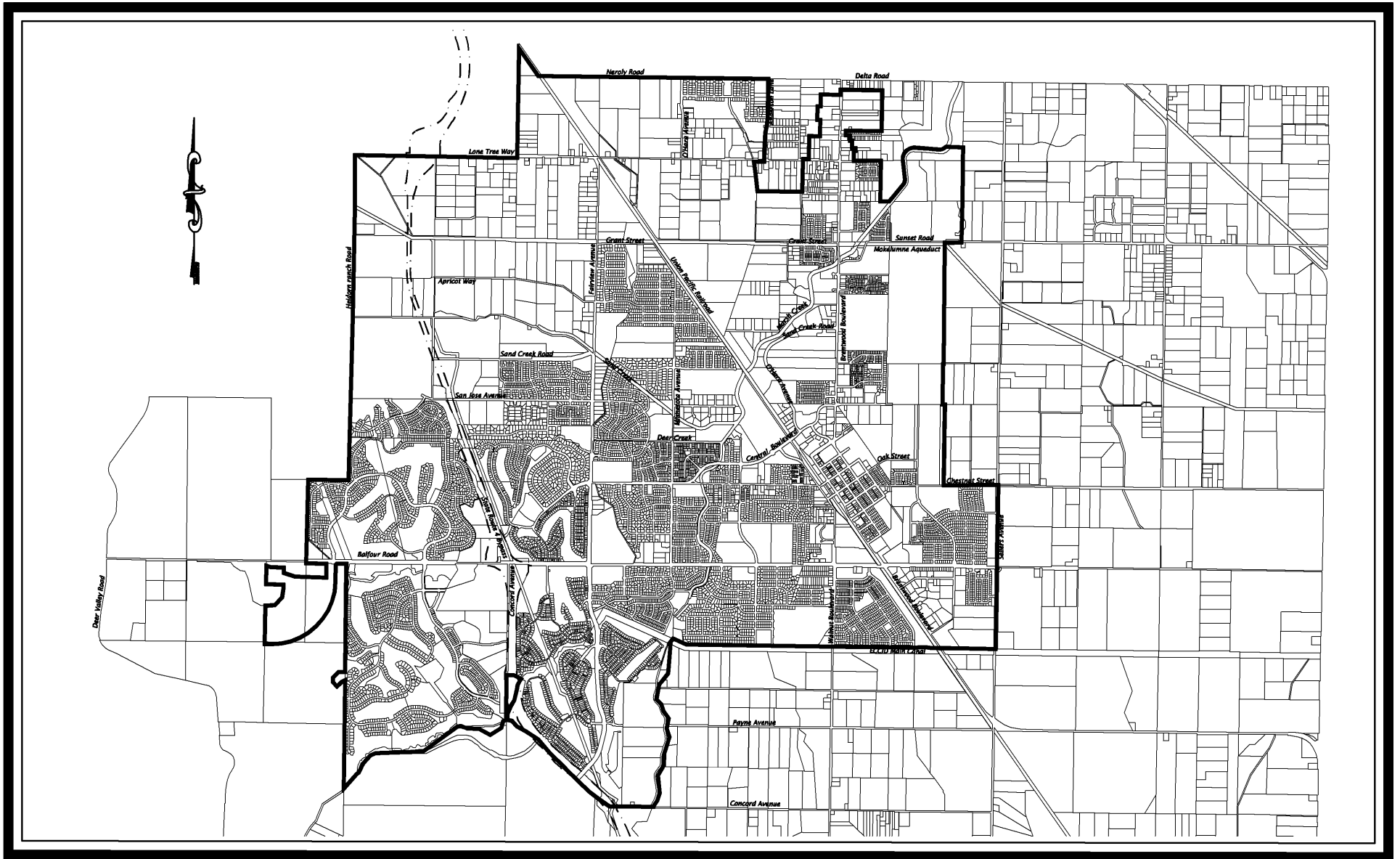
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			400,000	400,000	400,000	400,000	\$ 1,600,000
TOTAL			\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 1,600,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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Heritage High School, the third High School in the Liberty Union High School District and the second in the Brentwood City limits, is scheduled to open in July 2005. This project allows for enlargement of a 25 meter pool to a 50 meter pool and provides space for community use in non school hours. Operating/Maintenance Cost is to be maintained by the school district.

IRRIGATION COMPUTERIZED CONTROL SYSTEM

City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Irrigation Computerized Control System City Wide			Project #
Location: All parks and landscaped City medians and right-of-ways		Redevelopment Area:	N/A
		Project Mgr:	K. DeSilva
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Convert all existing irrigation clocks to units that would be connected to our existing Central Irrigation System.		Justification: Water savings estimated at 20% minimum. More efficient watering allowing landscaping to be watered in a shorter amount of time. Fewer complaints about water getting onto streets. Parks can be watered more efficiently decreasing impact on the users of the facilities.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		129,960	129,960	129,960	129,960	129,960	\$ 649,800
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 129,960	\$ 129,960	\$ 129,960	\$ 129,960	\$ 129,960	\$ 649,800

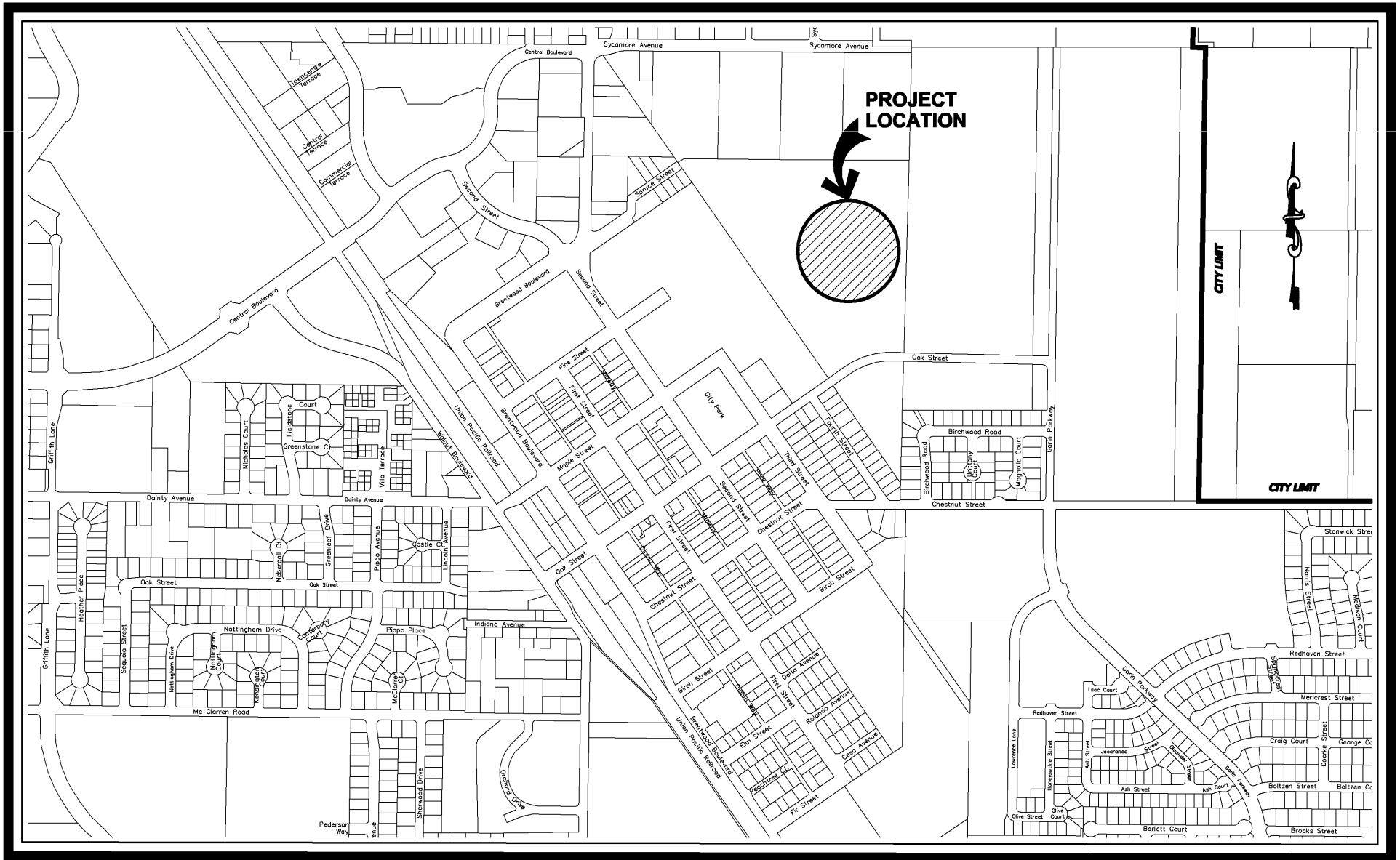
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other		129,960	129,960	129,960	129,960	129,960	\$ 649,800
TOTAL		\$ 129,960	\$ 129,960	\$ 129,960	\$ 129,960	\$ 129,960	\$ 649,800

Review and Comment:	Future Annual Operating/Maintenance Cost -0-
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The City currently has over 70 irrigation controllers which are not connected to any overall maintenance management system. This project will be in a phased fashion, connecting all controllers to a central computerized program that can control each individually, produce work orders, adjust water schedules daily, and shut off systems when water faults occur. Funds will be split between General Fund Landscape Division (\$389,800) and Landscape and Lighting District (\$260,000).

LIBERTY HIGH SCHOOL ATHLETIC FIELD RENOVATION

850 Second Street (Football field complex)



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Liberty High School Athletic Field Renovation			Project #
Location: 850 Second Street (Football field complex)		Redevelopment Area: Downtown	
		Project Mgr: C. Bronzan	
Project Priority: 2B - Necessary	Construction: School Dist.	General Plan Relationship: Consistent	
Project Description: Renovation of Liberty High School Football Facility to include an all weather field surface and an all weather track. The total cost for the project is estimated to be \$1,245,000 by Liberty Union High School District, with a \$200,000 contribution toward the construction cost by the City.		Justification: The City funded \$25,000 to the school in 2000/01 to renovate the football field to include use by soccer. The school district is now making final renovations for all season use, to include use by City/Community organizations.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		100,000	100,000				\$ 200,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 100,000	\$ 100,000				\$ 200,000

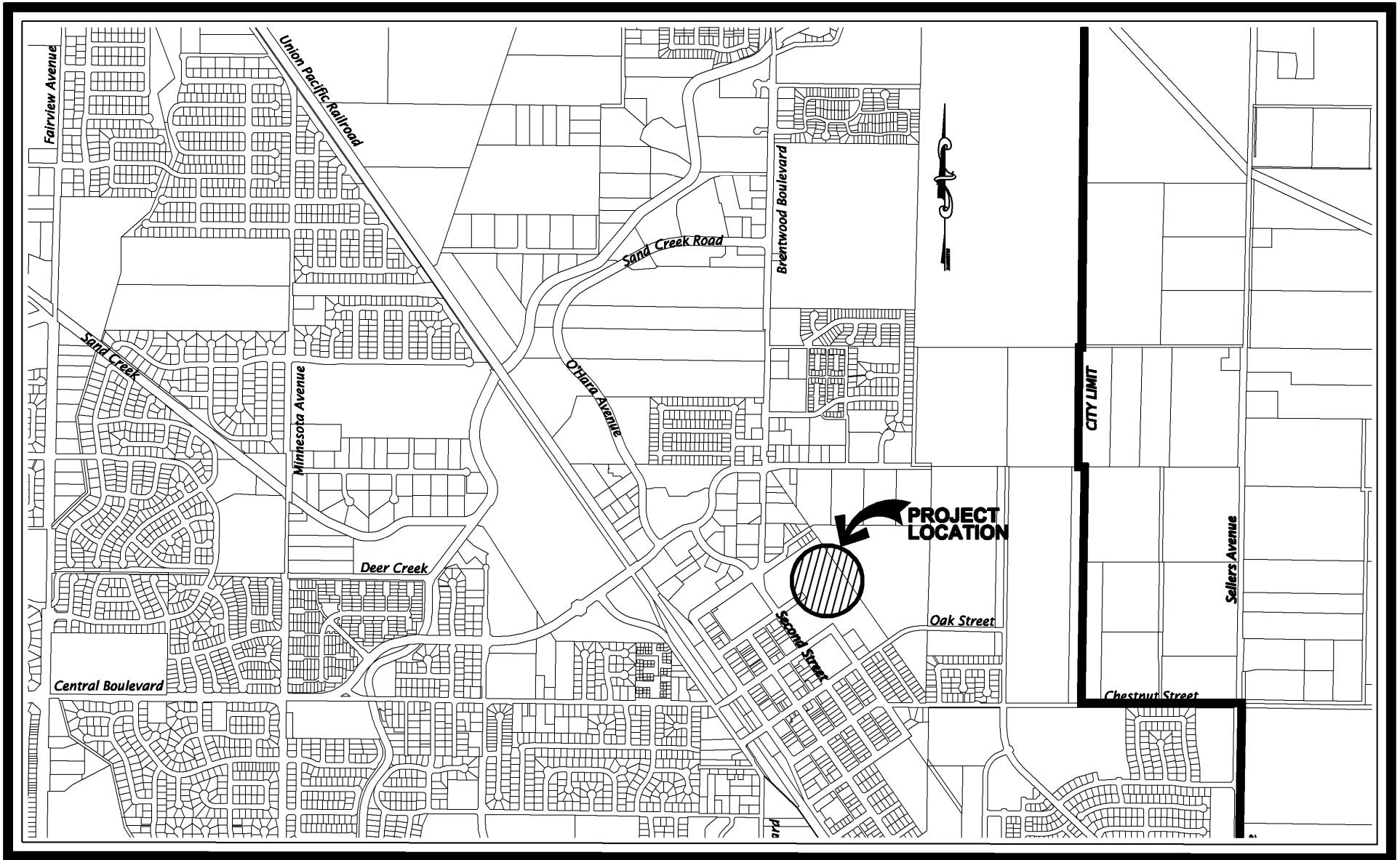
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees		100,000	100,000				\$ 200,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 100,000	\$ 100,000				\$ 200,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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Liberty Union High School District and the City of Brentwood have a long history of joint use recreational facility construction. Through a joint use agreement, the City has first use of school facilities during non-school hours. This construction project will allow for year round use for soccer, football and track. Any operating costs will be paid by the school district.

LIBERTY HIGH SCHOOL GYMNASIUM PROJECT

Liberty High School, 850 Second Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Liberty High School Gymnasium Project			Project # 336 3124
Location: Liberty High School, 850 Second Street	Redevelopment Area: Downtown	Project Mgr: C.Bronzan	
Project Priority: 1A - Mandatory	Construction: School	General Plan Relationship: Consistent	
Project Description: A joint venture construction of a community/school gymnasium between the City and the Liberty Union High School District that includes grant money from the State. The facility will include an office for use by the City in operation of community programs at the facility.		Justification: This project is the result of a joint power agreement between the City and Liberty Union High School District for the co-use of the City/School facilities and is modeled after joint use gym projects at Bristow School and Edna Hill School.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	450,000	200,000					\$ 650,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 450,000	\$ 200,000					\$ 650,000

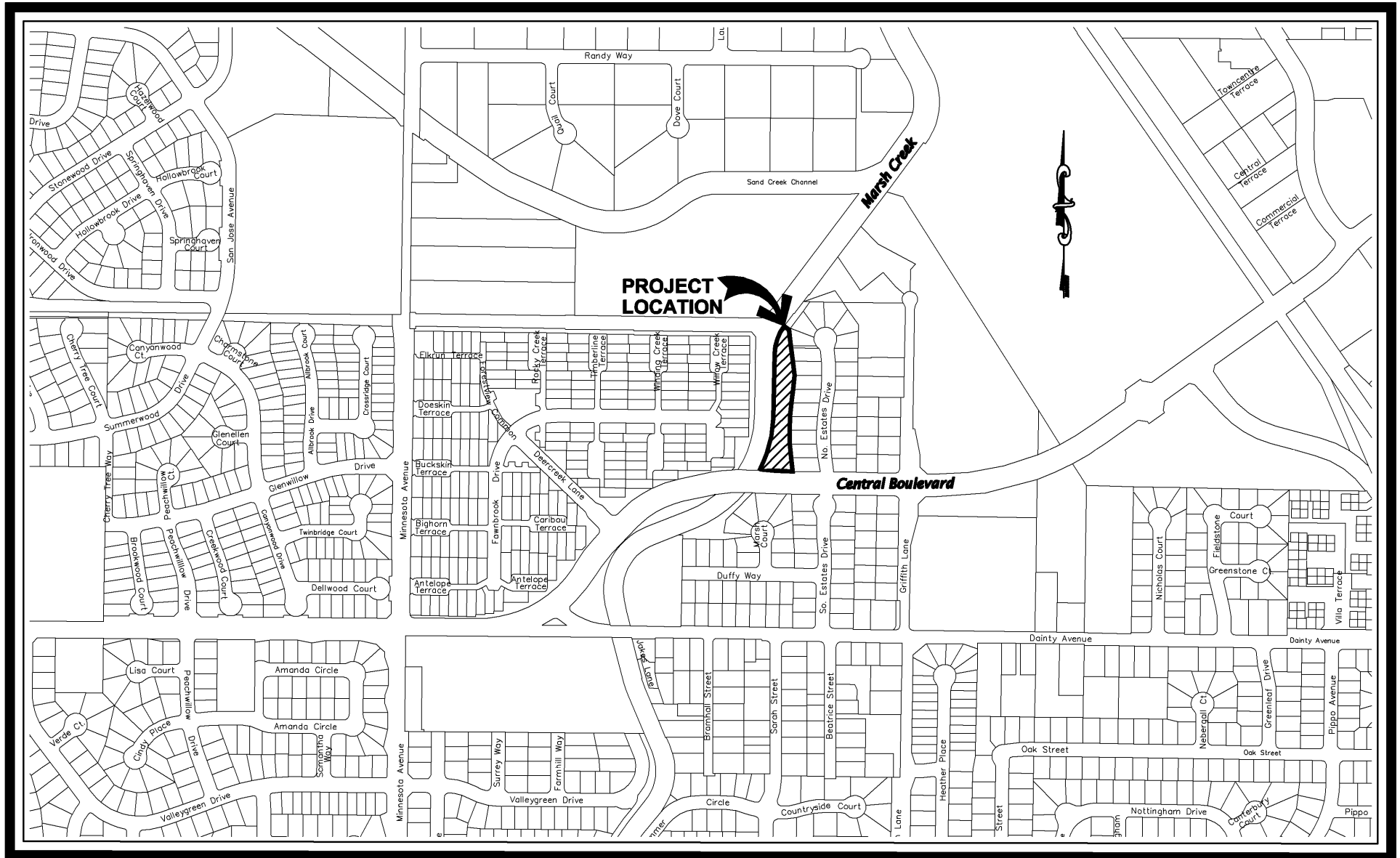
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	450,000	200,000					\$ 650,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 450,000	\$ 200,000					\$ 650,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This project is a community/school facility partnership with the additional funding coming from the State. The gymnasium is expected to be completed in July 2002, and available for community use in September 2002. A revised joint use agreement between Liberty Union High School District and the City of Brentwood will be completed and approved prior to scheduled use.

MARSH CREEK STAGING AREA RESTROOM

Marsh Creek Staging Area/Central Boulevard



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Marsh Creek Staging Area Restroom			Project #
Location: Marsh Creek Staging Area/Central Avenue		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 3A - Desirable	Construction: City	General Plan Relationship: Consistent	
Project Description: Construction of restroom facilities at existing staging area. An area for future restrooms was stubbed when the staging area was built and this project will connect to these facilities.		Justification: This project fulfills the need for restroom facilities along Marsh Creek Trail.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction			65,000				\$ 65,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 65,000				\$ 65,000

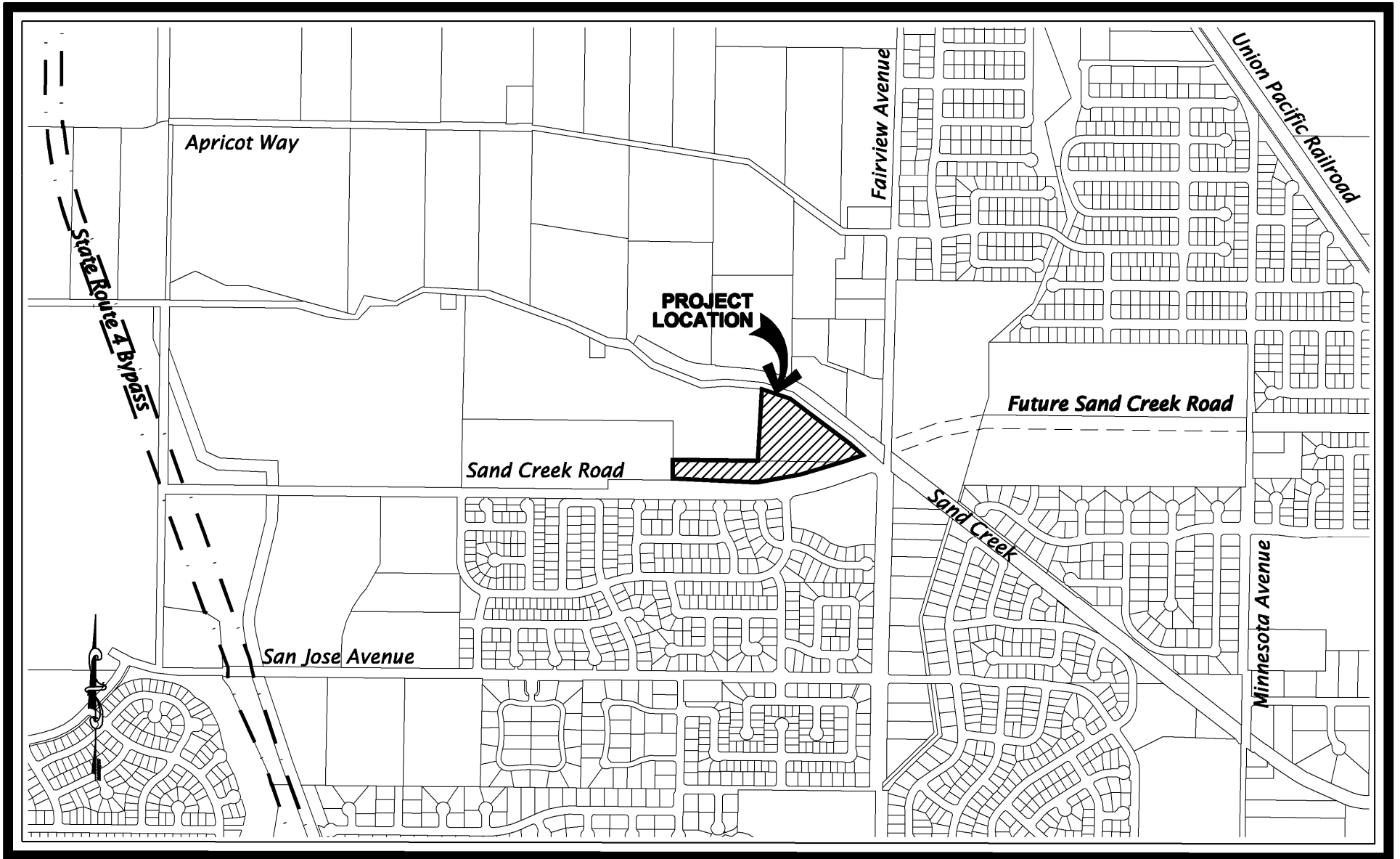
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees			65,000				\$ 65,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded							
TOTAL			\$ 65,000				\$ 65,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$3,000
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The East Bay Regional Marsh Creek Trail travels south to north through Brentwood. This is the only staging facility along the trail, a need that has been identified as necessary in the Park, Trails and Recreation Master Plan.

SAND CREEK PARK

Corner of Fairview Avenue and (new) Sand Creek Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Sand Creek Park			Project # 522 5203
Location: Corner of Fairview Avenue and (new) Sand Creek Road		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Phase I was a 2.17 acre purchase of a land bank of property toward the ultimate construction of a 13+ acre community park. Phase II was a purchase of the adjacent parcel to complete the park acreage.		Justification: Fulfills the community park need as per the Park Master Plan for northwest Brentwood.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	3,239	40,000		300,000			\$ 343,239
90050 Construction					2,000,000	1,500,000	\$ 3,500,000
90070 Project Administration							
90100 Land/ROW/Acquisitions	1,009,775						\$ 1,009,775
TOTAL	\$ 1,013,014	\$ 40,000		\$ 300,000	\$ 2,000,000	\$ 1,500,000	\$ 4,853,014

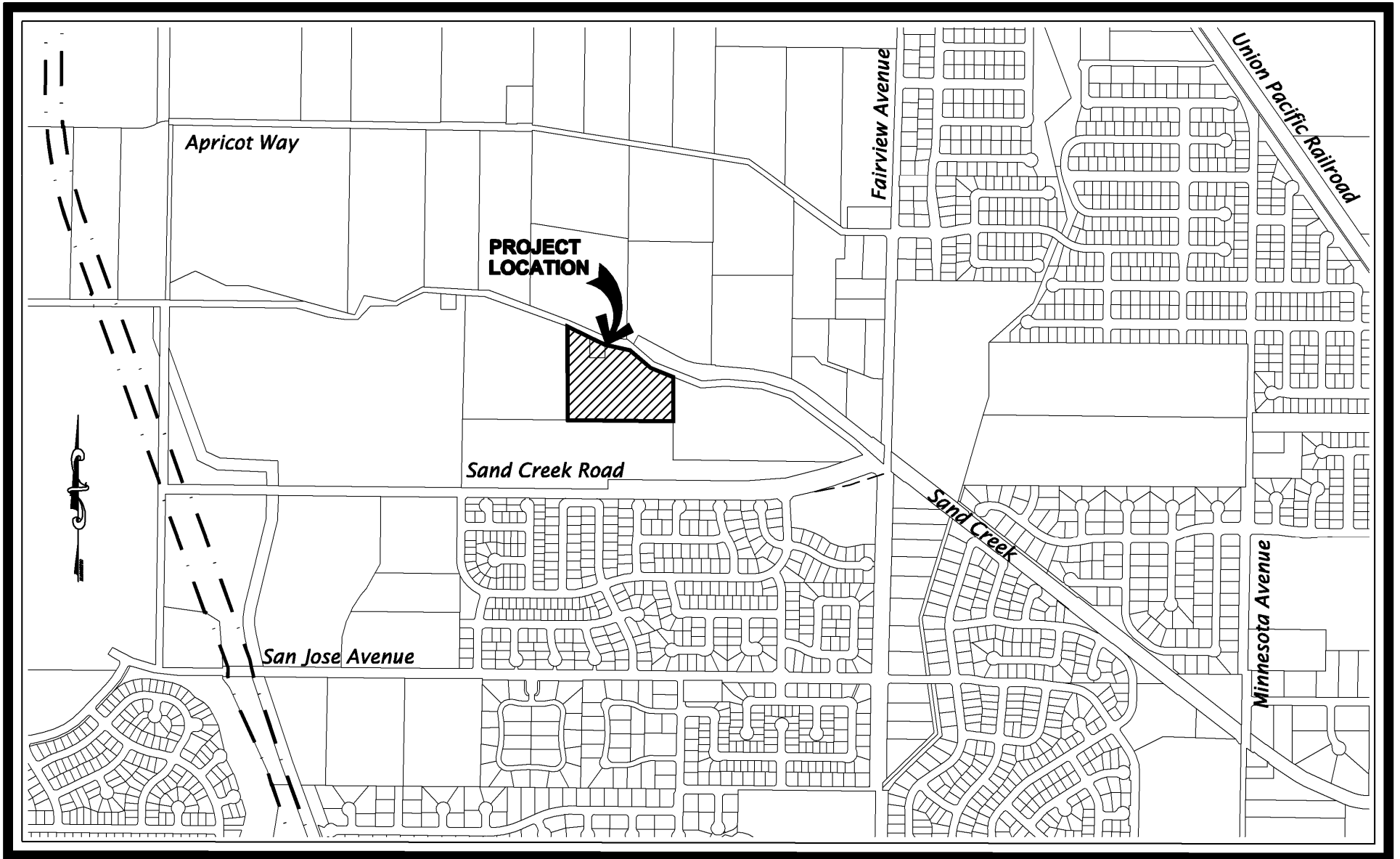
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	1,013,014	40,000					\$ 1,053,014
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded				300,000	2,000,000	1,500,000	\$ 3,800,000
TOTAL	\$ 1,013,014	\$ 40,000		\$ 300,000	\$ 2,000,000	\$ 1,500,000	\$ 4,853,014

Review and Comment:	Future Annual Operating/Maintenance Cost \$130,000
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The construction of the park is currently unfunded and will only be developed when funding for construction and maintenance has been identified. Conceptual planning of the facility is scheduled to begin Winter 2002/03.

SAND CREEK SOCCER COMPLEX

North side of Sand Creek Road west of Fairview Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Sand Creek Soccer Complex			Project # 522 5220
Location: North side of Sand Creed Road, west of Fairview Avenue	Redevelopment Area: N/A	Project Mgr: J. Hansen	
Project Priority: 2C - Necessary	Construction: City/Dev.	General Plan Relationship: Consistent	
Project Description: Regrade the existing Flood Control Detention basin so the facility functions as both a soccer complex and a flood control detention basin. The basin will include 3 soccer fields developed on 19 acres.		Justification: This project substantially improves the availability of sports fields in the City.	

PROJECT FINANCING

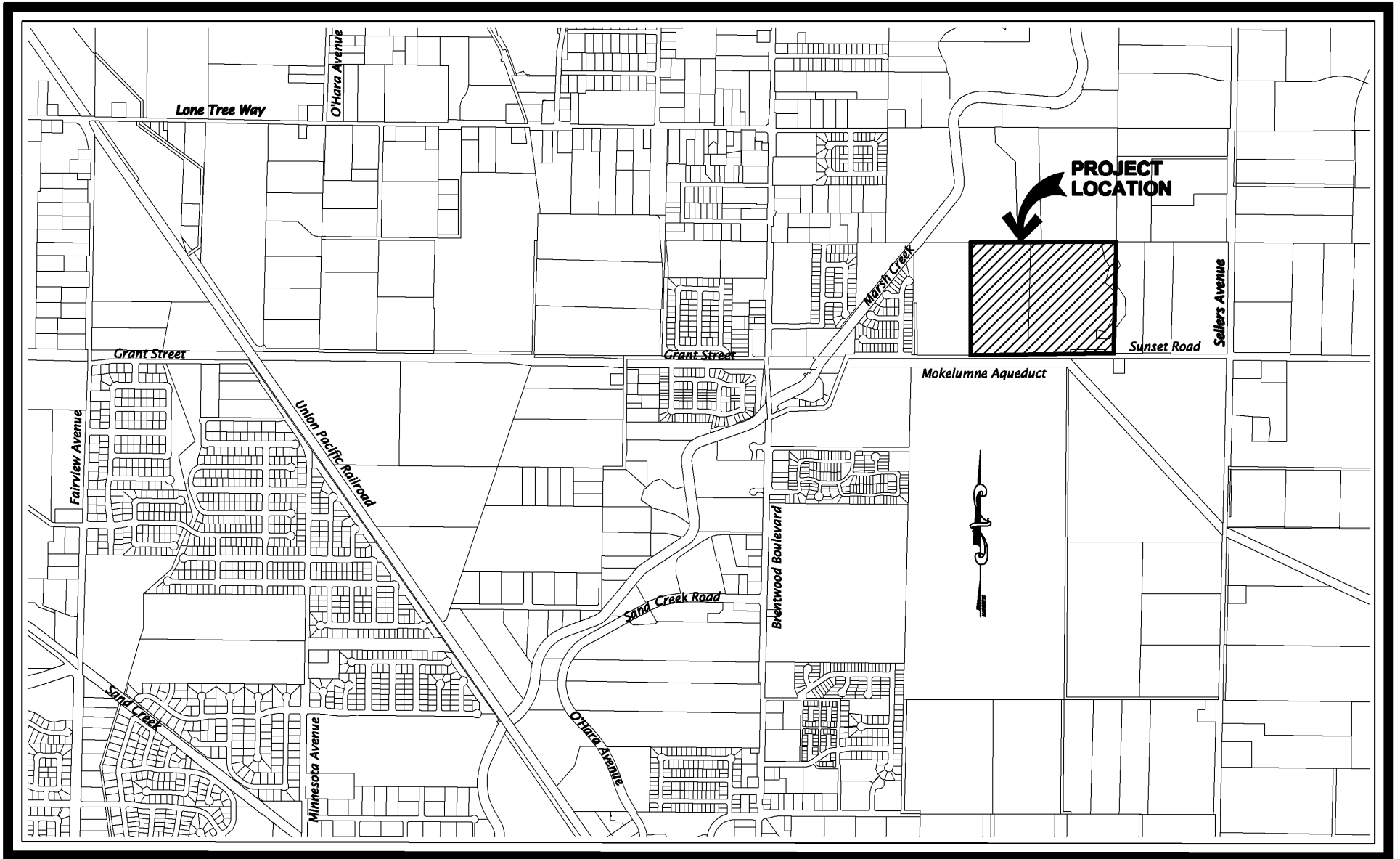
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	34,533						\$ 34,533
90050 Construction		1,000,000					\$ 1,000,000
90070 Project Administration	11,528						\$ 11,528
90100 Land/ROW/Acquisitions							
TOTAL	\$ 46,061	\$ 1,000,000					\$ 1,046,061

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	46,061						\$ 46,061
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		1,000,000					\$ 1,000,000
47293 Measure C							
46700 Other							
TOTAL	\$ 46,061	\$ 1,000,000					\$ 1,046,061

Review and Comment:	Future Annual Operating/Maintenance Cost \$90,000
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SUNSET PARK MASTER PLAN AND EXPANSION

Sunset Park on Sunset Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Sunset Park Master Plan and Expansion			Project # 522 5201
Location: Sunset Park on Sunset Road	Redevelopment Area: N/A	Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: This is the master plan and expansion of Sunset Park that will increase the Sunset Sports Complex from 10 to 37+ acres. This park is the only large sports park in the City and fulfills the Park Master Plan agreement for the community sports park.		Justification: This project is listed as a priority in the Parks and Recreation Master Plan as a community sport facility to accommodate youth and adult sports programs.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	943						\$ 943
90040 Planning and Design	144,403	400,000	100,000				\$ 644,403
90050 Construction	107,750	3,000,000	3,000,000	1,500,000	1,225,000		\$ 8,832,750
90070 Project Administration		12,800					\$ 12,800
90100 Land/ROW/Acquisitions	847,298						\$ 847,298
TOTAL	\$ 1,100,394	\$ 3,412,800	\$ 3,100,000	\$ 1,500,000	\$ 1,225,000		\$ 10,338,194

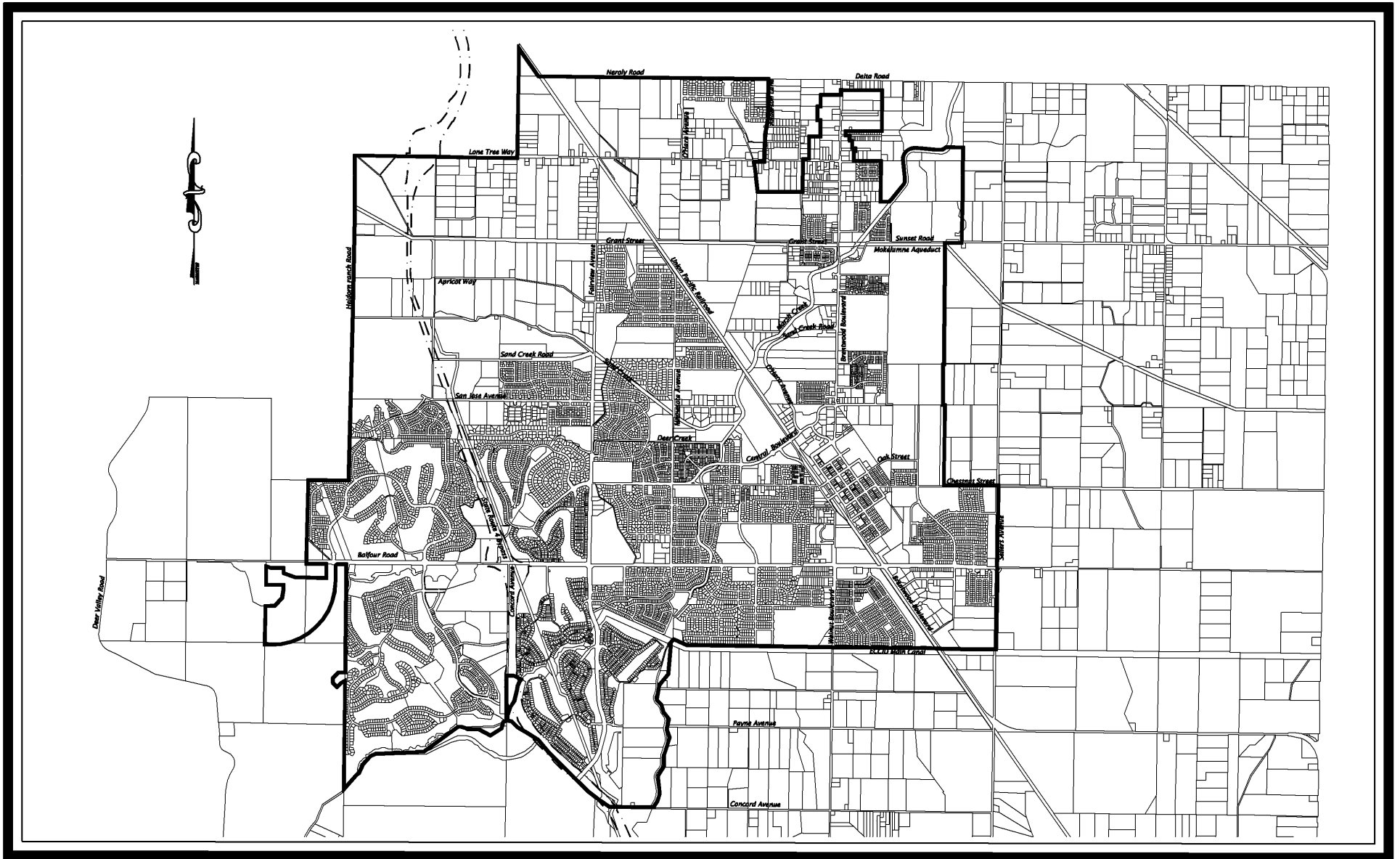
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	1,100,394	3,365,800	3,100,000	1,000,000			\$ 8,566,194
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions				500,000	1,225,000		\$ 1,725,000
47293 Measure C							
Grant		47,000					\$ 47,000
TOTAL	\$ 1,100,394	\$ 3,412,800	\$ 3,100,000	\$ 1,500,000	\$ 1,225,000		\$ 10,338,194

Review and Comment:	Future Annual Operating/Maintenance Cost	\$386,836
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Sunset Park is the only lit sport complex in Brentwood and as a community park, it is in desperate need of expansion to meet the sport needs of the community. The park will include ball fields, parking lots, children's play area, storage sheds, concession stand/restroom, and an equestrian staging area. This project is being funded through Quimby Fees, and various grant funds (\$47,000 tree grant).

TRAILS PROJECT

Various locations City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Trails Project			Project # 522 5212
Location: Various locations City wide	Redevelopment Area: N/A	Project Mgr: J. Hansen	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: The trails project is a yearly expansion of various aspects of the Citywide Trail Master Plan with an emphasis on providing safe off-street trail access to schools for children, and provide non-motorized transportation connections around the community.		Justification: Trail projects are necessary to carry out the project as approved by the Citywide Trail Master Plan to connect subdivisions, parks, schools, and amenities throughout the community.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	63	50,000	10,000	10,000	10,000	10,000	\$ 90,063
90050 Construction	41,147	500,000	100,000	100,000	100,000	100,000	\$ 941,147
90070 Project Administration							
90100 Land/ROW/Acquisitions	12,779						\$ 12,779
TOTAL	\$ 53,989	\$ 550,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 1,043,989

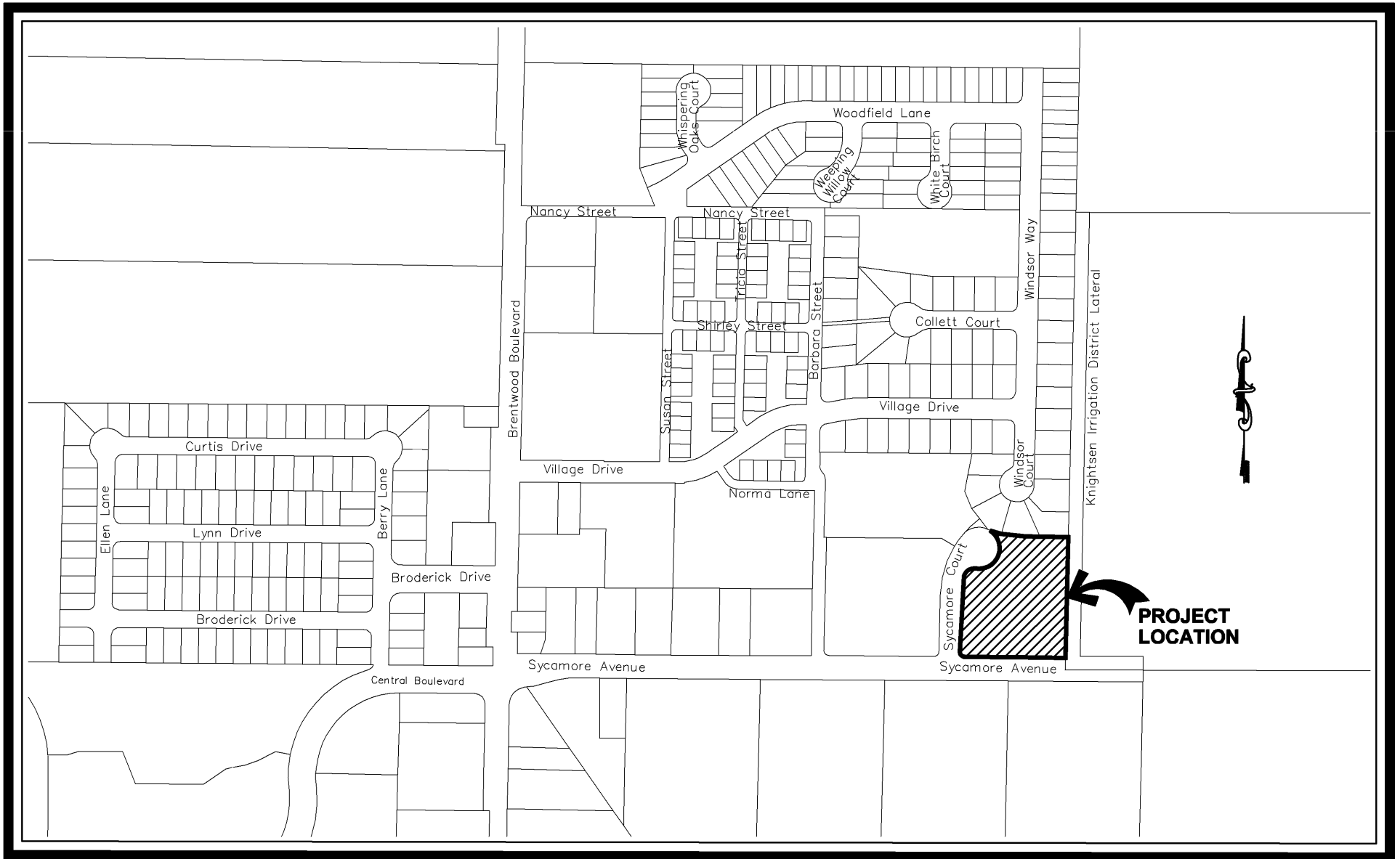
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	53,989						\$ 53,989
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded		550,000	110,000	110,000	110,000	110,000	\$ 990,000
TOTAL	\$ 53,989	\$ 550,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 1,043,989

Review and Comment:	Future Annual Operating/Maintenance Cost	\$30,765
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Developers have created many walled developments that limit non-vehicular access around the community. This project is designed to provide better off-street transportation networks throughout the community. Developer, Park and Trail Fees are available for new permanent master-planned construction only. Temporary construction, maintenance or facility upgrades are funded from the Park Operations budget. Project priorities are recommended to the Parks and Recreation Commission by the Trails Subcommittee.

VILLAGE DRIVE RESOURCE CENTER RELOCATION

Sycamore Avenue at Sycamore Court



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Village Drive Resource Center Relocation			Project #
Location: Sycamore Avenue at Sycamore Court		Redevelopment Area: North	
		Project Mgr: C. Bronzan	
Project Priority: 2B - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Relocate Village Drive Resource Center to 2 acre City owned parcel to develop an expandable social service center for community outreach services.		Justification: The City has outgrown the provision of social services at the existing Village Drive Resource Center. This relocation is necessary to expand services and make them more accessible to the community as a whole.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		200,000					\$ 200,000
90050 Construction			2,000,000				\$ 2,000,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 200,000	\$ 2,000,000				\$ 2,200,000

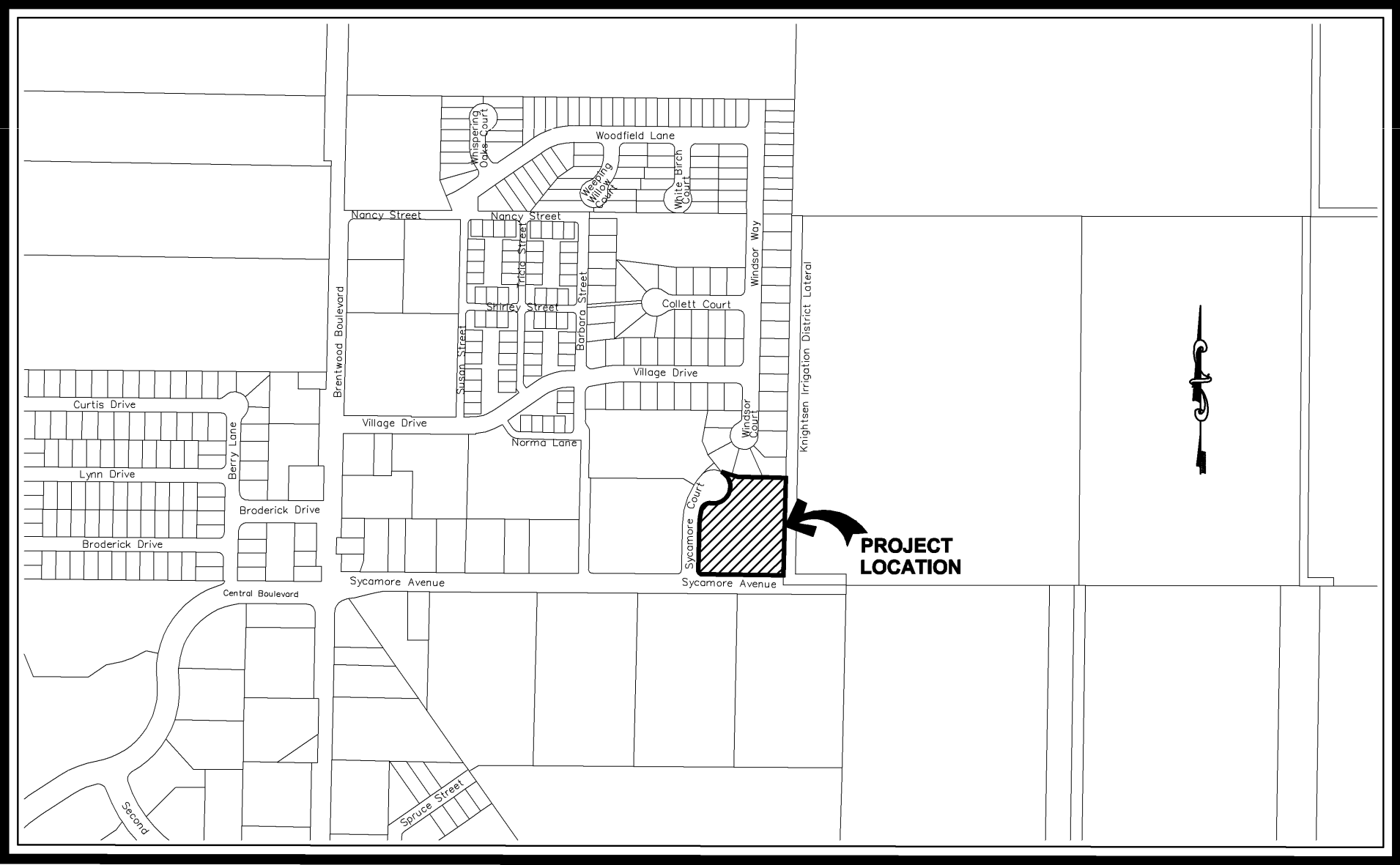
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded		200,000	2,000,000				\$ 2,200,000
TOTAL		\$ 200,000	\$ 2,000,000				\$ 2,200,000

Review and Comment:	Future Annual Operating/Maintenance Cost -0-
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The City rents the Village Drive Resource Center building and has outgrown the ability to offer services at that site. The City is looking for grant funding to move the services to a 2 acre City owned parcel next to Windsor Park. It is not the intent of the City to operate this facility, and as a result, will have no annual maintenance cost to the City. Maintenance costs will be paid by the Village Drive Resource Center non-profit organization, CLARO (Chicano, Latino, Academics, Reaching Out).

WINDSOR PARK EXPANSION

Sycamore Court and Sycamore Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

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

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction			85,000				\$ 85,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 85,000				\$ 85,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees			85,000				\$ 85,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 85,000				\$ 85,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$20,000
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Windsor Park is a very small park with play apparatus and a basketball court. This expansion will allow for park fees to be used to add open space to the existing park.



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Section III

**Water Improvements
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
170	5617	Chloramination of Wells	\$ 807,000
172		Landscaping Project for Water (Potable) Production Facilities	185,000
174		Marsh Creek Outfall Structures	76,000
176	5623	Orchard Drive Waterline	155,000
178	5621	Water Distribution System Rehabilitation	296,643
180	5620	Water Distribution Telemetry/SCADA System	1,389,000
182	5628	Water System Connections and Pressure Regulating Projects	664,100
184	5629	Water Treatment Plant	41,201,000
186		Well #11 Blending Project	375,000
188	5615	Well #14	778,000
190	5613	Well Abandonment	93,670
192	5624	Well Disinfection System Upgrade	640,500
194	5619	Well Monitoring Program	327,605
196	5616	Well Rehabilitation	1,004,200
198		Well Site Buildings	209,000
200		Zone I Equalization Storage Reservoirs - Phase 1 - 6	9,136,800
202		Zone 1 Pump Station Improvements	70,000
204		Zone I Water System Upgrades - Downtown	377,000
206	5622	Zone I Waterline Relocation	758,500
208	5602	Zone I Water Reservoir - Coating	1,893,065
210	5627	Zone II 2mg Reservoir - Phase II	1,524,000
		TOTAL	\$ 61,961,083

Current Water Projects

Project Number	Current Projects	Project Status	Estimated Cost	Funding Source
5617	Chloramination of Wells	Start Design in 2-3 Years	\$ 807,000	Facility Fees
	Landscaping Project for Water (Potable) Production Facilities	Pre-planning	185,000	Enterprise
	Marsh Creek Outfall Structures	Under design	76,000	Enterprise
5623	Orchard Drive Waterline	Under design	155,000	CDBG & RDA
5621	Water Distribution System Rehabilitation	On-going	296,643	Enterprise
5620	Water Distribution Telemetry/SCADA System	Design 80% complete	1,389,000	Facility Fees
5628	Water System Connections and Pressure Regulating Projects	On-going as required	664,100	Facility Fees
5629	Water Treatment Plant	Pre-planning -complete 5/02	41,201,000	Facility Fees & State Loan
	Well #11 Blending Project	Pre-design	375,000	Enterprise
5615	Well #14	Construction complete	778,000	Enterprise
5613	Well Abandonment		93,670	Enterprise
5624	Well Disinfection System Upgrade	Systems upgraded as required	640,500	Facility Fees
5619	Well Monitoring Program	Finished in 2-3 years; on-going	327,605	Enterprise
5616	Well Rehabilitation	On-going	1,004,200	Facility Fees & Enterprise
	Well Site Buildings	Pre-design	209,000	Facility Fees
	Zone 1 Pump Station Improvements	Pre-design	70,000	Enterprise
	Zone I Water System Upgrades - Downtown		377,000	Redevelopment
5622	Zone I Waterline Relocation	Construction complete	758,500	Facility Fees
5602	Zone I Water Reservoir - Coating	Pre-design	1,893,065	Enterprise
5627	Zone II 2mg Reservoir - Phase II	Construction complete	1,524,000	Facility Fees
TOTAL PROJECT COSTS			\$ 52,824,283	

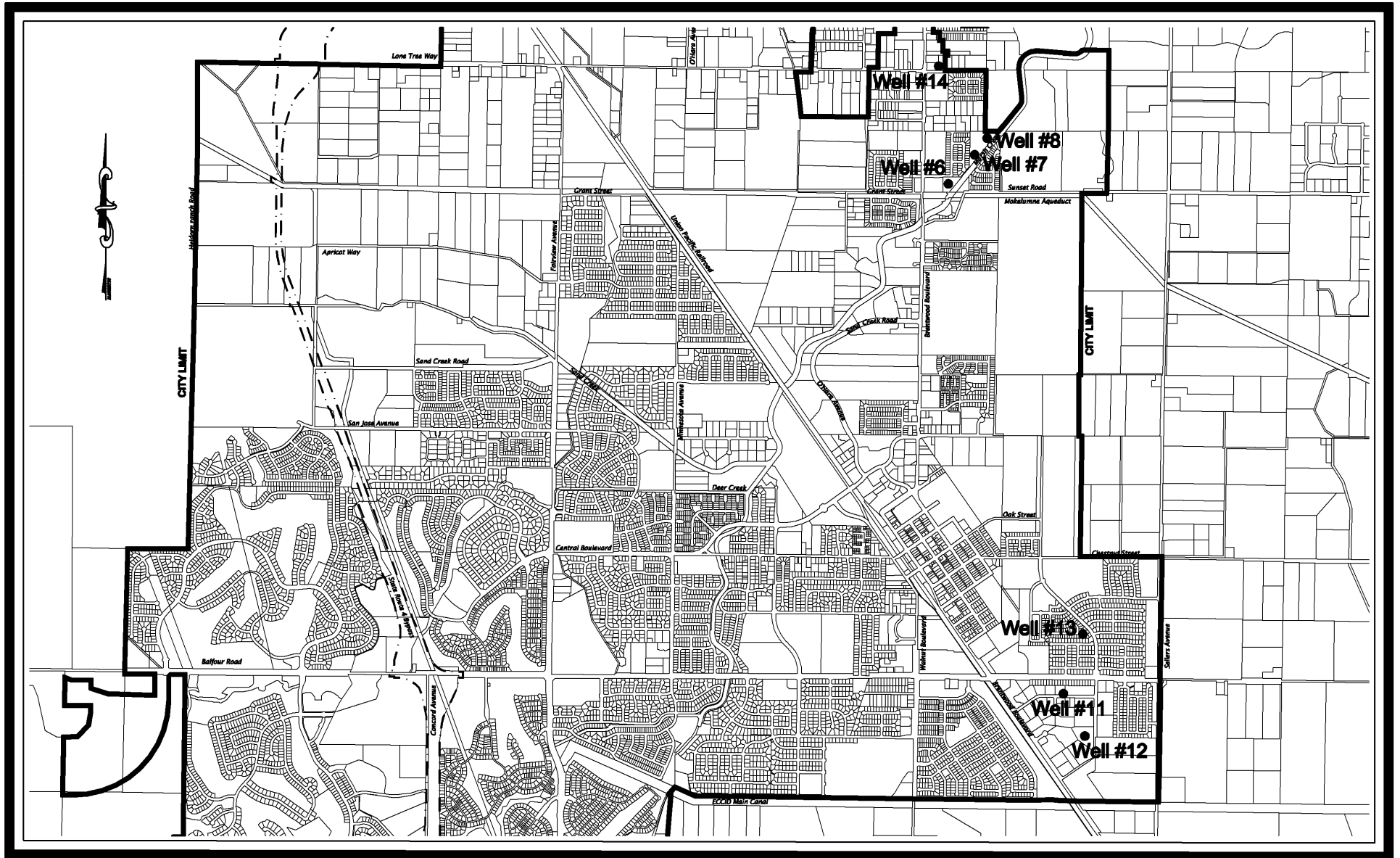
Water Project Summary

PROJECT FINANCING							
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Planning and Design	8,635	100,700	111,200	49,000	27,200	45,400	\$ 342,135
Land/ROW/Acquisitions	994,824	1,912,900	916,200	161,000	191,000	371,000	\$ 4,546,924
Construction	4,338,050	2,510,100	21,394,700	17,790,000	1,910,000	3,730,000	\$ 51,672,850
Project Administration	219,923	352,600	2,284,503	149,000	179,000	354,000	\$ 3,539,026
Legal	174,531	71,800	1,310,817	10,000	101,000	192,000	\$ 1,860,148
TOTAL	\$ 5,735,963	\$ 4,948,100	\$ 26,017,420	\$ 18,159,000	\$ 2,408,200	\$ 4,692,400	\$ 61,961,083

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Assessment District	0	0	0	0	0	0	\$ 0
Facility Fees	2,643,100	4,019,400	3,469,100	0	2,284,200	0	\$ 12,415,800
Enterprise	2,893,463	530,200	561,000	60,000	60,000	60,000	\$ 4,164,663
Federal/State Funding	0	25,000	21,430,000	18,035,000	0	0	\$ 39,490,000
Water Enterprise	69,400	0	0	0	0	0	\$ 69,400
Measure C	0	0	0	0	0	0	\$ 0
Other	130,000	373,500	557,320	64,000	64,000	4,632,400	\$ 5,821,220
TOTAL	\$ 5,735,963	\$ 4,948,100	\$ 26,017,420	\$ 18,159,000	\$ 2,408,200	\$ 4,692,400	\$ 61,961,083

CHLORAMINATION OF WELLS

All of the City's existing well sites which are predominantly located on the eastern side of town



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Chloramination of Wells			Project # 562 5617
Location: All of the City's existing well sites which are predominantly located on the eastern side of town	Redevelopment Area: N/A	Project Mgr: P. Eldredge	
Project Priority: 1D - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Change the disinfections method at the City wells from chlorination to chloramination by installing equipment that proportionally mixes chlorine with small amounts of ammonia.		Justification: The City currently obtains peak demand water through an interim agreement with a neighboring water district. This water source is disinfected with chloramines and as the City's population continues to grow this water source will be utilized more and more. The City will need to change its disinfection system to accommodate this new water source.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			25,000				\$ 25,000
90040 Planning and Design	500	500	51,000				\$ 52,000
90050 Construction			690,000				\$ 690,000
90070 Project Administration			40,000				\$ 40,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 500	\$ 500	\$ 806,000				\$ 807,000

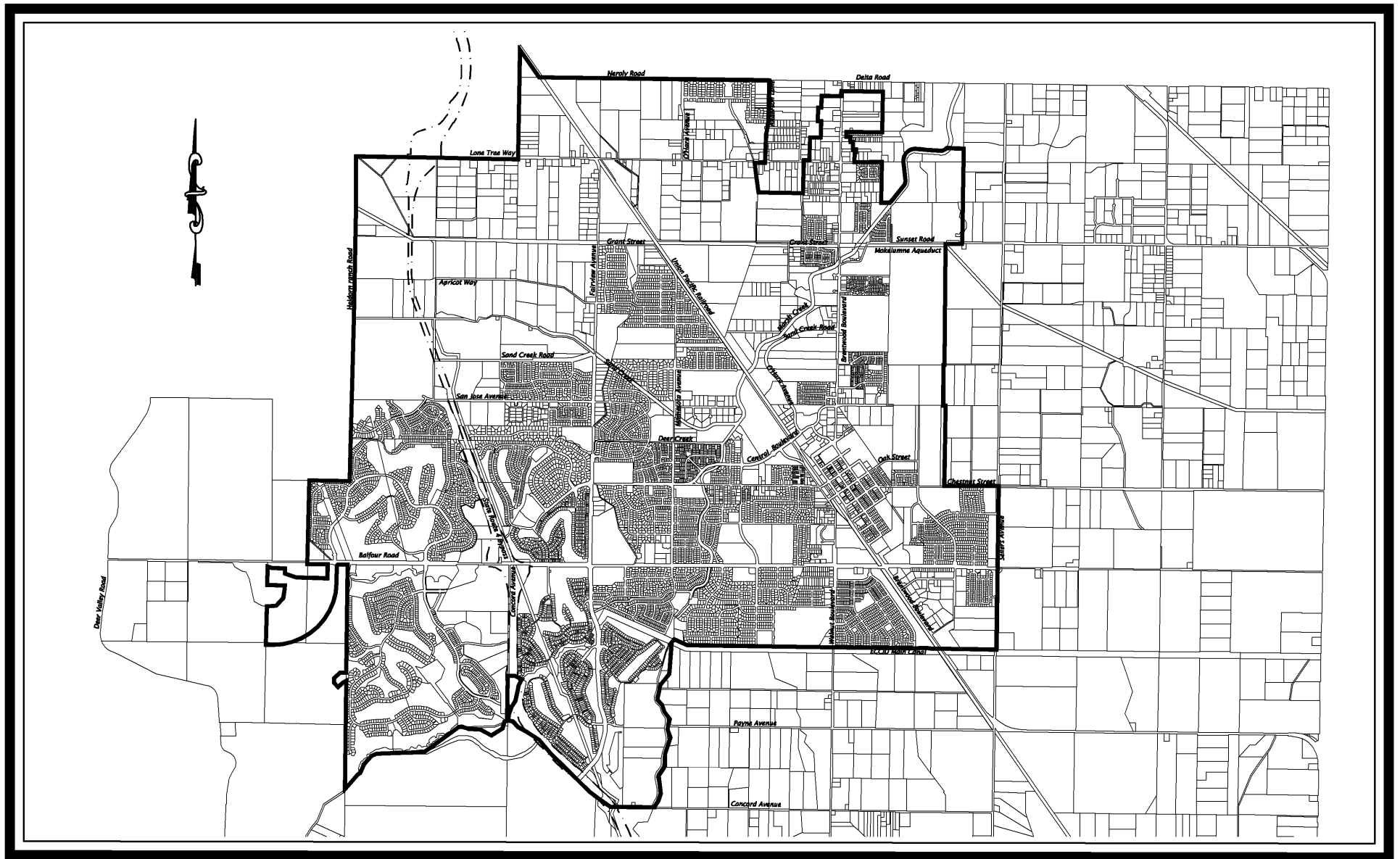
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	500	500	806,000				\$ 807,000
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 500	\$ 500	\$ 806,000				\$ 807,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$60,000
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The addition of a surface water source to the City system requires the addition of chloramination to the City wells. However, this conversion will not need to take place until the amount of water obtained from the neighboring water district increases. The construction budget is comprised of \$250,000 from the well rehabilitation portion of the water and sewer bonds with the remaining coming from water facility fees. Annual O & M costs cover power and chemical maintenance.

LANDSCAPING PROJECT FOR WATER (POTABLE) PRODUCTION FACILITIES

City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Landscaping Project for Water (Potable) Production Facilities			Project #
Location: City Wide		Redevelopment Area: North	
Project Priority: 3A - Desireable		Project Mgr: J. Majarucon	
Construction: City		General Plan Relationship: Consistent	
Project Description: Landscape some water production facilities. Well #8, Zone 1 Reservoir and the Water Production Facility.		Justification: Project will make existing sites blend in with the neighborhood creating a more aesthetically pleasing facility.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		20,000					\$ 20,000
90050 Construction		130,000					\$ 130,000
90070 Project Administration		20,000					\$ 20,000
90100 Land/ROW/Acquisitions		15,000					\$ 15,000
TOTAL		\$ 185,000					\$ 185,000

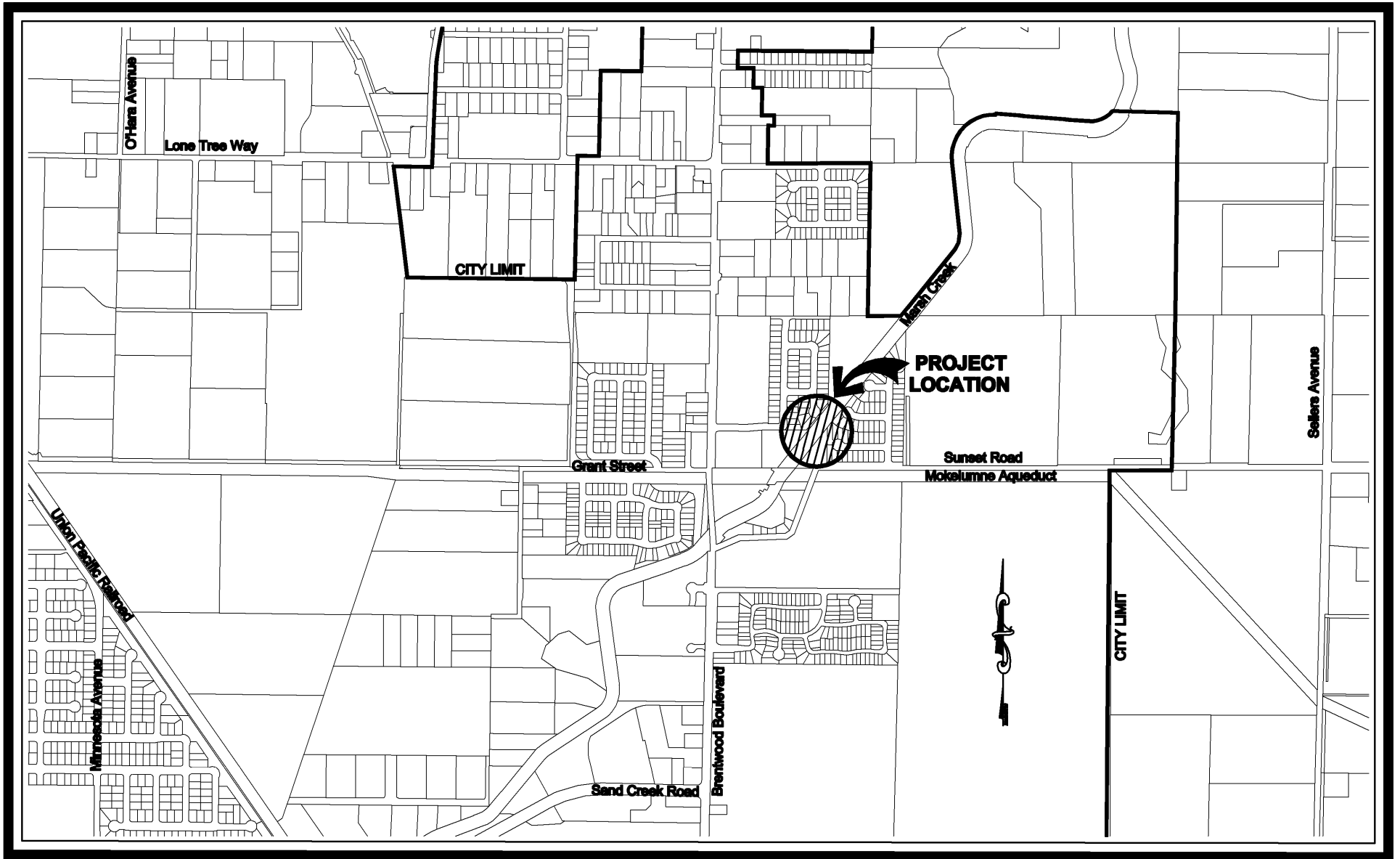
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise		C					
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded		185,000					\$ 185,000
TOTAL		\$ 185,000					\$ 185,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$12,000
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This is an opportunity to beautify some of the City infrastructure while addressing some recent complaints about the proximity of City facilities being near homes and parks. This project will improve the City image and is an opportunity to demonstrate areas using low water use plants and landscaping techniques.

MARSH CREEK OUTFALL STRUCTURES

Marsh Creek at Homecoming Way



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Marsh Creek Outfall Structures			Project #
Location: Marsh Creek at Homecoming Way		Redevelopment Area: N/A	
		Project Mgr: D. Parsons	
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Construction of current flood control standard outfall structures into Marsh Creek for discharge and flushing of City wells.		Justification: Current outfalls were not constructed per current flood control standards.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design			6,000				\$ 6,000
90050 Construction			70,000				\$ 70,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 76,000				\$ 76,000

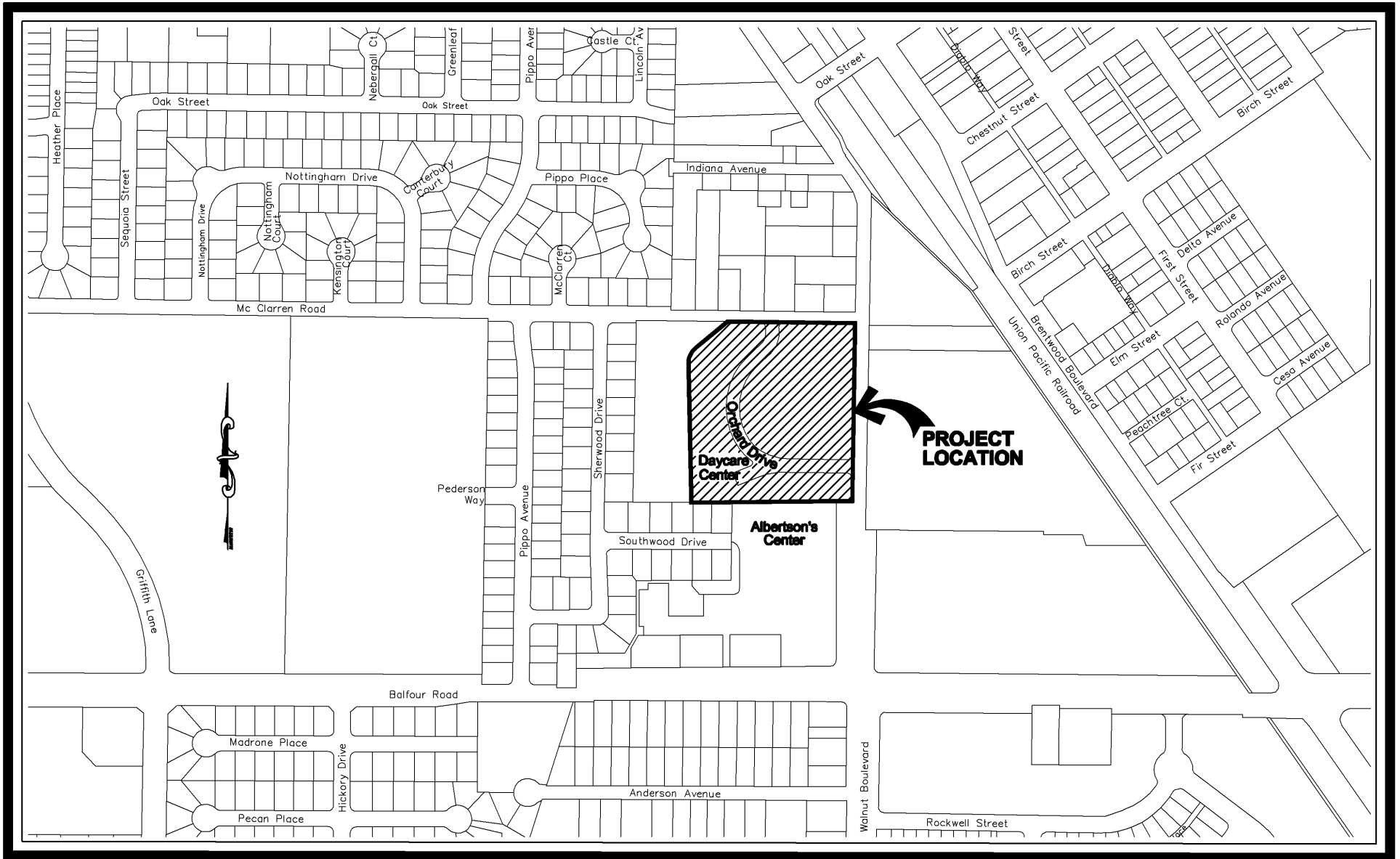
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise			76,000				\$ 76,000
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 76,000				\$ 76,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This is a project that has been required by Contra Costa County Flood Control District, agreed upon by City staff and needed to eliminate erosion in the creek.

ORCHARD DRIVE WATERLINE

Orchard Drive neighborhood which is bounded by McClarren Avenue to the north, New Albertson's Shopping Center to the south, McClarren Park to the west and Walnut Boulevard to the east.



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Orchard Drive Waterline			Project #
Location: Orchard Drive neighborhood which is bounded by McClarren Avenue to the north, New Albertson's Shopping Center to the south, McClarren Park to the west and Walnut Boulevard to the east.	Redevelopment Area: N/A		562
	Project Mgr: S. Gronlund		5623
Project Priority: 2B - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct an 8 inch PVC waterline within Orchard Drive. Install a new fire hydrant and provide a secondary metered connection for the neighborhood. This project also includes the reimbursement of \$18,000 to the County for the completion of the stub road necessary for the construction and opening of the newest on-site child care center and the construction of the water tie from the new Albertson Shopping Center. Timeline for construction and completion is Summer 2002.		Justification: This project will improve the fire flows of this existing County housing community and two childcare centers. This project will also provide necessary connection to the existing water main on McClarren Road and the recently installed water main at the new Albertson's Center.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	3,000						\$ 3,000
90050 Construction	123,000	25,000					\$ 148,000
90070 Project Administration	4,000						\$ 4,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 130,000	\$ 25,000					\$ 155,000

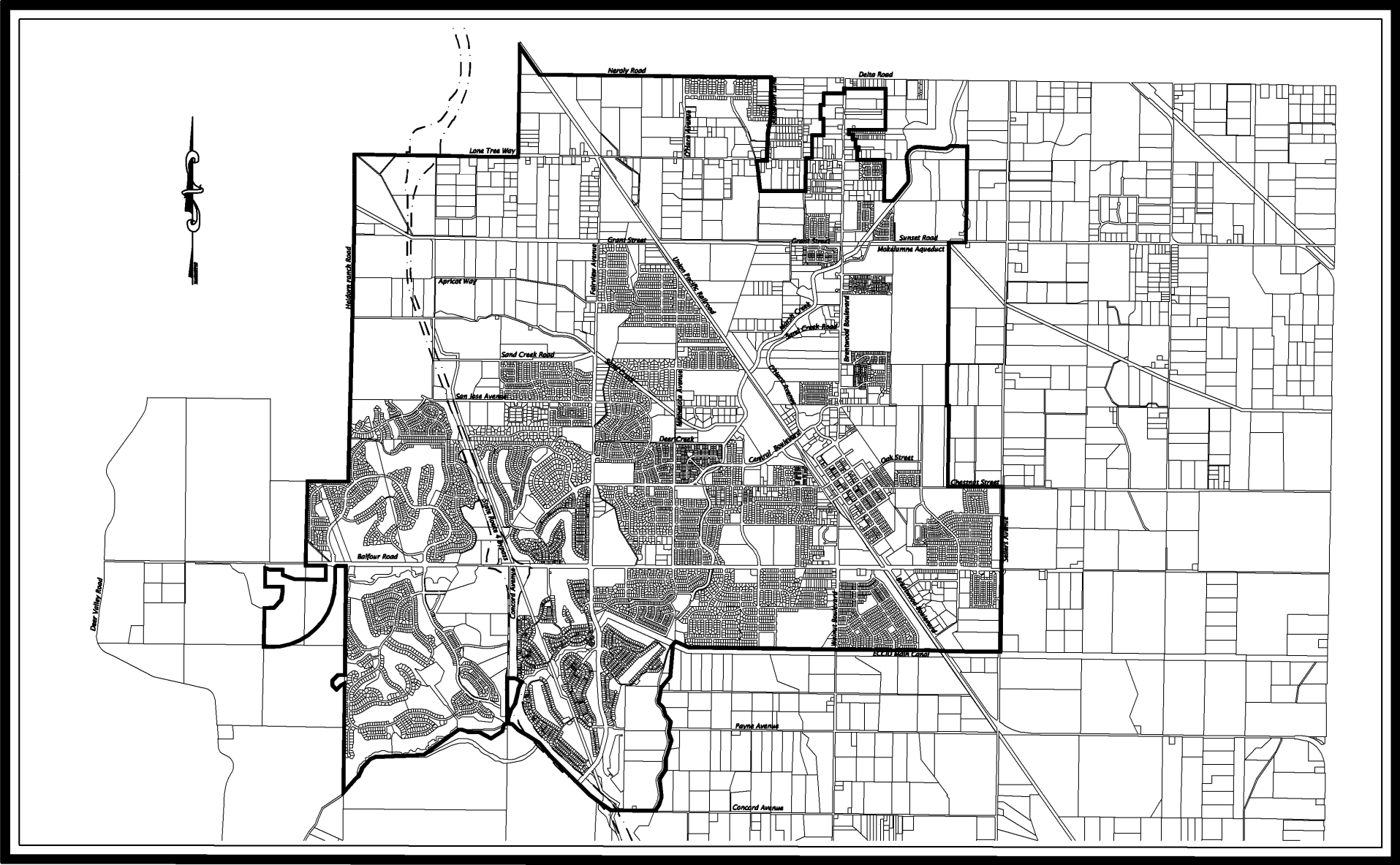
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise							
4xxxx Federal/State Funding		25,000					\$ 25,000
47xxx Developer Contributions							
47293 Measure C							
46700 RDA	130,000						\$ 130,000
TOTAL	\$ 130,000	\$ 25,000					\$ 155,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$300
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The City has received one grant for \$25,000 from the Community Development Block Grants which is administered by Contra Costa County. On November 23, 1999 by Resolution No. RA99-08, the Redevelopment Agency of the City of Brentwood authorized the expenditure of \$73,672. Staff is currently seeking a total of \$130,000 (increase of \$56,328) funds from RDA.

