



Alachua County Agenda

ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

Grace Knight Conference Room
2nd Floor, County Administration Building
12 SE 1st Street

June 7, 2011 Special BoCC Meeting 10 AM

Call to Order (10:00 AM)

Adoption of Agenda

Items for Discussion

Fiscal Update

1. Discussion on Current Budget Issues

Amount: N/A

Recommended Action: Hear overview of current budget issues. Information only - no action requested.

Discussion Items

2. Overview of Proposed FY12 thru FY16 Comprehensive Capital Improvement Program

Amount: N/A

Recommended Action: Hear overview of proposed Comprehensive Capital Improvement Program and discuss related budget issues. Information only - no action requested.

3. Jail Window Project: Budget Amendment Phases IA, and II for the Jail Window Project (Amended)

Amount: \$1,241,411.00

Recommended Action: Approve attached Budget Amendment and direct staff to issue an amendment to the contract between Alachua County and Peter Brown Construction Co., Inc. and approve of the revision of several projects in the Capital Improvement Program (CIP) authorizing this budget amendment in the amount of \$1,241,411.00.

4. Funding Approval for Phase II of the Jail Energy Reduction and Water Conservation Project

(Amended)

Amount: \$3,984,838

Recommended Action: Adopt the resolutions, approve the change in the 2007 Public Improvement Bond project list, the FY11 Capital Improvement Program and budget amendment to fully fund Option A for Phase II of the Jail Energy Reduction and Water Conservation Project

5. Response to City of Newberry's Request for Delegation of Powers to Establish a Community Redevelopment Area (CRA) (Amended)

Amount: N/A

Recommended Action: Authorize Chairman to sign letter in response to the City of Newberry's request for delegation of powers.

Time Certain (1:30 PM)

Commission General and Informal Discussion

Public Comments

Adjourn

FY12 Special Budget Meetings*

February 25, Fri – BoCC Special Budget Meeting 9:00am (*Retreat with Constitutional/Judicial Offices*)

March 15, Tues – BoCC Special Budget Meeting 10:00am (*Stormwater*)

March 15, Tues – BoCC Special Budget Meeting 1:30pm (*Gas Tax*)

March 29, Tues – BoCC Special Budget Meeting 10:00am (*Fire Services MSTU*)

March 29, Tues – BoCC Special Budget Meeting 1:30pm (*Sheriff*)

March 30, Wed – Budget Allocation Meeting 9:00am

April 5, Tues – BoCC Special Budget Meeting 10:00am (*Public Safety*)

April 5, Tues – BoCC Special Budget Meeting 1:30pm (*Community Support Services – includes CAPP and Health Department Funding*)

April 19, Tues – BoCC Special Budget Meeting 10:00am (*Judicial/Constitutional Offices and Court Related CIP*)

April 19, Tues – BoCC Special Budget Meeting 1:30pm (*Judicial/Constitutional Offices*)

May 3, Tues – BoCC Special Budget Meeting 10:00am (*Constitutional Offices, Public Works, Growth Management and Environmental Protection*)

May 3, Tues – BoCC Special Budget Meeting 1:30pm (*see May 3, Tues 10:00am Meeting*)

May 17, Tues – BoCC Special Budget Meeting 10:00am (*Legislative Impacts and Growth Management*)

May 17, Tues – BoCC Special Budget Meeting 1:30pm (*Court Services*)

May 26, Thurs – BoCC Special Budget Meeting 1:30pm (*Legislative Impacts, Information & Telecom Services, Administrative Services, General Government and Five Year Capital Improvement Program*)

June 7, Tues – BoCC Special Budget Meeting 10:00am

July 7, Thurs – County Manager Tentative Budget Presentation 1:30pm

July 12, Tues – BoCC Sets Millage Rates 1:30pm (*Regular Board Meeting*)

August 4, Thurs - BoCC Special Budget Meeting 5:00pm

August 16, Tues – BoCC Special Budget Meeting 1:30pm

August 25, Thurs – BoCC Special Budget Meeting 1:30pm (*CAPP*)

August 30, Tues – BoCC Special Budget Meeting 10:00am (*Financial Policies, Schedule of Fees, and Five Year Capital Improvement Program*)

August 30, Tues – BoCC Special Budget Meeting 1:30pm (*see August 30, Tues 10:00am Meeting*)

September 1, Thurs – BoCC Special Budget Meeting 1:30pm

September 13, Tues – 1st Public Budget Hearing 5:30pm (*Regular Board Meeting*)

September 27, Tues – Final Public Budget Hearing 5:30pm (*Regular Board Meeting*)

*List of proposed dates includes Budget Allocation meeting, Tentative Budget presentation, BoCC setting of millage rates, and 1st and Final Public Budget Hearings.

ALTERNATIVE FY12 MILLAGE RATES

Property Tax Revenue Only	General Fund	MSTU General	MSTU Law Enforcement	MSTU Fire Services
Property Value Growth	-3.46%	-3.62%	-2.43%	-3.59%
Current Millage	8.3763	0.4124	1.6710	1.3391
Projected Revenue	92,626,717	1,887,596	8,323,000	6,261,498
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	(3,031,085)	(69,533)	(202,338)	(227,878)
Revenue Stabilization	8.6504	0.4276	1.7116	1.3878
Projected Revenue	95,657,767	1,957,168	8,525,223	6,489,214
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	(35)	39	(115)	(161)
Simple Majority Cap	8.7915	0.4491	1.7435	1.4129
Projected Revenue	97,218,077	2,055,576	8,684,112	6,606,579
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	1,560,275	98,447	158,774	117,204
Rollback (up)	8.7434	0.4466	1.7340	1.4052
Projected Revenue	96,686,179	2,044,133	8,636,794	6,449,937
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	1,028,377	87,004	111,456	(39,438)
Super Majority Cap	9.6706	0.4940	1.9179	1.5542
Projected Revenue	106,939,332	2,261,087	9,552,773	7,267,283
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	11,281,530	303,958	1,027,435	777,908

Assumptions used in the development of the millage rates are as follows:

- Total new construction value estimate of \$90,300,000 (General Fund)
- Total new construction value estimate of \$50,900,000 (MSTU - General)
- Total new construction value estimate of \$64,500,000 (MSTU - Law Enforcement)
- Total new construction value estimate of \$57,000,000 (MSTU - Fire)
- Change in State Per Capita Personal Income growth at 0.55%

Alachua County Board of County Commissioners
General Fund - FY11 Adopted Budget
FY06 thru FY11 Budget Comparison

General Fund	FY06 Adopted Budget	FY07 Adopted Budget	FY08 Adopted Budget	FY09 Adopted Budget	FY10 Adopted Budget	FY11 Adopted Budget	Budget Change FY06 to FY11	Percent of Total Budget in FY06	Percent of Total Budget in FY11
Ad Valorem	82,218,787	95,808,619	93,237,621	91,893,291	96,306,508	95,729,052	16.43%	77.06%	76.21%
Other (Non Ad Valorem) Taxes	-	-	-	-	-	245,000	N/A	0.00%	0.20%
Licences & Permits	290,998	296,818	311,449	299,440	253,172	-	-100.00%	0.27%	0.00%
Intergovernmental Revenue	5,091,565	5,328,798	5,819,905	4,828,715	4,433,575	4,434,216	-12.91%	4.77%	3.53%
Charges For Services	3,264,725	3,373,466	3,489,312	9,525,370	10,108,061	9,520,197	191.61%	3.06%	7.58%
Fines & Forfeitures	25,713	25,713	25,713	25,713	13,533	13,533	-47.37%	0.02%	0.01%
Miscellaneous	2,191,275	2,219,629	2,546,217	2,438,087	4,028,642	2,937,509	34.05%	2.05%	2.34%
Operating Transfers In	6,643,919	6,851,093	8,341,332	5,551,527	4,336,931	4,672,792	-29.67%	6.23%	3.72%
Debt Proceeds	-	-	-	-	-	-	N/A	0.00%	0.00%
Proceeds of Refunding Bond	-	-	-	-	-	-	N/A	0.00%	0.00%
Transfer from Constitutional Officer	1,457,607	2,140,000	3,559,535	4,789,684	1,546,558	1,678,646	15.16%	1.37%	1.34%
Nonoperating Sources	-	-	-	-	-	-	N/A	0.00%	0.00%
Beginning Fund Balance / Ret Earnings	5,504,174	8,383,253	7,096,888	16,108,063	7,173,083	6,375,544	15.83%	5.16%	5.08%
Total Revenues	106,688,763	124,427,389	124,427,972	135,459,890	128,200,063	125,606,489	17.73%	100.00%	100.00%

Alachua County Board of County Commissioners
All MSTU Funds - FY11 Adopted Budget
FY06 thru FY11 Budget Comparison

All MSTU Funds (General, Law and Fire)	FY06 Adopted Budget	FY07 Adopted Budget	FY08 Adopted Budget	FY09 Adopted Budget	FY10 Adopted Budget	FY11 Adopted Budget	Budget Change FY06 to FY11	Percent of Total Budget in FY06	Percent of Total Budget in FY11
Ad Valorem	14,396,038	16,941,608	16,908,712	16,826,305	16,708,933	17,015,842	18.20%	46.20%	44.81%
Other (Non Ad Valorem) Taxes	12,185,908	12,807,728	13,904,853	13,570,972	13,455,535	14,058,555	15.37%	39.10%	37.02%
Licences & Permits	223,000	228,003	533,401	176,000	164,222	141,342	-36.62%	0.72%	0.37%
Intergovernmental Revenue	1,016,500	1,016,500	1,016,500	1,031,600	1,050,558	1,031,600	1.49%	3.26%	2.72%
Charges For Services	129,250	132,960	136,942	1,270,724	1,235,832	1,035,832	701.42%	0.41%	2.73%
Fines & Forfeitures	-	-	-	-	-	-	N/A	0.00%	0.00%
Miscellaneous	51,676	160,000	244,959	299,000	170,000	174,000	236.71%	0.17%	0.46%
Operating Transfers In	1,540,000	2,435,000	3,148,429	2,357,796	1,815,827	2,007,725	30.37%	4.94%	5.29%
Debt Proceeds	-	-	-	-	-	-	N/A	0.00%	0.00%
Proceeds of Refunding Bond	-	-	-	-	-	-	N/A	0.00%	0.00%
Transfer from Constitutional Officer	58,000	58,000	153,420	173,193	173,193	173,193	198.61%	0.19%	0.46%
Nonoperating Sources	-	-	-	-	-	-	N/A	0.00%	0.00%
Beginning Fund Balance / Ret Earnings	1,562,486	3,218,116	3,081,419	2,563,554	2,494,393	2,339,243	49.71%	5.01%	6.16%
Total Revenues	31,162,858	36,997,915	39,128,635	38,269,144	37,268,493	37,977,332	21.87%	100.00%	100.00%

Alachua County Board of County Commissioners
Gas Tax Fund - FY11 Adopted Budget
FY06 thru FY11 Budget Comparison

Gas Tax Fund	FY06 Adopted Budget	FY07 Adopted Budget	FY08 Adopted Budget	FY09 Adopted Budget	FY10 Adopted Budget	FY11 Adopted Budget	Budget Change FY06 to FY11	Percent of Total Budget in FY06	Percent of Total Budget in FY11
Ad Valorem	-	-	-	-	-	-	N/A	0.00%	37.21%
Other (Non Ad Valorem) Taxes	5,050,002	3,862,051	3,815,409	4,053,161	4,034,015	4,034,015	-20.12%	39.75%	37.21%
Licences & Permits	-	-	-	-	-	-	N/A	0.00%	0.00%
Intergovernmental Revenue	4,200,001	55,000	50,000	50,000	60,000	60,000	-98.57%	33.06%	0.55%
Charges For Services	53,500	57,500	191,050	287,050	776,050	1,018,250	1803.27%	0.42%	9.39%
Fines & Forfeitures	-	-	-	-	-	-	N/A	0.00%	0.00%
Miscellaneous	101,000	284,157	257,208	465,000	65,000	15,000	-85.15%	0.79%	0.14%
Operating Transfers In	2,000,000	6,314,487	6,632,842	3,997,139	2,851,195	3,208,313	60.42%	15.74%	29.60%
Debt Proceeds	-	-	-	-	-	-	N/A	0.00%	0.00%
Proceeds of Refunding Bond	-	-	-	-	-	-	N/A	0.00%	0.00%
Transfer from Constitutional Officer	-	-	-	-	-	-	N/A	0.00%	0.00%
Nonoperating Sources	-	-	-	-	-	-	N/A	0.00%	0.00%
Beginning Fund Balance / Ret Earnings	1,300,000	1,110,515	1,500,000	2,500,000	2,400,000	2,505,055	92.70%	10.23%	23.11%
Total Revenues	12,704,503	11,683,710	12,446,509	11,352,350	10,186,260	10,840,633	-14.67%	100.00%	100.00%

Alachua County Board of County Commissioners
Internal Service Fund - FY11 Adopted Budget
FY06 thru FY11 Budget Comparison

Internal Service Fund	FY06 Adopted Budget	FY07 Adopted Budget	FY08 Adopted Budget	FY09 Adopted Budget	FY10 Adopted Budget	FY11 Adopted Budget	Budget Change FY06 to FY11	Percent of Total Budget in FY06	Percent of Total Budget in FY11
Ad Valorem	-	-	-	-	-	-	N/A	0.00%	0.00%
Other (Non Ad Valorem) Taxes	-	-	-	-	-	-	N/A	0.00%	0.00%
Licences & Permits	-	-	-	-	-	-	N/A	0.00%	0.00%
Intergovernmental Revenue	55,000	-	-	-	-	-	-100.00%	0.22%	0.00%
Charges For Services	21,535,382	26,330,636	26,002,881	31,009,539	30,089,193	30,484,113	41.55%	87.63%	75.65%
Fines & Forfeitures	-	-	-	-	-	-	N/A	0.00%	0.00%
Miscellaneous	332,000	332,000	456,059	491,296	514,258	363,990	9.64%	1.35%	0.90%
Operating Transfers In	-	150,000	-	-	-	-	N/A	0.00%	0.00%
Debt Proceeds	-	-	-	-	-	-	N/A	0.00%	0.00%
Proceeds of Refunding Bond	-	-	-	-	-	-	N/A	0.00%	0.00%
Transfer from Constitutional Officer	-	-	-	-	-	-	N/A	0.00%	0.00%
Nonoperating Sources	-	-	-	-	-	-	N/A	0.00%	0.00%
Beginning Fund Balance / Ret Earnings	2,597,315	3,597,979	7,931,602	8,167,421	8,322,361	9,448,991	263.80%	10.59%	23.45%
Total Revenues	24,519,697	30,410,615	34,390,542	39,668,256	38,925,812	40,297,094	64.35%	100.00%	100.00%

Alachua County Board of County Commissioners
Enterprise Fund - FY11 Adopted Budget
FY06 thru FY11 Budget Comparison

Enterprise Fund	FY06 Adopted Budget	FY07 Adopted Budget	FY08 Adopted Budget	FY09 Adopted Budget	FY10 Adopted Budget	FY11 Adopted Budget	Budget Change FY06 to FY11	Percent of Total Budget in FY06	Percent of Total Budget in FY11
Ad Valorem	-	-	-	-	-	-	N/A	0.00%	0.00%
Other (Non Ad Valorem) Taxes	250,500	250,500	371,271	371,271	450,896	-	-100.00%	0.99%	0.00%
Licences & Permits	1,692,308	1,878,622	1,604,576	1,336,988	1,362,843	4,190,080	147.60%	6.70%	15.16%
Intergovernmental Revenue	-	-	-	-	-	-	N/A	0.00%	0.00%
Charges For Services	7,625,550	7,842,876	8,405,892	9,528,319	9,265,673	7,444,770	-2.37%	30.21%	26.93%
Fines & Forfeitures	20,000	20,000	20,000	42,000	33,000	33,000	65.00%	0.08%	0.12%
Miscellaneous	3,761,439	4,240,379	4,140,176	4,677,075	4,538,670	2,215,819	-41.09%	14.90%	8.01%
Operating Transfers In	535,000	994,188	1,207,663	1,039,163	1,181,647	1,944,569	263.47%	2.12%	7.03%
Debt Proceeds	-	-	-	-	-	-	N/A	0.00%	0.00%
Proceeds of Refunding Bond	-	-	-	-	-	-	N/A	0.00%	0.00%
Transfer from Constitutional Officer	3,000	3,000	3,000	3,000	3,000	3,000	0.00%	0.01%	0.01%
Nonoperating Sources	-	-	-	-	-	-	N/A	0.00%	0.00%
Beginning Fund Balance / Ret Earnings	11,352,432	10,969,842	11,040,978	11,218,300	12,720,058	11,815,120	4.08%	44.98%	42.74%
Total Revenues	25,240,229	26,199,407	26,793,556	28,216,116	29,555,787	27,646,358	9.53%	100.00%	100.00%

Alachua County Board of County Commissioners
Other Funds - FY11 Adopted Budget
FY06 thru FY11 Budget Comparison

Other Funds	FY06 Adopted Budget	FY07 Adopted Budget	FY08 Adopted Budget	FY09 Adopted Budget	FY10 Adopted Budget	FY11 Adopted Budget	Budget Change FY06 to FY11	Percent of Total Budget in FY06	Percent of Total Budget in FY11
Ad Valorem	2,280,847	2,687,941	3,041,364	3,032,695	2,990,439	2,859,742	25.38%	2.95%	3.36%
Other (Non Ad Valorem) Taxes	8,562,078	12,766,317	13,485,718	16,245,137	22,841,224	18,391,625	114.80%	11.06%	21.61%
Licences & Permits	30,000	30,000	30,000	30,000	49,638	6,986,232	23187.44%	0.04%	8.21%
Intergovernmental Revenue	17,020,002	23,259,055	22,896,971	21,747,778	19,694,635	20,977,436	23.25%	22.03%	24.65%
Charges For Services	8,902,792	9,406,981	9,964,968	3,757,845	3,377,304	3,450,439	-61.24%	11.52%	4.05%
Fines & Forfeitures	685,200	694,000	694,000	694,000	694,000	431,000	-37.10%	0.89%	0.51%
Miscellaneous	8,217,726	9,207,242	7,962,047	7,970,250	6,065,862	553,130	-93.27%	10.64%	0.65%
Operating Transfers In	27,240,754	33,918,039	31,850,963	15,336,592	14,094,050	13,656,114	-49.87%	35.26%	16.05%
Debt Proceeds	-	-	-	-	-	-	N/A	0.00%	0.00%
Proceeds of Refunding Bond	-	-	-	-	-	-	N/A	0.00%	0.00%
Transfer from Constitutional Officer	12,000	12,000	12,000	27,000	27,000	27,000	125.00%	0.02%	0.03%
Nonoperating Sources	-	30,000	30,000	30,000	10,362	-	N/A	0.00%	0.00%
Beginning Fund Balance / Ret Earnings	4,298,320	5,614,711	7,302,390	7,802,722	12,853,032	17,761,340	313.22%	5.56%	20.87%
Total Revenues	77,249,719	97,626,286	97,270,421	76,674,019	82,697,546	85,094,058	10.15%	100.00%	100.00%

Alachua County Board of County Commissioners

Total Funds Combined - FY11 Adopted Budget

FY06 thru FY11 Budget Comparison

Total Funds Combined	FY06 Adopted Budget	FY07 Adopted Budget	FY08 Adopted Budget	FY09 Adopted Budget	FY10 Adopted Budget	FY11 Adopted Budget	Budget Change FY06 to FY11	Percent of Total Budget in FY06	Percent of Total Budget in FY11
Ad Valorem	98,895,672	115,438,168	113,187,697	111,752,291	116,005,880	115,604,636	16.90%	35.63%	35.30%
Other (Non Ad Valorem) Taxes	26,048,488	29,686,596	31,577,251	34,240,541	40,781,670	36,729,195	41.00%	9.38%	11.22%
Licences & Permits	2,236,306	2,433,443	2,479,426	1,842,428	1,829,875	11,317,654	406.09%	0.81%	3.46%
Intergovernmental Revenue	27,383,068	29,659,353	29,763,376	27,658,093	25,238,768	26,503,252	-3.21%	9.87%	8.09%
Charges For Services	41,511,199	47,144,419	48,191,045	55,378,847	54,852,113	52,953,601	27.56%	14.96%	16.17%
Fines & Forfeitures	730,913	739,713	739,713	761,713	740,533	477,533	-34.67%	0.26%	0.15%
Miscellaneous	14,655,116	16,443,407	15,606,666	16,340,708	15,382,432	6,259,448	-57.29%	5.28%	1.91%
Operating Transfers In	37,959,673	50,662,807	51,181,229	28,282,217	24,279,650	25,489,513	-32.85%	13.68%	7.78%
Debt Proceeds	-	-	-	-	-	-	N/A	0.00%	0.00%
Proceeds of Refunding Bond	-	-	-	-	-	-	N/A	0.00%	0.00%
Transfer from Constitutional Officer	1,530,607	2,213,000	3,727,955	4,992,877	1,749,751	1,881,839	22.95%	0.55%	0.57%
Nonoperating Sources	-	30,000	30,000	30,000	10,362	-	N/A	0.00%	0.00%
Beginning Fund Balance / Ret Earnings	26,614,727	32,894,416	37,953,277	48,360,060	45,962,927	50,245,293	88.79%	9.59%	15.34%
Total Revenues	277,565,769	327,345,322	334,457,635	329,639,775	326,833,961	327,461,964	17.98%	100.00%	100.00%



Alachua County Government FY 2011 Adopted and FY 2012 Planned Budget – Comprehensive Financial Policies

Capital Management Policies

The Comprehensive Capital Improvement Program (CCIP) shall include the following:

1. Capital Projects will consist of projects/equipment with a cost estimate of at least \$50,000 and an asset life of at least five (5) years.
2. Capital preservation improvement items for infrastructure other than technology and energy related costing \$25,000 or more.
3. Technology Capital Preservation projects that are technology related costing \$10,000 or more.
4. Utility Reinvestment – Capital Preservation for projects costing \$10,000 or more.

