

City of Gulf Breeze, Florida



FY 2019 TEN-YEAR CAPITAL IMPROVEMENT PLAN

America's Most Livable City 2020



City of Gulf Breeze FY 2019 Capital Improvement Plan

Acknowledgements

The Ten-Year Capital Improvement Plan could not have been completed without the participation and contributions of the following individuals:

City Council

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Mayor Pro Tem David G. Landfair
Councilmember Renee Bookout
Councilmember Cherry Fitch
Councilmember Tom Naile

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Lee Brown	Josie Cotti
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Plan Reflects encumbrances as adopted in the FY 2019 Budget.

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CITY MANAGER BRIEF

Mayor Dannheisser and Members of the City Council:

The Office of the City Manager is pleased to present the Capital Improvement Plan (CIP) for fiscal years 2019-2027. This is the second annual update to the 10-Year CIP first drafted fiscal year 2017. The CIP serves as a long-range planning tool used to help the City match revenues with major capital (items/projects with a unit cost over \$25,000) needs over a ten-year period. The Ten-Year CIP encourages outside agencies to collaborate on funding opportunities and phased long-term City priorities. The projects in the CIP are derived from the 2013 Most Livable City Master Plan, 2008 Community Redevelopment Plan Update, City Council goals, citizen requests, and departmental recommendations. Fiscal year 2019 projects are included in the operating budget that City Council adopted on September 17, 2018. Subsequent fiscal year projects are unfunded and presented for planning purposes only.

MAJOR FACTORS IMPACTING CAPITAL PLANNING

The City Council held work sessions on February 11, 2017 and May 20, 2017 to prioritize major capital projects which require cash reserves and outside funding sources. These projects are in addition to those already scheduled over the next ten years (Chapter 3). Moving forward, the Schedule will be revised to include projects from the Council's priority list (Chapter 4) as funding is identified.

Revenue – All budgets are constrained by available revenues. Capital projects are prioritized so that available funds are allocated based on need, Council priority, and their impact on service provision. Gulf Breeze is a largely built-out community lauded for its superior city services. General Fund revenues are expected to remain flat, with sales tax and millage rate projections remaining approximately the same as the last two years, yet needs for infrastructure improvements grow. Funds for capital maintenance also rely on enterprise funds from the City's "business-like" services such as natural gas, water and sewer. Other major capital projects will require grants, state and federal appropriations, government bonds, or other long-term borrowing.

Enterprise capital projects are funded by their respective enterprise revenues, such as the Water and Sewer Fund and Stormwater Fund. Additional capital projects selected by the Council will be funded, in part or in whole, by funds derived from non-recurring payment sources: Those sources include \$5.9 million from the Florida Department of Transportation, \$342,000 from the Federal Emergency Management Agency, and an estimated \$1.4 million received over five years as a result of the local option sales tax (LOST) infrastructure referendum which passed in Santa Rosa County on August 29, 2016.

In June 2008, the City initiated the "Vision 2020" project through public discussions about the future of the City. Three visioning workshops were held, each with a different scope and exercises designed to gather input from residents and other stakeholders. Participation at the workshops

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illustrated a tight-knit community focused on preserving its natural beauty and quality of life through the decades. Residents mentioned that safety, recreation, and walkability were the reasons why they chose Gulf Breeze as their home.

“Develop a master plan to be recognized as the most livable city in America by 2020.”

During the workshops, the Community developed the following Vision Statement:

The 2013 Most Livable City Master Plan establishes priorities and projects as a guide to help the City achieve its Vision of becoming the “Most Livable City in America” by setting forth a roadmap for success. The Ten-Year CIP Plan extrapolates projects directly from the 2013 Most Livable City Master Plan and also the Community Redevelopment Area Plan Update.

Transportation: A number of transportation projects are underway across the City. Funding has been provided for fiscal year 2019 to continue the City’s paving and resurfacing plan, road sign replacement program, sidewalk maintenance and expansion, and two matching grant streetscape improvement projects within the Community Redevelopment Area (CRA).