WATER DISTRIBUTION SYSTEM REHABILITATION

City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Water Distribution System Rehabilitation			Project # 562 5621
Location:		Redevelopment Area: N/A	
Project Priority: 2C - Necessary		Construction: City	Project Mgr: P. Zolfarelli
		General Plan Relationship: Consistent	
Project Description: Replacement of leaking or non-operable valves; installation of new constructions and loops; installation and repair of fire hydrants, as well as other distribution system components.		Justification: Improvements to repair distribution system is required to ensure delivery of water in compliance with State permit requirements.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		5,000	5,000	5,000	5,000	5,000	\$ 25,000
90050 Construction	21,643	50,000	50,000	50,000	50,000	50,000	\$ 271,643
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 21,643	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 296,643

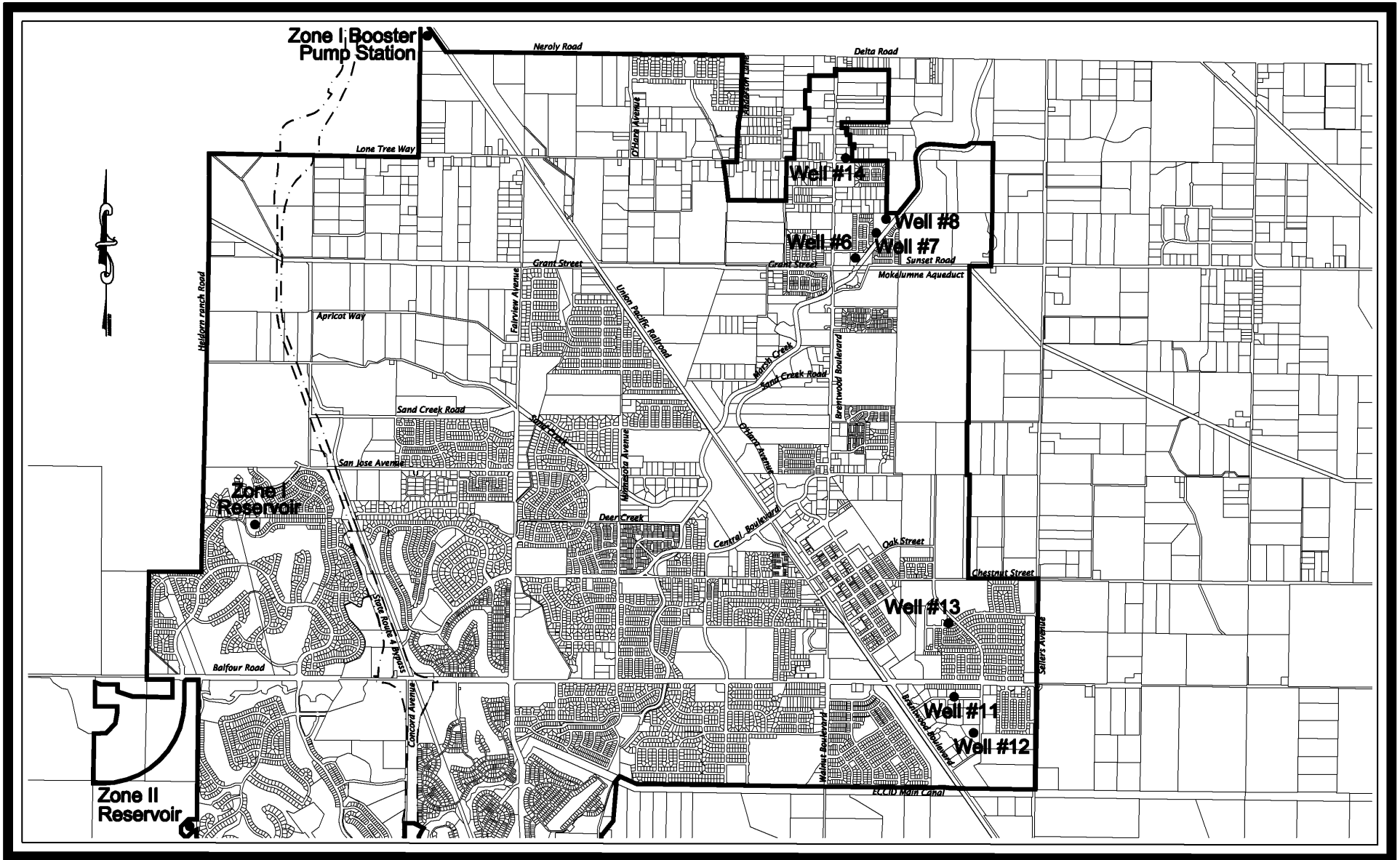
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise	21,643	55,000	55,000	55,000	55,000	55,000	\$ 296,643
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 21,643	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 296,643

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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Project improvements will reduce service requests, complaints and improve flushing and shut-down capabilities. Efforts will focus on older valves likely to be broken or stuck as the City increases valve exercising efforts.

WATER DISTRIBUTION TELEMETRY/SCADA SYSTEM

Existing City water production, pumping and storage facilities at various locations



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Water Distribution Telemetry/SCADA System			Project # 562 5620
Location: Existing City water production, pumping and storage facilities at various locations	Redevelopment Area: N/A	Project Mgr: P. Eldredge	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Provide remote monitoring, control and data logging for the City's potable water system including all wells, reservoirs and pump stations.		Justification: It is very time consuming and inefficient to manually operate the City's water system. This project is necessary to ensure efficient operations and to free up operations personnel to perform other necessary duties.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		10,000					\$ 10,000
90040 Planning and Design	300,000	75,000					\$ 375,000
90050 Construction	10,000	900,000					\$ 910,000
90070 Project Administration	10,000	80,000					\$ 90,000
90100 Land/ROW/Acquisitions	1,000	3,000					\$ 4,000
TOTAL	\$ 321,000	\$ 1,068,000					\$ 1,389,000

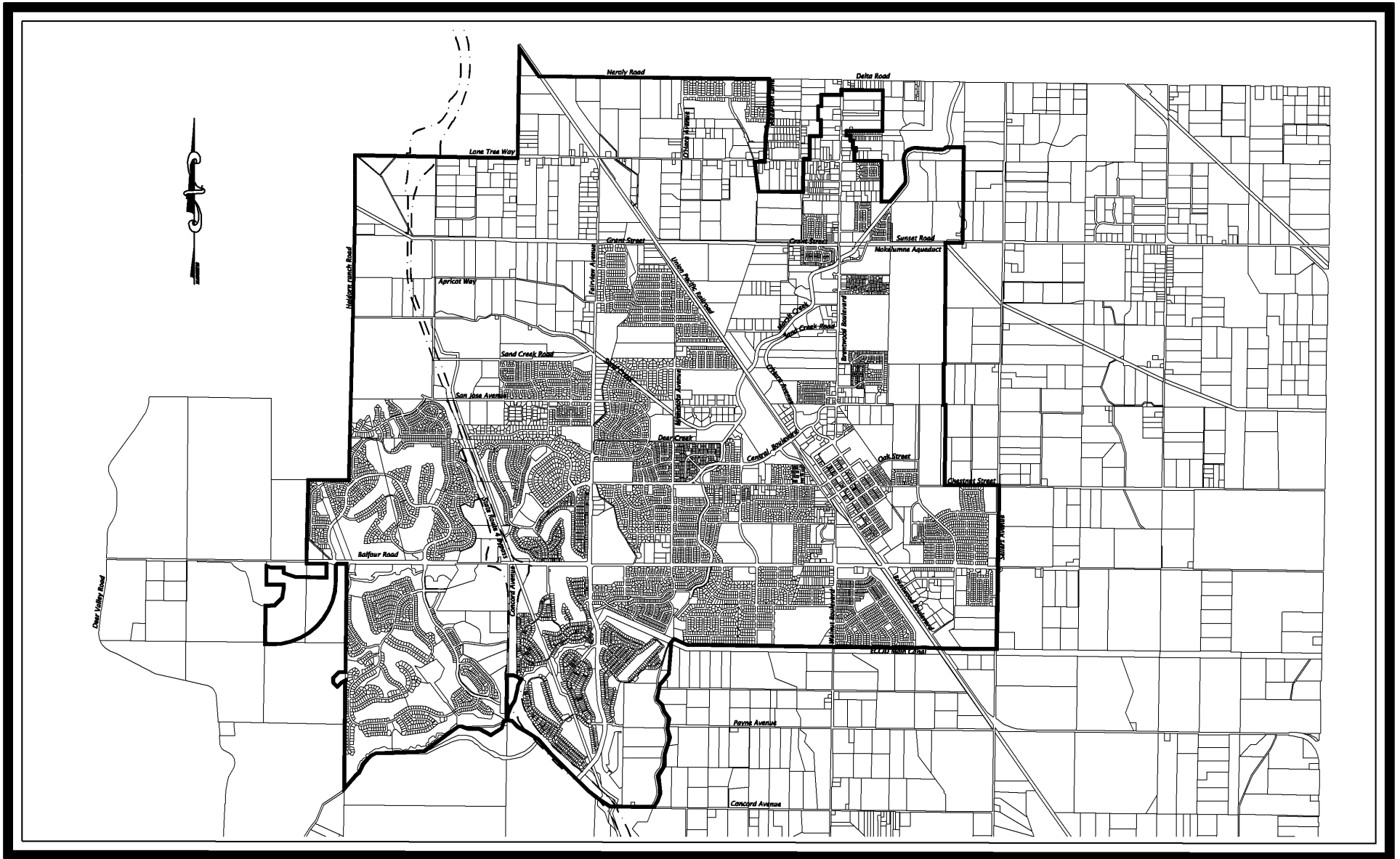
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	321,000	1,068,000					\$ 1,389,000
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 321,000	\$ 1,068,000					\$ 1,389,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$500
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This project will have the long term effect of making the water enterprise more efficient through desktop monitoring and control of the system. The total amount for this project has increased by \$402,500 due to an expanded scope of work to incorporate new water facilities, coordination with future projects and an increase estimated construction cost based upon a more thorough analysis of the existing equipment. Annual O & M costs cover power and maintenance.

WATER SYSTEM CONNECTIONS AND PRESSURE REGULATING PROJECTS

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



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Water System Connections and Pressure Regulating Projects			Project #
Location: Various locations throughout the City to be determined through water system modeling and historical operations data	Redevelopment Area:	N/A	562
	Project Mgr:	D. Spekner	5628
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship:	Consistent
Project Description: Additional connections across the railroad and Marsh Creek to improve the east-west flow of water throughout the City as well as additional connections to areas that have historically had low water pressure.		Justification: This project is necessary to ensure adequate flow in the east-west direction between the City's potable water wells, reservoirs and end-users. This project will also minimize pressure drops during peak demands, ensure adequate fire flow is maintained and provide a "looped" system to safeguard water quality.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	10,000	154,500	63,700				\$ 228,200
90050 Construction	65,000	175,100	159,200				\$ 399,300
90070 Project Administration	5,000	7,800	8,000				\$ 20,800
90100 Land/ROW/Acquisitions		7,800	8,000				\$ 15,800
TOTAL	\$ 80,000	\$ 345,200	\$ 238,900				\$ 664,100

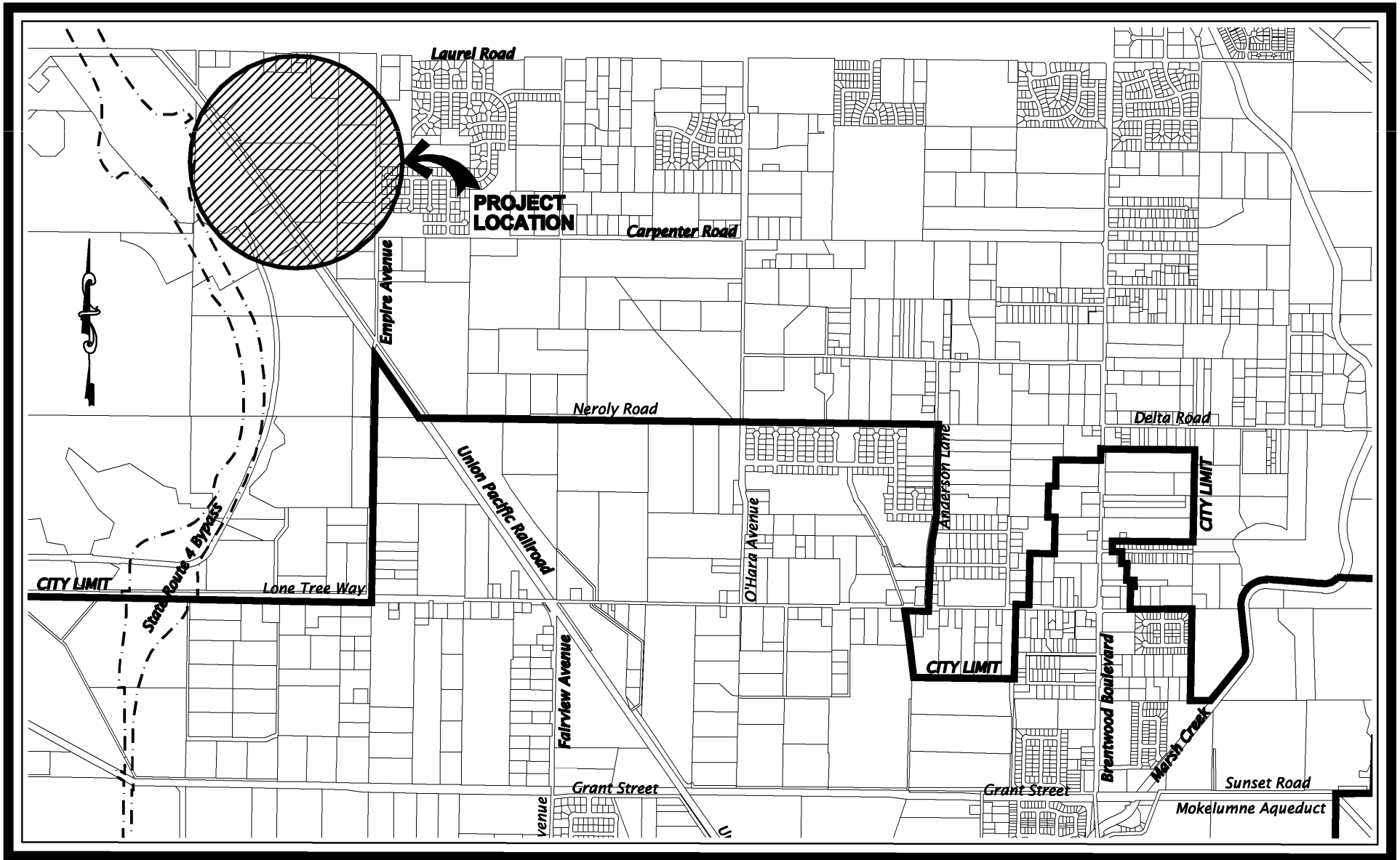
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	80,000	345,200	238,900				\$ 664,100
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded							
TOTAL	\$ 80,000	\$ 345,200	\$ 238,900				\$ 664,100

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This project is intended to improve water flow throughout the City by eliminating dead-ends and increasing the pipes that cross the railroad and Marsh Creek.

WATER TREATMENT PLANT

Randall-Bold Water Treatment Plant



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Water Treatment Plant			Project # 562 5629
Location: Randall-Bold Water Treatment Plant		Redevelopment Area: N/A	
Project Priority: 1D - Mandatory		Construction: City/CCWD	Project Mgr: Stevenson/Grewal/Eldredge
Project Description:		General Plan Relationship: Consistent	
<p>Jointly expand, or construct a new facility adjacent to, the Randall-Bold Water Treatment Plant with the Contra Costa Water District (CCWD) to treat the City's surface water supply to potable drinking water standards to accommodate the ultimate water consumption demand of the City.</p>		<p>Justification:</p> <p>Required to provide a safe, reliable source of potable water to the citizens of Brentwood.</p>	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	1,000	20,000	40,000	40,000			\$ 101,000
90040 Planning and Design	150,000	1,500,000	500,000	150,000			\$ 2,300,000
90050 Construction			17,700,000	17,700,000			\$ 35,400,000
90070 Project Administration	5,000	50,000	2,000,000	145,000			\$ 2,200,000
90100 Land/ROW/Acquisitions		10,000	1,190,000				\$ 1,200,000
TOTAL	\$ 156,000	\$ 1,580,000	\$ 21,430,000	\$ 18,035,000			\$ 41,201,000

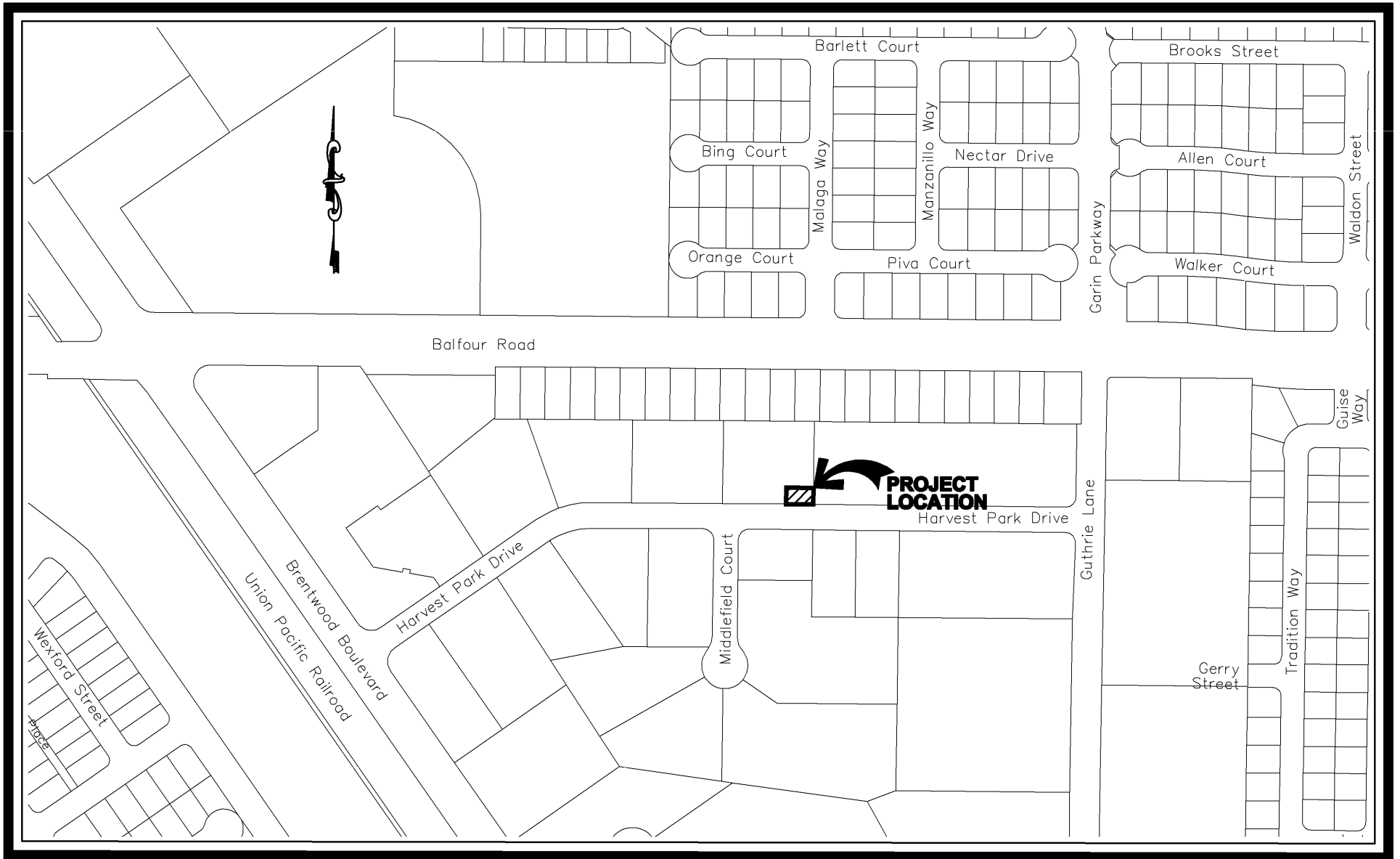
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	156,000	1,580,000					\$ 1,736,000
47560 Enterprise							
4xxxx Federal/State Funding			21,430,000	18,035,000			\$ 39,465,000
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 156,000	\$ 1,580,000	\$ 21,430,000	\$ 18,035,000			\$ 41,201,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$500,000
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The City will need to secure additional funding sources to supplement the Developer Fees. The costs exhibited above represent the anticipated construction costs for the City's portion of the Randall-Bold expansion as well as necessary upgrades to the raw water conveyance system. The City and CCWD are currently studying upgrade options and the construction and related costs shown above may increase or decrease depending upon the results of this study. The annual operations and maintenance costs coupled with the total project cost will necessitate a water enterprise fee increase of approximately 10-20%; however, this number will be further refined once the exact costs associated with this new plant are known and a rate study can be performed. The City will be seeking a loan from the state to construct this facility.

WELL #11 BLENDING PROJECT

Harvest Park Drive



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Well #11 Blending Project			Project #
Location: Harvest Park Drive		Redevelopment Area: Downtown	
		Project Mgr: J. Majarucon	
Project Priority: 3A - Desireable	Construction: City	General Plan Relationship: Consistent	
Project Description: Modify facility so water from Well #11 can be used. Without these changes, Well #11 is not useable periodically.		Justification: Current production is 750 gpm. During peak season, use of well translates to 30 million less gallons that would otherwise have to be purchased. This project would blend water from Well #11 with the rest of the City water. Current water quality numbers from Well #11 make it periodically unusable.	

PROJECT FINANCING

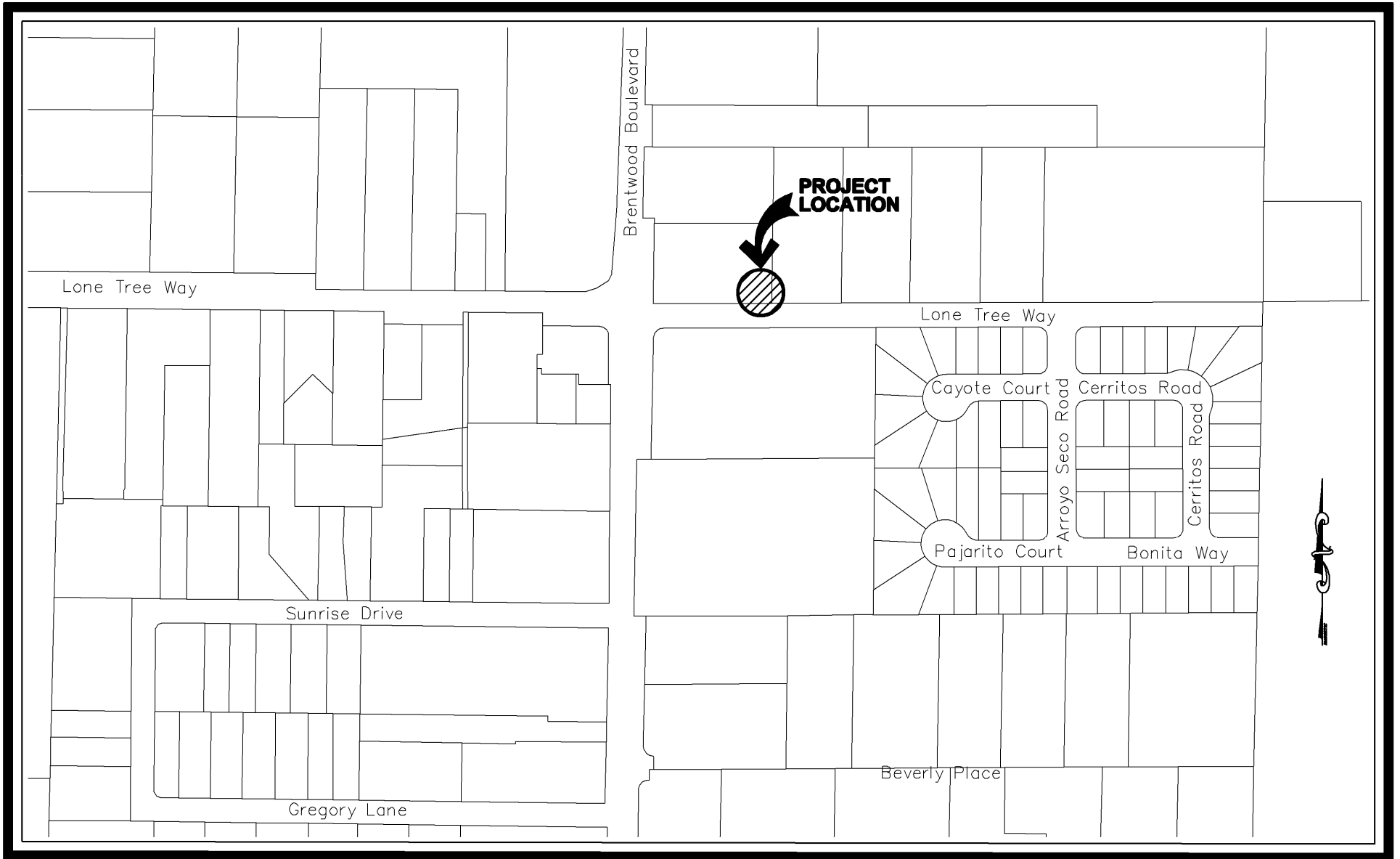
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			7,000	5,000	5,000	5,000	\$ 22,000
90040 Planning and Design			30,000				\$ 30,000
90050 Construction			303,000				\$ 303,000
90070 Project Administration			20,000				\$ 20,000
90100 Land/ROW/Acquisitions							
TOTAL			\$ 360,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 375,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise			360,000	5,000	5,000	5,000	\$ 375,000
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 360,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 375,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$15,000
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WELL #14

East of Brentwood Boulevard and north of Lone Tree Way



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Well #14		Project #	
Location: East of Brentwood Boulevard and north of Lone Tree Way		Redevelopment Area: N/A	562
		Project Mgr: P. Eldredge	5615
Project Priority: 1A - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Identify potential production well sites and drill up to four test holes to locate the most favorable location for a production well. The test hole at the most favorable site will be tested for quality and quantity. If these tests indicate a productive well site, it will be concreted and piping, mechanical equipment and site improvements will be installed and constructed respectively.		Justification: This project is required to meet the potable water demand in the short term and to help offset the long term surface water requirements of the City. This is also an infr structure Master Plan element.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	2,000	10,000					\$ 12,000
90040 Planning and Design	130,000						\$ 130,000
90050 Construction	520,000	70,000					\$ 590,000
90070 Project Administration	18,000	7,000					\$ 25,000
90100 Land/ROW/Acquisitions	21,000						\$ 21,000
TOTAL	\$ 691,000	\$ 87,000					\$ 778,000

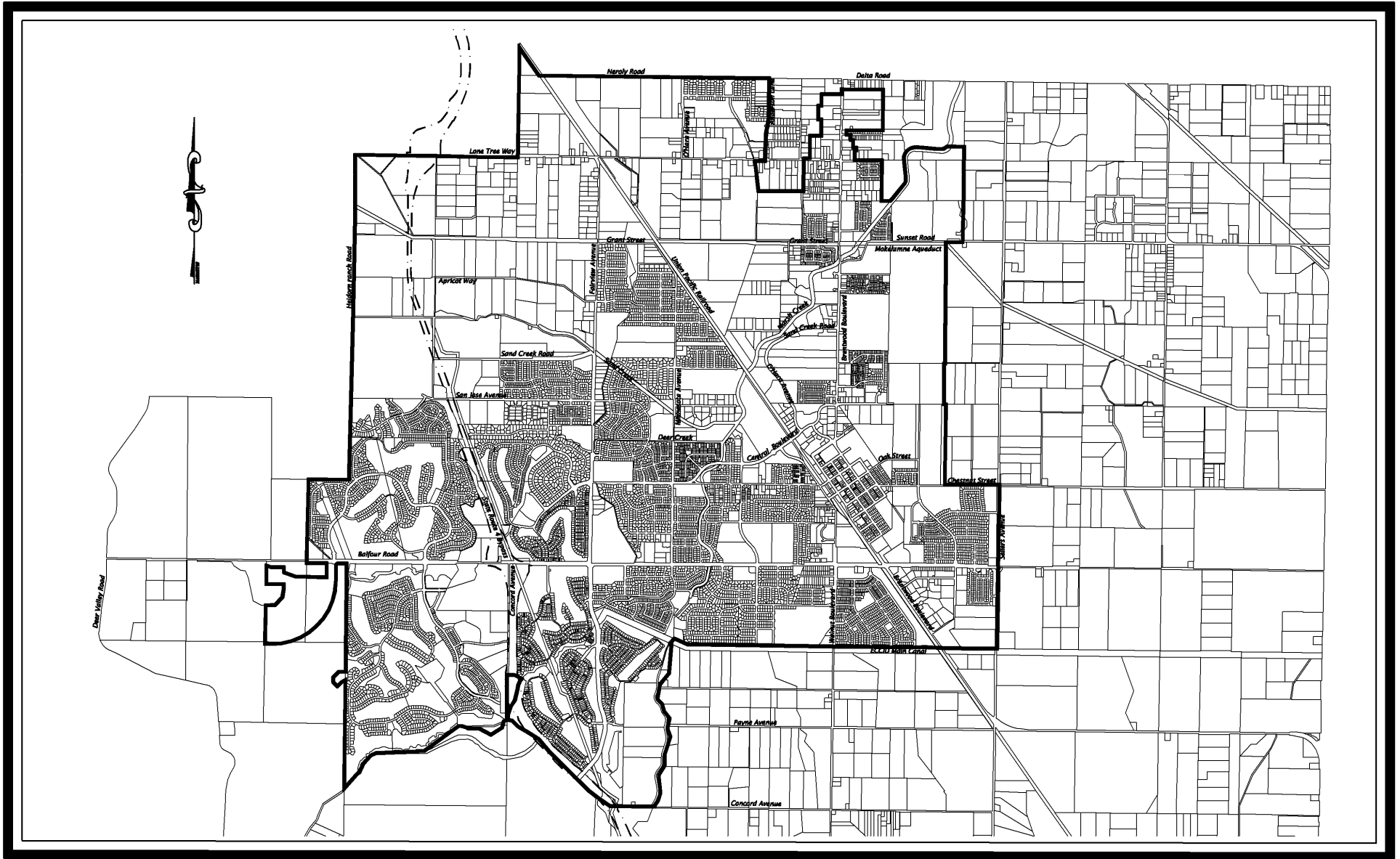
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise	691,000	87,000					\$ 778,000
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 691,000	\$ 87,000					\$ 778,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$100,000
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The construction of this project is complete and the facility is operational. However, some additional punchlist items remain that will probably preclude the acceptance of this project until fall/winter of 2002. Annual O & M costs to cover power, chemicals and maintenance.

WELL ABANDONMENT

City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Well Abandonment			Project # 562 5613
Location: City Wide	Redevelopment Area: N/A	Project Mgr: J. Mararucon	
Project Priority: 1E - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Identify wells in and out of service that could be potential conduits for contamination between aquifers. These wells would then be destroyed in accordance with county standards.		Justification: Contaminants in shallow aquifers have the potential to move into deeper aquifers through wells that do not have sanitary seals.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			5,000				\$ 5,000
90040 Planning and Design			28,500				\$ 28,500
90050 Construction	12,850		17,500				\$ 30,350
90070 Project Administration			13,003				\$ 13,003
90100 Land/ROW/Acquisitions			16,817				\$ 16,817
TOTAL	\$ 12,850		\$ 80,820				\$ 93,670

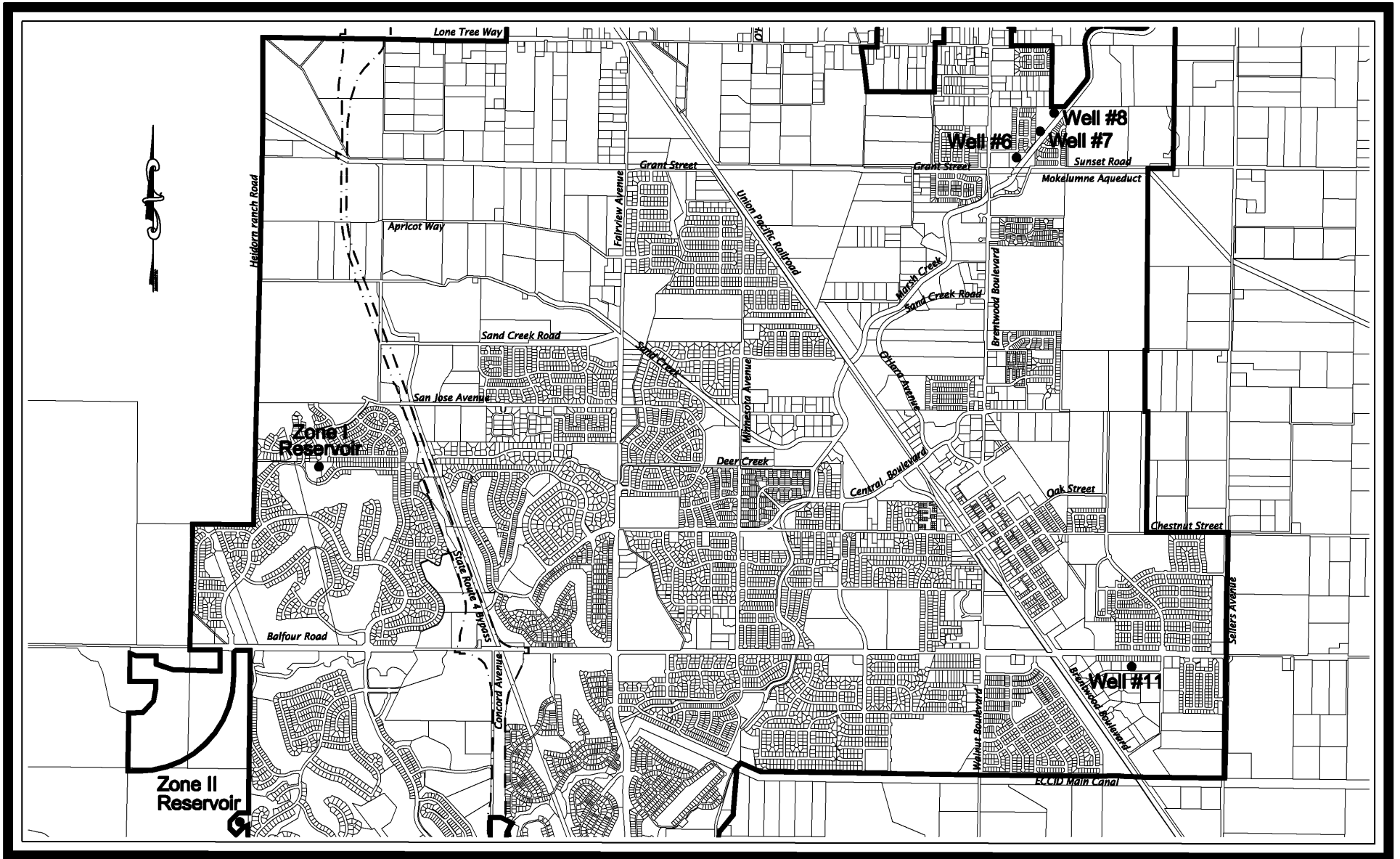
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise	12,850						\$ 12,850
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			80,820				\$ 80,820
TOTAL	\$ 12,850		\$ 80,820				\$ 93,670

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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2000/01 efforts include abandonment of well numbers off Central Boulevard at the staging area. 2001/02 efforts include abandonment of Well # 10 off Contiente Avenue, adjacent to Well # 10A and Well # 3.

WELL DISINFECTION SYSTEM UPGRADE

City Wells 6, 7, 8, 11 and the Zone I and Zone II Reservoirs



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Well Disinfection System Upgrade			Project # 562 5624
Location: City Wells 6, 7, 8, and the Zone I and Zone II Reservoirs		Redevelopment Area: N/A	
Project Priority: 1C - Mandatory		Construction: City	Project Mgr: P. Eldredge
		General Plan Relationship: Consistent	
Project Description: Removal of pressurized chlorine cylinders from the potable water wells and replace them with self generating sodium hypochlorite disinfection systems. In addition to the above, one self generation unit will be installed at each Zone's reservoir site.		Justification: Pressurized chlorine cylinders are a potentially hazardous material and could pose a health and safety risk to the City's residents and water quality personnel. Although the possibility of a mishap occurring is extremely unlikely, the City prefers to have a proactive approach to the elimination of this potential hazard.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	500	7,000					\$ 7,500
90040 Planning and Design	5,000	25,000					\$ 30,000
90050 Construction	37,000	400,000	140,000				\$ 577,000
90070 Project Administration	1,000	24,000					\$ 25,000
90100 Land/ROW/Acquisitions	500	500					\$ 1,000
TOTAL	\$ 44,000	\$ 456,500	\$ 140,000				\$ 640,500

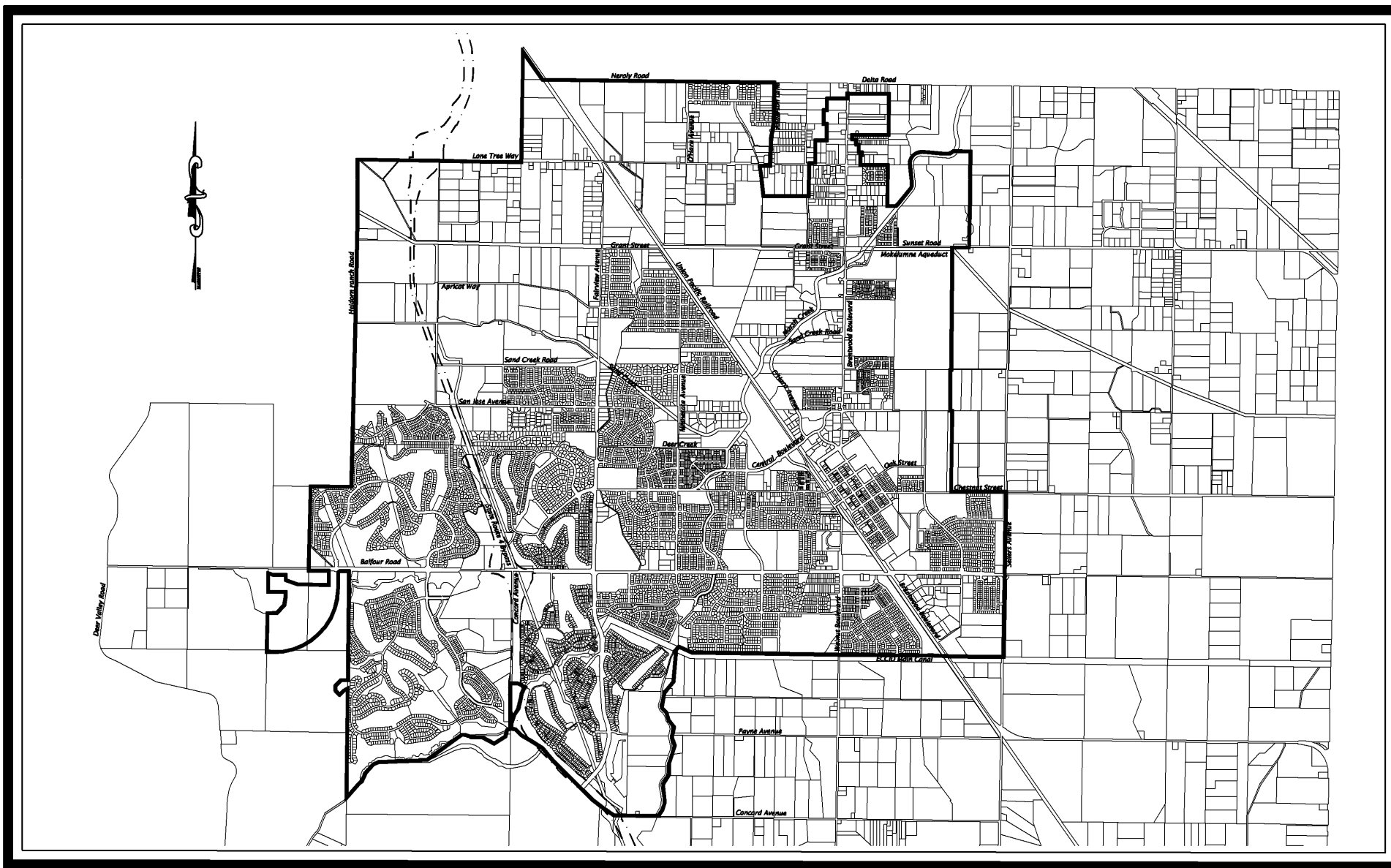
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	44,000	456,500	140,000				\$ 640,500
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 44,000	\$ 456,500	\$ 140,000				\$ 640,500

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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\$462,000 was obtained through the prepayment of fees from the participants of CIP 99-1 (AD 99-1).

WELL MONITORING PROGRAM

City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Well Monitoring Program			Project # 562 5619
Location: City Wide		Redevelopment Area: N/A	
Project Priority: 2C - Necessary		Construction: City	Project Mgr: J. Majarucon
		General Plan Relationship: Consistent	
Project Description: Establish monitoring well(s) to monitor the individual aquifers from which the City is drawing its potable water.			Justification: This allows the City to have a proactive approach to the management and maintenance of the wells.

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			5,000	4,000	4,000	4,000	\$ 17,000
90040 Planning and Design			5,000	6,000	6,000	6,000	\$ 23,000
90050 Construction	56,605		60,000	40,000	40,000	40,000	\$ 236,605
90070 Project Administration			4,000	4,000	4,000	4,000	\$ 16,000
90100 Land/ROW/Acquisitions			5,000	10,000	10,000	10,000	\$ 35,000
TOTAL	\$ 56,605		\$ 79,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 327,605

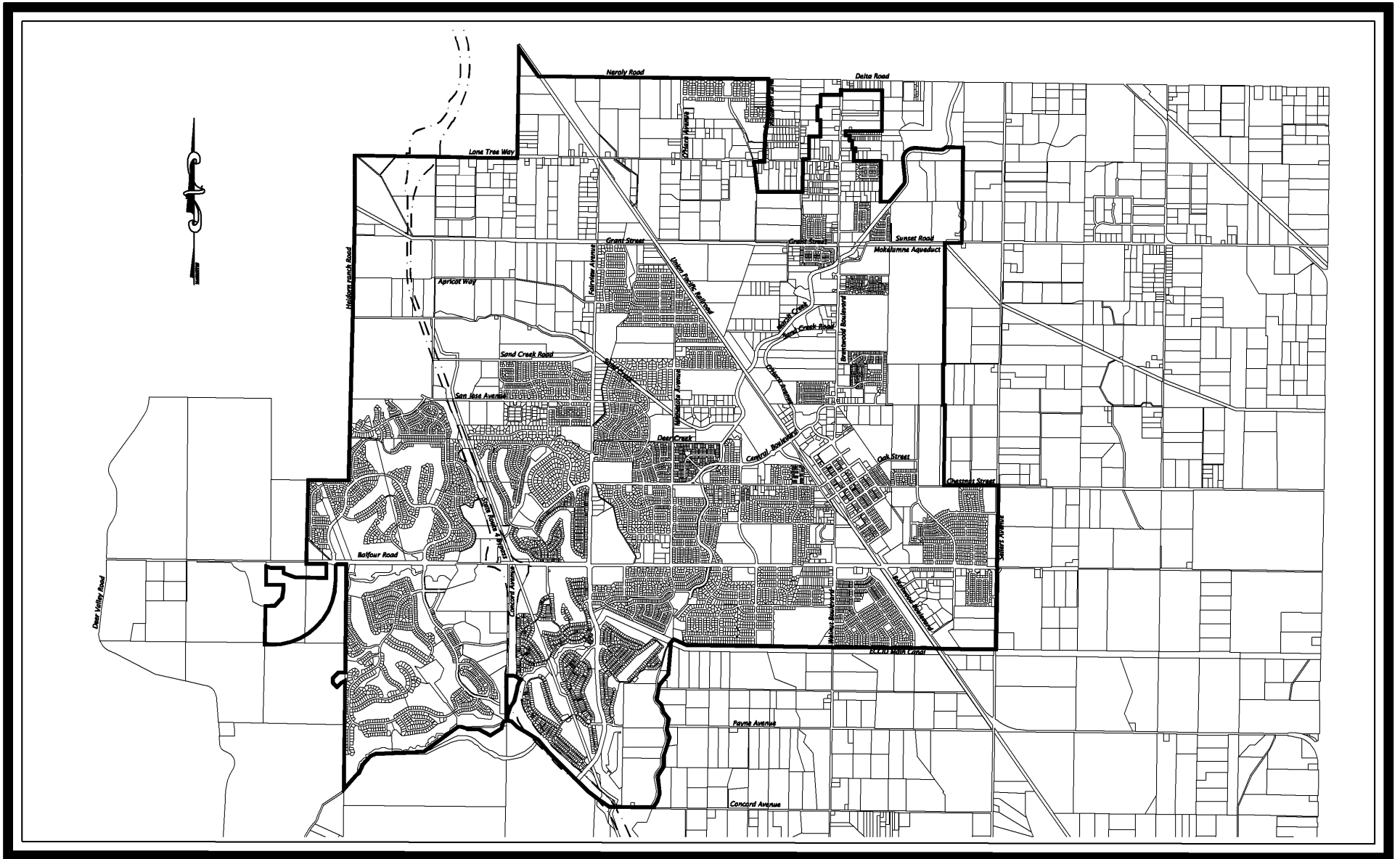
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise	56,605						\$ 56,605
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			79,000	64,000	64,000	64,000	\$ 271,000
TOTAL	\$ 56,605		\$ 79,000	\$ 64,000	\$ 64,000	\$ 64,000	\$ 327,605

Review and Comment:	Future Annual Operating/Maintenance Cost \$20,000
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Project will enable the City to better monitor its water quality while being able to gather background information on the groundwater.

WELL REHABILITATION

Existing City Wells City Wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Well Rehabilitation			Project # 562 5616
Location: Existing City Wells City Wide		Redevelopment Area: N/A	
		Project Mgr: P. Eldredge	
Project Priority: 1E - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Identify wells in need of rehabilitation that includes, but is not limited to, the sealing of selected aquifers, installing liners on failing casings, overhauling pumping equipment and repairing/replacing motors.		Justification: Existing wells can usually be rehabilitated for a lower cost than construction of a new well. Pumps, motors and all mechanical equipment periodically require servicing to keep them operational and functioning to the standards of the State Department of Health Services.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	2,000	2,200					\$ 4,200
90040 Planning and Design	100,000	100,000					\$ 200,000
90050 Construction	575,000	145,000					\$ 720,000
90070 Project Administration	30,000	50,000					\$ 80,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 707,000	\$ 297,200					\$ 1,004,200

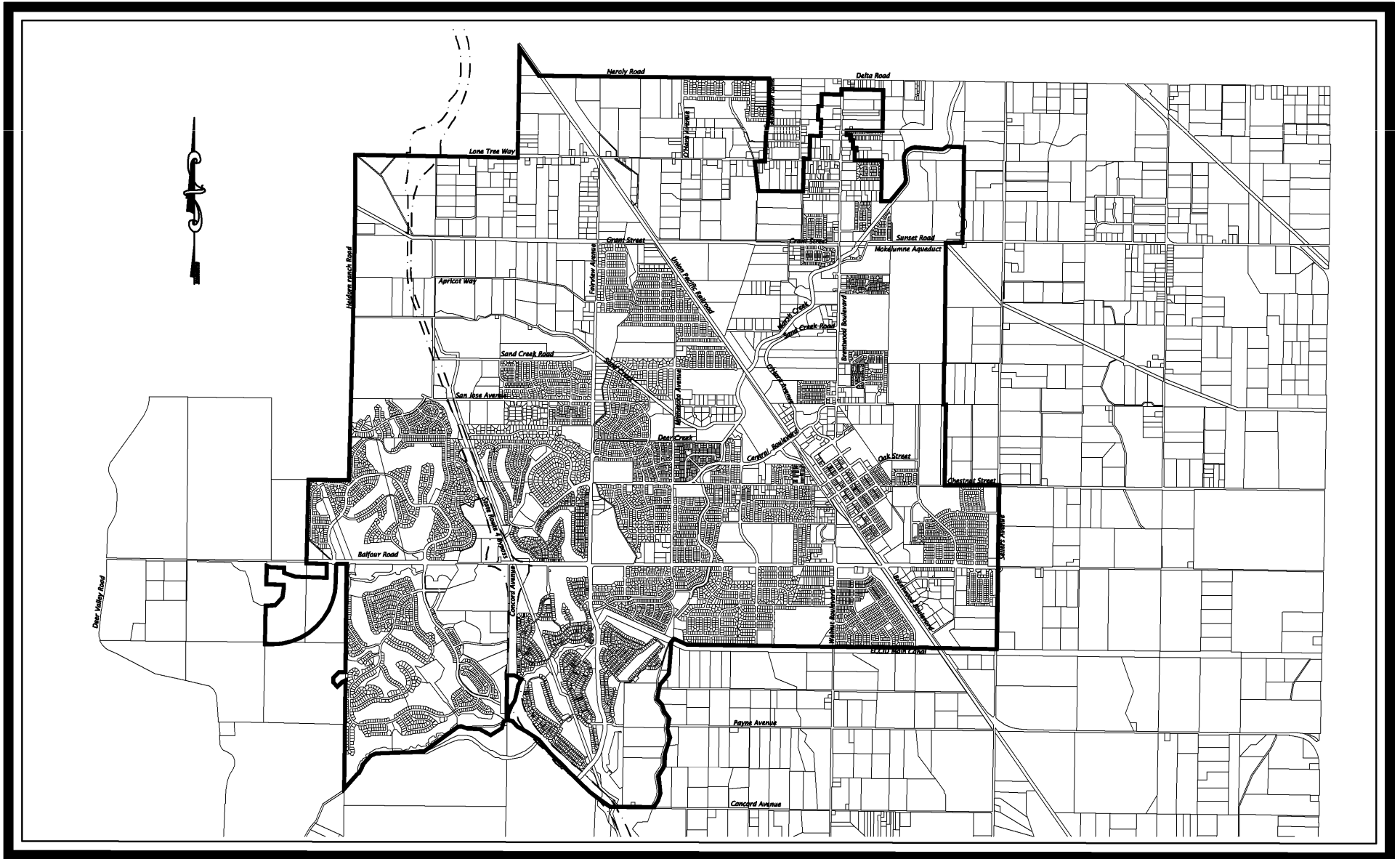
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	31,100	297,200					\$ 328,300
47560 Enterprise	606,500						\$ 606,500
4xxxx Federal/State Funding							
47xxx Developer Contributions	69,400						\$ 69,400
47293 Measure C							
46700 Other							
TOTAL	\$ 707,000	\$ 297,200					\$ 1,004,200

Review and Comment:	Future Annual Operating/Maintenance Cost -0-
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The funds contributed towards this project from the enterprise are proceeds from water and sewer bond proceeds. The Signature Properties Development (Subdivision No. 8221) has contributed \$17,900 and \$51,500 towards the completion of the design and construction of the Well #13 site improvements. Their proposed development conflicted with the existing well site and it is being modified to accommodate both the City's and proposed development's needs. The modification of this facility is complete with the exception of the chemical injection equipment which has not yet been accepted by the City.

WELL SITE BUILDINGS

City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Well Site Buildings			Project #
Location: City Wide	Redevelopment Area: North		
Project Priority: 3A - Desirable		Construction: City	
Project Description: Installation of buildings at some well sites and one pump station.		General Plan Relationship: Consistent	
		Justification: To enclose electrical panels and related equipment. Protection of equipment will make maintenance easier and safer while increasing the life span of the equipment by reducing exposure to the elements.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			5,000				\$ 5,000
90040 Planning and Design			32,000				\$ 32,000
90050 Construction			160,000				\$ 160,000
90070 Project Administration			12,000				\$ 12,000
90100 Land/ROW/Acquisitions							
TOTAL			\$ 209,000				\$ 209,000

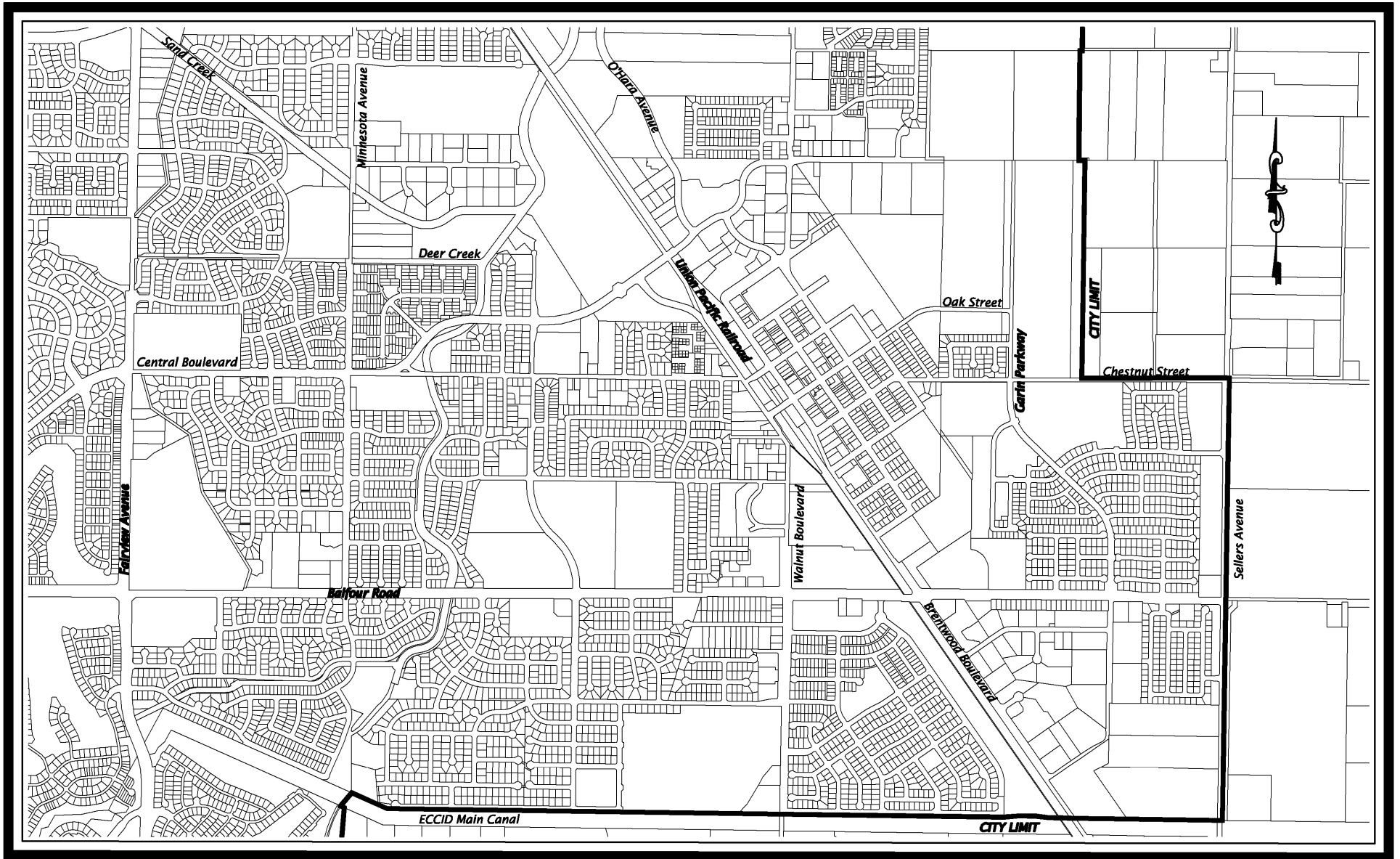
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			209,000				\$ 209,000
TOTAL			\$ 209,000				\$ 209,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,000
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Historically, the motor at Well #8 has been very close to exceeding the operating temperature limit. This is especially troublesome during the summer months. This is causing the motor insulation to wear out faster. In addition, recent inspections of the electrical boxes at several locations have revealed excess amounts of moisture. Corrosion is evident during the recent P.M. inspections and the addition of buildings to house the equipment would go far, both in prolonging the life of the equipment and in reducing annual maintenance costs.

ZONE I EQUALIZATION STORAGE RESERVOIRS - PHASE 1-6

Along the eastern edge of the City with proposed locations adjacent to the future Garin Parkway extension to the north



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Zone I Equalization Storage Reservoirs - Phase 1 - 6		Project #
Location: Along the eastern edge of the City with proposed locations adjacent to the future Garin Parkway extension to the north		Redevelopment Area: N/A
		Project Mgr: P. Eldredge
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent
Project Description: A series of buried equalization basins totaling 16 million gallons of storage currently estimated to be constructed in six (6) phases. Each phase consists of a buried reinforced concrete reservoir, piping, pumps and related equipment, electrical services and control systems.		Justification: System storage capacity, among other things, provides the equalization volume required to accommodate maximum water consumption periods throughout the day. All of the City's existing storage capacity is located on the western edge of the City due to the hilly terrain (typical water reservoirs are elevated) above the service area and rely upon gravity for flow). Adequate locations for additional Zone I reservoirs are not available within the City limits, therefore a series of buried equalization basins are proposed on the eastern edge of the City.

PROJECT FINANCING

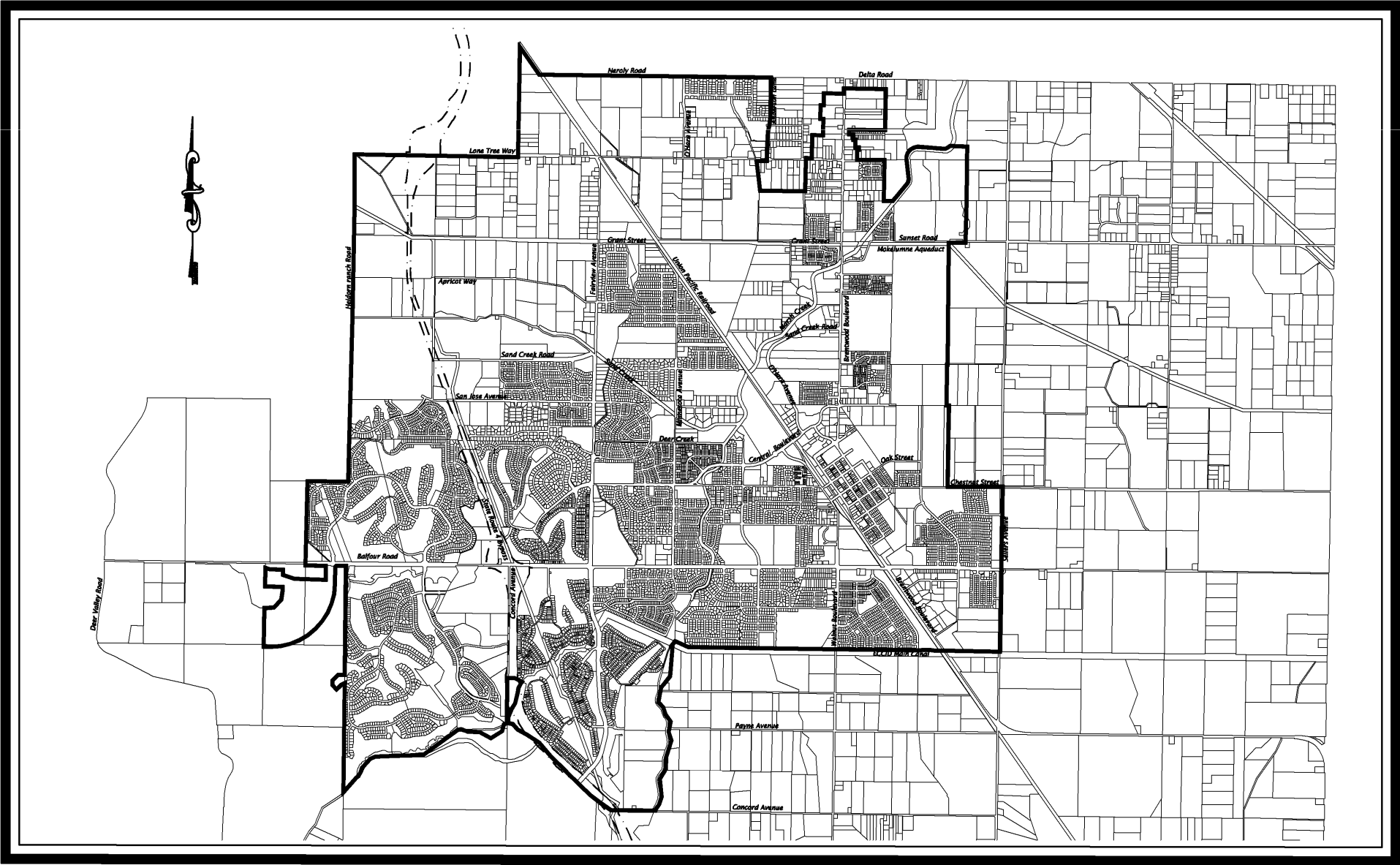
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			18,200		18,200	36,400	\$ 72,800
90040 Planning and Design			180,000		180,000	360,000	\$ 720,000
90050 Construction			1,820,000		1,820,000	3,640,000	\$ 7,280,000
90070 Project Administration			175,000		175,000	350,000	\$ 700,000
90100 Land/ROW/Acquisitions			91,000		91,000	182,000	\$ 364,000
TOTAL			\$ 2,284,200		\$ 2,284,200	\$ 4,568,400	\$ 9,136,800

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees			2,284,200		2,284,200		\$ 4,568,400
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded						4,568,400	\$ 4,568,400
TOTAL			\$ 2,284,200		\$ 2,284,200	\$ 4,568,400	\$ 9,136,800

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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ZONE I PUMP STATION IMPROVEMENTS

City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Zone 1 Pump Station Improvements			Project #
Location: City Wide		Redevelopment Area: N/A	
		Project Mgr: J. Majarucon	
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description:		Justification:	
		To reduce/eliminate annual replacement of valves and enhance site safety and reliability.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			5,000				\$ 5,000
90040 Planning and Design			10,000				\$ 10,000
90050 Construction			50,000				\$ 50,000
90070 Project Administration			5,000				\$ 5,000
90100 Land/ROW/Acquisitions							
TOTAL			\$ 70,000				\$ 70,000

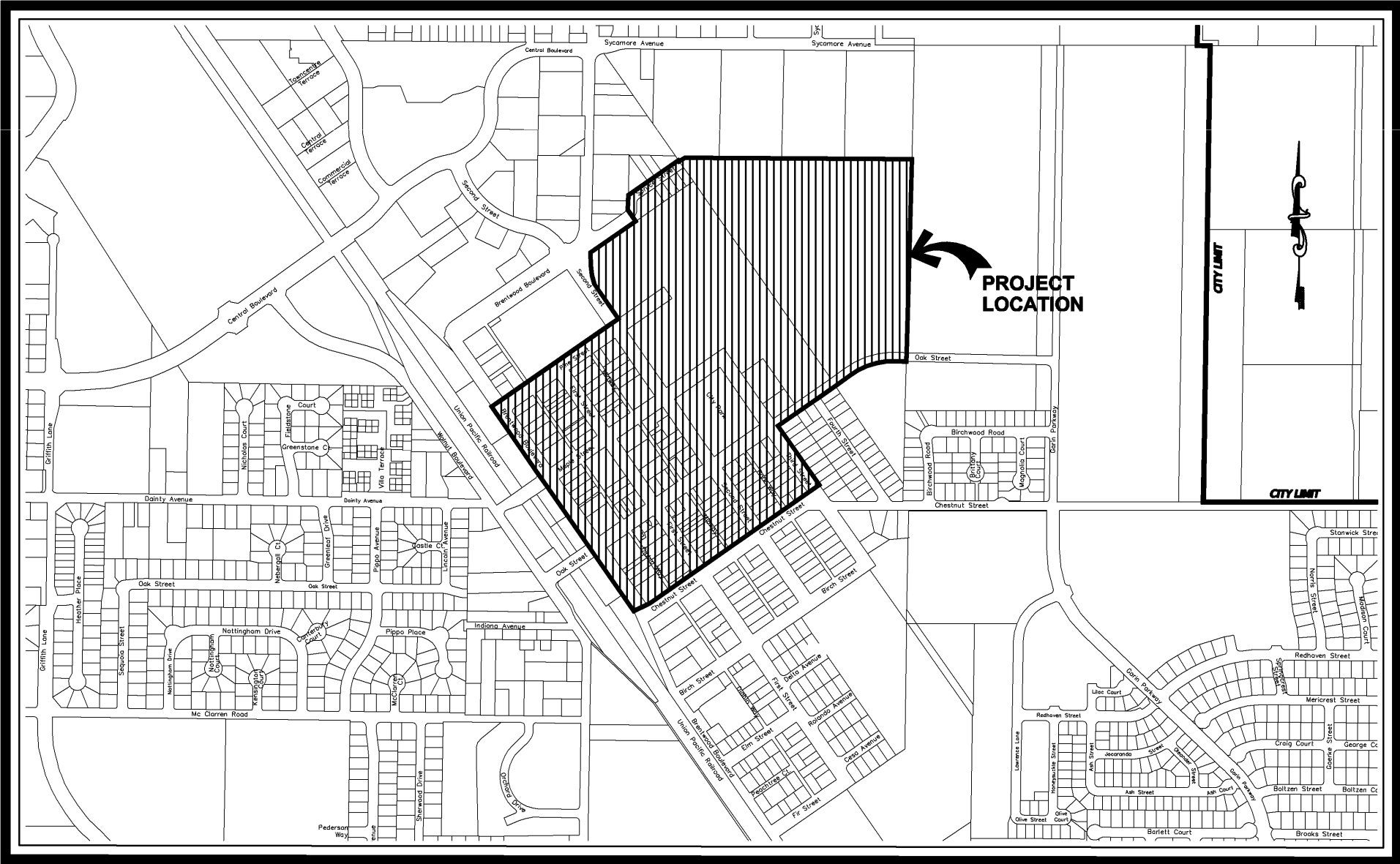
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise			70,000				\$ 70,000
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 70,000				\$ 70,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$10,000
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Each valve replacement is approximately \$6,000. Each year, two valves are replaced. In addition, the existing chlorine system should be modified to further improve reliability and, more importantly, safety. In addressing safety, for instance, the installation of vacuum regulators onto each chlorine cylinder will isolate a smaller area hence minimizing any chlorine leaks and hazards to the operating staff.

ZONE I WATER SYSTEM UPGRADES - DOWNTOWN

Downtown Area



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Zone I Water System Upgrades - Downtown			Project #
Location: Existing City streets and alley ways located in the downtown area.		Redevelopment Area: Downtown	
		Project Mgr: P. Eldredge	
Project Priority:	Construction: City	General Plan Relationship: Consistent	
Project Description: Remove and replace the old, outdated and undersized water lines that currently serve the downtown area.		Justification: A majority of the water lines located in the downtown area are 2", 6" and 9" in size. They are old and in need of repair. These smaller lines make it difficult to maintain adequate fire flows in portions of downtown.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		1,000	1,000				\$ 2,000
90040 Planning and Design		5,000	5,000				\$ 10,000
90050 Construction		175,000	175,000				\$ 350,000
90070 Project Administration		7,500	7,500				\$ 15,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 188,500	\$ 188,500				\$ 377,000

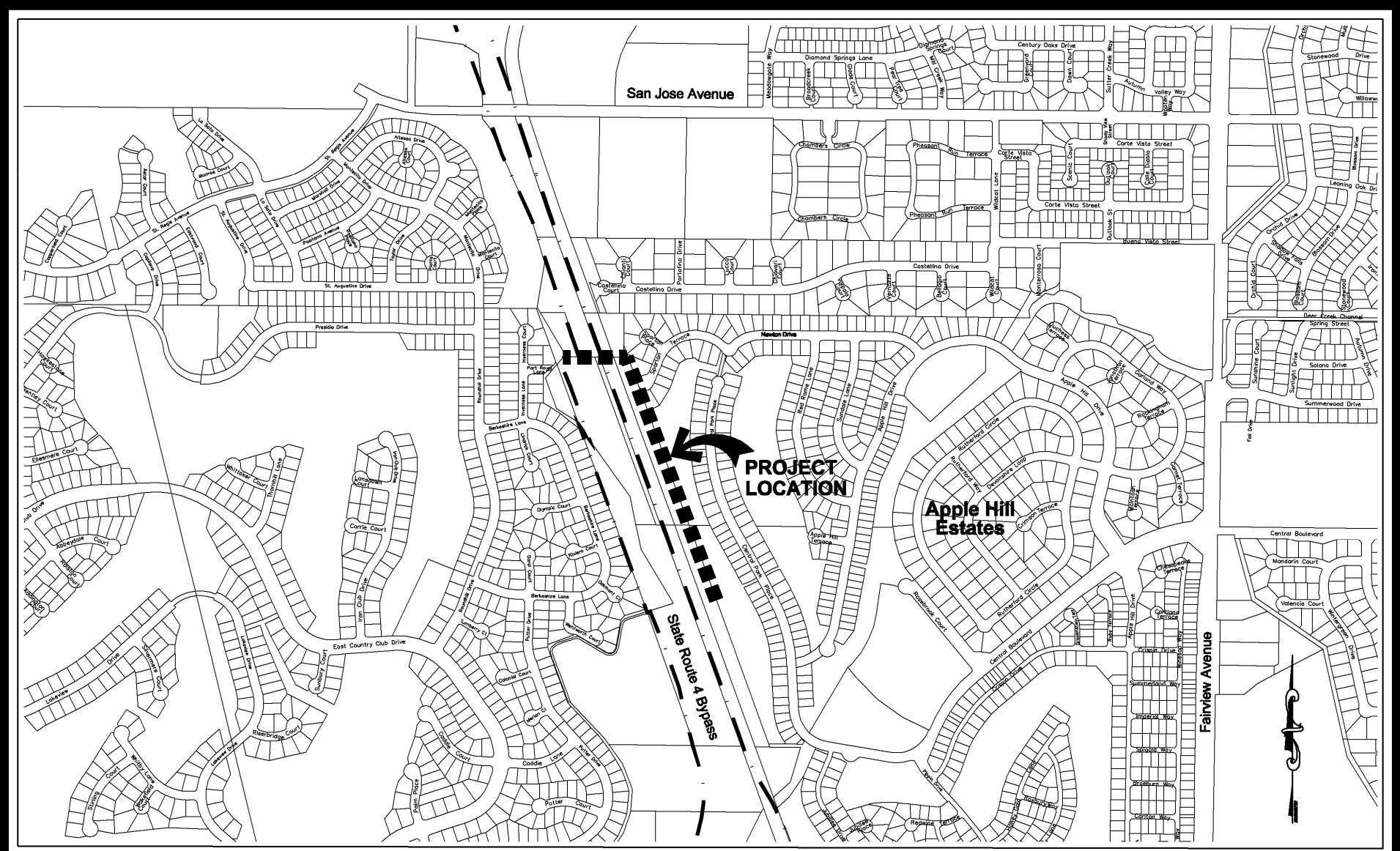
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other - Redevelopment		188,500	188,500				\$ 377,000
TOTAL		\$ 188,500	\$ 188,500				\$ 377,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$1,000
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This project is required to rehabilitate old, antiquated infrastructure to facilitate redevelopment of the downtown area.

ZONE I WATERLINE RELOCATION

North of Balfour Road and south of San Jose Avenue just west of Apple Hill Estates Subdivision



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Zone I Waterline Relocation			Project # 562 5622
Location:	Redevelopment Area:	N/A	
Project Priority: 1A - Mandatory	Construction: City	Project Mgr: P. Eldredge	
		General Plan Relationship: Consistent	
Project Description: Relocating approximately 2,800 feet of 24 inch Zone I waterline, making tie-ins to the Zone I reservoirs, existing 24 inch Zone I pipeline, to the existing 18 inch interim pipeline and running 8 inch and 12 inch stubs off the new 24 inch line.		Justification: The current location of the existing waterline is such that approximately 1,700 feet are located directly underneath the approved alignment for the State Route 4 Bypass. It is essential that this line remain accessible to City crews to ensure a safe, ample supply of water to the City.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	500	50,000					\$ 50,500
90040 Planning and Design	67,000						\$ 67,000
90050 Construction	570,000						\$ 570,000
90070 Project Administration	2,000	33,000					\$ 35,000
90100 Land/ROW/Acquisitions	500	35,500					\$ 36,000
TOTAL	\$ 640,000	\$ 118,500					\$ 758,500

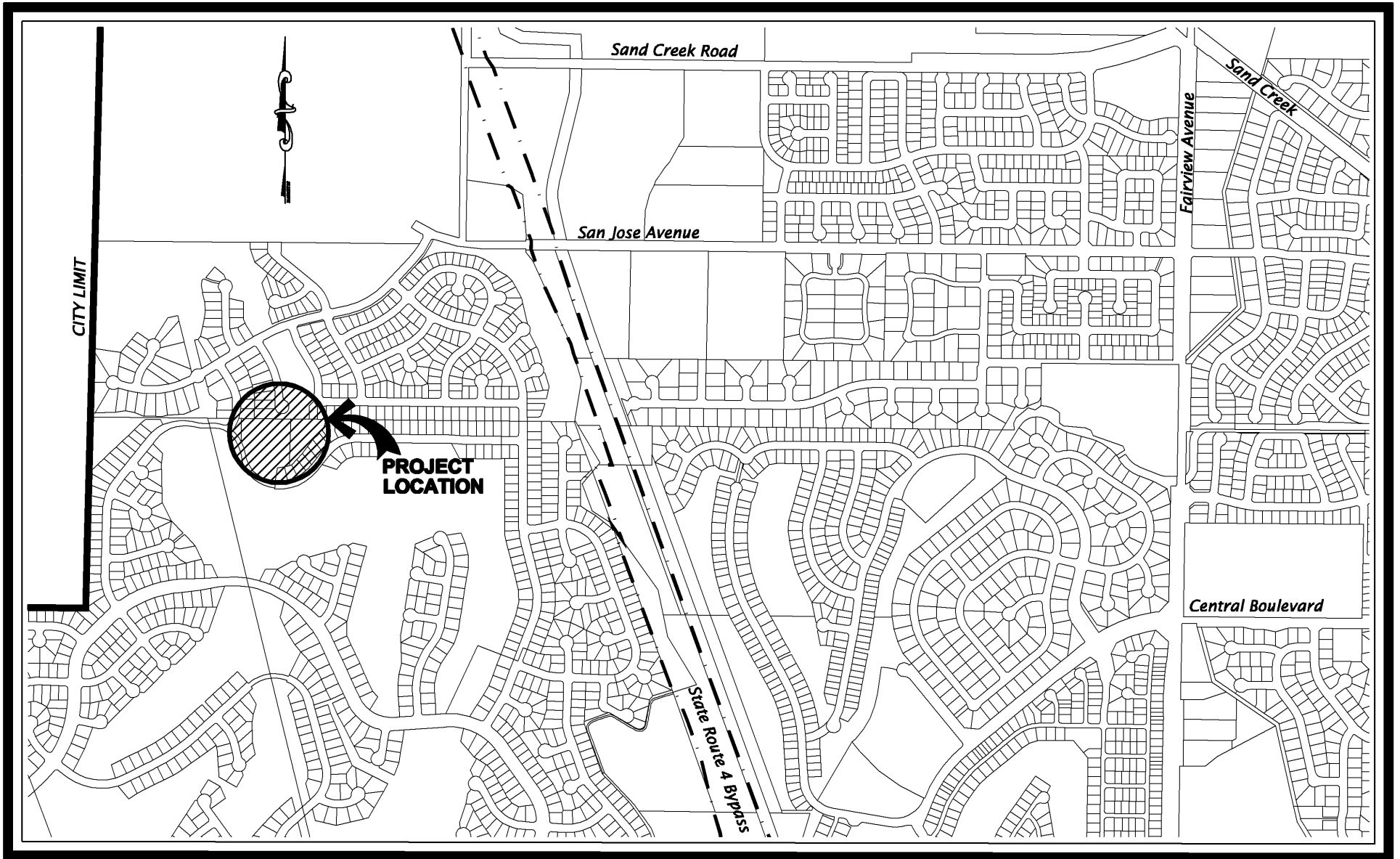
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	640,000	118,500					\$ 758,500
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 640,000	\$ 118,500					\$ 758,500

Review and Comment:	Future Annual Operating/Maintenance Cost \$500
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The construction for this project is complete, however, the right-of-way for the pipeline through the Contra Costa Water District Los Vaqueros Pipeline right-of-way has not been finalized. The City has and will continue to work with the district on this, however, several personnel changes at the District has slowed the progress. This project's total cost has been reduced by \$127,000 due to cost saving measures during construction as well as a reduction in the anticipated project management and right-of-way expenditures. Annual O & M costs to cover maintenance of the waterline.

ZONE I WATER RESERVOIR - COATING

2550 San Jose Avenue, west of Fairview Avenue and south of San Jose Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Zone I Water Reservoir - Coating			Project # 562 5602
Location: 2550 San Jose Avenue, west of Fairview Avenue and south of San Jose Avenue	Redevelopment Area: N/A	Project Mgr: J. Majarucon	
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: This project includes repair of exterior coating and replacement of interior coating for 2002/03. Efforts will be made to minimize impact of taking the reservoir off-line by performing work during the winter.		Justification: Exterior surface of reservoir is beginning to rust through and interior coating shows roof and sidewall coating failure.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	2,135						\$ 2,135
90040 Planning and Design	119,324	24,900					\$ 144,224
90050 Construction	1,146,952	350,000					\$ 1,496,952
90070 Project Administration	84,923	13,300					\$ 98,223
90100 Land/ROW/Acquisitions	151,531						\$ 151,531
TOTAL	\$ 1,504,865	\$ 388,200					\$ 1,893,065

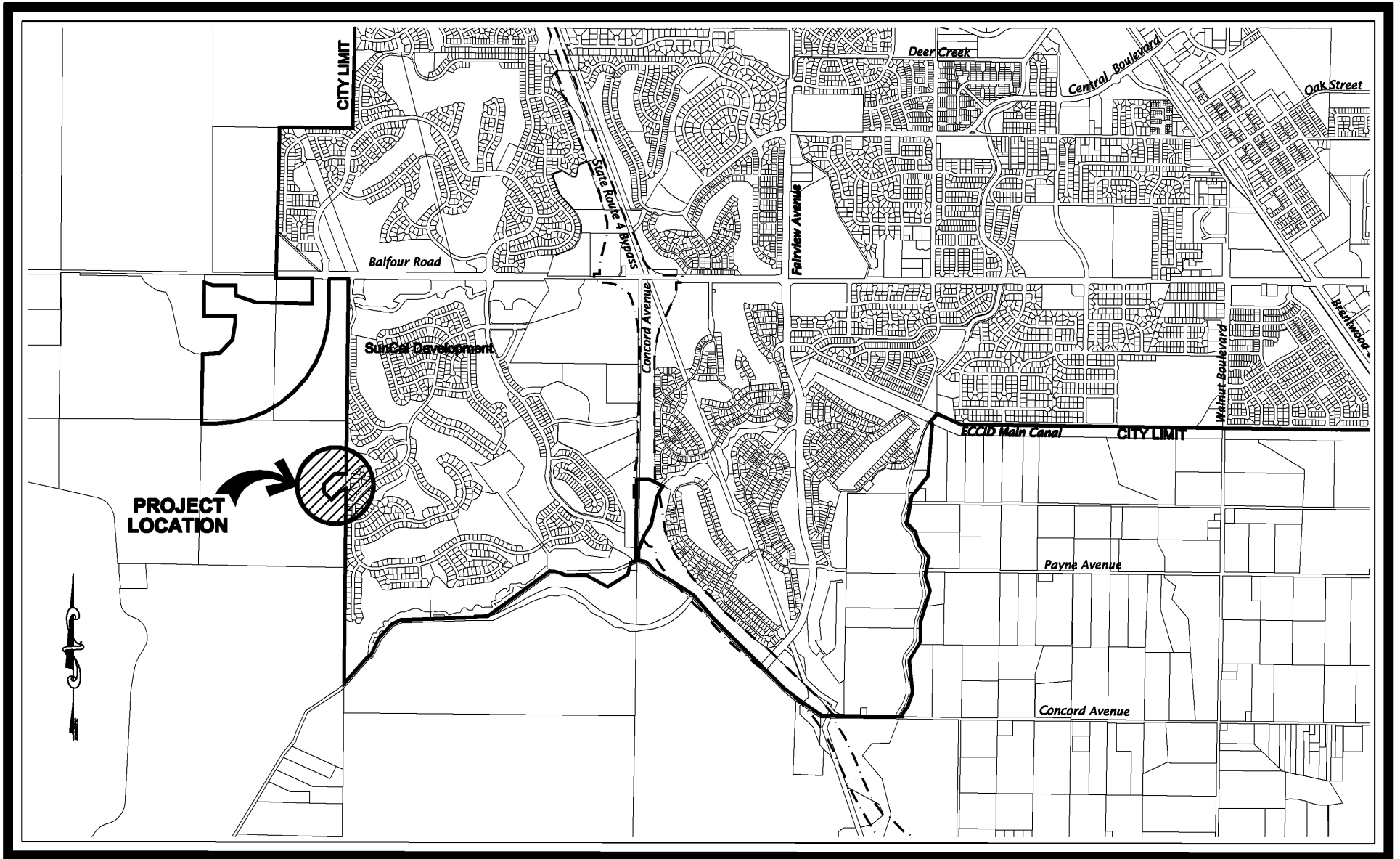
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise	1,504,865	388,200					\$ 1,893,065
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 1,504,865	\$ 388,200					\$ 1,893,065

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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Maintenance impact: recoating may reduce taste, odor and color complaints. Inspection and evaluation of interior coating conditions during 2000/01 increased the scope of this project and moved project timeline to last through fall 2002.