A CCIP project, under this definition, is intended to include those projects that involve a new purchase of capital outlay, infrastructure and any new construction or renovation of County infrastructure, excluding routine repair and maintenance.

Facility repair and maintenance projects at or above \$10,000 but under the \$25,000 threshold are addressed using a \$50,000 "Small Project Allocation" (SPA) account within the Facilities Division for immediate use when needed. Projects below \$10,000 are accomplished using the Facilities Division's general operating budget. A quick breakdown for these projects is as follows:

\$1 to \$9,999	Regular operating budget
\$10,000 to \$24,999	Small Project Allocation
\$25,000 and Above	Capital Preservation Fund
\$50,000 and Above	Capital Project Fund

County goals for the CCIP also include building structures to nationally recognized high performance energy and water efficiency standards that will, in turn reduce carbon emissions. Projects that are designed specifically to reduce utility bills either as new construction or retrofits will be Utility Savings Reinvestment Projects (USRP). Project costs as defined by the Utility Reinvestment - Capital Preservation fund will be subject to Board approval. Utility savings accrued over the life of the project improvement shall be reinvested into the USRP via the Utility Reinvestment fund. USRP projects will have General and Enterprise fund designations of "Utility Reinvestment – Capital Preservation". New construction and retrofit projects for the purpose of energy and utility savings will not be limited to the availability of USRP funds alone.

The purchase of vehicles or equipment within an existing replacement fund or which are on a fleet replacement

schedule, which must be submitted during the budget process, shall not constitute a CCIP project.

A five-year CCIP will be submitted to the Board for approval thru the annual budget process. The CCIP will include detail for Capital Project allocations and summarize categories of Capital Preservation Project allocations. A quarterly progress report for all CCIP projects will be submitted to the Board as required in the Financial Reporting section of this document.

CCIP capital project allocation additions or deletions that must be made during the fiscal year will be approved by the Board along with an amendment to the adopted CCIP prior to adjusting any project budgets. However, any capital projects additions deemed an emergency by the County Manager shall be submitted to the Board for approval at the first regularly scheduled Board meeting following the emergency action. Actual Capital Preservation projects will be detailed in the quarterly project progress report. Implementation processes are detailed through the appropriate Administrative Procedures. The following is additional Board mandated policies related to the Comprehensive Capital Improvement Program:

1. Annually, a five-year Comprehensive Capital Improvement Program (CCIP) will be developed. The CCIP will be consistent with and implement the Capital Improvement Element (CIE) of the County's Comprehensive Plan. The CIE established Level of Service Standards for facilities required by law to address the impacts of development, level of service guidelines for other public facilities, and priorities for capital improvement projects. (See Chapter 163.3177(3) F.S. and capital improvement of Alachua County Comprehensive Plan adopted by Ordinance 91-17 as amended). Projects needed to maintain adopted Level of Service Standards shall be financially feasible, with identified funding sources based on current revenue projections for the five year period.
2. The first year of the five year Comprehensive Capital Improvement Program will be used as the basis for formal fiscal year appropriations during the annual budget process. Appropriations from prior years for which expenditures have not been incurred nor projects completed, will be reevaluated and incorporated into appropriations for the new fiscal year.
3. Each Comprehensive Capital Improvement Program budget shall include a reserve for contingency for each project, if appropriate. The



Alachua County Government
FY 2011 Adopted and FY 2012 Planned Budget – Comprehensive Financial Policies

contingency should be between 5% and 10% of the estimated project cost.

4. Capital improvement life cycle and operating costs shall be coordinated with the development of the Operating Budget. Future operating, maintenance, replacement, and energy costs associated with the new capital improvements will be forecast, matched to available revenue sources, and included in future operating budgets. Additionally, all known future operating costs shall be included within all project detail and description information. If, after review of the operating cost detail, the County determines it is unable to provide for future operating costs the project will be delayed until the operating costs can be funded.
5. The County shall maintain the replacement plan and the internal service funds that provide for the acquisition/replacement of fleet, computers, and other designated equipment. The replacement plan and funds will be maintained in such a way as to minimize the impact on other funds. It is the intent of the funds to capitalize as many purchases as appropriate under the County's capitalization guidelines.
6. The county shall utilize a combination of Debt and pay as you go financing for capital projects. The particular funding mechanism for each project will be determined and included in the CCIP.
7. An annual appropriation to the Technology Fund shall be included in the CCIP for enterprise and vocational capital projects. This investment in technology shall be used to fund long-term needs and can serve as a revenue source for related debt service payments. Expenditures from this fund shall be coordinated by the Director of Information and Telecommunication Services.
8. An Economic Development Capital Fund shall be maintained with an annual appropriation included in the CCIP. Expenditures from this fund shall be restricted to capital projects that will remain in Alachua County while benefiting the community as well as the local economy.
9. Capital expenditures for court-related facility needs should be funded first from revenue generated through the collection of a traffic citation surcharge as provided for by F.S. 318.18(13)(a) and Section 123.20 of the Alachua County Code. Revenues from this surcharge may

also be used to fund Court Facilities, including office space leases and utilities. Project priorities will be established through the annual CCIP process and will be coordinated with the affected Constitutional Offices.

10. A Transportation Trust Fund shall be maintained with an annual transfer from the General Fund when not funded with issued bonds. This shall be a dedicated revenue stream for capital transportation related projects eligible under fuel tax funding, such as roads or multi-modal improvements and maintenance.
11. The Utility Savings Reinvestment Program (USRPs) shall redirect cost savings from utility conservation, efficiency and renewable energy enhancements to implement additional utility savings projects for County facilities. Utility savings will supplement, not supplant, County capital and capital preservation projects that result in utility savings. USRP projects will coordinate with the CCIP budget cycle and annual review with a prioritized project allocation plan.

Sources of funds shall include but are not limited to:

- a. Rebate checks from utility providers and vendors.
- b. Direct savings from cost reductions that result from a change in utility consumption
- c. Sale of renewable energy to utilities or other consumers.
- d. Sale of environmental attributes; Renewable Energy Certificates, Carbon Offsets etc.
- e. Net utility savings not related to specific USRP aggregate or performance projects

Facilities Management shall report on a semi-annual basis to the Board using consumption data for all USRP projects. Project performance will be evaluated and calculated semi-annually to verify re-allocation amounts and any adjustments to the original amount will be presented to the Board as part of the semi-annual reporting requirement.

- a. Special Revenue Funds titled "Utility Reinvestment – Capital Preservation" are designated for General, Enterprise and other fund sources as appropriate.



- b. Allocation of funds will be submitted to the Board as part of the annual CCIP in a Project Priority Matrix providing a cost/benefit analysis for each project. The Project Priority Matrix will consider total project costs, estimated utility savings, utility rebates, useful project life, and implementation time. Utility savings not directly associated with a specific USRP project will also be submitted to the Board. Priority will be given to projects that first conserve energy, second maximize efficiency and third invest in renewable energy. Also projects that can be implemented in less than or equal to one fiscal year will have a higher priority than multi-year projects. Projects eligible for USRP funds will not be used for existing CCIP projects. USRP projects will be coordinated with the CCIP budget cycle and include an annual review with a prioritized project allocation plan.
- c. USRP projects will be Aggregate Cost Reduction or Performance Based Consumption Reduction. Aggregate Cost Reduction projects are estimated based on professional analysis of the project's annual performance where metering is not an option. Performance Based Consumption Reduction project savings will be based on metered consumption. In the event that either calculation varies by more than 10% from the estimate stated in the project priority matrix, the Board will be made aware by Facilities Management prior to their project approval. The new estimate and the percent difference from the original data will be part of the presentation to the Board. Project savings estimates will be validated upon project completion by contracted engineer or independent energy consultant. Variations of more than 10% from the most recent Board action must be reported to the Board as part of the semi-annual report.

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
01 - Capital Preservation: Court Related Facilities (037)								
Mid-Year Additions (FY11 Adjustments)								
11CFM09 - ADDED - SAO - Window Replacement & Facade Upgrade	14,723	14,723	0	0	0	0	0	0
11CFM10 - ADDED - PD - Window Replacement & Facade Upgrade	17,840	17,840	0	0	0	0	0	0
Mid-Year Additions (FY11 Adjustments)	32,563	32,563	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)								
11CFM01 - Capital Preservation - Chief Judge	65,000	65,000	0	0	0	0	0	0
11CFM02 - Capital Preservation - Clerk of Courts	30,000	30,000	0	0	0	0	0	0
11CFM03 - Capital Preservation - Public Defender	12,160	12,160	0	0	0	0	0	0
11CFM04 - Capital Preservation - State Attorney	15,277	15,277	0	0	0	0	0	0
11CFM05 - Court Security Projects	40,000	40,000	0	0	0	0	0	0
11CFM06 - Capital Preservation Projects TBD	605,000	605,000	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	767,437	767,437	0	0	0	0	0	0
Proposed (FY12 Through FY16 CIP)								
12CFM01 - Capital Preservation - Chief Judge	325,000	0	65,000	65,000	65,000	65,000	65,000	0
12CFM01RA - FY12 Court Related Projects	655,000	0	655,000	0	0	0	0	0
12CFM02 - Capital Preservation - Clerk of Courts	150,000	0	30,000	30,000	30,000	30,000	30,000	0
12CFM03 - Capital Preservation - Public Defender	150,000	0	30,000	30,000	30,000	30,000	30,000	0
12CFM04 - Capital Preservation - State Attorney	150,000	0	30,000	30,000	30,000	30,000	30,000	0
12CFM05 - Capital Preservation - Court Security	200,000	0	40,000	40,000	40,000	40,000	40,000	0
Proposed (FY12 Through FY16 CIP)	1,630,000	0	850,000	195,000	195,000	195,000	195,000	0
Preservation: Court Related Facilities (037)	2,430,000	800,000	850,000	195,000	195,000	195,000	195,000	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>02 - Capital Preservation: General Facilities (200)</u>								
Mid-Year Additions (FY11 Adjustments)								
10GFM15 - Added - ACSO Wind Shutter Retrofit for HQ and CCC	125,641	125,641	0	0	0	0	0	0
10GFM16 - Added - Emergency Power Line and Light Management Control	58,000	58,000	0	0	0	0	0	0
10GFM17 - Added - Emergency ACSO Jail Loading Dock Lift	56,094	56,094	0	0	0	0	0	0
10GFM21 - Added - Admin Bldg Security Cameras	38,000	38,000	0	0	0	0	0	0
10GFM23 - Added - Tax Collector Server Room Renovation	33,159	33,159	0	0	0	0	0	0
10GFM24 - Added - ACSO Jail Loading Dock Lift	56,094	56,094	0	0	0	0	0	0
11GFM11 - Added - Sheriff Jail Server Room HVAC	37,201	37,201	0	0	0	0	0	0
11GFM12 - Added - Tax Collector Renovation Kitchen/Bathroom	45,000	45,000	0	0	0	0	0	0
11GFM13 - Added - Sheriff - Jail Shower Tile Repair	46,716	46,716	0	0	0	0	0	0
Mid-Year Additions (FY11 Adjustments)	495,905	495,905	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)								
10GFM11 - Capital Preservation - Other than Building	11,402	11,402	0	0	0	0	0	0
11GFM01 - Capital Preservation - Building Envelope	175,000	175,000	0	0	0	0	0	0
11GFM02 - Capital Preservation - Building Interior	53,284	53,284	0	0	0	0	0	0
11GFM03 - Capital Preservation - HVAC, Plumbing and Electrical	187,799	187,799	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	427,485	427,485	0	0	0	0	0	0
Proposed (FY12 Through FY16 CIP)								
11GFM10 - Added - Facilities Maintenance Warehouse Renovation	225,000	25,000	200,000	0	0	0	0	0
12GFM02RA - Capital Preservation	42,760	0	42,760	0	0	0	0	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>02 - Capital Preservation: General Facilities (200)</u>								
Proposed (FY12 Through FY16 CIP)								
12GFM05RA - Community Support Svcs/Health Dept Replace Floor Coverlin	45,000	0	45,000	0	0	0	0	0
12GFM06RA - Re-seal & Paint Building Exterior	341,120	0	341,120	0	0	0	0	0
13GFM01 - Capital Preservation	213,500	0	0	213,500	0	0	0	0
13GFM01RA - Lighting Upgrade - Group Re-lamping Project	58,380	0	0	58,380	0	0	0	0
13GFM06RA - HVAC Retrofit and Control Upgrades	78,120	0	0	78,120	0	0	0	0
13GFM09RA - Exterior Re-sealing, Caulking and Exterior/Interior	40,000	0	0	40,000	0	0	0	0
14GFM01 - Capital Preservation	36,000	0	0	0	36,000	0	0	0
14GFM04RA - ACSO Jail Replacement of Food Slots & Hinges	130,000	0	0	0	130,000	0	0	0
14GFM06RA - Resurface & Sealing of Various Parking Lots	198,000	0	0	0	198,000	0	0	0
14GFM07RA - Exterior Sealing & Painting of Various Buildings	225,000	0	0	0	225,000	0	0	0
15GFM01 - Capital Preservation	200,000	0	0	0	0	200,000	0	0
15GFM03RA - Mechanical HVAC Components and Building Automation Upgrades	300,000	0	0	0	0	300,000	0	0
15GFM04RA - Building Envelope Improvements	250,000	0	0	0	0	250,000	0	0
16GFM01RA - Group Re-lamping and Lighting Upgrades	250,000	0	0	0	0	0	250,000	0
16GFM04RA - Capital Preservation	306,150	0	0	0	0	0	306,150	0
Proposed (FY12 Through FY16 CIP)	2,939,030	25,000	628,880	390,000	589,000	750,000	556,150	0
Capital Preservation: General Facilities (200)	3,862,420	948,390	628,880	390,000	589,000	750,000	556,150	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>03 - Utility Savings Reinvestment Program (210)</u>								
Proposed (FY12 Through FY16 CIP)								
11USR01 - Utility Savings Reinvestment Project TBD	468,000	78,000	78,000	78,000	78,000	78,000	78,000	0
Proposed (FY12 Through FY16 CIP)	<u>468,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>0</u>
Utility Savings Reinvestment Program (210)	<u>468,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>78,000</u>	<u>0</u>

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
04 - General Facilities (300)								
Ongoing (Funded Prior To FY12)								
08FC07 - Animal Services Crematory/Incinerator	97,450	97,450	0	0	0	0	0	0
09GFM03 - ACSO - Jail Window/Frame Replacement (Phase I and II)	525,000	525,000	0	0	0	0	0	0
09GFM09 - Energy & Water Conservation Project	134,051	134,051	0	0	0	0	0	0
10GFM01 - Supervisor of Elections Modular Building	500,000	500,000	0	0	0	0	0	0
10GFM05 - ACSO Correctional Kitchen Renovation - Phase I	339,522	339,522	0	0	0	0	0	0
11GFM04 - ACSO Correctional Kitchen Renovation - Phase II	400,000	400,000	0	0	0	0	0	0
11GFM06 - Tag Agency 34th Street Roof Replacement Exterior & Interi	84,630	84,630	0	0	0	0	0	0
11GFM14 - Jail Roof/HVAC & Energy Conservation	1,793,932	1,793,932	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	3,874,686	3,874,686	0	0	0	0	0	0

Proposed (FY12 Through FY16 CIP)

12GFM01RA - Civil Courthouse - HVAC Upgrade	1,300,000	0	650,000	650,000	0	0	0	0
12GFM03RA - Facilities Shop Renovation	200,000	0	200,000	0	0	0	0	0
13GFM02RA - Animal Services Perimeter Fencing	50,000	0	0	50,000	0	0	0	0
13GFM03RA - Administration Building Shutter Replacement	90,000	0	0	90,000	0	0	0	0
13GFM04RA - Community Services/Health Department Paint	200,000	0	0	200,000	0	0	0	0
13GFM08RA - ACSO Jail Elevator Upgrade	70,000	0	0	70,000	0	0	0	0
14GFM00RA - Admin Building Critical Mechanical Assets Replacement	450,000	0	0	0	450,000	0	0	0
14GFM01RA - Work Release Roof Replacement & Interior Cell Repairs	50,000	0	0	0	50,000	0	0	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
04 - General Facilities (300)								
Proposed (FY12 Through FY16 CIP)								
14GFM02RA - ACSO Jail Replacement of 5 IPM UPS Units	151,000		0	0	0	151,000	0	0
14GFM08RA - Floor Covering Replacement Project	210,000		0	0	0	210,000	0	0
15GFM05RA - Administration Building Roof Replacement	300,000		0	0	0	300,000	0	0
15GFM06RA - Jail Fire Suppression water line decoupling	400,000		0	0	0	400,000	0	0
16GFM02RA - Building Management and Automation Control Upgrades	450,000		0	0	0	0	450,000	0
16GFM03RA - Building Envelope Improvements - County Buildings	443,850		0	0	0	0	443,850	0
Proposed (FY12 Through FY16 CIP)	4,364,850		0	850,000	1,060,000	861,000	700,000	893,850
04 - General Facilities (300)	8,239,435	3,874,585	850,000	1,060,000	861,000	700,000	893,850	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>05 - Fire Facilities (300)</u>								
Proposed (FY12 Through FY16 CIP)								
09MFS02 - Fire Protection Services Projects - To be determined	1,713,222	327,927	277,059	277,059	277,059	277,059	277,059	0
Proposed (FY12 Through FY16 CIP)	<u>1,713,222</u>	<u>327,927</u>	<u>277,059</u>	<u>277,059</u>	<u>277,059</u>	<u>277,059</u>	<u>277,059</u>	<u>0</u>
05 - Fire Facilities (300)	<u>1,713,222</u>	<u>327,927</u>	<u>277,059</u>	<u>277,059</u>	<u>277,059</u>	<u>277,059</u>	<u>277,059</u>	<u>0</u>

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
07 - Wild Spaces Public Places								
Ongoing (Funded Prior To FY12)								
10PK02 - Kanapaha Park Community Center	1,814,000	1,814,000	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	1,814,000	1,814,000	0	0	0	0	0	0
07 - Wild Spaces Public Places	1,814,000	1,814,000	0	0	0	0	0	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
08 - Parks (318)								
Ongoing (Funded Prior To FY12)								
09PK02 - Owens-Illinois Park Picnic Area	129,700	129,700	0	0	0	0	0	0
09PK03 - Santa Fe Lake Park Restroom	240,130	240,130	0	0	0	0	0	0
10PK03 - Poe Springs Park	112,000	112,000	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	481,830	481,830	0	0	0	0	0	0

Proposed (FY12 Through FY16 CIP)

12PK01 - Lake Alto Park-Restroom, Floating Dock & Picnic Area	220,000	0	220,000	0	0	0	0	0
12PK03 - Jonesville Park Playground, Basketball Court, Disc Golf	278,396	0	278,396	0	0	0	0	0
13PK01 - Kanapaha Park Sports Field Lighting	450,000	0	0	450,000	0	0	0	0
13PK02 - Squirrel Ridge Park Basketball Court and Picnic Area	370,000	0	0	148,000	224,000	0	0	0
14PK01 - Owens-Illinois Park Boardwalk & Pier	341,980	0	0	0	341,980	0	0	0
15PK01 - Regional Trails	1,051,960	0	0	0	0	485,980	565,980	0
15PK02 - M.K. Rawlings Picnic Area	80,000	0	0	0	0	80,000	0	0
Proposed (FY12 Through FY16 CIP)	2,792,336	0	498,396	596,000	565,980	565,980	565,980	0
08 - Parks (318)	3,274,166	481,830	498,396	596,000	565,980	565,980	565,980	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>09 - Technology (327)</u>								
Ongoing (Funded Prior To FY12)								
09TF02 - Public Works SAN Deployment	42,000	42,000	0	0	0	0	0	0
09TF03 - Fire Rescue Data Collection/GIS	38,415	38,415	0	0	0	0	0	0
09TF04 - EPD Mobile GIS/GPS System	28,000	28,000	0	0	0	0	0	0
09TF05 - Growth Management CD Plus Upgrade	35,000	35,000	0	0	0	0	0	0
09TF06 - VMWare Server Virtualization Project	120,000	120,000	0	0	0	0	0	0
10TF04 - Internet Connectivity Upgrade	30,000	30,000	0	0	0	0	0	0
10TF05 - Added - Collaboration & Develop Portal Serv - Court Services	67,360	67,360	0	0	0	0	0	0
10TF06 - Added - Barracuda Firewall Upgrade	30,000	30,000	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	<u>390,775</u>	<u>390,775</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Proposed (FY12 Through FY16 CIP)								
08TF10 - Countywide Enterprise Projects	545,000	145,000	0	100,000	100,000	100,000	100,000	0
09TF01 - Countywide Vocational Projects	945,000	545,000	0	100,000	100,000	100,000	100,000	0
10TF03 - SAN Upgrade for all County Applications	450,000	250,000	200,000	0	0	0	0	0
Proposed (FY12 Through FY16 CIP)	<u>1,940,000</u>	<u>940,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>0</u>
09 - Technology (327)	<u>2,330,775</u>	<u>1,330,775</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>0</u>