Technology: In today’s world, citizens expect their City to be technologically adept. The City recently completed an energy efficiency program, replacing lights with energy-efficient upgrades, as well as upgrading all electric water meters with radio-read smart meters and a smart grid. The Ten-Year CIP reflects a continued commitment to technology advances with projects such as automating controls and monitoring of waste water treatment operations, utilizing supervisory control and data acquisition (SCADA) for remote monitoring of lift stations, and utilizing digital storage for online security and transference of records and evidence.

Maintenance of City Facilities and Assets: Buildings require renovation and large equipment items require maintenance and replacement. This CIP includes funding for refurbishing of recreation gym flooring and tennis courts, the design and construction of a city splash pad, the replacement of a recreation truck, a fire chief responder truck, renovation of city hall offices within the Community Services and Finance Departments, replacement of police cars, new police laptop computers, expansion of the wastewater treatment plant, fire hydrant replacements, potable water plant improvements, water main and sewer main improvements, and natural gas maintenance and expansions.

Environmental Protection and Green Space: The CIP continues to prioritize stormwater run-off hazards and environmental impacts through the replacement of stormwater culverts, waterline replacements related to infrastructure changes, and maintenance projects. The City continues to partner with Santa Rosa County and Gulf Power on environmental projects which address natural seagrass replacement and protection, shoreline erosion, and the replenishment of Deadman’s Island. Additionally, the Council may allocate funding for the City’s new and voluntary Septic

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Tank Elimination Program (STEP), to continue to address water quality and protect commercial and recreation fishing and oyster gardening.

FIRST-YEAR (FY 2016-17) CIP PROJECT RECAP

A total of \$3,069,226 in capital projects were completed for FY2017. Major FY2017 first-year project highlights can be found below. Full descriptions for all programmed capital projects are found within this CIP document.

Fire Protection:

\$32,000 for second and final year of radio upgrades.

Parks & Recreation:

\$364,200 which includes the initial cost for repairs of the Shoreline Park waterfront gazebos and Deadman's Island restoration.

Streets and Drainage:

\$671,720 for the resurfacing of city roads as prioritized in the City's pavement plan.

Law Enforcement:

\$123,800 includes two fully equipped Police Ford Explorers.

City Water and Sewer:

\$280,300 for hydrant upgrades/replacements, major water plant improvements, and a new ground penetrating radar (GPR) unit.

Natural Gas:

\$98,300 covered new equipment, a vehicle purchase, and building repairs.

South Santa Rosa Utility System:

\$1,474,700 for the construction of an elevated reclaim tank, WWTP automation, rehabilitation of lift-stations, sewer main replacement, and a new vehicle.

SECOND-YEAR (FY 2017-18) CIP PROJECT RECAP

A total of \$4,084,041 in capital projects were completed during FY2018. Major FY2018 project highlights can be found below. Full descriptions for all programmed capital projects are found within this CIP document.

Fire Protection:

\$472,300 for the replacement of two vehicles: the 30-year old reserve engine/pumper and the fire chief vehicle.

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Parks & Recreation:

\$726,700 which includes repairs of waterside gazebos at Shoreline Park, the extension of Shoreline Park trails, the installation of the Sunset Park splash pad, and a new indoor sports practice facility.

Law Enforcement:

\$236,200 which provides for two fully-equipped Police Ford Explorers, laptop computers, a dispatch server, and the design for a new police department building.

CRA:

\$423,500 for the US98/ SR399 Beautification Project and the design of the Danial/Joachim Streetscape Project.

City Water and Sewer:

\$421,600 which includes the relocation of utility lines adjacent to the Pensacola Bay Bridge, lift-station rehabilitation, sewer main upgrades, a new crane truck, and water plant improvements.

Natural Gas:

\$195,600 which includes vehicle purchases, machinery/equipment, and the bridge cathodic protection system.

South Santa Rosa Utility System:

\$1,315,800 which includes west course maintenance equipment, west course drainage improvements, a new crane truck, portable pumps, lift-station rehab, and the initial costs of expanding the Waste Water Treatment Plant.