ZONE II 2MG RESERVOIR - PHASE II

Approximately 4,000 feet south of Balfour Road, just west of SunCal development project and adjacent to the existing 2mg Reservoir



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Zone II 2mg Reservoir - Phase II			Project # 562 5627
Location: Approximately 4,000 feet south of Balfour Road, just west of the SunCal development project and adjacent to the existing 2mg Reservoir	Redevelopment Area: N/A	Project Mgr: P. Eldredge	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct the second Zone II 2 million gallon reservoir adjacent to the existing one. This reservoir was planned for during the planning and design of the existing reservoir, but was not constructed due to the lack of service connections in Zone II. The number of service connections that currently exist in Zone II warrant the construction of this second reservoir.		Justification: This project is necessary because of the growth within the Zone II service area, specifically Blackhawk (Subdivision 7939 and 7940), SunCal (formerly Spanos) and Brookfield (formerly Hancock).	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	500	500					\$ 1,000
90040 Planning and Design	110,000	3,000					\$ 113,000
90050 Construction	1,200,000	90,000					\$ 1,290,000
90070 Project Administration	60,000	60,000					\$ 120,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 1,370,500	\$ 153,500					\$ 1,524,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	1,370,500	153,500					\$ 1,524,000
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 1,370,500	\$ 153,500					\$ 1,524,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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The Zone III pump station portion of this project previously included in this budget has been removed and will be developer funded and constructed. This project is complete with the exception of some minor punch list items. Pursuant to the contract documents the contractor is required to return within 11 months of acceptance to do a final warranty inspection and correct any defects. The amount carried forward in project administration is to facilitate and manage this inspection. Annual O & M to cover maintenance of the tank and operators.



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Section IV

**Wastewater Improvements
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
215	5910	Brentwood Boulevard/Lone Tree Way Wastewater	\$ 520,500
217	5908	City Wide Wastewater Rehabilitation	878,098
219	5909	Lone Oak Sewer	429,140
221		Non-Potable Water (Reclaimed Water) Distribution Syster	1,330,000
223		Non-Potable Water (Reclaimed Water) Distribution Syster	3,843,480
225		Non-Potable Water (Reclaimed Water) Distribution Syster	14,187,113
227		Sewer Collection System Upgrade - Downtown	171,000
229	5911	Wastewater Treatment Plant 5MGD Expansion	47,961,385
TOTAL			\$ <u>69,320,716</u>

Current Wastewater Projects

Project Number	Current Projects	Project Status	Estimated Cost	Funding Source
5910	Brentwood Boulevard/Lone Tree Way Wastewater	Starting late Spring 2002	\$ 520,500	Redevelopment
5908	City Wide Wastewater Rehabilitation	On-going	878,098	Enterprise
5909	Lone Oak Sewer	Design on hold	429,140	Facility Fees & Developer
	Non-Potable Water (Reclaimed Water) Distribution System - Phase I	Starting Construction	1,330,000	Facility Fees
	Non-Potable Water (Reclaimed Water) Distribution System - Phase II	Pre-Design Complete	3,843,480	Facility Fees & Grants
	Non-Potable Water (Reclaimed Water) Distribution System - Phase III	Start Design 3-4 Years	14,187,113	Facility Fees & Grants
	Sewer Collection System Upgrade - Downtown	Pre-Planning	171,000	Facility Fees
5911	Wastewater Treatment Plant 5MGD Expansion	Construction 90% complete	47,961,385	State Loan & Facility Fees
TOTAL PROJECT COSTS			\$ 69,320,716	

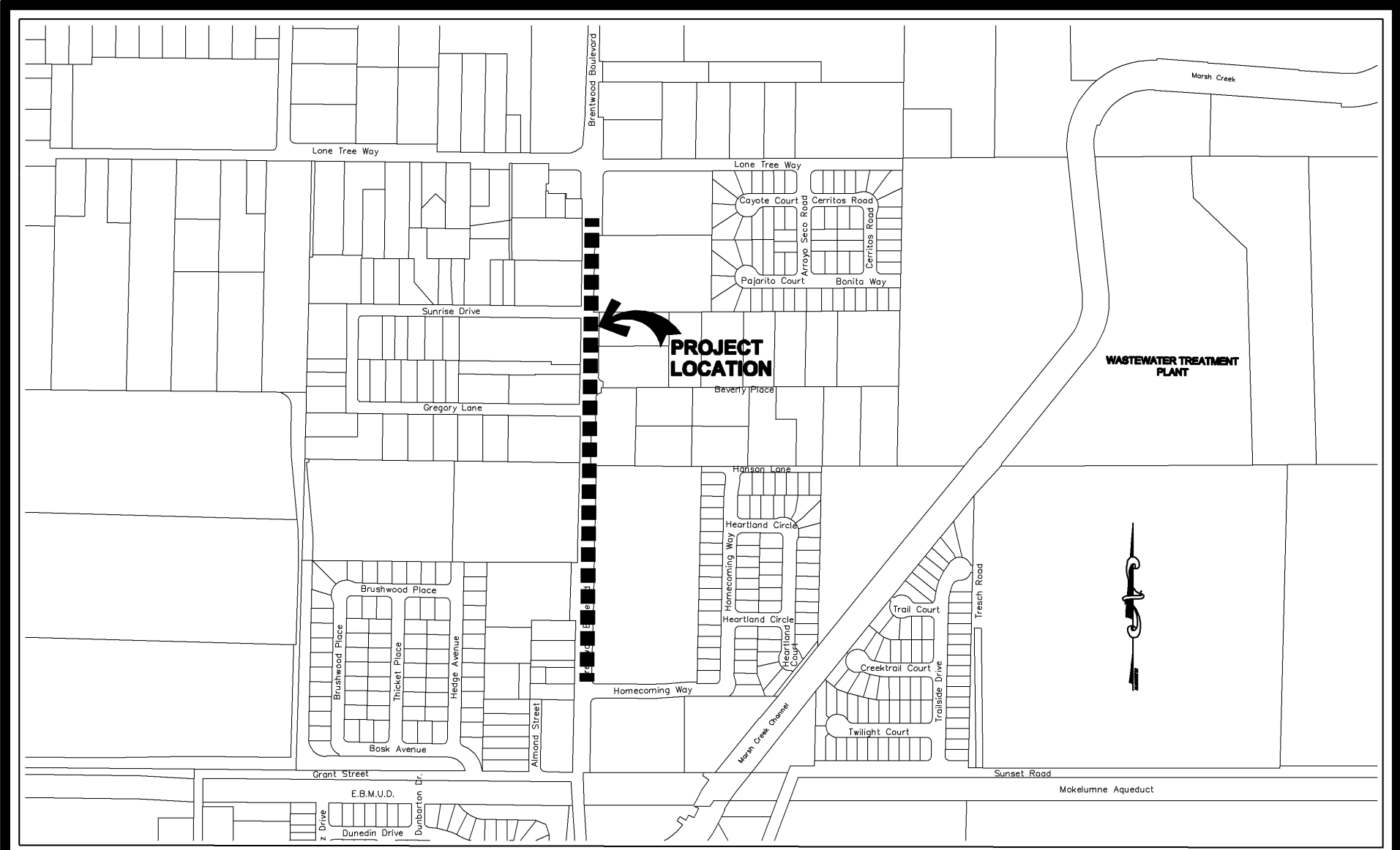
Wastewater Project Summary

PROJECT FINANCING							
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Legal	55,000	180,500	5,500	0	0	0	\$ 241,000
Planning and Design	2,286,200	119,000	317,966	206,000	506,000	706,000	\$ 4,141,166
Construction	35,355,000	7,551,935	1,719,714	2,842,740	3,950,000	4,835,113	\$ 56,254,502
Project Administration	3,843,750	598,700	235,000	250,000	200,000	700,000	\$ 5,827,450
Land/ROW/Acquisitions	92,598	154,000	510,000	400,000	200,000	1,500,000	\$ 2,856,598
TOTAL	\$ 41,632,548	\$ 8,604,135	\$ 2,788,180	\$ 3,698,740	\$ 4,856,000	\$ 7,741,113	\$ 69,320,716

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Assessment District	5,114,394	0	0	0	0	0	\$ 5,114,394
Facility Fees	187,200	6,067,389	1,000	0	0	0	\$ 6,255,589
Enterprise	98,098	156,000	156,000	156,000	156,000	156,000	\$ 878,098
Federal/State Funding	30,900,399	1,825,121	2,192,740	3,542,740	4,700,000	7,585,113	\$ 50,746,113
Developer Contributions	0	0	377,940	0	0	0	\$ 377,940
Measure C	0	0	0	0	0	0	\$ 0
Other	5,332,457	555,625	60,500	0	0	0	\$ 5,948,582
TOTAL	\$ 41,632,548	\$ 8,604,135	\$ 2,788,180	\$ 3,698,740	\$ 4,856,000	\$ 7,741,113	\$ 69,320,716

BRENTWOOD BOULEVARD/LONE TREE WAY WASTEWATER

On Brentwood Boulevard from Sunrise Drive to approximately 300 feet north of Grant Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Brentwood Boulevard/Lone Tree Way Wastewater			Project # 592 5910
Location: On Brentwood Boulevard approximately 200 feet south of Lone Tree Way to approximately 300 feet north of Grant Street	Redevelopment Area: North	Project Mgr: P. Eldredge/D. Galey	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Install a sewer line on Brentwood Boulevard approximately 200 feet south of Lone Tree Way to approximately 300 feet north of Grant Street to serve businesses and homes currently on septic systems.		Justification: This is one part of the City's overall goal to provide sewer facilities to as many of the City's residents as possible.	

PROJECT FINANCING

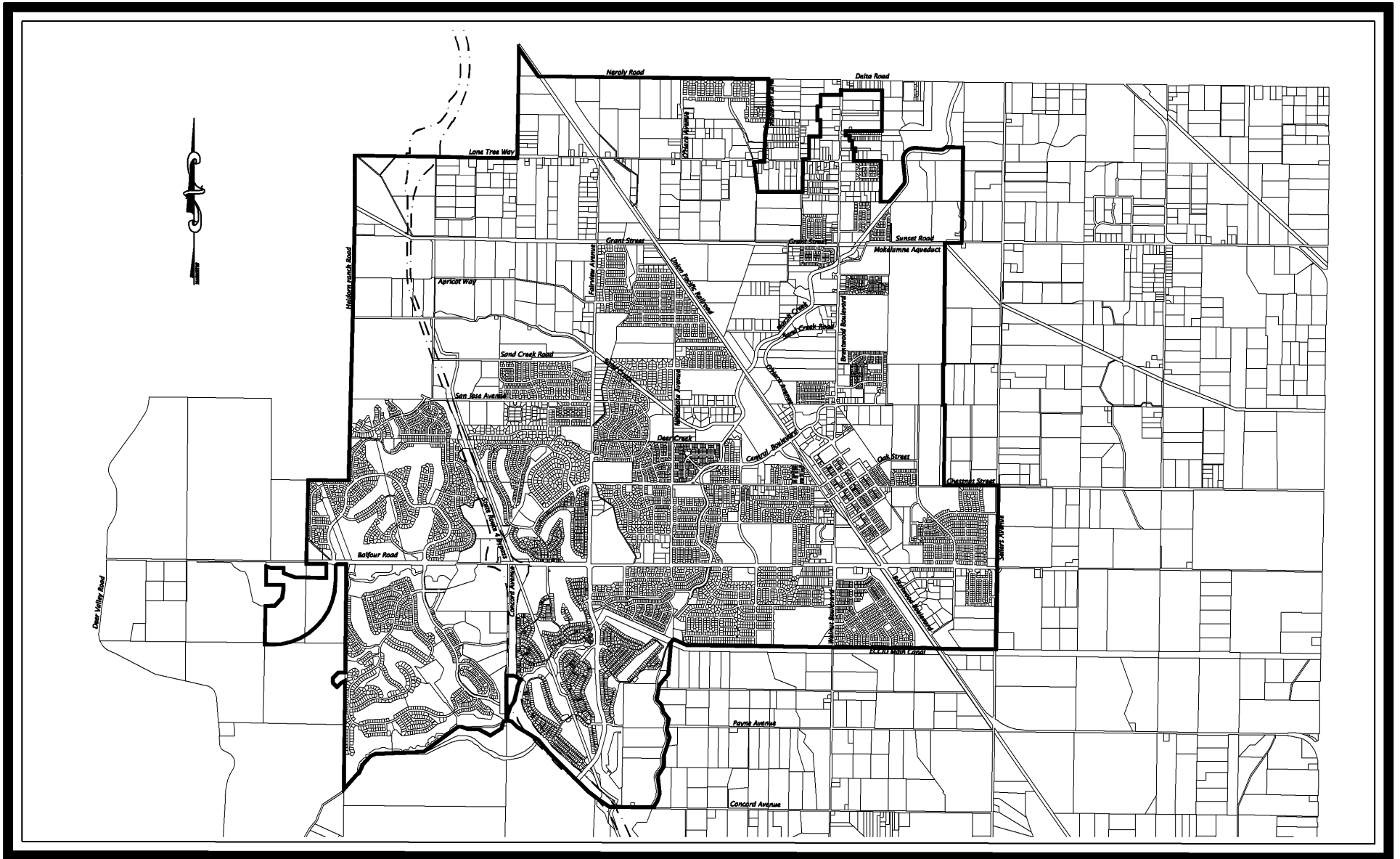
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		10,000					\$ 10,000
90040 Planning and Design	62,000	30,000					\$ 92,000
90050 Construction	175,000	165,800					\$ 340,800
90070 Project Administration	20,000	27,700					\$ 47,700
90100 Land/ROW/Acquisitions	15,000	15,000					\$ 30,000
TOTAL	\$ 272,000	\$ 248,500					\$ 520,500

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47255 Facility Fees							
47590 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Redevelopment	272,000	248,500					\$ 520,500
TOTAL	\$ 272,000	\$ 248,500					\$ 520,500

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,000
<p>Previous budget sheets have listed this project as being funded privately or constructed with redevelopment funds and was not a development fee obligation. Redevelopment funds are currently available for construction of Phase I, expected to be complete by end of 2001/02, it is unclear whether or not sufficient funds are available in the redevelopment program for construction of the remainder of the project and will be addressed as sewer service is needed. Annual O & M costs to cover maintenance of the sewer line.</p>		

CITY WIDE WASTEWATER REHABILITATION

City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03 - 2006/07

Project Title: City Wide Wastewater Rehabilitation			Project # 592 5908
Location: City Wide	Redevelopment Area: N/A	Project Mgr: P. Zolfarelli	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Sewer collection system rehabilitation to include replacement of main lines, lateral connections and manholes.		Justification: Recent visual and television inspection of system indicated many areas of groundwater intrusion, grade breaks, broken and cracked lines, protruding laterals and other deficiencies affecting system reliability.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	18,000	6,000	6,000	6,000	6,000	6,000	\$ 48,000
90050 Construction	80,000	150,000	150,000	150,000	150,000	150,000	\$ 830,000
90070 Project Administration							
90100 Land/ROW/Acquisitions	98						\$ 98
TOTAL	\$ 98,098	\$ 156,000	\$ 156,000	\$ 156,000	\$ 156,000	\$ 156,000	\$ 878,098

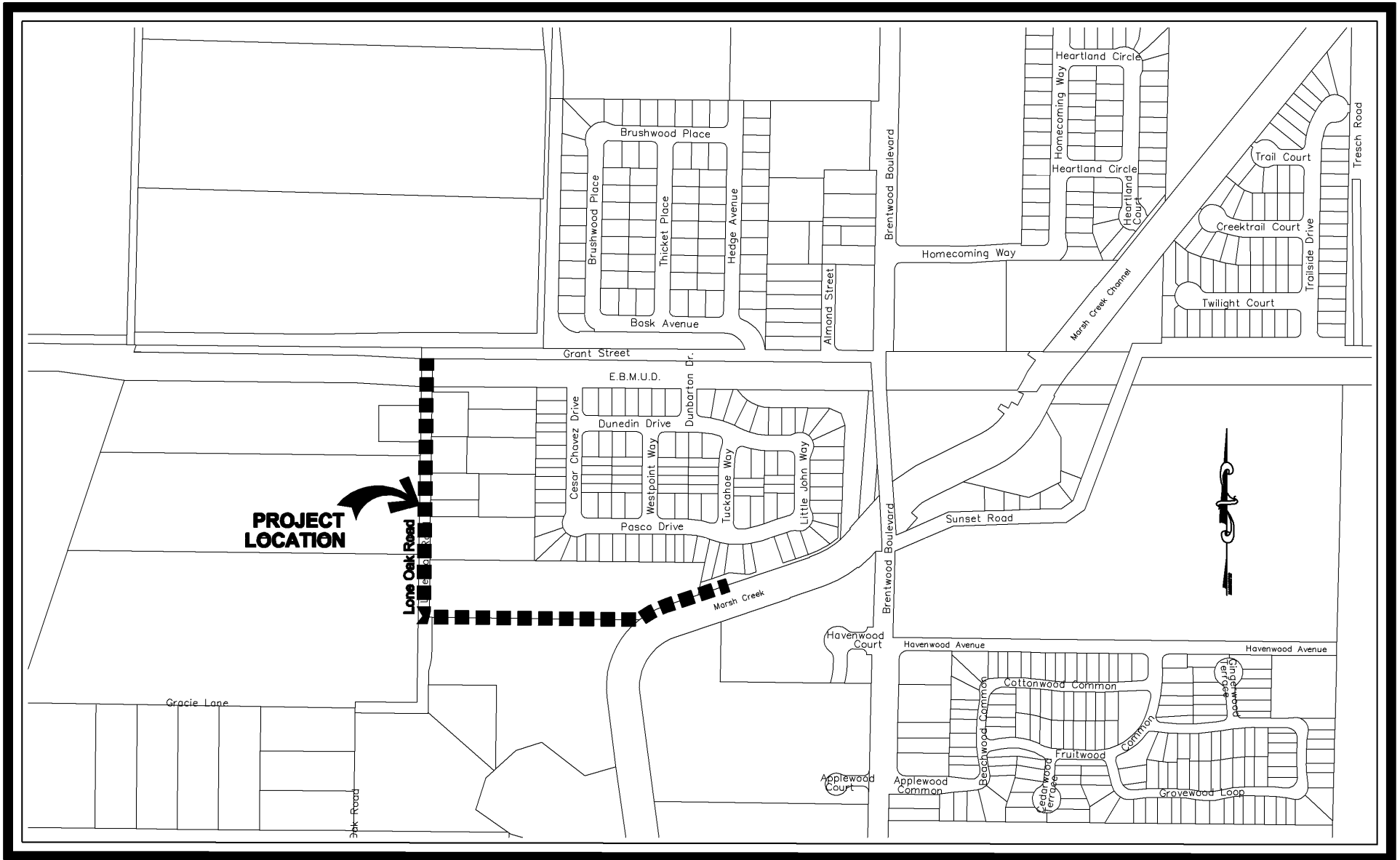
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47255 Facility Fees							
47590 Enterprise	98,098	156,000	156,000	156,000	156,000	156,000	\$ 878,098
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 98,098	\$ 156,000	\$ 156,000	\$ 156,000	\$ 156,000	\$ 156,000	\$ 878,098

Review and Comment:	Future Annual Operating/Maintenance Cost	\$25,000
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These repairs will reduce call-outs and routine cleaning efforts in problem areas. Focus in 2001/02 was primarily in Pippo Avenue and Sherwood Drive neighborhoods in conjunction with sidewalk and street tree programs. Rehabilitation efforts in the downtown area will begin in 2002/03.

LONE OAK SEWER

Lone Oak Road south of Grant Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Lone Oak Sewer			Project # 592 5909
Location: Lone Oak Road south of Grant Street		Redevelopment Area: N/A	
Project Priority: 1C - Mandatory		Construction: City/Developer	Project Mgr: P. Eldredge
		General Plan Relationship: Consistent	
Project Description: Extend sewer service from the existing stub on the northwest side of Marsh Creek westerly to Lone Oak Road, then northerly in Lone Oak Road to Grant Street.		Justification: The on-site septic systems in this area are experiencing problems and public health and safety is becoming a concern. This sewer line is necessary to mitigate the failing septic systems.	

PROJECT FINANCING

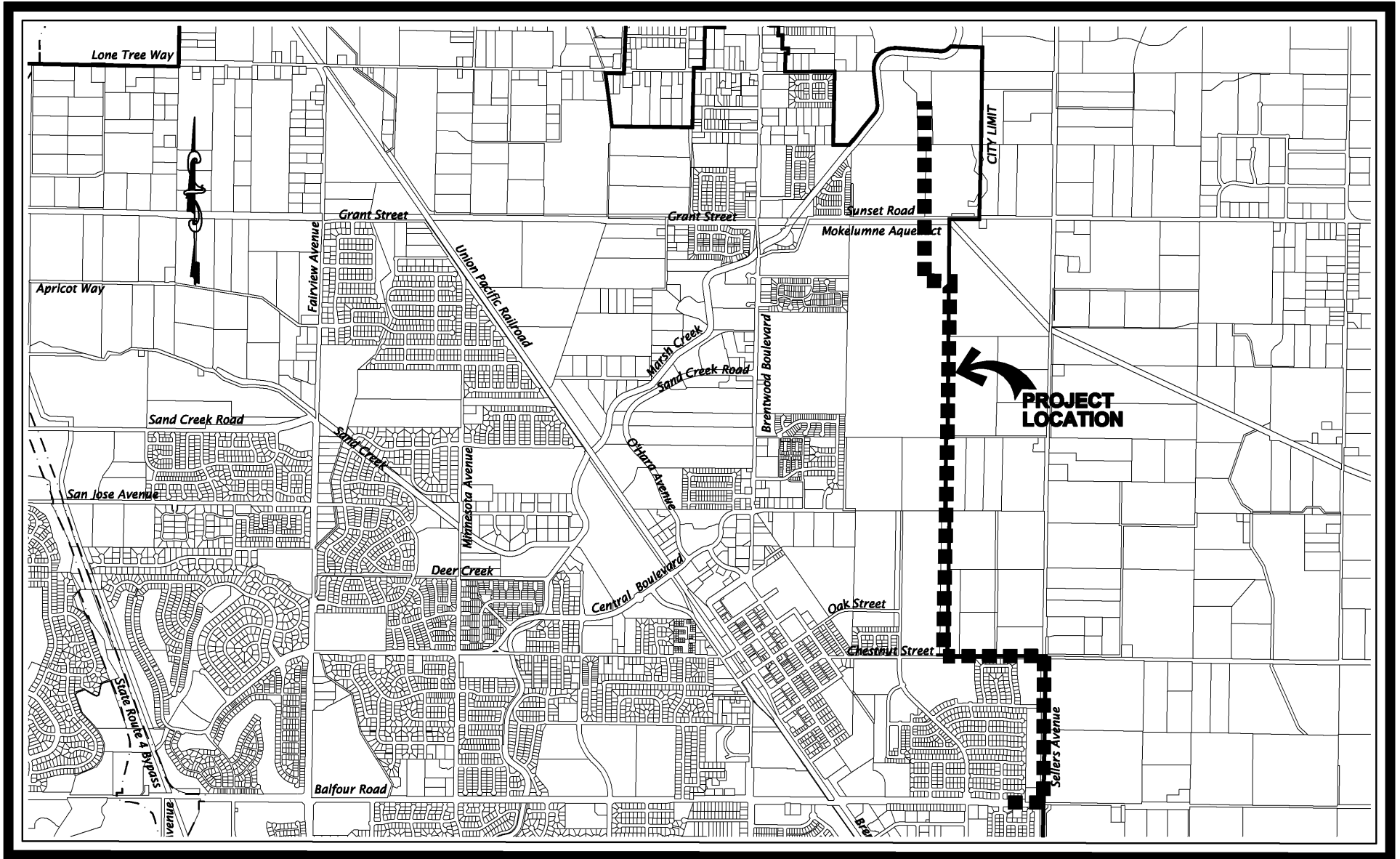
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		5,000	5,000				\$ 10,000
90040 Planning and Design	1,200	30,000	5,966				\$ 37,166
90050 Construction			326,974				\$ 326,974
90070 Project Administration		5,000	30,000				\$ 35,000
90100 Land/ROW/Acquisitions		10,000	10,000				\$ 20,000
TOTAL	\$ 1,200	\$ 50,000	\$ 377,940				\$ 429,140

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47255 Facility Fees	1,200	50,000					\$ 51,200
47590 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			377,940				\$ 377,940
47293 Measure C							
46700 Other							
TOTAL	\$ 1,200	\$ 50,000	\$ 377,940				\$ 429,140

Review and Comment:	Future Annual Operating/Maintenance Cost -0-
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This project, with the exception of the design, is currently unfunded. The City Council approved the funding for design, but was unable to allocate any funds towards the construction of the project due to a lack of sufficient sewer collection fee revenues. The City is currently working with some proposed developments in the area that would need to sewer in the same manner to fund the construction of this project.

NON-POTABLE WATER (RECLAIMED WATER) DISTRIBUTION SYSTEM - PHASE I City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Non-Potable Water (Reclaimed Water) Distribution System - Phase I			Project #
Location:		Redevelopment Area:	N/A
		Project Mgr:	P. Eldredge
Project Priority:	1B - Mandatory	Construction:	City/Developer
		General Plan Relationship:	Consistent
Project Description: Installation of a trunk reclaimed (non-potable) water system throughout the City to provide reclaimed water for irrigation of golf courses, parks, parkways, medians and other applicable uses.		Justification: This project is required as a part of the City's urban water conservation plan and to maximize the reuse and disposal of tertiary treated effluent from the City's Wastewater Treatment Plant (WWTP). Additionally the City's discharge permit for the WWTP issued by the Regional Water Quality Control Board requires the City to begin reclaiming water wastewater from the new treatment plant by late 2002.	

PROJECT FINANCING

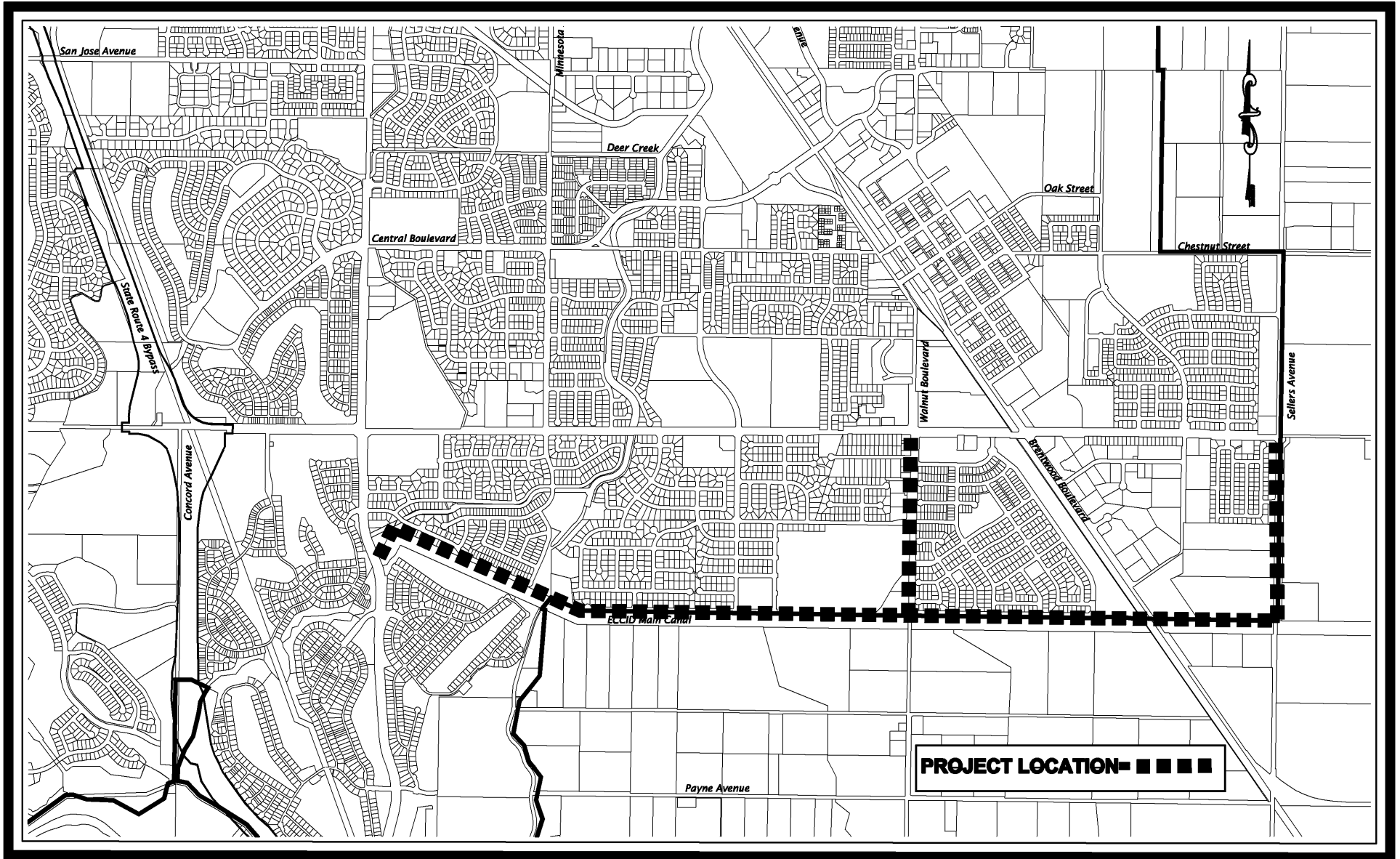
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	5,000	15,000					\$ 20,000
90040 Planning and Design	5,000	45,000					\$ 50,000
90050 Construction	100,000	900,000					\$ 1,000,000
90070 Project Administration	1,000	59,000					\$ 60,000
90100 Land/ROW/Acquisitions	75,000	125,000					\$ 200,000
TOTAL	\$ 186,000	\$ 1,144,000					\$ 1,330,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees	186,000	1,144,000					\$ 1,330,000
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 186,000	\$ 1,144,000					\$ 1,330,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This project is funded through Facility Fees. However, the City is looking for state and federal grant funding, developer contributions and the possibility of zero to low interest loans from the State to accelerate the construction of this project as well as the other phases of the non-potable system.

NON-POTABLE WATER (RECLAIMED WATER) DISTRIBUTION SYSTEM - PHASE II City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Non-Potable Water (Reclaimed Water) Distribution System - Phase II			Project #
Location: City Wide		Redevelopment Area: N/A	
		Project Mgr: P. Eldredge	
Project Priority: 1D - Mandatory	Construction: City/Developer	General Plan Relationship: Consistent	
Project Description: Installation of a trunk reclaimed (non-potable) water system throughout the City to provide reclaimed water for irrigation of golf courses, parks, parkways, medians and other application users.		Justification: This project is required as a part of the City's urban water conservation plan and to maximize the reuse and disposal of tertiary treated effluent from the City's Wastewater Treatment Plant (WWTP). Additionally the City's discharge permit for the WWTP issued by the Regional Water Quality Control Board requires the City to begin reclaiming water wastewater from the new treatment plant by late 2002.	

PROJECT FINANCING

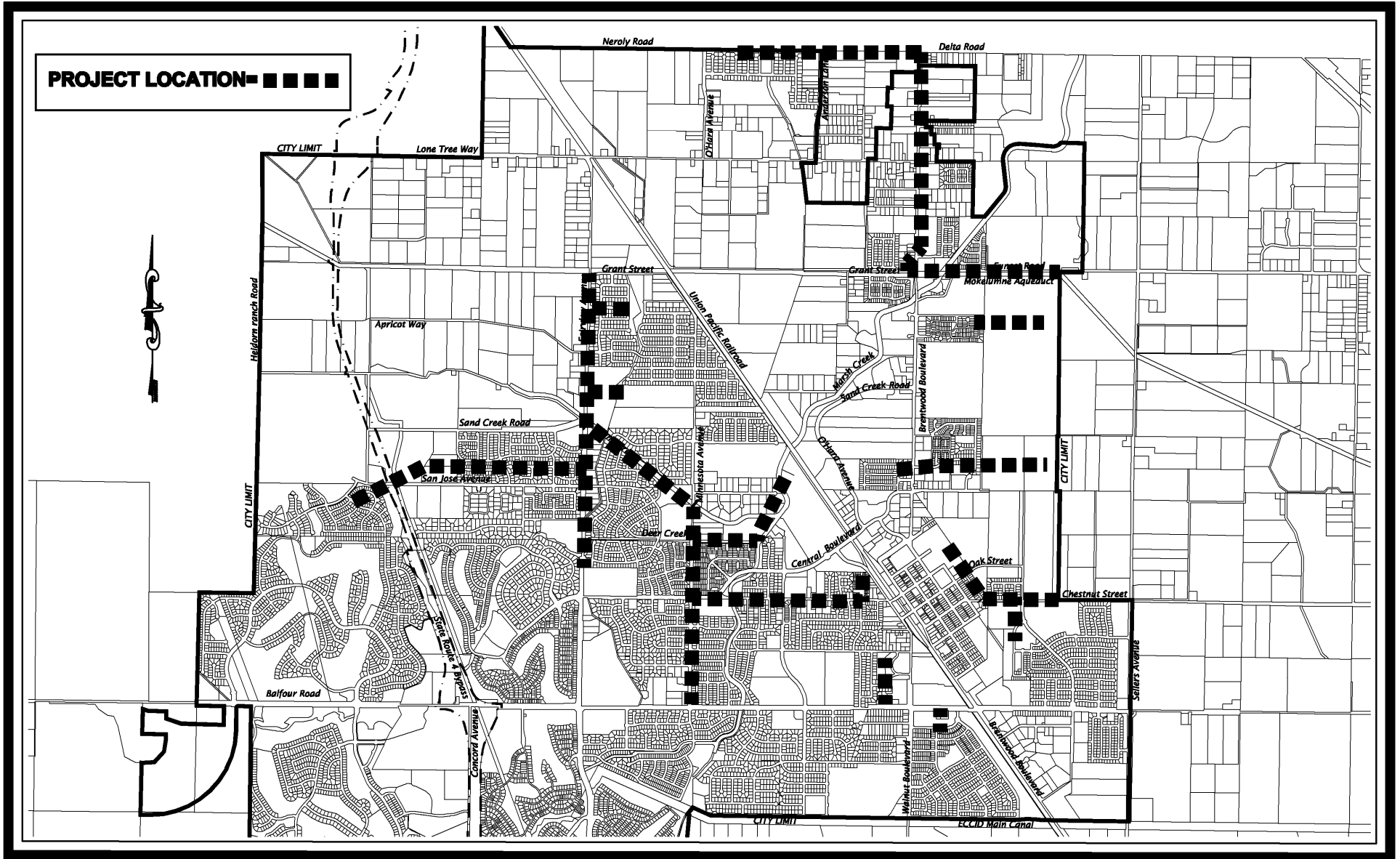
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		2,000	300,000	50,000			\$ 352,000
90050 Construction			1,192,740	1,192,740			\$ 2,385,480
90070 Project Administration		2,000	200,000	200,000			\$ 402,000
90100 Land/ROW/Acquisitions		4,000	500,000	200,000			\$ 704,000
TOTAL		\$ 8,000	\$ 2,192,740	\$ 1,642,740			\$ 3,843,480

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees		8,000					\$ 8,000
47560 Enterprise							
4xxxx Federal/State Funding			2,192,740	1,642,740			\$ 3,835,480
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 8,000	\$ 2,192,740	\$ 1,642,740			\$ 3,843,480

Review and Comment:	Future Annual Operating/Maintenance Cost \$1,000
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A portion of this project is funded through Facility Fees. However, the City is looking for state and federal grant funding, developer contributions and the possibility of zero to low interest loans from the State to accelerate the construction of this project. Annual O & M to cover maintenance of the pipeline.

NON-POTABLE WATER (RECLAIMED WATER) DISTRIBUTION SYSTEM - PHASE III City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Non-Potable Water (Reclaimed Water) Distribution System - Phase III			Project #
Location: City Wide	Redevelopment Area: N/A	Project Mgr: P. Eldredge	
Project Priority:	Construction:	General Plan Relationship: Consistent	
Project Description: Installation of a trunk reclaimed (non-potable) water system throughout the City to provide reclaimed water for irrigation of golf courses, parks, parkways, medians and other application users.			Justification: This project is required as a part of the City's urban water conservation plan and to maximize the reuse and disposal of tertiary treated effluent from the City's Wastewater Treatment Plant (WWTP). Additionally the City's discharge permit for the WWTP issued by the Regional Water Quality Control Board requires the City to begin reclaiming water wastewater from the new treatment plant by late 2002.

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		1,000	1,000	150,000	500,000	700,000	\$ 1,352,000
90050 Construction				1,500,000	3,800,000	4,685,113	\$ 9,985,113
90070 Project Administration				50,000	200,000	700,000	\$ 950,000
90100 Land/ROW/Acquisitions				200,000	200,000	1,500,000	\$ 1,900,000
TOTAL		\$ 1,000	\$ 1,000	\$ 1,900,000	\$ 4,700,000	\$ 7,585,113	\$ 14,187,113

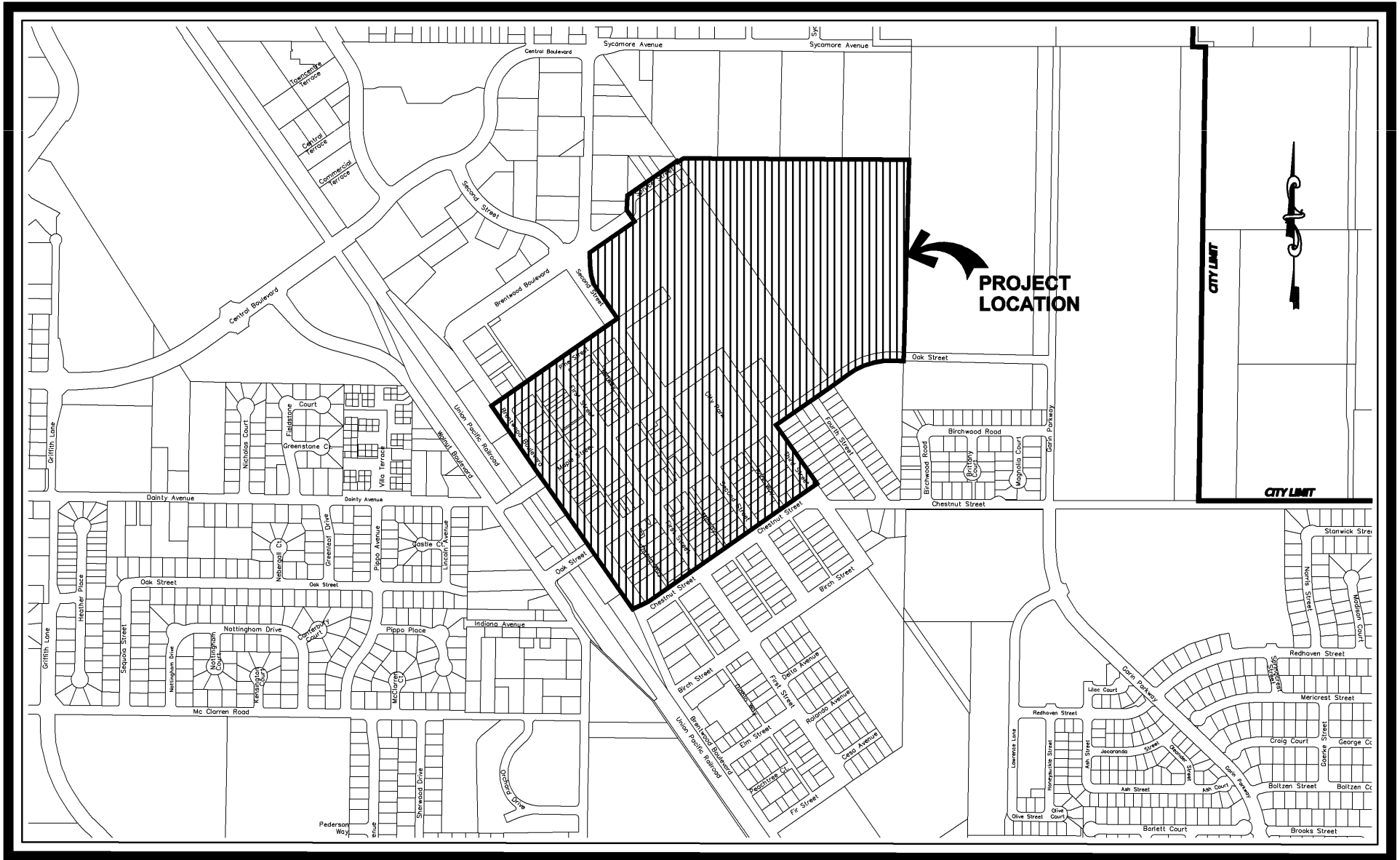
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees		1,000	1,000				\$ 2,000
47560 Enterprise							
4xxxx Federal/State Funding				1,900,000	4,700,000	7,585,113	\$ 14,185,113
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 1,000	\$ 1,000	\$ 1,900,000	\$ 4,700,000	\$ 7,585,113	\$ 14,187,113

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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A portion of this project is funded through Facility Fees. However, the City is looking for state and federal grant funding, developer contributions and the possibility of zero to low interest loans from the State to accelerate the construction of this project.

SEWER COLLECTION SYSTEM UPGRADE - DOWNTOWN

Downtown Area



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Sewer Collection System Upgrade - Downtown			Project #
Location: Existing city streets and alley ways located in the downtown area.		Redevelopment Area: Downtown	
		Project Mgr: P. Eldredge	
Project Priority:	Construction: City	General Plan Relationship: Consistent	
Project Description: Repair or replace old, flat and undersized sewer lines in the downtown area.		Justification: The aging sewer lines located downtown require an immense amount of maintenance and require upgrades to rehabilitate these aged facilities.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		500	500				\$ 1,000
90040 Planning and Design		5,000	5,000				\$ 10,000
90050 Construction		100,000	50,000				\$ 150,000
90070 Project Administration		5,000	5,000				\$ 10,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 110,500	\$ 60,500				\$ 171,000

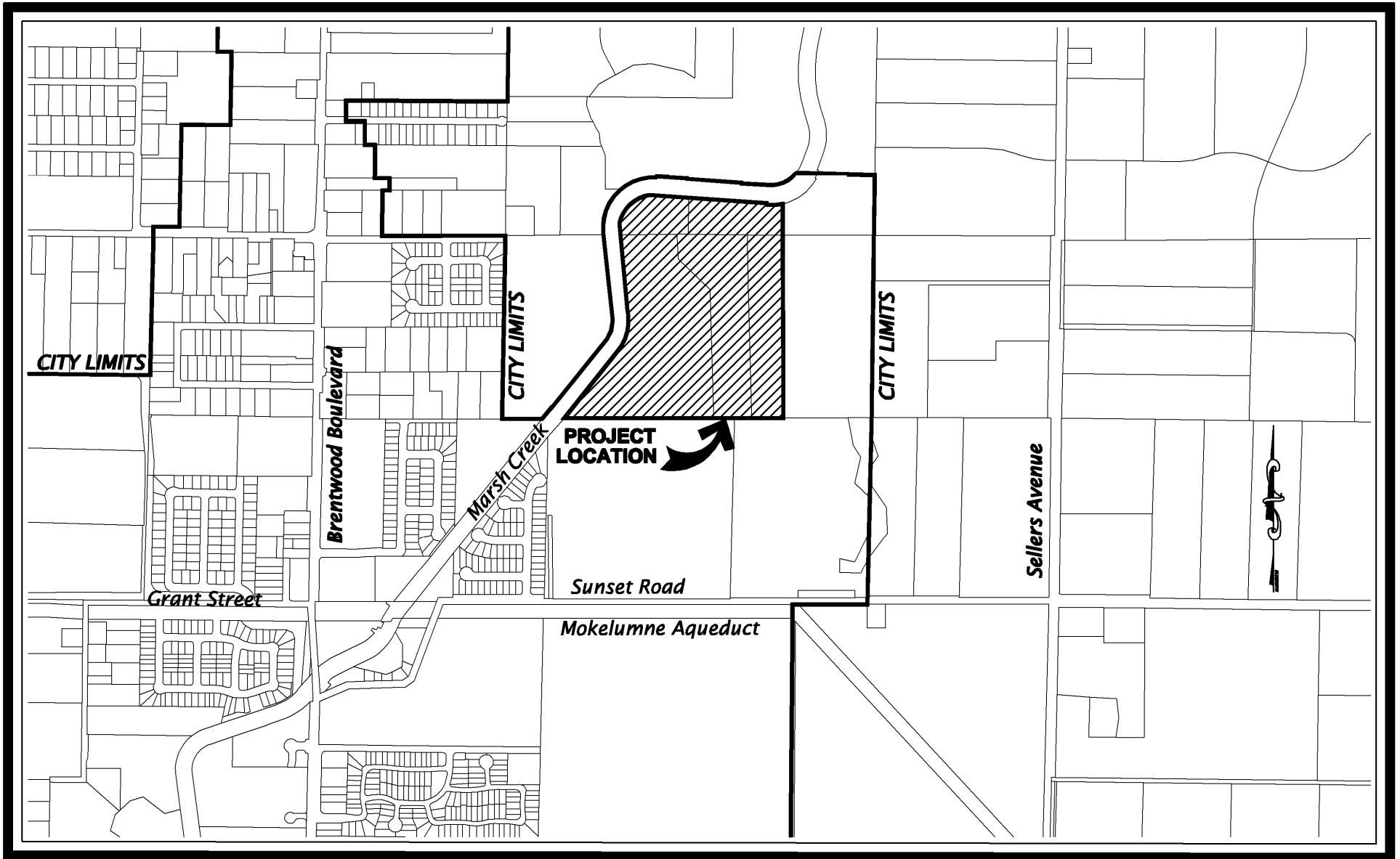
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47250 Facility Fees							
47560 Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other - Redevelopment		110,500	60,500				\$ 171,000
TOTAL		\$ 110,500	\$ 60,500				\$ 171,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$1,000
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This project is required to rehabilitate old, antiquated infrastructure to facilitate redevelopment of the downtown area.

WASTEWATER TREATMENT PLANT 5MGD EXPANSION

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



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Wastewater Treatment Plant 5MGD Expansion			Project # 592 5911
Location: Existing Wastewater Treatment Plant site east of Marsh Creek and north of Sunset Road	Redevelopment Area: N/A	Project Mgr: P. Eldredge	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: New facility to be constructed on a site owned by the City adjacent to existing plant. This project will provide tertiary treatment for 5 million gallons per day (MGD) average dry weather flow. The project includes but is not limited to: stations for influent pumps, tertiary filter pump and utility water/reclaimed water pumps; facilities for mechanical screening, grit removal, odor control and chemical and sludge dewatering; buildings for operations, chemical, solids/handling/electrical/headworks; as well as denitrification and chlorine contact basins; two (2) carousel type oxidation ditches; two (2) secondary clarifiers; tertiary filters; cascade aerators and outfall; geotechnical improvements; landscaping and demolition of existing facilities.		Justification: The existing plant is quickly reaching its capacity of 2.2 MGD and is in need of structural upgrades and mechanical modernization. This project is necessary to keep the City in compliance with ever stringent discharge requirements and to accommodate the already approved developments in the City.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	50,000	150,000					\$ 200,000
90040 Planning and Design	2,200,000						\$ 2,200,000
90050 Construction	35,000,000	6,236,135					\$ 41,236,135
90070 Project Administration	3,822,750	500,000					\$ 4,322,750
90100 Land/ROW/Acquisitions	2,500						\$ 2,500
TOTAL	\$ 41,075,250	\$ 6,886,135					\$ 47,961,385

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District	5,114,394						\$ 5,114,394
47255 Facility Fees		4,864,389					\$ 4,864,389
47590 Enterprise							
4xxxx Federal/State Funding	30,900,399	1,825,121					\$ 32,725,520
47xxx Developer Contributions							
47293 Measure C							
State Funded Allowances	5,060,457	196,625					\$ 5,257,082
TOTAL	\$ 41,075,250	\$ 6,886,135					\$ 47,961,385

Review and Comment:	Future Annual Operating/Maintenance Cost \$750,000
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Funding for this project is comprised of sewer treatment facility fees and a 0% interest loan from the State Water Resources Control Board's State Revolving Fund Loan Program. To secure the 0% interest loan the City has to pay 16.67% of the total construction costs from its own resources. In addition to the loan amount for construction, the State program provides allowances for items such as planning, design, construction management and administration.



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Section V

Community Facilities Improvements Summary of Proposed Projects Fiscal Years 2002/03 - 2006/07				
<u>Page</u>	<u>Project #</u>	<u>Project</u>		<u>Cost</u>
234	3113	ADA Improvements	\$	469,036
236	3112	Brentwood Education and Technology Center		4,183,576
238		City Hall Landscape		25,000
240	3097	City Hall Remodel		722,063
242	3701	City Office Expansion		240,000
244	3700	Community Center Upgrade		150,000
246	3109	Fire Station #52		2,581,915
248	3108	G.I.S.		200,000
250	3098	Information Systems		1,000,000
252	3030	Maintenance Service Center		11,942,607
254	3090	New City Hall		10,801,280
256	3110	New Police Station		11,738,533
258		Oak Street & Walnut Boulevard- Assemblage of Parcels		1,123,700
260	5401	Solid Waste Transfer Station Improvements		1,593,187
262	3128	Sunset Industrial Complex		7,322,312
TOTAL			\$	<u>54,093,209</u>

Current Community Facilities Improvements

Project Number	Current Projects	Project Status	Estimated Cost	Funding Source
3113	ADA Improvements	On-going	\$ 469,036	General Fund - Streets
	City Hall Landscape	In-design	25,000	Facility Fees
3097	City Hall Remodel	On-going	722,063	Facility Fees
3701	City Office Expansion	Under construction	240,000	Facility Fees
3700	Community Center Upgrade	Design	150,000	Building Replacement Fund
3109	Fire Station #52	Construction done	2,581,915	Assessment Dist. & Fire Fees
3108	G.I.S.	On-going	200,000	Facility Fees
3098	Information Systems	On-going	1,000,000	General Fund
3030	Maintenance Service Center	Pre-planning	11,942,607	Facility Fees & Unfunded
3090	New City Hall	Pre-planning	10,801,280	Facility Fees & Unfunded
3110	New Police Station	Under design	11,738,533	G.O. Bond & Facility Fees
	Oak Street & Walnut Boulevard- Assemblage of Parcels	Under design	1,123,700	Redevelopment & Developer
5401	Solid Waste Transfer Station Improvements	Master Plan to start soon	1,593,187	Enterprise
3128	Sunset Industrial Complex	Design done	7,322,312	Redevelopment & Enterprise
TOTAL PROJECT COSTS			\$ 49,909,633	

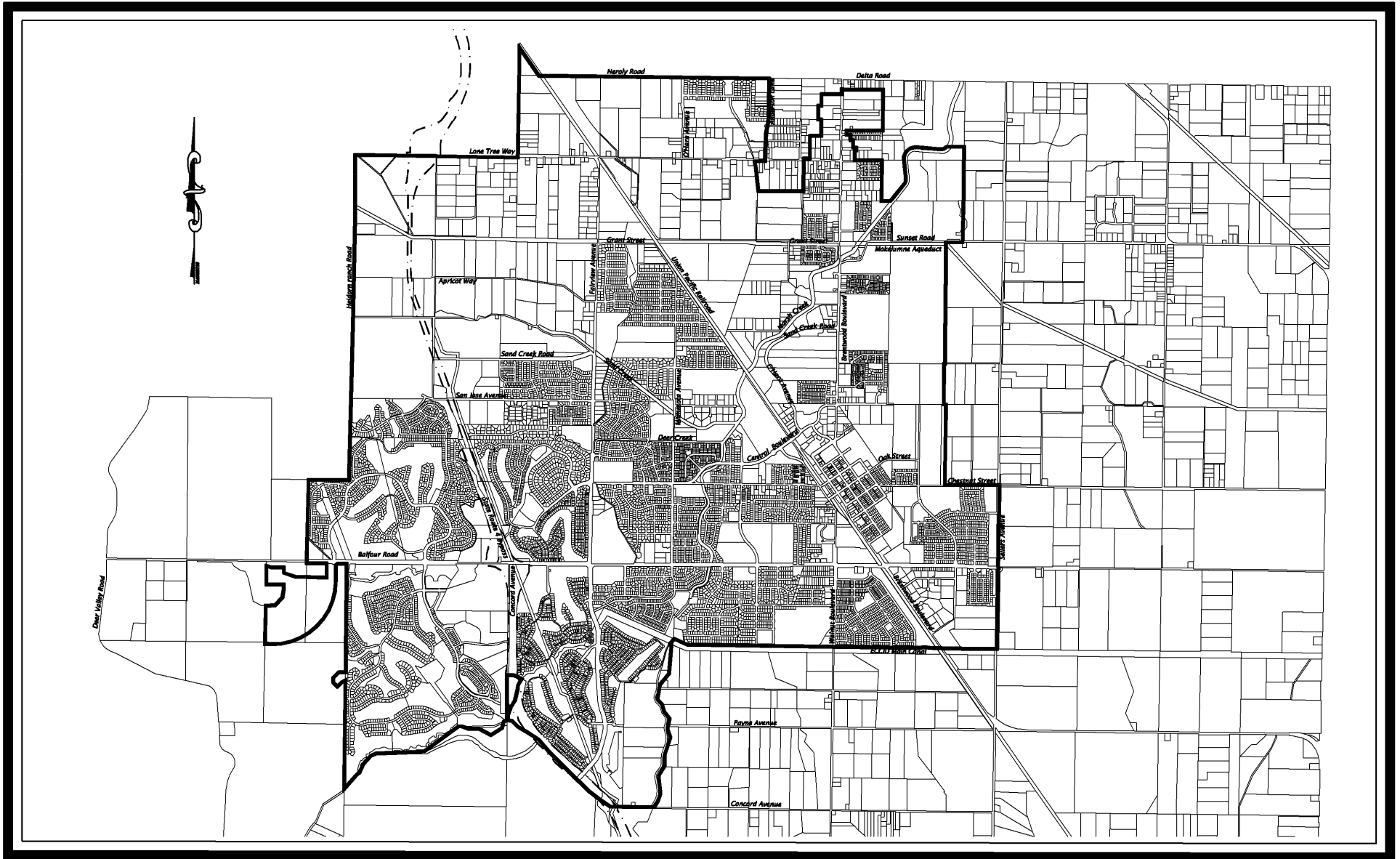
Community Facilities Project Summary

PROJECT FINANCING							
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Legal	42,189	116,000	1,000	0	0	0	\$ 159,189
Planning and Design	2,784,905	1,116,000	56,000	50,000	50,000	50,000	\$ 4,106,905
Construction	6,912,005	15,390,899	7,982,377	7,770,000	2,570,000	2,570,000	\$ 43,195,281
Project Administration	114,961	403,500	157,000	70,000	50,000	50,000	\$ 845,461
Land/ROW/Acquisitions	4,942,373	844,000	0	0	0	0	\$ 5,786,373
TOTAL	\$ 14,796,433	\$ 17,870,399	\$ 8,196,377	\$ 7,890,000	\$ 2,670,000	\$ 2,670,000	\$ 54,093,209

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Assessment District	975,570	0	0	0	0	0	\$ 975,570
Facility Fees	6,519,680	3,670,889	1,356,377	0	0	0	\$ 11,546,946
Enterprise	1,651,470	935,000	0	0	0	0	\$ 2,586,470
Federal/State Funding	0	0	0	0	0	0	\$ 0
Developer Contributions	0	826,000	0	0	0	0	\$ 826,000
Measure C	0	0	0	0	0	0	\$ 0
Other	5,649,713	12,438,510	6,840,000	7,890,000	2,670,000	2,670,000	\$ 38,158,223
TOTAL	\$ 14,796,433	\$ 17,870,399	\$ 8,196,377	\$ 7,890,000	\$ 2,670,000	\$ 2,670,000	\$ 54,093,209

ADA IMPROVEMENTS

City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: ADA Improvements			Project # 336 3113
Location: City Wide		Redevelopment Area: N/A	
		Project Mgr: D. Parsons	
Project Priority: 1B - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: When this ongoing project was implemented in 1999/00, it reflected removal of the barriers to access represented in the City's ADA Title II Transition Plan. Annual efforts now require identification of problems City wide, priority based efforts also for restrooms and building improvements.		Justification: The 1990 Americans with Disabilities Act requires public agencies to identify, plan and modify barriers of access to the disabled.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	525						\$ 525
90050 Construction	93,511	95,000	70,000	70,000	70,000	70,000	\$ 468,511
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 94,036	\$ 95,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 469,036

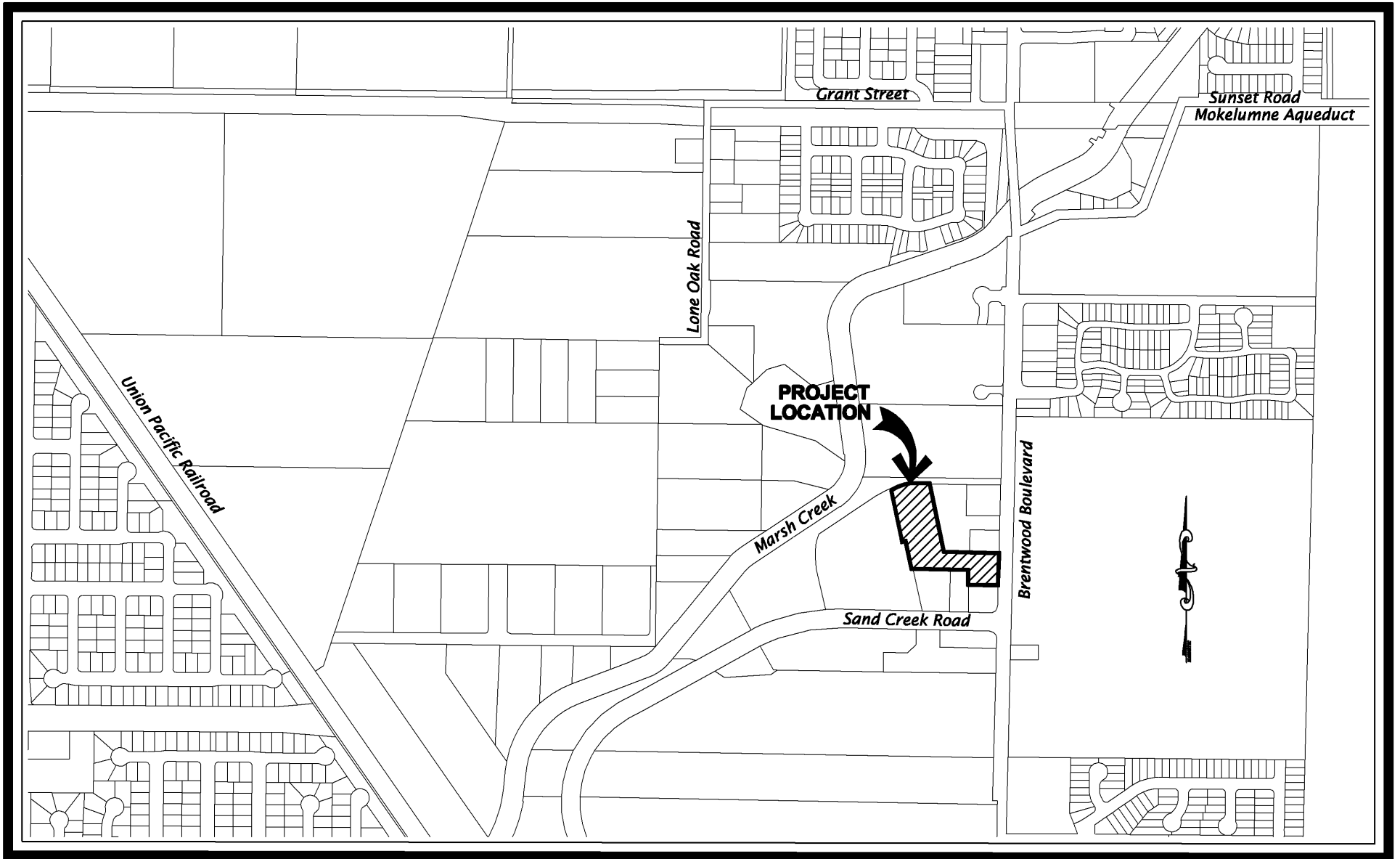
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
47100 General Fund/Streets	94,036	95,000	70,000	70,000	70,000	70,000	\$ 469,036
TOTAL	\$ 94,036	\$ 95,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 469,036

Review and Comment:	Future Annual Operating/Maintenance Cost -0-
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In 2000/01 the project focused on finishing Priority 1 and 2 of the Americans with Disabilities Act Accessibility Evaluation and Transition Plan and began the City wide curb cut program with major efforts in the Broderick Drive area. The same inspection/prioritization procedure will be used in Fiscal Year 2002/03 to identify projects.

BRENTWOOD EDUCATION AND TECHNOLOGY CENTER

101 Sand Creek Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Education and Technology Center			Project # 336 3112
Location:		Redevelopment Area: North	
		Project Mgr: M. Merizon	
Project Priority: 1E - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: The City acquired the 34,500 square foot former grocery facility in December 1999. This project will provide for the rehabilitation of the facility to provide space for a Brentwood Campus for Los Medanos College, space for the City's Economic Development Program and space for lease for a new business incubator.		Justification: This facility was vacant and was in bad need of rehabilitation. The City is short of space options for a new community college campus and businesses. This facility helps fill these needs. The roof needs to be replaced in 2004/05.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	6,224						\$ 6,224
90040 Planning and Design	115,567						\$ 115,567
90050 Construction	2,360,039			200,000			\$ 2,560,039
90070 Project Administration	13,386						\$ 13,386
90100 Land/ROW/Acquisitions	1,488,360						\$ 1,488,360
TOTAL	\$ 3,983,576			\$ 200,000			\$ 4,183,576

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other	3,983,576			200,000			\$ 4,183,576
TOTAL	\$ 3,983,576			\$ 200,000			\$ 4,183,576

Review and Comment:	Future Annual Operating/Maintenance Cost \$20,000
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Once final rehabilitation costs are determined, a financing package will be put in place for a 15-20 year period. Funding to pay this off will come from the rent stream for the space. No City General Funds will be used for this project.

CITY HALL LANDSCAPE

708 Third Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: City Hall Landscape		Project #
		Redevelopment Area: Downtown
		Project Mgr: J. Hansen
Project Priority: 3A - Desirable	Construction: City	General Plan Relationship: Consistent
Project Description: Upgrade landscape and irrigation on the south and east sides of City Hall to complete the landscape project on the west side of City Hall.		Justification: This project is necessary to complete the new landscape on the south and east sides of City Hall.

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		25,000					\$ 25,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 25,000					\$ 25,000

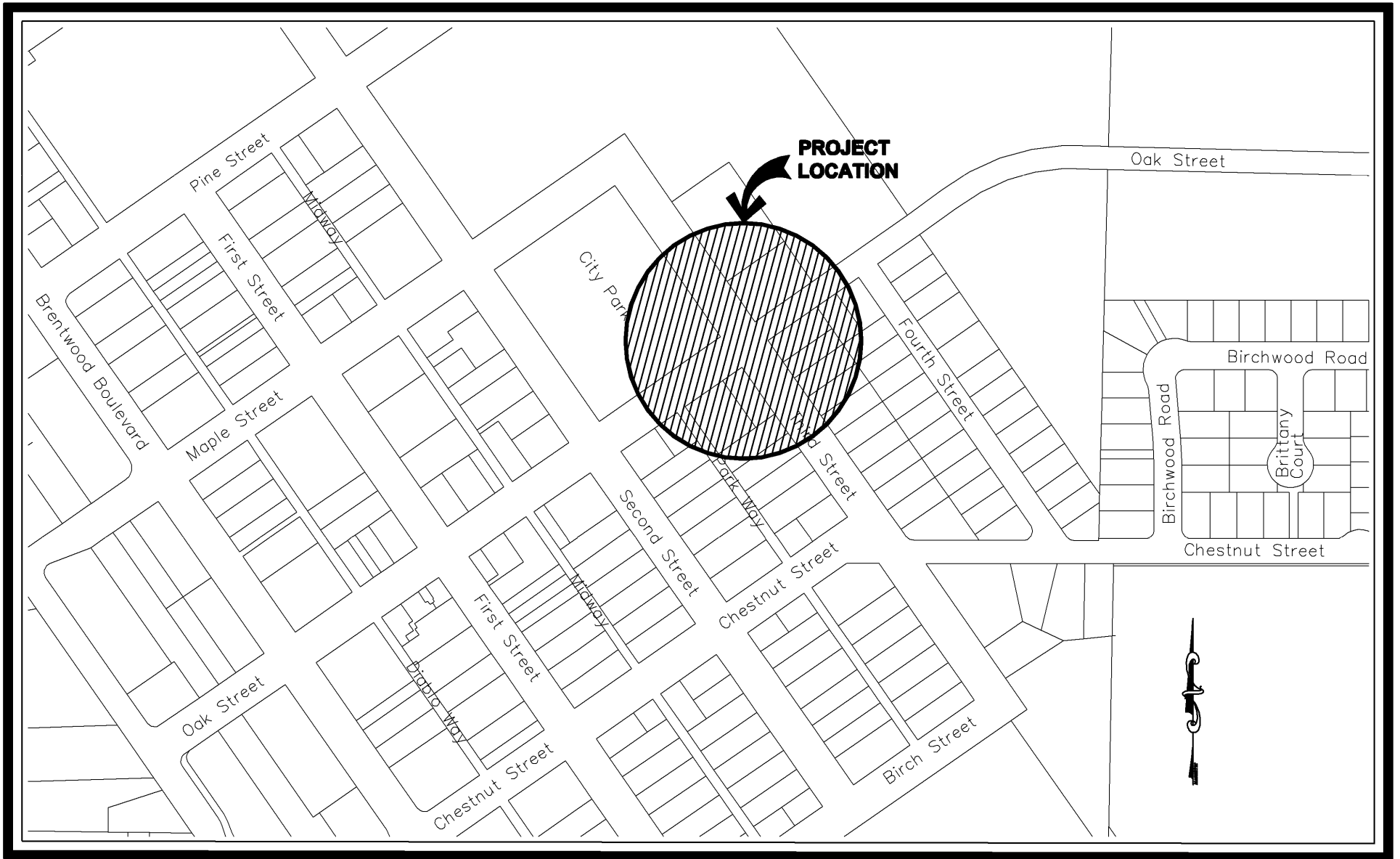
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees		25,000					\$ 25,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 25,000					\$ 25,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$3,000
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City staff replaced and upgraded the west City Hall landscaping in 2001/02 as a result of a City Hall remodel. This project will complete the job. Annual O & M costs are for landscape maintenance.

CITY HALL REMODEL

City Hall, 708 Third Street and adjacent buildings



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: City Hall Remodel			Project # 336 3097
Location: City Hall, 708 Third Street and adjacent buildings	Redevelopment Area: Downtown	Project Mgr: M. Merizon	
Project Priority: 1A - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Construct building improvements and remodel existing City Hall and adjacent facilities to provide space for an expanding City staff and to ensure compliance with the American Disabilities Act.		Justification: The existing facility was not only quite worn out, but in need of reworking to provide for an expanded City staff. Facilities were expanded by up to 2,000 square feet, painted and recarpeted.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	244						\$ 244
90040 Planning and Design	30,157						\$ 30,157
90050 Construction	620,503	70,000					\$ 690,503
90070 Project Administration	684						\$ 684
90100 Land/ROW/Acquisitions	476						\$ 476
TOTAL	\$ 652,063	\$ 70,000					\$ 722,063

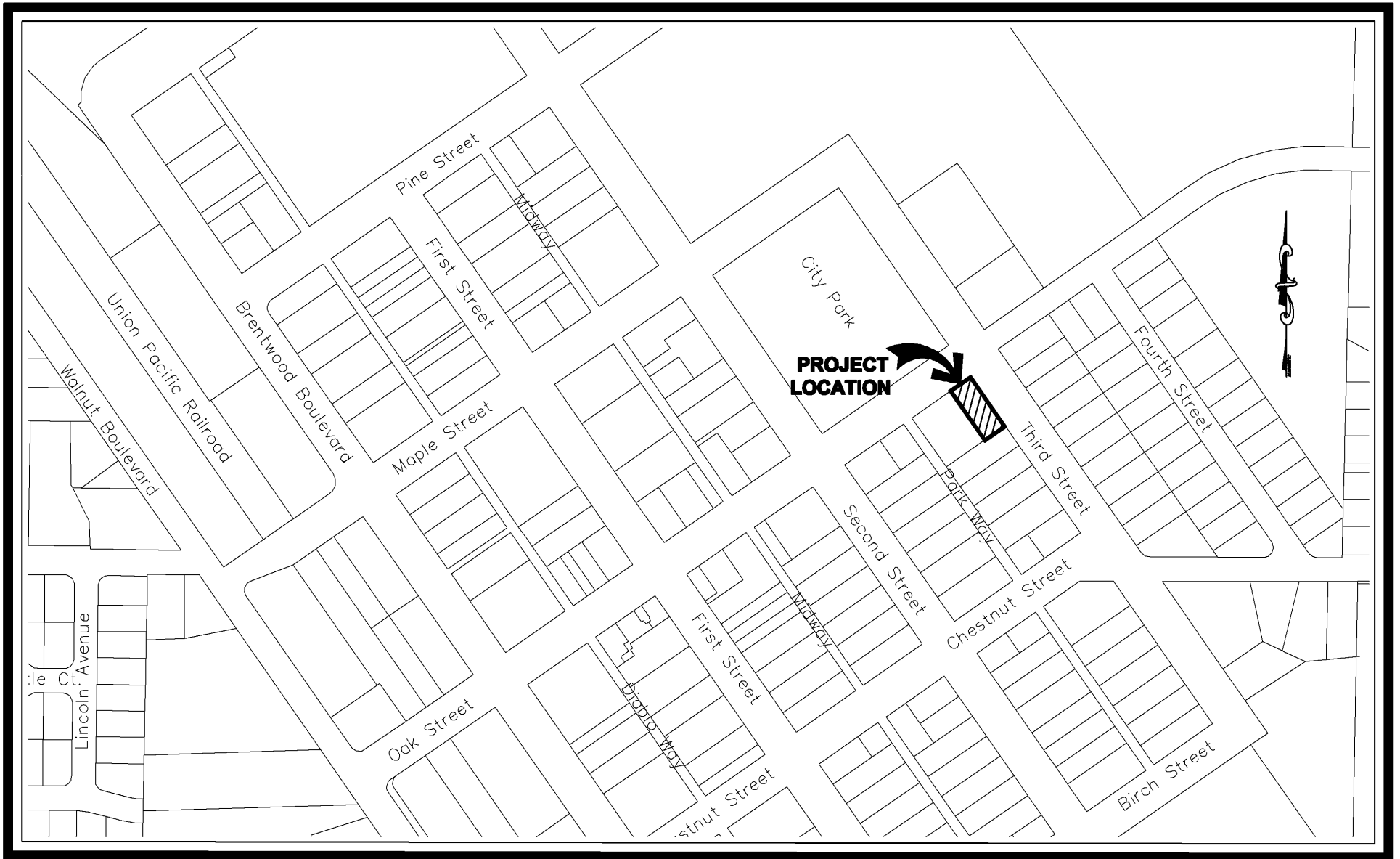
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	652,063	70,000					\$ 722,063
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 652,063	\$ 70,000					\$ 722,063

Review and Comment:	Future Annual Operating/Maintenance Cost \$22,014
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Funds for this project come from Community Facility Development Fees. The remodel is expected to be complete by August 1, 2002.

CITY OFFICE EXPANSION

104 Oak Street, across from City Hall



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: City Office Expansion		Project #	
Location: 104 Oak Street, across from City Hall		Redevelopment Area: Downtown	336
		Project Mgr: M. Merizon	3701
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Remove covered carport at rear of building and replace structure with 1,200 square foot office addition including storage facility. Upgrade electrical service. Purchase new furniture.		Justification: This project is necessary to accommodate existing as well as future staff in the greater City Hall complex.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	2,000						\$ 2,000
90040 Planning and Design	8,000						\$ 8,000
90050 Construction	190,000	36,000					\$ 226,000
90070 Project Administration	4,000						\$ 4,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 204,000	\$ 36,000					\$ 240,000

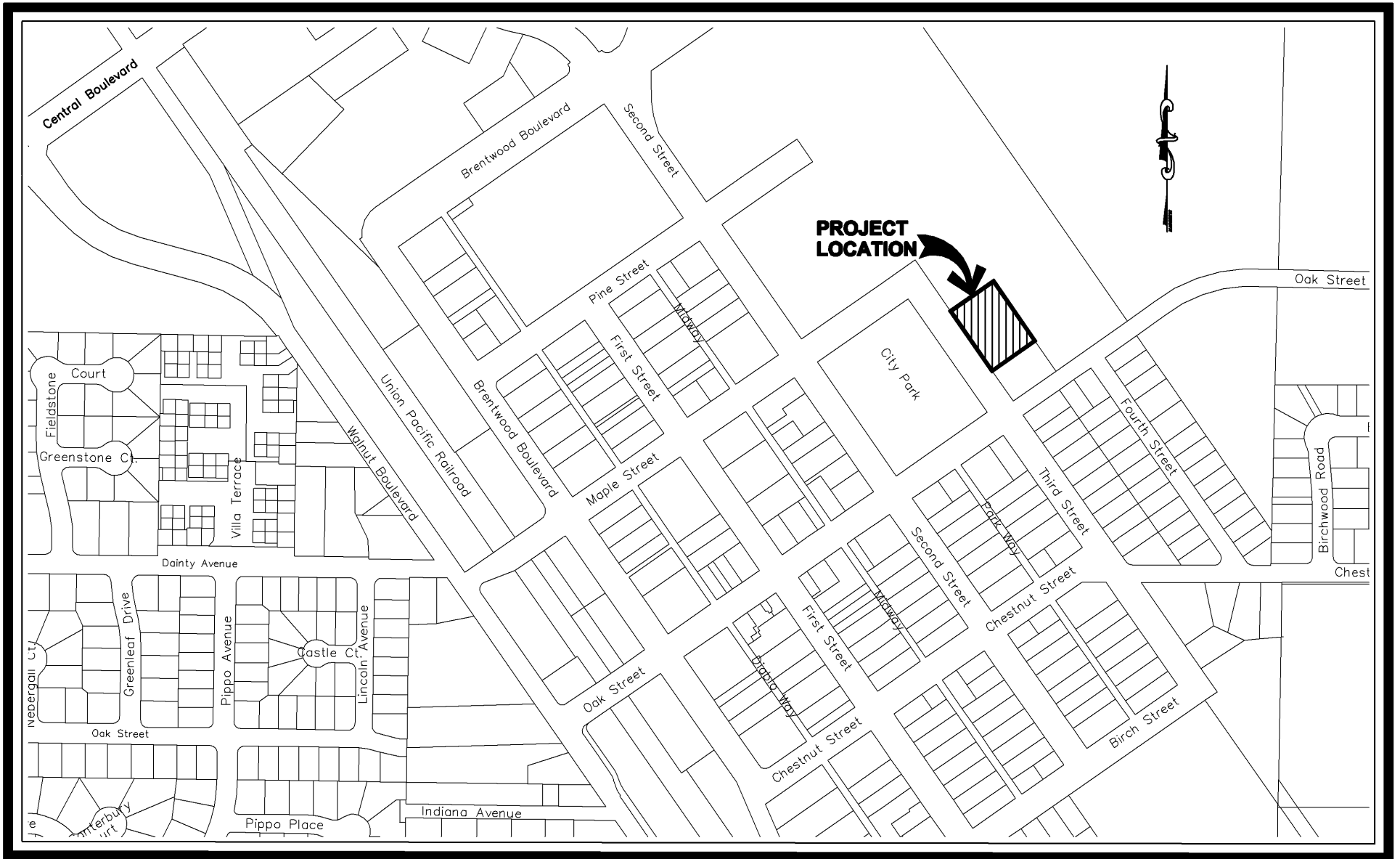
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	204,000	36,000					\$ 240,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 204,000	\$ 36,000					\$ 240,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$10,500
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Funds for this project come from Community Facility Development Fees. This project is expected to be completed on 08/01/02.

COMMUNITY CENTER UPGRADE

730 Third Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Community Center Upgrade			Project #
Location: 730 Third Street	Redevelopment Area: Downtown	336	
	Project Mgr: M. Merizon	3700	
Project Priority: 3A - Desirable	Construction: City	General Plan Relationship: Consistent	
Project Description: Upgrade Community Center with three new air conditioning units, roof section, gutters, paint and fix water damaged walls, and general building repair/replacement.		Justification: The building has been neglected and is in need of repair. Responsibility for care of this facility was given to the City on October 16, 2000 as a result of a merger with Delta Community Services, Inc.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	42,926	57,074	50,000				\$ 150,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 42,926	\$ 57,074	\$ 50,000				\$ 150,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
47704 Building Replacement	42,926	57,074	50,000				\$ 150,000
TOTAL	\$ 42,926	\$ 57,074	\$ 50,000				\$ 150,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$20,000
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The City is having to make many needed repairs to a facility that did not have any preventative maintenance practices under Delta Community Services, Inc. As a result, many maintenance units and accessibility deficiencies need to be fixed/replaced/repared.

CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Fire Station #52			Project # 336 3109
Location: Northwest corner of Balfour Road and John Muir Parkway		Redevelopment Area: N/A	
Project Priority: 1C -Mandatory		Construction: Developer	Project Mgr: J. Stevenson/T. Wooten
		General Plan Relationship: Consistent	
Project Description: This will create a 6,840 square foot fire facility to serve the fast growing western part of the City by the East Diablo Fire Protection District. The facility will also include a one-room police/community facility.		Justification: There is a shortage of fire services in the western half of the City. This facility will help meet this need.	