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
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10 - Court Related Facilities (334)

Mid-Year Additions (FY11 Adjustments)

11CFM009 - Added - HVAC Replacement - Civil Courthouse	1,346,795	1,346,795	0	0	0	0	0	1,553,205
Mid-Year Additions (FY11 Adjustments)	1,346,795	1,346,795	0	0	0	0	0	1,553,205

Ongoing (Funded Prior To FY12)

08CR02 - Court Related Facilities Needs	51,202	51,202	0	0	0	0	0	0
08CR04 - Chief Judge-Public Area Repair and Maintenance	195,000	195,000	0	0	0	0	0	0
08CR05 - Clerk-Repair & Maintenance	60,000	60,000	0	0	0	0	0	0
08CR06 - Court Security Projects	81,800	81,800	0	0	0	0	0	0
08CR07 - Public Defender-Repair & Maintenance	59,250	59,250	0	0	0	0	0	0
08CR08 - State Attorney-Repair & Maintenance	60,000	60,000	0	0	0	0	0	0
08CR09 - Facilities-Civil Courthouse Interior Painting of Building	31,500	31,500	0	0	0	0	0	0
08CR10 - 4th of 4 Repair Projects: Re-Seal Building Envelope	892,725	892,725	0	0	0	0	0	0
08FC11 - Fire Alarm/Sprinkler Sys. Design Upgrade - Civil Courthouse	400,000	400,000	0	0	0	0	0	0
09CFM01 - FY 09 Court Related Facilities Projects	270,000	270,000	0	0	0	0	0	0
10CFM01 - FY10 Court Related Projects	620,000	620,000	0	0	0	0	0	0
10CFM02 - Added - ADA Compliance Civil Courthouse	80,000	80,000	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	2,801,477	2,801,477	0	0	0	0	0	0

Proposed (FY12 Through FY16 CIP)

08CR03 - Fund Contingency	500,000	250,000	50,000	50,000	50,000	50,000	50,000	0
13CFM01RA - FY13 Court Related Projects	655,000	0	0	655,000	0	0	0	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
10 - Court Related Facilities (334)								
Proposed (FY12 Through FY16 CIP)								
14CFM01RA - FY14 Court Related Projects	655,000	0	0	0	655,000	0	0	0
15CFM01RA - FY15 Court Related Projects	655,000	0	0	0	0	655,000	0	0
16CFM01RA - FY16 Court Related Projects	655,000	0	0	0	0	0	655,000	0
Proposed (FY12 Through FY16 CIP)	3,120,000	250,000	50,000	705,000	705,000	705,000	705,000	0
10 - Court Related Facilities (334)	7,268,272	4,398,272	50,000	705,000	705,000	705,000	705,000	1,653,205

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
11 - Impact Fee: Northwest (336)								
Proposed (FY12 Through FY16 CIP)								
09IF01 - Impact Fee Northwest Transport Dist	4,674,030	1,670,478	610,025	609,857	594,680	594,495	594,495	0
Proposed (FY12 Through FY16 CIP)	4,674,030	1,670,478	610,025	609,857	594,680	594,495	594,495	0
11 - Impact Fee: Northwest (336)	4,674,030	1,670,478	610,025	609,857	594,680	594,495	594,495	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
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12 - Impact Fee: Southwest (337)

Proposed (FY12 Through FY16 CIP)

09IF02 - Impact Fee Southwest Transport Dist	9,378,035	3,330,746	1,240,741	1,240,455	1,240,785	1,240,469	1,084,839	0
Proposed (FY12 Through FY16 CIP)	<u>9,378,035</u>	<u>3,330,746</u>	<u>1,240,741</u>	<u>1,240,455</u>	<u>1,240,785</u>	<u>1,240,469</u>	<u>1,084,839</u>	<u>0</u>
12 - Impact Fee: Southwest (337)	<u>9,378,035</u>	<u>3,330,746</u>	<u>1,240,741</u>	<u>1,240,455</u>	<u>1,240,785</u>	<u>1,240,469</u>	<u>1,084,839</u>	<u>0</u>

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
13 - Impact Fee: East (338)								
Proposed (FY12 Through FY16 CIP)								
09IF04 - Impact Fee East Transport Dist	1,119,290	403,935	143,103	143,086	143,068	143,049	143,049	0
Proposed (FY12 Through FY16 CIP)	1,119,290	403,935	143,103	143,086	143,068	143,049	143,049	0
13 - Impact Fee: East (338)	1,119,290	403,935	143,103	143,086	143,068	143,049	143,049	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
14 - Impact Fee: Parks (339)								
Ongoing (Funded Prior To FY12)								
08PK03 - Jonesville Park Soccer Field Lighting	215,000	215,000	0	0	0	0	0	0
09PK01 - Forest Park Sports Lighting	197,641	197,641	0	0	0	0	0	0
11PK04 - Kanapaha Park Community Center	310,000	310,000	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	722,641	722,641	0	0	0	0	0	0
Proposed (FY12 Through FY16 CIP)								
12PK04 - Lake Kanapaha Park Development	477,435	0	95,487	95,487	95,487	95,487	95,487	0
Proposed (FY12 Through FY16 CIP)	477,435	0	95,487	95,487	95,487	95,487	95,487	0
14 - Impact Fee: Parks (339)	1,200,076	722,641	95,487	95,487	95,487	95,487	95,487	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
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15 - Impact Fee: Fire (340)

Proposed (FY12 Through FY16 CIP)

08IF01 - Impact Fee - Fire	1,274,532	211,601	212,812	212,680	212,537	212,451	212,451	0
Proposed (FY12 Through FY16 CIP)	1,274,532	211,601	212,812	212,680	212,537	212,451	212,451	0
15 - Impact Fee: Fire (340)	1,274,532	211,601	212,812	212,680	212,537	212,451	212,451	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>17 - Economic Development (342)</u>								
Proposed (FY12 Through FY16 CIP)								
08ED01 - Fairgrounds/Park Initiative	2,486,874	1,349,374	227,500	227,500	227,500	227,500	227,500	0
08ED02 - Industrial Park Development	1,753,126	853,126	180,000	180,000	180,000	180,000	180,000	0
Proposed (FY12 Through FY16 CIP)	<u>4,240,000</u>	<u>2,202,500</u>	<u>407,500</u>	<u>407,500</u>	<u>407,500</u>	<u>407,500</u>	<u>407,500</u>	<u>0</u>
17 - Economic Development (342)	<u>4,240,000</u>	<u>2,202,500</u>	<u>407,500</u>	<u>407,500</u>	<u>407,500</u>	<u>407,500</u>	<u>407,500</u>	<u>0</u>

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
18 - 2007 P.I. Sales Tax Revenue Bond (348)								
Ongoing (Funded Prior To FY12)								
08FBM01 - Animal Services Renovation	1,000,000	1,000,000	0	0	0	0	0	0
09TP05 - Traffic Management System Signalization Project	2,232,978	2,232,978	0	0	0	0	0	0
11GFM15 - ADDED - Jail Roof/HVAC & Energy Conservation	2,190,906	2,190,906	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	5,423,884	5,423,884	0	0	0	0	0	0
- 2007 P.I. Sales Tax Revenue Bond (348)	5,423,884	5,423,884	0	0	0	0	0	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
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19 - 2008 \$0.05 Local Option Gas Tax, Transportation (350)

Ongoing (Funded Prior To FY12)

09ST01 - SW 85th Avenue - Unpaved Surface Treatment	97,361	97,361	0	0	0	0	0	0
09ST02 - SE 65th Lane - Unpaved Surface Treatment	53,592	53,592	0	0	0	0	0	0
10ST01 - NW 227th Dr - Unpaved Surface Treatment	183,983	183,983	0	0	0	0	0	0
10ST02 - SW 175th Av - Unpaved Surface Treatment	110,820	110,820	0	0	0	0	0	0
10ST03 - NW 75th St - Unpaved Surface Treatment	46,229	46,229	0	0	0	0	0	0
11GT01 - NW 16th Avenue Mill and Resurface	6,500,000	6,500,000	0	0	0	0	0	0
11ST01 - Old Bell Rd- Unpaved Surface Treatment	102,271	102,271	0	0	0	0	0	0
11ST02 - SW 63rd Blvd-Unpaved Surface Treatment	12,396	12,396	0	0	0	0	0	0
11ST03 - SW 121st Ave-Unpaved Surface Treatment	73,255	73,255	0	0	0	0	0	0
11ST04 - NW 142nd Ave-Unpaved Surface Treatment	115,223	115,223	0	0	0	0	0	0
11ST05 - NW 170th St-Unpaved Surface Treatment	81,010	81,010	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	7,376,140	7,376,140	0	0	0	0	0	0

Proposed (FY12 Through FY16 CIP)

09GT01 - Bike/Ped Priority Projects	2,115,441	789,155	260,005	262,605	265,231	267,883	270,562	0
12ST01 - SE 175th Av-Unpaved Surface Treatment	70,172	0	70,172	0	0	0	0	0
12ST02 - NW 46th Ave-Unpaved Surface Treatment	105,403	0	105,403	0	0	0	0	0
12ST03 - NW 122nd Av-Unpaved Surface Treatment	16,690	0	16,690	0	0	0	0	0
12ST04 - NW 138th Av-Unpaved Surface Treatment	27,453	0	27,453	0	0	0	0	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
19 - 2008 \$0.05 Local Option Gas Tax, Transportation (350)								
Proposed (FY12 Through FY16 CIP)								
12ST05 - SE 41st Ln-Unpaved Surface Treatment	25,611	0	25,611	0	0	0	0	0
12ST06 - NE 211 Dr-Unpaved Surface Treatment	68,002	0	68,002	0	0	0	0	0
12ST07 - NW262/165-Unpaved Surface Treatment	21,775	0	21,775	0	0	0	0	0
12ST08 - NW 266 St-Unpaved Surface Treatment	26,833	0	26,833	0	0	0	0	0
12ST09 - NW 174 Av-Unpaved Surface Treatment	41,388	0	41,388	0	0	0	0	0
13ST01 - NW 62 Av-Unpaved Surface Treatment	273,144	0	0	273,144	0	0	0	0
13ST02 - NW 166Av-Unpaved Surface Treatment	27,842	0	0	27,842	0	0	0	0
13ST03 - SE 177th Ave - Unpaved Surface Treatment	31,884	0	0	31,884	0	0	0	0
13ST04 - Old Bellamy Rd - Unpaved Surface Treatment	27,168	0	0	27,168	0	0	0	0
13ST05 - SW 190 St/194 St - Unpaved Surface Treatment	38,801	0	0	38,801	0	0	0	0
13ST06 - NW 142nd Ave - Unpaved Surface Treatment	98,360	0	0	98,360	0	0	0	0
13ST07 - NW 218th Ave - Unpaved Surface Treatment	22,708	0	0	22,708	0	0	0	0
13ST08 - NE 120th Ave - Unpaved Surface Treatment	12,810	0	0	12,810	0	0	0	0
14GT02 - SW 63rd Blvd/62nd Avenue Resurface/Realign	4,000,000	0	0	0	0	4,000,000	0	0
14GT03 - NW CR 235 Mill and Resurface	10,000,000	0	0	0	0	10,000,000	0	0
14GT04 - NW 43rd Street Mill and Resurface	4,200,000	0	0	0	0	4,200,000	0	0
14GT05 - NW CR 231 Mill and Resurface	5,600,000	0	0	0	0	5,600,000	0	0
Proposed (FY12 Through FY16 CIP)	26,851,686	789,166	663,532	795,322	265,231	24,067,883	270,562	0
Local Option Gas Tax, Transportation (350)	34,227,826	8,165,295	663,532	795,322	265,231	24,067,883	270,562	0

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
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21 - Jail Energy Conservation Project Phase II (352)

Ongoing (Funded Prior To FY12)

09GFM02 - Jail Roof HVAC & Energy Conservation	7,662,500	7,662,500	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	<u>7,662,500</u>	<u>7,662,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Energy Conservation Project Phase II (352)	<u>7,662,500</u>	<u>7,662,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>22 - Solid Waste (400)</u>								
Ongoing (Funded Prior To FY12)								
08SW02 - Waste Tire Retaining Wall	47,500	47,500	0	0	0	0	0	0
08SW03 - Front Security Gate Replacement	30,000	30,000	0	0	0	0	0	0
11FSW01 - Hazardous Waste Collection Building Expansion	150,000	150,000	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	<u>227,500</u>	<u>227,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
22 - Solid Waste (400)	<u>227,500</u>	<u>227,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
<u>Transportation</u>								
Ongoing (Funded Prior To FY12)								
08TP02 - SW 91st Street Reconstruction	900,000	900,000	0	0	0	0	0	0
08TP11 - SW 61st St. at SW 24th Ave. Intersection Modifications	1,219,847	1,219,847	0	0	0	0	0	0
09IF03 - SW 91st St. at SW 8th Ave. Intersection Modifications	1,244,244	1,244,244	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	3,364,091	3,364,091	0	0	0	0	0	0
<u>Proposed (FY12 Through FY16 CIP)</u>								
12MF01 - SW 143rd St	329,379	0	329,379	0	0	0	0	0
12MF02 - SW 73rd Ave Ext	1,170,941	0	1,170,941	0	0	0	0	0
13MF01 - SW 45th St	5,105,723	0	0	5,105,723	0	0	0	0
13MF02 - SE 43rd St	864,535	0	0	864,535	0	0	0	0
14GT19 - SW 20th Avenue Bridge Widening I-75	8,800,000	0	0	0	8,800,000	0	0	0
14GT20 - SW 8th Avenue Extension	2,732,195	1,170,941	1,561,254	0	0	0	0	0
15MF01 - Ft. Clarke Blvd Dedicated Transit Lanes	2,422,556	0	0	0	0	2,422,556	0	0
15MF02 - SW 91st St/SW 73rd Ave Ext	1,170,941	0	0	0	0	1,170,941	0	0
15MF03 - SW 30th Ave (bridge)	12,660,039	0	0	0	0	12,660,039	0	0
Proposed (FY12 Through FY16 CIP)	35,256,309	1,170,941	3,061,574	5,970,258	8,800,000	16,253,536	0	0
Transportation	38,620,400	4,535,032	3,061,574	5,970,258	8,800,000	16,253,536	0	0
Report Total	139,448,362	48,609,891	9,867,109	12,975,704	15,230,327	46,485,909	6,279,422	1,553,205

June 7, 2011 Special BoCC Meeting 10 AM
Agenda Item #3

Title

Jail Window Project: Budget Amendment Phases IA, and II for the Jail Window Project (Amended)

Amount

\$1,241,411.00

Description

Approval of Budget Amendment Phases IA, and II for the Jail Window Project

Recommendation

Approve attached Budget Amendment and direct staff to issue an amendment to the contract between Alachua County and Peter Brown Construction Co., Inc. and approve of the revision of several projects in the Capital Improvement Program (CIP) authorizing this budget amendment in the amount of \$1,241,411.00.

Alternative(s)

None

Requested By

Charlie R. Jackson

Originating Department

Administrative Services/Facilities Management

Attachment(s) Description

1) Budget Amendment 2) Reserves Spreadsheet FY11 3) List of Critical Windows/All Windows 4) List of Critical Areas

Documents Requiring Action

Budget Amendment for the Jail Window Project, Phases IA and II

Executive Summary

In the 2009 - 2013 Capital Improvement Program, the Alachua County Board of County Commissioners approved of a project involving the replacement of windows at the County Jail. The Department of the Jail has an immediate need to replace windows at the County jail. At the March 2, 2011 BoCC meeting, the Board approved Phase I, totaling \$543,360 and directed staff to find the funding source in the amount of \$1,241,411 to pay for Phases IA and II.

Background

In 2002, Facilities Maintenance Staff conducted a Facility Condition Inspection (FCI) of County buildings including the County jail and identified a host of facility maintenance and improvement needs. During the facility condition inspection, County maintenance staff identified rust showing through the seams in the window frames and doors. Since that time, the County implemented a Jail Facility Improvement Plan starting with the replacement of rusted doors supporting the recreation yards. In the 2009-2013 Capital Improvement Program the Board approved a total of \$275,000 to replace the original identified group of windows with additional funding in FY10. On November 14, 2008, the County received a letter from Robert Woody, then Director of the Jail, asking the County Maintenance division to hire an architect to design a window that would reduce suicide attempts by inmates tying off from the bars in the windows. The priority shifted from the original window replacement in the Adopted CIP to the replacement of other windows that would assist in the prevention of suicide. In November 2010, County staff

Grace Knight Conference Room
2nd Floor, County Administration Building
12 SE 1st Street

tasked Peter Brown to provide the County with a detailed project scope including an itemized list of windows starting with the most critical windows in Zone A and H, followed by an all inclusive list of windows covering the entire jail (see Attachment 3). At the February 8, 2011 BoCC meeting, Sheriff Sadie Darnell expressed to the BoCC Director Woody's concern relating to the windows, as she reported her urgency in getting the windows at the jail replaced as priority one. On February 16, 2011, Peter Brown confirmed with the County an estimated project cost and pricing in several phases. Per CPT Adkins, representative for the Sheriff on Capital Projects at the Jail, indicated that replacement of many windows are important but the most critical areas are in Zones A and H (see Attachment 4). On March 2, 2011, the BoCC approved of a \$543,360.00 (Phase I) project at the County Jail and hired Peter Brown Construction Company to move forward with the design and installation of Phase I, comprising of 153 windows. While moving forward with Phase I, the Board directed staff to find a funding source/s to complete Phases IA (consisting of approximately 190 windows valued at \$321,413) and Phase II (consisting of approximately 102 windows valued at \$938,420). The total estimated cost for Phases IA, and II is an approximate \$1,241,411.00. Since that time, the project team met at the Jail and developed project time lines, schedules and conducted field measurements of windows and frames for Phase I. On May 26, 2011, Strollo Architect and Peter Brown Construction Company met with County staff, including DOJ personnel and conducted a "Window Mock - Up" demonstration. During the mock-up demonstration, the team made some minor modifications in the glass color and we are expecting the change in glass color to result in a reduction in material cost. The amount of this reduction will be determined during the installation. Peter Brown Construction Company is scheduled to mobilize and start the window and frame replacement project around late June 2011 and is expected to complete Phase I around December 2011. Peter Brown has also indicated that if funds are available they would like to expedite the windows and frame fabrication process so that we could commence with Phase IA and II as early as January 2012. This time line is in sync with other on-going projects at the Jail.

Issues

This is a critical project and the failure to complete Phases I, IA and II will continue to pose a safety risk to inmates, as the replacement of these windows will further reduce the possibility of inmates committing suicide by hanging themselves from windows. Likewise, the continual deterioration of metal window frames could cause moisture and mold issues in the building. If funds are denied or delayed, that decision will result in continual safety problems, possibility of mold growth causing indoor air quality issues, and will increase project cost. The approval of this amendment would authorize the use of funds currently budgeted for the SOE Modular Building and the approval redirecting these funds will require the County to revisit the SOE space needs in the near future. The approval of this amendment will include the consolidation of funds remaining in capital projects, general reserves and if any projects in the near future exceeds the budgeted amount, there will be no funding source to draw from to handle unforeseen situations.

Fiscal Recommendation

Approve the Budget Amendment and direct staff to amend the contract with Peter Brown Construction Co. Inc., in the amount of \$1,241,411 for a total project cost of \$1,784,771.

Fiscal Alternative(s)

None

Funding Sources

Capital Improvement Program

Account Code(s)

300-3261-523.46-20

Attachment: ATTACHMENT_1_BA.pdf

Attachment: ATTACHMENT_3_LIST_CRITICAL_WINDOWS.pdf

Attachment: ATTACHMENT_4_CRITICAL_AREAS.pdf

Attachment: ATTACHMENT_2_RESERVE_SPREADSHEET.pdf

ALACHUA COUNTY, BOARD OF COUNTY COMMISSIONERS
BUDGET AMENDMENT

FOR OMB ONLY
OMB REFERENCE # <u>Bc11-173</u>
GROUP NUMBER <u>5012</u>
PERIOD/DATE <u>6/1/11</u>

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	Capital Projects - General	Component Unit	Buildings	300-9900-519.62-00		(499,140)
2	Capital Projects - General	Other Nonoperating	Appropriated Reserves	300-0000-590.99-20		(170,023)
3	Capital Projects - General	SOE Modular Building	Buildings	300-1203-513.62-10		(572,248)
4	Capital Projects - General	Sher-Jail Window Repl Phase IA&II	Buildings	300-3261-523.46-20		1,241,411
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2011 JUN - 1 P 3:09
ALACHUA COUNTY EMS

USE WHOLE DOLLARS ONLY.	REVENUE/EXPENSE COLUMN TOTALS	0	0
	COMBINED TOTAL	0	0

REASON FOR AMENDMENT: Transferring funds from the SOE Modular Building and Reserves accounts to the Jail Window Replacement Phase IA & II project.