PROJECT FINANCING

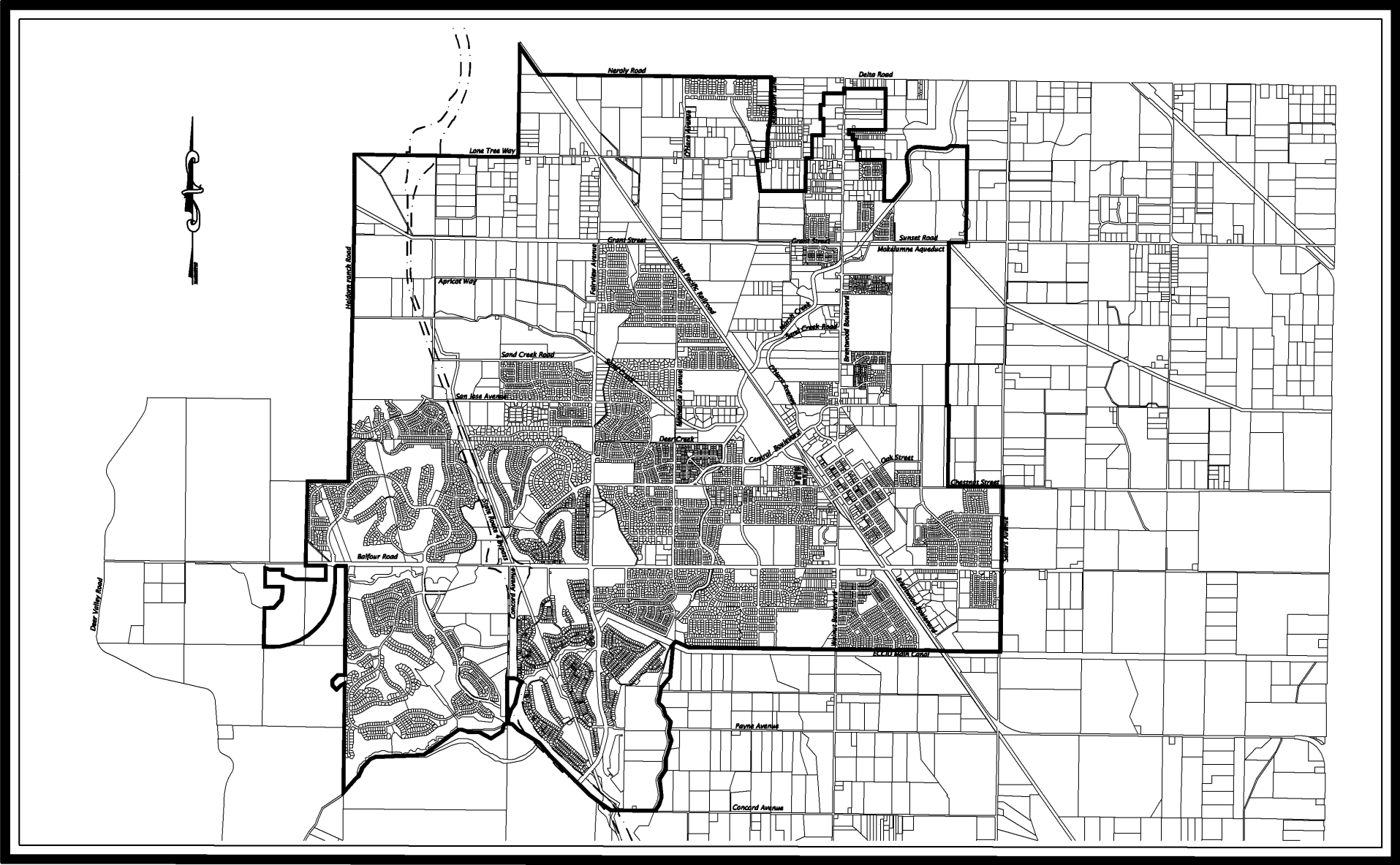
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	16,000	4,000					\$ 20,000
90040 Planning and Design	200,000						\$ 200,000
90050 Construction	1,539,390	610,825					\$ 2,150,215
90070 Project Administration	16,400	5,000					\$ 21,400
90100 Land/ROW/Acquisitions	190,300						\$ 190,300
TOTAL	\$ 1,962,090	\$ 619,825					\$ 2,581,915

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District	975,570						\$ 975,570
47256 Facility Fees	437,545						\$ 437,545
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other - Fire Facility Fees (EDFPD)	548,975	619,825					\$ 1,168,800
TOTAL	\$ 1,962,090	\$ 619,825					\$ 2,581,915

Review and Comment:	Future Annual Operating/Maintenance Cost \$1,475
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This project was required as a condition of approval for several development projects in the west side of the City (Hancock, Spanos, SunCal, Blackhawk-Nunn, Pulte). Fire and assessment district funds from these adjacent developments will provide the funding for the station. The facility will be constructed as a turnkey project by Brookfield Homes.

G.I.S. City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: G.I.S.			Project #	
Location: City Wide	Redevelopment Area: N/A		336	
	Project Mgr: Y. Cho/E. Baula		3108	
Project Priority: 1B - Mandatory	Construction: City	General Plan Relationship: Consistent		
Project Description: Design and implement Geographical Information System for the Engineering Department, Community Development Department, Public Works Department, Police Department and Economic Development Department.			Justification: This project is required as a part of the Federally mandated NPDES and the remainder of the systems are necessary to adequately serve the public.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	30,000	5,000	5,000				\$ 40,000
90050 Construction	85,000	34,000	33,000				\$ 152,000
90070 Project Administration	4,000	2,000	2,000				\$ 8,000
90100 Land/ROW/Acquisitions							
TOTAL	\$ 119,000	\$ 41,000	\$ 40,000				\$ 200,000

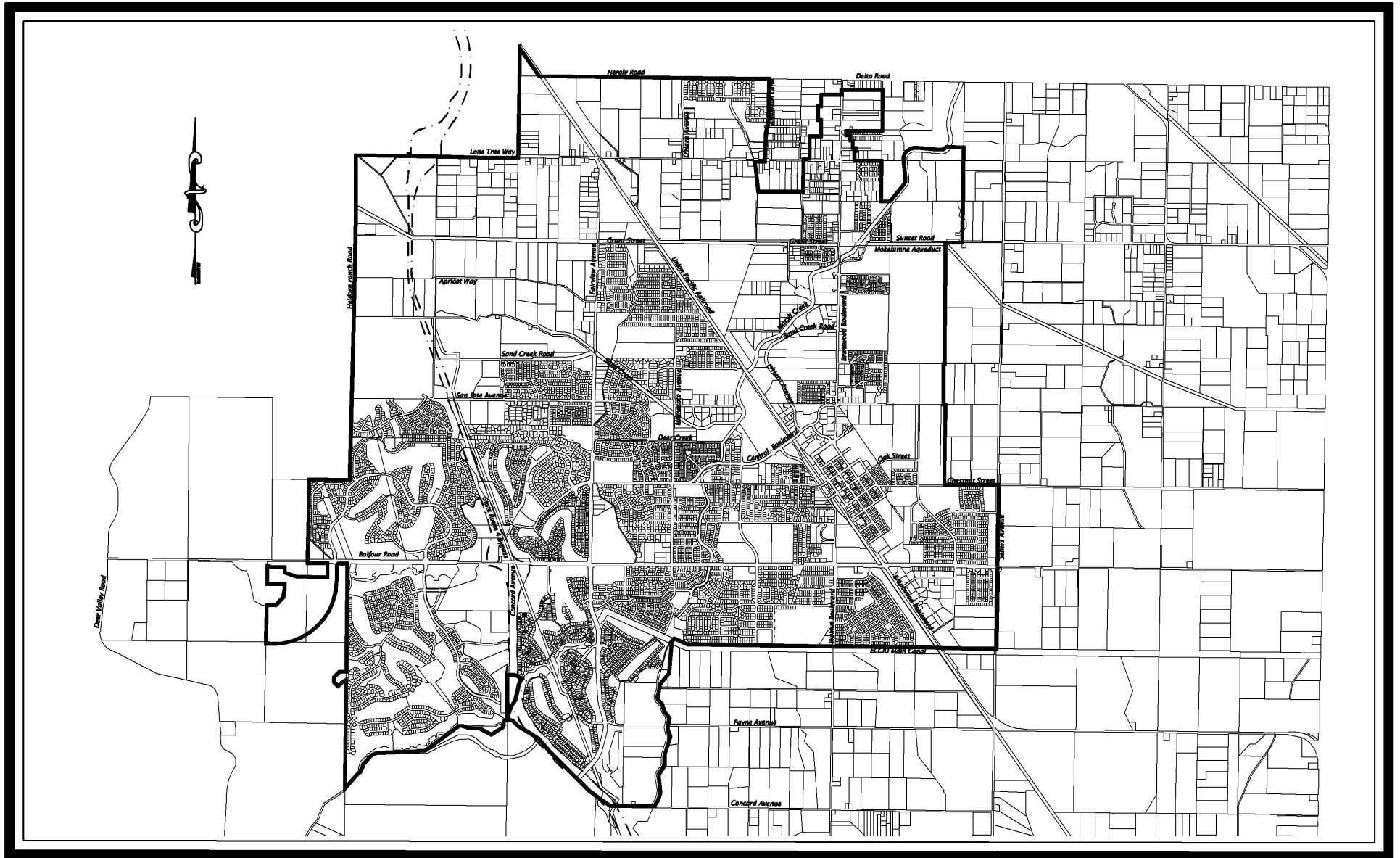
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	119,000	41,000	40,000				\$ 200,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 119,000	\$ 41,000	\$ 40,000				\$ 200,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,400
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Funding for this project will be split between Roadway, Water and Wastewater Fees.

INFORMATION SYSTEMS

All City facilities



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Information Systems			Project #
Location: All City Facilities		Redevelopment Area: N/A	336
		Project Mgr: Y. Cho	3098
Project Priority: 1B - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: This project will improve the current phone and data infrastructure to meet the needs for current and future growth. Upgrade obsolete software. First phase of the project was to get all computer hardware and software to be Y2K compliant.		Justification: Offer new phone and data services to City Hall and City remote sites. Upgrade old DOS-based programs.	

PROJECT FINANCING

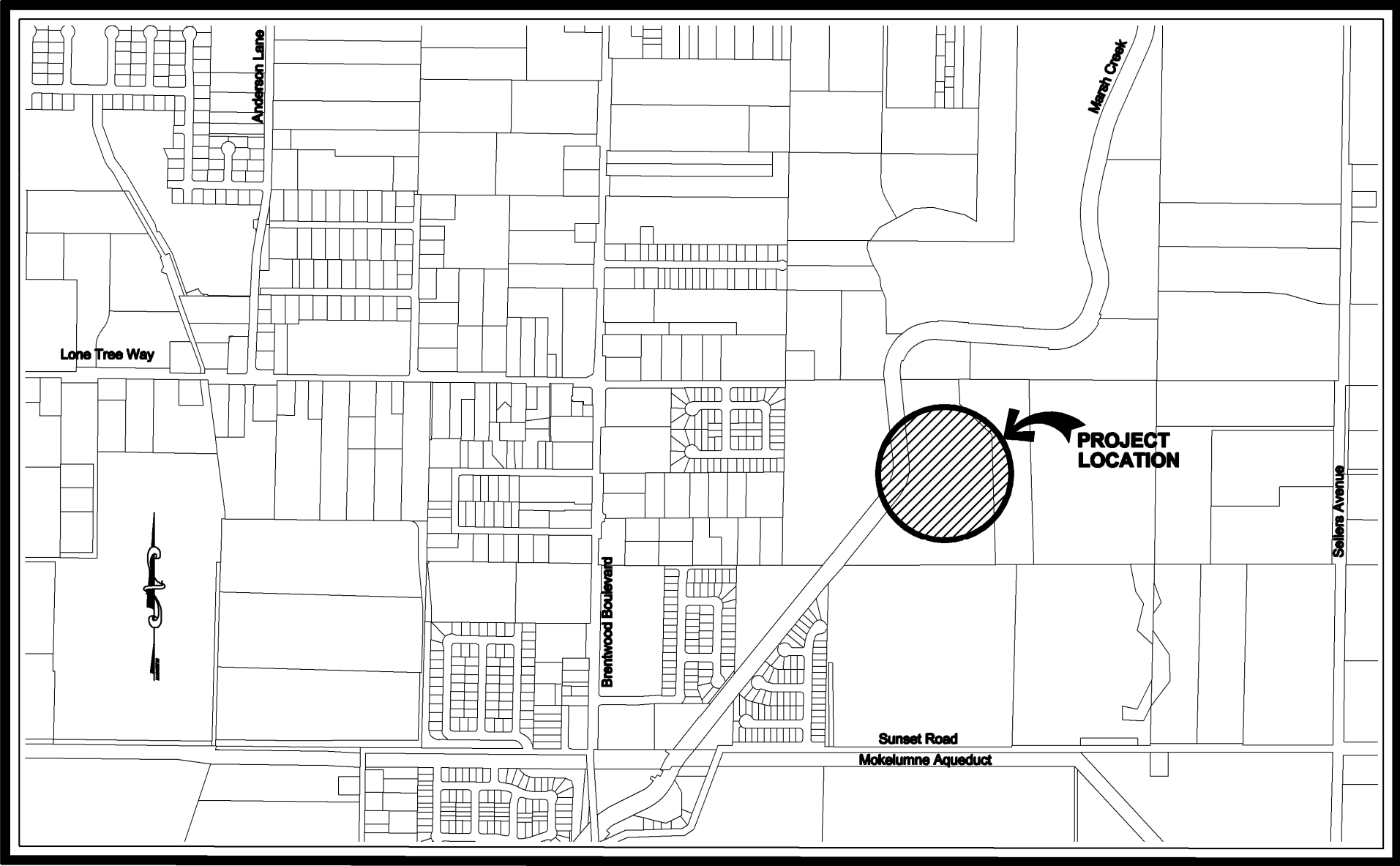
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	7,000	2,000	1,000				\$ 10,000
90040 Planning and Design	6,000	2,000	1,000				\$ 9,000
90050 Construction	732,000	151,000	98,000				\$ 981,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 745,000	\$ 155,000	\$ 100,000				\$ 1,000,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
General Fund	745,000	155,000	100,000				\$ 1,000,000
TOTAL	\$ 745,000	\$ 155,000	\$ 100,000				\$ 1,000,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-		
<table> <tr> <td>Prior Money Spent: Upgrade all software to Y2K compliance Police, Finance, Parks & Rec Software upgrade LAN upgrade VM replaced</td> <td>Money to Spend 02/03: Wireless LAN Infrastructure Police CAD/RMS/MDS GIS Phone switch upgrade/voiceover IP</td> </tr> </table>			Prior Money Spent: Upgrade all software to Y2K compliance Police, Finance, Parks & Rec Software upgrade LAN upgrade VM replaced	Money to Spend 02/03: Wireless LAN Infrastructure Police CAD/RMS/MDS GIS Phone switch upgrade/voiceover IP
Prior Money Spent: Upgrade all software to Y2K compliance Police, Finance, Parks & Rec Software upgrade LAN upgrade VM replaced	Money to Spend 02/03: Wireless LAN Infrastructure Police CAD/RMS/MDS GIS Phone switch upgrade/voiceover IP			

MAINTENANCE SERVICE CENTER

Sunset Road at the Wastewater Treatment Plant site



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Maintenance Service Center			Project # 336 3030
Location: Sunset Road at the Wastewater Treatment Plant site		Redevelopment Area: North	
		Project Mgr: P. Zolfarelli	
Project Priority: 1C - Mandatory	Construction: City	General Plan Relationship: Consistent	
Project Description: Planning, design and construction of regional maintenance facility on Sunset Road. Increased expenditures for fiscal year 2002/03 will be required for interim facility site improvements and for the relocation of office and shop units from existing sites on Sycamore Avenue and Sunset Road.		Justification: Limitations of physical size and encroachment of residential development precludes long-term use of current service center site. The Sycamore Avenue site has been identified for construction of Senior Care Housing in 2002.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	25,000	25,000	50,000	50,000	50,000	50,000	\$ 250,000
90050 Construction	222,735	400,000	2,500,000	2,500,000	2,500,000	2,500,000	\$ 10,622,735
90070 Project Administration	7,872	50,000	50,000	50,000	50,000	50,000	\$ 257,872
90100 Land/ROW/Acquisitions	812,000						\$ 812,000
TOTAL	\$ 1,067,607	\$ 475,000	\$ 2,600,000	\$ 2,600,000	\$ 2,600,000	\$ 2,600,000	\$ 11,942,607

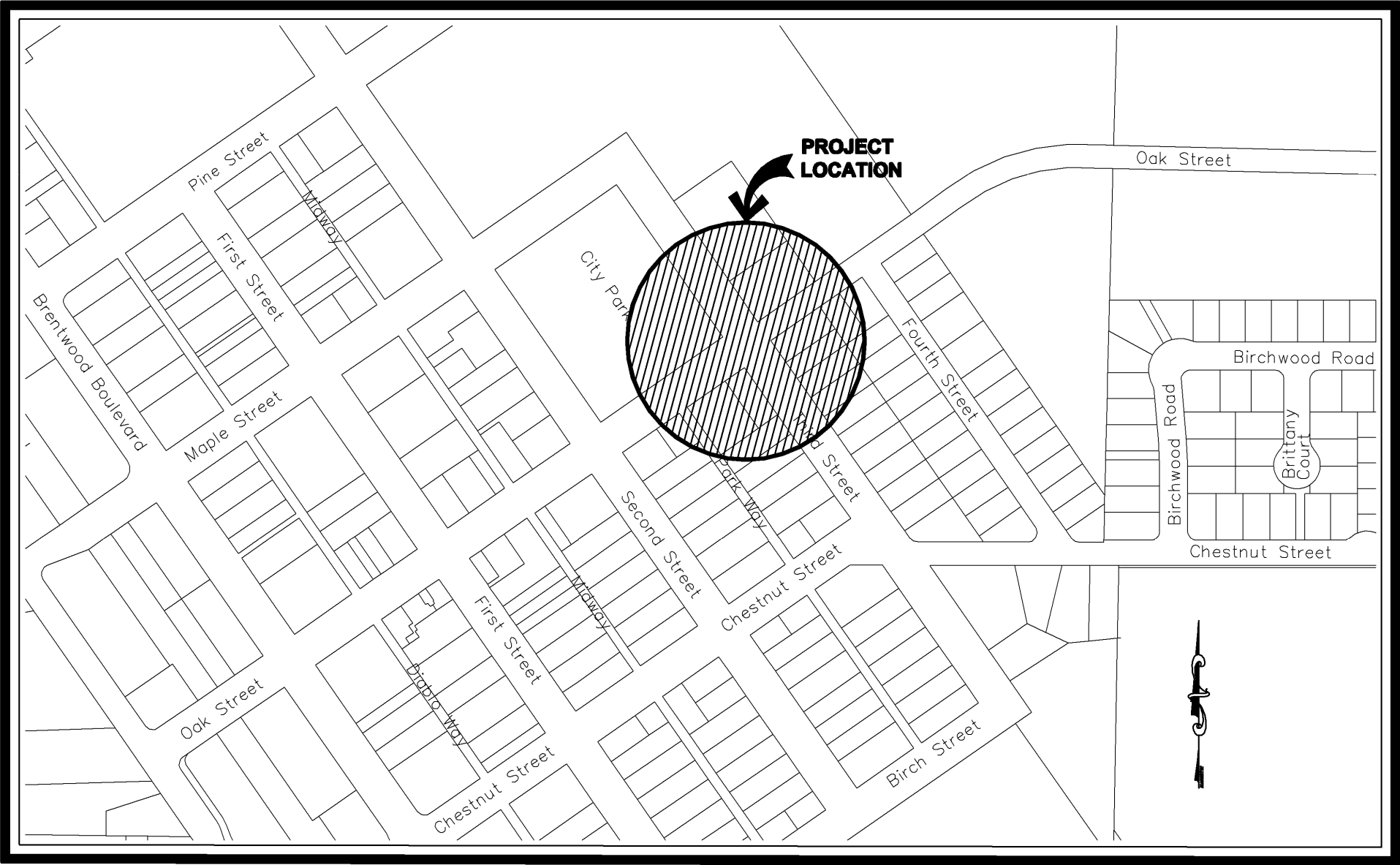
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	1,067,607						\$ 1,067,607
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Unfunded/RDA		475,000	2,600,000	2,600,000	2,600,000	2,600,000	\$ 10,875,000
TOTAL	\$ 1,067,607	\$ 475,000	\$ 2,600,000	\$ 2,600,000	\$ 2,600,000	\$ 2,600,000	\$ 11,942,607

Review and Comment:	Future Annual Operating/Maintenance Cost \$200,000
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New facility will increase operation efficiency. Relocation of existing maintenance facilities still require grading, utility and roadway construction, yard paving and relocation costs for existing buildings in 2002. \$530,722 will come from sale of existing property.

NEW CITY HALL

Downtown at the location of the existing City Hall



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: New City Hall			Project #
Location: Downtown at the location of the existing City Hall		Redevelopment Area: Downtown	336
		Project Mgr: M. Merizon	3090
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Design and construct a new City Hall at the side of the existing City Hall. This project will include peripheral reconstruction of other facilities downtown to temporarily house City services during the demolition and construction of the new City Hall.		Justification: The existing City Hall is insufficient in size to accommodate the growing City staff. It is a conglomeration of existing buildings and trailers and needs to be replaced with an adequate facility.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	2,570						\$ 2,570
90040 Planning and Design	25,885	70,000					\$ 95,885
90050 Construction	460,648	500,000	4,000,000	5,000,000			\$ 9,960,648
90070 Project Administration	297	10,000	20,000	20,000			\$ 50,297
90100 Land/ROW/Acquisitions	691,881						\$ 691,881
TOTAL	\$ 1,181,280	\$ 580,000	\$ 4,020,000	\$ 5,020,000			\$ 10,801,280

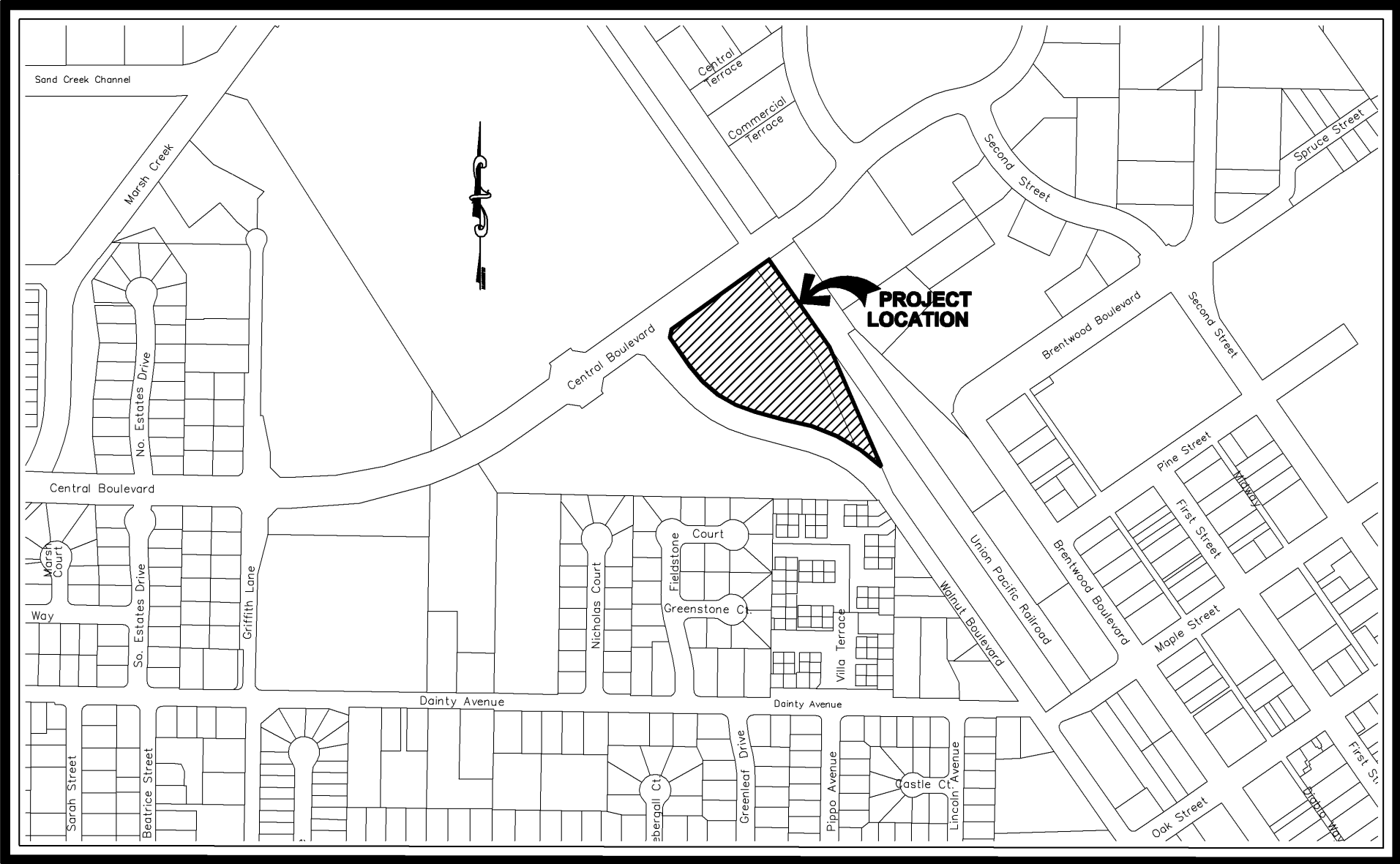
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	1,181,280	580,000					\$ 1,761,280
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Unfunded			4,020,000	5,020,000			\$ 9,040,000
TOTAL	\$ 1,181,280	\$ 580,000	\$ 4,020,000	\$ 5,020,000			\$ 10,801,280

Review and Comment:	Future Annual Operating/Maintenance Cost	\$22,000
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This project includes seismic retrofit of 118/120 Oak Street as temporary housing of City Hall while the existing City Hall is demolished and the new one is designed and constructed.

NEW POLICE STATION

Southeast corner of Central Boulevard and Walnut Boulevard



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: New Police Station		Project #
Location: Southeast corner of Central Boulevard and Walnut Boulevard		336
Redevelopment Area: Downtown		3110
Project Mgr: M. Huber / K. King		
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent
Project Description: Construct a new 30,900 square foot police station, plus all site improvements including a traffic signal at the intersection of Central and Walnut Boulevards, widening portions of adjacent streets, install a sewer line and storm drain pipeline. Install communication link between City Hall and the Police Station. Install a communication tower (mono pole), construct a 4,000 square foot warehouse and a 2,400 square foot range.		Justification: The existing police facility is very overcrowded and in need of replacement. The current square footage with leased space is approximately 8,000. A needs study performed two years ago, revealed adequate square footage at the time would be 18,000.

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	1,414						\$ 1,414
90040 Planning and Design	950,000	289,000					\$ 1,239,000
90050 Construction	5,000	8,212,000	1,231,377				\$ 9,448,377
90070 Project Administration	62,000	202,000	85,000				\$ 349,000
90100 Land/ROW/Acquisitions	700,742						\$ 700,742
TOTAL	\$ 1,719,156	\$ 8,703,000	\$ 1,316,377				\$ 11,738,533

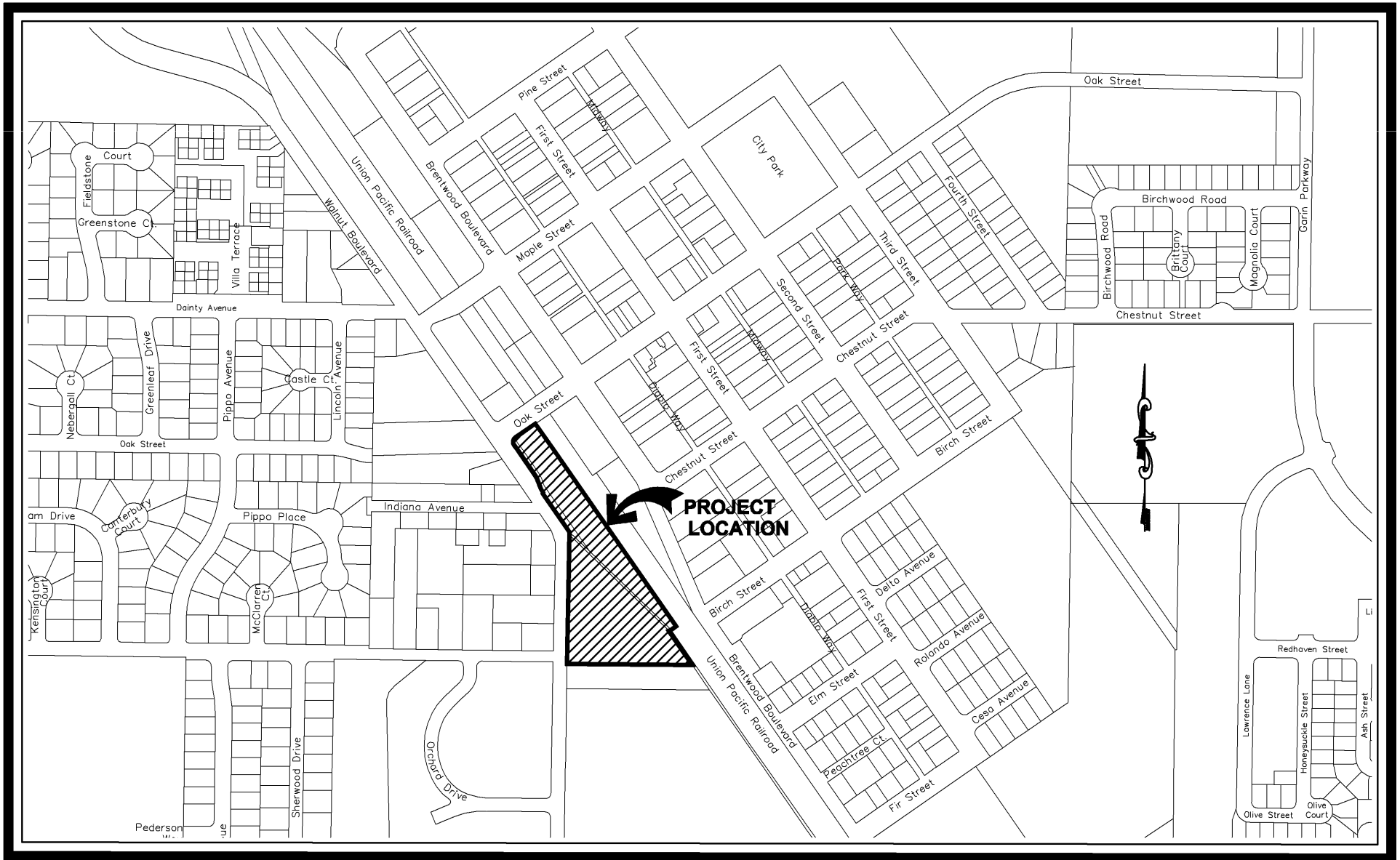
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	1,719,156	2,703,000	1,316,377				\$ 5,738,533
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
General Obligation Bonds		6,000,000					\$ 6,000,000
TOTAL	\$ 1,719,156	\$ 8,703,000	\$ 1,316,377				\$ 11,738,533

Review and Comment:	Future Annual Operating/Maintenance Cost \$170,000
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The storm drain pipeline construction (approximately \$605,000) is reimbursable by the flood control district. Portions of the sewer line (\$355,000) and traffic signal (\$275,000) will be reimbursed when surrounding areas develop. Six million dollars (\$6,000,000) of funding will come from the General Obligation Bonds, voted for in November 2001.

OAK STREET & WALNUT BOULEVARD - ASSEMBLAGE OF PARCELS

Southeast corner of intersection at Oak Street and Walnut Boulevard,
extending from Oak Street to, and excluding, Lion's Club parcel



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Oak Street & Walnut Boulevard- Assemblage of Parcels		Project #	
Location: Southeast corner of intersection at Oak Street and Walnut Boulevard, extending from Oak Street to, and excluding, Lion's Club Parcel.		Redevelopment Area:	Downtown
		Project Mgr:	G. Rozenski
Project Priority: 2B - Necessary	Construction: Developer	General Plan Relationship:	Consistent
Project Description: Brentwood Redevelopment Agency is considering the potential developability of assembling the Agency-owned 1.68 acre parcel #013-231-006 with two privately owned parcels to the south, for a total assemblage of approximately 4.4 acres. Current land use plan calls for commercial uses and the site is zoned PD-37. The RDA has identified retail and restaurants as the desired uses, as well as a potential site for additional Downtown parking.		Justification: It is the mission of the Brentwood Redevelopment Agency to encourage the re-use of lands to its fullest potential while contributing to the continued viability of the Downtown Area, participating in the general economic development goals of the City, and leveraging the Agency's tax increment revenues.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		15,000					\$ 15,000
90040 Planning and Design							
90050 Construction							
90070 Project Administration		29,500					\$ 29,500
90100 Land/ROW/Acquisitions	235,200	844,000					\$ 1,079,200
TOTAL	\$ 235,200	\$ 888,500					\$ 1,123,700

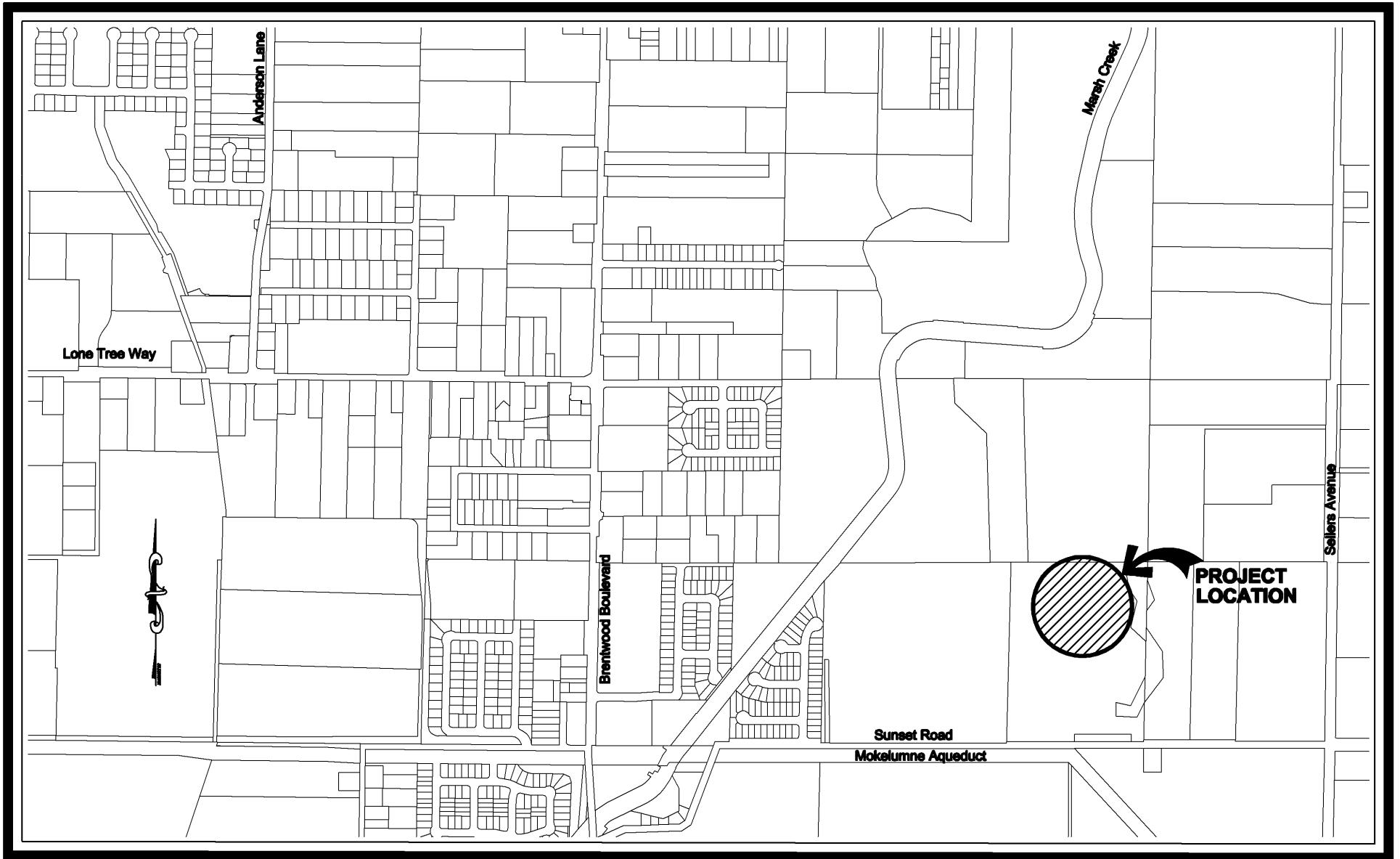
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		826,000					\$ 826,000
47293 Measure C							
46700 Redevelopment Agency	235,200	62,500					\$ 297,700
TOTAL	\$ 235,200	\$ 888,500					\$ 1,123,700

Review and Comment: Future Annual Operating/Maintenance Cost -0-

Funding to assemble this site for re-use as retail and restaurants, or other privately owned and operated, job and sales tax generating uses, will be shared between the Agency-selected developer and the Brentwood Redevelopment Agency. The level of the Agency's contribution will be determined by the project's financial proforma and its financial gap, if any, and the Agency's prioritization of this project.

SOLID WASTE TRANSFER STATION IMPROVEMENTS

Solid Waste Transfer Station East of Sunset Park



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Solid Waste Transfer Station Improvements			Project # 542 5401
Location: Solid Waste Transfer Station East of Sunset Park		Redevelopment Area: North	
Project Priority: 1B - Mandatory		Construction: City	Project Mgr: J. Carlson
		General Plan Relationship: Consistent	
Project Description: Continuation of the Solid Waste Transfer facility improvements such as scale house, scale, litter containment, structure covers, maintenance shop and similar improvements.		Justification: Improvements are required to allow public access and remain in compliance with California Integrated Waste Management Board (CIWMB) permit requirements.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	1,737						\$ 1,737
90040 Planning and Design	93,771	25,000					\$ 118,771
90050 Construction	560,254	900,000					\$ 1,460,254
90070 Project Administration	1,323	10,000					\$ 11,323
90100 Land/ROW/Acquisitions	1,102						\$ 1,102
TOTAL	\$ 658,187	\$ 935,000					\$ 1,593,187

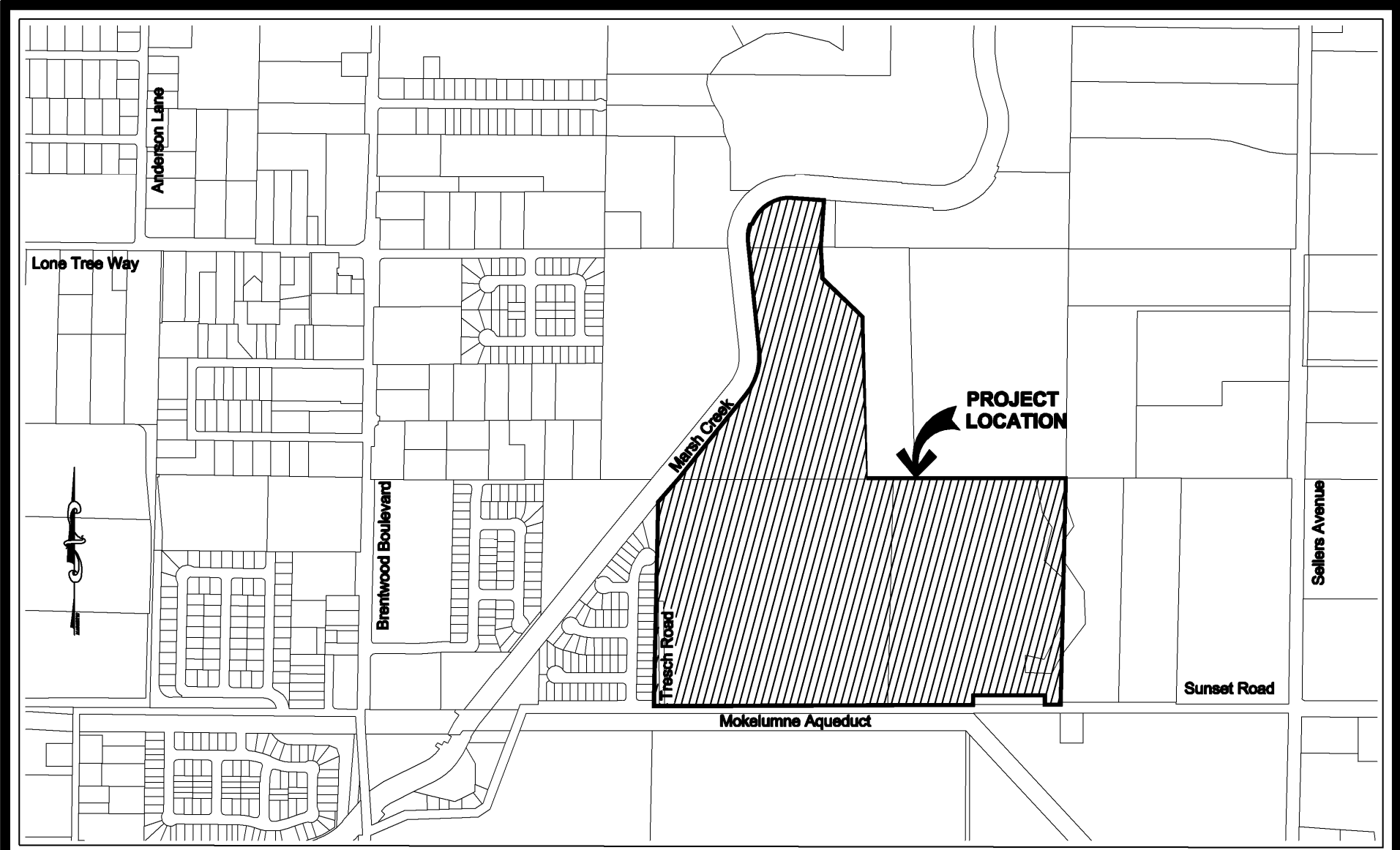
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise	658,187	935,000					\$ 1,593,187
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 658,187	\$ 935,000					\$ 1,593,187

Review and Comment:	Future Annual Operating/Maintenance Cost	\$25,000
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A scale is scheduled to be installed and scale houses constructed summer of 2003 in preparation of allowing public access and to increase reporting accuracy. These improvements will maximize the efficiency of transfer and maintenance efforts.

SUNSET INDUSTRIAL COMPLEX

North of Sunset Road, south of the Wastewater Treatment Plant, east of Tresch Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sunset Industrial Complex			Project # 336 3128
Location: North of Sunset Road, south of the Wastewater Treatment Plant, east of Tresch Road.		Redevelopment Area: North	
Project Priority: 1E - Mandatory		Construction: City	Project Mgr: H. Sword
		General Plan Relationship: Consistent	
Project Description: Construction of a 28.8 acre medium industrial complex to facilitate moving industrial users from Brentwood Boulevard. This includes annexing the area into the Redevelopment Area and coordination with solid waste, a relocated corporation yard, the Wastewater Treatment Plant and a 37.7 acre sports park.		Justification: This project will increase available industrial land, locate industrial users with compatible land uses, upgrade the Brentwood Boulevard streetscape by removing industrial users and increase the Redevelopment Agency's tax increment cash flow.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	5,000	95,000					\$ 100,000
90040 Planning and Design	1,300,000	700,000					\$ 2,000,000
90050 Construction		4,300,000					\$ 4,300,000
90070 Project Administration	5,000	95,000					\$ 100,000
90100 Land/ROW/Acquisitions	822,312						\$ 822,312
TOTAL	\$ 2,132,312	\$ 5,190,000					\$ 7,322,312

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	1,139,029	215,889					\$ 1,354,918
475xx Enterprise	993,283						\$ 993,283
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Redevelopment Bonds		4,974,111					\$ 4,974,111
TOTAL	\$ 2,132,312	\$ 5,190,000					\$ 7,322,312

Review and Comment:	Future Annual Operating/Maintenance Cost See below
<p>A majority of funding is projected from Redevelopment Funds due to the benefit to the Project Area from moving industrial development from Brentwood Boulevard. to stimulate development to higher use. Funding for the overall project will come from several sources including Solid Waste, a relocation corporation yard, the Wastewater Treatment Plant and a 37.7 acre sports park. The project is expected to increase the RDA's tax revenues by \$150,000 annually. The distribution of financial responsibility is: Industrial Complex = \$4,756,377, Wastewater = \$600,538, Solid Waste = \$392,745, Corp yard = \$622,488, Road Fees = \$119,473, Parks = \$695,645. The RDA will assume LLD costs until the land is sold. The other City Enterprises will have ongoing O&M costs.</p>	



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Section VI

**Drainage Improvements
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
267		Agricultural Runoff Mitigation	\$ 60,000
269		Drainage Master Plan/Sub-Regional Facilities	43,000
271	3088	Walnut Boulevard Storm Drain	854,255
		TOTAL	\$ <u>957,255</u>

Current Drainage Improvements

Project Number	Current Projects	Project Status	Estimated Cost	Funding Source
	Agricultural Runoff Mitigation	On-going	\$ 60,000	Agriculture Preservation
	Drainage Master Plan/Sub-Regional Facilities	On-going	43,000	Sub-Regional Fees
3088	Walnut Boulevard Storm Drain	Under design	854,255	Sub-Regional Fees
TOTAL PROJECT COSTS			\$ 957,255	

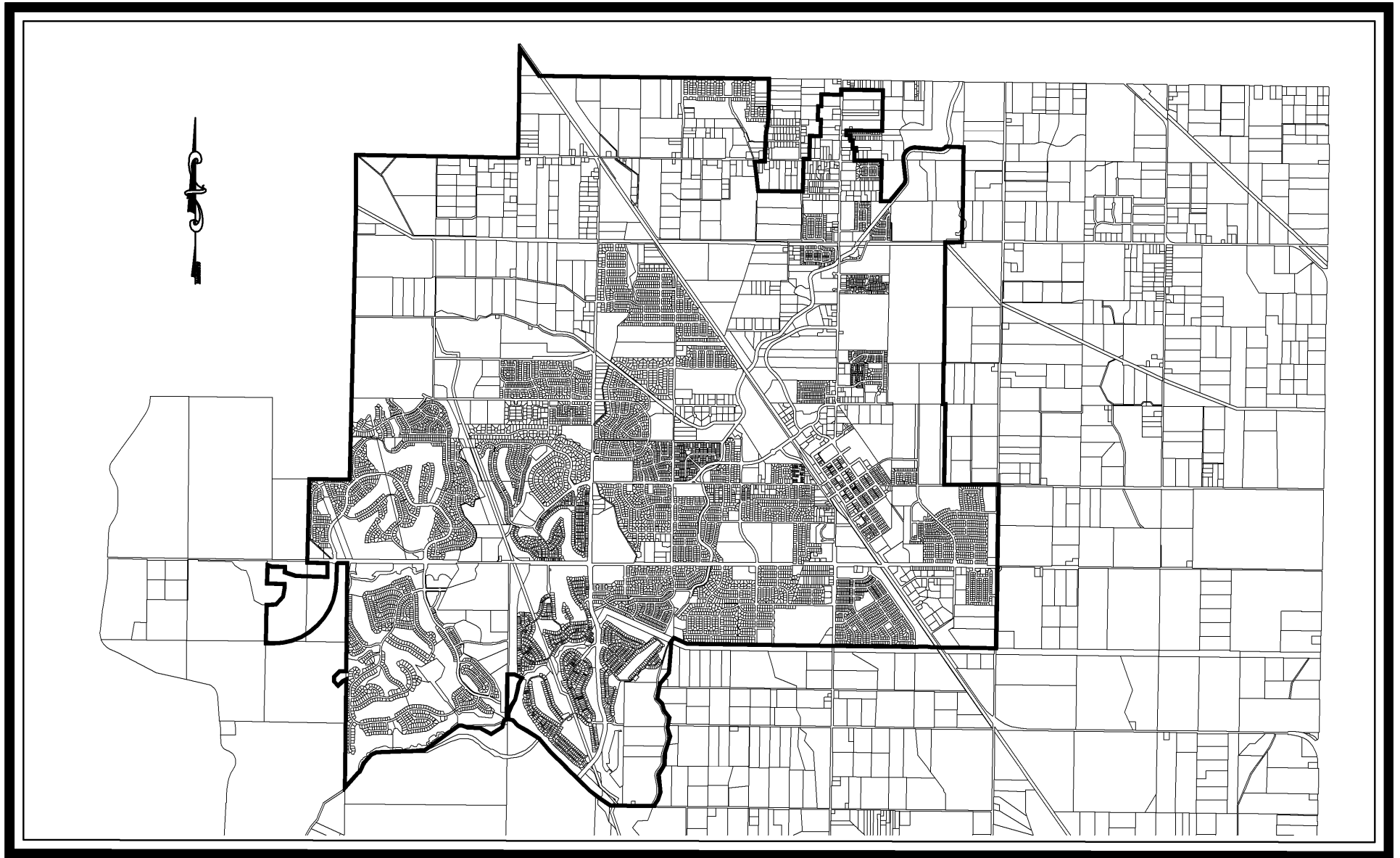
Drainage Project Summary

PROJECT FINANCING							
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Legal	0	8,000	0	0	0	0	\$ 8,000
Planning and Design	35,555	70,700	0	0	0	0	\$ 106,255
Construction	0	320,000	10,000	410,500	10,000	10,000	\$ 760,500
Project Administration	500	22,000	0	20,000	0	0	\$ 42,500
Land/ROW/Acquisitions	0	40,000	0	0	0	0	\$ 40,000
TOTAL	\$ 36,055	\$ 460,700	\$ 10,000	\$ 430,500	\$ 10,000	\$ 10,000	\$ 957,255

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Assessment District	0	0	0	0	0	0	\$ 0
Facility Fees	31,055	0	0	0	0	0	\$ 31,055
Enterprise	0	0	0	0	0	0	\$ 0
Federal/State Funding	0	0	0	0	0	0	\$ 0
Developer Contributions	0	0	0	0	0	0	\$ 0
Measure C	0	0	0	0	0	0	\$ 0
Other	5,000	460,700	10,000	430,500	10,000	10,000	\$ 926,200
TOTAL	\$ 36,055	\$ 460,700	\$ 10,000	\$ 430,500	\$ 10,000	\$ 10,000	\$ 957,255

AGRICULTURAL RUNOFF MITIGATION

City wide



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03-2006/07

Project Title: Agricultural Runoff Mitigation			Project #
Location: City Wide	Redevelopment Area: N/A		
	Project Mgr: B. Grewal/T. Wooten		
Project Priority: 2C - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: Construction as needed to mitigate silt runoff into drainage system.		Justification: Compliance with State mandated clean water requirements and the Federal Clean Water Act.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		20,000	10,000	10,000	10,000	10,000	\$ 60,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000

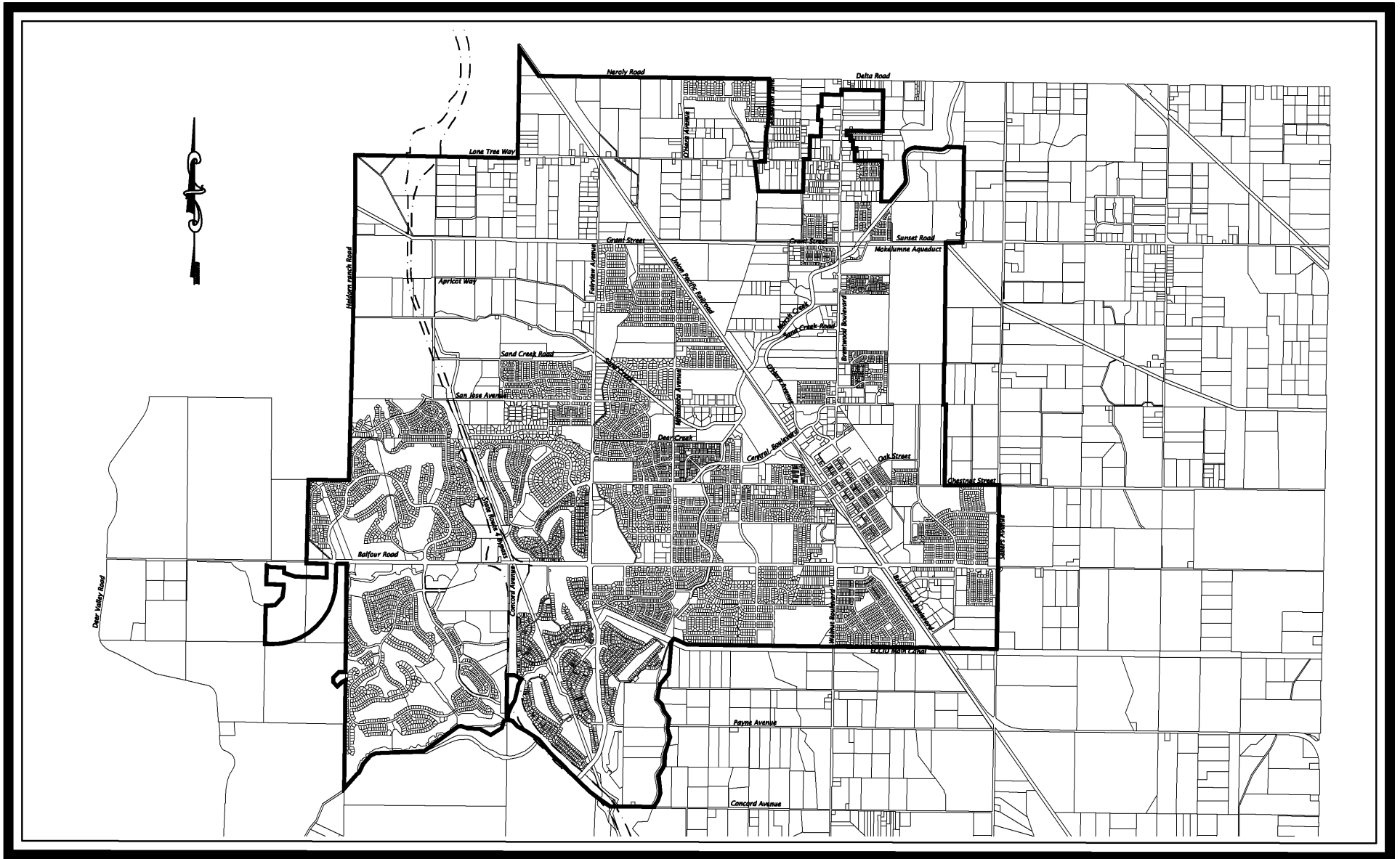
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Agricultural Preservation		20,000	10,000	10,000	10,000	10,000	\$ 60,000
TOTAL		\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,500
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This is currently a pilot program intended to reduce silt and pesticide contributions to Marsh Creek and its tributaries. The proposed Stormwater System Management Ordinance proposes using a portion (maximum 10%) of the Agricultural Preservation Fee to mitigate impacts to agricultural uses from new development or Capital Improvement projects. To date, funding has not been authorized.

DRAINAGE MASTER PLAN/SUB-REGIONAL FACILITIES

City wide



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Drainage Master Plan/Sub-Regional Facilities			Project #
Location: City Wide		Redevelopment Area:	N/A
		Project Mgr:	B. Grewal/T. Wooten
Project Priority: 2A - Necessary	Construction: City	General Plan Relationship: Consistent	
Project Description: The master plan will provide the necessary documentation to allow the City to identify needed sub-regional drainage facilities and implement a sub-regional drainage fee.		Justification: To provide a comprehensive drainage plan and spread costs on the same basis as other City infrastructure.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		3,000					\$ 3,000
90040 Planning and Design	5,000	35,000					\$ 40,000
90050 Construction							
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 5,000	\$ 38,000					\$ 43,000

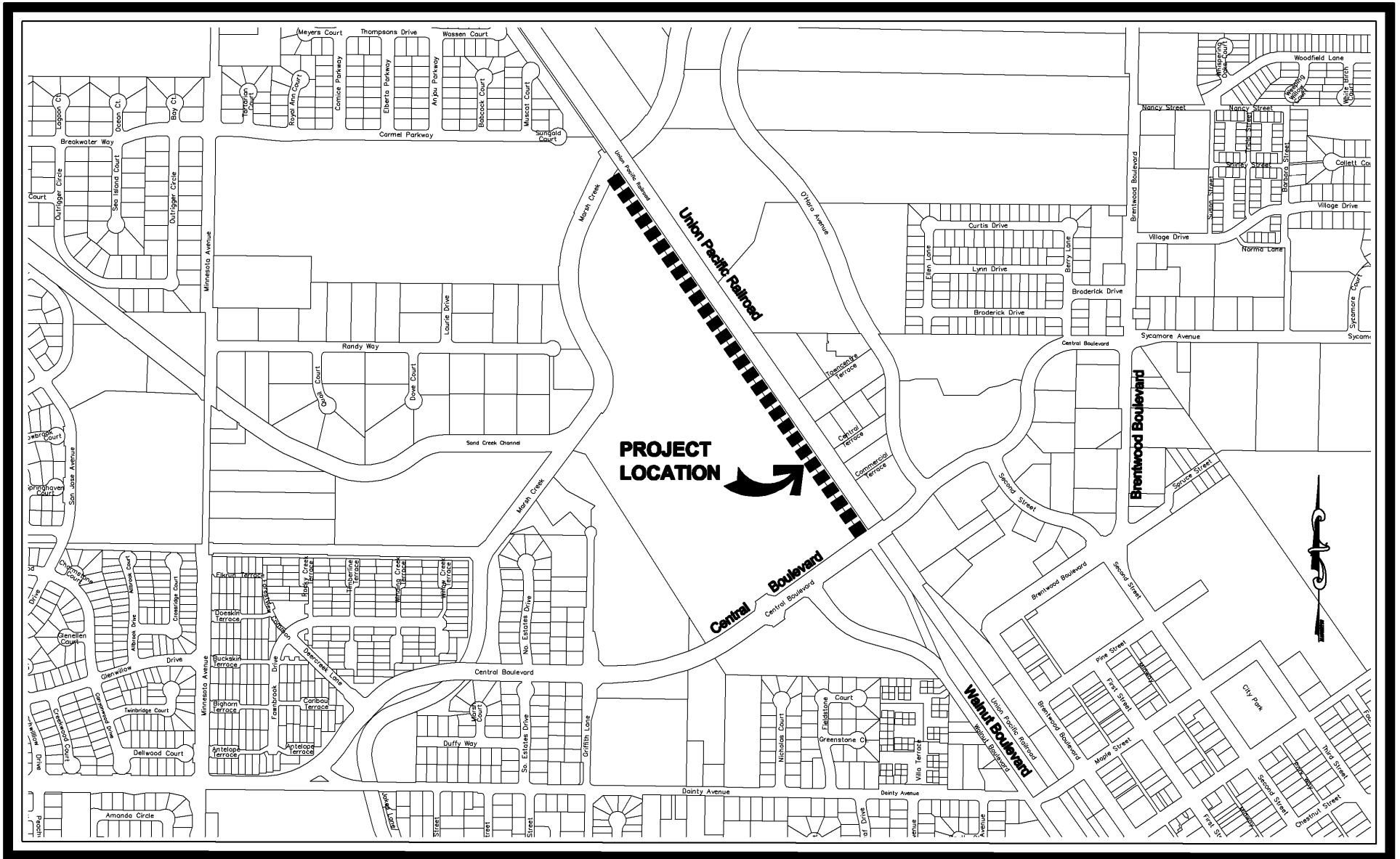
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Sub-Regional Fees Collected	5,000	38,000					\$ 43,000
TOTAL	\$ 5,000	\$ 38,000					\$ 43,000

Review and Comment:	Future Annual Operating/Maintenance Cost -0-
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Contra Costa County Flood Control and Water Conservation District is responsible for regional drainage facilities throughout the county. Necessary sub-regional facilities have never been clearly identified by the county and have, historically, been the responsibility of the City or new development to construct. Construction of sub-regional facilities will be fee creditable in the same manner as other master plan facilities.

WALNUT BOULEVARD STORM DRAIN

Walnut Boulevard storm drain extension from Central Boulevard to Marsh Creek



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Walnut Boulevard Storm Drain			Project # 336 3088
Location: Walnut Boulevard extension from Central Boulevard to Marsh Creek	Redevelopment Area: N/A	Project Mgr: T. Wooten	
Project Priority: 1C - Mandatory	Construction: City/Developer	General Plan Relationship: Consistent	
Project Description: Construction of an 84" storm drain from Walnut Boulevard south of the new Police Station to an outfall into Marsh Creek.		Justification: To relieve potential flooding which dominates availability of maintenance personnel.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		5,000					\$ 5,000
90040 Planning and Design	30,555	35,700					\$ 66,255
90050 Construction		300,000		400,500			\$ 700,500
90070 Project Administration	500	22,000		20,000			\$ 42,500
90100 Land/ROW/Acquisitions		40,000					\$ 40,000
TOTAL	\$ 31,055	\$ 402,700		\$ 420,500			\$ 854,255

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees	31,055						\$ 31,055
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Sub-regional Drainage Fees		402,700		420,500			\$ 823,200
TOTAL	\$ 31,055	\$ 402,700		\$ 420,500			\$ 854,255

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,700
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This project will initially be funded through the City's Development Fee Program. This facility is a regional drainage improvement in Drainage Area (DA) 52A. The design and construction costs will be submitted to the Flood Control District for reimbursement. Staff is currently reviewing preliminary plans with the district to ensure that the project, as designed, is reimbursable prior to the start of construction.



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Section VII

**Developer Improvements
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
278		Anderson Lane Extension to Grant Street	2,107,570
280		Anderson Lane Widening	1,511,464
282		Apricot Way	1,948,000
284		Armstrong Road Extension	2,561,000
286		Balfour Road Improvements I - Concord	2,363,870
288		Balfour Road Improvements II to Service School	1,293,450
290		Braddock & Logan	100,000
292		Brentwood Boulevard Bridge Widening	1,848,000
294		Brentwood Lakes Neighborhood Park	1,440,316
296		Centex - Montelena Neighborhood Parks	100,642
298		Central Boulevard Bridge Widening	3,444,000
300		Central Boulevard Widening - Fairview Avenue	1,090,383
302		Concord Avenue Widening III (to Walnut)	993,540
304		Empire Avenue Extension - North	3,020,706
306		Empire Avenue Extension - South I	3,507,000
308		Empire Avenue Extension - South II	1,416,000
310		Fairview Avenue Improvements - Phase I	1,126,000
312		Fairview Avenue Improvements - Phase II	826,182
314		Fairview Avenue Improvements - Phase III	1,025,310
316		Fairview Avenue Improvements - Phase IV	230,019
318		Fairview Avenue Improvements - Phase V	2,376,891
320		Fairview Avenue Improvements - Phase VI	742,250
		Sub-Total	\$ 35,072,593

Section VII

**Developer Improvements
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
322		Fairview Avenue Improvements - Phase VII	611,870
324		Garin Parkway Improvements I (to Sycamore)	769,060
326		Garin Parkway Improvements II (to Sunset)	2,215,120
328		Grant Street	978,000
330		Grant Street Extension (to Minnesota)	2,872,405
332		Grant Street Improvements II (Fairview)	2,154,686
334		Grant Street/Sunset Road Non-Potable Waterline	1,007,360
336		John Muir Parkway (Concord Realignment)	4,277,287
338		Minnesota Avenue Realignment	419,920
340		Mission Peak Amber Park Neighborhood Parks	46,166
342	3115	North Brentwood School Infrastructure	3,681,735
344		Oak Street Extension	2,798,000
346		O'Hara Avenue Extension (Sand Creek Road to Lone Tree Way)	4,480,000
348		O'Hara Avenue Widening	3,340,048
350		Ponderosa Neighborhood Park	443,194
352		Pulte Rose Garden Neighborhood Parks	692,490
354		Sand Creek Road (to Sellers Avenue)	4,659,454
356		Sand Creek Road Widening I - Central	3,396,708
358		Sand Creek Road Widening II - Bypass	3,948,321
360		Sanitary Sewer Line Extension South of Blackhawk	253,800
		Sub-Total	\$ 43,045,624

Section VII

**Developer Improvements
Summary of Proposed Projects
Fiscal Years 2002/03 - 2006/07**

<u>Page</u>	<u>Project #</u>	<u>Project</u>	<u>Cost</u>
362		San Jose Avenue Extension I - West	1,543,617
364		San Jose Avenue Extension II - (to Sand Creek)	2,552,742
366		Sellers Avenue Widening I (to Chestnut)	2,470,000
368		Sellers Avenue Widening II (to Sunset)	3,644,000
370		Shady Willow Extension	6,154,628
372		SPA 'L' Park (Heritage Park)	1,145,119
374		Spruce Street	1,306,452
376		State Route 4 Bypass	7,500,000
378		Storm Drain Line 'A' for Drainage Area 52C	4,070,000
380		Storm Drain Line 'F'	677,729
382		SunCal Park	1,660,749
384		Sycamore Avenue Improvements	731,513
386		Sycamore Avenue Improvements (to Sellers)	685,800
388		William Lyon - Yamanaka Neighborhood Park	865,533
390		Zone III Hydropneumatic Pump Station - Sun Cal Development	807,000
		TOTAL	\$ 113,933,099

Developer Project Summary

PROJECT FINANCING							
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Planning and Design	95,187	172,500	170,500	25,000	110,000	20,000	\$ 593,187
Land/ROW/Acquisitions	1,822,066	2,961,089	2,378,761	589,661	1,274,934	407,000	\$ 9,433,511
Construction	12,831,973	24,558,607	24,257,932	11,806,198	8,893,628	3,714,000	\$ 86,062,338
Project Administration	333,134	963,257	880,391	478,899	484,467	186,000	\$ 3,326,148
Legal	3,187,646	5,204,774	4,184,803	549,692	924,000	467,000	\$ 14,517,915
TOTAL	18,270,006	33,860,227	31,872,387	13,449,450	11,687,029	4,794,000	\$ 113,933,099

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
Assessment District	1,017,875	757,875	2,483,600	350,000	1,848,000	0	\$ 6,457,350
Facility Fees	1,306,329	2,101,279	3,048,590	3,343,471	5,963,063	4,619,063	\$ 20,381,796
Enterprise	0	0	0	0	0	0	\$ 0
Federal/State Funding	0	700,000	0	0	0	0	\$ 700,000
Developer Contributions	3,989,108	19,027,788	16,452,842	8,186,397	2,978,500	3,644,000	\$ 54,278,635
Measure C	0	0	0	0	0	0	\$ 0
Other	8,370,000	1,517,582	2,284,320	100,000	100,000	100,000	\$ 12,471,902
TOTAL	\$ 14,683,312	\$ 24,104,524	\$ 24,269,352	\$ 11,979,868	\$ 10,889,563	\$ 8,363,063	\$ 94,289,683

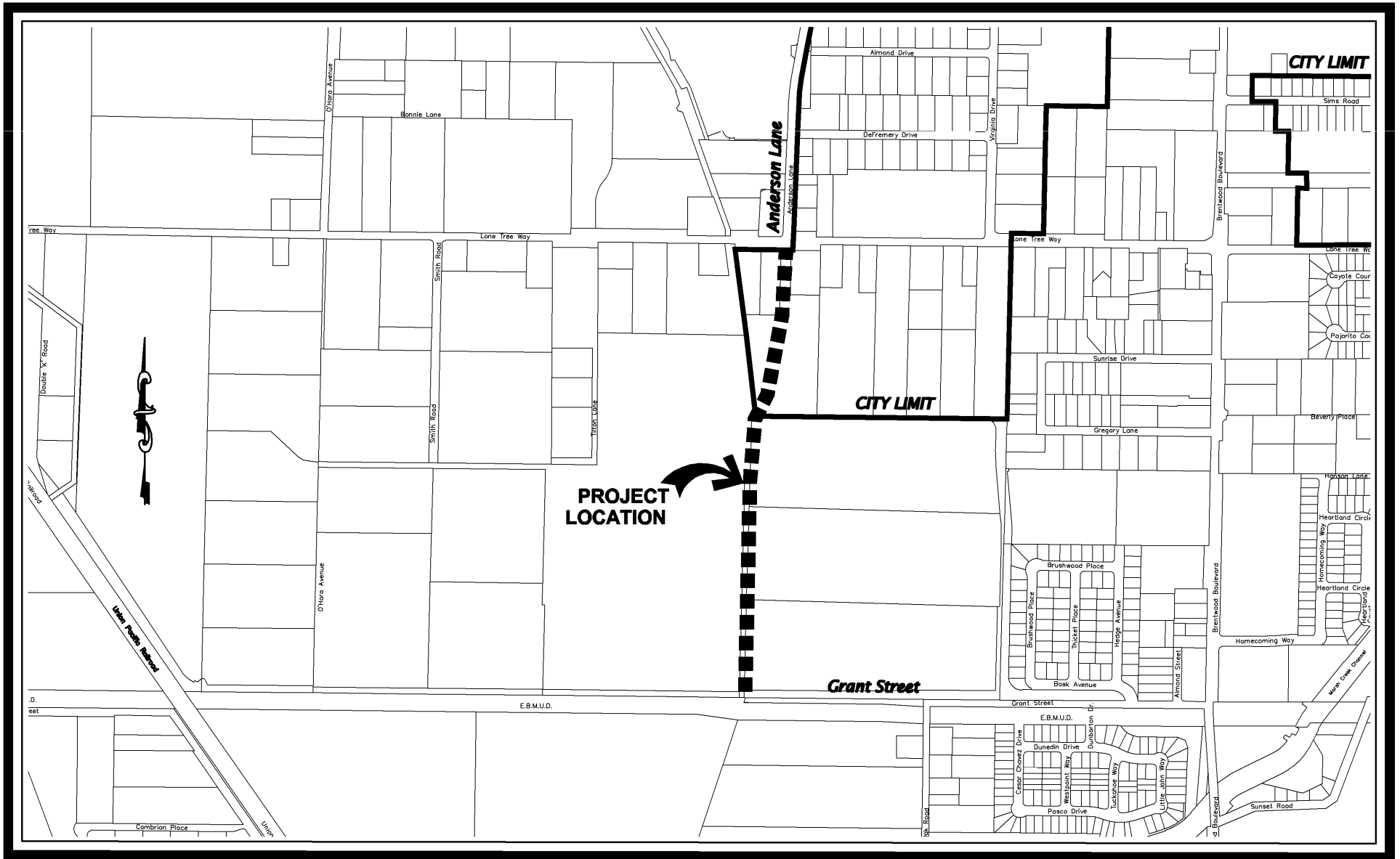
Total differences in funding are due to 10 year Reimbursement Agreements and developer credits.



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ANDERSON LANE EXTENSION TO GRANT STREET

From Lone Tree Way south to Grant Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Anderson Lane Extension to Grant Street			Project #
Location: Lone Tree Way south to Grant Street		Redevelopment Area: North	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 3B - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Two lane collector roadway with sewer and waterlines, approximately 2,600 feet in length, from existing Anderson Lane at Lone Tree Way south to Grant Street.		Justification: To improve traffic flow on the north end of the City.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			10,000				\$ 10,000
90040 Planning and Design			158,870				\$ 158,870
90050 Construction			1,588,700				\$ 1,588,700
90070 Project Administration							
90100 Land/ROW/Acquisitions			350,000				\$ 350,000
TOTAL			\$ 2,107,570				\$ 2,107,570

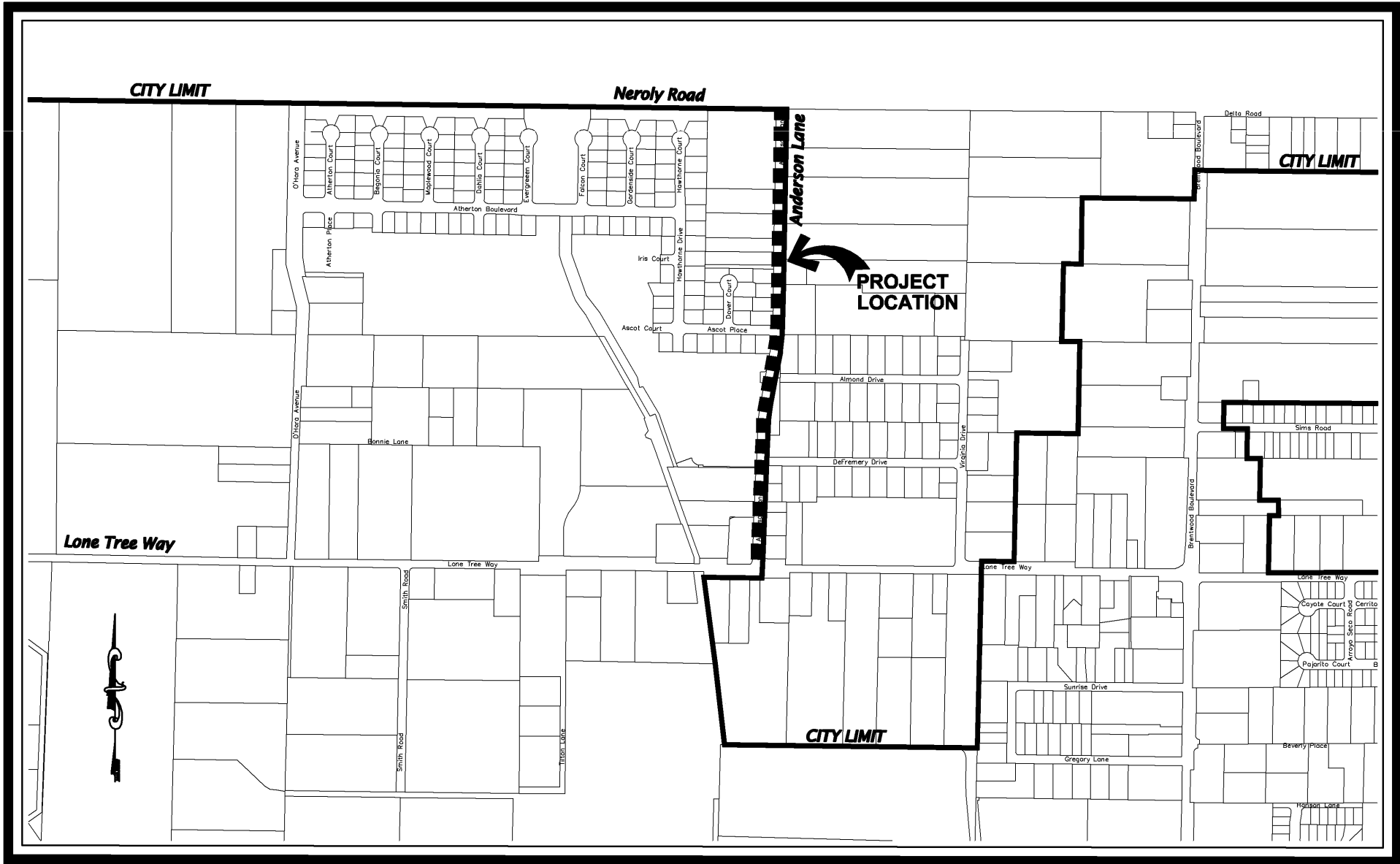
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees			56,360	56,360	56,360	56,360	\$ 225,440
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			1,543,973				\$ 1,543,973
47293 Measure C							
46700 Other							
TOTAL			\$ 1,600,333	\$ 56,360	\$ 56,360	\$ 56,360	\$ 1,769,413

Review and Comment:	Future Annual Operating/Maintenance Cost \$2,600
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs are for roadway and utility maintenance.

ANDERSON LANE WIDENING

From Lone Tree Way north to Neroly Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Anderson Lane Widening			Project #
Location: From Lone Tree Way north to Neroly Road		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 3B - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widening of existing Anderson Lane to a two lane collection roadway including extension of water and sewer, approximately 2,600 feet of road, one 12 foot lane and 8 foot bike lane in each direction, and 5 feet landscaping on each side of the road, including 5 foot meandering sidewalk.		Justification: Necessary to improve traffic flow.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	5,000	5,000					\$ 10,000
90040 Planning and Design	70,082	70,082					\$ 140,164
90050 Construction	505,650	505,650					\$ 1,011,300
90070 Project Administration							
90100 Land/ROW/Acquisitions	175,000	175,000					\$ 350,000
TOTAL	\$ 755,732	\$ 755,732					\$ 1,511,464

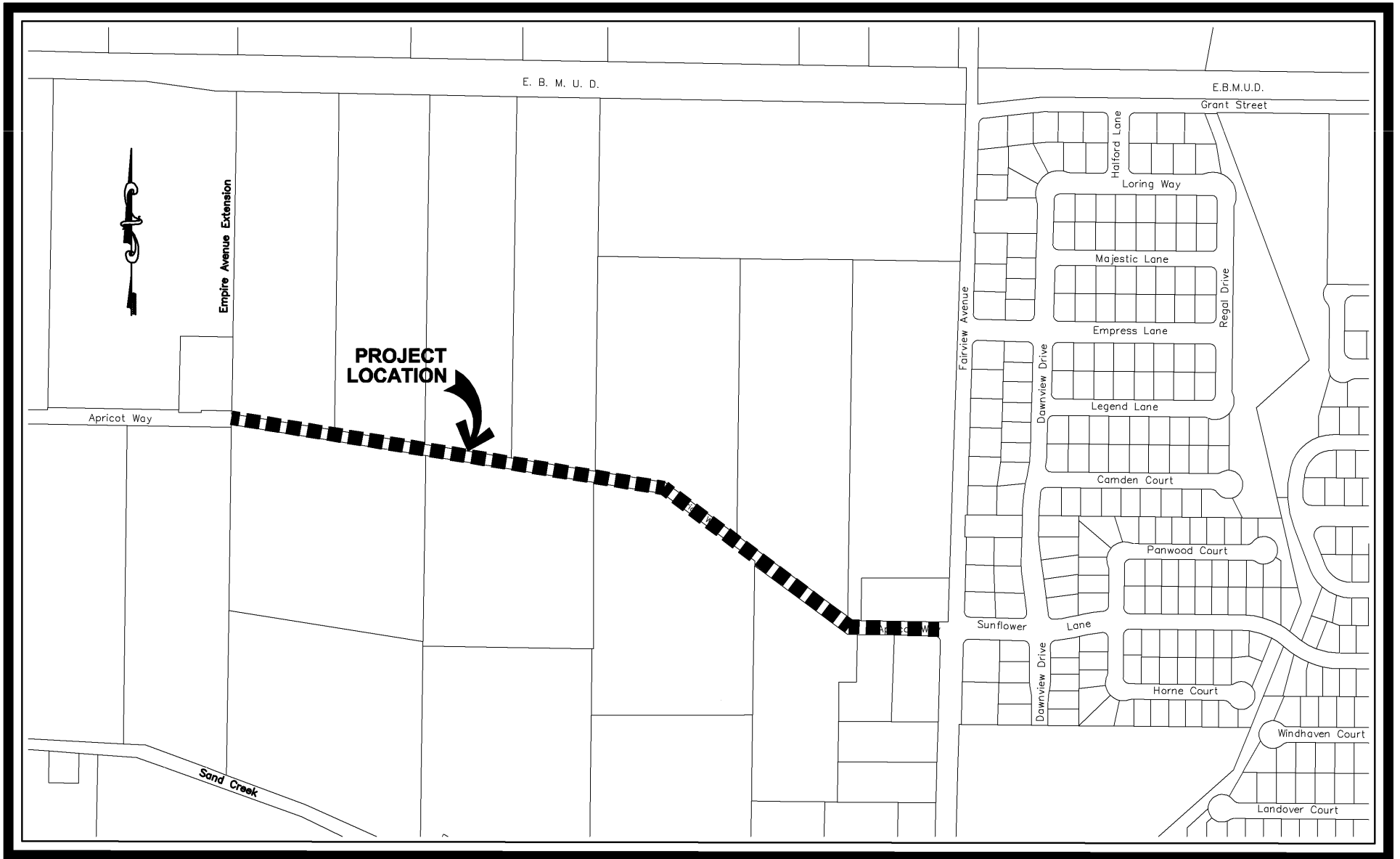
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	29,326	29,326	29,326	29,326	29,326	29,326	\$ 175,956
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	609,101	609,101					\$ 1,218,202
47293 Measure C							
46700 Other							
TOTAL	\$ 638,427	\$ 638,427	\$ 29,326	\$ 29,326	\$ 29,326	\$ 29,326	\$ 1,394,158

Review and Comment:	Future Annual Operating/Maintenance Cost \$1,300
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This project will be incorporated in developer's condition of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. This project will increase annual pavement management costs by \$1,300 per year.

APRICOT WAY

Apricot Way from Empire Avenue to Fairview Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Apricot Way			Project #
Location: Apricot Way from Empire Avenue to Fairview Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D. Boskovic	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Roadway improvements consisting of 2 lane residential collector street section (60' R.O.W.) for approximately 3,300 feet in length consisting of 12 foot lanes, 8' bike lane and 10' sidewalk with landscape on both sides of roadway.		Justification: Necessary to improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		10,000	10,000				\$ 20,000
90040 Planning and Design		141,000	100,000				\$ 241,000
90050 Construction		479,000	479,000	648,000			\$ 1,606,000
90070 Project Administration		40,500	40,500				\$ 81,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 670,500	\$ 629,500	\$ 648,000			\$ 1,948,000

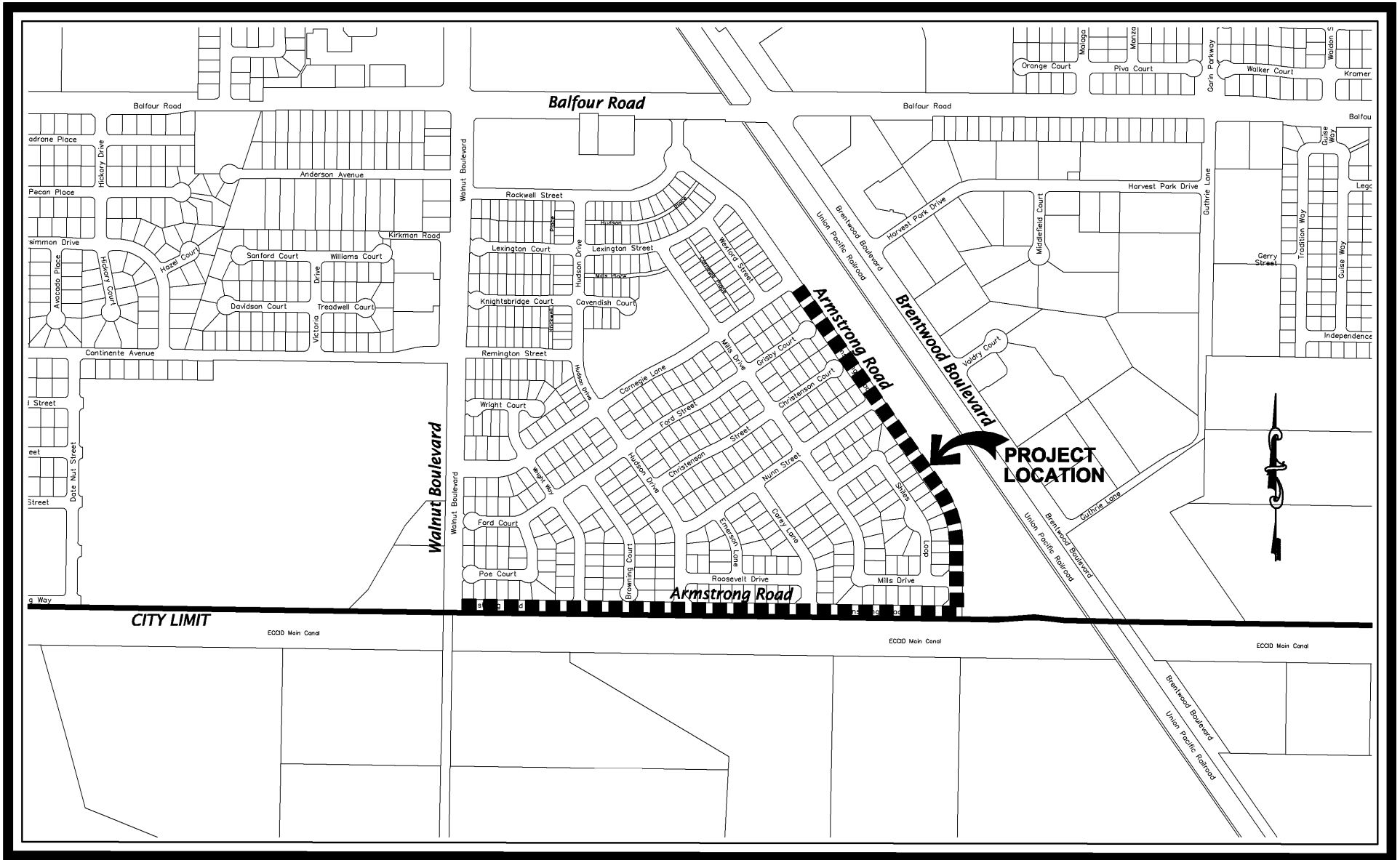
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		670,500	629,500	648,000			\$ 1,948,000
47293 Measure C							
46700 Other							
TOTAL		\$ 670,500	\$ 629,500	\$ 648,000			\$ 1,948,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$3,300
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Annual O & M costs are for roadway and utility maintenance work.

ARMSTRONG ROAD EXTENSION

Armstrong Road extending easterly from Carnegie Way to Mills Drive,
then northerly from Mills Drive to Walnut Boulevard



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Armstrong Road Extension			Project #
Location: Armstrong Road extending easterly from Carnegie Lane to Mills Drive, then northerly from Mills Drive to Walnut Boulevard		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D. Boskovic	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Extend 1,850 linear feet of Armstrong Way to a residential collector street with 60' right-of-way consisting of travel lane, bike lane, sidewalk and landscape on each side from Carnegie Lane southerly to Mills Drive and 2750 linear feet of roadway widening on south side from Mills Drive to Walnut Boulevard.		Justification: Necessary to improve traffic flow and circulation.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	20,000						\$ 20,000
90040 Planning and Design	90,000	225,000					\$ 315,000
90050 Construction	601,000	1,000,000	500,000				\$ 2,101,000
90070 Project Administration	30,000	50,000	25,000				\$ 105,000
90100 Land/ROW/Acquisitions	20,000						\$ 20,000
TOTAL	\$ 761,000	\$ 1,275,000	\$ 525,000				\$ 2,561,000

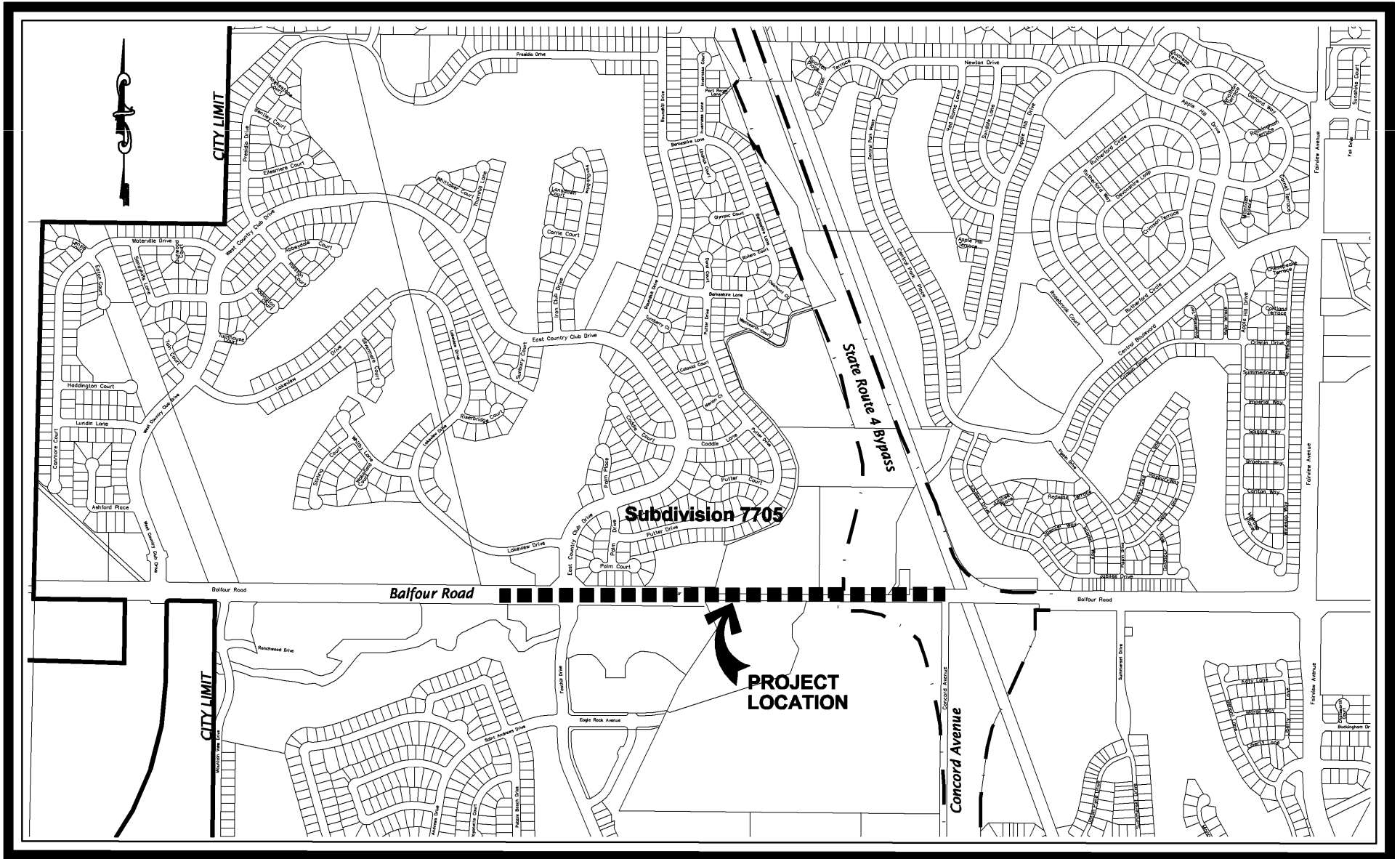
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District	482,875	482,875					\$ 965,750
47251 Facility Fees	159,525	159,525	159,525	159,525	159,525	159,525	\$ 957,150
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 642,400	\$ 642,400	\$ 159,525	\$ 159,525	\$ 159,525	\$ 159,525	\$ 1,922,900

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,000
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This project will be incorporated in developer's conditions of approval and will be partially funded by an assessment district. Funding is also based on 10 year Developer Reimbursement. Annual O & M costs are for roadway and utility maintenance.

BALFOUR ROAD IMPROVEMENTS I - CONCORD

Balfour Road from existing Concord Avenue to west end of Subdivision 7705



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Balfour Road Improvements I - Concord			Project #
Location: Balfour Road from existing Concord Avenue to west end of Subdivision 7705		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 6,000 linear feet of existing Balfour Road on the south side to a four lane arterial consisting of curbs, gutters, sidewalks, bike paths, parkways and two (2) lanes in each direction.		Justification: This project is required to improve traffic flow.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	15,000						\$ 15,000
90040 Planning and Design	199,320						\$ 199,320
90050 Construction	1,173,200	820,000					\$ 1,993,200
90070 Project Administration	20,000						\$ 20,000
90100 Land/ROW/Acquisitions	136,350						\$ 136,350
TOTAL	\$ 1,543,870	\$ 820,000					\$ 2,363,870

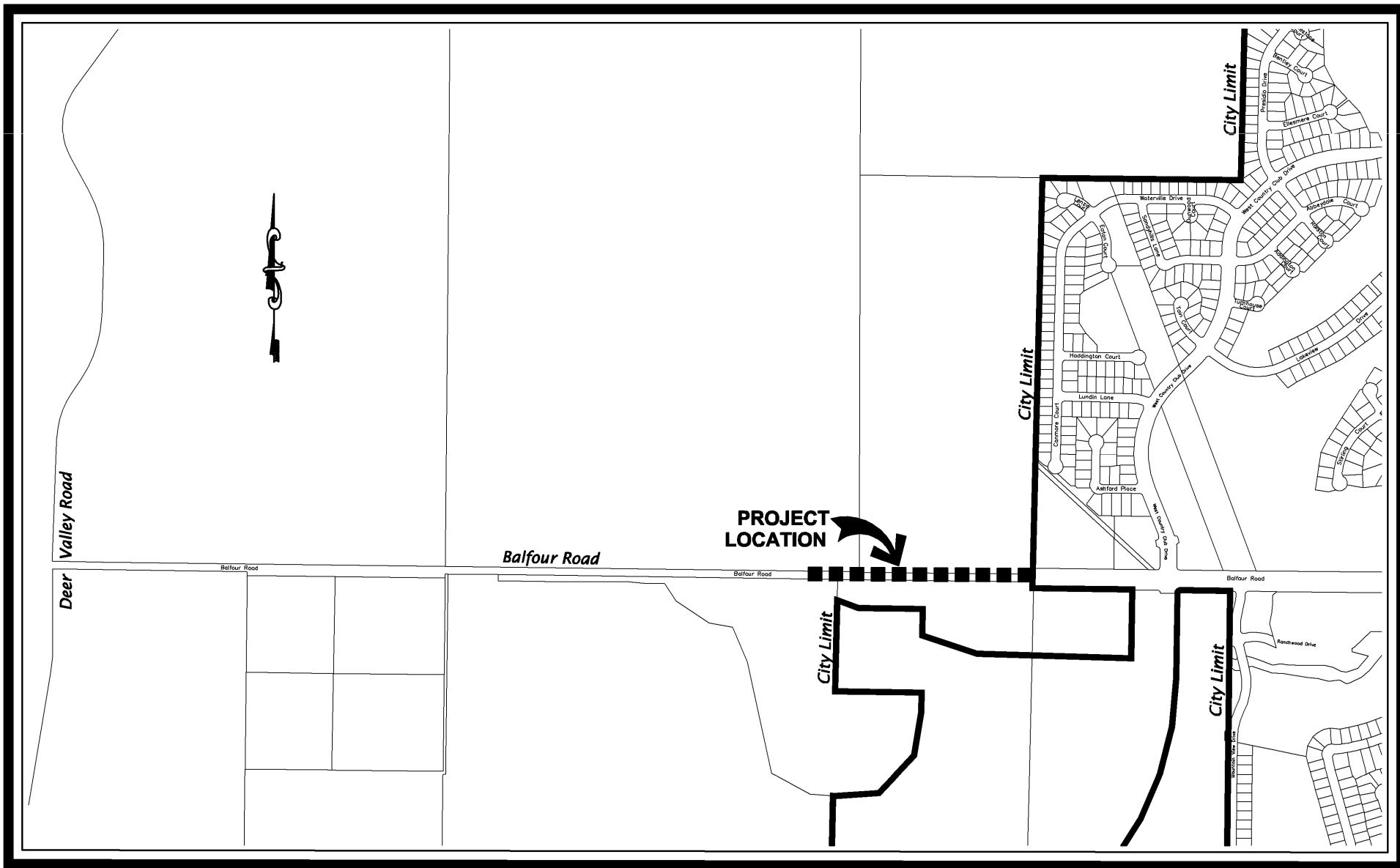
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	53,003	53,003	53,003	53,003	53,003	53,003	\$ 318,018
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	1,305,833	528,000					\$ 1,833,833
47293 Measure C							
46700 Other							
TOTAL	\$ 1,358,836	\$ 581,003	\$ 53,003	\$ 53,003	\$ 53,003	\$ 53,003	\$ 2,151,851

Review and Comment:	Future Annual Operating/Maintenance Cost	\$3,300
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This project is required by the conditions of approval for the developers on the south side of Balfour Road. Funding is based on 10 year Developer Reimbursement Agreement. This project will increase the pavement management costs by approximately \$3,300 per year.

BALFOUR ROAD IMPROVEMENTS II - TO SERVICE SCHOOL

Balfour Road from 800' west of West Country Club Drive extending 1500' west of City Limits toward Deer Valley Road to serve future high school and middle school sites



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Balfour Road Improvements II to Service School			Project #
Location: Balfour Road from 800' west of West Country Club Drive extending 1500' west of City Limits toward Deer Valley Road to serve future high school and middle school sites.		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 1,500 linear feet of existing Balfour Road to arterial street consisting of curbs, gutters, sidewalks, bike lanes, landscaping, sewer and water facilities, and two (2) lanes in each direction.		Justification: This project is required to improve traffic flow and safety, and to provide adequate access to future school sites.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	5,000						\$ 5,000
90040 Planning and Design	110,300						\$ 110,300
90050 Construction		1,103,000					\$ 1,103,000
90070 Project Administration		55,150					\$ 55,150
90100 Land/ROW/Acquisitions	20,000						\$ 20,000
TOTAL	\$ 135,300	\$ 1,158,150					\$ 1,293,450

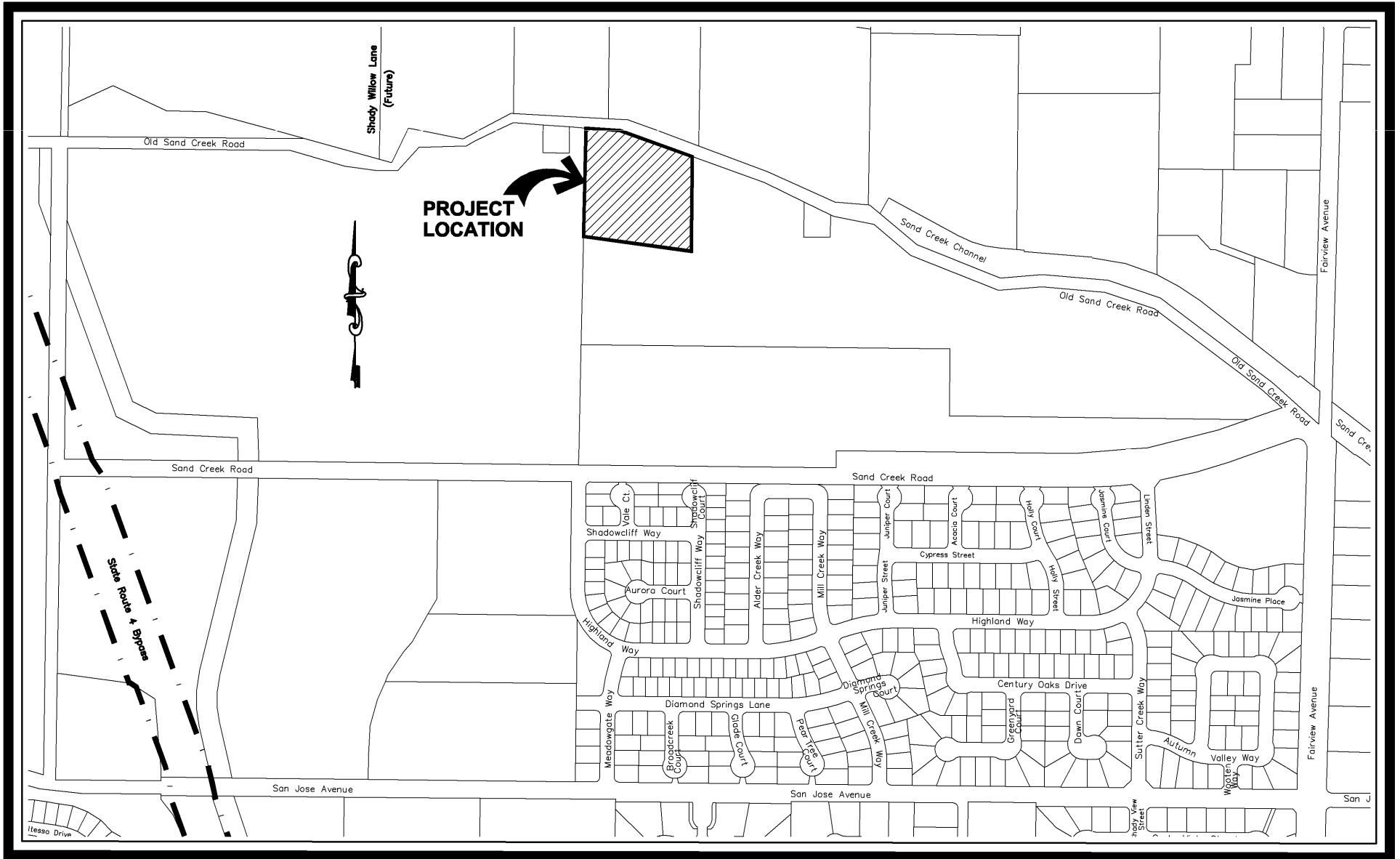
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		70,259	70,259	70,259	70,259	70,259	\$ 351,295
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		590,855					\$ 590,855
47293 Measure C							
46700 Other							
TOTAL		\$ 661,114	\$ 70,259	\$ 70,259	\$ 70,259	\$ 70,259	\$ 942,150

Review and Comment:	Future Annual Operating/Maintenance Cost \$750
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Funding is based on 10 year Developer Reimbursement Agreement.

BRADDOCK & LOGAN

North of Sand Creek Road, south of Sand Creek, west of Fairview Avenue,
and east of future Shady Willow Lane.



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Braddock & Logan			Project #
Location: North of Sand Creek Road, south of Sand Creek, west of Fairview Avenue, and east of future Shady Willow Lane.	Redevelopment Area: N/A		
	Project Mgr: J. Hansen		
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Design and installation of pedestrian bridge over Sand Creek, directly north of this subdivision.		Justification: This project provides trail connections as specified in the Parks Master Plan, and a pedestrian bridge across Sand Creek was a condition of approval for this subdivision.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction			100,000				\$ 100,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 100,000				\$ 100,000

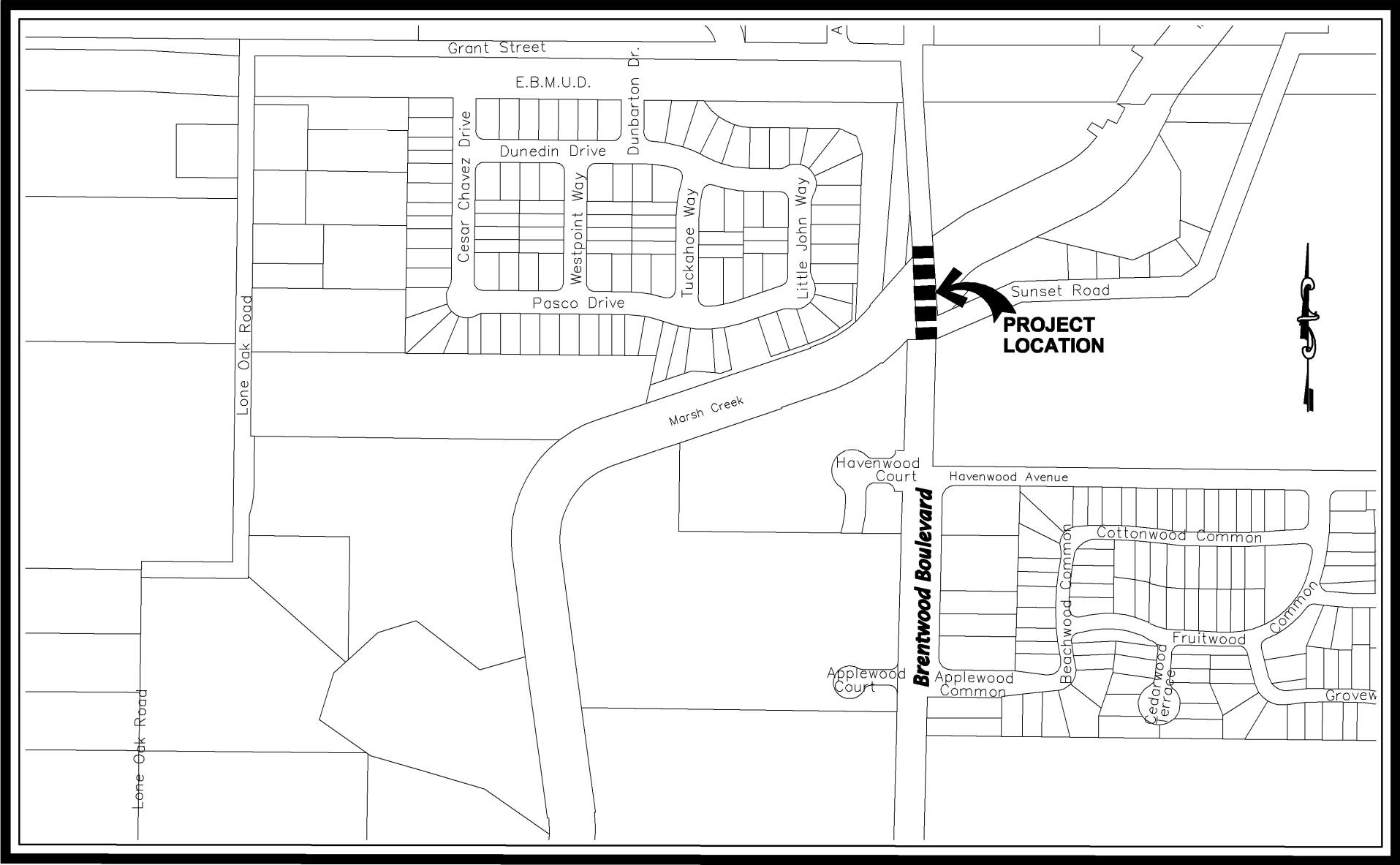
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees			10,000	10,000	10,000	10,000	\$ 40,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 40,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$2,500
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Developer to be reimbursed per Development Fee Program for this bridge that will connect this subdivision, Sand Creek trail to subdivisions and parks on the north side of Sand Creek. Annual O & M costs are for painting, cleaning, etc.

BRENTWOOD BOULEVARD BRIDGE WIDENING

Brentwood Boulevard and Marsh Creek



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Brentwood Boulevard Bridge Widening			Project #
Location: Brentwood Boulevard and Marsh Creek		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D Boskovic	
Project Priority: 3D - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen existing bridge on Brentwood Boulevard (State Route 4) to a four lane bridge. This will include approximately 90 feet of right-of-way, with an 8 foot bike lane in each direction and a 5 foot sidewalk on either side.		Justification: To improve traffic flow on Brentwood Boulevard	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal					25,000		\$ 25,000
90040 Planning and Design					225,000		\$ 225,000
90050 Construction					1,500,000		\$ 1,500,000
90070 Project Administration					75,000		\$ 75,000
90100 Land/ROW/Acquisitions					23,000		\$ 23,000
TOTAL					\$ 1,848,000		\$ 1,848,000

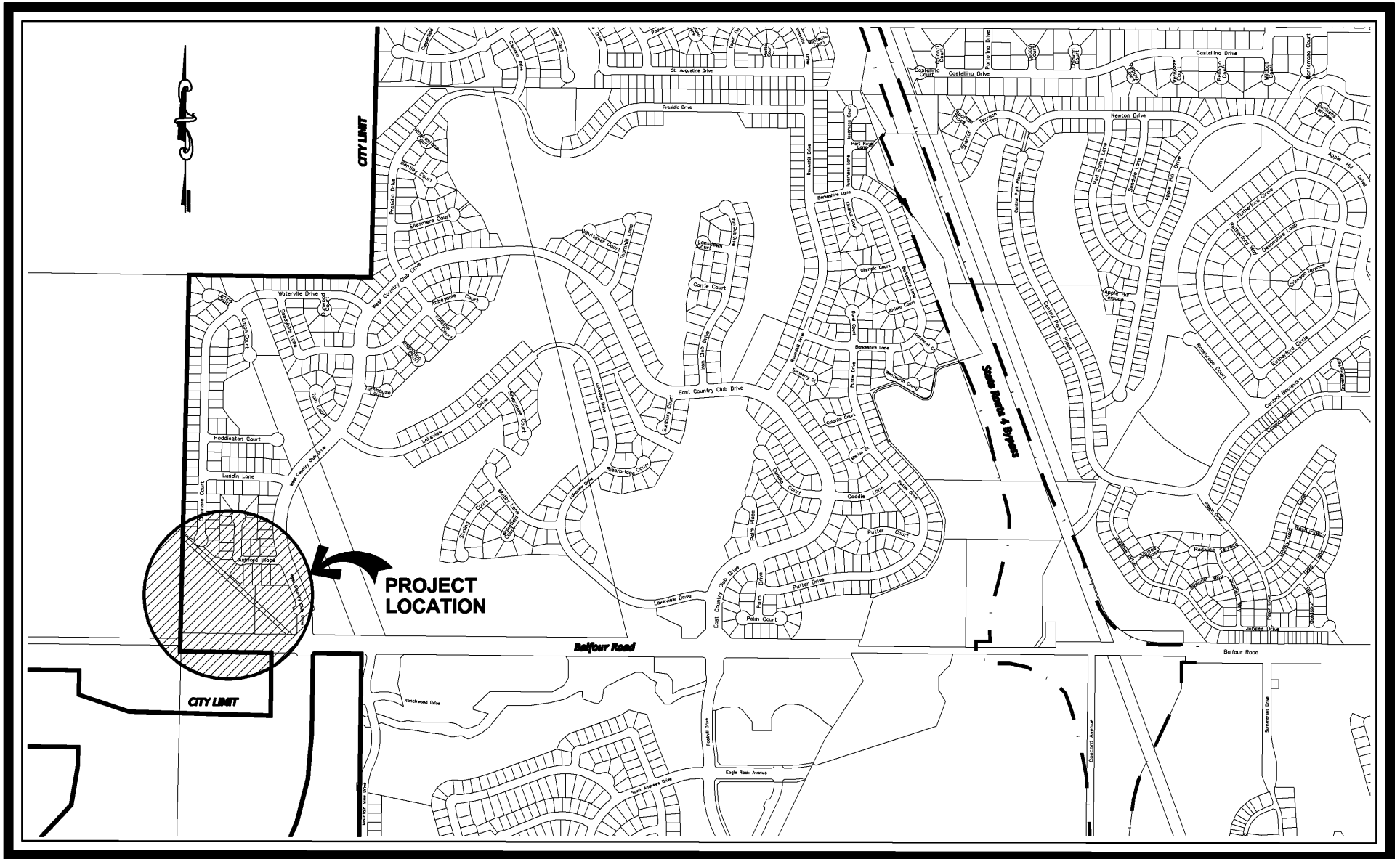
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District					1,848,000		\$ 1,848,000
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL					\$ 1,848,000		\$ 1,848,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$1,000
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This project will be part of future CIPF. Annual O & M costs are for signage, striping and repairs to structure.

BRENTWOOD LAKES NEIGHBORHOOD PARK

Western City limits of Brentwood on Balfour Road.



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Brentwood Lakes Neighborhood Park			Project #
Location: Western City Limits of Brentwood on Balfour Road.		Redevelopment Area: N/A	
		Project Mgr: J. Hansen/K. De Silva	
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: This 6.4 acre active neighborhood park is a condition of Brookfield Homes in the Boulder Ridge development. The facility will have a lit baseball and soccer field.		Justification: This project was condition of approval by the Planning Commission for development of this subdivision.	

PROJECT FINANCING

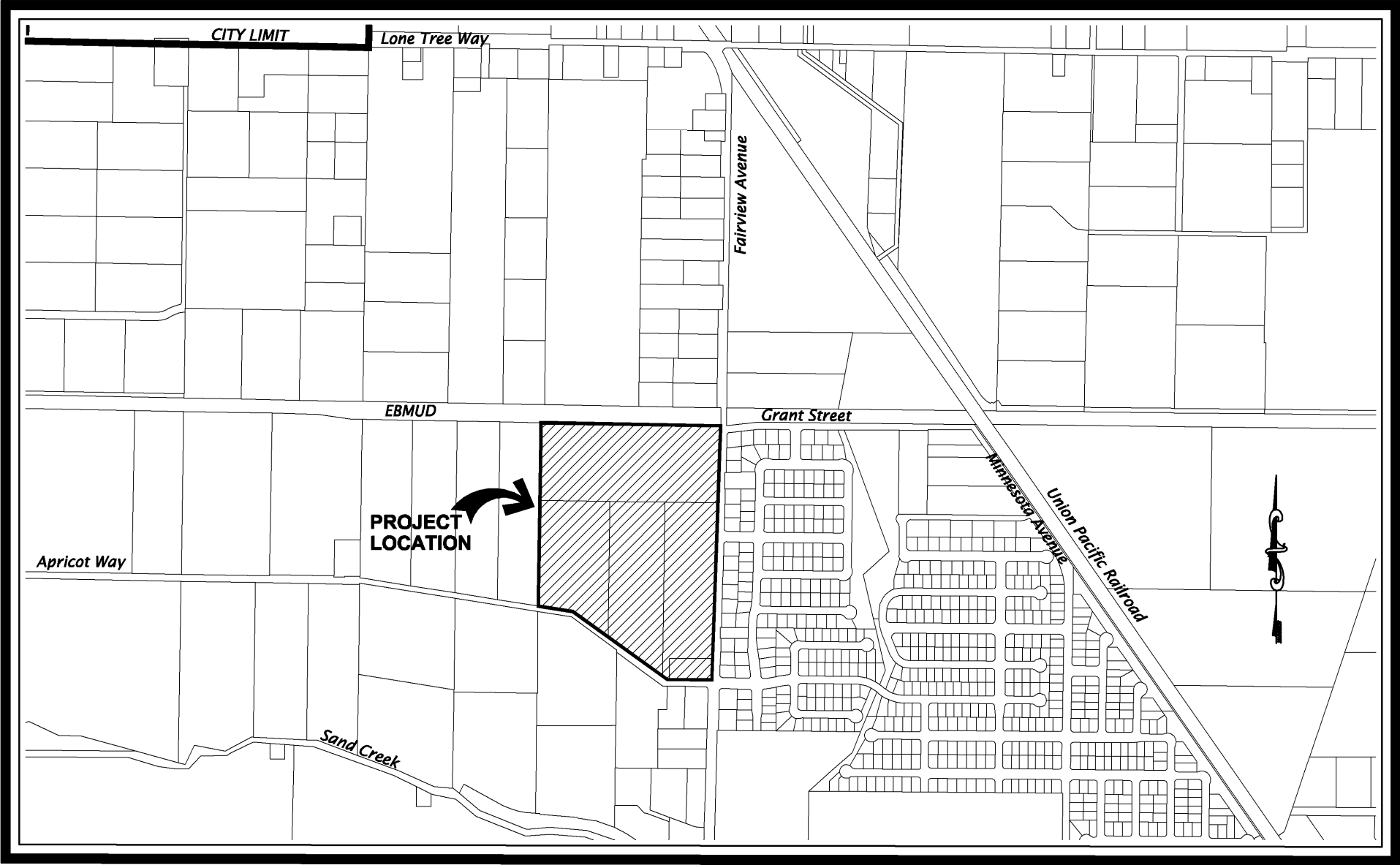
Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		215,445					\$ 215,445
90050 Construction		861,782					\$ 861,782
90070 Project Administration		43,089					\$ 43,089
90100 Land/ROW/Acquisitions		320,000					\$ 320,000
TOTAL		\$ 1,440,316					\$ 1,440,316

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		144,032	144,032	144,032	144,032	144,032	\$ 720,160
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 144,032	\$ 144,032	\$ 144,032	\$ 144,032	\$ 144,032	\$ 720,160

Review and Comment: Future Annual Operating/Maintenance Cost

CENTEX - MONTELENA NEIGHBORHOOD PARKS

Subdivision 8469, north of Apricot Way, west of Fairview and south of EBMUD



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Centex - Montelena Neighborhood Parks			Project #
Location: Subdivision 8469, north of Apricot Way, west of Fairview and south of EBMUD.		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Neighborhood park and pocket park space totaling approximately 1.09 acres to be developed by Centex. Neighborhood will include access to East Bay Municipal Utility District right of way trail.		Justification: This project fulfills the need for neighborhood parks as specified in the Parks Master Plan and is a condition of approval for subdivision No. 8469.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		100,642					\$ 100,642
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 100,642					\$ 100,642

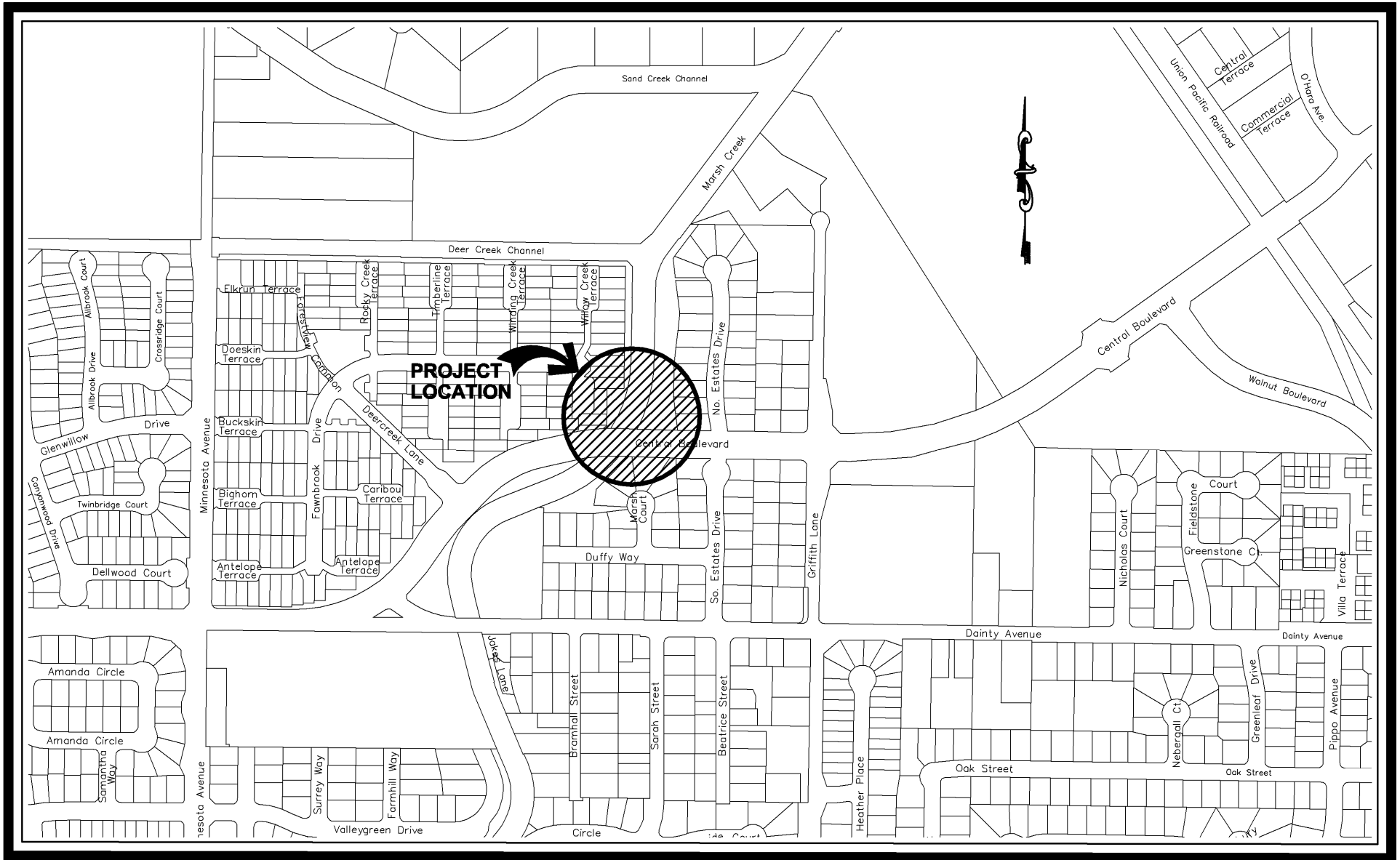
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees		10,064	10,064	10,064	10,064	10,064	\$ 50,321
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 10,064	\$ 10,064	\$ 10,064	\$ 10,064	\$ 10,064	\$ 50,321

Review and Comment:	Future Annual Operating/Maintenance Cost \$12,000
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Developer to be reimbursed per acre per Development Fee Program. Maintenance costs above City's 5 acre park costs to be paid by LLD. This project includes the first phase of a 2 phase neighborhood park that will be shared with the development immediately to the west of the property. A portion of the funding is based on a 10 Year Developer Reimbursement Agreement. Annual O & M costs are for landscape maintenance.

CENTRAL BOULEVARD BRIDGE WIDENING

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



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Central Boulevard Bridge Widening			Project #
Location: Bridge widening at the intersection of Central Boulevard and Marsh Creek and roadway widening along Central Boulevard from Dainty Avenue to Griffith Lane	Redevelopment Area: N/A		
	Project Mgr: B. Bornstein/D. Boskovic		
Project Priority: 3B - Desirable	Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Widen existing bridge to a four lane bridge. This will include additional right-of-way, a new southerly bridge structure (eastbound lanes) encompassing two 12 foot lanes and bike lane, includes a 5 foot sidewalk. The roadway widening will consist of widening existing Central Boulevard from two lanes to a four lane arterial with a 16 foot median, two 12 foot lanes and an 8 foot bike lane in each direction, 5 foot meandering sidewalk and landscaping for approximately 1,500 linear feet.		Justification: To improve traffic flow on Brentwood Boulevard	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal					25,000		\$ 25,000
90040 Planning and Design					393,000		\$ 393,000
90050 Construction					1,619,000	1,000,000	\$ 2,619,000
90070 Project Administration					81,000	50,000	\$ 131,000
90100 Land/ROW/Acquisitions					276,000		\$ 276,000
TOTAL					\$ 2,394,000	\$ 1,050,000	\$ 3,444,000

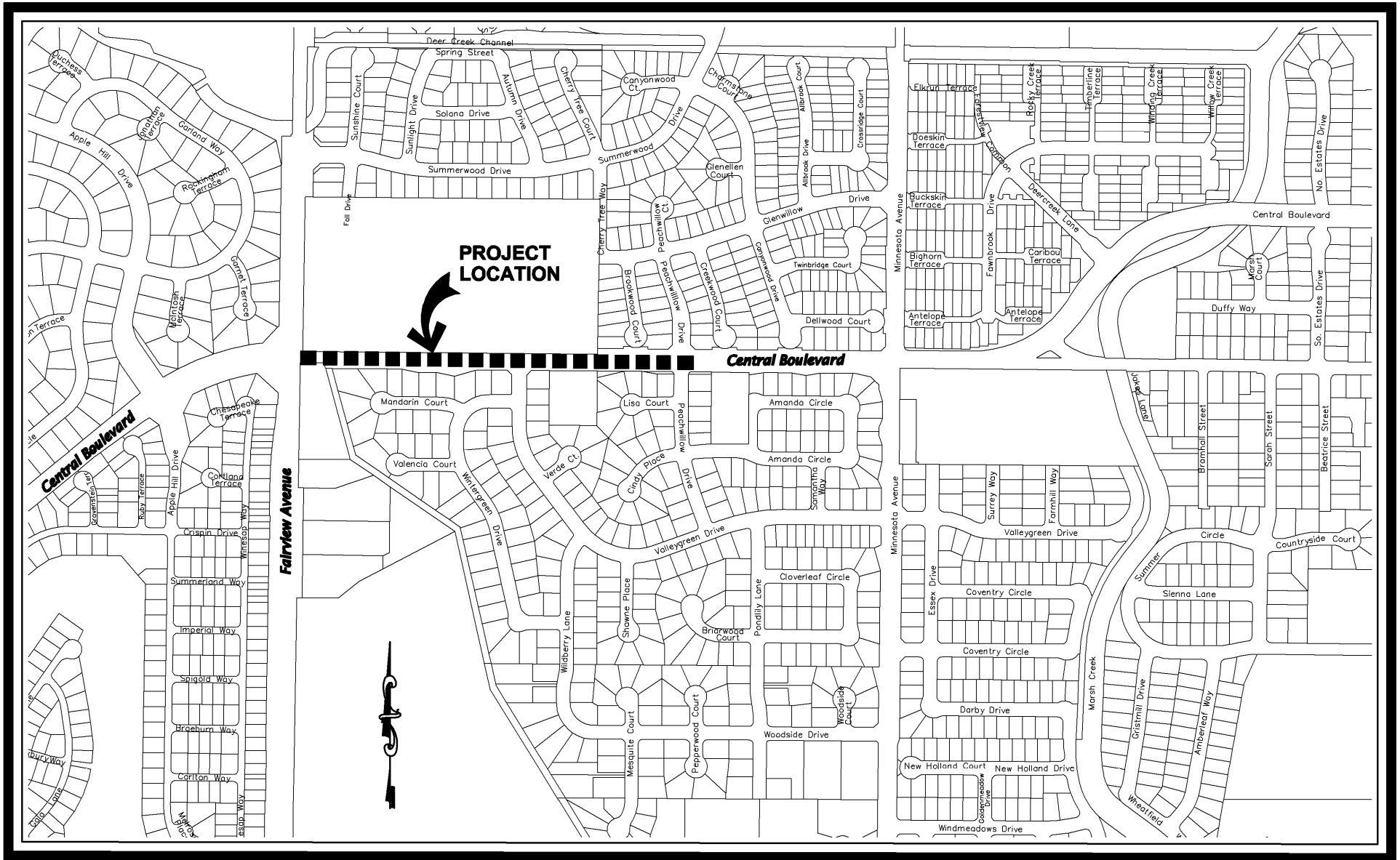
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees					2,394,000	1,050,000	\$ 3,444,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL					\$ 2,394,000	\$ 1,050,000	\$ 3,444,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,000
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This project will be incorporated in developer's conditions of approval and will be funded by roadway fees. Annual O & M costs are for signage, striping and any repairs to bridge.

CENTRAL BOULEVARD WIDENING - FAIRVIEW AVENUE

Along Central Boulevard from Fairview Avenue to Peachwillow Drive



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Central Boulevard Widening - Fairview Avenue			Project #
Location: Along Central Boulevard from Fairview Avenue to Peachwillow Drive		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 3B - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen existing north side of Central Boulevard from one lane to an arterial street with a 16 foot median, two 12 foot lanes and an 8 foot bike lane, 5 foot meandering sidewalk, necessary traffic signal modifications, and landscaping for approximately 1,800 linear feet.		Justification: Necessary to improve traffic flow along Central Boulevard.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		5,000					\$ 5,000
90040 Planning and Design		62,514					\$ 62,514
90050 Construction		392,500	392,500				\$ 785,000
90070 Project Administration		20,000	11,257				\$ 31,257
90100 Land/ROW/Acquisitions		106,612	100,000				\$ 206,612
TOTAL		\$ 586,626	\$ 503,757				\$ 1,090,383

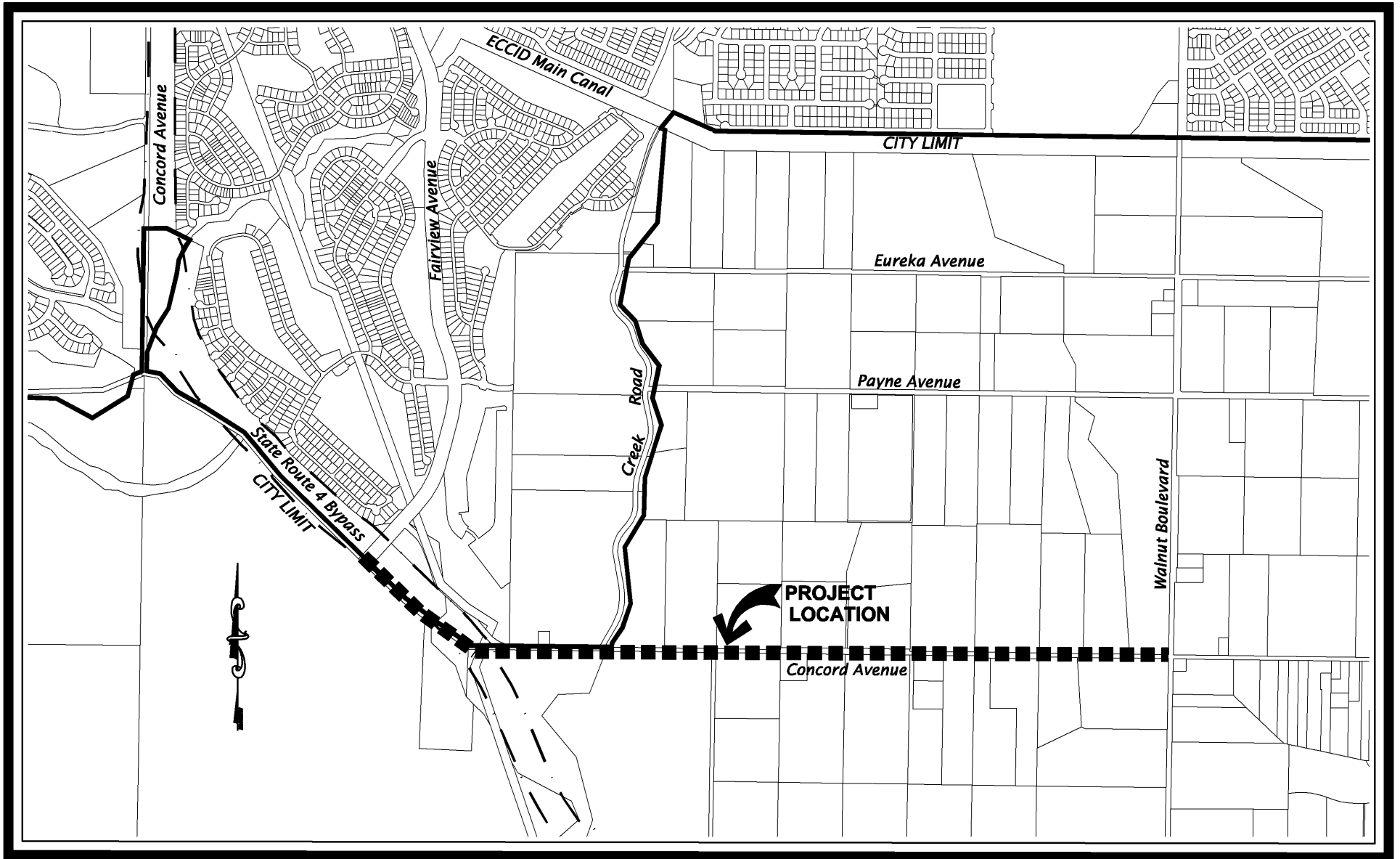
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		69,698	69,698	69,698	69,698	69,698	\$ 348,490
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		393,400					\$ 393,400
47293 Measure C							
46700 Other							
TOTAL		\$ 463,098	\$ 69,698	\$ 69,698	\$ 69,698	\$ 69,698	\$ 741,890

Review and Comment:	Future Annual Operating/Maintenance Cost \$6,000
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs are for road and utility maintenance.

CONCORD AVENUE WIDENING III (TO WALNUT)

Concord Avenue from Fairview Avenue to Walnut Boulevard



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Concord Avenue Widening III (to Walnut)			Project #
Location: Concord Avenue from Fairview Avenue to Walnut Boulevard		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 6,200 linear feet of existing Concord Avenue to two 14 foot travel lanes.		Justification: Necessary to improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		2,500	2,500				\$ 5,000
90040 Planning and Design		42,980	42,980				\$ 85,960
90050 Construction		429,800	429,800				\$ 859,600
90070 Project Administration		21,490	21,490				\$ 42,980
90100 Land/ROW/Acquisitions							
TOTAL		\$ 496,770	\$ 496,770				\$ 993,540

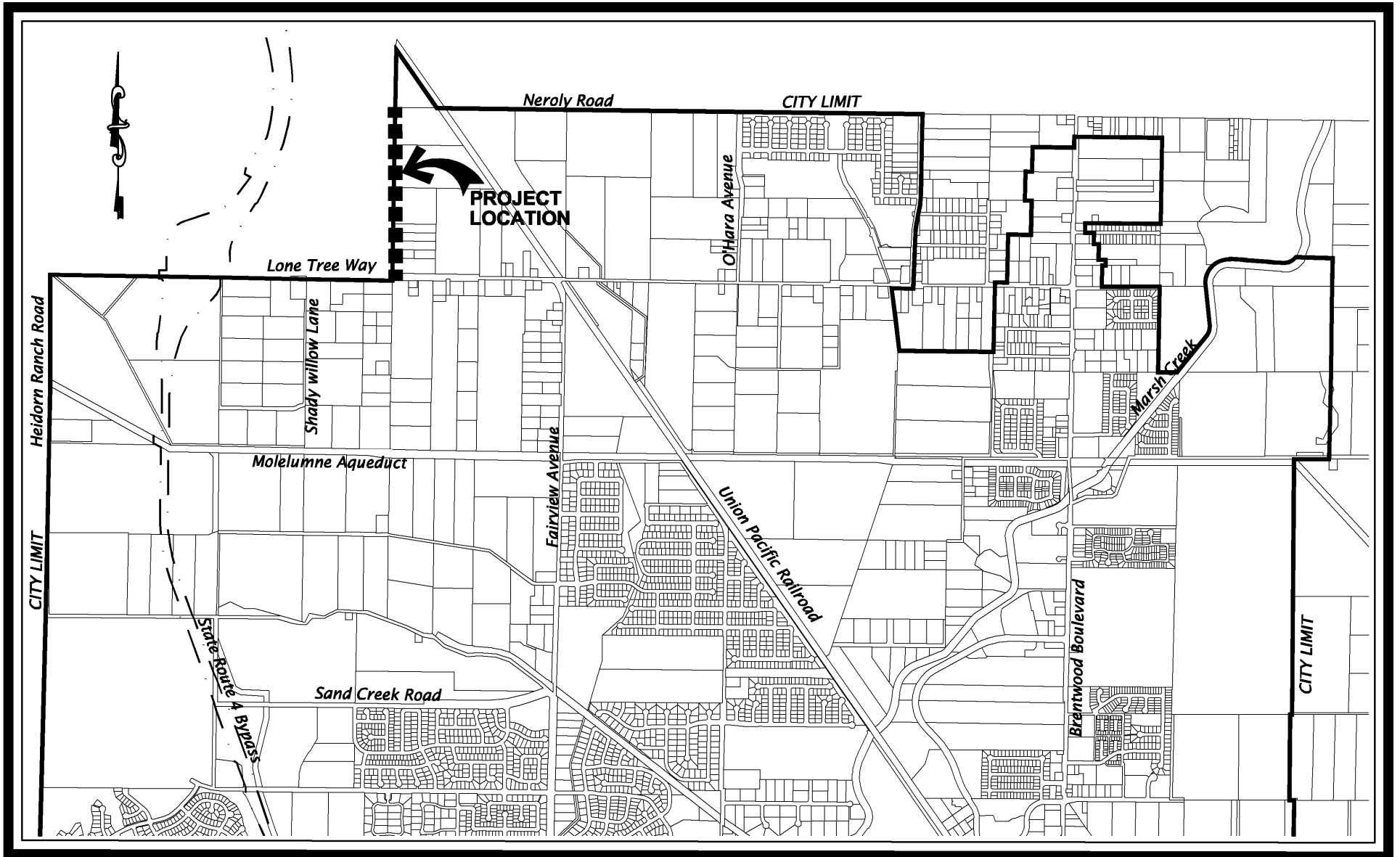
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		496,770	496,770				\$ 993,540
47293 Measure C							
46700 Other							
TOTAL		\$ 496,770	\$ 496,770				\$ 993,540

Review and Comment:	Future Annual Operating/Maintenance Cost	\$3,100
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This project is in the developer's conditions of approval and will be funded by the developer. This project will increase annual pavement management costs by \$3,100 per year.

EMPIRE AVENUE EXTENSION - NORTH

Empire Avenue from Neroly Road to Lone Tree Way



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Empire Avenue Extension - North			Project #
Location: Empire Avenue from Neroly Road to Lone Tree Way		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D. Boskovic	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 3,300 linear feet of Empire Avenue to arterial street with 140 foot right-of-way consisting of curbs, gutters, sidewalks, bike lanes, landscaping, and two lanes in each direction.		Justification: Necessary to improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		5,000	5,000				\$ 10,000
90040 Planning and Design		115,090	115,090				\$ 230,180
90050 Construction		1,150,900	1,150,900				\$ 2,301,800
90070 Project Administration		57,545	57,545				\$ 115,090
90100 Land/ROW/Acquisitions		181,818	181,818				\$ 363,636
TOTAL		\$ 1,510,353	\$ 1,510,353				\$ 3,020,706

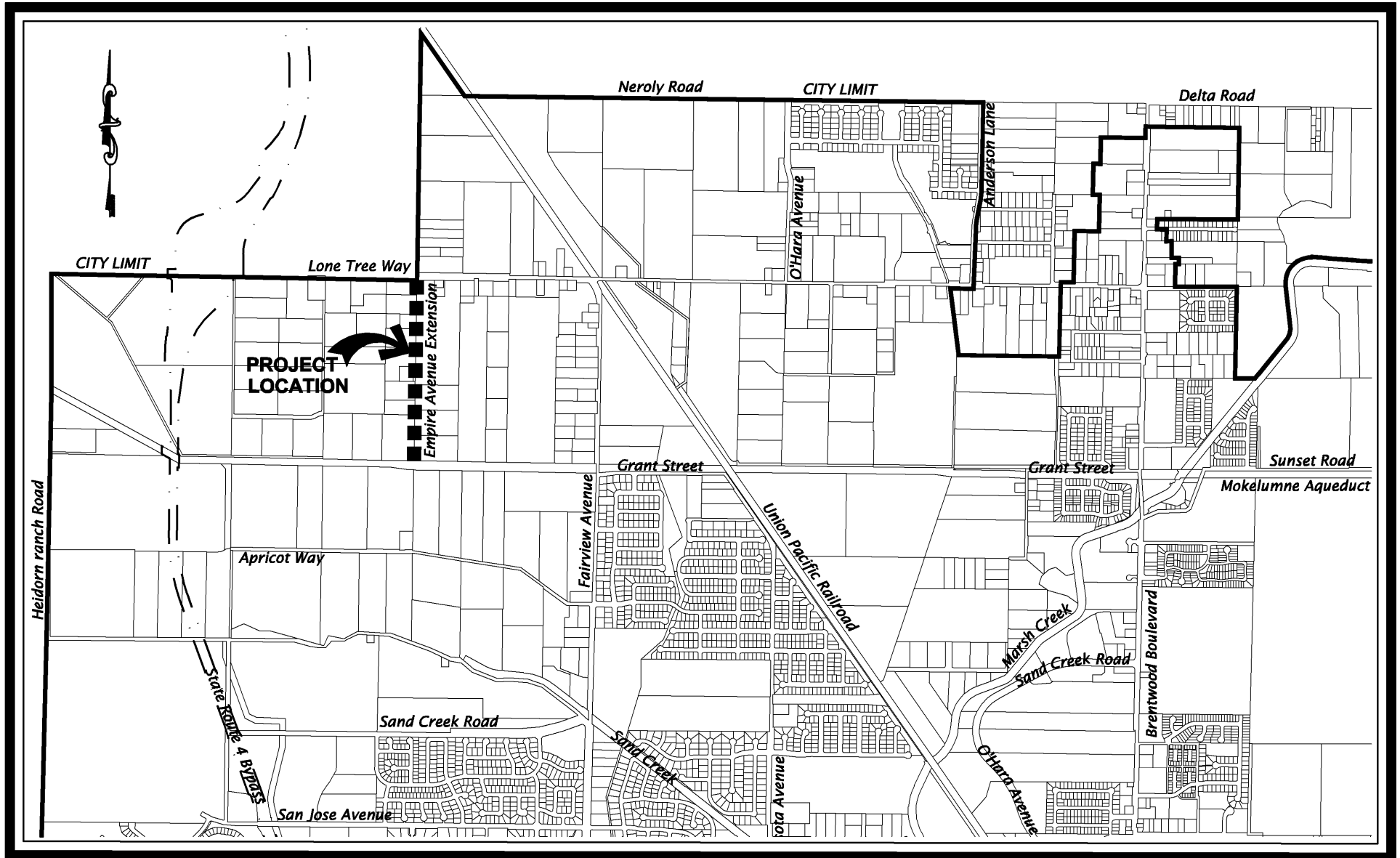
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		203,071	203,071	203,071	203,071	203,071	\$ 1,015,355
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		495,000	495,000				\$ 990,000
47293 Measure C							
46700 Other							
TOTAL		\$ 698,071	\$ 698,071	\$ 203,071	\$ 203,071	\$ 203,071	\$ 2,005,355

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,600
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of the funding is based on 10 year Developer Reimbursement Agreement. This project will increase annual pavement management costs by \$1,600 per year.

EMPIRE AVENUE EXTENSION - SOUTH I

Empire Avenue from Lone Tree Way to Grant Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Empire Avenue Extension - South I			Project #
Location: Empire Avenue from Lone Tree Way to Grant Street		Redevelopment Area:	N/A
		Project Mgr:	B. Bornstein/D. Boskovic
Project Priority: 1D - Mandatory	Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Roadway improvements consisting of 4 arterial street sections (140' R.O.W.) for approximately 2,600 feet in length consisting of two 12 foot lanes, bike lane, 16 foot median, sidewalk and landscape parkway on both sides of roadway.		Justification: Necessary to improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		20,000					\$ 20,000
90040 Planning and Design		377,000					\$ 377,000
90050 Construction		1,253,500	1,253,500				\$ 2,507,000
90070 Project Administration		63,000	63,000				\$ 126,000
90100 Land/ROW/Acquisitions		477,000					\$ 477,000
TOTAL		\$ 2,190,500	\$ 1,316,500				\$ 3,507,000

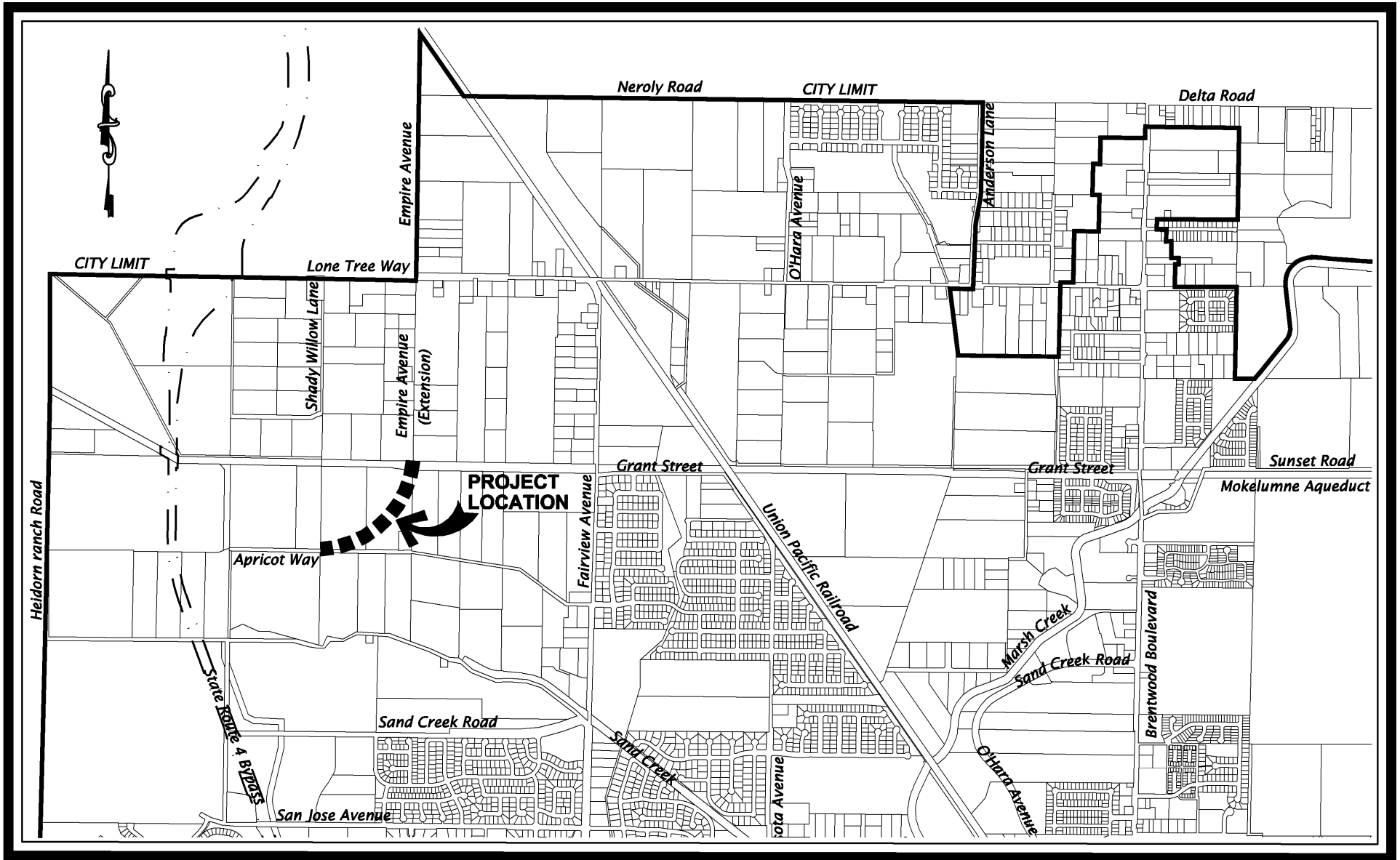
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District			2,483,600	350,000			\$ 2,833,600
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		673,400					\$ 673,400
47293 Measure C							
46700 Other							
TOTAL		\$ 673,400	\$ 2,483,600	\$ 350,000			\$ 3,507,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$2,600
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This project will be incorporated in developer's conditions of approval and will be funded by the developer and an assessment district. Annual O & M costs are for roadway and utility maintenance work.

EMPIRE AVENUE EXTENSION - SOUTH II

Empire Avenue from Grant Street to Shady Willow Extension



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Empire Avenue Extension - South II			Project #
Location: Empire Avenue from Grant Street to Shady Willow Extension		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D. Boskovic	
Project Priority: 1D - Mandatory	Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Roadway improvements consisting of 2 lane high volume collector street sections (96' R.O.W.) for approximately 1,500 feet in length consisting of 14 foot lanes, bike lane, 16 foot median and sidewalk with landscape on both sides of roadway.		Justification: Necessary to improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		20000					\$ 20,000
90040 Planning and Design		159000					\$ 159,000
90050 Construction		530000	530,000				\$ 1,060,000
90070 Project Administration		26500	26,500				\$ 53,000
90100 Land/ROW/Acquisitions		124000					\$ 124,000
TOTAL		\$ 859,500	\$ 556,500				\$ 1,416,000

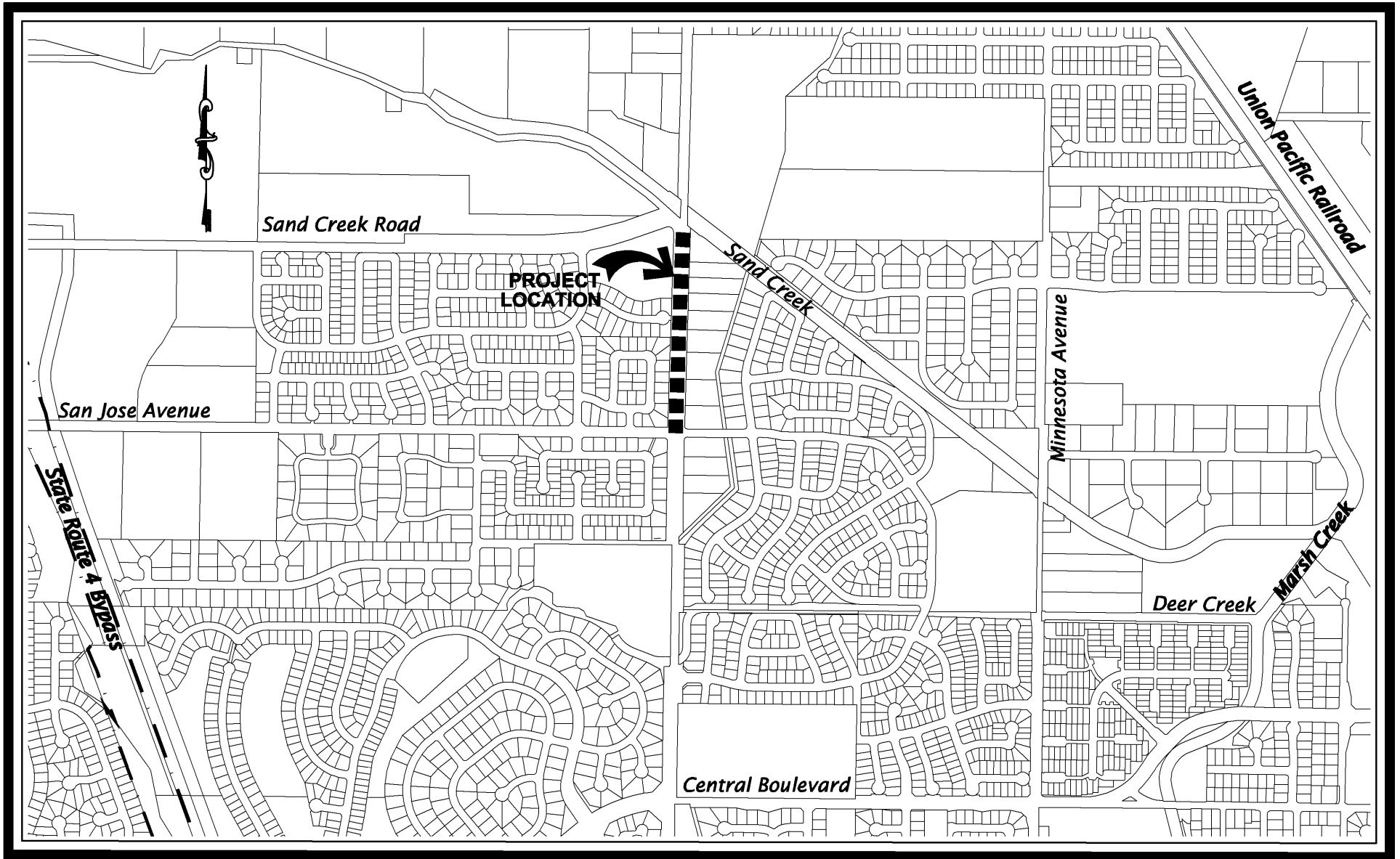
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		13,500	13,500	13,500	13,500	13,500	\$ 67,500
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		738,000	543,005				\$ 1,281,005
47293 Measure C							
46700 Other							
TOTAL		\$ 751,500	\$ 556,505	\$ 13,500	\$ 13,500	\$ 13,500	\$ 1,348,505

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,500
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of the funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs are for roadway and utility maintenance.

FAIRVIEW AVENUE IMPROVEMENTS - PHASE I

East side of Fairview Avenue between Sand Creek Road and San Jose Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Fairview Avenue Improvements - Phase I			Project #
Location: East side of Fairview Avenue between Sand Creek Road and San Jose Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Completion of the east side of Fairview Avenue for approximately 1,500 linear feet as arterial street adjacent to the existing homes south of Sand Creek Road and north of San Jose Avenue.		Justification: Necessary to complete street improvements adjacent to existing development for better traffic circulation.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		5,000					\$ 5,000
90040 Planning and Design		90,000					\$ 90,000
90050 Construction		906,000					\$ 906,000
90070 Project Administration		25,000					\$ 25,000
90100 Land/ROW/Acquisitions		100,000					\$ 100,000
TOTAL		\$ 1,126,000					\$ 1,126,000

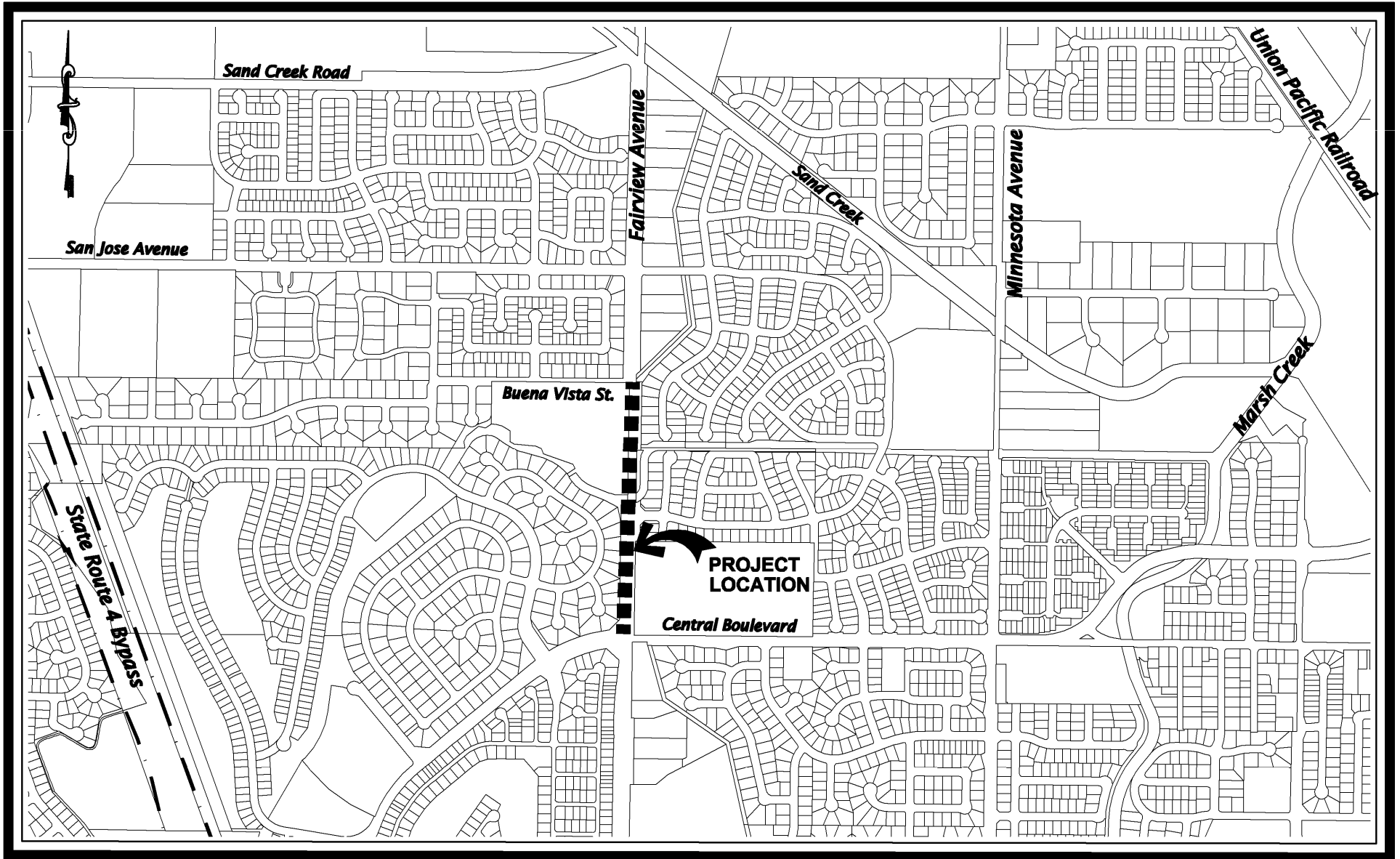
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		77,600	77,600	77,600	77,600	77,600	\$ 388,000
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		350,000					\$ 350,000
47293 Measure C							
46700 Other							
TOTAL		\$ 427,600	\$ 77,600	\$ 77,600	\$ 77,600	\$ 77,600	\$ 738,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,500
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This project will be incorporated in developer's conditions of approval. A portion of the funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs are for roadway and utility maintenance.

FAIRVIEW AVENUE IMPROVEMENTS - PHASE II

Fairview Avenue from Central Boulevard to Buena Vista Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Fairview Avenue Improvements - Phase II			Project #
Location: Fairview Avenue from Central Boulevard to Buena Vista Street.		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 3B - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 1,400 linear feet of arterial street on the east side of Fairview Avenue consisting of one (1) lane, bike lane, curb, gutter, sidewalk and landscaping.		Justification: This project is required for traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		4,000					\$ 4,000
90040 Planning and Design		66,750					\$ 66,750
90050 Construction		667,500					\$ 667,500
90070 Project Administration		30,580					\$ 30,580
90100 Land/ROW/Acquisitions		57,352					\$ 57,352
TOTAL		\$ 826,182					\$ 826,182

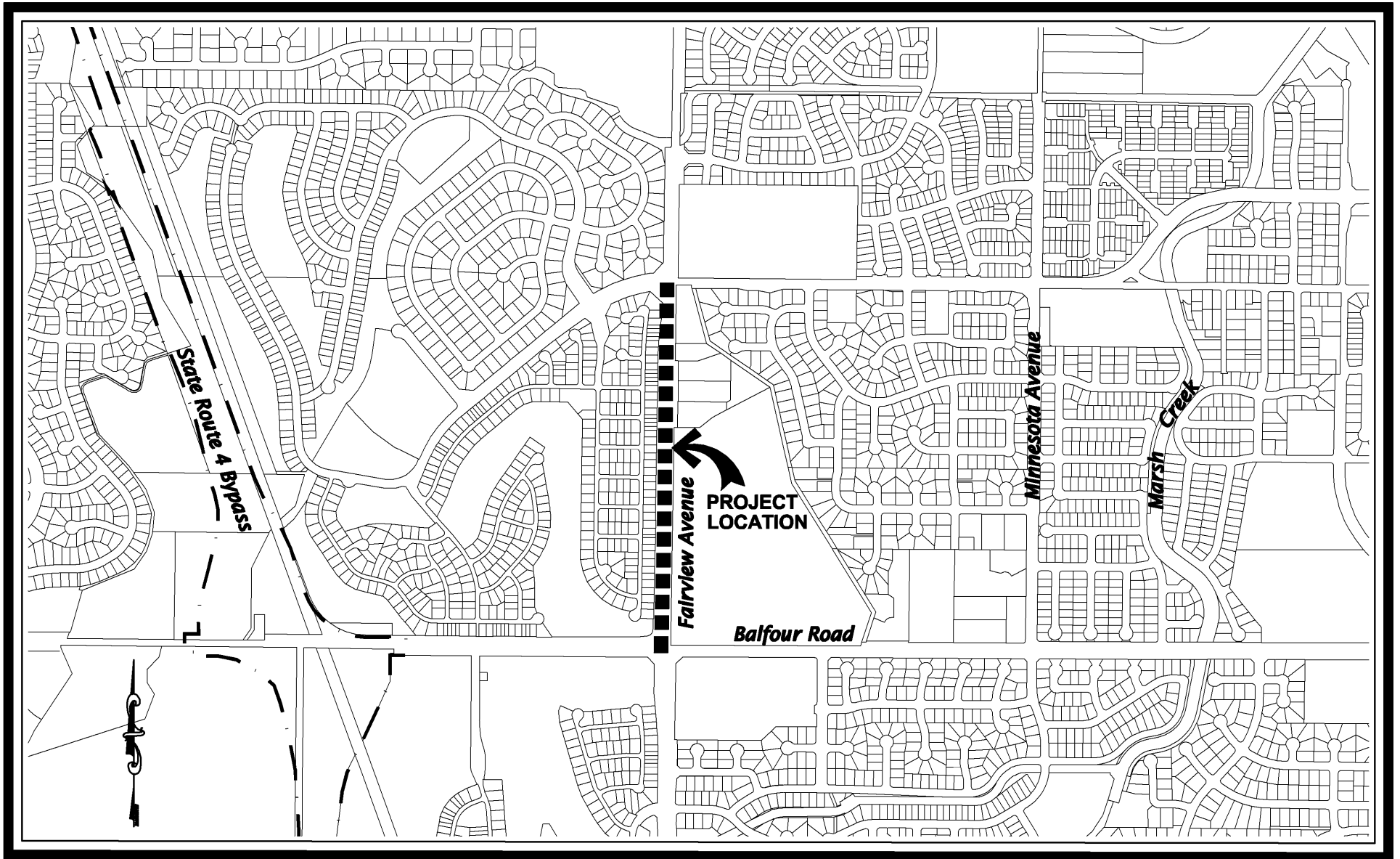
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		56,234	56,234	56,234	56,234	56,234	\$ 281,170
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		263,840					\$ 263,840
47293 Measure C							
46700 Other							
TOTAL		\$ 320,074	\$ 56,234	\$ 56,234	\$ 56,234	\$ 56,234	\$ 545,010

Review and Comment:	Future Annual Operating/Maintenance Cost	\$700
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This project will be incorporated in developer's conditions of approval and a portion will be funded by a 10 year Developer Reimbursement Agreement. This project will increase annual pavement management costs by \$700 per year.