[Signature] 6/1/11
23 JUN 8 2011
PREPARED BY:
ANALYST
FINANCE & ACCOUNTING
CLERK OF CIRCUIT COURT
RECEIVED

[Signature] 6-1-11
ELECTED OFFICIAL OR DEPARTMENT HEAD
[Signature]
DIRECTOR, OFFICE OF MANAGEMENT AND BUDGET
[Signature]
CHAIR OR COUNTY MANAGER

Alachua County Board of County Commissioners
 Reserves: 2007 Revenue Bonds Debt Service
 FY11
 300-0000-590.99-20

Item Description	Department/ Constitutional Office	Date Approved	Pending Approval	Amount	Reserve Balance
Beginning fund balance					\$0
Mid-Year Adjustment	OMB	3/22/2011		\$781,607	\$ 781,607
Sheriff Jail Window Replacement Project	Facilities		6/14/2011	(\$170,023)	\$ 611,584

ATTACHMENT D: SCHEDULE OF VALUES**Phase IA.**

Contract Amount		
1000	General Conditions	\$92,056.00
2220	Demolition	\$33,260.00
8100	Detention Windows	\$348,155.00
8800	Water Management Testing	\$31,147.00
9900	Finishes	\$38,742.00
Total - Contract		\$543,360.00

Phase IB.**Alternate 1**

8100	Detention Windows	\$(17,203.00)
Total - Alternate 1		\$(17,203.00)

Alternate 2

2220	Demolition	\$10,434.00
8100	Detention Windows	\$293,997.00
9900	Finishes	\$16,982.00
Total - Alternate 2		\$321,413.00

Alternate 3

8100	Detention Windows	\$(18,422.00)
Total - Alternate 3		\$(18,422.00)

Total - Phase 1	As Designed:	\$864,773
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Phase II**Alternate 6**

1000	General Conditions	\$153,865.00
2220	Demolition	\$31,927.00
8100	Detention Windows	\$720,959.00
9900	Finishes	\$31,669.00
Total - Alternate 6		\$938,420.00

Alternate 7

8100	Detention Windows	\$(170,697.00)
Total - Alternate 7		\$(170,697.00)

Total Project As-Designed (No Deducts):	\$1,803,193
Total Project (Including Suggested Deducts):	\$1,596,871

Alachua County Jail Window Replacement
Clarifications
Peter R. Brown Construction, Inc.
February 16, 2011

	Budget Remaining	
Base – Zone A and Zone H (Phase I)	\$420,157	\$458,000
Alternate # 1 – 9/16" Tinted Secur-Tem+Poly Glazing (Phase I – Zone A and Zone H)	(\$17,203)	
Alternate # 2 – Zone C, F, D, G (Phase I)	\$321,413	
Alternate # 3 – 9/16" Tinted Secur-Tem+Poly Glazing (Phase I – Zone C, F, D, G)	(\$18,422)	
Alternate # 4 – General Conditions (Phase I)	\$92,056	
Alternate # 5 – Water Management Testing (Phase I)	\$31,147	
Alternate # 6 – Phase II CPH (Lump Sum)	\$938,420	
Alternate # 7 – Optional Deduct		
Change 14 ga. Stainless steel frames to 14 ga. Galveannealed steel frames		
	(\$170,697)	

General Requirements

1. Price is based on the job running concurrent with the Alachua County Energy Improvements project. If the projects do not run concurrent, Alternate #4 must be accepted.
2. Building permit fees, plan review fees, inspection fees, threshold inspection fees, fire marshal fees are not included.
3. Lead, mold and other hazardous and toxic material survey, testing and abatement is not included.
4. In the event of a Builder's risk insurance claim, the deductibles are paid by the Owner.
5. Pricing remains valid until March 16, 2011.

Allan Waters

From: Adkins, Norman [nadkins@alachuasheriff.org]
Sent: Friday, February 25, 2011 9:27 AM
To: Allan Waters
Cc: Charlie R. Jackson; Woody, Robert; Jeffery Cloutier; Walter Withey; Michael Bechard
Subject: RE: Order of Priority for Jail Window Replacements

4-E (12 cells)
 1-E (12 cells)
 3-D (16 cells)
 2-H (32 cells)
 1-C (16 cells)
 4-B (16 cells)
 3-B (8 cells)
 2-B (8 cells)
 1-B (16 cells)

Hallways / Rec Yards etc that was identified

Rest of Jail if funds become available.

From: Allan Waters [mailto:awaters@alachuacounty.us]
Sent: Thursday, February 10, 2011 3:02 PM
To: Adkins, Norman
Cc: Charlie Jackson
Subject: Order of Priority for Jail Window Replacements

Captain Adkins

Please send me a detailed order of priority for the Jail Window Replacements. I want to make sure the windows replaced reflect what you feel are the most critical and that they be replaced in the proper order. Thanks

GO GREEN!
 GREEN = 4x GOOD
 Good for the Present
 Good for the Future
 Good for the Planet
 Good for the Bottom line

June 7, 2011 Special BoCC Meeting 10 AM
Agenda Item #4

Title

Funding Approval for Phase II of the Jail Energy Reduction and Water Conservation Project (Amended)

Amount

\$3,984,838

Description

Approve Funding for Phase II of the Jail Energy Reduction and Water Conservation Project

Recommendation

Adopt the resolutions, approve the change in the 2007 Public Improvement Bond project list, the FY11 Capital Improvement Program and budget amendment to fully fund Option A for Phase II of the Jail Energy Reduction and Water Conservation Project

Alternative(s)

Do not approve and direct staff

Requested By

Charlie Jackson

Originating Department

Administrative Services - Facilities

Attachment(s) Description

Resolutions, Budget Amendment, FY11 Capital Improvement Program, General Fund Reserve Spreadsheet, Project Funding Summary

Documents Requiring Action

Resolutions and Budget Amendment

Executive Summary

At the April 26, 2011 Board Meeting, the Board of County Commissioners approved Phase II of the Jail Energy Reduction and Water Conservation Project for \$9,731,266 (Heating Ventilation Air Conditioning (HVAC) and Roof Replacement) and directed staff to identify funding sources.

Background

In early 2002, the BoCC passed an energy reduction resolution targeted at achieving a 33% reduction in energy and water consumption. Since that time the County has implemented countless Energy Conservation Measure (ECM) projects, thereby saving the County thousands of dollars while reducing Green House Gas (GHG) emissions.

In 2003 and while conducting a Facilities Condition Inspection (FCI) of County buildings, County Maintenance staff identified major space needs, upgrades, maintenance, improvements and replacement needs at the County Jail,

Grace Knight Conference Room
2nd Floor, County Administration Building
12 SE 1st Street

including HVAC, Windows, Doors, Plumbing and Roof. Although one of the County's goals is to reduce energy, all of these items that are in need of replacement, have exceeded their life expectancy and must be replaced in order to continue operating the Jail.

In 2007 and while continuing with our efforts to reduce energy consumption and maintain a functional County Jail, the County hired Advantek Consulting Engineering, Inc. to assist the County with designing a "State of Art" system to reduce water and energy consumption at the County jail. The scope of this project includes the installation of 128 solar panels to produce hot water, installation of 40 photovoltaic panels to power the pumps for the solar reheat system, removal of 76 Roof Top units (RTUs), installation of a water-cooled chiller plant system with a water efficient cooling tower (by ChilPac), installation of 88 solatubes for lighting improvements, the removal of a gravel built up roof and replacing it with an energy efficient foam roofing, upgrades to the laundry units, and replacement of appliances in the Jails kitchen.

Due to ongoing equipment failures associated with the dishwasher in the kitchen, washers and dryers in the laundry area, we expedited their replacement. Over the course of the project, the County will direct purchase much of the critical and high dollar items as possible, anticipating an approximate \$80,000 in tax savings.

A Request for Proposals (RFP #10-427) for a Construction Manager "At Risk" for the Jail HVAC and Roof Replacement project was advertised on May 26, 2010 and June 2, 2010. Eight vendors responded including Ajax Building Corporation in Gainesville, Peter Brown Construction, Inc. in Tallahassee, Scherer Construction of North Florida, LLC in Gainesville, The Alexander Group, LLC in Newberry, Moss & Associates, LLC in Ocala, PPI Construction Management in Gainesville, The A.D. Morgan Corporation in Tampa and Wright Construction Group, LLC in Fort Myers, Florida. Peter Brown Construction Company was selected by the County's evaluation team as the most responsive and qualified bidder.

In December 2010, Peter Brown solicited bids for this project and the prices obtained were much higher than previously anticipated. In January and February 2011, Peter Brown Construction Company, Advantek and County staff provided the County with the following project options:

- 1) Option A Premium Efficiency Air Chiller Plant w/solar - \$9,731,266 (Est. Energy Savings \$496,338)
- 2) Option B High Efficiency Air Cooled Chiller Plant - \$6,985,900 (Est. Energy Savings \$225,012)
- 3) Option C Hybrid RTU Refrigerant and Chiller Plant - \$6,856,900 (Est. Energy Savings \$211,774)
- 4) Option D replace existing RTU one with solar - \$5,316,155 (Est. Energy Savings \$190,072)

At the BoCC meeting held on April 26, 2011, County staff presented the above options and the Board approved of the Option A - \$9,731,266 and directed staff to provide a funding source to make up the difference between the existing available project balance and the approved Option A of \$9,731,266. Staff is providing the attached budget amendment with recommendations that will satisfy the funding requirement. Although the budget amendment provides funding sources, staff is anticipating some operational and fiscal issues.

Issues

Operational Issues: Failure to approve this budget amendment will result in the County continuing to pay excessive utility bills and could be faced with uncontrollable emergencies as these outdated, unreliable and inefficient existing HVAC units will cause major system failures. Currently the air conditioning components including compressors are failing at an alarming rate. If this failure rate continues and we delay the project, the County's in-house maintenance department and service contractors will not be able to maintain these systems as their failures will result in overheating and could result in major indoor air quality problems in addition to issues of greater severity.

Fiscal Issues: The reallocation of \$1.5M in budgeted project costs from the Sales Tax Bond to Impact Fees will change the financing of the 8th Avenue Connector Project, which the County had planned to fund with a combination of proceeds from the Sales Tax Bond, the 2006 Series Gas Tax Bond, allocations from the Campus Development Agreement and Impact Fees. If the recommended reallocation is approved, an additional \$1.5M in Impact Fees will be allocated to the 8th Avenue Connector to make a total of \$2.5M in Impact Fees allocated for that project, leaving a balance of \$1.9M

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2nd Floor, County Administration Building
12 SE 1st Street

unallocated. This may, in turn, affect the ability of the County to proceed with the construction of the SW 8th Avenue Extension (from 122nd St. to 143rd St.) in FY2014/15, as currently scheduled. The County has applied for a Florida Department of Transportation matching grant to help fund the 8th Avenue Extension Project which, if approved, would require the County to provide its share, \$3.6M, in FY14/15. Between now and 2014, we will continue to collect Impact Fees and Multimodal Transportation Mitigation to replenish that account, although staff cannot guarantee the amount that might accrue to the project.

Also, here are the two comments I have that should be added to the "Issues" section:

As part of the FY12 Budget development process, additional General Fund resources of \$658,000 will need to be identified to fund the debt service for the Jail HVAC bonds. Beginning in FY13, utility cost savings will reduce the amount of additional General Fund resources needed to \$162,000. The \$162,000 will need to be funded thru FY23.

The use of \$544,000 from General Fund reserves may have an impact on the FY12 budget if the year-end reserve amount is not sufficient to meet the Board's financial policy requiring reserves balances to be 5% of operating revenues.

Fiscal Recommendation

Adopt the resolutions and approve the change in the 2007 Public Improvement Bond project list, the FY11 Capital Improvement Program and the budget amendment.

Fiscal Alternative(s)

Do not approve and direct staff

Funding Sources

Capital Projects Funds

Account Code(s)

348-3264, 300-3264 and 352-3264

Attachment: GF Reserve Jail Roof HVAC Phase II.pdf

Attachment: FY11 Amended CIP Jail Roof HVAC Option A.pdf

Attachment: reso 2007 bond.pdf

Attachment: ba jail option a.pdf

Attachment: Jail Funding Option A.pdf

Attachment: reso jail option a.pdf

RESOLUTION 11- 57

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA; APPROVING AN ADDITIONAL PROJECT TO FALL WITHIN THE DEFINITION OF "2007A PROJECT" UNDER COUNTY RESOLUTION NO. 06-139; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Alachua County, Florida (the "County") has previously adopted its Resolution No. 06-139 (the "2006 Resolution"), said 2006 Resolution being supplemental to Resolution No. 92-24 of the County (the "Original Resolution") authorizing, among other things, the issuance of the County's Public Improvement Revenue Bonds, Series 2007A, a portion of the proceeds of which were used to finance the "2007A Project", as defined in the 2006 Resolution;

WHEREAS, the County desires to amend the definition of the 2007A Project in certain respects;

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Alachua County, Florida as follows:

SECTION 1. Pursuant to the authority set forth in Section 7.01(F) of the Original Resolution, the County hereby amends the definition of "2007A Project" set forth in the 2007A Resolution to include as an additional project with respect thereto:

"(1) Costs associated with the construction of capital improvements at the Jail, specifically Energy and Water Conservation Improvements (Phase II)"

Section 2. Except as otherwise amended hereby, the 2006 Resolution shall remain in full force and effect. This resolution shall take effect immediately upon its adoption.

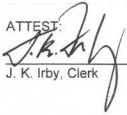
DULY ADOPTED in regular session, this 7th day of June, A.D., 2011.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: 

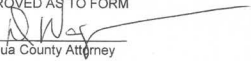
Lee Pinkoson, Chair

ATTEST:


J. K. Irby, Clerk

(SEAL)

APPROVED AS TO FORM


Alachua County Attorney

RESOLUTION 11-58

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, INCREASING THE GENERAL CAPITAL FUND TO RECEIVE UNANTICIPATED REVENUE AND TO ESTABLISH BUDGET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary to increase the General Capital Fund to receive unanticipated revenue related to Capital Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

1. That the increase to the General Capital Fund be, and the same is hereby approved.
2. That the fiscal year 2010-11 budget for the General Capital Fund is hereby increased as reflected in the budget amendment attached hereto as Exhibit A. By adoption of this resolution and the attached budget amendment, the Board of County Commissioners of Alachua County, Florida, hereby appropriates and permits the expenditure of the funds described therein.
3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 7th day of June, A.D., 2011.

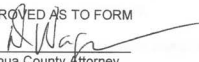
BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: 
Lee Pinkoson, Chair

ATTEST:

J. K. Irby, Clerk

(SEAL)

APPROVED AS TO FORM

Alachua County Attorney

**ALACHUA COUNTY, BOARD OF COUNTY COMMISSIONERS
BUDGET AMENDMENT**

FOR OMB USE ONLY
OMB REFERENCE # <u>BC11-178</u>
GROUP NUMBER <u>5014</u>
PERIOD DATE <u>5/1/04</u>

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	General Fund	Non-Departmental	Other Uses	001 - 0440 - 590 . 99 - 20		(543,932)
2	General Fund	Non-Departmental	Operating Transfers Out	001 - 0000 - 581 . 91 - 30		543,932
3						
4	Economic Development Capital Fui Economic Development		Professional Services	342 - 4501 - 552 . 31 - 00		(882,500)
5	Economic Development Capital Fui Economic Development		Improve Other Than Bldgs	342 - 4502 - 552 . 63 - 00		(187,500)
6	Economic Development Capital Fui Economic Development		Improve Other Than Bldgs	342 - 4503 - 552 . 63 - 00		(180,000)
7	Economic Development Capital Fui Non-Departmental		Operating Transfers Out	342 - 0000 - 581 . 91 - 30		1,250,000
8						
9	Capital Projects-General	Jail Kitchen Phase II	Other Sources	300 - 0000 - 381 . 50 - 00	543,932	
10	Capital Projects-General	Jail Roof/HVAC Phase II	Other Sources	300 - 0000 - 381 . 30 - 33	1,250,000	
11	Capital Projects-General	Sheriff Jail	Building	300 - 3264 - 523 . 62 - 10		1,793,932
12						
13	2007 Public Improvement Revenue Public Works - Recreation		Improve Other Than Bldgs	348 - 4111 - 572 . 63 - 10		(115,637)
14	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 00		(1,326,576)
15	2007 Public Improvement Revenue Capital Projects		Building	348 - 9900 - 572 . 62 - 00		(413,414)
16	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 25		(38,192)
17	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 28		(135,232)
18	2007 Public Improvement Revenue Public Works - Recreation		Improve Other Than Bldgs	348 - 4109 - 572 . 63 - 00		(86,195)
19	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 00		(62,642)
20	2007 Public Improvement Revenue Special Expense		Miscellaneous Revenue	348 - 0490 - 361 . 14 - 10	13,018	
21	2007 Public Improvement Revenue Sheriff Jail		Building	348 - 3264 - 523 . 62 - 10		1,500,000
22	2007 Public Improvement Revenue Sheriff Jail		Building	348 - 3264 - 523 . 62 - 10		690,906

USE WHOLE DOLLARS ONLY.

1,806,950	1,806,950
COMBINED TOTAL	3,613,900

PERFORMANCE RESULTS:

As per Board direction, adjust the budget of numerous projects in numerous funds to move forward with Option A of the Jail Roof HVAC Phase II Project
This budget amendment in conjunction with remaining Jail Roof HVAC Phase II Project budget will achieve that goal.

E. John Brower

PREPARED BY: *[Signature]*

JB
ANALYST

RECEIVED
FINANCE & ACCOUNTING
CLERK OF CIRCUIT COURT

[Signature]
ELECTED OFFICIAL OR DEPARTMENT HEAD

[Signature]
DIRECTOR - OFFICE OF MANAGEMENT AND BUDGET

[Signature]
CHAIR OR COUNTY MANAGER

RECEIVED
JUN - 8 P 1: 22
ALACHUA COUNTY

RESOLUTION 11-59

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, INCREASING THE 2007 PUBLIC IMPROVEMENT BOND FUND TO RECEIVE UNANTICIPATED REVENUE AND TO ESTABLISH BUDGET; PROVIDING AN EFFECTIVE DATE.

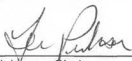
WHEREAS, it is necessary to increase the 2007 Public Improvement Bond Fund to receive unanticipated revenue related to Capital Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

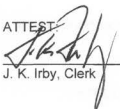
1. That the increase to the 2007 Public Improvement Bond Fund be, and the same is hereby, approved.
2. That the fiscal year 2010-11 budget for the 2007 Public Improvement Bond Fund is hereby increased as reflected in the budget amendment attached hereto as Exhibit A. By adoption of this resolution and the attached budget amendment, the Board of County Commissioners of Alachua County, Florida, hereby appropriates and permits the expenditure of the funds described therein.
3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 7th day of June, A.D., 2011.

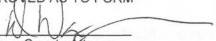
BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: 

Lee Pinkson, Chair

ATTEST: 

J. K. Irby, Clerk

APPROVED AS TO FORM 

Alachua County Attorney

(SEAL)

ALACHUA COUNTY, BOARD OF COUNTY COMMISSIONERS BUDGET AMENDMENT

FOR OMB USE ONLY	
OMB REFERENCE #	BC11-178
GROUP NUMBER	5017
PERIOD/DATE	5/1/2011

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	General Fund	Non-Departmental	Other Uses	001 - 0440 - 590 . 99 - 20		(543,932)
2	General Fund	Non-Departmental	Operating Transfers Out	001 - 0000 - 581 . 91 - 30		543,932
3						
4	Economic Development Capital Fui Economic Development		Professional Services	342 - 4501 - 552 . 31 - 00		(882,500)
5	Economic Development Capital Fui Economic Development		Improve Other Than Bldgs	342 - 4502 - 552 . 63 - 00		(187,500)
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7	Economic Development Capital Fui Non-Departmental		Operating Transfers Out	342 - 0000 - 581 . 91 - 30		1,250,000
8						
9	Capital Projects-General	Jail Kitchen Phase II	Other Sources	300 - 0000 - 381 . 50 - 00	543,932	
10	Capital Projects-General	Jail Roof/HVAC Phase II	Other Sources	300 - 0000 - 381 . 30 - 33	1,250,000	
11	Capital Projects-General	Sheriff Jail	Building	300 - 3264 - 523 . 62 - 10		1,793,932
12						
13	2007 Public Improvement Revenue Public Works - Recreation		Improve Other Than Bldgs	348 - 4111 - 572 . 63 - 10		(115,637)
14	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 00		(1,326,576)
15	2007 Public Improvement Revenue Capital Projects		Building	348 - 9900 - 572 . 62 - 00		(413,414)
16	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 25		(38,192)
17	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 28		(135,232)
18	2007 Public Improvement Revenue Public Works - Recreation		Improve Other Than Bldgs	348 - 4109 - 572 . 63 - 00		(86,195)
19	2007 Public Improvement Revenue Public Works - Road & Bridge		Improve Other Than Bldgs	348 - 7910 - 541 . 63 - 00		(62,642)
20	2007 Public Improvement Revenue Special Expense		Miscellaneous Revenue	348 - 0490 - 381 . 14 - 10	13,018	
21	2007 Public Improvement Revenue Sheriff Jail		Building	348 - 3264 - 523 . 62 - 10		1,500,000
22	2007 Public Improvement Revenue Sheriff Jail		Building	348 - 3264 - 523 . 62 - 10		690,906

USE WHOLE DOLLARS ONLY.

1,806,950	1,806,950
COMBINED TOTAL	3,613,900

PERFORMANCE RESULTS:

As per Board direction, adjust the budget of numerous projects in numerous funds to move forward with Option A of the Jail Roof HVAC Phase II Project
This budget amendment in conjunction with remaining Jail Roof HVAC Phase II Project budget will achieve that goal.