FAIRVIEW AVENUE IMPROVEMENTS - PHASE III

Fairview Avenue from Balfour Road to Central Boulevard



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Fairview Avenue Improvements - Phase III			Project #
Location: Fairview Avenue from Balfour Road to Central Boulevard.		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 3B - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 2,600 linear feet on east side of Fairview Avenue, consisting of one (1) bike lane, curb, gutter, sidewalk and landscaping.		Justification: This project is required for traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			3,000				\$ 3,000
90040 Planning and Design			76,440				\$ 76,440
90050 Construction				764,400			\$ 764,400
90070 Project Administration			18,200	20,020			\$ 38,220
90100 Land/ROW/Acquisitions			143,250				\$ 143,250
TOTAL			\$ 240,890	\$ 784,420			\$ 1,025,310

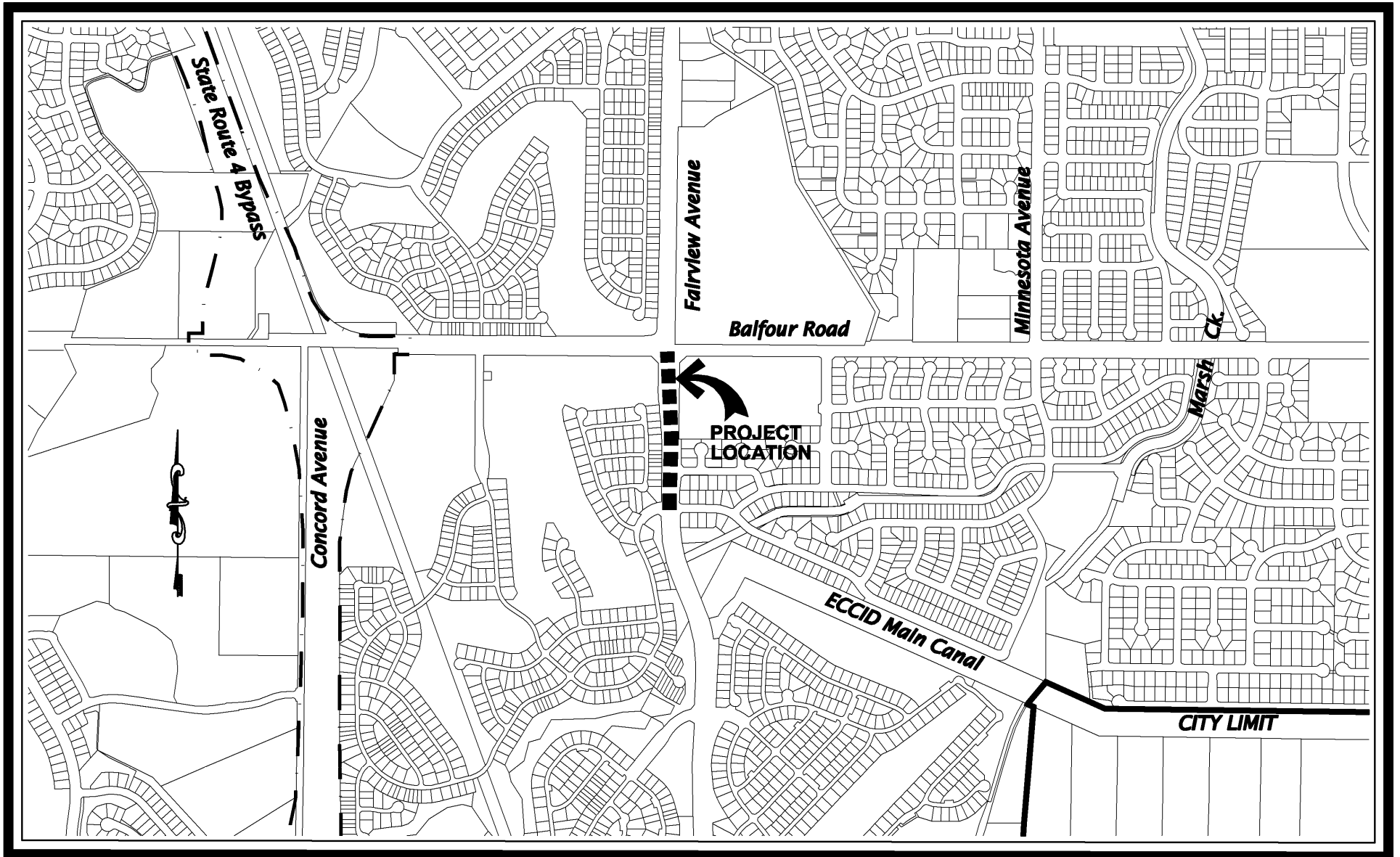
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees			58,135	58,135	58,135	58,135	\$ 232,540
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			97,640	346,320			\$ 443,960
47293 Measure C							
46700 Other							
TOTAL			\$ 155,775	\$ 404,455	\$ 58,135	\$ 58,135	\$ 676,500

Review and Comment:	Future Annual Operating/Maintenance Cost \$1,300
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This project will be incorporated in developer's conditions or approval and will be funded by the developer. A portion of the funding is based on 10 year Developer Reimbursement Agreement. This project will increase annual pavement management costs by \$1,300 per year.

FAIRVIEW AVENUE IMPROVEMENTS - PHASE IV

Widen 1,150 linear feet on east side of Fairview Avenue, consisting of sidewalk and landscaping.



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Fairview Avenue Improvements - Phase IV			Project #
Location: Widen 1,150 linear feet on east side of Fairview Avenue, consisting of sidewalk and landscaping.		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 1,150 linear feet on east side of Fairview Avenue, consisting sidewalk and landscaping.		Justification: This project is required to improve the aesthetics and safety of pedestrians.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		2,000					\$ 2,000
90040 Planning and Design		12,941					\$ 12,941
90050 Construction		129,407					\$ 129,407
90070 Project Administration		6,470					\$ 6,470
90100 Land/ROW/Acquisitions		79,201					\$ 79,201
TOTAL		\$ 230,019					\$ 230,019

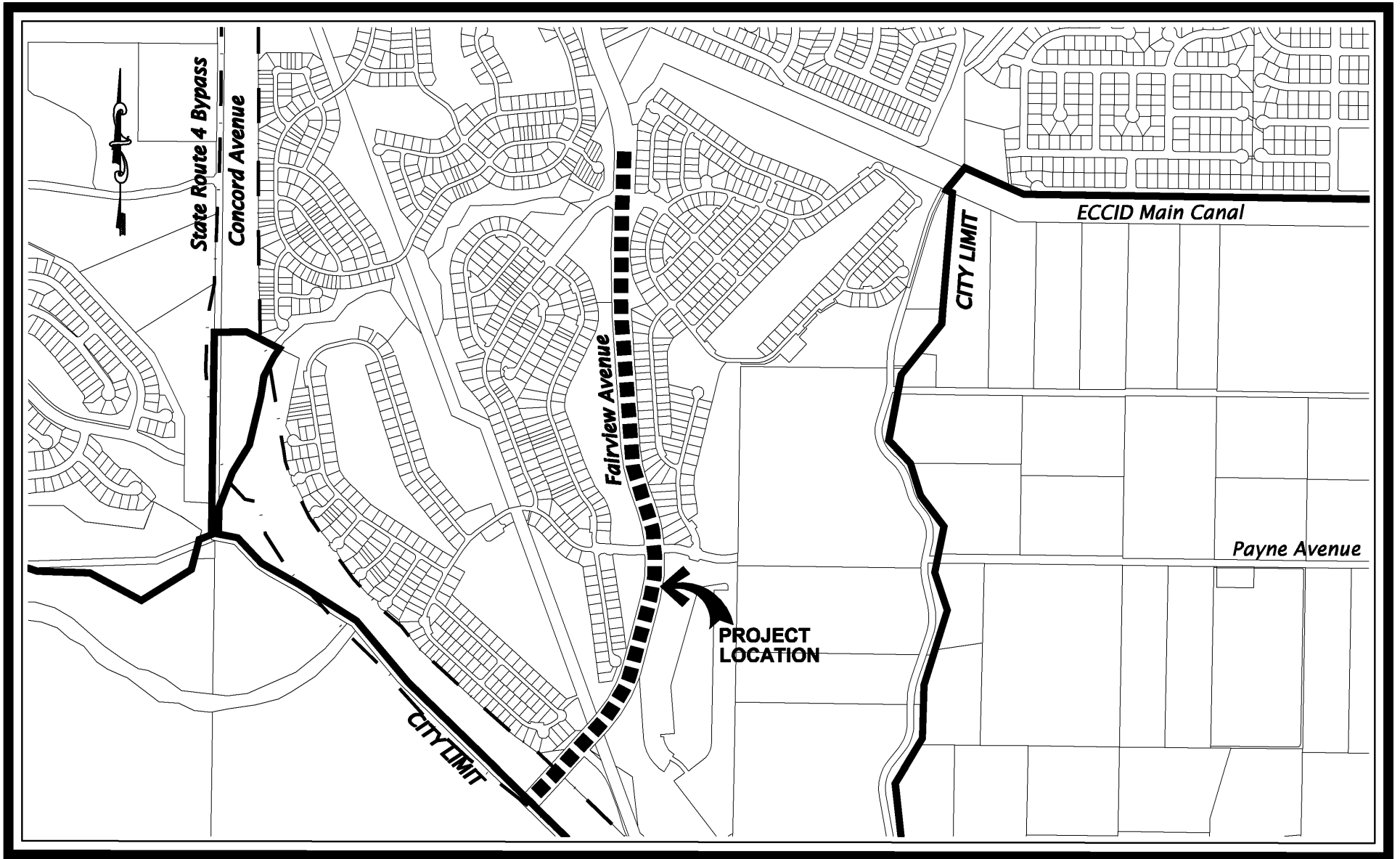
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		58,419					\$ 58,419
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		171,600					\$ 171,600
47293 Measure C							
46700 Other							
TOTAL		\$ 230,019					\$ 230,019

Review and Comment:	Future Annual Operating/Maintenance Cost \$500
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Construction of all traffic lanes, curb and gutter completion. This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Funding will based on the Developer Reimbursement Agreement. This project will increase annual pavement management costs by \$500 per year.

FAIRVIEW AVENUE IMPROVEMENTS - PHASE V

Fairview Avenue from ECCID Canal south to Concord Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Fairview Avenue Improvements - Phase V			Project #
Location: Fairview Avenue from ECCID Canal south to Concord Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Roadway improvements consisting of two lanes of arterial street approximately 5,500 feet in length consisting of two 12 foot lanes, bike lanes and 5 foot meandering sidewalk on the west side of the roadway.		Justification: Infrastructure Master Plan element and will improve traffic circulation.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal				10,000			\$ 10,000
90040 Planning and Design				197,121			\$ 197,121
90050 Construction				1,971,210			\$ 1,971,210
90070 Project Administration				98,560			\$ 98,560
90100 Land/ROW/Acquisitions				100,000			\$ 100,000
TOTAL				\$ 2,376,891			\$ 2,376,891

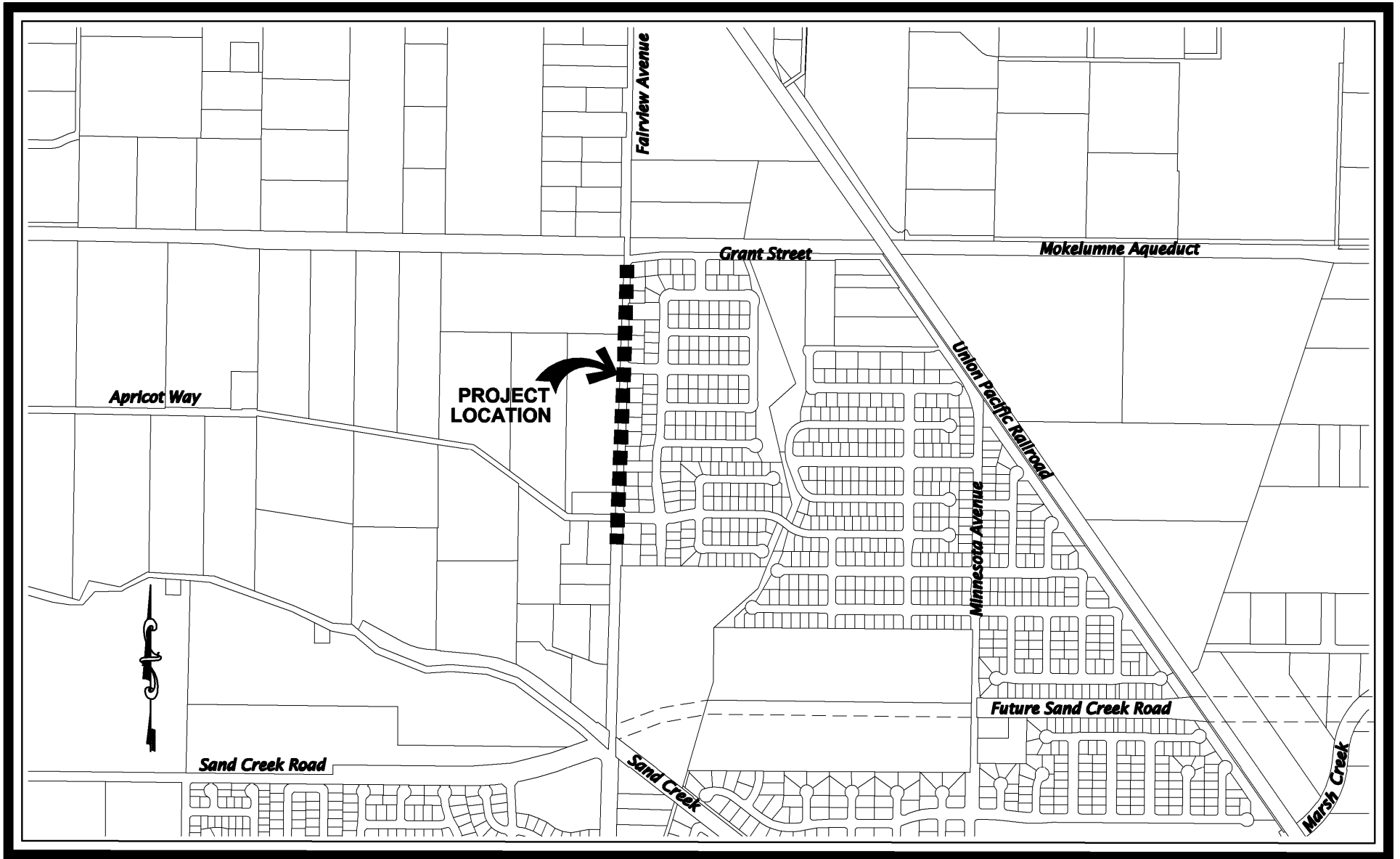
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees				237,689	237,689	237,689	\$ 713,067
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL				\$ 237,689	\$ 237,689	\$ 237,689	\$ 713,067

Review and Comment:	Future Annual Operating/Maintenance Cost	\$5,000
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This project will be incorporated in developer's conditions of approval and will be funded by a 10 year Developer Reimbursement Agreement. Annual O & M costs are for roadway and utility maintenance.

FAIRVIEW AVENUE IMPROVEMENTS - PHASE VI

Fairview Avenue from 500 linear feet south of Apricot Way to Grant Street (Minnesota Avenue)



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Fairview Avenue Improvements - Phase VI			Project #
Location: Fairview Avenue from 500 linear feet south of Apricot Way to Minnesota Avenue and ± foot pavement.	Redevelopment Area: N/A		
	Project Mgr: B. Grewal / B. Bornstein		
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 2,500 linear feet of existing Fairview Avenue on west side with curb, gutter, sidewalk and ± 10 foot pavement.		Justification: This project will improve traffic flow and safety along Fairview Avenue.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		5,000					\$ 5,000
90040 Planning and Design		64,750					\$ 64,750
90050 Construction		647,500					\$ 647,500
90070 Project Administration							
90100 Land/ROW/Acquisitions		25,000					\$ 25,000
TOTAL		\$ 742,250					\$ 742,250

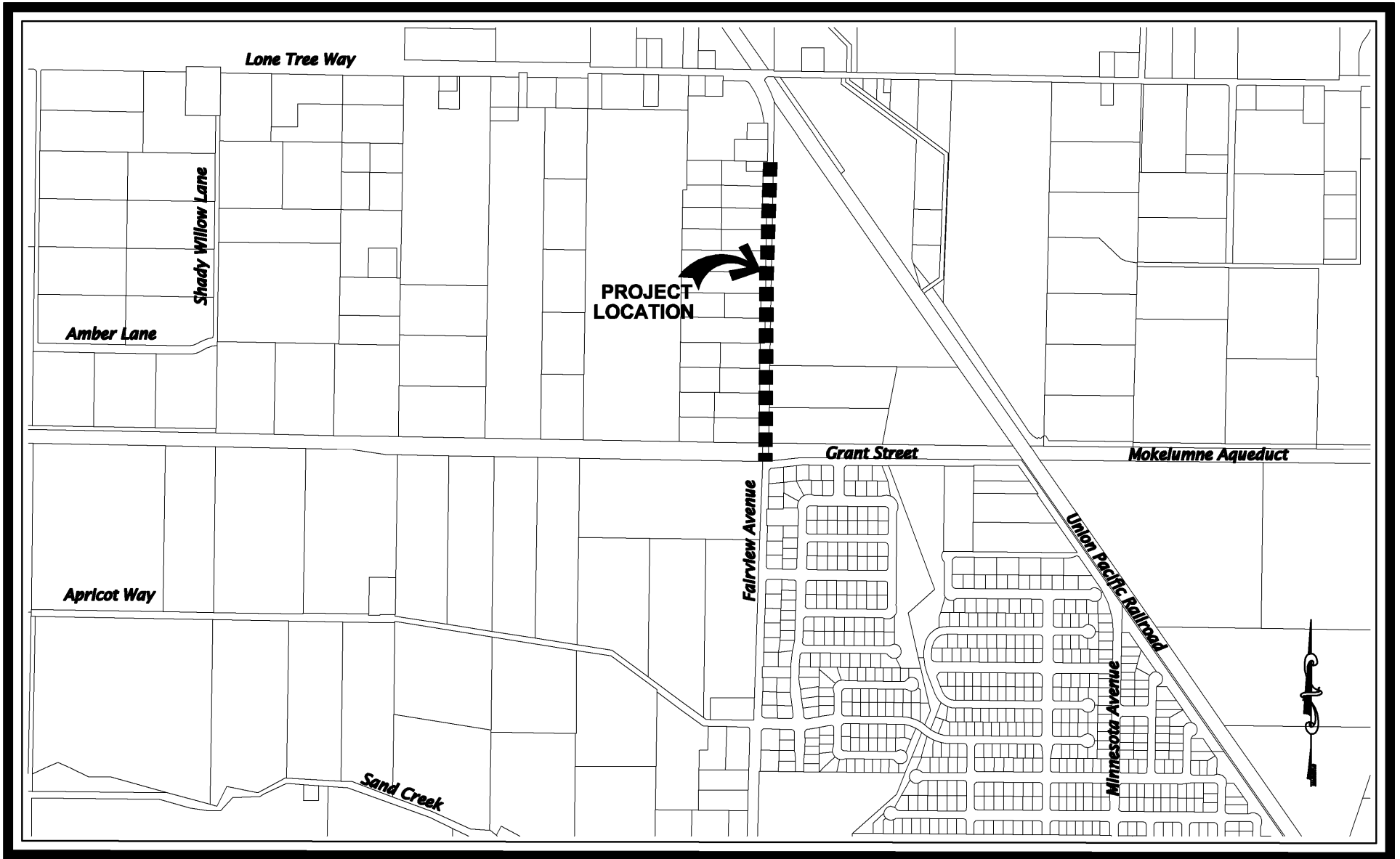
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		742,250					\$ 742,250
47293 Measure C							
46700 Other							
TOTAL		\$ 742,250					\$ 742,250

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,200
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This project will be in developer's conditions of approval and will be funded by developer. This project will increase annual pavement management costs by \$1,200 per year.

FAIRVIEW AVENUE IMPROVEMENTS - PHASE VII

Fairview Avenue from Grant Street (Minnesota Avenue) to beginning of Fairview realignment



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Fairview Avenue Improvements - Phase VII			Project #
Location: Fairview Avenue from Minnesota Avenue to beginning of Fairview realignment.		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developers	General Plan Relationship: Consistent	
Project Description: Widen 1,700 linear feet of existing Fairview Avenue on east side with curb, gutter, sidewalk as a residential collector street.		Justification: This project will improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		2,000					\$ 2,000
90040 Planning and Design		53,170					\$ 53,170
90050 Construction		531,700					\$ 531,700
90070 Project Administration							
90100 Land/ROW/Acquisitions		25,000					\$ 25,000
TOTAL		\$ 611,870					\$ 611,870

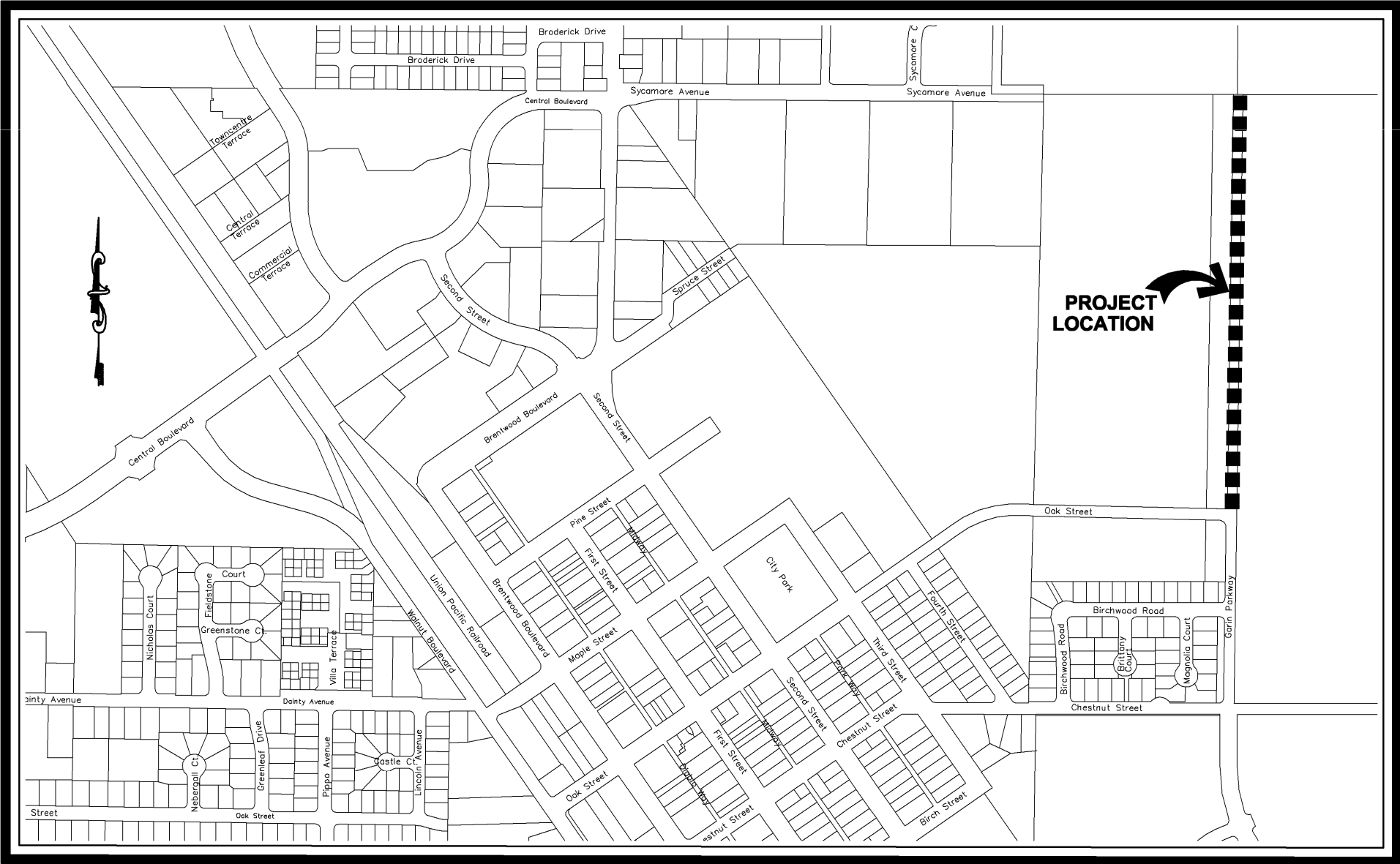
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		611,870					\$ 611,870
47293 Measure C							
46700 Other							
TOTAL		\$ 611,870					\$ 611,870

Review and Comment:	Future Annual Operating/Maintenance Cost	\$800
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This project is in developer's conditions of approval and will be funded by the developer. This project will increase annual pavement management costs by \$800 per year.

GARIN PARKWAY IMPROVEMENTS I (TO SYCAMORE)

Extending Garin Parkway from Oak Street to Sycamore Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Garin Parkway Improvements I (to Sycamore)			Project #
Location: Extending Garin Parkway from Oak Street to Sycamore Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 3B - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construct two lane residential collector roadway, approximately 1,600 linear feet consisting of one 12 foot lane, 8 foot bike lane, 5 foot sidewalk, and 5 foot landscaping on each side of the road.		Justification: Necessary to improve traffic flow.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	5,000						\$ 5,000
90040 Planning and Design	69,460						\$ 69,460
90050 Construction	347,300	347,300					\$ 694,600
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL	\$ 421,760	\$ 347,300					\$ 769,060

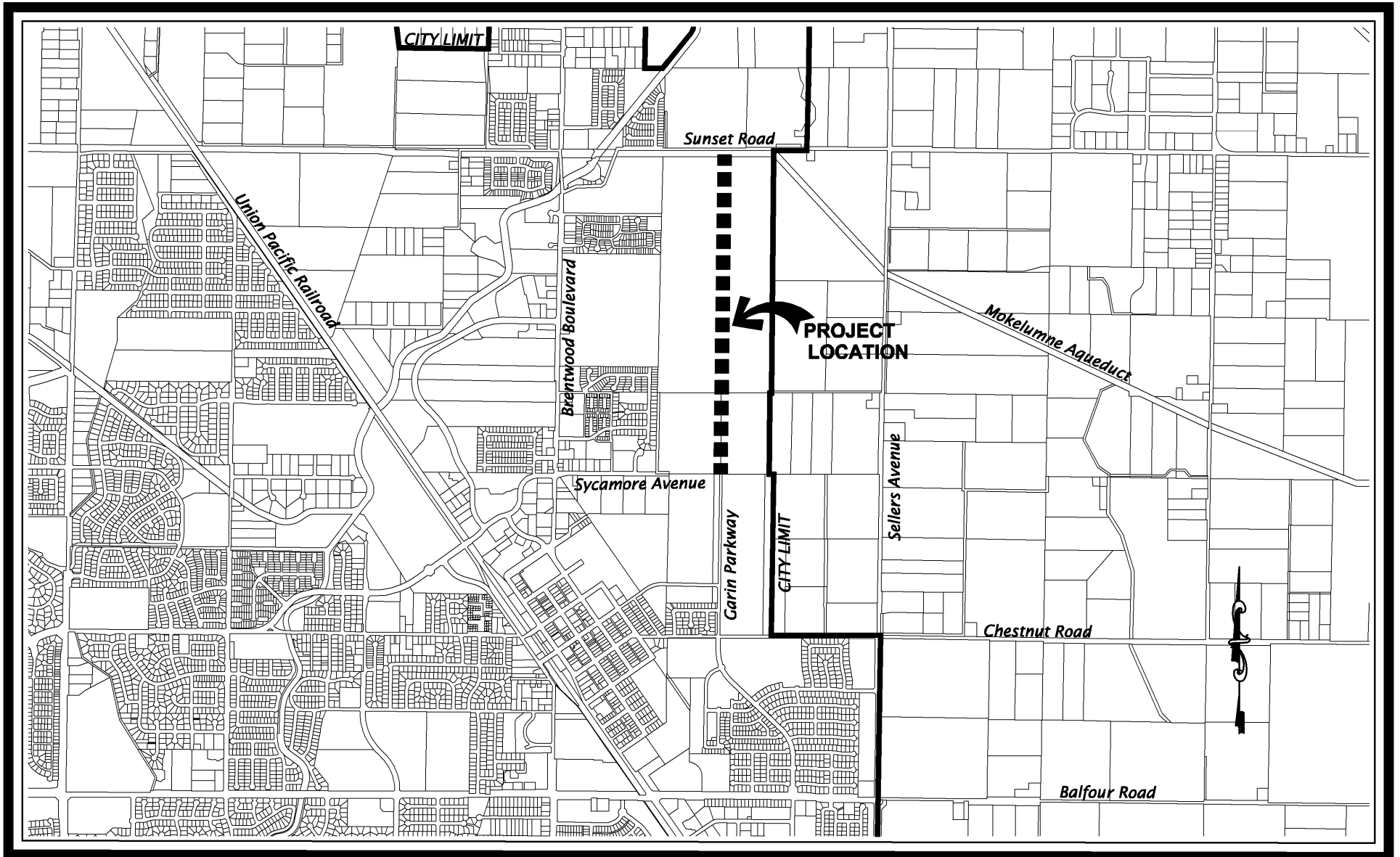
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	421,760	347,300					\$ 769,060
47293 Measure C							
46700 Other							
TOTAL	\$ 421,760	\$ 347,300					\$ 769,060

Review and Comment:	Future Annual Operating/Maintenance Cost \$800
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Annual O & M costs cover pavement management.

GARIN PARKWAY IMPROVEMENTS II (TO SUNSET)

Garin Parkway Extension from Sycamore Avenue Extension to Sunset Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Garin Parkway Improvements II (to Sunset)			Project #
Location: Garin Parkway Extension from Sycamore Avenue Extension to Sunset Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Extend Garin Parkway 5,500 linear feet to a residential collector street with 60 foot right-of-way consisting of one travel lane, bike lane, sidewalk, and landscaping in each direction.		Justification: Necessary to improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design			95,440	95,440			\$ 190,880
90050 Construction			954,400	954,400			\$ 1,908,800
90070 Project Administration			47,720	47,720			\$ 95,440
90100 Land/ROW/Acquisitions			10,000	10,000			\$ 20,000
TOTAL			\$ 1,107,560	\$ 1,107,560			\$ 2,215,120

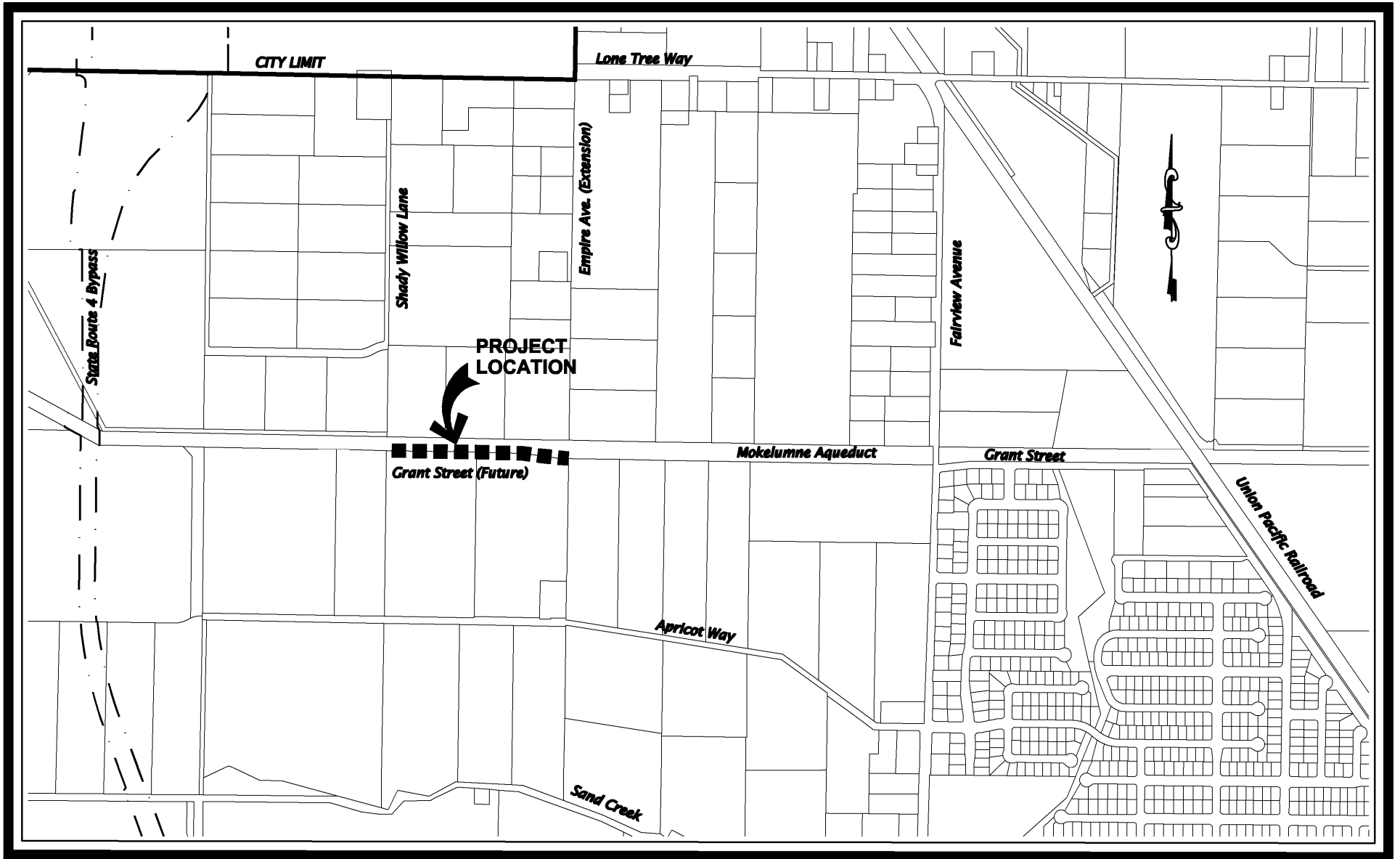
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees			211,060	211,060			\$ 422,120
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			896,500	896,500			\$ 1,793,000
47293 Measure C							
46700 Other							
TOTAL			\$ 1,107,560	\$ 1,107,560			\$ 2,215,120

Review and Comment:	Future Annual Operating/Maintenance Cost \$2,700
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of the funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs cover pavement management.

GRANT STREET

Grant Street from Empire Avenue to Shady Willow Lane



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Grant Street			Project #
Location: Grant Street from Empire Avenue to Shady Willow Lane		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D. Boskovic	
Project Priority: 1D - Mandatory	Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Roadway improvements consisting of 2 lane high volume collector street section (84' R.O.W.) for approximately 1,100 feet in length consisting of 14 foot lanes, bike lane, and sidewalk with landscape on both sides of roadway.		Justification: Necessary to improve traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			20,000				\$ 20,000
90040 Planning and Design			113,000				\$ 113,000
90050 Construction			373,500	373,500			\$ 747,000
90070 Project Administration			19,000	19,000			\$ 38,000
90100 Land/ROW/Acquisitions			60,000				\$ 60,000
TOTAL			\$ 585,500	\$ 392,500			\$ 978,000

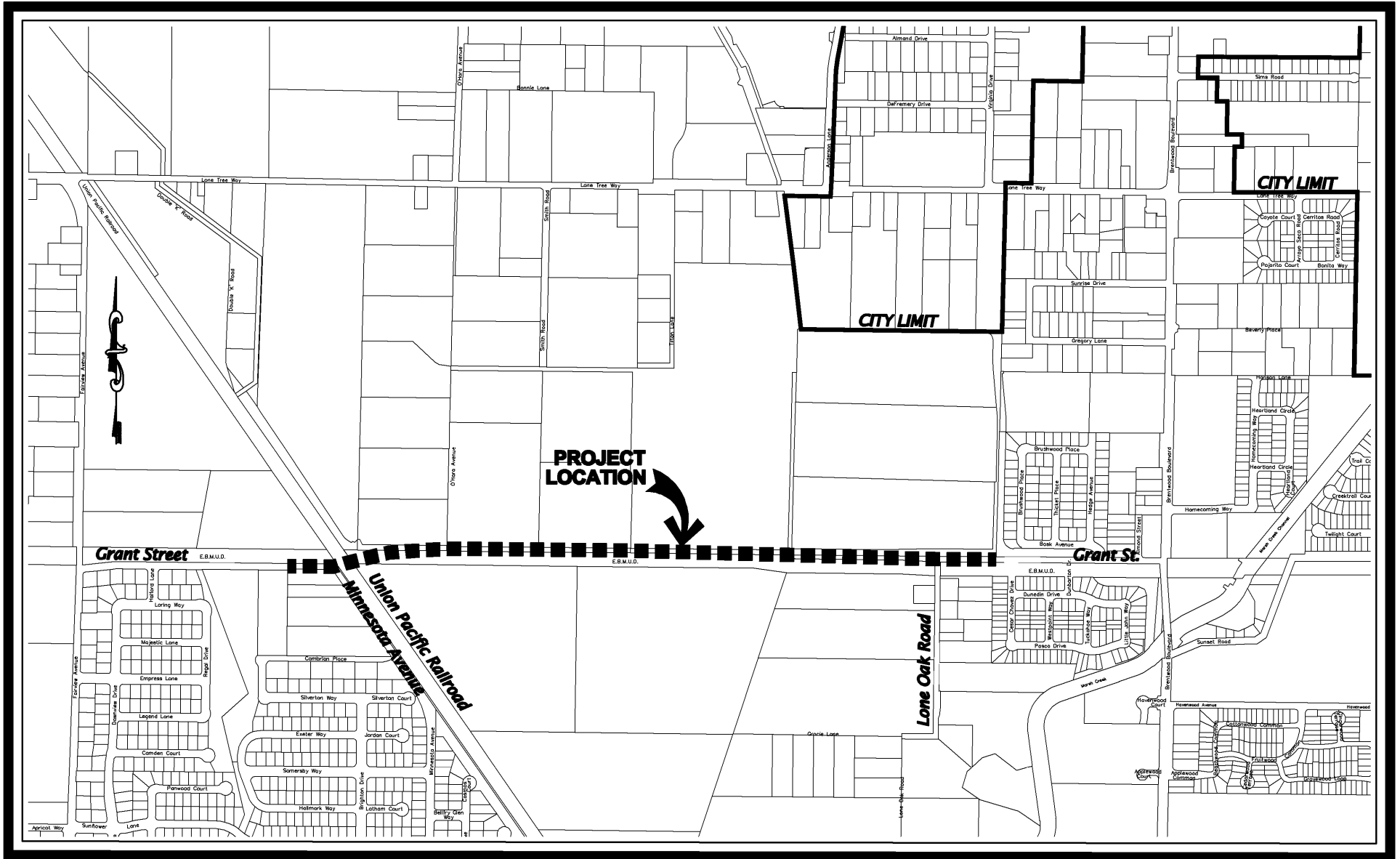
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			585,500	392,500			\$ 978,000
47293 Measure C							
46700 Other							
TOTAL			\$ 585,500	\$ 392,500			\$ 978,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$550
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Annual O & M costs cover pavement management.

GRANT STREET EXTENSION (TO MINNESOTA AVENUE)

Grant Street from 400' east of Lone Oak Road to Minnesota Avenue (west side of UPRR)



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Grant Street Extension (to Minnesota)			Project #
Location:		Redevelopment Area:	N/A
		Project Mgr:	B. Grewal/B. Bornstein
Project Priority:	1D - Mandatory	Construction:	Developer
		General Plan Relationship:	Consistent
Project Description:		Justification:	
<p>Roadway improvements consisting of a residential collector approximately 3,500 linear feet with 60 foot right-of-way consisting of travel lane, bike lane, sidewalk and landscaping on each side.</p>		<p>This project is required to improve traffic circulation and is consistent with the Roadway Master Plan.</p>	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		5,000					\$ 5,000
90040 Planning and Design	50,000	188,000					\$ 238,000
90050 Construction		2,368,000					\$ 2,368,000
90070 Project Administration		30,000					\$ 30,000
90100 Land/ROW/Acquisitions		231,405					\$ 231,405
TOTAL	\$ 50,000	\$ 2,822,405					\$ 2,872,405

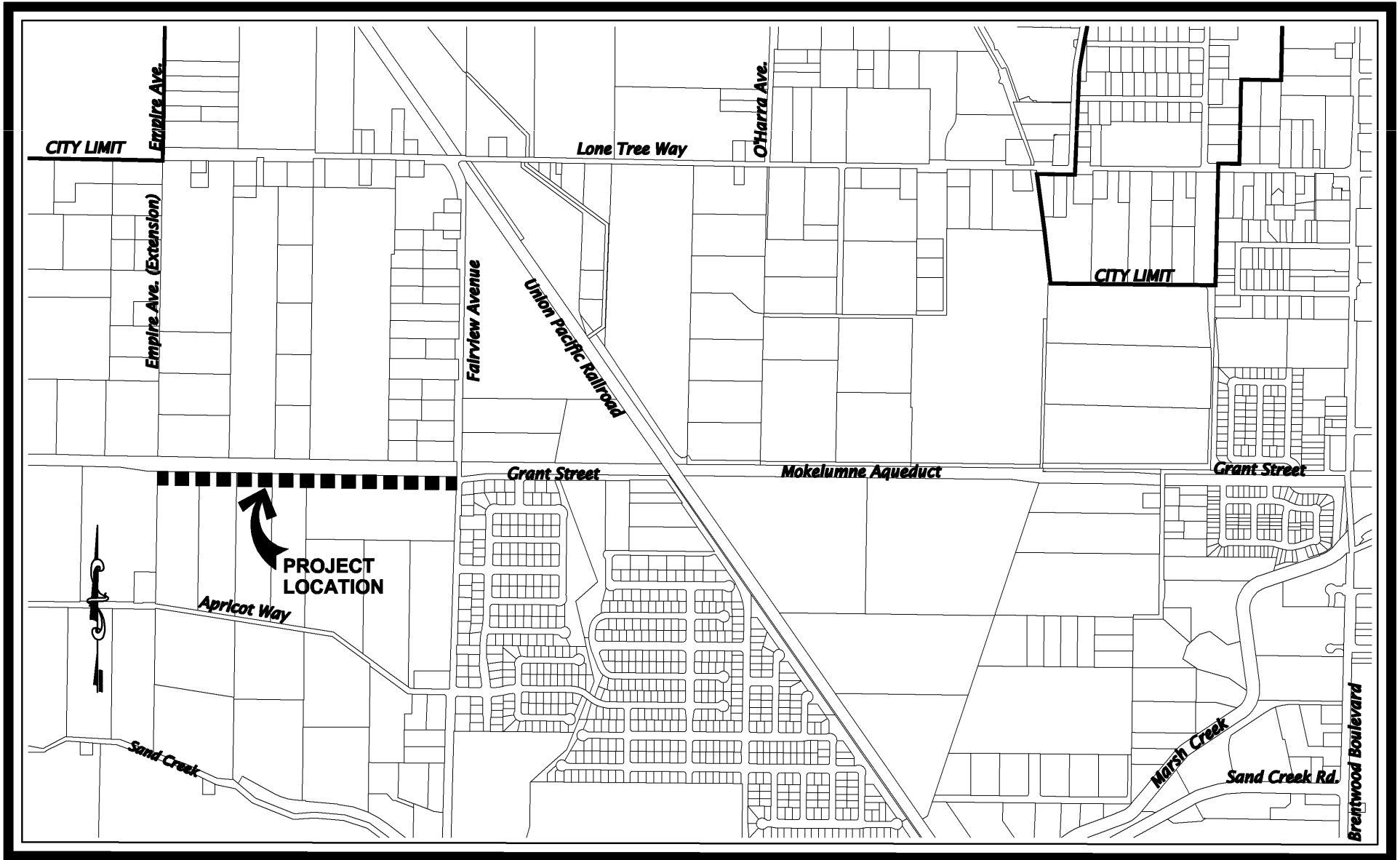
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	50,000	2,822,405					\$ 2,872,405
47293 Measure C							
46700 Other							
TOTAL	\$ 50,000	\$ 2,822,405					\$ 2,872,405

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,700
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This project will be incorporated in developer's conditions of approval and will be funded by the developer.

GRANT STREET IMPROVEMENTS II (FAIRVIEW)

Extending Grant Street/Minnesota Avenue westerly from Fairview Avenue to the southerly extension of Empire Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Grant Street Improvements II (Fairview)			Project #
Location: Extending Grant Street/Minnesota Avenue westerly from Fairview Avenue to the southerly extension of Empire Avenue	Redevelopment Area: N/A		
	Project Mgr: B. Grewal/B. Bornstein		
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construct two lane collector roadway, approximately 2,800 linear feet consisting of one 12 foot lane, 8 foot bike lane, 5 foot sidewalk and 5 feet landscaping on each side of the road.		Justification: Necessary to improve traffic flow in the northwest quadrant.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			5,000				\$ 5,000
90040 Planning and Design			153,364				\$ 153,364
90050 Construction			766,820	766,820			\$ 1,533,640
90070 Project Administration			76,682				\$ 76,682
90100 Land/ROW/Acquisitions			386,000				\$ 386,000
TOTAL			\$ 1,387,866	\$ 766,820			\$ 2,154,686

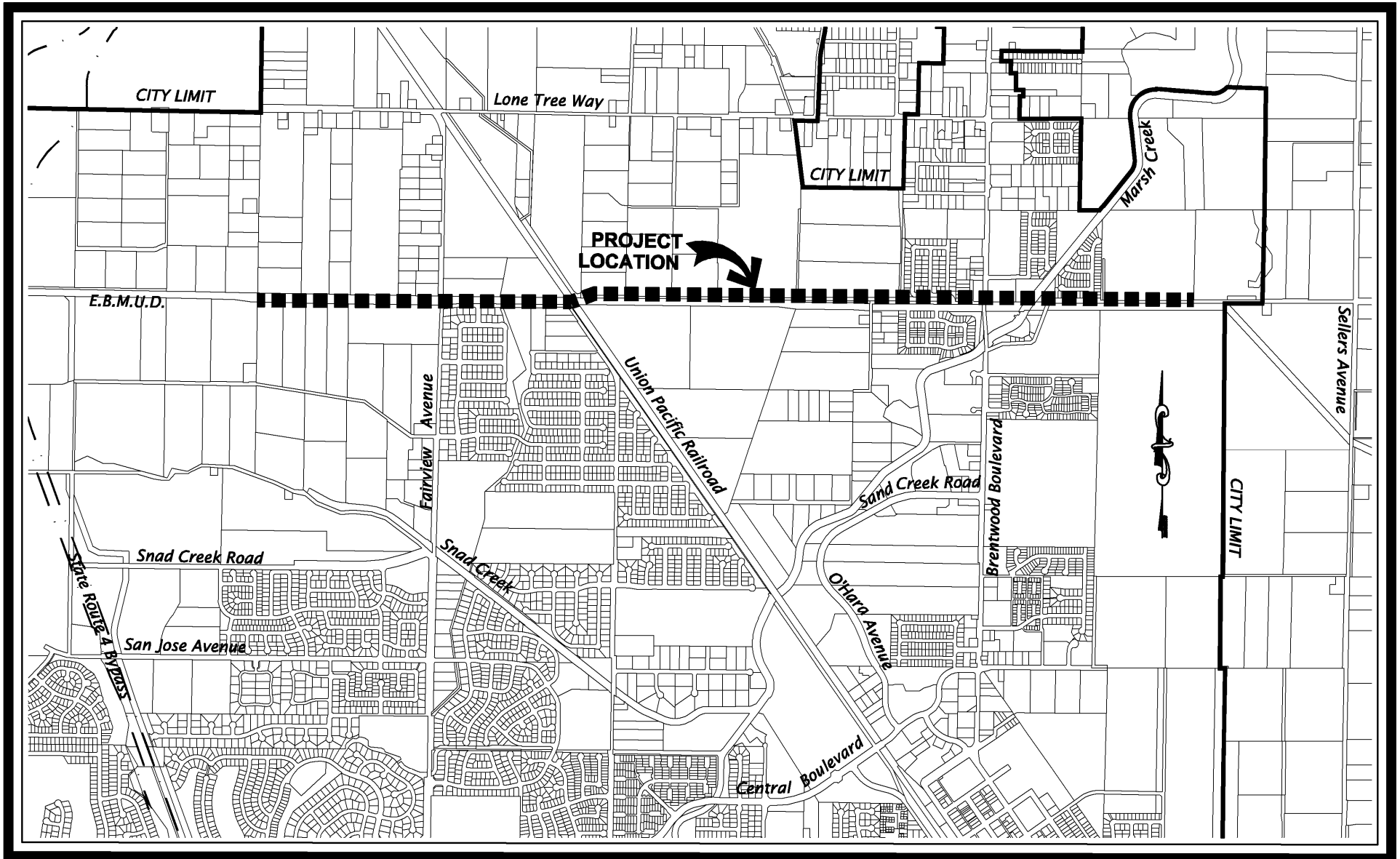
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			1,387,866	766,820			\$ 2,154,686
47293 Measure C							
46700 Other							
TOTAL			\$ 1,387,866	\$ 766,820			\$ 2,154,686

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,400
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The east-west section of Minnesota needs to be renamed Grant Street in order to eliminate confusion. This project will be incorporated in the developer's conditions of approval and will be funded by the developer. Annual O & M costs cover pavement management.

GRANT STREET/SUNSET ROAD NON-POTABLE WATERLINE

Grant Street from Empire Avenue extension continuing to Sunset Road and terminating at Storm Line 'A' crossing of Sunset Road (approximately 2000' west of Sellers Avenue)



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Grant Street/Sunset Road Non-Potable Waterline		Project #
Location: Grant Street from Empire Avenue extension continuing to Sunset Road and terminating at Storm Line 'A' crossing of Sunset Road (approximately 2000' west of Sellers Avenue)		Redevelopment Area: N/A
Project Priority: 1D - Mandatory		Project Mgr: B. Grewal/B. Bornstein
Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Construct 14,000 linear feet of 16 inch PVC non-potable waterline. A 16" non-potable waterline will be constructed with Storm Line 'A' going through the Wastewater Treatment Plant so the connection point for this project will be where Storm Line 'A' crosses Sunset Road.		Justification: This project is required to conserve the potable water supply and use the tertiary treated water from the City's new Wastewater Treatment Plant.

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			5,000				\$ 5,000
90040 Planning and Design			40,320	40,320			\$ 80,640
90050 Construction			403,200	403,200			\$ 806,400
90070 Project Administration			20,160	20,160			\$ 40,320
90100 Land/ROW/Acquisitions			50,000	25,000			\$ 75,000
TOTAL			\$ 518,680	\$ 488,680			\$ 1,007,360

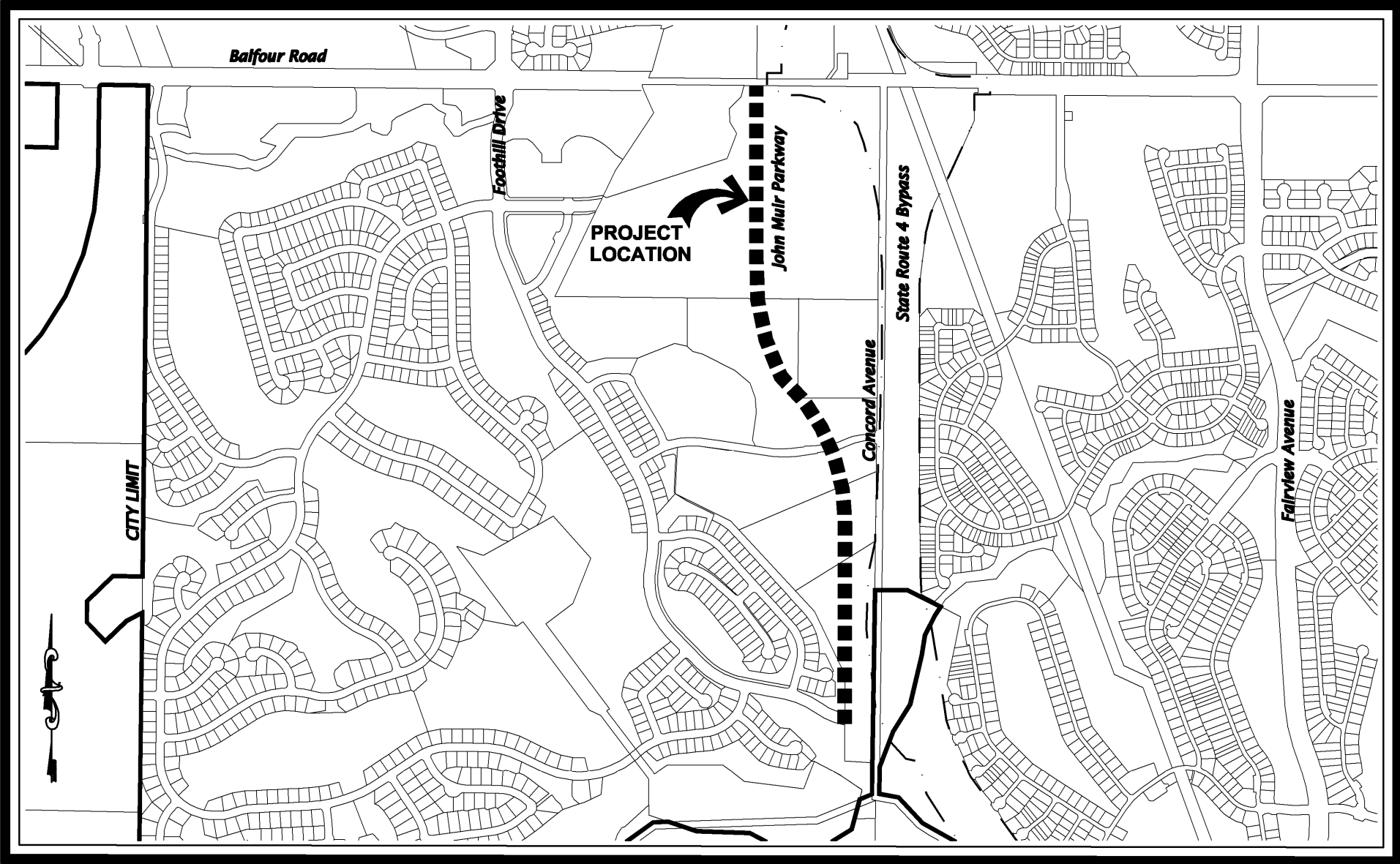
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees			50,368	50,368	50,368	50,368	\$ 201,472
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			259,340	244,340			\$ 503,680
47293 Measure C							
46700 Other							
TOTAL			\$ 309,708	\$ 294,708	\$ 50,368	\$ 50,368	\$ 705,152

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,400
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs will cover pavement management.

JOHN MUIR PARKWAY (CONCORD REALIGNMENT)

John Muir Parkway from Balfour Road southerly to Foothill Drive



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: John Muir Parkway (Concord Realignment)			Project #
Location: John Muir Parkway from Balfour Road southerly to Foothill Drive		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construct 5,100 linear feet of John Muir Parkway (realigned Concord Avenue) as a collector street from Balfour Road southerly to Foothill Drive due to future Bypass construction and/or development of the SunCal Project.		Justification: Necessary as the area develops and will replace the existing Concord Avenue to provide north-south traffic circulation and access to surrounding properties.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		10,000	10,000	10,000			\$ 30,000
90040 Planning and Design	236,150	200,000					\$ 436,150
90050 Construction	400,000	1,000,000	1,148,700				\$ 2,548,700
90070 Project Administration	50,000	50,000	98,250				\$ 198,250
90100 Land/ROW/Acquisitions	354,729	709,458					\$ 1,064,187
TOTAL	\$ 1,040,879	\$ 1,969,458	\$ 1,256,950	\$ 10,000			\$ 4,277,287

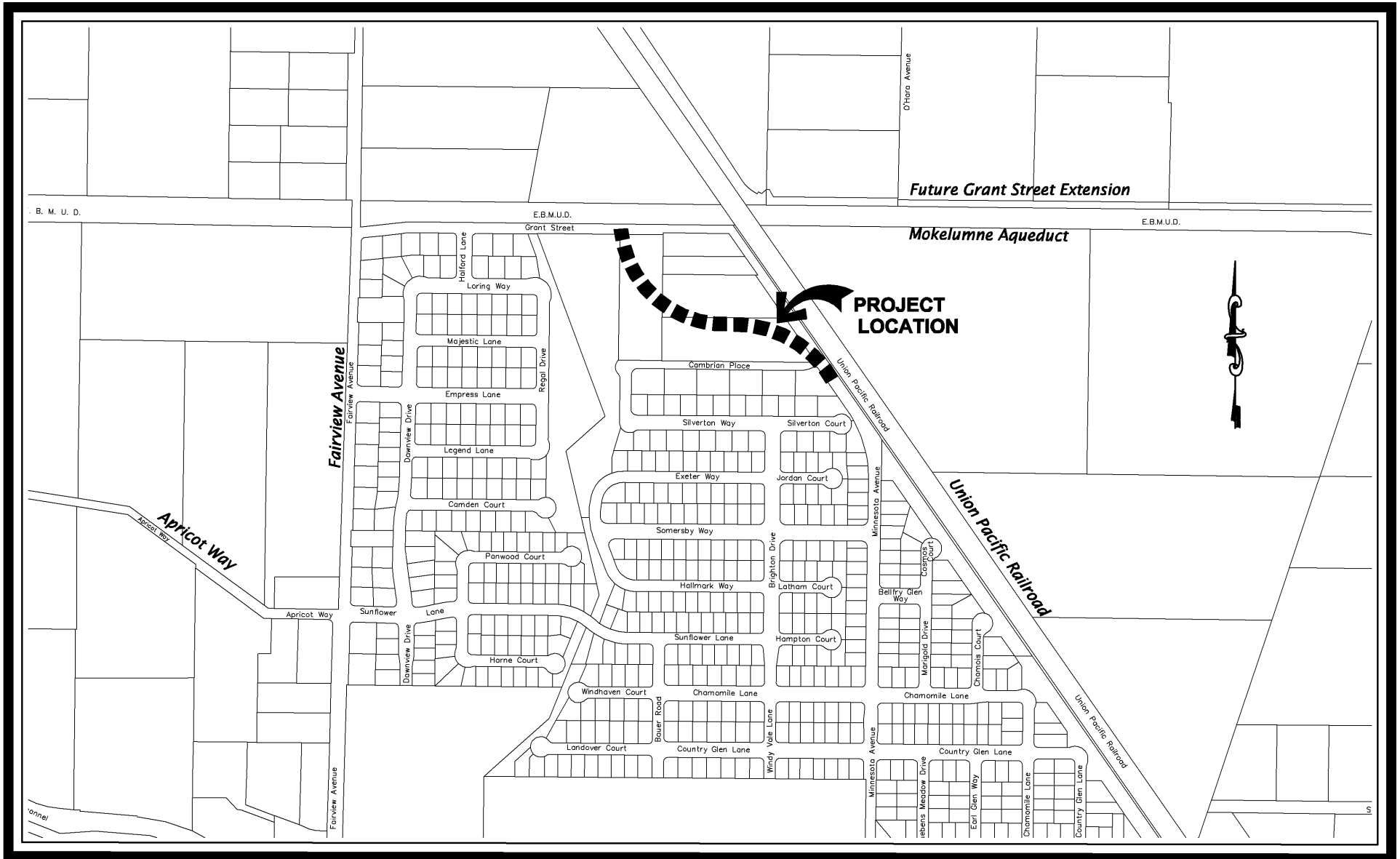
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	171,472	171,472	171,472	171,472	171,472	171,472	\$ 1,028,832
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	415,650	831,300	831,300				\$ 2,078,250
47293 Measure C							
46700 Other			484,320				\$ 484,320
TOTAL	\$ 587,122	\$ 1,002,772	\$ 1,487,092	\$ 171,472	\$ 171,472	\$ 171,472	\$ 3,591,402

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,500
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This project will be incorporated in the developer's conditions of approval and will be funded by the developer and the Bypass Authority. Assumes right of way acquisition of center 60 (sixty) feet. A portion of the funding is based on 10 year Development Reimbursement Agreement. Annual O & M costs will be for pavement management.

MINNESOTA AVENUE REALIGNMENT

Northbound Minnesota Avenue at EBMUD westerly turn toward Fairview Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Minnesota Avenue Realignment			Project #
Location: Northbound Minnesota Avenue at EBMUD westerly turn toward Fairview Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D. Boskovic	
Project Priority: 1C - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Realign Minnesota Avenue westerly away from the Union Pacific Railroad crossing to create a tangent intersection with future Grant Street extension. These improvements will be as a residential collector street with full improvements for approximately 1,600 linear feet.		Justification: This project is required to improve traffic flow and safety along Minnesota Avenue for future at-grade crossing at Union Pacific Rail Road/Grant Street.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal				5,000			\$ 5,000
90040 Planning and Design				36,080			\$ 36,080
90050 Construction				360,800			\$ 360,800
90070 Project Administration				18,040			\$ 18,040
90100 Land/ROW/Acquisitions							
TOTAL				\$ 419,920			\$ 419,920

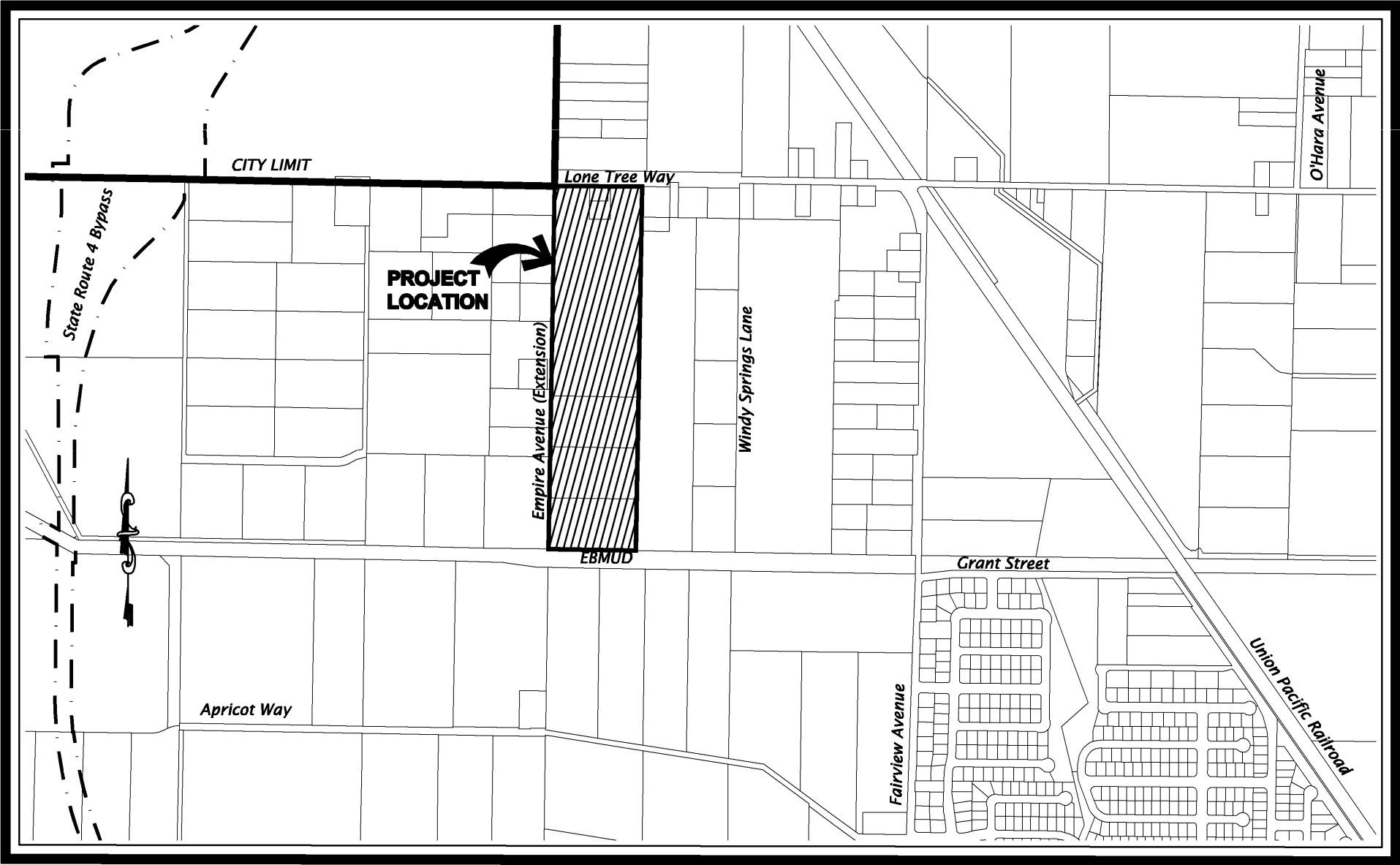
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees				41,992	41,992	41,992	\$ 125,976
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL				\$ 41,992	\$ 41,992	\$ 41,992	\$ 125,976

Review and Comment:	Future Annual Operating/Maintenance Cost \$800
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This project will be incorporated in developer's conditions of approval and will be funded based on 10 year Developer Reimbursement Agreement. This project will increase annual pavement management costs by \$800 per year.

MISSION PEAK AMBER PARK NEIGHBORHOOD PARKS

Subdivision 8470, south of Lone Tree Way east of Empire Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Mission Peak Amber Park Neighborhood Parks			Project #
Location: Subdivision No. 8470, south of Lone Tree Way east of Empire Avenue.		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Developer conditioned for pocket park development totaling .5 acres and a green space/trail connection of .15 acres.		Justification: This project fulfills the need for neighborhood parks as specified in the Parks Master Plan, and is a condition of approval for subdivision No. 8470.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction		46,166					\$ 46,166
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL		\$ 46,166					\$ 46,166

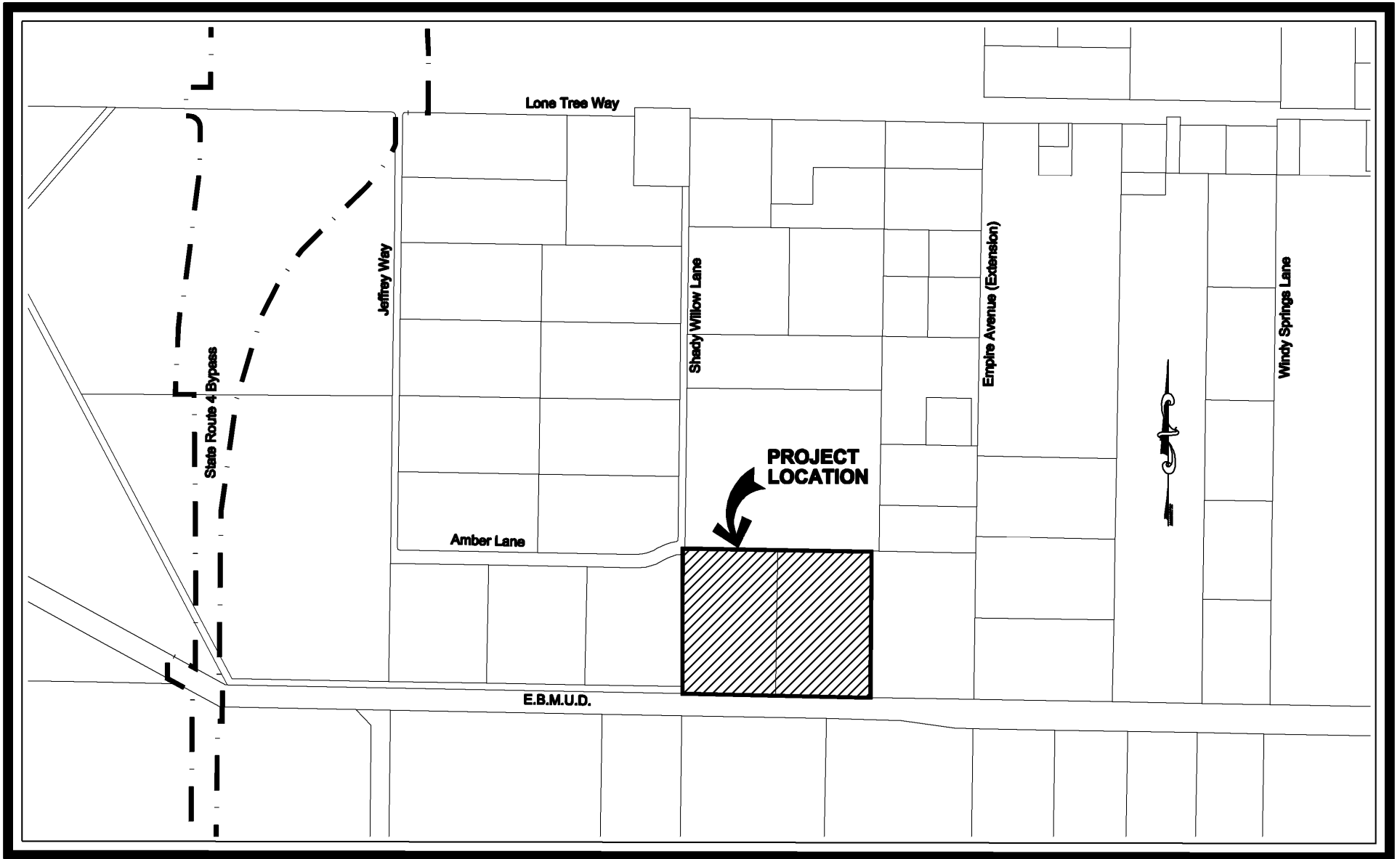
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees		4,616	4,616	4,616	4,616	4,616	\$ 23,080
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 4,616	\$ 4,616	\$ 4,616	\$ 4,616	\$ 4,616	\$ 23,080

Review and Comment:	Future Annual Operating/Maintenance Cost	\$4,200
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Developer to be reimbursed per acre per Development Fee Program. Maintenance costs above City's 5 acre park costs to be paid by LLD. Project includes pass through to East Bay Municipal Utility District right of way trail. Annual O & M costs are for landscape maintenance.

NORTH BRENTWOOD SCHOOL INFRASTRUCTURE

South of Lone Tree Way adjacent to Mokelumne Aqueduct between Shady Willow and Amber Lanes



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: North Brentwood School Infrastructure			Project # 336 3115
Location: South of Lone Tree Way adjacent to Mokelumne Aqueduct between Shady Willow and Amber Lanes	Redevelopment Area: N/A	Project Mgr: B. Grewal/T. Wooten	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construct the infrastructure necessary to serve a new elementary school. This includes Empire Avenue south from Lone tree Way to the EBMUD aqueduct, a local road along the north side of the school and the southerly extension of Sunset Road.		Justification: This project is necessary to serve the new elementary school south of Lone Tree Way. Without it, no access or utilities would be available.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		10,000	10,000				\$ 20,000
90040 Planning and Design	300,000	100,000					\$ 400,000
90050 Construction		1,594,000	1,000,000				\$ 2,594,000
90070 Project Administration	3,000	63,000	40,000				\$ 106,000
90100 Land/ROW/Acquisitions			561,735				\$ 561,735
TOTAL	\$ 303,000	\$ 1,767,000	\$ 1,611,735				\$ 3,681,735

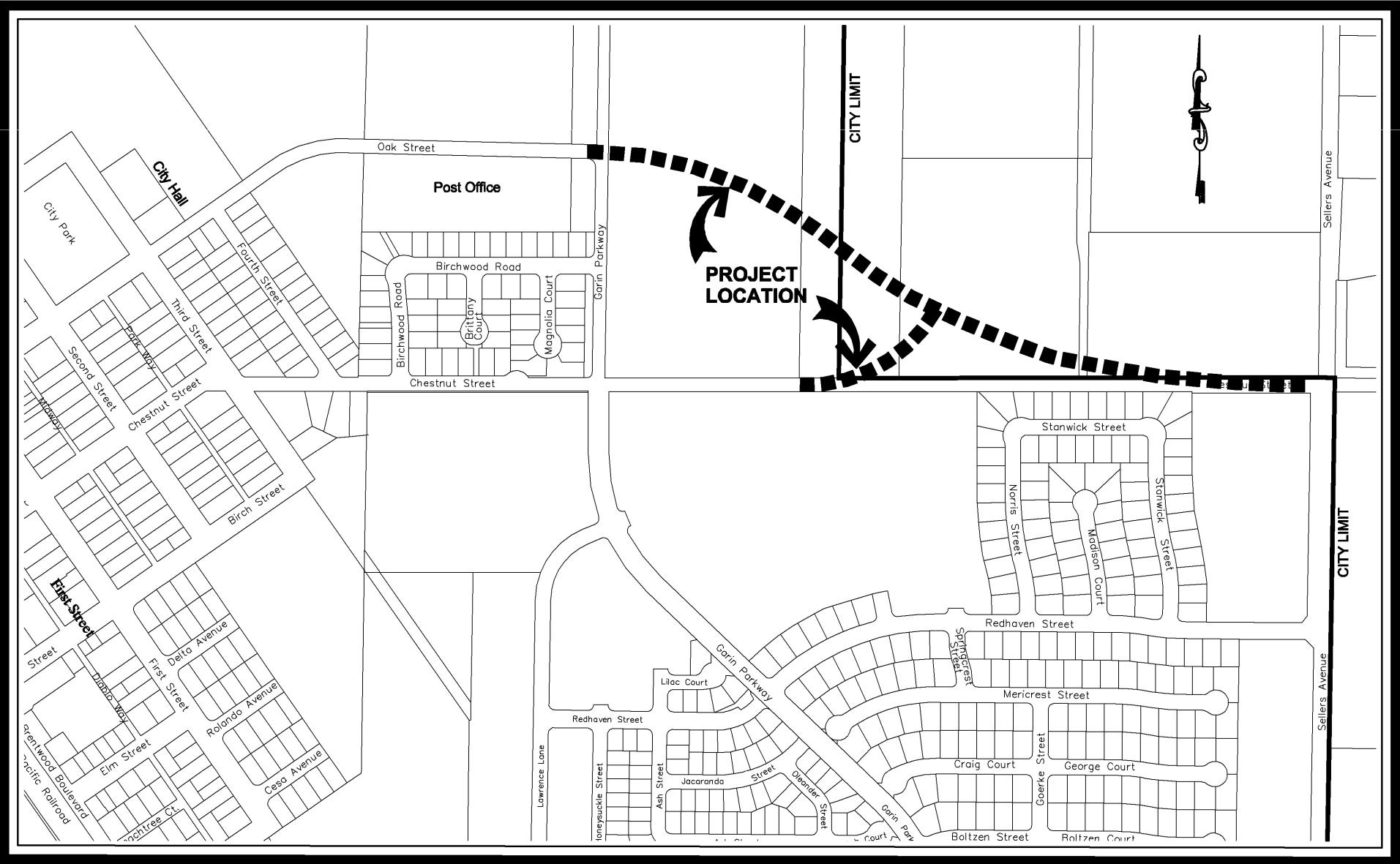
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	303,000	151,434	151,434	151,434	151,434	151,434	\$ 1,060,170
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		1,864,397					\$ 1,864,397
47293 Measure C							
46700 Other							
TOTAL	\$ 303,000	\$ 2,015,831	\$ 151,434	\$ 151,434	\$ 151,434	\$ 151,434	\$ 2,924,567

Review and Comment:	Future Annual Operating/Maintenance Cost	\$5,895
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This project will be paid partly by the School District. A portion of that amount will then be repaid from the County's Flood Control fees for any regional drainage improvements and from benefit districts for a portion of the local improvements. This is an expensive project that is necessitated by the School District buying and developing a new school where services and access are not currently available. Funding is partly based on 10 year Developer Reimbursement Agreement. Annual O & M costs are for roadway and utility maintenance work.

OAK STREET EXTENSION

Oak Street from its existing terminus in front of the Post Office, easterly to Sellers Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Oak Street Extension			Project #
Location: Oak Street from its existing terminus in front of the Post Office, easterly to Sellers Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein/D. Boskovic	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: This project will extend to Oak Street easterly 2,800 linear feet to Sellers Avenue including sanitary sewer, water, storm drain, fiber optic and non-potable water line.		Justification: To improve east-west circulation through the City, and improve access and vitality to the downtown business district.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	20,000	30,000					\$ 50,000
90040 Planning and Design	100,000	178,000					\$ 278,000
90050 Construction	500,000	1,351,000					\$ 1,851,000
90070 Project Administration	50,000	43,000					\$ 93,000
90100 Land/ROW/Acquisitions	400,000	126,000					\$ 526,000
TOTAL	\$ 1,070,000	\$ 1,728,000					\$ 2,798,000

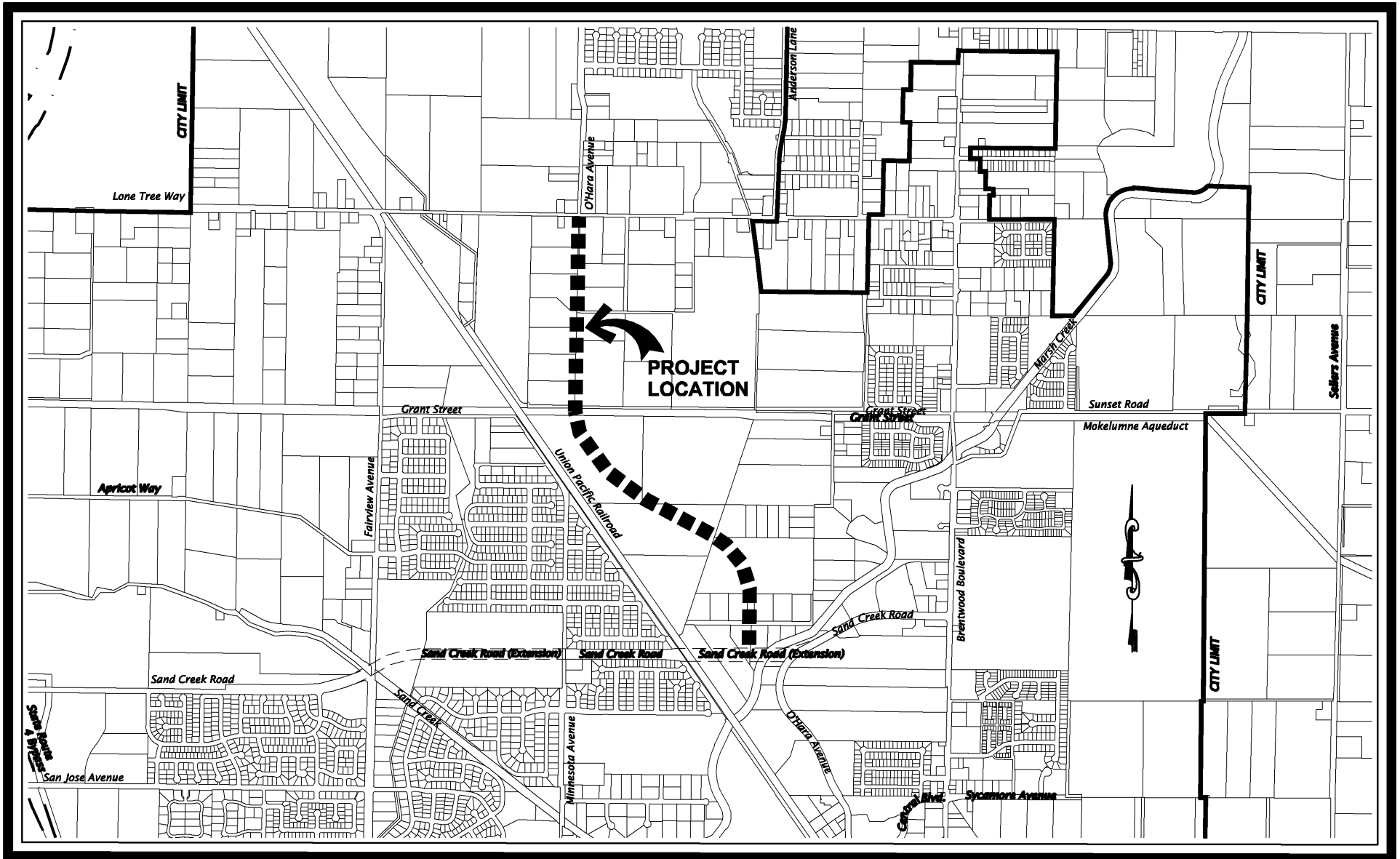
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District	535,000	275,000					\$ 810,000
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	535,000	1,453,000					\$ 1,988,000
47293 Measure C							
46700 Other							
TOTAL	\$ 1,070,000	\$ 1,728,000					\$ 2,798,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,800
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This project will be built by the developer and it will be funded by a combination of Facility Fee Credit and bond sales from the development's CIPF. Annual O & M costs are for roadway and utility maintenance.

O'HARA AVENUE EXTENSION (SAND CREEK ROAD TO LONE TREE WAY)

North of future Sand Creek Road and O'Hara Avenue intersection at Marsh Creek,
and south of Lone Tree Way and O'Hara Avenue intersection



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: O'Hara Avenue Extension (Sand Creek Road to Lone Tree Way)			Project #
Location: North of future Sand Creek Road and O'Hara intersection at Marsh Creek, and south of Lone Tree Way and O'Hara Avenue intersection	Redevelopment Area: N/A		
	Project Mgr: P. Eldredge/D. Spekner		
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: This project will construct approximately 7,500 linear feet of two lanes (20 feet wide), one lane in each direction. Also the following utilities will be constructed with this project: 7,500' of 8" water main, 7,500' of 12" sewer line, 7,500' of 18" non-potable water line, 7,500' of fiber optic conduit, and 5,000' of storm drain system. Also streetlights, median curb and gutter, and 7,500' length bike trail and landscaping will also be constructed with this project. The project schedule will be developer driven.		Justification: This project will improve access to the commercial areas and downtown Brentwood from Lone Tree Way, a regional roadway arterial.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			25,000				\$ 25,000
90040 Planning and Design			600,000				\$ 600,000
90050 Construction			1,400,000	600,000			\$ 2,000,000
90070 Project Administration			35,000	20,000			\$ 55,000
90100 Land/ROW/Acquisitions			1,500,000	300,000			\$ 1,800,000
TOTAL			\$ 3,560,000	\$ 920,000			\$ 4,480,000

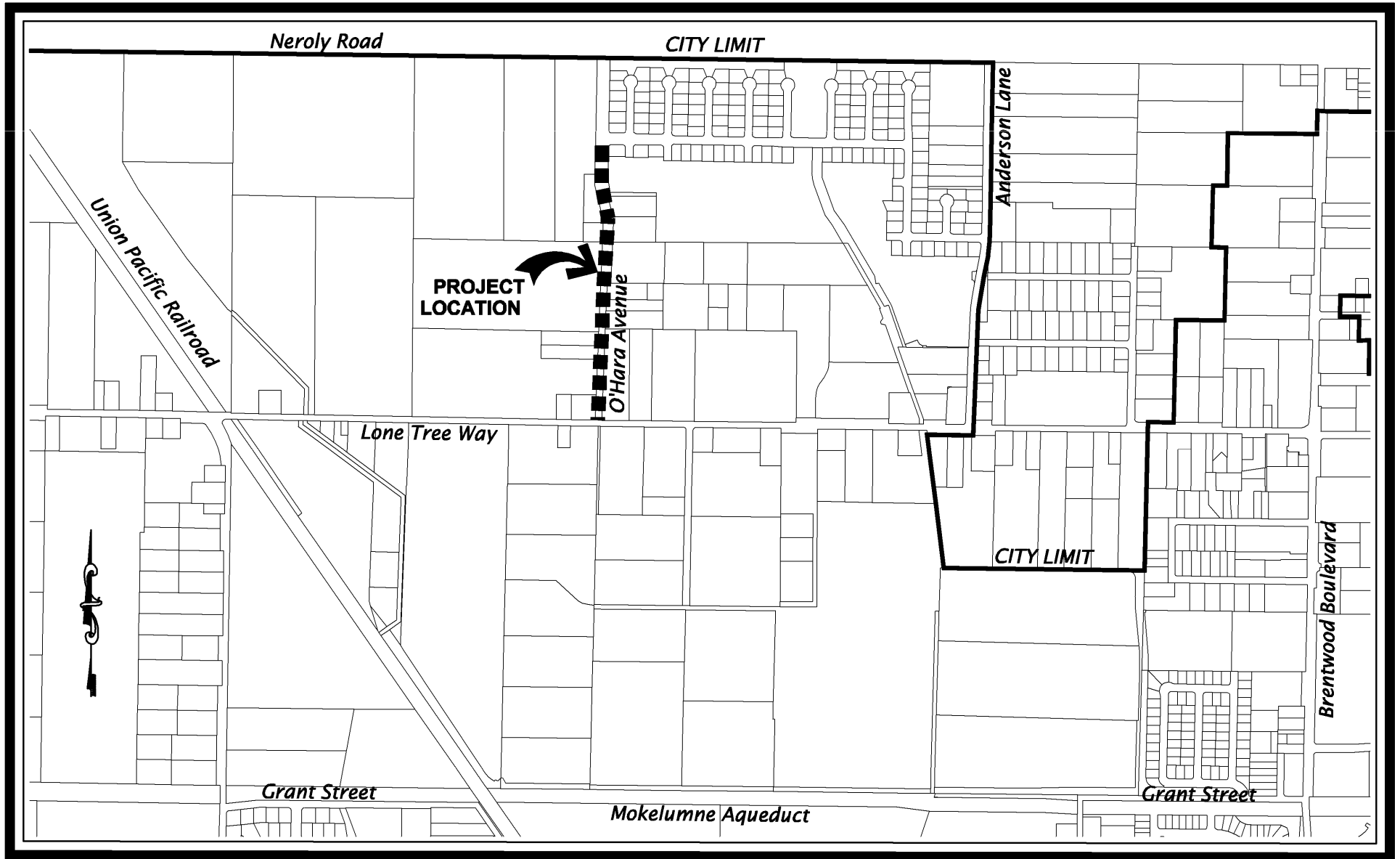
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			3,560,000	920,000			\$ 4,480,000
47293 Measure C							
46700 Other							
TOTAL			\$ 3,560,000	\$ 920,000			\$ 4,480,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$7,500
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This arterial will be constructed upon development of the Central Annexation area. Annual O & M Costs to cover maintenance of the roadway, storm drain system, water system and sewer system.

O'HARA AVENUE WIDENING

From Lone Tree Way to Neroly Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: O'Hara Avenue Widening			Project #
Location: From Lone Tree Way to Neroly Road		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widening of existing O'Hara Avenue to a four lane arterial, approximately 2,800 feet, consisting of two 12 foot lanes and an 8 foot bike lane in each direction, 16 foot landscaped median, streetlights, 5 foot meandering sidewalk on both sides, and 25 feet of landscaping on both sides of the road.		Justification: To provide improved traffic circulation. Consistent with Roadway Master Plan.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			20,000				\$ 20,000
90040 Planning and Design			320,460				\$ 320,460
90050 Construction			2,499,588				\$ 2,499,588
90070 Project Administration							
90100 Land/ROW/Acquisitions			500,000				\$ 500,000
TOTAL			\$ 3,340,048				\$ 3,340,048

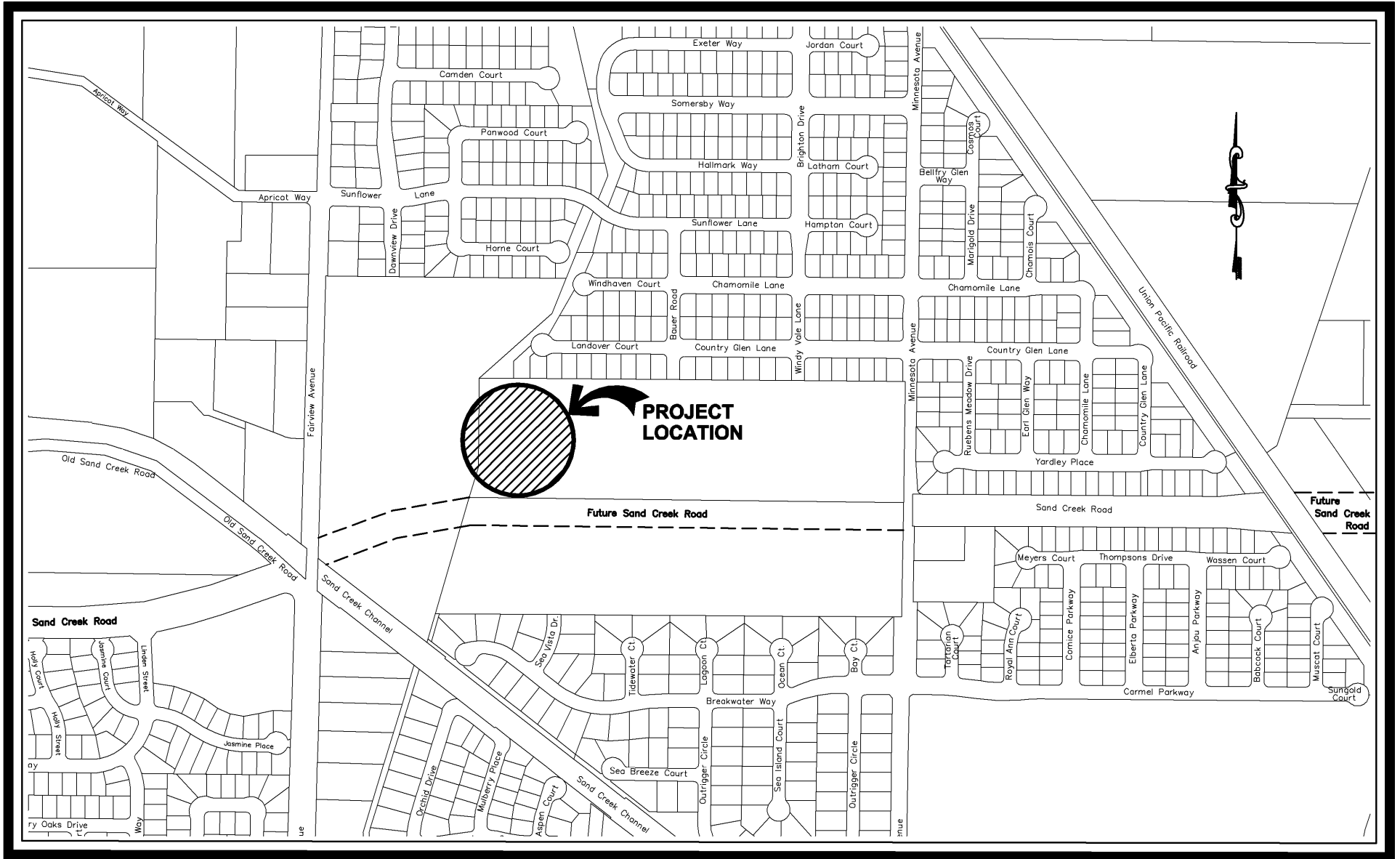
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees			153,999	153,999	153,999	153,999	\$ 615,996
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			1,800,058				\$ 1,800,058
47293 Measure C							
46700 Other							
TOTAL			\$ 1,954,057	\$ 153,999	\$ 153,999	\$ 153,999	\$ 2,416,054

Review and Comment:	Future Annual Operating/Maintenance Cost \$2,800
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs are for roadway and utility maintenance.

PONDEROSA NEIGHBORHOOD PARK

Subdivision 8529, north of Sand Creek Road, east of Fairview Avenue, west of Minnesota Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Ponderosa Neighborhood Park			Project #
Location: Subdivision 8529, north of Sand Creek Road, East of Fairview Avenue, West of Minnesota Avenue		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: 4.8 acre neighborhood and park site which includes a 1 acre dog park element and connection to the Spa L developed trail.		Justification: This project fulfills the need for neighborhood parks as specified in the Parks Master Plan.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction			443,194				\$ 443,194
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 443,194				\$ 443,194

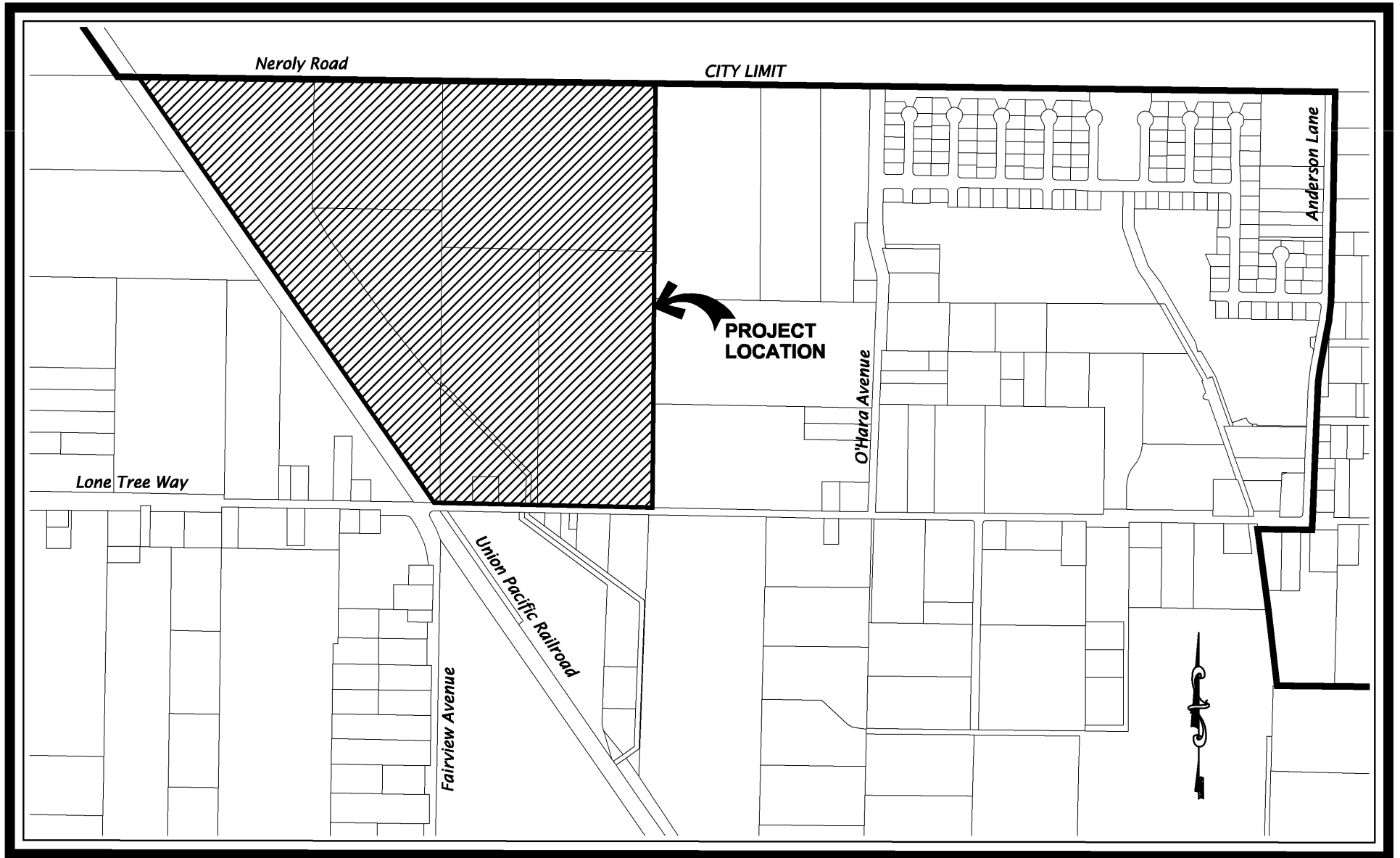
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees			44,319	44,319	44,319	44,319	\$ 177,276
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 44,319	\$ 44,319	\$ 44,319	\$ 44,319	\$ 177,276

Review and Comment:	Future Annual Operating/Maintenance Cost \$52,800
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Developer to be reimbursed per Development Fee Program. This project sits adjacent to the Spa L trail and Sand Creek Road under crossing that is a safe route to the schools trail to Bristow Middle School. Annual O & M costs are for landscape maintenance.

PULTE ROSE GARDEN NEIGHBORHOOD PARKS

Subdivision 8561, north of Lone Tree Way, south of Neroly Road, and east of Union Pacific Railroad



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: Pulte Rose Garden Neighborhood Parks			Project #
Location: Subdivision No. 8561, north of Lone Tree Way, south of Neroly Road, and east of Union Pacific Railroad.		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Neighborhood park and pocket parks totaling approximately 7.5 acres, to be developed by Pulte Homes in this subdivision. Neighborhood will include trails, open space and pass through connections to parks.		Justification: This project fulfills the need for neighborhood parks as specified in the Parks Master Plan for this subdivision and will be built as a condition of approval for this subdivision.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction			692,490				\$ 692,490
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 692,490				\$ 692,490

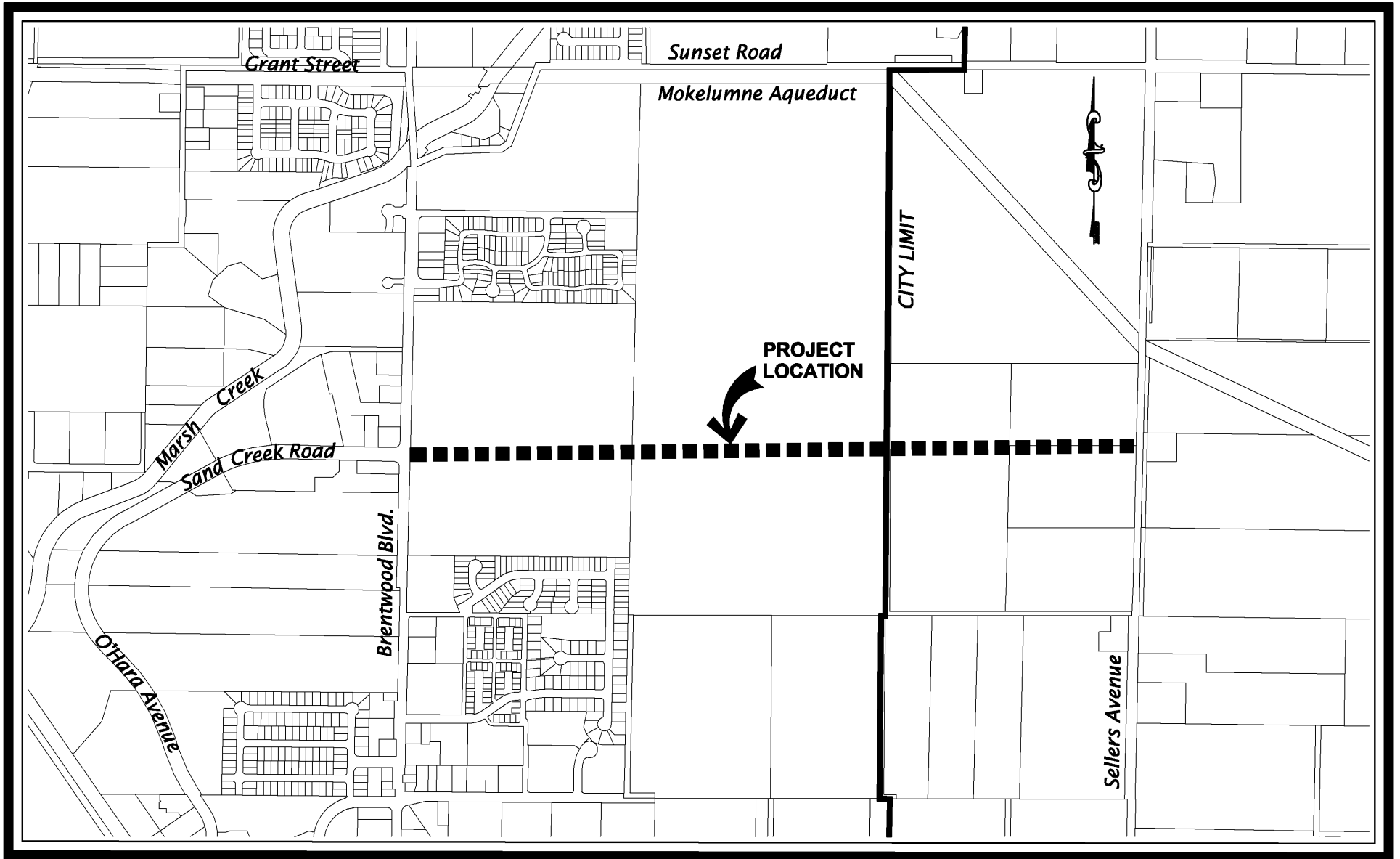
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47256 Facility Fees			69,249	69,249	69,249	69,249	\$ 276,996
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 69,249	\$ 69,249	\$ 69,249	\$ 69,249	\$ 276,996

Review and Comment:	Future Annual Operating/Maintenance Cost \$97,500
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Developer to be reimbursed per acre per Development Fee Program. Maintenance costs above the City's 5 acre park costs standard to be paid by LLD in this subdivision. This development is designed as a pedestrian friendly community with pocket parks spread out through the development. Annual O & M costs are for landscape maintenance.

SAND CREEK ROAD (TO SELLERS AVENUE)

Sand Creek Road from Brentwood Boulevard to Sellers Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sand Creek Road (to Sellers Avenue)			Project #
Location: Sand Creek Road from Brentwood Boulevard to Sellers Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Arterial street consisting of 5,300 linear feet of two (2) lanes in each direction, bike lane, curb, gutter, sidewalk, landscaping, sewer, water and non-potable water lines.		Justification: This project is required for traffic flow and safety. This is one of the major east-west corridors of the Roadway Master Plan.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			15,000				\$ 15,000
90040 Planning and Design	50,000		345,170				\$ 395,170
90050 Construction			1,975,850	1,975,850			\$ 3,951,700
90070 Project Administration			98,792	98,792			\$ 197,584
90100 Land/ROW/Acquisitions	50,000		50,000				\$ 100,000
TOTAL	\$ 100,000		\$ 2,484,812	\$ 2,074,642			\$ 4,659,454

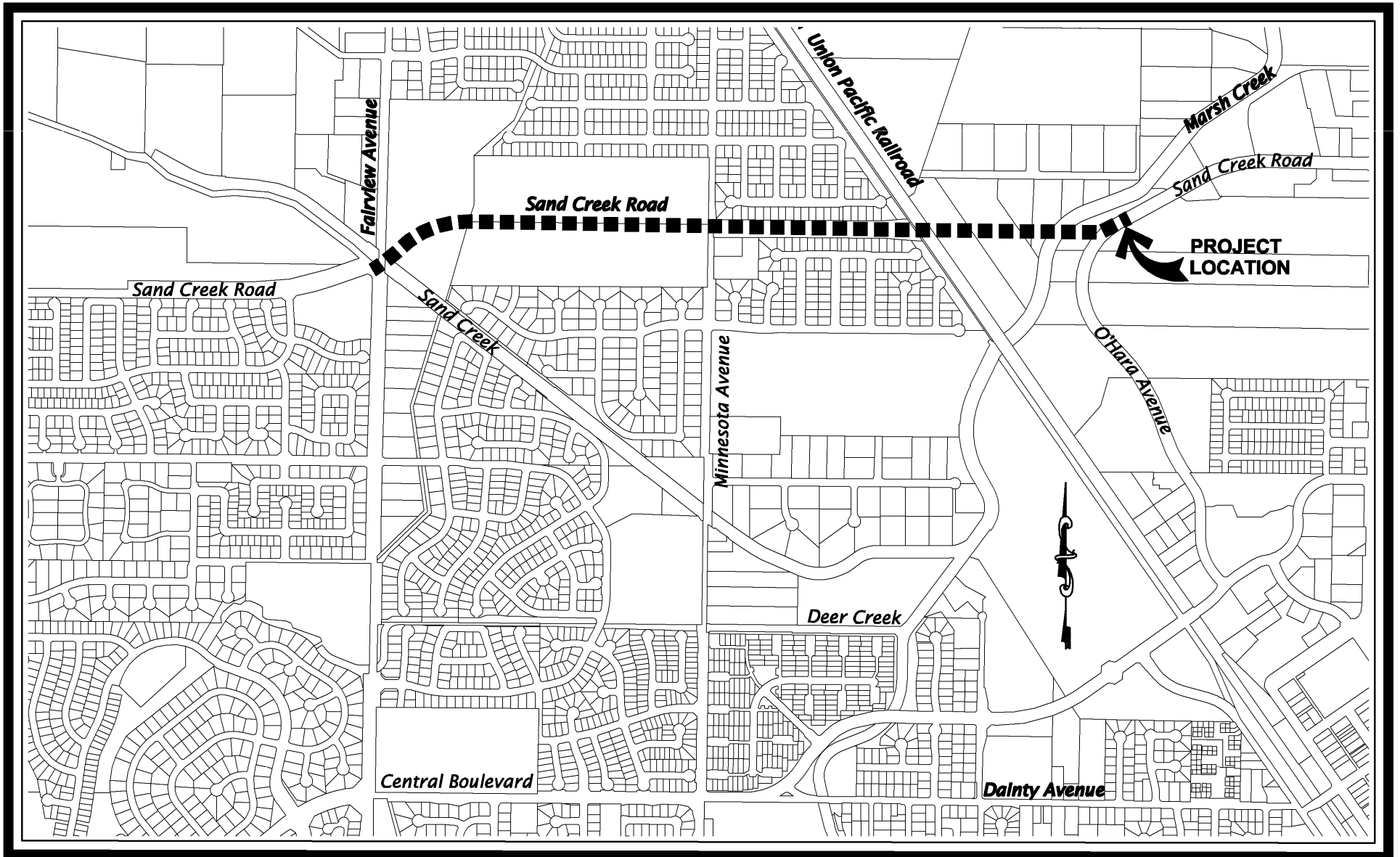
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees			293,165	293,165	293,165	293,165	\$ 1,172,660
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	100,000		863,900	763,900			\$ 1,727,800
47293 Measure C							
46700 Other							
TOTAL	\$ 100,000		\$ 1,157,065	\$ 1,057,065	\$ 293,165	\$ 293,165	\$ 2,900,460

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,600
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs cover pavement management.

SAND CREEK ROAD WIDENING I - CENTRAL

Sand Creek Road from O'Hara Avenue westerly to Fairview Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sand Creek Road Widening I - Central			Project #
Location: Sand Creek Road from O'Hara Avenue westerly to Fairview Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen proposed Sand Creek Road from two lanes to a four lane arterial with a 16 foot median, two 12 foot lanes and an 8 foot bike lane in each direction, 5 foot meandering sidewalk and landscaping for approximately 6,500 linear feet.		Justification: This project is required for east-west traffic flow across railroad and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal					40,000		\$ 40,000
90040 Planning and Design					274,496		\$ 274,496
90050 Construction					2,744,964		\$ 2,744,964
90070 Project Administration					137,248		\$ 137,248
90100 Land/ROW/Acquisitions					200,000		\$ 200,000
TOTAL					\$ 3,396,708		\$ 3,396,708

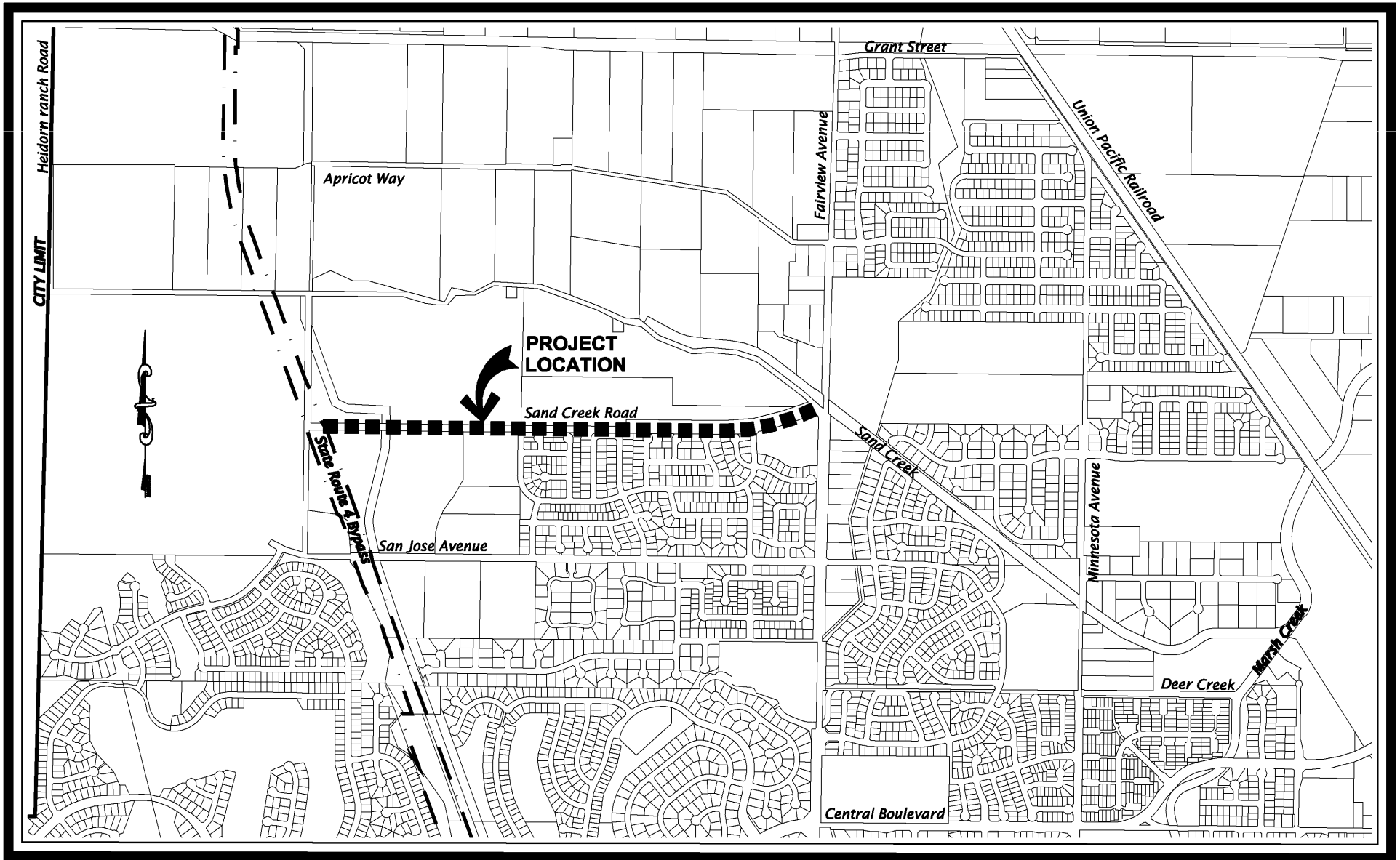
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees					171,320	171,320	\$ 342,640
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions					1,683,500		\$ 1,683,500
47293 Measure C							
46700 Other							
TOTAL					\$ 1,854,820	\$ 171,320	\$ 2,026,140

Review and Comment:	Future Annual Operating/Maintenance Cost \$3,300
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs cover pavement management.

SAND CREEK ROAD WIDENING II - BYPASS

Sand Creek Road from Fairview Avenue to the Highway 4 Bypass



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sand Creek Road Widening II - Bypass			Project #
Location: Sand Creek Road from Fairview Avenue to the Highway 4 Bypass		Redevelopment Area:	N/A
		Project Mgr:	B. Grewal/B. Bornstein
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen existing Sand Creek Road from two lanes to a four lane arterial with a 16 foot median, two 12 foot lanes and an 8 foot bike lane in each direction, 5 foot meandering sidewalk and landscaping for approximately 5,500 linear feet.		Justification: This project is necessary to improve traffic flow along Sand Creek Road.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal					20,000		\$ 20,000
90040 Planning and Design					382,438		\$ 382,438
90050 Construction					3,029,664		\$ 3,029,664
90070 Project Administration					191,219		\$ 191,219
90100 Land/ROW/Acquisitions					325,000		\$ 325,000
TOTAL					\$ 3,948,321		\$ 3,948,321

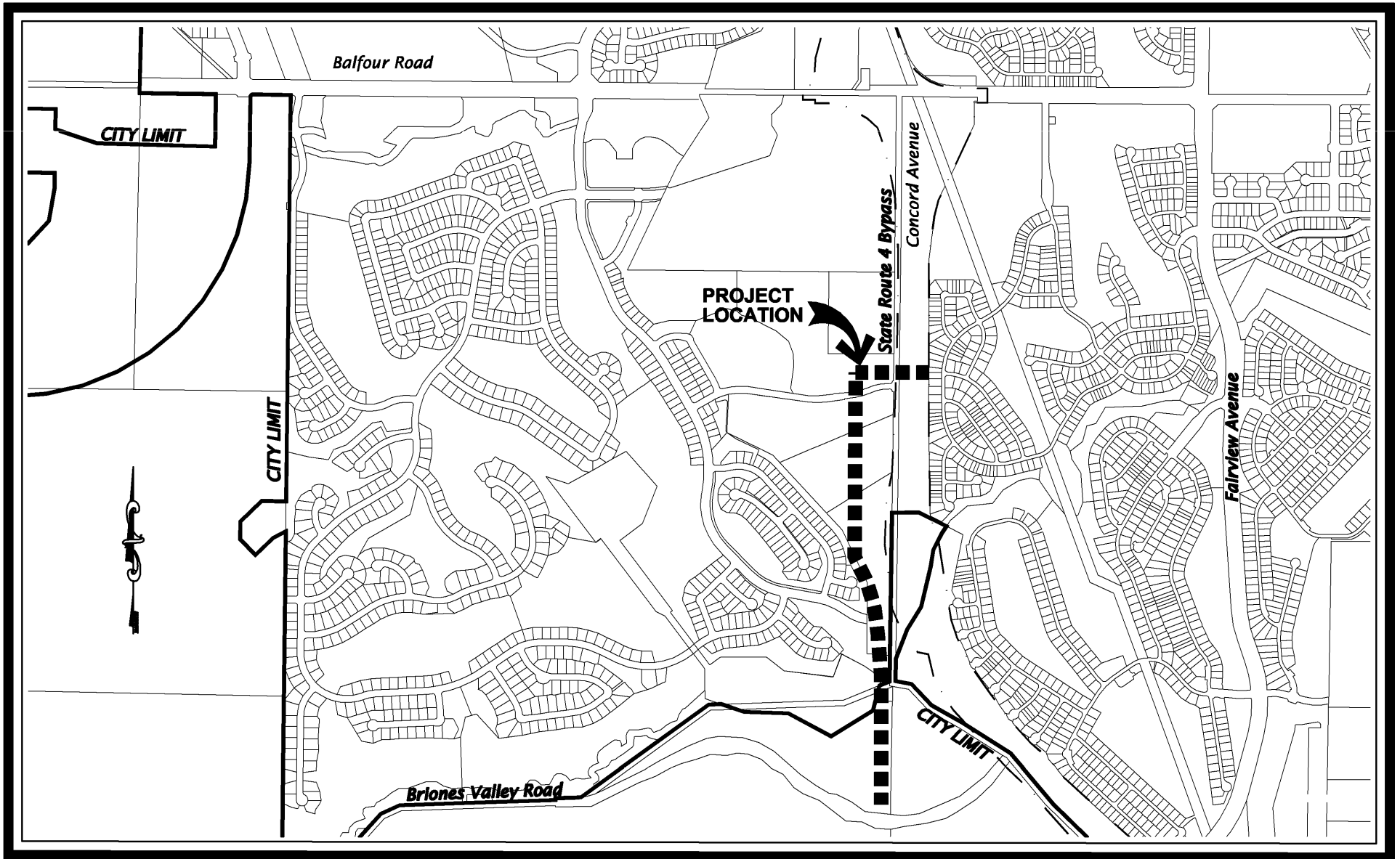
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees					265,332	265,332	\$ 530,664
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions					1,295,000		\$ 1,295,000
47293 Measure C							
46700 Other							
TOTAL					\$ 1,560,332	\$ 265,332	\$ 1,825,664

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,500
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs cover pavement management.

SANITARY SEWER LINE EXTENSION SOUTH OF BLACKHAWK

Blackhawk Subdivision 8082 south to north of Briones Valley Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sanitary Sewer Line Extension South of Blackhawk			Project #
Location: Blackhawk Subdivision No. 8082 south to north of Briones Valley Road	Redevelopment Area: N/A		
	Project Mgr: B. Grewal/B. Bornstein		
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construct 3,000 feet of 12 inch sanitary sewer line and appurtenant structures from existing Blackhawk Subdivision No. 8082 extending south to Dry Creek.		Justification: Consistent with wastewater collection system element of the Infrastrucutre Master Plan.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			10,000				\$ 10,000
90040 Planning and Design			31,800				\$ 31,800
90050 Construction			212,000				\$ 212,000
90070 Project Administration							
90100 Land/ROW/Acquisitions							
TOTAL			\$ 253,800				\$ 253,800

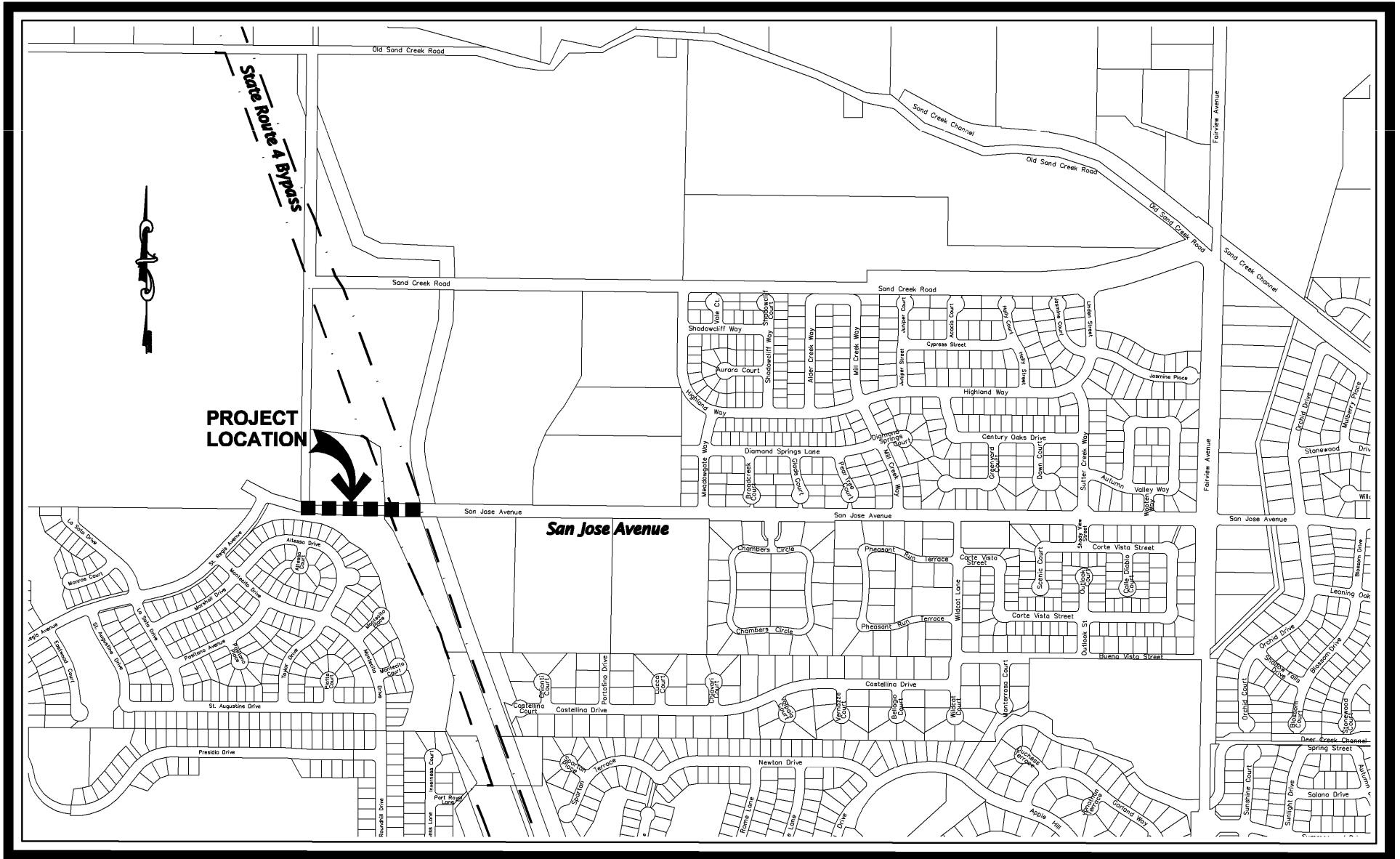
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			253,800				\$ 253,800
47293 Measure C							
46700 Other							
TOTAL			\$ 253,800				\$ 253,800

Review and Comment:	Future Annual Operating/Maintenance Cost	\$300
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Annual O & M costs cover pavement management.

SAN JOSE AVENUE EXTENSION I - WEST

West end of San Jose Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: San Jose Avenue Extension I - West			Project #
Location: West End of San Jose Avenue		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construct roadway widening on north side of San Jose Avenue, from west edge of Hwy 4 Bypass to Shea Homes property. Approximately 800 feet of collector roadway (80' R.O.W.) widening including 12' traffic lane, 8' bike lane, 5' sidewalk and 15' landscaping.		Justification: Consistent with the Roadway Master Plan and will facilitate traffic flow across the Highway 4 Bypass.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	95,000						\$ 95,000
90050 Construction	950,000	238,280					\$ 1,188,280
90070 Project Administration	47,500						\$ 47,500
90100 Land/ROW/Acquisitions	212,837						\$ 212,837
TOTAL	\$ 1,305,337	\$ 238,280					\$ 1,543,617

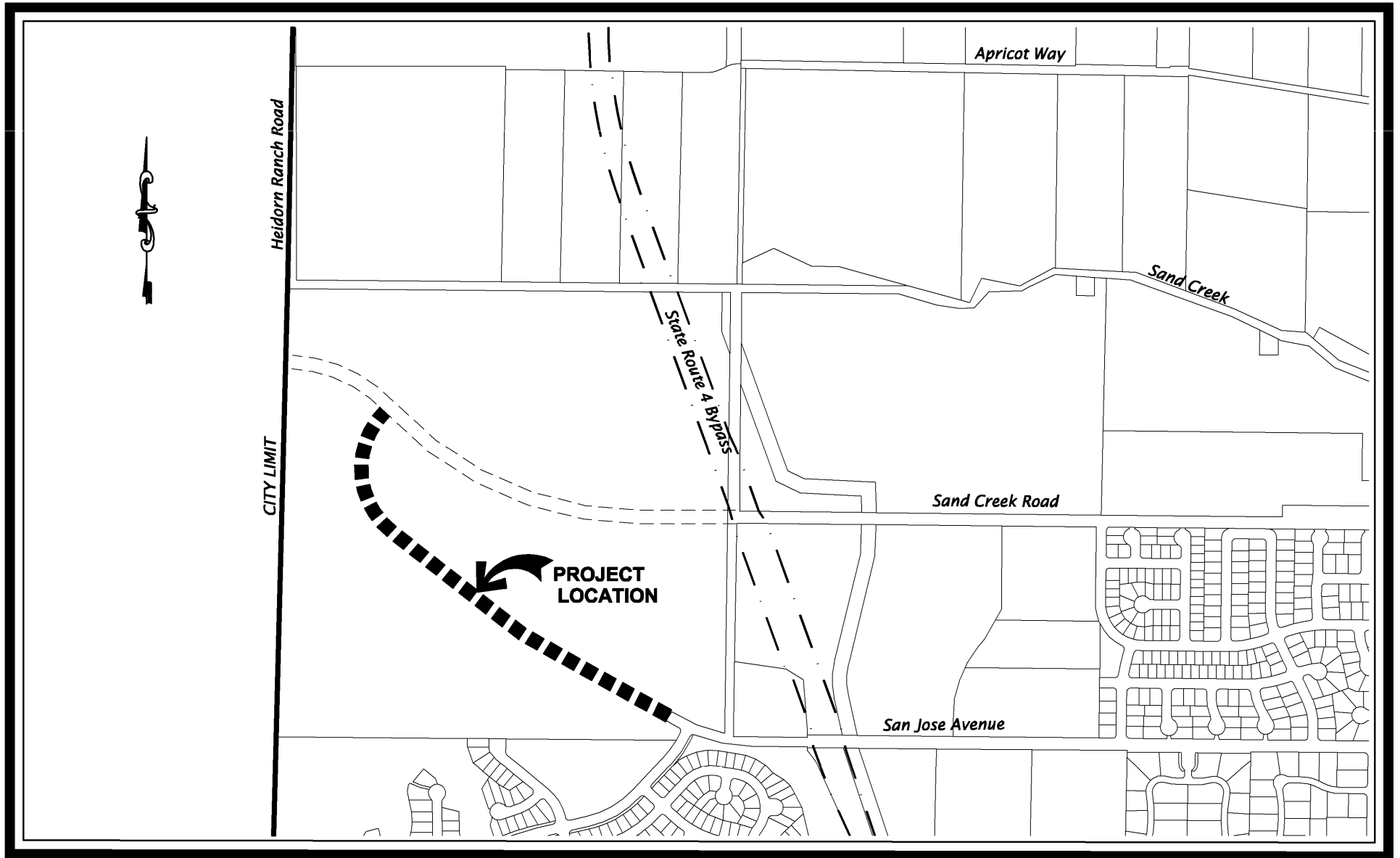
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	55,630	55,630	55,630	55,630	55,630	55,630	\$ 333,780
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	499,035	488,282					\$ 987,317
47293 Measure C							
46700 Other							
TOTAL	\$ 554,665	\$ 543,912	\$ 55,630	\$ 55,630	\$ 55,630	\$ 55,630	\$ 1,321,097

Review and Comment:	Future Annual Operating/Maintenance Cost \$400
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This project is in developer's conditions of approval and will be funded by the developer. Funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs cover pavement management.

SAN JOSE AVENUE EXTENSION II (TO SAND CREEK)

West end of San Jose Avenue adjacent to Shea Homes continuing northwest to Sand Creek Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: San Jose Avenue Extension II - (to Sand Creek)			Project #
Location: West end of San Jose Avenue adjacent to Shea Homes continuing northwest to Sand Creek Road	Redevelopment Area: N/A		
	Project Mgr: G. Grewal/B. Bornstein		
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Extend San Jose Avenue 4,000 linear feet as a collector roadway with 80 foot right-of-way consisting of two 12 foot lanes, two 8 foot bike lanes, meandering 5 foot sidewalk with 15 feet of landscaping on each side, sewer, and Zone II Waterline.		Justification: This project is required for traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design				220,700			\$ 220,700
90050 Construction				2,207,000			\$ 2,207,000
90070 Project Administration				110,350			\$ 110,350
90100 Land/ROW/Acquisitions				14,692			\$ 14,692
TOTAL				\$ 2,552,742			\$ 2,552,742

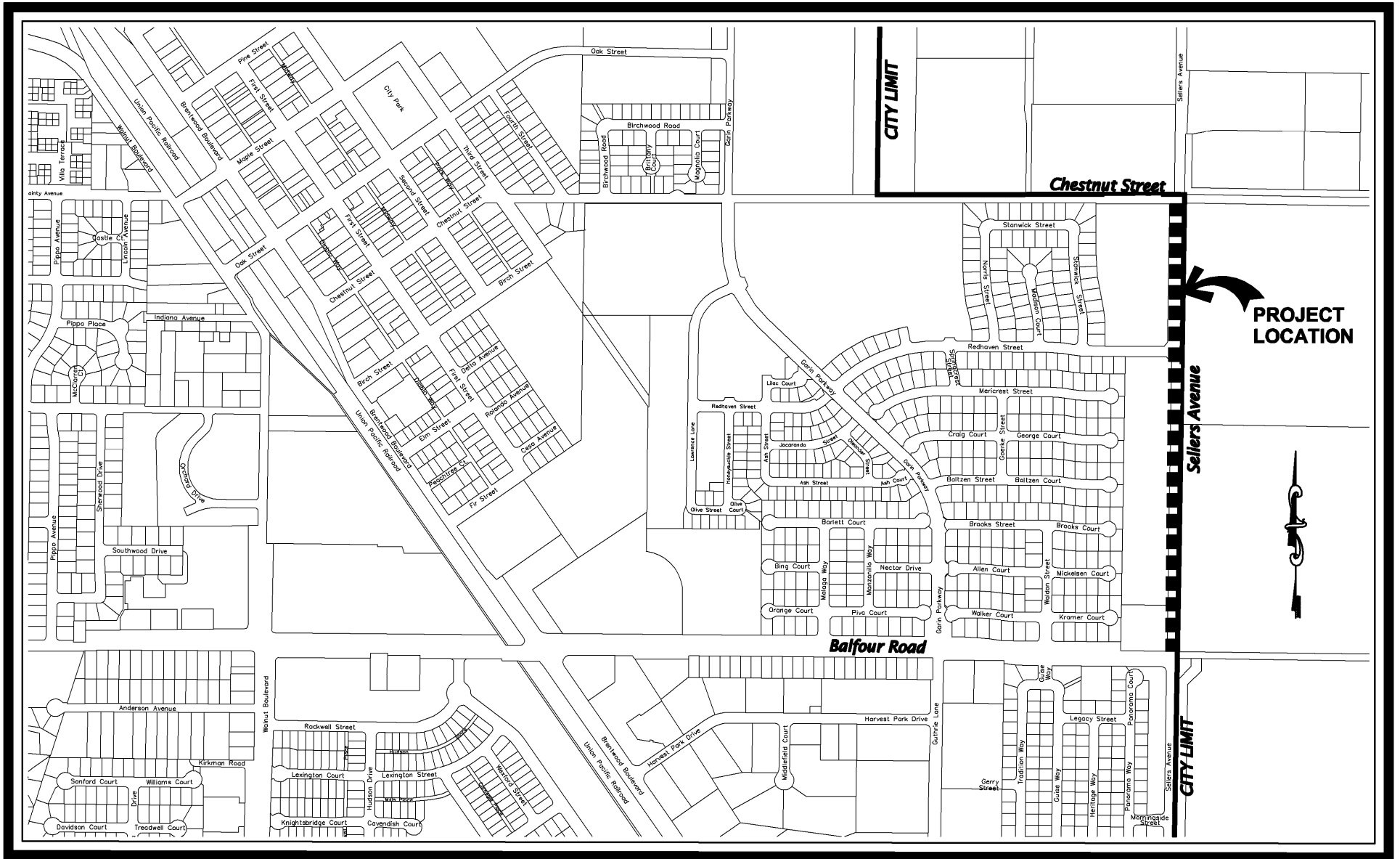
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees				15,200	15,200	15,200	\$ 45,600
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions				2,400,742			\$ 2,400,742
47293 Measure C							
46700 Other							
TOTAL				\$ 2,415,942	\$ 15,200	\$ 15,200	\$ 2,446,342

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,000
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs cover pavement management.

SELLERS AVENUE WIDENING I (TO CHESTNUT)

Sellers Avenue from Balfour Road to Chestnut Street



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sellers Avenue Widening I (to Chestnut)			Project #
Location: Sellers Avenue from Balfour Road to Chestnut Street		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen 2,700 linear feet of existing Sellers Avenue to a residential collector street with 60 foot right-of-way with 12" potable water line and 12" non-potable water line.		Justification: This project is required for traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		20,000					\$ 20,000
90040 Planning and Design		151,000					\$ 151,000
90050 Construction		1,009,000					\$ 1,009,000
90070 Project Administration		50,000					\$ 50,000
90100 Land/ROW/Acquisitions		1,240,000					\$ 1,240,000
TOTAL		\$ 2,470,000					\$ 2,470,000

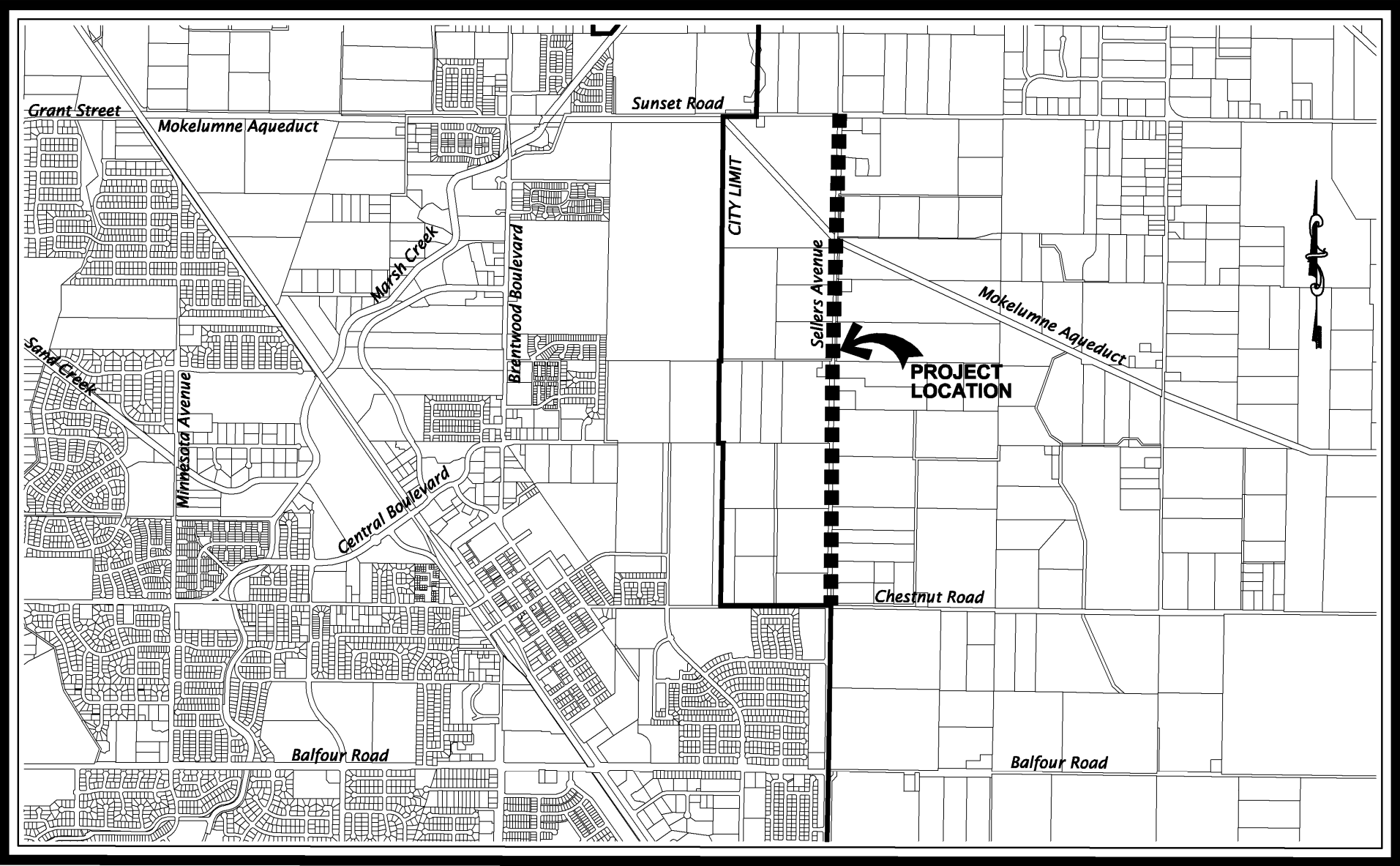
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		2,470,000					\$ 2,470,000
47293 Measure C							
46700 Other							
TOTAL		\$ 2,470,000					\$ 2,470,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,300
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Annual O & M costs cover pavement management.

SELLERS AVENUE WIDENING II (TO SUNSET)

Sellers Avenue from Chestnut Street to Sunset Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sellers Avenue Widening II (to Sunset)			Project #
Location: Sellers Avenue from Chestnut Street to Sunset Road		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Widen approximately 8,000 linear feet of existing Sellers Avenue to a residential collector street with 60 foot right-of-way and 12" potable water line and 12" non-potable water line.		Justification: This project is required for traffic flow and safety.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal						20,000	\$ 20,000
90040 Planning and Design						407,000	\$ 407,000
90050 Construction						2,714,000	\$ 2,714,000
90070 Project Administration						136,000	\$ 136,000
90100 Land/ROW/Acquisitions						367,000	\$ 367,000
TOTAL						\$ 3,644,000	\$ 3,644,000

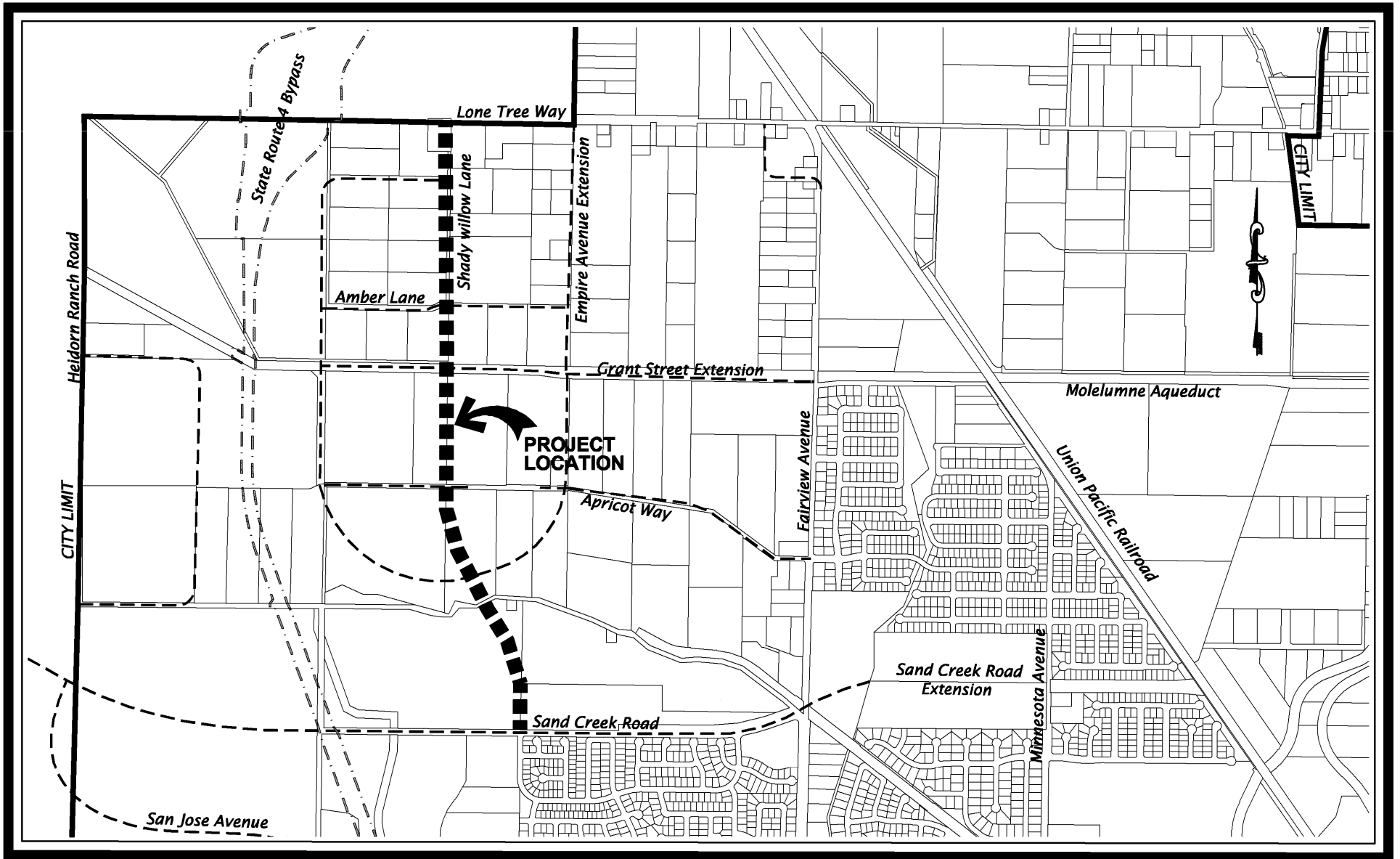
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions						3,644,000	\$ 3,644,000
47293 Measure C							
46700 Other							
TOTAL						\$ 3,644,000	\$ 3,644,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$4,000
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Annual O & M costs cover pavement management.

SHADY WILLOW EXTENSION

Shady Willow Lane from Lone Tree Way to Sand Creek Road



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Shady Willow Extension			Project #
Location: Shady Willow Lane from Lone Tree Way to Sand Creek Road		Redevelopment Area:	N/A
		Project Mgr:	B. Grewal/B. Bornstein
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Extend and widen 6,000 linear feet of Shady Willow Lane to an arterial street with 140 foot right-of-way consisting of curbs, gutters, sidewalks, bike lanes, landscaping, and two lanes in each direction.		Justification: This project is necessary to improve traffic circulation and alleviate traffic congestion on Fairview Avenue in the northwest quadrant.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	200,000	239,000					\$ 439,000
90050 Construction		2,197,000	2,197,000				\$ 4,394,000
90070 Project Administration		109,850	109,850				\$ 219,700
90100 Land/ROW/Acquisitions	500,000	601,928					\$ 1,101,928
TOTAL	\$ 700,000	\$ 3,147,778	\$ 2,306,850				\$ 6,154,628

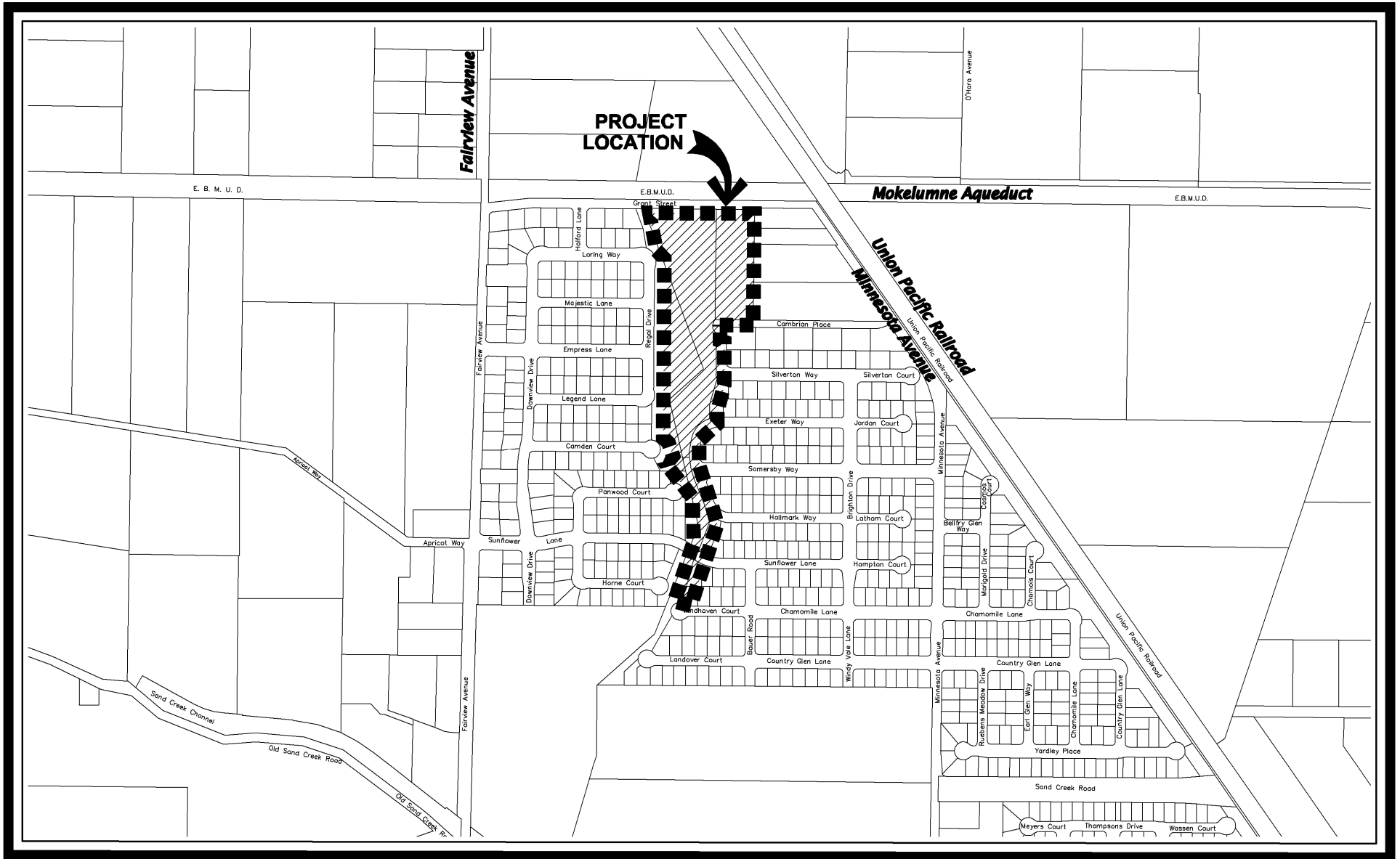
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	419,862	419,862	419,862	419,862	419,862	419,862	\$ 2,519,172
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		978,000	978,000				\$ 1,956,000
47293 Measure C							
46700 Other							
TOTAL	\$ 419,862	\$ 1,397,862	\$ 1,397,862	\$ 419,862	\$ 419,862	\$ 419,862	\$ 4,475,172

Review and Comment:	Future Annual Operating/Maintenance Cost	\$3,000
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs will cover pavement management.

SPA 'L' PARK (HERITAGE PARK)

A linear trail/park that runs between the Pulte, Morrison, and Hoffman development, between Fairview Avenue and Minnesota Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: SPA 'L' Park (Heritage Park)			Project #
Location: A linear trail/park that runs between the Pulte, Morrison, and Hoffman development, between Fairview Avenue and Minnesota Avenue		Redevelopment Area:	N/A
		Project Mgr:	K. DeSilva
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: This is a 6.43 acre neighborhood park that has a linear trail that will ultimately run north to south from the EBMUD trail easement to the north, Regal Drive on the west and Sand Creek to the south.		Justification: The trail portion of this project was conditioned by the Planning Commission as a condition of approval for the developers in this new development. To save time and money, the City entered into an agreement to have the developers construct the park along with their trail.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design	21,754						\$ 21,754
90050 Construction	554,823	162,320					\$ 717,143
90070 Project Administration	29,022						\$ 29,022
90100 Land/ROW/Acquisitions	377,200						\$ 377,200
TOTAL	\$ 982,799	\$ 162,320					\$ 1,145,119

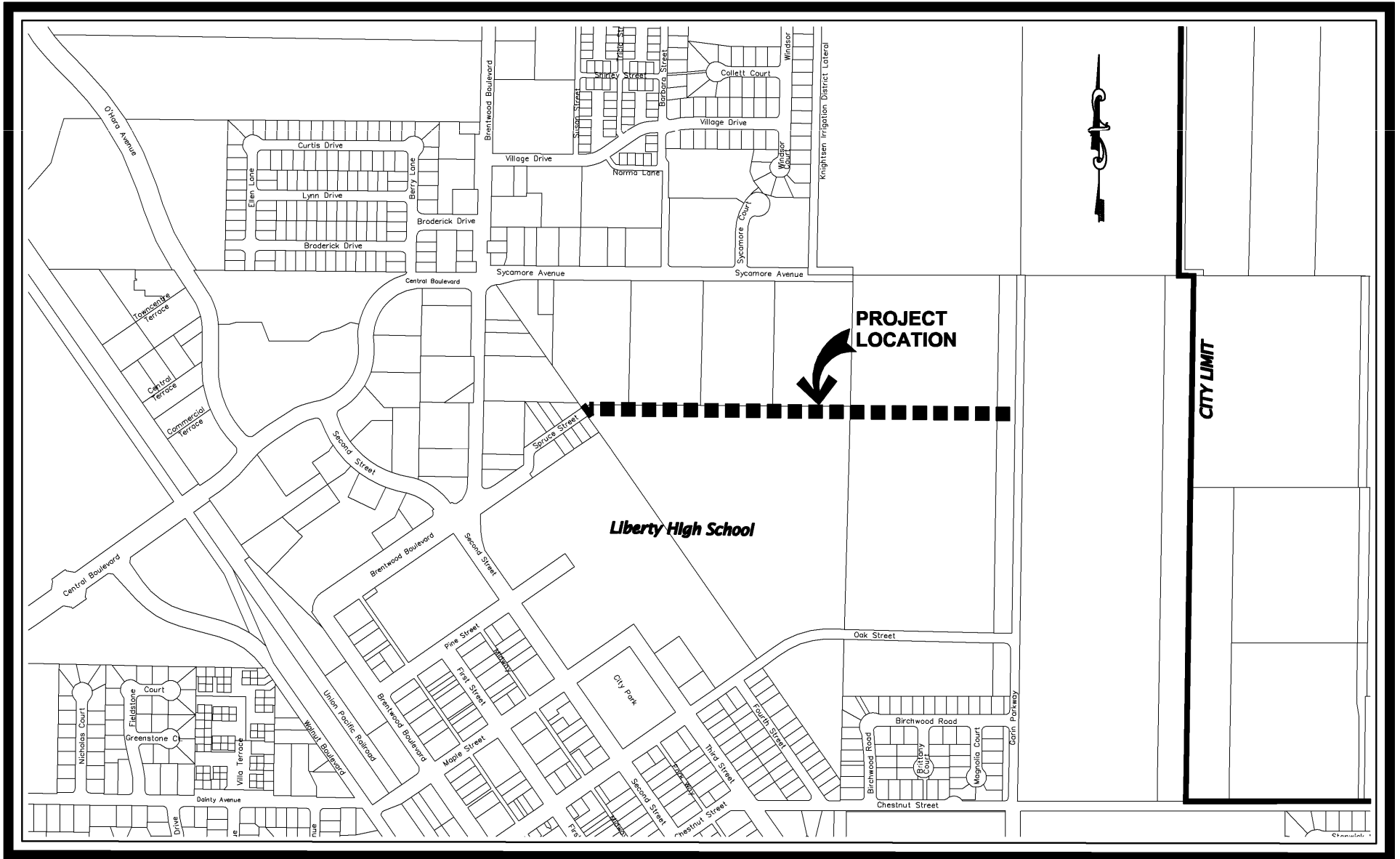
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees	114,511	114,511	114,511	114,511	114,511	114,511	\$ 687,066
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL	\$ 114,511	\$ 114,511	\$ 114,511	\$ 114,511	\$ 114,511	\$ 114,511	\$ 687,066

Review and Comment:	Future Annual Operating/Maintenance Cost \$74,000
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This project is designed and developed by a cooperative effort of the developer in SPA 'L'. Funding is based on a Developer Reimbursement Agreement. This project is anticipated to be completed on 07/02/02.

SPRUCE STREET

Easterly from current terminus adjacent to Liberty High School to Garin Parkway



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Spruce Street			Project #
Location: Easterly from current terminus adjacent to Liberty High School to Garin Parkway		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 3B - Desirable	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construction of 1,960 linear feet of residential collector roadway consisting of curb, gutter, full pavement width, sidewalk, lighting and landscaping.		Justification: To provide a secondary access to and from Liberty High School, allowing left turn access onto Brentwood Boulevard via Sycamore Avenue.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			15,000				\$ 15,000
90040 Planning and Design			134,652				\$ 134,652
90050 Construction			525,143	525,143			\$ 1,050,286
90070 Project Administration			26,257	26,257			\$ 52,514
90100 Land/ROW/Acquisitions			54,000				\$ 54,000
TOTAL			\$ 755,052	\$ 551,400			\$ 1,306,452

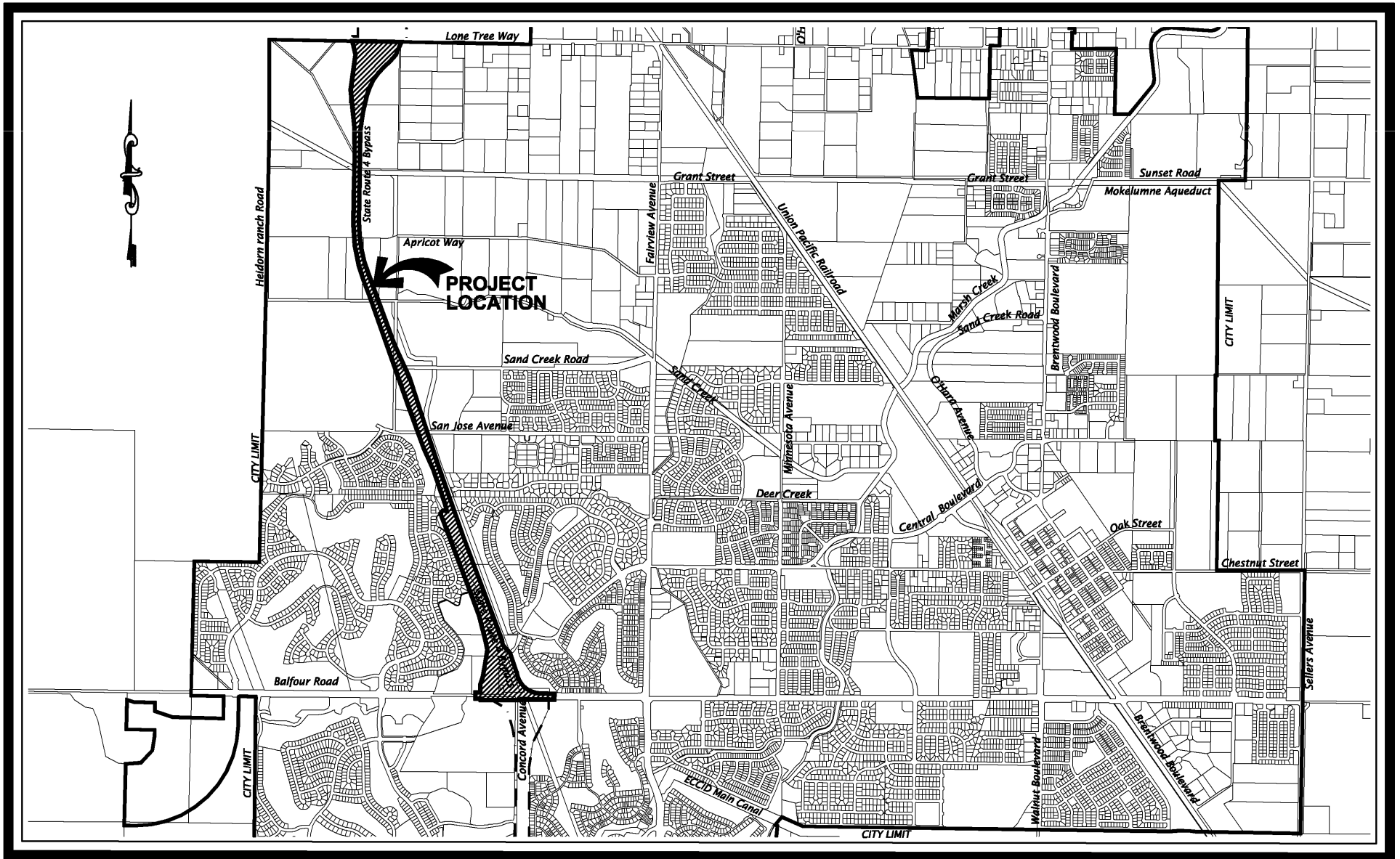
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			755,052	551,400			\$ 1,306,452
47293 Measure C							
46700 Other							
TOTAL			\$ 755,052	\$ 551,400			\$ 1,306,452

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,000
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. This project will increase annual pavement management costs by \$1,000 per year.

STATE ROUTE 4 BYPASS

Lone Tree Way to Balfour Road



CITY OF BRENTWOOD
 Capital Improvement Program Project
 2002/03 - 2006/07

Project Title: State Route 4 Bypass			Project #
Location: Lone Tree Way to Balfour.		Redevelopment Area: N/A	
		Project Mgr: B. Grewal / B. Bornstein	
Project Priority: 1A - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Two lane expressway from Lone Tree Way to Balfour Road. Will be constructed by East Contra Costa Fee and Financing Authority (ECCFFA).		Justification: Necessary to improve traffic flow. Included in the infrastructure Master Plan for Roadways.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design							
90050 Construction	7,000,000						\$ 7,000,000
90070 Project Administration							
90100 Land/ROW/Acquisitions		100,000	100,000	100,000	100,000	100,000	\$ 500,000
TOTAL	\$ 7,000,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 7,500,000

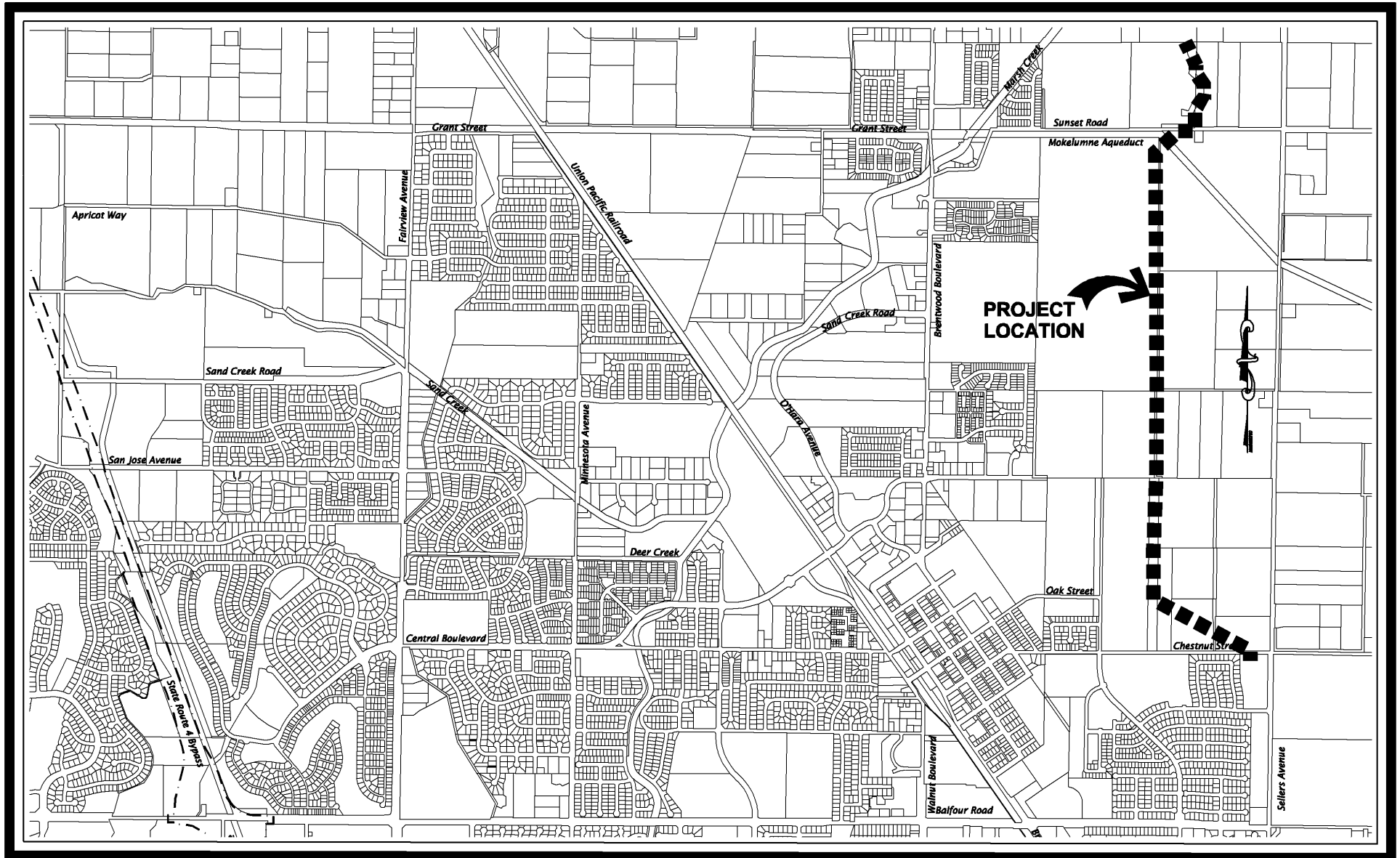
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other	7,000,000	100,000	100,000	100,000	100,000	100,000	\$ 7,500,000
TOTAL	\$ 7,000,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 7,500,000

Review and Comment:	Future Annual Operating/Maintenance Cost	-0-
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This project is a County project. All the City needs to do is monitor progress and make sure it keeps on schedule. Funding is through Special District Fees.