E. John Brower

PREPARED BY:

JB
ANALYST

CLERK OF CIRCUIT COURT
FINANCE & ACCOUNTING

RECEIVED

22 JUN 8 AM 9 22

ELECTED OFFICIAL OR DEPARTMENT HEAD

DIRECTOR - OFFICE OF MANAGEMENT AND BUDGET

CHAIR OR COUNTY MANAGER

RECEIVED
JUN - 8 PM 1:22
ALACHUA COUNTY

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
04 - General Facilities (300)								
Ongoing (Funded Prior To FY12)								
08FC07 - Animal Services Crematory/Incinerator	97,450	97,450	0	0	0	0	0	0
09GFM03 - ACSO - Jail Window/Frame Replacement (Phase I and II)	525,000	525,000	0	0	0	0	0	0
09GFM09 - Energy & Water Conservation Project	134,051	134,051	0	0	0	0	0	0
10GFM01 - Supervisor of Elections Modular Building	500,001	500,000	0	1	0	0	0	-1
10GFM05 - ACSO Correctional Kitchen Renovation - Phase I	339,522	339,522	0	0	0	0	0	0
11GFM14 - ADDED - Jail Roof/HVAC & Energy Conservation	1,793,932	1,793,932	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	3,389,956	3,389,955	0	1	0	0	0	-1
04 - General Facilities (300)	3,389,956	3,389,955	0	1	0	0	0	-1

Jail Roof HVAC Energy Conservation Project will now be funded in
3 separate capital funds with a total budget of \$11,647,338.

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

Alachua County Government

FY2012 & FY2013 Budgets

Project	CIP Total	Apprn To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
18- 2007 P.I. Sales Tax Revenue Bond (348)								
Ongoing (Funded Prior To FY12)								
08FBM01 - Animal Services Renovation	1,000,000	1,000,000	0	0	0	0	0	0
09TP05 - Traffic Management System Signalization Project	2,232,978	2,232,978	0	0	0	0	0	0
11GFM15 - ADDED - Jail Roof/HVAC & Energy Conservation	2,190,906	2,190,906	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	5,423,884	5,423,884	0	0	0	0	0	0
- 2007 P.I. Sales Tax Revenue Bond (348)	5,423,884	5,423,884	0	0	0	0	0	0

Jail Roof HVAC Energy Conservation Project will now be funded in 3 separate capital funds with a total budget of \$11,647,338.

Project CIP Estimates Report - Grouped by: CIP Category, CIP Status

FY2012 & FY2013 Budgets

Alachua County Government

Project	CIP Total	Appro. To Date	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	Future Funding
21 - Jail Energy Conservation Project Phase II (352)								
Ongoing (Funded Prior To FY12)								
09GFM02 - Jail Roof/HVAC & Energy Conservation	7,662,500	7,662,500	0	0	0	0	0	0
Ongoing (Funded Prior To FY12)	7,662,500	7,662,500	0	0	0	0	0	0
Energy Conservation Project Phase II (352)	7,662,500	7,662,500	0	0	0	0	0	0

Jail Roof HVAC Energy Conservation Project will now be funded in
3 separate capital funds with a total budget of \$11,647,338.

Alachua County Board of County Commissioners

Reserves: General Fund

FY11

001-0440-590.99-20

Item Description	Department/ Constitutional Office	Date Approved	Pending Approval	Amount	Reserve Balance
Budgeted Beginning Balance					\$ 5,619,003
*****GENERAL FUND RESERVE BALANCE IS BELOW THE BOCC POLICY OF 5% OF OPERATING REVENUE*****					
Increase to Facilities Operating Budget for Jail Capital Projects	Facilities	10/12/2010		\$ (150,000)	\$ 5,469,003
County match for CJMHSA-Expansion Grant	Court Services	2/22/2011		\$ (166,500)	\$ 5,302,503
County SAN equip (for expansion of DRS - Disaster Recovery System	Information Services	3/22/2011		\$ (130,400)	\$ 5,172,103
Mid Year-Emergency Management Performance Grant changing fiscal year					
end to coincide with the State's fiscal year end.	Public Safety	3/22/2011		\$ 21,553	\$ 5,193,656
Jail Roof/HVAC Energy Conservation Phase II	Facilities		6/14/2011	\$ (543,932)	\$ 4,649,724

Alachua County Board of County Commissioners
Jail Capital Project Funding
As of May 31, 2011

Jail HVAC Energy Project

Option A

Estimated Project Costs	<u>9,731,266</u>
Cash Available from \$7,700,000 Bond	5,891,401
Capitalized Interest Payment August 2011	(144,973)
Unallocated Balance in Sales Tax Bond	690,906
Jail Kitchen Upgrade	-
Reallocation of Fairgrounds Funding	1,250,000
Sales Tax Bond - Transportation Projects	1,500,000
General Fund Reserves	543,932
Additional Financing Requirements	-
Total Resources Needed - Project Construction	<u>9,731,266</u>

Funding Option Budget Impact

<u>Option A - \$9,731,266</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Annual Expenses - Debt Service:					
Debt Service - Jail HVAC Bond	713,000	713,000	713,000	713,000	713,000
Additional Financing Costs					
Debt Service - 2007 Sales Tax Bond	168,000	168,000	168,000	168,000	168,000
Total Annual Costs for Debt	<u>881,000</u>	<u>881,000</u>	<u>881,000</u>	<u>881,000</u>	<u>881,000</u>
Annual Resources:					
Laundry/Kitchen Utility Savings	54,252	54,252	54,252	54,252	54,252
HVAC and Solar Savings	-	496,338	496,338	496,338	496,338
Budgeted General Fund Debt Coverage	168,000	168,000	168,000	168,000	168,000
Total Budgeted Resources	<u>222,252</u>	<u>718,590</u>	<u>718,590</u>	<u>718,590</u>	<u>718,590</u>
Additional Resources Needed - Unbudgeted	<u>658,748</u>	<u>162,410</u>	<u>162,410</u>	<u>162,410</u>	<u>162,410</u>

June 7, 2011 Special BoCC Meeting 10 AM
Agenda Item #5

Title

Response to City of Newberry's Request for Delegation of Powers to Establish a Community Redevelopment Area (CRA)
(Amended)

Amount

N/A

Description

On May 12, 2011, the County received a request from the City of Newberry for the delegation of powers relative to a community redevelopment area. Pursuant to Florida Statutes, the County is required to respond within thirty (30) days of receiving the request. Staff has reviewed the request and found that the request is not complete. The letter outlines the information needed in order to make an informed recommendation to the BoCC regarding the delegation of powers.

Recommendation

Authorize Chairman to sign letter in response to the City of Newberry's request for delegation of powers.

Alternative(s)

Do not authorize Chairman to sign letter and provide direction to staff.

Requested By

Ivy Bell

Originating Department

Growth Management

Attachment(s) Description

Letter in Response to City of Newberry's Request

Documents Requiring Action

Letter in Response to City of Newberry's Request

Executive Summary

The Newberry City Commission sent a request (letter dated May 9, 2011; received on May 12, 2011) to the County for the delegation of community redevelopment powers. The request, however, comes after the City of Newberry adopted the Finding of Necessity (one of the powers that needs to be delegated). Also, the request does not identify the specific powers the City of Newberry wants delegated. The letter in response to the City of Newberry's request provides clarification of the statutory process for making such a request and identifies additional information that is needed.

Background

The City of Newberry is seeking to create a community redevelopment area (CRA). According to Section 163.410, Florida Statutes, because Alachua County is a charter county, the powers to establish a CRA rest exclusively with the County, unless the County delegates those powers to a municipality. The City of Newberry has requested the delegation of powers, however the specific powers requested were not identified. Also, the City of Newberry - at its May 9th public hearing - adopted the Finding of Necessity. That is one of the powers that should be delegated by the County.

Grace Knight Conference Room
2nd Floor, County Administration Building
12 SE 1st Street

Issues

The County is required by Florida Statutes to respond to the City of Newberry's request within thirty (30) days of receiving the request - on or before June 10, 2011.

Fiscal Recommendation

N/A

Fiscal Alternative(s)

N/A

Funding Sources

N/A

Account Code(s)

N/A

Attachment: Chr11 080 Response to Request for Delegation of Powers Pursuant to S 163 410 F S.pdf

Attachment: NewberryCRA Copy Transmittal Finding of Necessity Delegation.pdf

Alachua County

Board of County Commissioners

Lee Pinkoson, *Chair*
 Paula M. DeLaney, *Vice Chair*
 Rodney J. Long
 Mike Byerly
 Susan Baird

Administration
 Randall H. Reid
County Manager

June 7, 2011

Honorable William H. Conrad, Mayor
 City of Newberry
 Post Office Box 369
 Newberry, FL 32669

VIA Certified Mail Return Receipt Requested

RE: Response to Request for Delegation of Powers Pursuant to S. 163.410, F.S.

Dear Mayor Conrad:

Thank you for your recent correspondence regarding the above referenced request for delegation of powers relative to a Community Redevelopment Area (CRA) in the City of Newberry, which the Alachua County Board of County Commissioners received on May 12, 2011. As provided in Section 163.410, Florida Statutes, the County is required to review such a request for delegation of powers within thirty (30) days of receipt of the request and notify the City whether the request is complete or if additional information is required. Based on our staff's review of the request for delegation of CRA powers, it has been determined that this request is incomplete and additional information is needed.

According to Section 163.410, Part III, Florida Statutes, "In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county... a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county". Because Alachua County has a home rule charter, all powers to establish a community redevelopment area are to be exercised exclusively by the County unless specifically delegated to the governing body of a municipality.

We ask that the City of Newberry identify the specific powers requested to be delegated, as listed in Chapter 163, Part III, Florida Statutes, as well as provide an

assessment of the impact of delegating those powers on County operations. As provided in Section 163.355, Florida Statutes, one of the powers reserved to a charter County unless specifically delegated is the finding of necessity. We understand that the finding was adopted by the City of Newberry at the May 9, 2011 public hearing although the power to do so has not been requested or delegated.

The request for the delegation of powers should identify which other powers listed in the redevelopment statute the City of Newberry seeks to have delegated by the County, such as the power to adopt a community redevelopment plan (Section 163.360, Florida Statutes), the power to establish a redevelopment trust fund (Section 163.387, Florida Statutes), and the various powers listed in Section 163.370, Florida Statutes.

As provided in Section 163.410, Florida Statutes, the County will notify the City within thirty (30) days after receiving the additional information requested whether the documentation is complete, and the County shall grant in whole or in part or deny the request for delegation of powers within 120 days after receipt of all required documentation. Please provide the information requested above so we can begin to process your request for delegation of powers. If you have any questions or concerns, please contact Ivy Bell, Senior Planner in the Alachua County Office of Planning & Development at 352-374-5249.

Sincerely,

Lee Pinkoson, Chair
Alachua County Commission
chr11.080

LP/IMB/ba

cc: Alachua County Board of County Commissioners
Randall H. Reid, County Manager
Richard Drummond, Assistant County Manager
David W. Wagner, County Attorney
Steven Lachnicht, Director of Growth Management
Suzanne Gable, Director of Office of Management and Budget
Keith R. Ashby, Newberry City Manager
S. Scott Walker, Newberry City Attorney
Gayle Pons, Newberry City Clerk
Lowell P. Garrett, Newberry City Planner



CITY OF NEWBERRY

25440 West Newberry Road • P.O. Box 369
Newberry, Florida 32669
(352) 472-2161 • FAX (352) 472-7026

May 9, 2011

Honorable Lee Pinkoson Transmitted Via Certified Mail Return Receipt Requested
Chair, Alachua County No. 7005 1160 0002 9384 5441
Board of County Commissioners
P.O. Box 2877
Gainesville, FL 32602-2877

RE: Request for Delegation of Powers in Conformance with Section 163.410, F.S.

Dear Lee:

I want to take this opportunity to thank the Board and County staff for their kind assistance with the City's endeavor to establish a Community Redevelopment Agency in accordance with Chapter 163, Part III, Florida Statutes.

Over the past six months the City of Newberry and Alachua County have diligently coordinated to develop a Community Redevelopment Plan that implements the recommendations of the Citizens and staff of the local community, and fully implements the Goals, Objectives and Policies of the Newberry Comprehensive Plan.

The City has furnished a finding of necessity, draft CRA Plan and draft interlocal agreement in an effort to provide as much information to the County as possible prior to the BOCC consideration of our request for delegation of powers.

Since the City Commission will comprise the CRA Board, the powers to be delegated are vested in both governmental entities and more specifically described in Section 163.370, Florida Statutes. These powers or delegation of authority more specifically relate to the proposed provisions listed within the draft interlocal agreement. The proposed requests of powers include:

- Establishing and limiting the life span of the Newberry CRA to 20 years;
- Providing a mechanism and schedule to enable Alachua County participation in the Tax Increment Fund contributions, more specifically Alachua County would contribute the total incremental tax growth to the CRA's Community Redevelopment Trust Fund of the ad valorem (non-mstu) revenues collected within the CRA area for a period of ten (10) years, ending in December 31, 2022. Commencing on December 31, 2022 and ending on December 31, 2032, the County deposit into the CRA Community Development Trust Fund would match the City's contribution, as calculated pursuant to Section 163.387.1, Florida Statutes;
- Alachua County Representation on the Newberry CRA Board; and
- Alachua County's payment into the Redevelopment Trust Fund would require the City paying its tax increment share into such Trust Fund each year before Alachua County is obligated to pay its increment.

Request for Delegation of Powers

Page 2 of 2

Meeting date: May 9, 2011

Alachua County TIF participation enables additional job creation and tax base diversification in the County. Representation of Alachua County Government on the

Newberry CRA Board enables and emphasizes continued cooperation and coordination between Alachua County and the City of Newberry.

As specified in State Law, the next step is for the Board of County Commissioners to consider a resolution of Alachua County BOCC to authorize the requested Delegation of Powers. Rather than presumptively provide a draft resolution, the City avails its staff resources to work with County staff to prepare a resolution which may be acceptable to the BOCC.

Thank you in advance for your consideration of the above request and thank you for all of your hard work and efforts of your staff, to support redevelopment activities within the City of Newberry. It is greatly appreciated.

With kind regards,

THE CITY OF NEWBERRY



William H. Conrad,
Mayor

xc: Keith Ashby, City Manager
S. Scott Walker, City Attorney
Gayle Pons, City Clerk
Lowell Garrett, City Planner
Randall H. Reid, County Manager
Richard Drummond, Assistant County Manager
David W. Wagner, County Attorney
Suzanne Gable, Director of Office of Management and Budget
Ivy M. Bell, Senior Planner



CITY OF NEWBERRY

25440 West Newberry Road • P.O. Box 369
Newberry, Florida 32669
(352) 472-0055 • FAX (352) 472-7026

KEITH R. ASHBY
CITY MANAGER

May 10, 2011

Mr. Randall H. Reid
County Manager
Alachua County
P.O. Box 2877
Gainesville, FL 32602-2877

Transmitted Via Certificate of Mailing

RE: Transmittal of Adopted Resolution No. 07-11, Finding of Necessity

Dear Randy:

On May 9, 2011, the City Commission, after due public notice and taxing authority notification, passed the above stated resolution adopting a Finding of Necessity to establish a Community Redevelopment Agency (CRA) in Newberry, which is attached to this letter for your records.

Under a separate cover, a request for delegation of powers related to said CRA, which was transmitted by our Mayor to the Chair of the Board of County Commissioners, as provided in Florida Statute.

I want to take this opportunity to thank you and your staff for the assistance that we have received over the past six months, during the preparation of the documents and scheduling the project.

If you have any questions, or need additional information, please do not hesitate to contact me at (352) 472-2161.

Sincerely,


Keith R. Ashby
City Manager

xc: Honorable Lee Pinkoson, Chair BOCC
S. Scott Walker, City Attorney
Gayle Pons, City Clerk
Lowell Garrett, City Planner
Richard Drummond, Assistant County Manager
David W. Wagner, County Attorney
Suzanne Gable, Director of Office of Management and Budget
Ivy M. Bell, Senior Planner

RESOLUTION NO. 07-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, ADOPTING A "FINDING OF NECESSITY" REPORT FOR A COMMUNITY REDEVELOPMENT AREA IN THE CITY OF NEWBERRY, WHICH INCLUDES THE COMMUNITY REDEVELOPMENT AREA; DECLARING THAT AREAS OF THE CITY OF NEWBERRY, FLORIDA, MEET THE NEED CRITERIA ESTABLISHED IN SECTION 163.355, FLORIDA STATUTES; DECLARING THE REHABILITATION AND REDEVELOPMENT OF THESE AREAS AS NECESSARY FOR THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF THE CITY.

WHEREAS, Chapter 163, Florida Statutes, provides for community redevelopment by the establishment of a Community Redevelopment Agency if certain conditions of slum or blight exist, as defined in Section 163.340 (8), Florida Statutes;

WHEREAS, the City of Newberry, Florida Planning Department has prepared a "Finding of Necessity" report for a specific area within the City of Newberry, dated May 9, 2011;

WHEREAS, the Commission finds that two conditions of slum or blighted area, as defined in Section 163.340(8), Florida Statutes, exist within the City's boundaries;

WHEREAS, the City Commission finds that the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Newberry; and

WHEREAS, the City Commission finds that a Community Redevelopment Agency, as provided for in Chapter 163, Florida Statutes, is the necessary vehicle to accomplish the rehabilitation and redevelopment of such an area or areas.

NOW, THEREFORE, BE IT RESOLVED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Commission adopts the "Finding of Necessity" report prepared by the City of Newberry Planning Department dated May 9, 2011, attached hereto and incorporated herein as Exhibit A.

Section 3. As evidenced by the "Finding of Necessity" report, a blighted area as defined in Section 163.340, Florida Statutes, exists within the City of Newberry. The

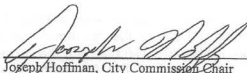
legal description of the boundaries of the Community Redevelopment Area is attached hereto and incorporated herein as Exhibit B.

Section 4. The rehabilitation, conservation, redevelopment, or a combination thereof, of the area described in Exhibit B is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Newberry.

Section 5. The City Commission directs the City Clerk to forward the adopted "Finding of Necessity" resolution and documents to the Alachua County Board of County Commissioners requesting delegation of all statutory powers under Chapter 163, Part III, Florida Statutes to the City of Newberry.

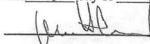
APPROVED AND ADOPTED by the City of Newberry at the regular meeting assembled this 9 day of May, 2011.

CITY COMMISSION OF THE
CITY OF NEWBERRY, FLORIDA


Joseph Hoffman, City Commission Chair

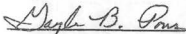
Approved by me as Mayor of the City of Newberry, Florida

this 9 day of May A.D., 2011



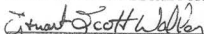
William Conrad, Mayor

ATTEST:



Gayle B. Pons, City Clerk

APPROVED AS TO LEGAL FORM AND CONTENT:



S. Scott Walker, City Attorney

Introduction

The City of Newberry is a small, vibrant community located in western Alachua County near the Gilchrist County line. The city, founded in the 1890s, has a long and colorful history that is cherished by its residents. As is the case with many historic cities, the traditional downtown is an integral part of the Newberry experience. A walk through downtown Newberry is a walk through the town's history, as many of the buildings that defined the town more than a century ago still stand proud along the city's streets.



Downtown Newberry

In recent years, Newberry has seen a tremendous amount of growth activity that is projected to double the city's population within a decade. However, the full benefit of this economic interest has not been felt in the city's downtown area. The results of the Newberry Visioning Workshop in 2005 indicated a desire on the part of the city's

residents to redevelop downtown and create a fully functional downtown that maintains its historic character.

While the downtown area remains an integral part of the daily life of the Newberry community, certain aspects of the downtown make it incompatible with the economic growth projected for the city. To maintain the economic viability of the downtown area, the City, with the support of the Newberry Economic Development Committee, is exploring the establishment of a Community Redevelopment Agency (CRA) to promote redevelopment activity in and around Newberry's traditional downtown. One goal for the CRA is to create a functional urban activity center that encourages new development within the downtown area that is compatible and complementary to the existing structures and community character. By encouraging more people to live and work in downtown Newberry, others can enjoy and enhance the historic downtown area that generations of residents have enjoyed over the years.

This document, known as the Finding of Necessity, is the first step in establishing a CRA. The following sections will provide an introduction to the concept of Community Redevelopment Agencies and Tax Increment Financing, and will provide information about the needs of the Newberry community relating to the community redevelopment.



The Little Red Schoolhouse

The Community Redevelopment Act of 1969

A Community Redevelopment Agency or CRA, established in Chapter 163 of the Florida Statutes as part of the Community Redevelopment Act of 1969, is a tool that gives local governments the ability to address economic and safety concerns associated with conditions of slum and blight in a community. The following excerpt determines the problems associated with blight:

Section 163.335, Florida Statutes

"...[Blighted areas] constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern . . ."

Given the problems that slum and blight can bring to a community, many cities have turned to CRAs to address these issues and encourage redevelopment activity. A CRA is a public entity created by a municipality to address the redevelopment needs of a community. As a CRA possesses both financing mechanisms and legal authority, it is a substantial and powerful tool for redevelopment.

Community Redevelopment Agencies are very popular in Florida, primarily because of their use of Tax Increment Financing (TIF). Tax Increment Financing allows local governments to retain ad valorem taxes collected on increased property values after the establishment of a CRA. This money can then be used to encourage further redevelopment activity.

When a municipality designates the boundary of a Community Redevelopment Area, it can also create a Tax Increment Financing District (Section 163.335(5), Florida Statutes). After creating the boundary of the district, the aggregate value of the property is determined at this point and this number becomes known as the "fixed" or "frozen" value. The ad valorem tax collection on any increase of this "frozen" value will be deposited into a Community Redevelopment Trust Fund to be managed by the Community Redevelopment Agency. This financing method is popular because it occurs, when managed correctly, at no direct cost to the taxpayers of the municipality.

This report is the first step in the process of creating a Community Redevelopment Agency. It is submitted with two objectives. The first is to inform about the nature of Community Redevelopment Areas and the Community Redevelopment Act. The second is to examine the study area and indicate conditions of blight where they exist.

Finding of Necessity

The Community Redevelopment Act states that before a Community Redevelopment Agency can be formed, a municipality must first approve a Finding of Necessity. The Finding of Necessity report marks the first step toward creating a CRA and is approved by a vote of the governing body. This report is intended to determine the presence of slum or blight conditions with a study area or to determine a lack of adequate housing for residents of low and moderate income. The Finding of Necessity is described further in the Florida Statutes:

163.355 Finding of necessity by county or municipality.—No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in 163.340(7) or (8), Florida Statutes. The resolution must state that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

For the purposes of this report, the term blight refers primarily to structural or design impediments to community redevelopment. An example of this would be the condition of inadequate street layouts detailed in the state's definition of blight. This report is the first step towards establishing an authority that will allow the City of Newberry to encourage and promote development in an area that is indispensable to maintaining the city's historic fabric for the entire community.

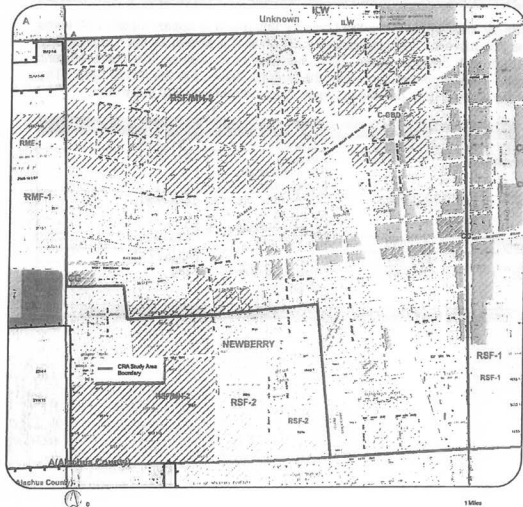
The Study Area

The Study Area which forms the basis for this report is approximately 360 acres and contains 780 parcels. It encompasses most of what is known as the 'Original City' and includes all of the city's Central Business District as well as the entire Historic District. Figure 1 gives information about the parcels included in the Study Area. The boundary of the study area is defined in Figure 2, found on Page 5 of this report.

Figure 1. Parcel categories in Newberry Study Area

Single-family residential	411 (52.7%)	Churches	11 (1.41%)
Vacant (Undeveloped) Residential	186 (23.9%)	Vacant (Undeveloped) Commercial	8 (1.03%)
Mobile Home	68 (8.72%)	Office Buildings, one story, non-professional services	6 (0.77%)
Store, one story	16 (2.05%)	Restaurants	5 (0.64%)
Municipal	12 (1.54%)	Other	45 (5.77%)
Miscellaneous Residential	12 (1.54%)	Total Study Area Parcels	780
Source: Alachua County Growth GeoGM Mapper – http://www.nikos.alachua.fl.us/website/geogm2/viewer.htm			

Figure 2. Study Area Boundary



Legend

- ☐ Urban Reserve Area
- ☐ Extra-Territorial Reserve Area
- ☐ Section Line
- ☐ City Limit Line
- ☐ Open Water
- ☐ Resolutions before 1982
- ☐ ZOM (Rezoning)
- ☐ ZON (Non-Conforming Use)

- ☐ ZOR (Revocation)
- ☐ ZOS (Special Use Permit)
- ☐ ZOT (Temporary Use Permit)
- ☐ ZOX (Special Exception)
- ☐ CPA (Comp Plan Amendment)
- Zoning - City of Newberry**
 - (A) Agriculture
 - (C-BD) Commercial Business District
 - (CA) Commercial Automotive

- (CG) Commercial General
- (CI) Commercial Intensive
- (CN) Commercial Normal
- (I) Industrial
- (ILW) Industrial Light Warehouse
- (RMF-1) Residential Multi-Family
- (RSF-1) Residential Single-Family
- (RSF-2) Residential Single-Family
- (RSF/MH-2) Mobile Home

Zoning - City of Archer

- (R-1) Single Family Residential 1.0du/acre

Zoning - Alachua County

- (A) Agricultural
- (BH) Highway Oriented Business
- (RP) Residential/Professional
- (PD) Planned Development
- (A-RB) Agricultural-Rural Business
- (BR) Business, Retail Sales/Service

Inventory of Blighted Conditions

A blighted area is defined as an area exhibiting any two of the fourteen indicators of blight presented in the Community Redevelopment Act (163.387). These indicators deal primarily with conditions relating to structural and design elements that may preclude economic development from occurring at a desired rate.

An examination of the Study Area provided evidence of blighting conditions in the community. Of the state-defined fourteen conditions which indicate blight, the following five indicators were present in the study area and will make up the focus of this report:

- **163.340(8)(c)** - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- **163.340(8)(f)** - Inadequate and outdated building density patterns
- **163.340(8)(d)** - Unsanitary or unsafe conditions
- **163.340(8)(e)** - Deterioration of site or other improvements
- **163.340(8)(l)** - A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Size, variety, and availability of commercial parcels

The current layout of the commercial area of the 'Original City' presents a series of problems that has the potential to interfere with redevelopment if not addressed. The city was originally laid out for residential purposes, which has resulted in a lot layout that does not allow for many commercial options within the original city area.

The required off-street parking and loading regulations combined with stormwater and landscaping provisions severely limits the commercial use of these properties. It is estimated that after parking, landscaping and stormwater provisions are addressed, only 25% of a parcel's square footage is dedicated to a building footprint. Since many of the properties zoned commercial in the study area are currently in residential use, options for development in the study area are further limited.

There are currently 97 parcels zoned commercial in the Study Area, but only 47 of those parcels are currently in commercial use. Figure 3 looks at each of these 47



Small lot sizes and lack of step-down zones create situations like this one where incompatible commercial activity is directly adjacent to a residential area.

parcels at 25% of their total square footage to determine the approximate size of the building footprint that would be allowed for each parcel. As an example, a 10,000 square foot parcel would have 2,500 square feet available for a building footprint after landscaping, parking, and other provisions have been taken into account.

Figure 3 shows that nearly 60% of the parcels currently in commercial use in the study area could only sustain a building footprint of less than 3,000 square feet. With a lack of parcels in the higher ranges, there are severely limited options for quality restaurants, pharmacies, and other commercial development that requires larger amounts of building space.

Figure 3. Existing conditions

Building Footprint Square Footage	Below 3,000	3,000-6,001	6,000-10,000	10,001 and above	Total Commercial Parcels Currently in Commercial Use
Number of Parcels	28 (59.6%)	15 (31.2%)	4 (8.5%)	0	47
Examples of uses at square footage	Convenience store, fast-food restaurant, storefront retail	Sit-down restaurant, specialty retail, walk-in bank	Quality restaurant	Pharmacy, arts and crafts store, lumber/building materials store	

Figure 4 examines the same concept as Figure 3 while including all 97 parcels zoned commercial in the Study Area. The percentage of parcels in the "Below 3,000 square feet" category increases by more than 4% in this buildout scenario, while the percentage of parcels in the 3,000-6,001 decreases. The increase in the higher ranges is negligible. Figure 4 shows that even with development on all commercial parcels as currently situated, the Study Area would not have a range of options for redevelopment efforts. Without this range of options, commercial redevelopment in the Study Area may be stifled. This situation is clearly indicative of a functionally obsolete layout. This layout could be addressed through land acquisition and lot combination designed to provide more commercial parcels at the higher levels to allow for a wider variety of commercial options.

Figure 4. Potential for commercial buildout

Building Footprint Square Footage	Below 3,000	3,000-6,001	6,000-10,000	10,001 and above	Total Parcels Zoned Commercial
Number of Parcels	62 (63.9%)	29 (29.9%)	5	1	97
Examples of uses at	Convenience store, fast-	High-turnover (sit-down)	Quality restaurant	Pharmacy, arts and crafts store,	

square footage	food restaurant	restaurant, apparel store, walk-in bank		lumber/building materials store	
Average Floor Area Data for business examples drawn from Trip Generation, 7 th Edition Volume 3 of 3, National Institute of Transportation Engineers.					

Incompatible Uses

Shallow block configuration in Newberry has created land use conflicts along the city's commercial borders. As currently situated, some houses in the residential area are faced with fencing, trucks, sheds, and other aspects of commercial uses that are incompatible with the neighborhood character. This situation can depress property values in homes adjacent to these commercial structures and can reduce residential interest in the area as a whole.

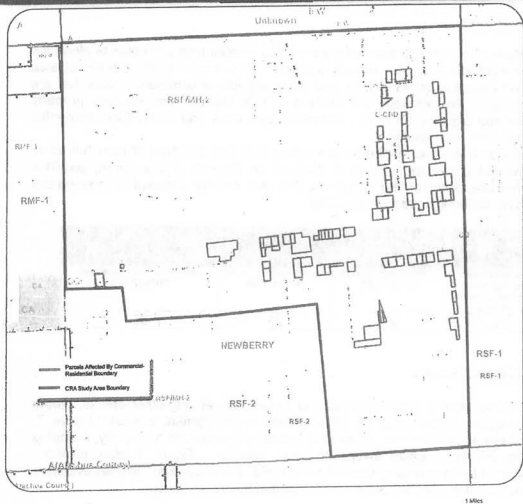
Figure 5 details the number of properties that face this type of hard boundary with commercial properties. Figure 6, located on Page 9 of this report, provides graphical representation of the properties that are directly adjacent to commercial zoning with no buffering or step-down zones.

Figure 5. Number of Residential Parcels with Hard Residential-Commercial Boundary			
Residential Parcels Directly Adjacent to Properties Zoned Commercial	Residential-Commercial Intensive (CI)	Residential-Commercial General (CG)	Residential-Central Business District (CBD)
79	23	21	35

Impact of Railroad Tracks

The study area is affected by railroad tracks that, among other effects, create small and irregular parcels that are often of little redevelopment interest. Figure 7, located on Page 10 of this report, details the impact of the railroad on the city, including the creation of these small and/or irregular parcels. Figure 7 also provides representation of the proximity of stored cars to residential areas and provides evidence of the separation of the Central Business District that the tracks cause.

Figure 6. Residential Parcels Directly Adjacent to Parcels Zoned Commercial



Legend

- Urban Reserve Area
- Extra-Territorial Reserve Area
- Section Line
- City Limit Line
- Open Water
- Resolutions before 1982
- ZOM (Rezoning)
- ZON (Non-Conforming Use)
- ZOR (Revocation)
- ZOS (Special Use Permit)
- ZOT (Temporary Use Permit)
- ZOX (Special Exception)
- CPA (Comp Plan Amendment)

- Zoning - City of Newberry**
- (A) Agriculture
 - (C-CBD) Commercial Business District
 - (CA) Commercial Automotive

- (CG) Commercial General
- (CI) Commercial Intensive
- (CN) Commercial Normal
- (I) Industrial
- (ILW) Industrial Light Warehousing
- (RMF-1) Residential Multi-Family
- (RSF-1) Residential Single-Family
- (RSF-2) Residential Single-Family
- (RSF/MH-2) Mobile Home

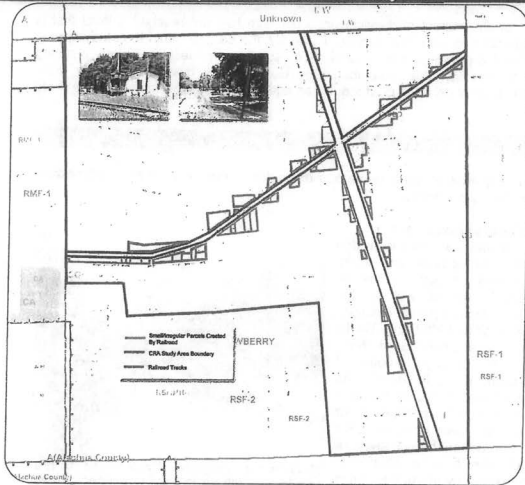
Zoning - City of Archer

- (R-1) Single Family Residential 1.0d/acre

Zoning - Alachua County

- (A) Agricultural
- (BH) Highway Oriented Business
- (RP) Residential/Professional
- (PD) Planned Development
- (A-RB) Agricultural-Rural Business
- (BR) Business, Retail Sales/Service

Figure 7. Impact of Railroad on Study Area.



Legend

Urban Reserve Area	ZOR (Revocation)	(CG) Commercial General	Zoning - City of Archer
Extra-Territorial Reserve Area	ZOS (Special Use Permit)	(CI) Commercial Intensive	(R-1) Single Family Residential
Section Line	ZOT (Temporary Use Permit)	(CN) Commercial Normal	1.00/acre
City Limit Line	ZOX (Special Exception)	(I) Industrial	Zoning - Alachua County
Open Water	CPA (Comp Plan Amendment)	(LW) Industrial Light Warehousing	(A) Agricultural
Resolutions before 1982	Zoning - City of Newberry	(RMF-1) Residential Multi-Family	(BH) Highway Oriented Business
ZOM (Rezoning)	(A) Agriculture	(RSF-1) Residential Single-Family	(RP) Residential/Professional
ZON (Non-Conforming Use)	(C-CBD) Commercial Business District	(RSF-2) Residential Single-Family	(PD) Planned Development
	(CA) Commercial Automotive	(RSF/MH-2) Mobile Home	(A-RB) Agricultural-Rural Business
			(BR) Business, Retail Sales/Service

Inadequate and outdated building density patterns

The current amount of dwelling units per acre has not reached a level that is considered optimal for an urban setting. Currently, the density within the study area is approximately 2.5 dwelling units per acre. To establish a pedestrian-friendly planning framework for the city, this area should be closer to 3.5 dwelling units per acre. Reaching this level of density would require an additional 400 dwelling units in the study area.

Unsanitary or unsafe conditions

The study area presents numerous examples of unsafe conditions, particularly from a pedestrian perspective.

Unsafe Pedestrian Conditions

The 'Original City' area is divided by State Road 26 (or Newberry Road). The road is home to both commercial and residential uses as well as the majority of the City's municipal functions including City Hall and the Public Works Department. The presence of these functions creates a large amount of pedestrian traffic along the road. As presently constituted, however, the area can be at best a trying experience for pedestrians. The current emphasis for SR-26 is the movement of high levels of traffic, which can have a disastrous effect on the continuity of the downtown area. The lack of pedestrian safety features creates a situation that is both an immediately obvious safety hazard but also a potential detriment to the economic prospects of downtown's storefronts. If pedestrian traffic is discouraged in the downtown area, it could hamper commercial redevelopment activities in the downtown area. In addition, an inability to cross SR-26 safely would effectively split Newberry's downtown to the detriment of redevelopment efforts.



SR-26 creates a dangerous situation in Newberry's downtown. With no features to aid pedestrians, pedestrians are forced to cross in heavy traffic. As many of Newberry's most popular establishments and municipal functions are located on the road, there is a high potential for auto-pedestrian conflicts.

Railroad cars stored in residential areas

In addition, railroad cars have been stored along the active tracks within the study area. These cars often are placed close to residential areas, which create an

unsafe situation for local residents due to the nature of potentially harmful materials contained in some of the cars and potential for criminal activity related to these cars. Figure 7, located on Page 10 of this report, provides graphical representation of the railroad tracks' impact in the Study Area.

Need for sidewalk connections

Some citizens have expressed concern about the need for sidewalks within the area, particularly in the residential section of the Study Area north of SR-26. Without an adequate sidewalk network, residents are left not only without connections to the downtown area but without a safe method of pedestrian travel to local schools.

Deterioration of site or other improvements

This section, generally the most immediately observable indicator of blight, presents itself in different forms in the study area. There are a number of buildings in the study exhibit characteristics of deterioration. If allowed to continue in their present state, these buildings can have a variety of detrimental effects on the community. These deteriorated sites and structures can have the effect of dissuading investment in the area and depressing the property values of adjacent properties. In some cases, these structures can even pose a fire hazard or encourage criminal activity. In particular, some abandoned and deteriorated structures are easily visible in the city's business district, which may discourage future development and commercial activity.



This abandoned structure faces Newberry's downtown on SR-26, which can have a detrimental effect on future commercial investment while also posing a safety risk for the community.

Deteriorated/Dilapidated Structures

A CDBG Block Grant survey of the study area, conducted in 2010 showed 77 parcels exhibiting some signs of deterioration. These parcels showed signs of deterioration ranging from extensive roof damage to wall cracking and in some cases, the apparent abandonment of the structure. Particularly distressing to downtown redevelopment efforts is the presence of three structures in advanced stages of deterioration and potentially abandonment on SR-26 near the entrance to the Study Area.

Building Age

The 'Original City' area has an older building stock that indicates great care will need to be taken to ensure the integrity of many of the buildings in the Study Area. The average building age in the Study Area is 40 years old and nearly a quarter of the buildings in the study area were built before 1950 (see Figure 8). In the Central Business District, which is integral to any redevelopment effort in the downtown area, the numbers become even more dramatic. More than half of the structures in the District were constructed before 1950 (See Figure 9).

The advanced age of some sections of the study area is not a condition of blight in and of itself but the high average age of the buildings indicates the potential for structural issues that could hinder commercial interest in the properties. As the City has placed a high value on the historic character the downtown area, the historic structures in the Study Area have great value to the Newberry community.

The recommendations of the Historical and Architectural Survey, prepared for the City of Newberry in 1986, reflect a realization that the maintenance and restoration of these structures could be of great economic and cultural value to the city. Allowing these structures to fall into disrepair would do a great disservice to the community from a cultural, economic, and safety perspectives.

Figure 8. Age of Buildings in Newberry Study Area				
Buildings with Recorded Age	1925 and before	1926-1950	1951-1975	1976-present
542	48 (8.9%)	73 (13.5%)	176 (32.5%)	244 (45.0%)
Source: Alachua County Growth GeoGM Mapper – http://www.nikos.alachua.fl.us/website/geoGMv2/viewer.htm				

Figure 9. Age of Buildings in Newberry Central Business District (CBD)		
CBD Parcels With Buildings	Built Before 1950	Built After 1950
36	20 (55.6%)	16 (44.4%)
Source: Alachua County Growth GeoGM Mapper – http://www.nikos.alachua.fl.us/website/geoGMv2/viewer.htm		

A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality

The study area represents a very high percentage of the total violations of minimum housing standards and the Florida Building Code in relation to the remainder of the municipality. In the last two years, more than 80% of the building code violations in the city have occurred within the study area.

Much in the way that deteriorating structures can a detrimental effect on the land values and economic interest in the area, the high percentage of these code violations can have a similar effect on economic redevelopment activity in the area. The code enforcement actions primarily addressed hazardous building violations, which a represents a safety risk to the citizens of Newberry.

Shortage of Housing for Low and Moderate Income Residents

***Section 163.335(6), F.S.** ...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.*

While not a condition of blight, the lack of low and moderate income housing is described in Section 163.355(2) of the Florida Statutes as a condition constituting a Finding of Necessity. The state recognizes that affordable housing for low and moderate income residents is a matter of concern for Florida's communities and has established that Community Redevelopment Agencies can be created to address this need.

The City of Newberry has experienced tremendous growth within the past decade. As a result of this growth and the prediction of future growth and economic interest, the price of housing in the area has skyrocketed. Houses once valued at 60,000 to 80,000 dollars have seen prices double and even triple in some cases. This has created a situation where residents of low and moderate incomes are unable to find decent, safe, and sanitary housing. The absence of housing for residents at these income levels can be detrimental to a community, as many municipal workers are unable to find affordable housing.

The western section of the study area contains a large amount of vacant land, which provides the city with an opportunity to work with non-profit groups and other organizations to provide housing that will be available to low and moderate income residents.

Conclusion

As described in the previous sections of this report, there is evidence of blight as defined by Florida State Statutes in the study area. To determine the existence of blight, the State requires two of the conditions in 163.340(8) be met. In this report, substantial and competent evidence was provided regarding five of these conditions. A summary of this evidence is as follows:

- **163.340(8)(c) - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
 - Size, variety, and availability of commercial parcels
 - Adjacent incompatible uses
 - Impact of railroad tracks
- **163.340(8)(f) - Inadequate and outdated building density patterns**
 - Inadequate density for an urban area
- **163.340(8)(d) - Unsanitary or unsafe conditions**
 - Unsafe pedestrian crossing in downtown
 - Rail cars stored near residential areas
 - Need for sidewalk connections
- **163.340(8)(e) - Deterioration of site or other improvements**
 - Presence of deteriorated site and/or structures
 - Potential for deterioration of historic structures
- **163.340(8)(l) - A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality**
 - High percentage of Newberry code violations occur in study area

Based on the presence of these five conditions of blight, it is the conclusion of this report that the study area meets the conditions set forth in the Florida Statutes to adopt a Finding of Necessity. In addition, this report concludes that the shortage of housing for low and moderate income citizens described in Florida Statutes exists in the City of Newberry, which can also constitute a Finding of Necessity.

Newberry possesses assets that can be the basis of a major redevelopment movement. However, this report has detailed many factors that may hinder that redevelopment. It is the conclusion of this report that, due to the presence of blighting factors in the community, the City of Newberry should create a Community Redevelopment Agency.