STORM DRAIN LINE 'A' FOR DRAINAGE AREA 52C

Southeast corner of Chestnut/Sellers at Detention Basin #1, continuing northerly to southeast corner of new WWTP site to existing connection



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Storm Drain Line 'A' for Drainage Area 52C			Project #
Location: Southeast corner of Chestnut/Sellers at Detention Basin #1, continuing northerly to southeast corner of new WWTP site to existing connection		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Placement of 9,500 feet of 30-48 inch storm drain west of Sellers Avenue and easements across private property to connect to existing outfall to Marsh Creek adjacent to the new Wastewater Treatment Plant.		Justification: Necessary for improved drainage and Contra Costa County Flood Control's Master Plan. It will provide storm drain for southeast area of the City (area south of Sunset Road and east of Brentwood Boulevard.)	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	20,000						\$ 20,000
90040 Planning and Design	200,000						\$ 200,000
90050 Construction	800,000	1,000,000	1,700,000				\$ 3,500,000
90070 Project Administration	100,000						\$ 100,000
90100 Land/ROW/Acquisitions	250,000						\$ 250,000
TOTAL	\$ 1,370,000	\$ 1,000,000	\$ 1,700,000				\$ 4,070,000

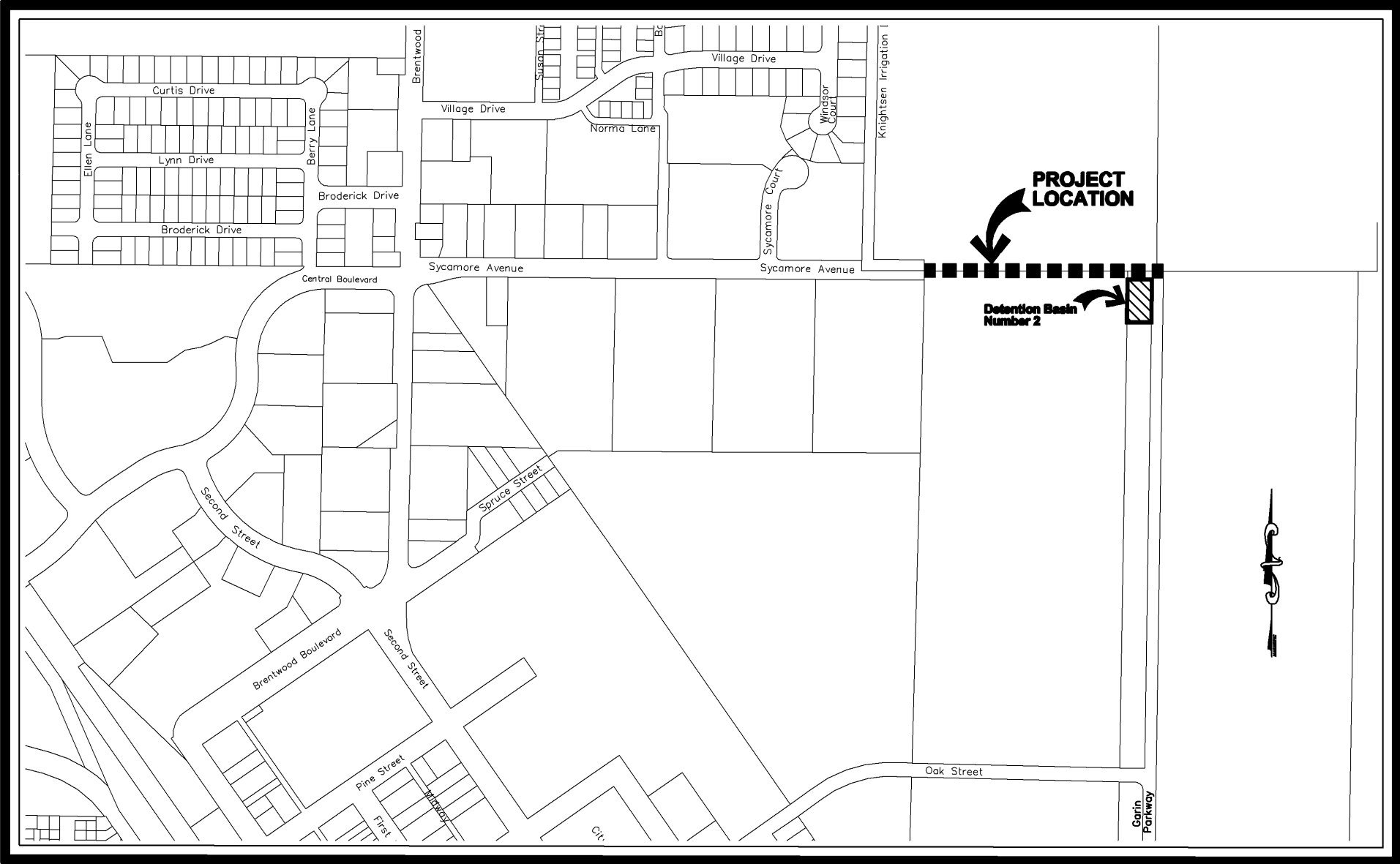
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
Flood Control	1,370,000	1,000,000	1,700,000				\$ 4,070,000
TOTAL	\$ 1,370,000	\$ 1,000,000	\$ 1,700,000				\$ 4,070,000

Review and Comment:	Future Annual Operating/Maintenance Cost	\$2,000
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This will be completed as development progresses easterly to Sellers Avenue. Funding is through Flood Control. Annual O & M costs cover pavement management.

STORM DRAIN LINE 'F'

Sycamore Avenue extension



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Storm Drain Line 'F'			Project #
Location: Sycamore Avenue extension		Redevelopment Area: N/A	
		Project Mgr: B. Bornstein	
Project Priority: 1B - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Install 33 inch - 54 inch storm drain on Sycamore Avenue extension (beginning at the temporary detention pond adjacent to the City Corporation Yard) toward Sellers Avenue for approximately 1,850 feet to proposed Detention Basin Number 2. This project also includes the purchase of necessary right-of-way and temporary construction easements.		Justification: Infrastructure Master Plan element for flood control drainage area 52C. Provides storm drainage for areas north and south of Sycamore Avenue and Sycamore Avenue extension.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal	5,187						\$ 5,187
90040 Planning and Design	30,000						\$ 30,000
90050 Construction		575,000					\$ 575,000
90070 Project Administration	3,612	50,000					\$ 53,612
90100 Land/ROW/Acquisitions	13,930						\$ 13,930
TOTAL	\$ 52,729	\$ 625,000					\$ 677,729

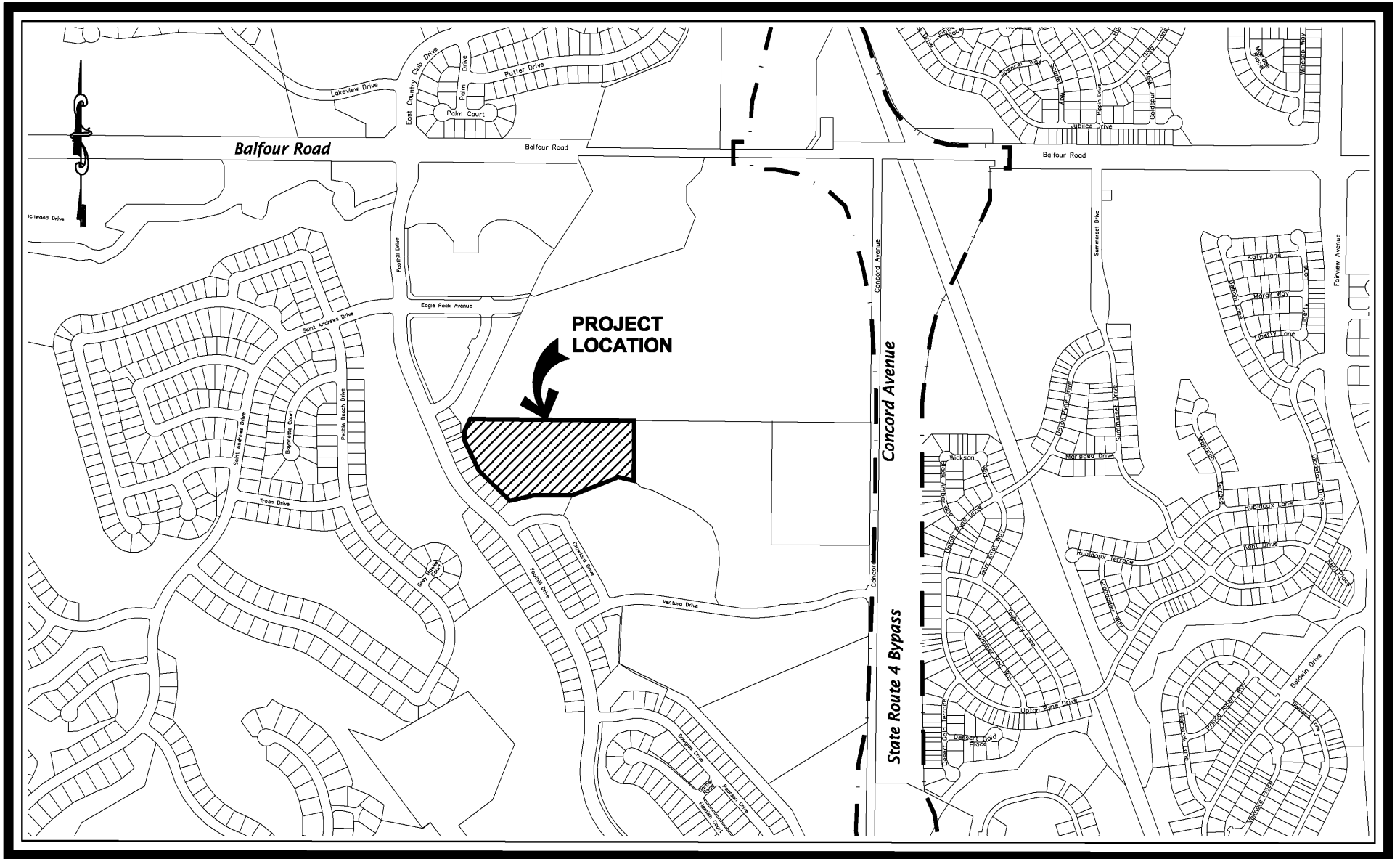
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions	52,729	207,418					\$ 260,147
47293 Measure C							
Flood Control District		417,582					\$ 417,582
TOTAL	\$ 52,729	\$ 625,000					\$ 677,729

Review and Comment:	Future Annual Operating/Maintenance Cost	\$370
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This project will be incorporated in developer's conditions of approval and will be funded by the developer and Contra Costa County Flood Control District Drainage Area fees. The annual O & M costs cover pavement management.

SUNCAL PARK

In the SunCal development adjacent to the Krey Elementary School on northeast corner of Mountainview Drive & Crawford



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: SunCal Park			Project #
Location: In the SunCal development adjacent to the Krey Elementary School on northeast corner of Mountainview Drive & Crawford		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: This 9.68 acre park will be built by the developer adjacent to the Krey Elementary School and is expected to open in July of 2004. Though the park is adjacent to Krey Elementary, the school will have it's own playfields.		Justification: The plan follows the park development plan of the City of Brentwood for development of neighborhood and community parks and was a condition of approval for this development.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		89,377					\$ 89,377
90050 Construction			893,772				\$ 893,772
90070 Project Administration							
90100 Land/ROW/Acquisitions	677,600						\$ 677,600
TOTAL	\$ 677,600	\$ 89,377	\$ 893,772				\$ 1,660,749

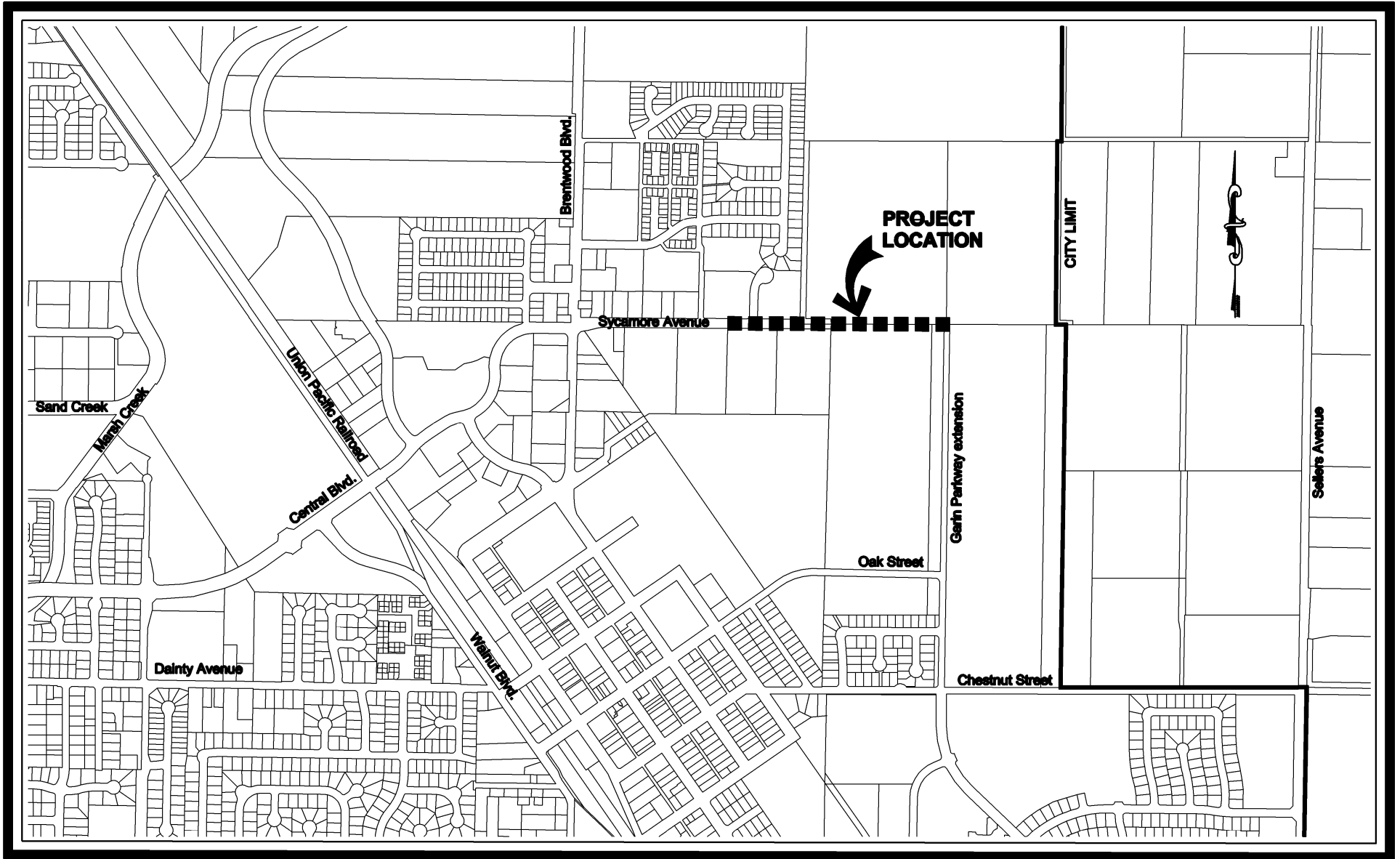
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees			166,075	166,075	166,075	166,075	\$ 664,300
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL			\$ 166,075	\$ 166,075	\$ 166,075	\$ 166,075	\$ 664,300

Review and Comment:	Future Annual Operating/Maintenance Cost	\$106,500
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Funding is based on 10 year Developer Reimbursement Agreement. The annual landscape maintenance costs will be \$106,500 per year. SunCal is responsible for park design costs as a trade for the City allowing the East Contra Costa Irrigation District to run through site.

SYCAMORE AVENUE IMPROVEMENTS

Extension of Sycamore Avenue from City Corporation Yard to Garin Parkway extension



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sycamore Avenue Improvements			Project #
Location: Extension of Sycamore Avenue from City Corporation Yard to Garin Parkway extension		Redevelopment Area: N/A	
		Project Mgr: B. Grewal/B. Bornstein	
Project Priority: 1D - Mandatory	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construct two lane collector roadway, approximately 1,000 linear feet consisting of one 12 foot lane, 8 foot bike lane, 5 foot sidewalk and 5 foot landscaping in each side of the road.		Justification: Necessary to improve traffic flow and will be an additional access to school and post office.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal			5,000				\$ 5,000
90040 Planning and Design			51,175				\$ 51,175
90050 Construction			255,875	255,875			\$ 511,750
90070 Project Administration			25,588				\$ 25,588
90100 Land/ROW/Acquisitions			138,000				\$ 138,000
TOTAL			\$ 475,638	\$ 255,875			\$ 731,513

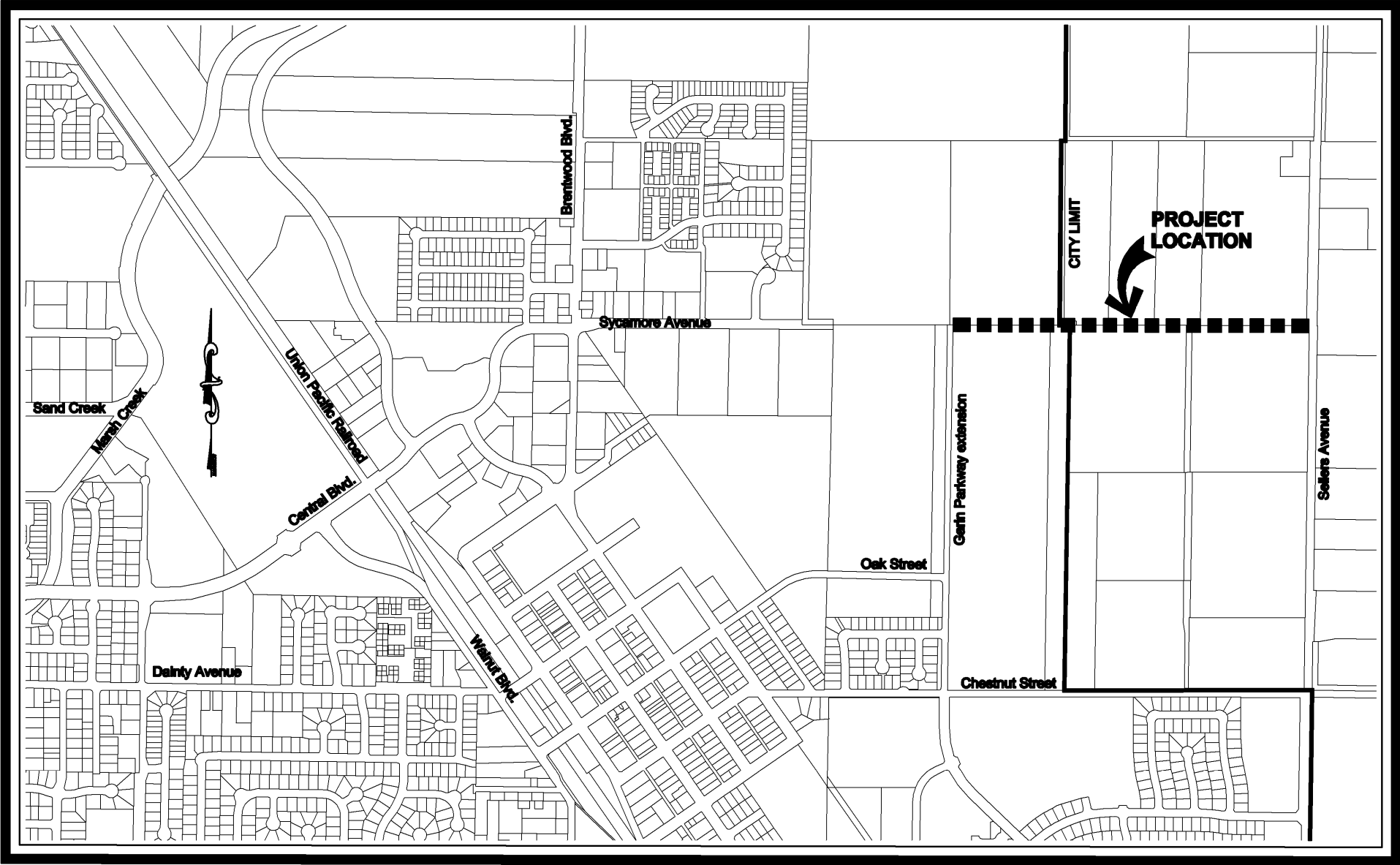
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees							
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions			475,638	255,875			\$ 731,513
47293 Measure C							
46700 Other							
TOTAL			\$ 475,638	\$ 255,875			\$ 731,513

Review and Comment:	Future Annual Operating/Maintenance Cost \$500
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. Annual O & M costs cover pavement management.

SYCAMORE AVENUE IMPROVEMENTS (TO SELLERS)

Extension of Sycamore Avenue from Garin Parkway extension to Sellers Avenue



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Sycamore Avenue Improvements (to Sellers)			Project #
Location: Extension of Sycamore Avenue from Garin Parkway extension to Sellers Avenue	Redevelopment Area: N/A		
	Project Mgr: B. Grewal/B. Bornstein		
Project Priority: 1D - Mandatory	Construction: Developer/City	General Plan Relationship: Consistent	
Project Description: Construct two lane roadway, approximately 2,800 linear feet consisting of two 14 foot lanes, and 5 foot grades shoulder on each side of the road.		Justification: Necessary to improve east-west traffic flow between Brentwood Boulevard and Sellers Avenue.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		10,000					\$ 10,000
90040 Planning and Design		39,200					\$ 39,200
90050 Construction			392,000				\$ 392,000
90070 Project Administration			19,600				\$ 19,600
90100 Land/ROW/Acquisitions		225,000					\$ 225,000
TOTAL		\$ 274,200	\$ 411,600				\$ 685,800

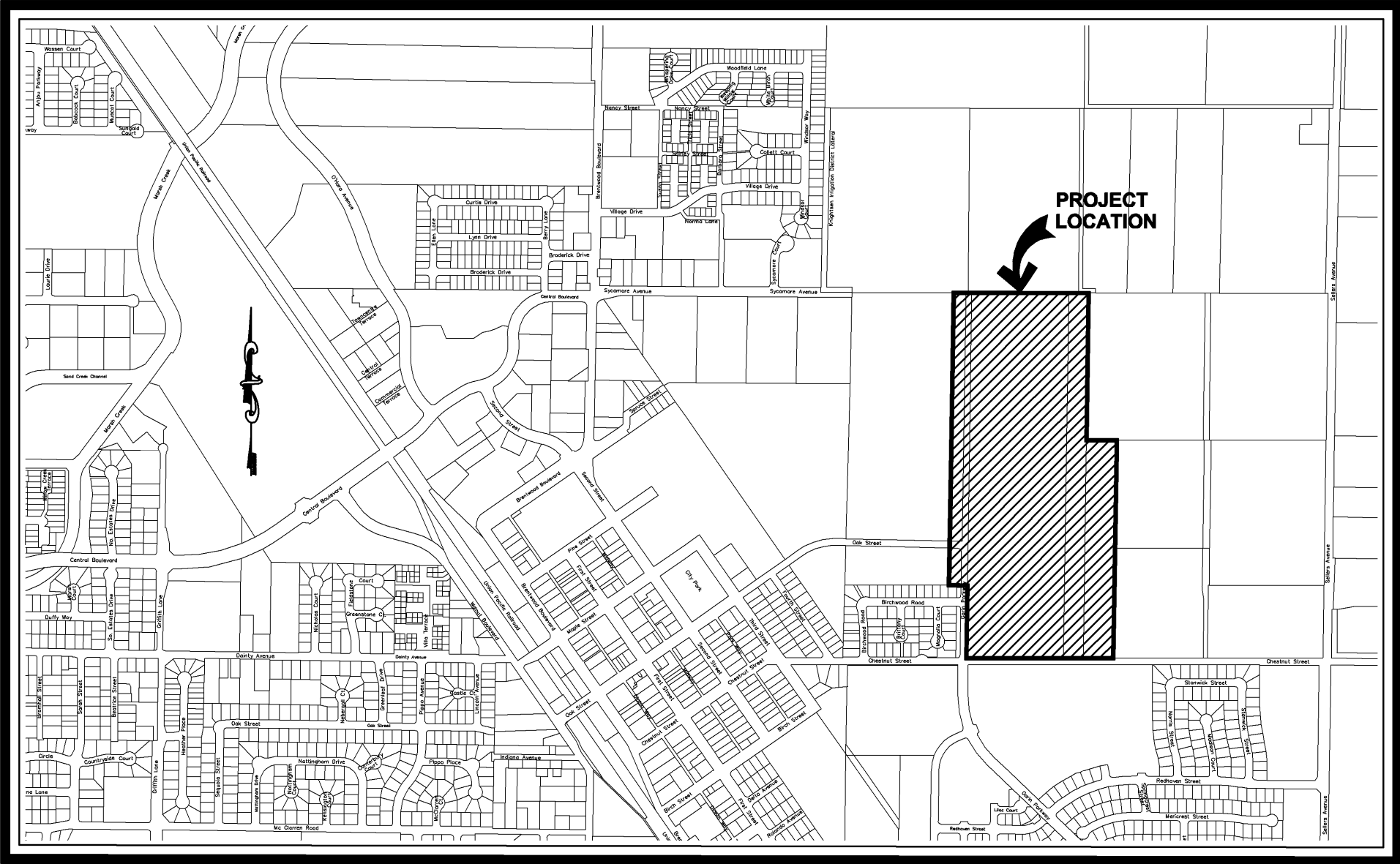
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		45,470	45,470	45,470	45,470	45,470	\$ 227,350
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions		231,100					\$ 231,100
47293 Measure C							
46700 Other							
TOTAL		\$ 276,570	\$ 45,470	\$ 45,470	\$ 45,470	\$ 45,470	\$ 458,450

Review and Comment:	Future Annual Operating/Maintenance Cost	\$1,400
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This project will be incorporated in developer's conditions of approval and will be funded by the developer. A portion of funding is based on 10 year Developer Reimbursement Agreement. Annual O & M costs cover pavement management.

WILLIAM LYON - YAMANAKA NEIGHBORHOOD PARK

Southeast corner of Garin Parkway and Sycamore Drive in TSM 8424



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03-2006/07

Project Title: William Lyon - Yamanaka Neighborhood Park			Project #
Location: Southeast corner of Garin Parkway and Sycamore Drive in TSM 8424.		Redevelopment Area: N/A	
		Project Mgr: J. Hansen	
Project Priority: 2A - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: This 5-acre Neighborhood Park site will be developed by William Lyon Homes, in conjunction with the neighboring detention basin.		Justification: This project fulfills the need for a neighborhood park as specified in the Parks Master Plan and is a condition of approval of the subdivision.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal							
90040 Planning and Design		80,790					\$ 80,790
90050 Construction		461,660					\$ 461,660
90070 Project Administration		23,083					\$ 23,083
90100 Land/ROW/Acquisitions		300,000					\$ 300,000
TOTAL		\$ 865,533					\$ 865,533

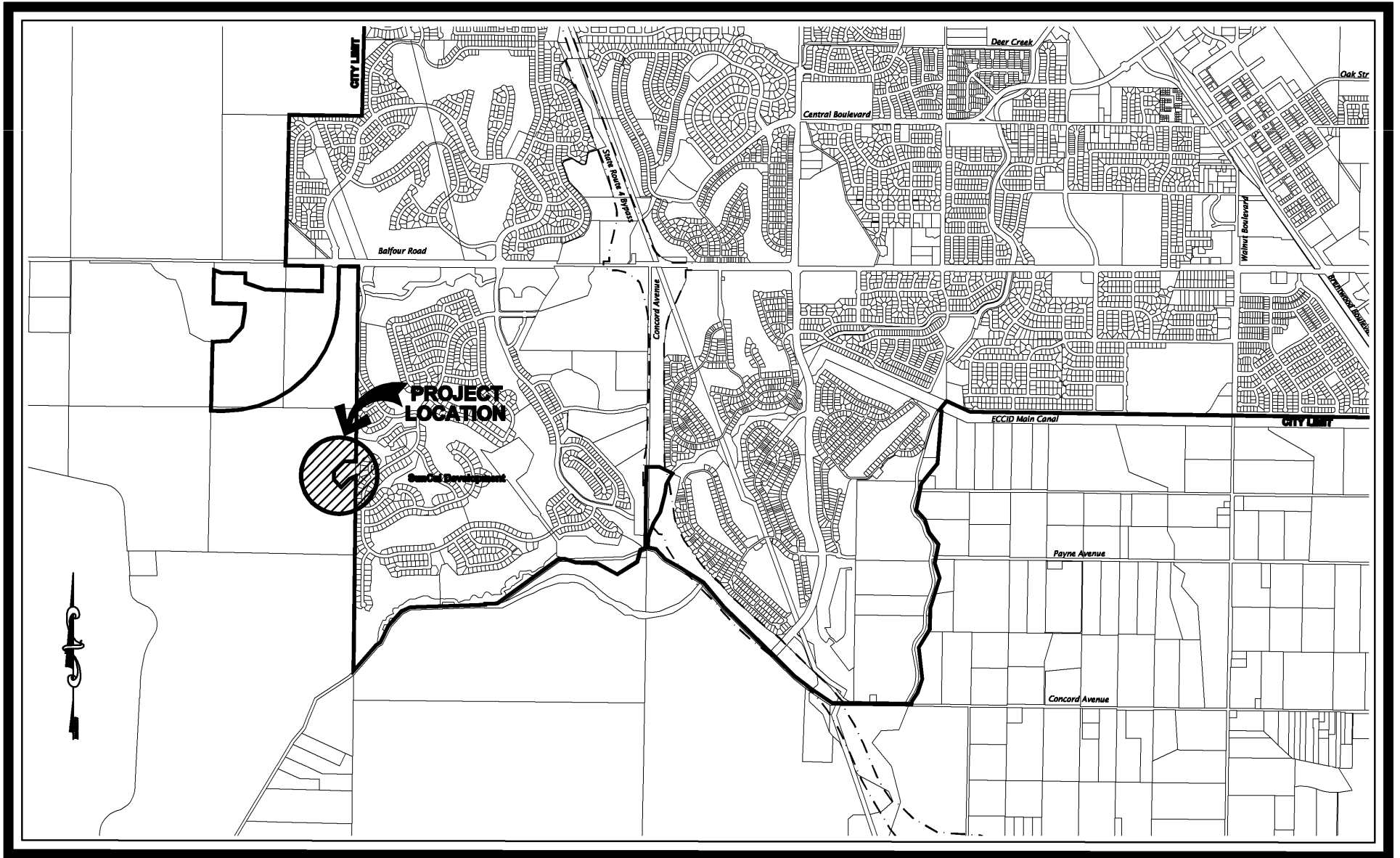
Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		86,553	86,553	86,553	86,553	86,553	\$ 432,765
475xx Enterprise							
4xxxx Federal/State Funding							
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 86,553	\$ 86,553	\$ 86,553	\$ 86,553	\$ 86,553	\$ 432,765

Review and Comment:	Future Annual Operating/Maintenance Cost	\$70,000
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To fulfill the requirements in the General Plan and the Parks and Recreation Plan, this project has been conditioned to develop a neighborhood park which will be adjacent to a 5 acre detention basin. Design and functionability of both parcels will incorporate joint use. Park funds to be used only on the 5 acre park parcel. Annual O & M costs are for landscape maintenance.

ZONE III HYDROPNEUMATIC PUMP STATION - SUNCAL DEVELOPMENT

Approximately 9,000 feet south of Balfour Road, just west of the SunCal development project and adjacent to the Zone II Reservoir



CITY OF BRENTWOOD
Capital Improvement Program Project
2002/03 - 2006/07

Project Title: Zone III Hydropneumatic Pump Station - Sun Cal Development			Project #
Location: Approximately 9,000 feet south of Balfour Road, just west of the SunCal development project and adjacent to the Zone II		Redevelopment Area: N/A	
		Project Mgr: P. Eldredge	
Project Priority: 2C - Necessary	Construction: Developer	General Plan Relationship: Consistent	
Project Description: Construction of a Zone III hydropneumatic pump station including pumps, piping and electrical. The rough grading and suction header were completed as a part of the Zone II 2 mg Reservoir - Phase II (CIP 562-5627) project.		Justification: This project is necessary because of the growth within the Zone II portions of the SunCal Development.	

PROJECT FINANCING

Project Expenditures	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
70239 Legal		2,000					\$ 2,000
90040 Planning and Design							
90050 Construction		700,000					\$ 700,000
90070 Project Administration		105,000					\$ 105,000
90100 Land/ROW/Acquisitions							
TOTAL		\$ 807,000					\$ 807,000

Project Funding	Prior	02-03	03-04	04-05	05-06	06-07	TOTAL
47xxx Assessment District							
47251 Facility Fees		107,000					\$ 107,000
475xx Enterprise							
4xxxx Federal/State Funding		700,000					\$ 700,000
47xxx Developer Contributions							
47293 Measure C							
46700 Other							
TOTAL		\$ 807,000					\$ 807,000

Review and Comment:	Future Annual Operating/Maintenance Cost \$80,000
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This pump station is to serve the Zone II homes located within the SunCal Development, therefore no portion of this pump station is reimbursable. Annual O & M costs to cover power and maintenance.



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Guide to Funds By Fund Number

- 100 General Fund** – The general fund is used to account for resources traditionally associated with government, which are not required legally or by sound financial management to be accounted for in another fund.
- 203 Gas Tax** - This Fund accounts for revenues and expenditures received from the State of California under Street and Highways Code Section 2105. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 205 Gas Tax** - This Fund accounts for revenues and expenditures received from the State of California under Street and Highways Code Section 2106. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 206 Gas Tax** – This Fund accounts for revenues and expenditures received from the State of California under Street and Highways Code Section 2107. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 207 Gas Tax** – This Fund accounts for revenues and expenditures received from the state of California under Street and Highways Code Section 2107.5. The allocations must be spent for street maintenance, construction and a limited amount for engineering.
- 215 Youth Diversion** – This fund was established from Assembly Bill 90 to assist families in resolving the legal conflicts in their juvenile’s life.
- 216 Police Grants** – This fund was established to account for miscellaneous Federal, State and County grants requiring segregated fund accounting.
- 217 Village Drive Grants** – This fund was established to account for grants received needing segregated fund accounting, for the Village Drive Resource Center, a neighborhood-based program that offers supportive services for families in a safe and nurturing environment.

Guide to Funds By Fund Number

- 220 Economic Development** – This fund was established to enhance economic development from fees collected from the development of property in Harvest Business Park.
- 230 98-1 Park Maintenance Assessment District** – This fund was established to account for special benefit assessments levied on property owners for citywide parks maintenance.
- 250 Water Facility** – This fund accounts for revenues and expenditures from fees collected from developers for the design and construction of water facilities within the City of Brentwood.
- 251 Thoroughfares** – This fund accounts for revenues and expenditures from fees collected from developers for the design and construction of roadways within the City of Brentwood.
- 252 Parks and Trails** - This fund accounts for revenues and expenditures from fees collected from developers for the design and construction of parks within the City of Brentwood.
- 253 Storm Drainage** – This fund was established for revenues and expenditures from fees collected from developers for the design and construction of Storm Drainage Systems within the City of Brentwood. This fee is no longer collected.
- 254 Wastewater Facility** – This fund accounts for revenues and expenditures from fees collected from developers for the design and construction of Wastewater Facilities within the City of Brentwood.
- 256 Community Facilities Fee** - This fund accounts for revenues and expenditures from fees collected from developers for the design and construction of Public Facilities within the City of Brentwood.
- 258 Drainage Fee** – This fund accounts for revenues and expenditures from fees collected from developers for the design and construction of storm drains, graded open channels and detention basins to assist in flood control or drainage of the City.
- 259 Bypass Authority** – This fund accounts for revenues and expenditures from fees collected from developers for the design and construction of the Bypass within the City of Brentwood. These funds are collected and need distributed to the Bypass Authority.

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- 260 Open Space** – This fund was established for revenues and expenditures from fees collected from developers for the preservation of Open Space within the City of Brentwood.
- 261 Facility Fee Administration** – This fee accounts for revenues and expenditures from fees collected from developers for administration of the Developer Facility Fee Program.
- 262 Agriculture Conservation** – This fund was established to partially address the impact to the environment associated with the permanent conversion of productive farmland within Brentwood to urban uses.
- 266 Mark Roos Drainage Credit** – This fund was established to account for reimbursements (credits) from Capital Improvement Program 92-1, for the design and construction of a drainage system in that District.
- 280 Asset Forfeiture** – Property or funds seized by the Police Department. After the case has been tried and a guilty verdict is returned, the funds are considered forfeited. This fund must be used specifically for drug prevention programs.
- 281 Vehicle Abatement** – These funds can only be used for the abatement removal, and disposal as public nuisances of any abandoned, wrecked, dismantled or inoperative vehicles or parts thereof from private or public property.
- 283 Building Revenue** – This fund was established to account for revenues and expenditures from fees collected from developers for Planning and Building Divisions for compliance with all State of California and City of Brentwood codes.
- 284 Engineering** – This fund was established to account for revenues and expenditures from fees collected from developers for Engineering for compliance with all State of California and City of Brentwood codes.
- 293 Measure C** – This fund was established to account for the local jurisdictions portion of the Local Street Maintenance Fund allocation. These funds can only be spent on local streets and roads, transit operations, growth management planning and compliance, bicycle and pedestrian trails, and parking facilities.
- 301 Downtown Redevelopment Administration** – To account for all revenues received by the Agency and expenditures associated with operating administration and capital projects within the Downtown Redevelopment project area.

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- 302 Downtown Redevelopment Low Income Housing** – To account for the Agency’s 20% tax increment set-aside monies to be used to increase and improve the community’s supply of low and moderate income housing in the Downtown Redevelopment project areas.
- 303 Downtown Redevelopment Debt Service** – A Redevelopment Agency Fund receiving tax increment used to pay bond and other project area debts within the Downtown Redevelopment project area.
- 318 Downtown Redevelopment Long-Term Debt** – To account for long-term liabilities of the Downtown Redevelopment project area.
- 321 North Brentwood Development Administration** - To account for all revenues received by the Agency and expenditures associated with Operating Administration and Capital Projects within the North Brentwood project area.
- 323 North Brentwood Redevelopment Debt Service** – A Redevelopment Agency Fund receiving tax increment used to pay bond and other project area debts within the North Brentwood project area.
- 328 North Brentwood Redevelopment Long Term Debt** – To account for long-term liabilities of the North Brentwood project area.
- 335 Capital Improvement Program** – To account for the administration associated with the acquisition and construction of major capital facilities other than those financed by proprietary funds.
- 336 Roadway Capital Improvement Projects** - To account for the acquisition and construction of new streets and reconstruction of existing streets.
- 337 Community Facility Capital Improvement Projects** – To account for the acquisition and construction of City facility, such as a library, a community center, or a City Hall.
- 341 Capital Improvement Financing Program 94-1 Assessment District** – Acquisition account for bond proceeds used to finance infrastructure improvements for Assessment Districts.

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- 342 Capital Improvement Financing Program 98-2 Assessment District** - Acquisition account for bond proceeds used to finance infrastructure improvements for Assessment Districts.
- 343 Capital Improvement Financing Program 99-1 Assessment District** - Acquisition account for bond proceeds used to finance infrastructure improvements for Assessment Districts.
- 344 Capital Improvement Financing Program 2000-01 CIP Project Fund** – Acquisition account for bond proceeds used to finance infrastructure improvements for Assessment Districts.
- 345 345 Capital Improvement Program 2001 Revenue Bonds** – Acquisition account for bond proceeds used to finance infrastructure improvements for Assessment Districts.
- 371 BIFA 96 Roadway Bonds** – Bond proceeds used to finance Roadway infrastructure.
- 392 Street Improvements** – To account for expenditures associated with street capital improvement projects.
- 428 1993 Reassessment District Debt's** – To account for CIPF Tax Assessments receipts and debt service payment on CIPF Infrastructure Revenue Bonds.
- 441 Capital Improvement Financing Program 94-1 Debt Service** – To account for CIPF Tax Assessments receipts and debt service payment on CIPF Infrastructure Revenue Bonds.
- 442 Capital Improvement Financing Program 98-2 Debt Service** - To account for CIPF Tax Assessments receipts and debt service payment on CIPF Infrastructure Revenue Bonds.
- 443 Capital Improvement Financing Program 99-1 Debt Service** - To account for CIPF Tax Assessments receipts and debt service payment on CIPF Infrastructure Revenue Bonds.
- 444 Capital Improvement Financing Program 2000-01 Debt Service** - To account for CIPF Tax Assessments receipts and debt service payment on CIPF Infrastructure Revenue Bonds

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- 445 Capital Improvement Program 2001 Revenue Bonds Debt Service**– To account for CIFP Tax Assessment receipts and debt service payment on CIFP Infrastructure Revenue Bonds.
- 446 Tabs-Debt Service (Multi-Year)** – This fund provides a summary of the accumulation of resources to pay debt obligations incurred by the City to finance City Capital Improvement Projects.
- 450 Leases** – This fund provides a summary of the accumulation of resources to pay debt obligations incurred by the City to finance City equipment.
- 465 96R Assessment District Debt’s** - To account for CIFP Tax Assessment receipts and debt service payment on CIFP Infrastructure Revenue Bonds.
- 471 96 Series Roadway Bonds Debt** – This fund provides a summary of the accumulation of resources to pay debt obligations incurred by the City to finance City Capital Improvement Projects for roadway improvement.
- 501 City Rentals** – To account for revenues and expenditures associated with the all rentals of City owned Buildings.
- 520 Park & Recreation Enterprise** – To account for the maintenance and operation of the City-owned and maintained park and recreation facilities programs.
- 522 Parks & Recreation Capital Improvement Projects** - To account for expenditures associated with parks and recreation capital improvement projects.
- 540 Solid Waste Enterprise** – To account for the operation and maintenance of the collection of solid waste generated within City limits.
- 542 Solid Waste Capital Improvement Projects** – To account for expenditures associated with solid waste capital improvement projects.
- 560 Water Enterprise** – To account for the City’s water operations and maintenance, which supplies water to the City.

Guide to Funds By Fund Number

- 562 Water Capital Improvement Projects** – To account for expenditures associated with water capital improvement projects.
- 570 Water Project Fund** – To account for the state loan to finance the wastewater treatment plant.
- 590 Wastewater Enterprise** – To account for the operation and maintenance of the wastewater system, which is funded by user charges and other fees.
- 592 Wastewater Capital Improvement Projects** – To account for expenditures associated with wastewater capital improvement projects.
- 600 94-1 Blackhawk LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 601 94-1 Brentwood County Club Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 602 95-4 Diablo Estates Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 603 95-5 CA Spirit LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 604 95-6 Gerry Ranch LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 605 95-2 Hawthorn LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 606 95-7 Greystone LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.

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- 607 95-8 Garin Ranch LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 608 97-2 Marsh Creek LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 609 97-1 Hancock LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 610 97-3 Brentwood Park Apartment LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 611 98-5 Arroyo Seco LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 612 98-3 Solana LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 613 98-4 Birchwood Estates LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 614 99-3 SPA L LLD Assessment District** -To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 615 99-4 California Grove LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 616 99-5 Deer Creek LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 617 99-6 Trailside LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.

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- 618 99-7 Termo LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 619 99-8 Gerry Ryder LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 620 99-9 Richmond AM LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 621 00-2 Lyon Woodfield Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 622 00-3 California Orchard LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 623 00-4 Brentwood Park LLD Assessment District** – To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 624 01-1 Laird Property LLD Assessment District** - To account for special benefit assessments levied on property owners for street lighting and landscape maintenance.
- 701 Information Services** – An internal service fund that is used to account for computer and phone services provided to City departments.
- 702 Vehicle Replacement** – An internal service fund that is used to account for the accumulation of funds and associated expenditures related to vehicle/equipment replacement.
- 703 Information System Replacement** – An internal service fund that is used to account for the accumulation of funds and associated expenditures related to information systems replacement.

Guide to Funds By Fund Number

- 704 Building Replacement** – An internal service fund that is used to account for the accumulation of funds and associated expenditures related to building replacement.
- 706 Fleet Maintenance** – An Internal Service Fund that is used to account for motor vehicle maintenance services provided to City departments.
- 850 Asset Seizure** – To account for monies seized from asset seizure cases which will be used exclusively to support law enforcement and prosecutorial efforts of the agency.
- 900 General Fixed Assets Group** – To account for all fixed assets used in governmental fund type.
- 950 General Long Term Debt** – To account for general obligations of the City with a long-term repayment schedule.

GLOSSARY

(All entries are alphabetized by letter rather than by word so that multiple-word terms are treated as single words. In order to gain a fuller understanding of a term, it will sometimes help to refer to the definition of another term. In these cases, the additional term is printed in SMALL CAPITALS).

A-87 Cost Allocation Plan, is a circular published by the Federal Government's Office of Management and Budget (OMB), that establishes principles and standards for determining costs applicable to Federal grants, contracts, and other agreements. These principles and standards recognize "Total Cost" as allowable direct cost plus allowable indirect costs, less applicable credits. The significant difference between this plan and a "Full Cost Allocation Plan" is that "Legislative" costs are not allowable under the A-87 plan.

Absorption Rate: An estimate of the expected annual sales or new occupancy of a particular type of land use.

Account: A subdivision within a fund for the purpose of classifying transactions.

Account Number: Numeric identification of the account. Typically a unique number or series of numbers. The City of Brentwood's account number structure is comprised of three fields of characters. The first field is three characters wide and identifies the various unique FUNDS within the accounting system. The next field contains four characters and identifies the DIVISION within the city. The final field contains four characters and identifies the object code of the account number. The same OBJECT CODE may be used in many divisions. The combination of the three fields provides for a unique number for the transaction.

Accounting System: The total set of records and procedures that are used to record, classify, and report information on an entity's financial status and operations.

Accrual Basis of Accounting: The method of accounting under which revenues are recorded when they are earned (regardless of when cash is received) and expenditures are recorded when goods and services are received (regardless if disbursements are actually made at that time).

Activity: A function or a group of related functions for which the budgetary unit is responsible; for Brentwood's budgeting purposes, an activity is the same as a program.

Actual Cost: The amount paid for asset; not its market value, insurable value, or retail value. It generally includes freight-in and installation costs, but not interest on the debt to acquire it.

GLOSSARY

Ad Valorem: Latin for according to value. An ad valorem tax is assessed on the value of goods or property; not on the quantity, weight, extent, etc.

Administrative Expense: Often grouped with General Expenses, expenses that are not as easily associated with a specific function as are direct costs of providing services.

Adjusting Entry: A journal entry posted to the accounting records at the end of an accounting period to record a transaction or event which was not properly posted during the accounting period for various reasons.

Adopted Budget: A budget which typically has been reviewed by the public and “Adopted” (approved) by the City Council prior to the start of the fiscal year.

Allocable Costs: Are costs that are allocable to a particular cost objective to the extent of benefits received by such objective.

Allocation: A distribution of funds or an expenditure limit established for an organizational unit.

Applied Overhead: Amount of OVERHEAD expenses that are charged on a COST ACCOUNTING system to production job or a department.

Appropriation: An authorization by the City Council to make expenditures and to incur obligations for specific amounts and purposes. All annual appropriations lapse at fiscal year end.

Appropriations Limit: As defined by Section 8 of Article XIII B of the California Constitution, enacted by the passage of Proposition 4 at the November 6, 1979, general election, the growth in the level of certain appropriations from tax proceeds are generally limited to the level of the prior year’s appropriation limit as adjusted for changes in cost of living and population. Other adjustments may be made for such reasons as the transfer of services from one government entity to another.

Appropriation Resolution: The official enactment by the City Council to establish legal authority for City officials to obligate and expend resources.

Assessed Valuation: An official value established for real estate or other property as a basis for levying property taxes.

GLOSSARY

Arbitrage: The simultaneous purchase and sale of the same or an equivalent security in order to profit from price discrepancies. In government finance, the most common occurrence of arbitrage involves the investment of the proceeds from the sale of tax-exempt securities in a taxable money market instrument that yields a higher rate, resulting in interest revenue in excess of interest costs.

Assessments: Charges made to parties for actual services or benefits received.

Assets: Government-owned property that has monetary value.

Audit: A financial audit is a review of the accounting system and financial information to determine how government funds were spent and whether expenditures were in compliance with the legislative body's appropriations.

Audit Trail: Documentation which permits the sequence of financial transactions to be followed.

Authorized Positions: Those ongoing positions approved in the final budget of the preceding year.

Average Cost: Total of all costs for all units bought (or produced) divided by the number of units acquired (or produced).

Balance Available: The amount of money available for appropriation or encumbrance. It is the excess of cash and near-cash assets of a fund over its liabilities and reserves; or commonly called surplus available for appropriation. It is also the unobligated balance of an appropriation which may be encumbered for the purposes of the specific appropriation.

Baseline Budget: A baseline budget reflects the anticipated costs of carrying out the current level of service or activities as authorized by the City Council in the current budget. It includes an adjustment for cost increases, but does not include changes in service or authorized positions over that authorized by the City Council.

Benefits, Fringe: Indirect compensation provided by employees. See FRINGE BENEFITS.

Boilerplate: A standardized or preprinted form.

Bond: A municipal bond is a written promise from a local government to repay a sum of money on a specific date at a specified interest rate. Bonds are most frequently used to finance capital improvement projects such as buildings, streets, and bridges.

GLOSSARY

Budget: A plan of financial operation, for a set time period, which identifies specific types and levels of services to be provided, proposed appropriations or expenses, and the recommended means of financing them.

Budget Amendments: The Council has the sole responsibility for adopting the City's budget, and may amend or supplement the budget at any time after adoption by majority vote. The City Manager has the authority to approve line item budgetary transfers between expenditure objects of the budget as long as it is in the same fund and within the same division.

Budget Calendar: The schedule of key dates which City departments follow in the preparation, revision, adoption, and administration of the budget.

Budget Detail: A support document to the published budget that details the line item expenditures.

Budget Document: The financial plan report, reviewed and adopted by the City Council.

Budget Message: The opening section of the budget which provides the City Council and the public with a general summary of the most important aspects of the budget, changes from previous fiscal years, and presents recommendations made by the City Manager.

Budget Year: Is the fiscal year for which the budget is being considered; fiscal year following the current year.

Budgetary Unit: An organizational component budgeted separately; usually a department or a division.

Capital Improvement Budget: A financial plan of authorized expenditures for tangible, long-term construction of, or improvements to, public physical facilities.

Capital Improvement Plan (CIP): A long-term plan (usually five or more years) for multi-year projects such as street or park improvements, building construction, and various kinds of major facility maintenance. The projects set out in the plan usually require funding beyond the one-year period of the annual budget and the plan details funding sources and expenditure amounts.

Capital Outlay: Expenditures which result in the acquisition of, or addition to, fixed assets. A capital item is tangible, durable, non-consumable, costs \$500 or more, and has a useful life of more than one year.

Capital Project Fund: A governmental fund used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

GLOSSARY

Carryover or Carry Forward: Process of carrying a budgeted and encumbered item from the current fiscal year to the next fiscal year. For example, a purchase order for a budgeted computer purchase order for a budgeted computer purchase is placed in FY 2000/2001. The budget for FY computer 2001/2002 did not include a purchase of a computer. The unspent FY 2000/2002 budget is adjusted (increased) for this purchase.

Cash Basis or Cash Method: Is an accounting method that recognizes income and deductions when money is received or paid. The MODIFIED-ACCRUAL method is the preferred method for government organizations.

Certificate of Participation (COP): Obligations of a public entity based on a lease or installment sale agreement.

Compensation: DIRECT and INDIRECT monetary and non monetary rewards given to employees on the basis of the value of the job, their personal contributions and their performance. These rewards must meet both the organization's ability to pay and any governing legal regulations.

Component Units: Legally separate entities that are part of the government's operations.

Comprehensive Annual Financial Report (CAFR): An official annual financial report of a government.

Consumer Price Index (CPI): Measure of change in consumerism as determined by a monthly survey of the U.S. Bureau of Labor Statistics. Many pension and employment contracts are tied to changes in the consumer prices as protection against inflation and reduced purchasing power. Among the CPI components are the costs of housing, food, transportation, and electricity. Also known as the Cost-of-Living Index.

Contingency: An appropriation of funds to cover unforeseen events that occur during the fiscal year, such as flood emergencies, Federal mandates, shortfalls in revenue, and similar events.

Contingency Fund: Amount reserved for a possible loss.

Contractual Services: A series of object codes, which include the expense of custodial, janitorial, and other services procured independently by contract or agreement with an individual, firm, corporation or other governmental units.

GLOSSARY

Controllable Costs: Costs that can be influenced by the department involved, unlike other fixed costs such as rent, which is contracted by lease in advance.

Costs: Amount of money that must be paid to acquire something, purchase price or expense.

Cost Accounting: Is the continuous process of analyzing, classifying, recording and summarizing cost data within the confines and controls of a formal cost accounting system and reporting them to users on a regular basis.

Cost Allocation Plan: The documentation identifying, accumulating, and distributing allowable costs under grants and contracts together with the allocation method used.

Cost Approach: Method of appraising property based on adding the reproduction cost of improvements, less depreciation, to the market value of the site.

Cost Basis: Original price of an asset, used in determining depreciation and capital gains or losses. It usually is the purchase price, but in the case of an inheritance or gift is the market value of the asset at the time of receipt.

Cost of Living Allowance (COLA): Adjustment of wages designed to offset changes in the cost of living, usually as measured by the consumer price index. COLA's are key bargaining issues in labor contracts and are politically sensitive elements of Social Security payments and Federal Pensions because they affect millions of people.

Current Year: Is the FISCAL YEAR in process.

Debt Service: The City's obligation to pay the principal and interest of all bonds and other debt instruments according to a pre-determined payment schedule.

Debt Service Fund: A governmental fund used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

Deficit: (1) Insufficiency in the account or number, whether as the result of defaults and misappropriations or of mistakes or shrinkage in value. (2) Excess of the government's spending over its revenues.

GLOSSARY

Deflation: Decline in the prices of goods and services. Deflation is the reverse of INFLATION; it should not be confused with disinflation which is a slowing down in the rate of price increases.

Demand: Economic expression of desire and ability to pay for goods and services. Demand is neither need nor desire, the essence of demand is the willingness to exchange value (goods, labor, money) for varying amounts of goods or services, depending upon the price asked.

Department: A basic organizational unit of government which is functionally unique in its delivery of services. It's components are organizationally arranged as follows: Department (such as Public Works), Division (such as Parks Maintenance) and Program (such as Tree Replacement).

Depreciation: The process of allocating the cost of a capital asset to the periods during which the asset is used.

Designated Fund Balance: A portion of unreserved fund balance designed by city policy for a specific future use.

Development: In real estate, process of placing improvements on or to a parcel of land; projects where such improvements are being made. Such improvements may include drainage, utilities, subdividing, access, buildings, and any combination of these elements.

Direct Cost: Costs changed easily by management decisions such as advertising, repairs and maintenance, and research and development; also called managed costs.

Direct Labor: Cost of personnel that can be identified in the product or SERVICE, such as SALARY of the person who provides the direct service.

Discretionary Costs: Costs changed easily by management decisions such as advertising, repairs and maintenance, and research and development; also called managed costs.

Division: An organizational component of a department, which may be further subdivided into programs.

Division Overhead: The cost of the division's indirect labor and material/supplies divided by the division's direct salary and wages cost. The result is expressed as a percentage to be applied to direct salary and wages.

GLOSSARY

Economic Growth Rate: Rate of change in Gross National Product (GNP) as expressed in an annual percentage. If adjusted for inflation, it is called the *real economic growth rate*.

Effective Interest Methods: Premiums, discounts, bond issuance costs amortized over life of debt issue.

Encumbrance: The commitment of appropriated funds to purchase goods or services. An encumbrance is not an expenditure. An encumbrance reserves funds to be expended.

Enterprise Fund: A proprietary fund used to account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the legislative body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The rate schedule for these services are established to insure that revenues are adequate to meet all necessary expenditures.

Equity: The difference between fund assets and fund liabilities.

Estimate: To approximate.

Estimated Economic (Useful) Life: The period over which property is expected to be usable, by one or more users, with normal repairs and maintenance, for the purposes(s) for which it is intended.

Expenditure/Expense: The outflow of funds paid or to be paid for an asset obtained or goods and services obtained regardless of when the expenditure is actually paid. This term applies to Governmental Funds. The term expense is used for Enterprise and Internal Service Funds. (An encumbrance is not an expenditure).

Expenditure Object Code: Unique identification number and title for a minor expenditure category. Represents the most detailed level of budgeting and recording of expenditures, referred to as a "line item."

Fee: Cost of Service.

Fiduciary Funds: Are one of the three types of funds utilized by government agencies. These are also referred to as Trust and Agency Funds. These funds account for assets held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, other governmental units and/or other funds.

GLOSSARY

Fiscal Year: The 12-month period for recording financial transactions specified by the City of Brentwood as beginning July 1, 1998 and ending June 30, 1999.

Fixed Assets: Assets of long-term character such as land, buildings, machinery, equipment, and furniture.

Fixed Asset Management: Tagging and preparing asset ledgers for plant, facilities, and equipment; recording changes in asset status; and conducting periodic inventories of assets.

Fixed Cost: A cost that remains constant regardless of volume or demand. Fixed include salaries, interest expense, rent, depreciation, and insurance expenses.

Forecasts: Estimates of the future impact of current revenue and expenditure policies based on specific assumptions about future conditions such as inflation or population growth. Forecasts are neither predictions about the future nor a statement of policy intentions.

Fringe Benefits: Compensation that an employer contributes to its employees such as social security, retirement, life/health insurance, or training supplements. Fringe benefits can be either mandatory, such as PERS contributions, or voluntary, such as health insurance benefits.

Full-time Equivalent (FTE): Positions or fractions there-of based on full-time definition of forty hours of work per week.

Function: An activity or a group of related activities for which the budgetary unit is responsible; in Brentwood, a function is the same as a program.

Fund: A separate accounting entity with a self-balancing set of accounts to record all financial transactions (revenues and expenditures) for specific activities or government functions. Funds are classified into three categories: governmental, proprietary, and fiduciary. Commonly used funds in governmental accounting are: General Fund, Special Revenue Funds, Debt Service Funds, Capital Project Funds, Enterprise Funds, Internal Service Funds, Agency Funds, and Special Assessment Funds.

Fund Accounting: System used by nonprofit organizations, particularly governments. Since there is no profit motive, accountability is measure instead of profitability. The main purpose is stewardship of financial resources received and expended in compliance with legal requirements. Financial reporting is directed at the public rather than investors.

GLOSSARY

Fund Balance: The excess of assets over liabilities and reserves; also known as surplus funds. This term applies to governmental funds only.

Gas Tax Fund: A fund to account for receipts and expenditures of money apportioned under Street and Highway Code section 2105, 2106, 2107, and 2107.5 of the State of California.

General Fund: A governmental fund used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

General and Administrative Expense (G & A): The cost of administration that operates in an indirect manner. Indirect services as accounting, payroll, human resources and building use are part of the G&A expense.

Generally Accepted Accounting Principles (GAAP): Conventions, rules and procedures that define accepted accounting practice, including broad guidelines as well as detailed procedures.

General Obligation Bond: Or GO Bonds are usually limited by state law as to the amount as well as the length of indebtedness that a government can have. These “Full Faith and Credit” bonds are secured by all of the financial assets of the local government, including property taxes.

Goal: A general statement of broad direction, purpose, or intent which describes the essential reason for existence and which is not limited to a one-year time frame. Generally, a goal does not change from year to year.

Government Accounting: Principles and procedures in accounting for federal, state and local governmental units. The National Council on Governmental Accounting establishes rules. Unlike commercial accounting for corporations, encumbrances and budgets are recorded in the accounts. Assets of a governmental unit are restricted for designated purposes.

Government Enterprise: Governmentally sponsored business activity. A utility plant may be a government enterprise, which raises revenue by charging for its services.

Government Fund: This category of funds account for all records or operations not normally found in business; GENERAL FUND, SPECIAL REVENUE FUND, DEBT SERVICE FUNDS AND CAPITAL PROJECT FUNDS are subsets of this category.

GLOSSARY

Grant: Contributions or gifts of cash or other assets from another governmental entity to be used or expended for a specific purpose, activity, or facility. An example is the Community Development Block Grant awarded by the Federal Government.

Gross National Product (GNP): Total final value of goods and services produced in a national economy over a particular period of time, usually one year. The GNP growth rate is the primary indicator of the status of the economy.

Historical Cost: Actual expenses incurred during the previous fiscal years and is the basis for how trends are determined. Accounting principle requiring that all financial statement items be based on original cost or acquisition cost.

Hourly Billing Rate: The rate of a position on an hourly schedule including the cost of the positions hourly SALARY plus the hourly FRINGE BENEFITS costs, plus the DIVISION or DEPARTMENT OVERHEAD costs plus the City's GENERAL AND ADMINISTRATIVE costs. This "Total" labor cost per hour is used to determine various costs of services provided to the public.

Indirect Cost: Actual expenses incurred during the previous fiscal years and is the basis for how trends are determined. Accounting principle requiring that all financial statement items be based on original cost or acquisition cost.

Inflation: Rise in the prices of goods and services, as happens when spending increases relative to the supply of goods on the market.

Infrastructure: The physical assets of the City, i.e., streets, water, wastewater, public buildings, and parks, and the support structures within a development.

Interest Revenues: Revenues received as interest from the investment of funds not immediately required to meet cash disbursements obligations.

Internal Audit: The review of financial transactions in both the finance department and in operating departments for compliance with local policy and Generally Accepted Accounting Principles.

Internal Service Fund: A proprietary fund used to account for the financing of goods and services provided by one department to another department on a cost-reimbursement basis.

Investment: Securities and real estate purchased and held for the production of income in the form of interest, dividends, rentals, or base payments.

GLOSSARY

Jurisdiction: Geographic or political entity governed by a particular legal system or body of laws.

Landscape and Lighting Maintenance District Funds: Funds to account for revenues derived from annual assessments which are used to pay the cost incurred by the City for landscape maintenance and street lighting maintenance.

Liability: Debt or other legal obligations arising out of transactions in the past which must be liquidated, renewed, or refunded at some future date. Encumbrances are not considered to be liabilities.

Line-item Budget: A budget that lists detailed expenditures categories (personnel, operating, contractual, internal services and capital outlay) separately, along with the amount budgeted for each specific category.

Lump Sum: Typically a single payment instead of a series of installments.

Man Hour: Unit of labor or productivity that one person produces in one hour's time. It is used as a method of determining the labor content of a particular project. For example, if a particular project takes 3 man-hours to complete then the total cost can be accurately projected using the HOURLY BILLING RATE S for the position.

Material: Goods used in the providing services or products.

Matrix: Mathematical term describing a rectangular array of elements (numerical data, parameters or variables). Each element within a matrix has a unique position, defined by the row and column.

Millage Rate: Is the tax rate expressed in mills per dollar; i.e., 1 mill equal \$1 per \$1,000 of assessed valuation.

Modeling: Designing and manipulating a mathematical representation that simulates an economic system or corporate financial application so that the effect of changes can be studied and forecast.

Modified Accrual Basis or Modified Accrual Method: An accounting method whereby income and expense items are recognized, as they are available and measurable.

Net: (1) Figure remaining after all relevant deductions have been made from the gross amount. (2) To arrive at the difference between additions and subtractions or plus amounts and minus amounts.

GLOSSARY

Object Codes: Specific numerical classifications for which money is allocated for disbursements. The City of Brentwood uses object codes as the last five characters of the account number and represents the lowest level of classification within the General Ledger accounting system.

Objective: Measurable statement of the intended beneficial and tangible effects of a program's activities. An objective is a specific target toward which a manager can plan, schedule work activities, and make staff assignments. An objective is stated in quantifiable terms such that it is possible to know when it has been achieved, i.e., to increase an activity by a specific amount by a certain date, to maintain a service level, to reduce the incidence of something by a specific amount by a given date, or to eliminate a problem by a set date. The emphasis is on performance and its measurability.

Operating Expense: A series of object codes which include expenditures for items which primarily benefit the current period and are not defined as personnel services, contractual services or capital outlays.

Operational Audit: Process to determine ways to improve production and services.

Ordinance: The laws of a municipality.

Organization: Organized structure of roles and responsibilities functioning to accomplish predetermined objectives.

Organization Chart: A chart showing the interrelationships of positions within an organization in terms of authority and responsibilities. There are basically three patterns of organization: line organization, functional organization and line and staff organization.

Overage: Too much, opposite of shortage.

Overhead: Indirect expenses of running an organization not directly associated with a particular item of service. For example, wages paid to an employee providing a service and the costs of the required materials for performing the service are DIRECT COSTS. Electricity and building insurance are overhead expenses. By applying a factor called the burden rate, cost accounting attempts to allocate OVERHEAD, where possible, to the cost of the services provided.

Overtime: Time worked in excess of an agreed upon time for normal working hours by an employee. Hourly or non exempt employees must be compensated at the rate of one and one-half their normal hourly rate for overtime work beyond 40 hours in a workweek. Working on holidays or weekends is sometimes referred to as overtime work.

GLOSSARY

Payroll: Aggregate periodic amount an organization pays its workers, lists of employees and their compensation.

Per Capita: By or for each individual. Anything figured per capita is calculated by the number of individuals involved and is divided equally among all. For example, if property taxes total \$1 million in a city and there are 10,000 inhabitants, the per capital property tax is \$100.

Performance Measures: Specific quantitative measures of work performed within a program (i.e., miles of streets cleaned). Also, specific quantitative measures of results obtained through a program (i.e., percent reduction in response time compared to previous year).

Period: Interval of time as long or short as fits the situation.

PERS: Public Employees Retirement System, a mandatory fringe benefit for City employees.

Personnel Years: The actual or estimated portion of a position expended for the performance of work. For example, a full-time position which was filled by an employee for half of a year would result in an expenditure of 0.5 personnel years. Generally, one personnel year equals 2,080 hours of compensated work and leave-time.

Prepaid: Expense paid in advance, such as a one-year insurance policy paid when purchased or rent paid in advance of the period covered.

Prior Year: is the FISCAL YEAR preceding the CURRENT YEAR.

Program: An organized self-contained set of related work activities within a department or division which are directed toward common objectives and represent a well-defined expenditure of City resources.

Projection: Estimate of future performance made by economists, corporate planners and credit and securities analysts, typically using historic trends and other assumed input.

Pro Rata: Proportionate allocation. For example, a pro rata property tax rebate might be divided proportionately (prorate) among taxpayers based on their original assessments, so that each gets the same percentage.

GLOSSARY

Purchase Order: An order issued by the Purchasing Department which authorizes the delivery of specific goods or services, and incurrence of a debt for them.

Purchase Requisition: The initial purchase request document that, if approved, is the basis for the preparation of the official purchase order.

Redevelopment Fund: A fund to account for transactions related to proceeds from bonds and other resources and their use to perform redevelopment activities within specific project areas.

Reserve: That portion of a fund's balance legally restricted for a specific purpose and, therefore, not available for general appropriation.

Reserved Fund Balance: For governmental funds and expendable trust funds, the portion of fund balance that is not available for appropriation because it is either legally restricted or not spendable.

Resolution: (1) in general, expression of desire or intent. (2) legal order by a government entity.

Retained Earnings: The accumulated earnings of an Enterprise or Internal Service Fund which have been retained in the fund and are not reserved for any specific purpose.

Revenues: Funds received from various sources and treated as income to the City which are used to finance expenditures. Examples are tax payments, fees for services, receipts from other governments, fines, grants, licenses, permits, shared revenue, and interest income.

Rollover: Similar to carryover, yet used primarily in adjusting anticipated or budgeted amounts in the future years to actual amounts.

Salary & Wages: An employee's monetary compensation for employment.

Salary Savings: Salary savings reflect personnel cost savings resulting from vacancies and as a result of employee turnover. The amount of budgeted salary savings is generally based upon experience.

Segment: Section or sub-division.

GLOSSARY

Service: Work done by one person that benefits another.

Service Departments: Sections, programs or departments of an on-going organization giving service.

Special District: A designated geographic area established to provide a specialized service (e.g., Landscape Maintenance District).

Special Revenue Fund: A governmental fund type used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Spreadsheet: Table of numbers arranged in rows or columns, related by formulas.

Staff: In general, persons in an organization.

Statement of Net Activities: Reports net (expense) revenue of functions.

Statement of Net Assets: Includes all assets and liabilities.

Subventions: That portion of revenues collected by other government agencies on the City's behalf.

Take Home Pay: Amount of wages a worker actually receives after all deductions, including taxes, have been made.

Target: Desired amount or level of performance to obtain.

Total Cost: Are costs including all ancillary costs. For example, the total cost of a project would include the **DIRECT COSTS** and **INDIRECT COSTS**.

Transient Occupancy Tax: This tax is collected from the operators of hotels and motels located within the City. A percentage of this tax is then remitted to the City.

Trend: In general, any line of movement.

GLOSSARY

Trust and Agency Fund: Also known as Fiduciary Fund Types, these funds are used to account for assets held by the City in a trustee capacity or as an agent for private individuals, organizations, or other governmental agencies.

Unit Cost: Compare the volume of work anticipated to the items needed to complete the work and the funds required to purchase these items.

Unreserved Fund Balance: In a governmental or expendable trust fund, the balance of net financial resources that are spendable or available for appropriation.

Update: Revise printed information according to the most current information available.

User Charge: Charges or fees levied to recipients of a particular service.

Variable: Data item that can change its value; also called a *factor* or an *element*.

Variance: Difference between actual experience and budgeted or projected experience in any financial category.

Worksheet: Paper used for intermediate calculations.

GLOSSARY



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ACRONYMS

ABAG - Association of **B**ay **A**rea **G**overnments.

ACAP - **A**partment **C**ommunities **A**ssisting **P**rogress is a program designed to enhance the quality of life in specifically multi-family residential development.

ADA - New Federal legislation for the **A**merican **D**isabilities **A**ct requires the accessibility of public facilities for handicapped persons.

APB – **A**pplicable **P**ronouncements – **B**usiness **A**ctivities

ARB – **A**ccounting **R**esearch **B**ulletins

AQMD - The **A**ir **Q**uality **M**aintenance **D**istrict program has been established to reduce air pollution through community based transportation sources.

BAAQMD - **B**ay **A**rea **A**ir **Q**uality **M**anagement **D**istrict

BACUP - **B**rentwood **A**ctive **C**itizen **U**niform **P**atrol, police volunteers.

BART - **B**ay **A**rea **R**apid **T**ransit

BEDC - **B**rentwood **E**conomic **D**evelopment **C**ommittee

BLA - **B**icycle **L**ane **A**ccount

BMP – **B**est **M**anagement **P**ractice

CACEO - **C**alifornia **A**ssociation of **C**ode **E**nforcement **O**fficers.

CAFR - The **C**omprehensive **A**nnual **F**inancial **R**eport is prepared in conformity with Generally Accepted Account Principals (GAAP) as set forth by the Governmental Accounting Standards Boards (GASB).

ACRONYMS

CALBO - California **B**uilding **O**fficials.

CALPERLA - California **P**ublic **E**mloyers **L**abor **R**elations Association.

CALTRANS -This is the Transportation Department for the State of California.

CAPS - **C**ycle and **P**edestrian **S**afety **P**rogram is a grant program designed to reduce the number of traffic collisions involving bicyclists and pedestrians.

CCC - **C**ontra **C**osta **C**ounty

CCCFC - **C**ontra **C**osta **C**ounty **F**lood **C**ontrol.

CCCMRMIA - **C**ontra **C**osta **C**ounty **M**unicipal **R**isk **M**anagement **I**nsurance **A**uthority.

CCO - **C**ontract **C**hange **O**rd

CCTA - **C**ontra **C**osta **T**ransportation **A**uthority

CCWD - **C**ontra **C**osta **W**ater **D**istrict

CDBG - **T**he **C**ommunity **D**evelopment **B**lock **G**rant program is funded by the Department of Housing and Urban Development of the Federal Government.

CEPO - **C**ontinuing **E**ducation for **P**rofessionals and **O**rganizations.

CEQA - **C**alifornia **E**nvironmental **Q**uality **A**ct

CFD - **A** **C**ommunity **F**acilities **D**istrict is established as a funding mechanism for capital improvements for a specific area of development.

CHPR-O - **T**he **C**alifornia **H**ousing **R**ehabilitation **P**rogram provides deferred rehabilitation loans to eligible income occupant homeowners.

ACRONYMS

CIFP - Capital Improvement Financing Plan

CIP - Capital Improvements Program outlining the infrastructure needs for the City of Brentwood.

CMP - The Congestion Management Plan is required for consideration of Measure "I" funding of transportation improvements.

COP - Certificate of Participation - Obligations of a public entity based on a lease or installment sale agreement.

COPS - Implementation of Community Oriented Problem Solving bringing all City Departments together as a team.

CPI - Consumer Price Index

CPM - Critical Path Method (Scheduling)

CSMFO - California Society of Municipal Finance Officers. The purpose of this organization is to promote professional administration of municipal finance and to strive for the attainment of professional status of all those responsible for the conduct of the activities of the field.

CTC - California Transportation Commission

CUP - Conditional Use Permit

DIA - Deferred Improvement Agreement

EBICBO - East Bay International Conference of Building Inspectors.

EBMUD - East Bay Municipal Utility District

EBRPD - East Bay Regional Park District

ECCID - East Contra Costa Irrigation District

ACRONYMS

EDU - Equivalent Dwelling Unit.

EIR - Environmental Impact Report.

ERAF - Educational Revenue Augmentation Fund is a state mandated property tax shift to schools.

ERWQA - Effluent and Recovery Water Quality Assessment.

FASB – Financial Accounting Standards Board

FAU - The Federal Aid Urban program provides for funding of transportation improvements in urbanized areas and regional agencies allocate monies to local governments based on population.

FEMA - Federal Emergency Management Agency is the Governing agency for emergency services nationwide.

FM - Final Map

FTE - The designation of staffing based on the Full Time Equivalent for personnel using a guideline of 2,080 hours per year (1.0 FTE) or for 1,040 hours (0.5 FTE).

GAAP - Generally Accepted Accounting Principles

GASB – Governmental Accounting Standards Board

GFOA - Government Finance Officers Association is a non-profit professional association serving 9,500 government finance professionals throughout North America. Over 11,000 governments participate actively in the associations' activities.

GIS - A computer based Geographic Information System is being established by the Information Services Division for the tracking and monitoring of development projects.

GP -General Plan

GPA - General Plan Amendment

ACRONYMS

HCD - Department of **H**ousing and **C**ommunity **D**evelopment sets the standards for quality and workmanship in the rehabilitation of rental properties.

HCM - **H**ighway **C**apacity **M**anual

HVAC - **H**eating, **V**entilation and **A**ir **C**onditioning **S**ystem

IAEI - **I**nternational **A**ssociation of **E**lectrical **I**nspectors.

IAPMO - **I**nternational **A**ssociation of **P**lumbing and **M**echanical **O**fficials.

ICBO - **I**nternational **C**onference of **B**uilding **I**nspectors.

ICMA - **I**nternational **C**ity **M**anagers **A**ssociation.

IFCI - **I**nternational **F**ire **C**ode **I**nstitute.

IRNET - **I**ndland **R**egional **N**arcotics **E**nforcement **T**eam is a program designed to enhance law enforcement's ability by using monies seized from drug offenders.

ISTEA - **I**ntermodel **S**urface **T**ransportation **E**fficiency **A**ct. This fund was created to administer those monies the City has secured for various street and traffic signal projects from the federal government.

K & B - **K**aufman and **B**road (Developer)

L.F. - **L**inear **f**oot/**f**eeet. Measurement term different from cubic foot and square foot.

LAFCO - **L**ocal **A**gency **F**ormation **C**ommission.

LAIF - **L**ocal **A**gency **I**ntestment **F**und. State pool of municipal funds.

LIS - A computer based **L**and **I**nformation **S**ystem is being established for the automation of Building Permits and Inspections.

ACRONYMS

LLD - Landscape and Lighting District.

MDT - The **M**obile **D**ata **T**erminal Program set up for direct communication between the police officer and the dispatcher.

MGD - Millions of gallons per day. Rating used in infrastructure projects (water).

MhZ – Megahertz is a designation of the broadcast capability of a local government radio system.

MOE - The **M**aintenance of **E**ffort criteria that must be met in street improvements mandated by the State.

MTC - Metropolitan Transportation Commission

NBCA - North Brentwood Citizens Advisory

NFPA - National Fire Protection Association.

NPDES - National Pollution Discharge Elimination System.

O & M – The ongoing **O**peration & **M**aintenance cost associated with a capital facility that will impact the City of Brentwood on an ongoing and annual basis.

OES - The **O**ffice of **E**mergency **S**ervices is responsible for disaster/emergency response.

POST - **P**eace **O**fficer **S**tandards and **T**raining Act regulates law enforcement standards.

R/R - Railroad

RAD Cop - The **R**esource and **D**irection Officer Program places an officer on an alternate education campus to provide a positive and approachable role model for delinquent and at-risk youth.

RCHC - Rural California Housing Corporation (Developer)

ACRONYMS

RDA - The **R**edev**e**lop**e**ment **A**gency of the City of Brentwood is a major funding source for many of the capital projects.

RFP - **R**equ**e**st for **P**rop**o**s**a**l

ROW - A **R**ight-**o**f-**W**ay is the public designation for space needed to accommodate streets, public utilities and other public facilities.

RTIP - **R**egional **T**ransportation **I**mprovement **P**rogram

RTPC - **R**egional **T**ransportation **P**lanning **C**ommittee

SOI - **S**phere **o**f **I**nfluence

SPA - **S**pecial **P**lanning **A**rea.

SPPR - **S**outhern **P**acific **R**ailroad

SPTCo - **S**outhern **P**acific **T**ransportation **C**ompany

STIP - **S**tate **T**ransportation **I**mprovement **P**rogram

STP-CALTRANS - Reviews all street and traffic projects according to the **S**tate **T**ransportation **P**rogram which outlines the long term capital needs for local government.

SWPPP – **S**torm **W**ater **P**ollution **P**revention **P**lan

TDA - **T**ransportation **D**evelopment **A**ct

This document includes numerous abbreviations and acronyms in need of explanation. Thus, a list of acronyms is provided to aid the reader when the context does not define the meaning.

TI - **T**ax **I**ncrement

TIP - **T**ransportation **I**mprovement **P**rogram

ACRONYMS

TOPO - **T**opography, map or exhibit depicting elevations, contours and land form configurations.

TSM - **T**ransportation **S**ystems **M**anagement

UP - **U**nion **P**acific

UPS – An **U**ninterrupted **P**ower **S**ystem is used for the computer system and provides for a basic public safety communications system during times of power outages.

VCP – **V**itrified **C**lay **P**ipe. A type of pipe made of various clays and used in the construction of sewer and storm drain projects.

W.E.T. - **W**ater **E**mergency **T**eam.

WCD - **W**ater **C**onservation **D**istrict.

WTP - **W**ater **T**reatment **P**lant

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