A CRA would aid the City in addressing the problems detailed in this report, and could allow the City to work with the development community in redeveloping the downtown in a manner consistent with stated goals relating to historic preservation, citizen safety, and urban density.

The goal for Newberry, established through the visioning process, is a walkable, functional downtown center that maintains the historic character of the City. Realizing

this vision will require a large amount of economic investment in the downtown area, investment that Community Redevelopment Agencies have been shown to produce.

Recommendations

The City of Newberry Economic Development Committee finds that the City Commission should create a Community Redevelopment Agency. There are three steps to this process.

Step 1 – Establish a Community Redevelopment Agency (Resolution)

The first step is to pass a resolution which includes three parts. The first part of this resolution would be language confirming the finding of blight detailed in this report (163.355 Fla. Stat.). The second part would be to establish a Community Redevelopment Agency that would be able to exercise the powers conferred under section 163.356 in the Florida Statutes. The third part of this resolution should declare the Newberry City Commission as the Community Redevelopment Agency, an action detailed in section 163.357 of the Florida Statutes.

Step 2 - Approve a Community Redevelopment Plan (Resolution)

Upon the passage of this resolution, the Newberry City Commission will approve a Community Redevelopment Plan that complies with section 163.360 of the Florida Statutes, and includes the contents set forth in section 163.362. The plan will identify the unique needs of the community, some of which have been set forth in this report and will address these needs by detailing specific capital projects intended to address these needs.

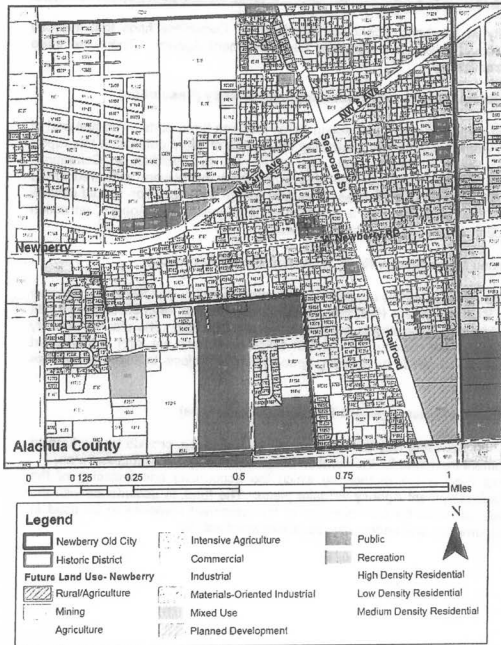
Step 3 – Establish a Redevelopment Trust Fund (Ordinance)

Finally, the Newberry City Commission will, by ordinance, provide for the funding of a redevelopment trust fund for the duration of the community redevelopment plan.

The trust fund is the method by which the accounting and financing of the Community Redevelopment Agency will take place. The fund, in accordance with the Florida Statutes, provides for the collection of tax increment revenues to be used in promoting, encouraging, and undertaking redevelopment activity.

EXHIBIT "B"

Figure 1-1. CRA Boundary and Legal Description



Properties located in Section 4, Township 10 South, Range 17 East, Alachua County, Florida, more particularly described as follows:

Commence at the centerline of N.W. 266th Street at the intersection with the North line of said Section 4; thence run East along said north line of Section 4 to the intersection of the north line of Section 4 with the east line of Section 4; thence run South along the east line of Section 4 to the intersection with the South line of Section 4; thence run West along the south line of Section 4 to the center of the intersection of S.W. 15th Avenue and S.W. 255th Street; thence run north along the centerline of S.W. 255th Street to the center of the intersection of S.W. 255th Street and S.W. 2nd Avenue; thence run West along the centerline of S.W. 2nd Avenue to the center of the intersection of S.W. 2nd Avenue and S.W. 264th Street; thence run North along the centerline of S.W. 264th Street to the northeast corner of Lot 1 of Meadow Ridge Subdivision; thence run West along the north lot lines of Lots 1 through 5 inclusive and continue along the north line of a tax parcel described as #01981-007-000 to the centerline of S.W. 266th Street (C.R. 337); thence run North along the centerline of said S.W. 266th Street to the intersection of the north line of said Section 4 and the POINT OF BEGINNING.

Regular class

3% new
fee

5.86 reduced
employ
country

- 8.86%

year one
for regular
class

year two
they get back

1.67%

$$\begin{array}{r}
 10.77 \\
 4.91 \\
 \hline
 5.86
 \end{array}$$

$$\begin{array}{r}
 6.59 \\
 4.91 \\
 \hline
 67
 \end{array}$$

Say TOTAL
COMPENSATION

instead of

net pay

THAT'S what's down
8.86% year one
for Reg class



MANAGEMENT PARTNERS

INCORPORATED

June 2, 2011

Mr. Randall H. Reid
County Manager
Alachua County
12 SE 1st Street
Gainesville, FL 32601

Dear Randy,

We have discussed the consideration currently being given to the future management and operation of the County's detention facility. The current agreement with the Sheriff to perform that function expires next year. As part of advanced business planning, you identified a range of alternatives for Board consideration. You provided me with your memo to the Board of January 31, as well as the many other documents related to this topic that you have also provided to the Board.

As you know, Management Partners is a professional management consulting firm specializing in helping local government organizations meet service demands, improve effectiveness and streamline operations. Our clients benefit from the expertise of professionals with extensive experience in all aspects of public management as well as knowledge of how the best jurisdictions in the country provide services.

We have experience working with Florida counties, including boards of county commissioners and their administrators as well as elected sheriffs. We are well-qualified to analyze the alternatives that the Board may wish to have assessed.

You requested that I meet with your staff, the Sheriff and the Board of County Commissioners in a work session as they give further consideration to the direction to be pursued. Such meetings would afford the opportunity to have a preliminary discussion about the alternatives and best approaches to consider, as well as an opportunity for me to become further acquainted with Alachua County leaders and vice versa. I will plan to do that on Tuesday, June 14, the date you requested.

Participation in this day of meetings will help all to narrow and give good focus to a scope of work, thereby getting this process off to a positive start, in a cost-effective way. I look forward to this opportunity for Management Partners to be of assistance to Alachua County.

Sincerely,

Gerald E. Newfarmer
President and CEO

Randall H. Reid

From: Jerry Newfarmer [jnewfarmer@managementpartners.com]
Sent: Friday, June 03, 2011 3:59 PM
To: Randall H. Reid
Subject: June 14 Consultation
Attachments: Consultation letter.docx

Randy – I enjoyed our time together and the specific conversation with you and your staff team about the detention facility issue this week. Attached is a simple letter to establish the basis of a consultation on June 14 as we discussed. My fee for the day will be \$1,200 (my normal rate is \$350/hour, so you can see this is substantially discounted) plus expenses, which we'll invoice subsequent to the day. I assume you can do that by a PO or some similar simple approach.

As I recall you said that the Board meets at 7 in the evening. Let me know the actual time for the meeting (and, possibly, a preferred time to do a meeting with the Sheriff) and I'll plan around it. Thanks, Randy.



MANAGEMENT PARTNERS
INCORPORATED

Jerry Newfarmer
President and CEO

513-313-0503 direct
www.managementpartners.com



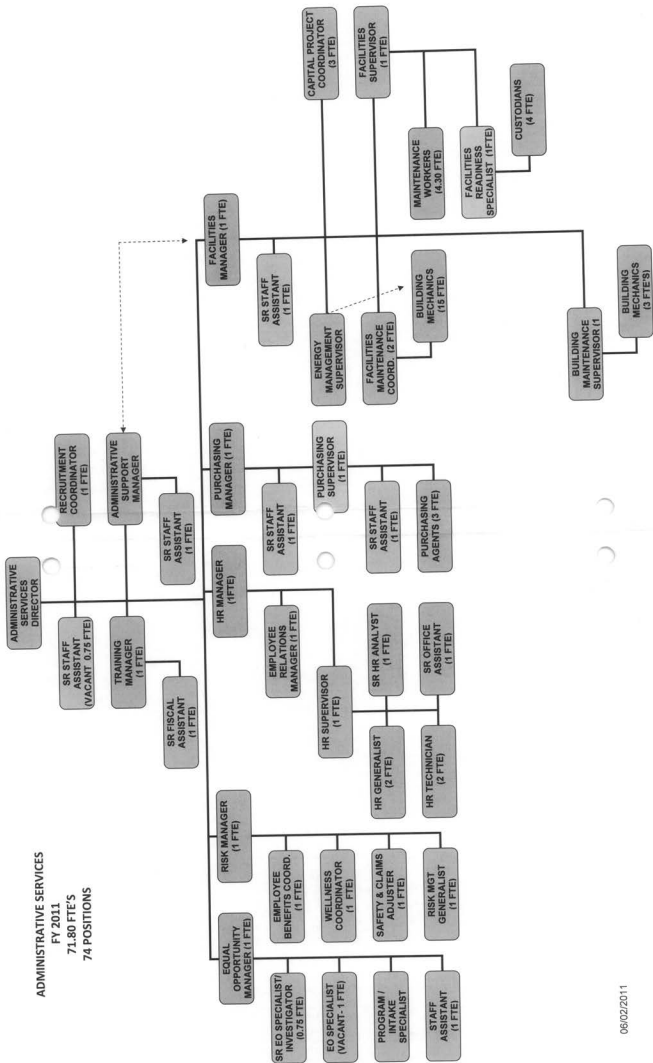
Alachua County Organizational Charts June 2011

FY 2011

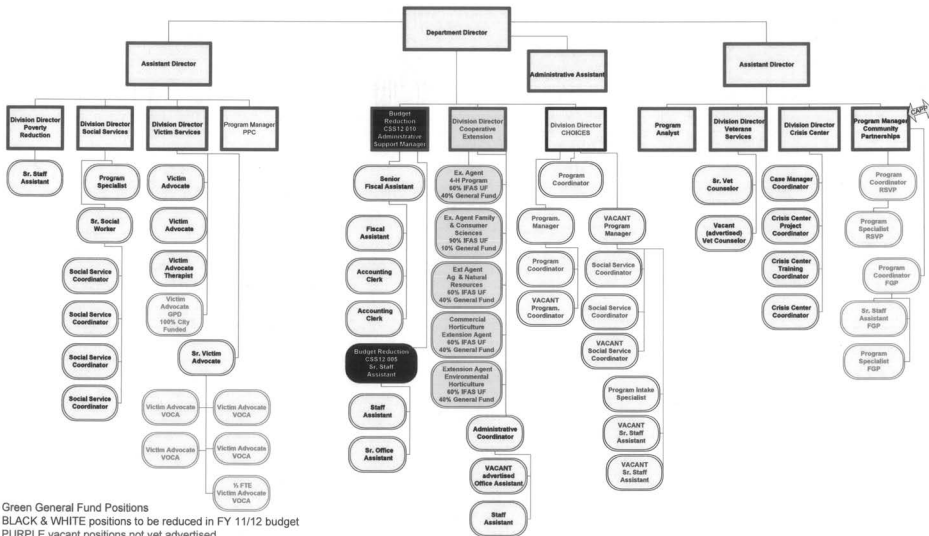
71.80 FTE'S

74 POSITIONS

74 POSITIONS

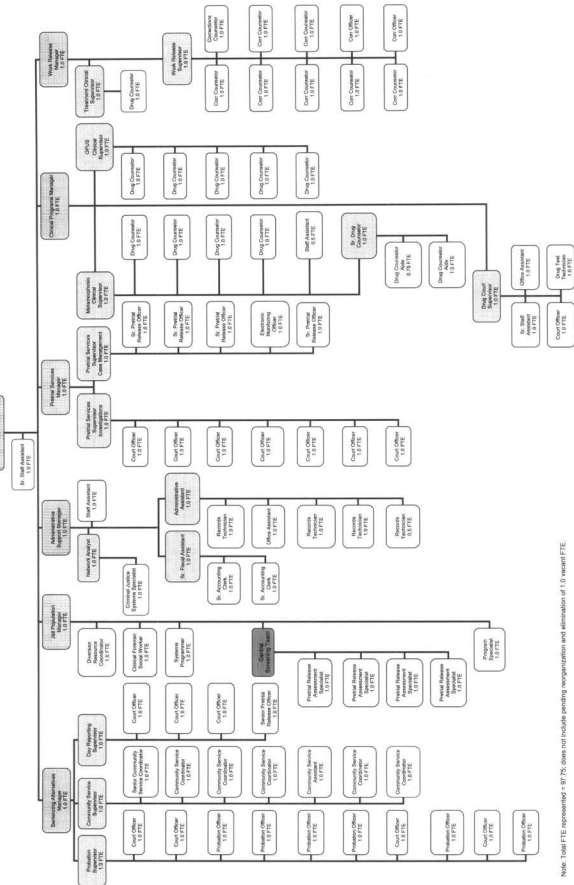


Community Support Services



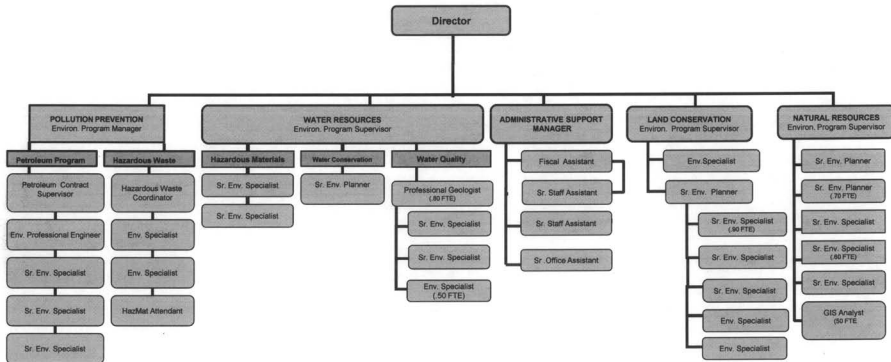
- Green General Fund Positions
- BLACK & WHITE positions to be reduced in FY 11/12 budget
- PURPLE vacant positions not yet advertised
- RED Grant funded positions
- BLUE & RED City Funded positions
- BLUE & BLACK CHOICES surtax funded positions
- BLUE & ORANGE positions that are partially funded by IFAS/UF

Acting Coast Survey District Director
1.0 FTE



Note: Total FTE represented = 97.7%; does not include pending reorganization and elimination of 1.0 vacant FTE.

Alachua County Environmental Protection Department

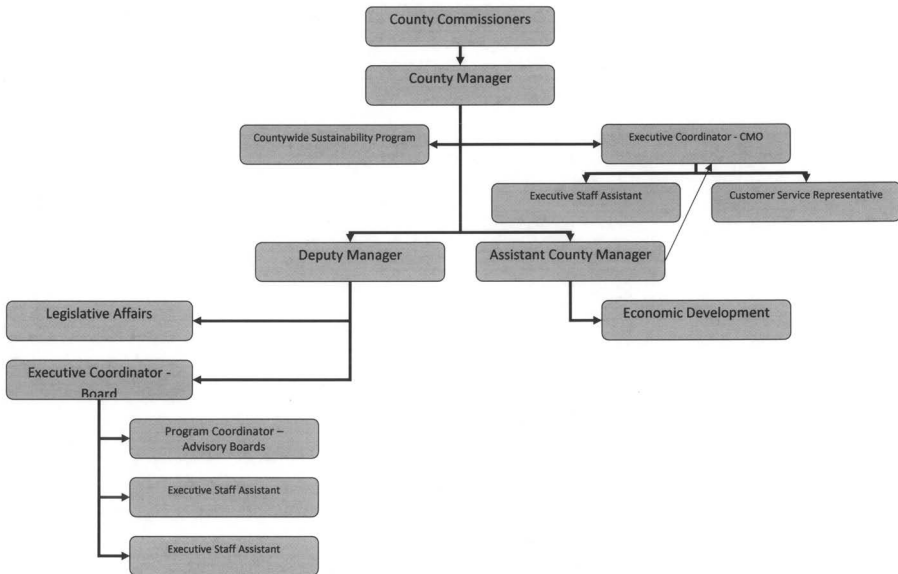


Total BoCC-Approved FY11 FTE = 37.00

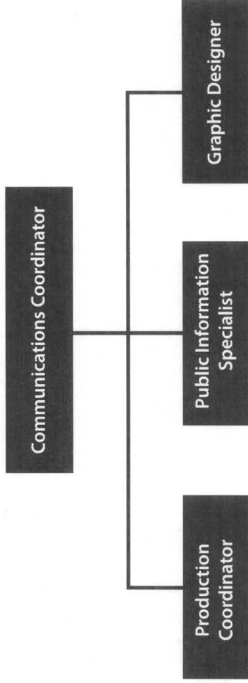
1/14/2011

GENERAL GOVERNMENT – County Manager

Organizational Chart - 2011

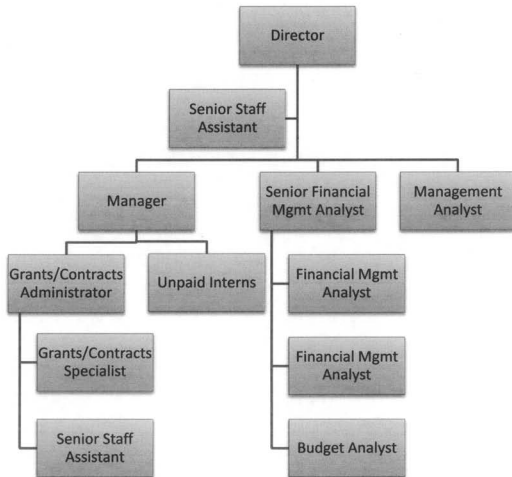


Communications Office
Organizational Chart
FY 2010-2011

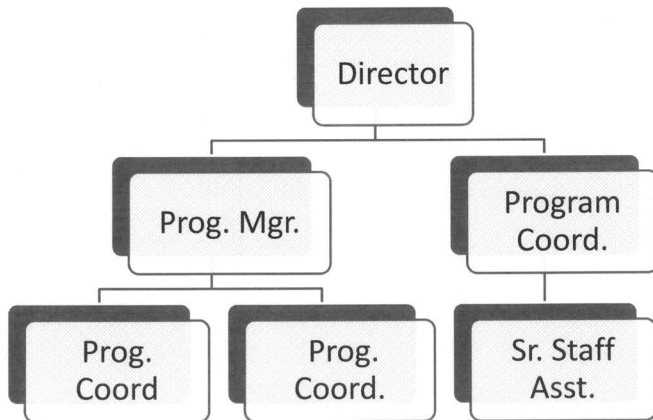


Office of Management and Budget

Organization Chart –2011



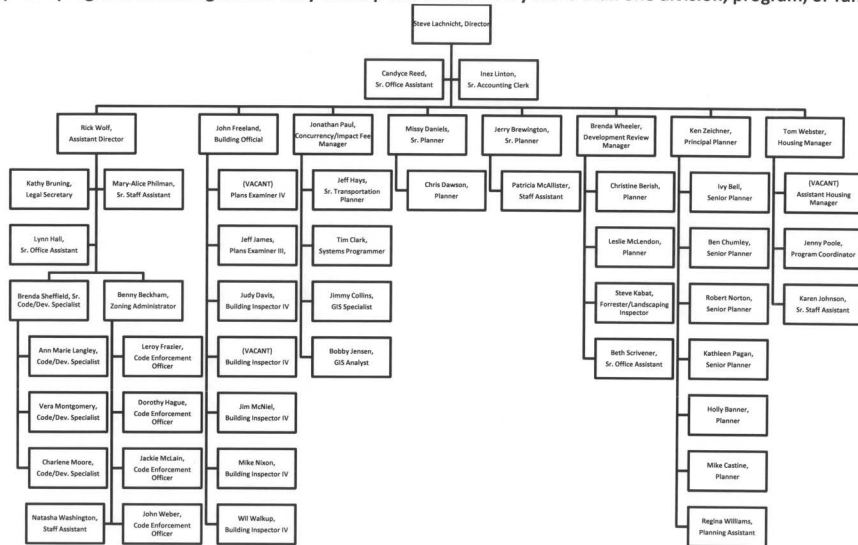
Visitors and Convention Bureau
Organizational Chart
FY 2010-2011



GROWTH MANAGEMENT DEPARTMENT ORGANIZATIONAL CHART – FY 11 – 51.0 TOTAL FTE's – AS OF JUNE 02, 2011

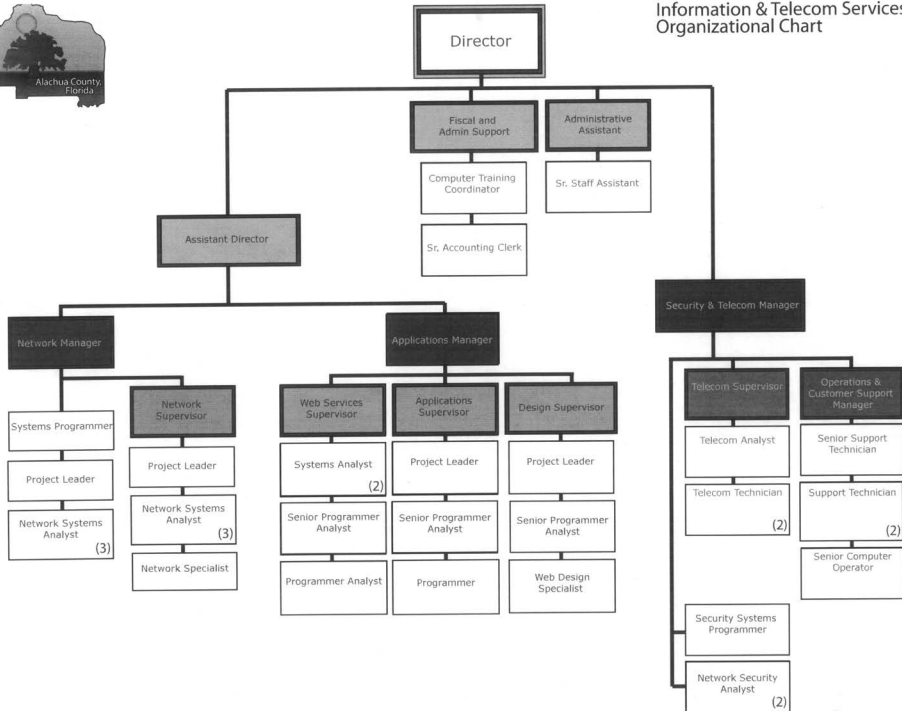
Note: for Supervisor Evaluation and Timesheet Approval Only

(Work programs and assignments may overlap and be shared by more than one division, program, or fund)





Information & Telecom Services Organizational Chart



PUBLIC SAFETY
Director (1)

Department of Public Safety, June 2011

County FTEs = 227

Contract = 2 (Medical Directors)

Senior Staff
Assistant (.5)

Section
Finance &
Administration (1)

Section
Fire Rescue (1)

Section
Emergency
Management (1)

Section
Enhanced 911 (1)

Senior Staff
Assistant (1)

Senior Staff
Assistant (.5)

Senior Staff
Assistant (1)

Staff
Assistant (1)

General
Accounting (3)

Branch
Emergency Medical
Services (1)

Branch
Technical
Services (1)

Branch
Operations

Assistant
Director (1)

GIS
Specialist (2)

Revenue and
Collections (6)

Staff
Assistant (.5)

Logistics and
Contracts (3)

Staff
Assistant (.5)

"A" Shift
District Chief (2)

"B" Shift
District Chief (2)

"C" Shift
District Chief (2)

Emergency
Mgmt. Program
Coordinator (1)

GIS
Technician (1)

Information and
Technology (2)

System Medical
Director

EMS Training
Captain (1)

Unit/Station
Lieutenants (26)

Unit/Station
Lieutenants (26)

Unit/Station
Lieutenants (26)

GIS
Analyst (1)

Assistant
Medical
Director

Fire Training
Captain (1)

Driver
Operator (12)

Driver
Operator (12)

Driver
Operator (11)

Health &
Safety (1)

Life Safety &
Internal Affairs
(4)

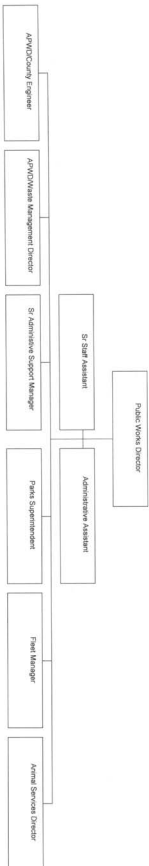
Firefighters (23)

Firefighters (23)

Firefighters (23)

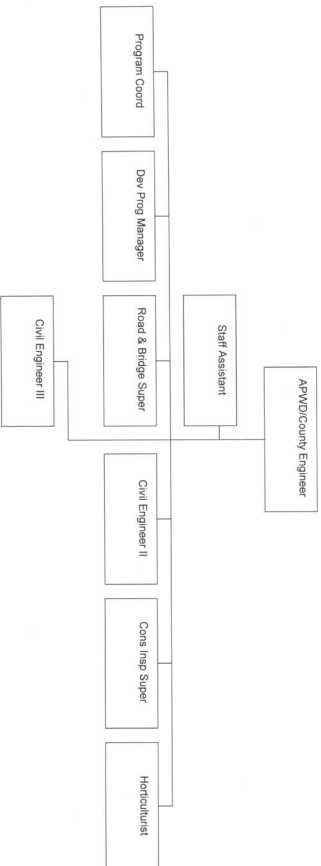
Public Works Department Organizational Chart

Alachua County BoCC

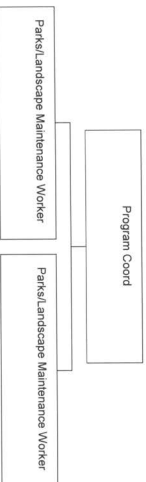


Monday, June 08, 2014

Engineering and Operations

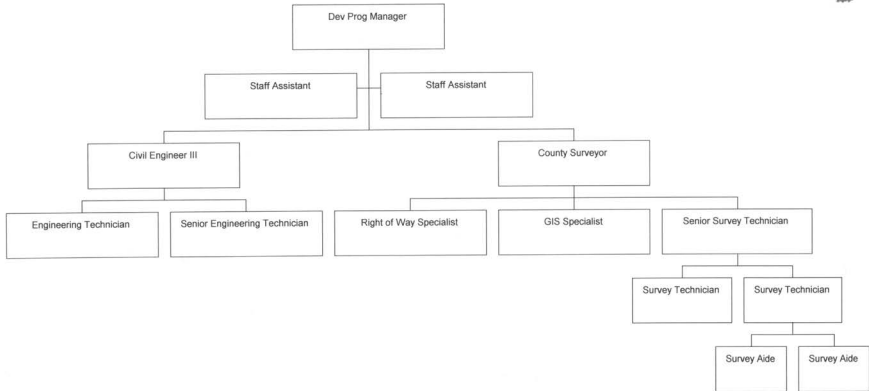


Engineering and Operations



Engineering and Operations

Alachua County BoCC



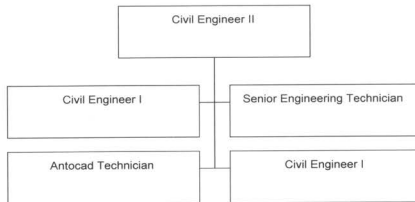
Monday, June 06, 2011



Monday, June 06, 2011

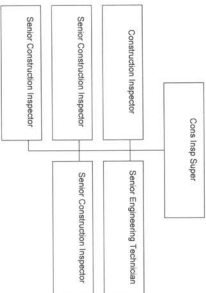
Engineering and Operations

Alachua County BoCC



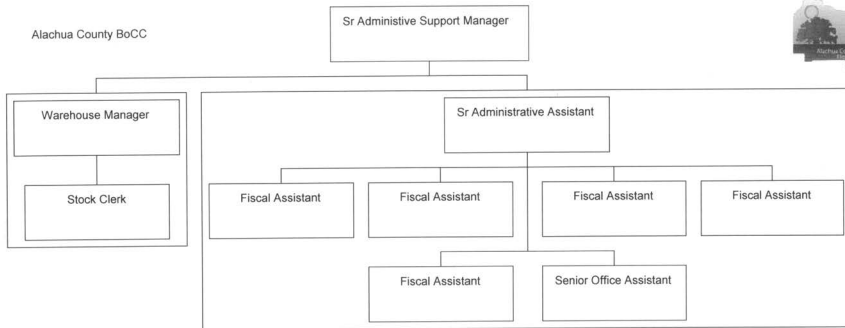
Monday, June 06, 2011

Engineering and Operations



Public Works Administrative Support

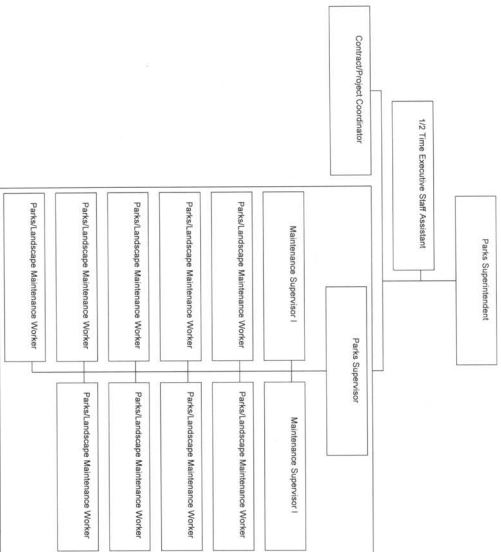
Alachua County BoCC



Monday, June 06, 2011

Parks and Recreation

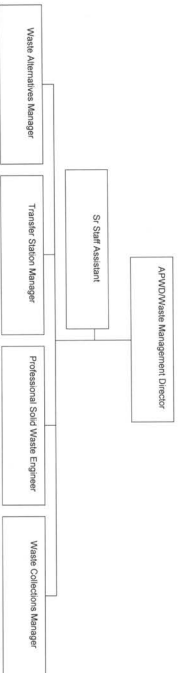
Alachua County BoCC



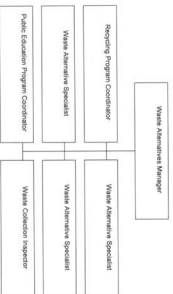
Monday, June 06, 2011



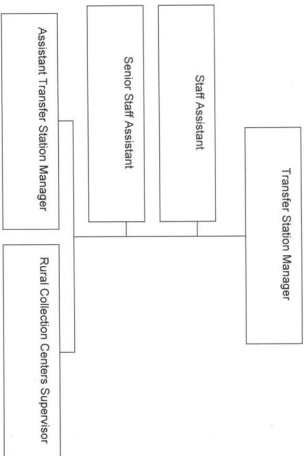
Waste Management



Waste Management



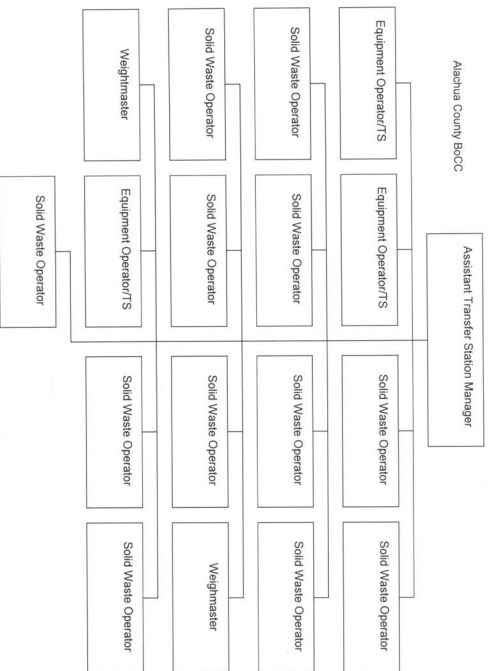
Waste Management



Waste Management

Alachua County BoCC

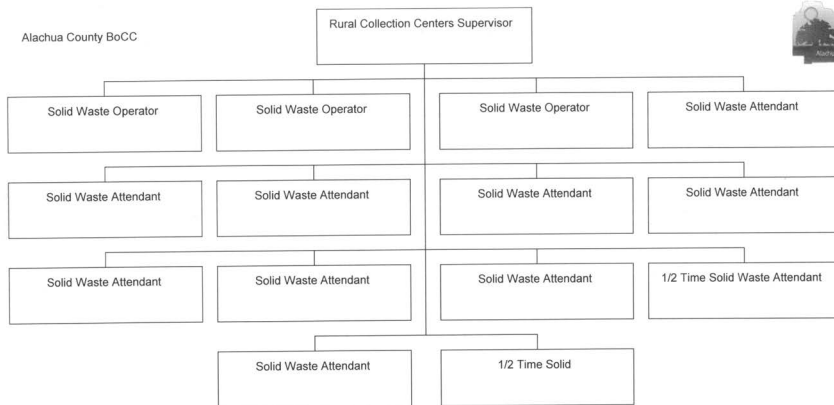
Assistant Transfer Station Manager



Monday, June 06, 2011

Waste Management

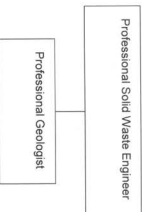
Alachua County BoCC



Monday, June 06, 2011

Waste Management

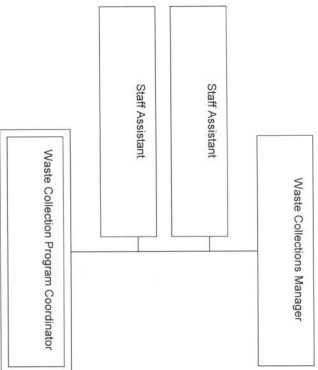
Alachua County BoCC



Monday, June 06, 2011

Waste Management

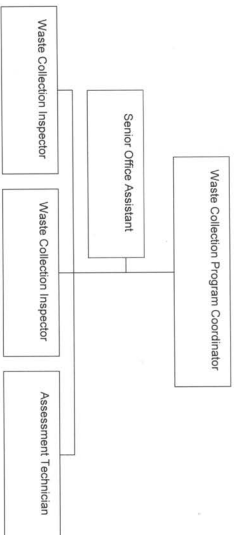
Alachua County BoCC



Monday, June 06, 2011

Waste Management

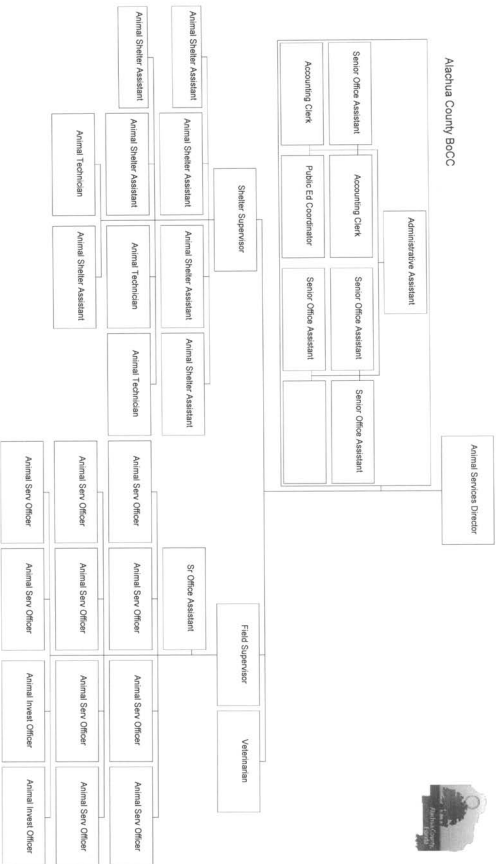
Alachua County BoCC



Monday, June 06, 2011

Animal Services

Alachua County BoCC





FY12 and FY13 Budget Development Special Board Meeting

Alachua County
Office of Management and Budget
June 7, 2011



FY12 Budget Development

Fiscal Updates



FY12 Budget Development

Budget Meeting Calendar Review



FY12 Budget Development Calendar Review

- FY12 Budget Development Calendar
 - Tentative Budget presentation scheduled for July 7
 - Set proposed millage rates at regular Board meeting on July 12
 - Special Board meetings August and September
 - Public Hearings (TRIM) in September on regular Board meeting dates
 - September 13 and 27 will also adopt policies, CIP and Fee Schedule



FY12 Budget Development Calendar Review

- 2011 Community Conversations
 - Community meetings will include a discussion on service level expectations
 - National Center for Civic Innovation-Center on Government Performance (Trailblazer grant) will cover expenses associated with continuing this program
 - Meetings scheduled for July 23, July 28 and July 30 at various locations



FY12 Budget Development

Fiscal Outlook for Alachua County

FY12 Budget Development Constitutional Offices



	Clerk F&A	Sheriff	Property Appraiser	Supervisor of Elections	Tax Collector
FY12 Budget Submitted	Yes	Yes	Yes	Yes	Yes
Change in FTE	0	48	0	0	0
Net Change	\$0	\$2M	-\$70K	\$300K	N/A

FY12 Budget Development Judicial Offices



	Clerk - Court	Court Administration	Public Defender	State Attorney	Guardian Ad Litem
FY12 Budget Submitted	Yes	Yes	Yes	Yes	Yes
Change in FTE	0	0	0	0	0
Net Change	\$0	-\$60K	\$10K	-\$10K	\$0



FY12 Budget Development Legislative Session

■ Pension Reform

- Impacts State and County governments thru Florida Retirement System (FRS)
- FRS employer contribution rates will decrease as of July 1, 2011
 - Current legislation increases rates beginning July 1, 2012
- FRS requires 3% employee contribution beginning July 1, 2011

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FY12 Budget Development Legislative Session

FRS - Employer Contribution Rates FY 2011 - FY 2013

Membership Class	Rate as of June 30, 2011	Rate as of July 1, 2011	Proposed Rate as of July 1, 2012
Regular Class	10.77%	4.91%	6.58%
Special Risk Class	23.25%	14.10%	19.56%
DROP	12.25%	4.42%	10.78%

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FY12 Budget Development Legislative Session

- **FRS Expense Reduction for FY12**
 - Estimated reduction for BoCC Department budgets is \$2,500,000 for all funds
 - General Fund estimate is \$1,300,000
 - Constitutional Offices will have similar expense reductions
 - Sheriff estimate is \$2,300,000

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ALTERNATIVE FY12 MILLAGE RATES

Property Tax Revenue Only	General Fund	MSTU General	MSTU Law Enforcement	MSTU Fire Services
Property Value Growth	-3.46%	-3.82%	-2.45%	-3.59%
Current Millage	8.2763	9.6124	1.6730	1.3991
Projected Revenue	92,626,717	1,887,596	8,323,000	6,261,498
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	(3,031,085)	(69,533)	(202,338)	(227,878)
Revenue Stabilization	8.6304	9.4276	1.7116	1.3878
Projected Revenue	95,657,767	1,957,168	8,525,223	6,489,214
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	(35)	39	(15)	(161)
Simple Majority Cap	8.7915	9.4491	1.7495	1.4129
Projected Revenue	97,218,077	2,055,576	8,684,112	6,606,579
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	1,560,275	98,447	158,774	117,204
Rollback (up)	8.7494	9.4466	1.7340	1.4052
Projected Revenue	96,686,179	2,044,133	8,636,794	6,449,937
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	1,028,377	87,004	111,456	(39,438)
Super Majority Cap	9.6706	9.4940	1.9179	1.5542
Projected Revenue	106,939,332	2,261,087	9,552,773	7,267,283
FY11 Adopted Budget	95,657,802	1,957,129	8,525,338	6,489,375
Difference	11,281,530	303,958	1,027,435	777,908

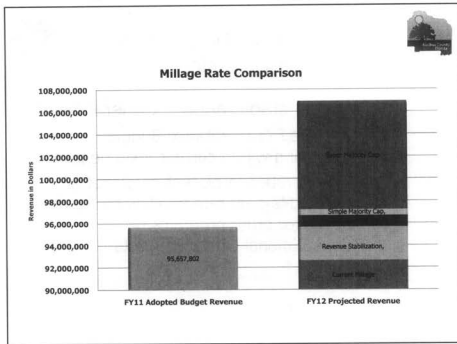
Updated taxable values from Property Appraiser as of June 1, 2011

New construction estimates for General Fund is \$90,300,000

New construction estimates for General MSTU is \$50,900,000

New construction estimates for Law Enforcement MSTU is \$64,500,000

New construction estimates for Fire Services MSTU is \$57,000,000



FY12 Budget Development Fiscal Outlook

■ General Fund Budget Adjustments

■ Prop Tax Revenue – current millage	(3,000,000)
■ Inmate Medical Costs	(500,000)
■ Requests from SOE	(300,000)
■ Requests from Sheriff	(4,000,000)
■ Total reduction	<u>(7,800,000)</u>

Reduction is 6% of FY11 Adopted General Fund and
11% of Board's allocation share



FY12 Budget Development Fiscal Outlook



- Revenue stabilization – General Fund
 - Prepare FY12 Tentative Budget managing within current revenue levels
 - Millage rate can be tentatively set at Simple Majority rate to allow for funding needs for other programs or Constitutional Officer requests



FY12 Budget Development Fiscal Outlook



- Revenue stabilization – General Fund
 - All Constitutional Offices use FRS expense reductions to offset other increased costs or additional budget needs
 - Recommend funding Supervisor of Elections election (one-time) cost increase from FY11 FRS cost reductions (one-time)



FY12 Budget Development Fiscal Outlook

- Revenue stabilization – General Fund
 - County Manager will submit Board's budget using FRS expense reductions to offset other budget needs
 - Inmate medical costs of \$500,000
 - CJMSHA grant match \$166,000
 - Set aside funding equal to a 2% salary adjustment for Board employees, to be negotiated – Constitutional Offices can do the same
 - Fund other necessary cost increases



FY12 Budget Development Fiscal Outlook

- Revenue stabilization – MSTU's
 - County Manager will recommend funding MSTU budget's at or below revenue stabilization level allocating FRS expense reductions to offset other cost increases
 - Set aside for 2% salary adjustment for Board employees, to be negotiated – Constitutional Offices can do the same



FY12 Budget Development

Budget Development Principles



FY12 Budget Development Budget Principles

- FY12 Budget Development Principles - Governance
 - Maintain 5% reserve policy for major operating funds
 - Maintain General Fund budget allocation share with Constitutional Offices
 - Maintain current funding allocation for Law Enforcement between General Fund and MSTU



FY12 Budget Development Budget Principles

- FY12 Budget Development Principles – Governance
 - One-time sources will be allocated toward reserves or one-time expenditures
 - Continue to present a two-year budget
 - ~~Budget property tax revenue based on current and simple majority millage rates~~
 - Budget property tax revenue based on “revenue stabilization” level



FY12 Budget Development

Discussion, Comments, Questions



FY12 and FY13 Budget Development

June 7, 2011