Stormwater:

\$238,300 for the final design of the Bear Drive Stormwater Upgrade and preliminary designs for both the Gilmore Basin and East Basin Stormwater Projects.

THIRD-YEAR (FY 2018-19) CIP PROJECT HIGHLIGHTS

A total of \$8,356,925 in capital improvements are funded for FY 2018-19.

Fire Protection:

\$45,000 to replace the support vehicle which pulls the fire boat.

Parks & Recreation:

\$467,000 which includes expansion of the splash pad observation deck, improvements to the elementary school sports field, Highpoint Tennis Court reconstruction, and implementation of the Blueways Plan for Paddlers Phase I at Woodland's Park and Navy Cove Park.

Streets and Drainage:

\$1,010,000 for the resurfacing of city roads as prioritized in the City's pavement plan.

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Law Enforcement:

\$2,005,000 provides for three fully-equipped police vehicles and the construction of the new police department building/ renovation of the existing building.

City Water and Sewer:

\$122,100 includes improvements to the field operations complex, and sewer main improvements.

Natural Gas:

\$480,000 which includes two vehicles, CNG fueling station expansion, bridge utilities relocation, constructing the Sabine Crossing gas line, and upgrades to the regulator station.

South Santa Rosa Utility System:

\$2,886,000 which includes Villa Venice water main replacement, rehabilitation of the Bengal Road and Gulf Islands lift-stations, improvements to the field operations complex, and continuing work on expanding the Waste Water Treatment Plant.

Stormwater:

\$357,000 for the construction of Bear Drive Stormwater Upgrade and the designs of both the Gilmore Basin and East Basin Stormwater Projects.

CONCLUSION

The following pages of this document provide additional detail on the projects listed above as well as those in future planning years. This document is considered a “living” document that serves as a planning guide and will be adjusted as existing projects change and new needs arise.

Respectfully submitted,



Samantha D. Abell
City Manager

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DEFINITION, POLICIES & PROCESS

DEFINITION OF A CAPITAL PROJECT

1. Cost should be \$25,000 or more for the life of the project (budget policy set by Council).
2. Commonly will take more than a single year to complete.
3. Project revenues and expenditures should be clearly identified and balanced (e.g., revenue should equal project expenditures).
4. Projects should have an identifiable schedule that includes a beginning, intervening milestones, and an end.
5. Maintenance costs to increase the life of the City's infrastructure, replacement costs for infrastructure and reserves for future projects are not defined as a CIP, but are included in the CIP budget document. Examples of these include:
 - Pavement maintenance
 - Stormwater Run-Off Improvements
 - Fleet Maintenance Facility

PRIMARY-SECONDARY PROJECTS – DEFINED

The CIP frequently contains several projects that are similar in nature. For example, Public Services often proposes projects to replace or upgrade water mains. Each neighborhood and/or commercial location is formally a separate project, and funding may not be moved from one waterline project to another waterline project without City Manager authorization.

The CIP may categorize similar projects together in a “primary-secondary” relationship. Following the waterline example, “Waterline Replacement” is the “primary” project, with individual “secondary” projects dedicated to each specific area where a project will be performed. The primary project description may include a description of each of the secondary projects related to it.

The primary project serves as the budgetary control device within the CIP. The City Council authorizes transferring unspent funds from one secondary project to another secondary project, as long as the overall primary project budget does not change. This approach allows for greater flexibility and efficiency when programming multiple CIPs of the same type.

PROCESS

Existing projects are reviewed annually. This review compares user status and financial information to identify project progress and completion. This will be integrated into the budget pro forma review process.

The City Manager's Office and Finance Department will work with the CIP project managers to develop CIP revenue forecasts for the budget year. This analysis will be compiled and distributed by the City Manager's Office and/or Finance Department to the appropriate project managers.

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The City Manager's Office and Department Heads will review and prioritize all existing CIPs to assure consistency with the City's Master Plan, Community Redevelopment Agency Plan, and Comprehensive Plan.

The City Council will review new projects and approve re-appropriation of funds for existing projects as part of the annual budget cycle.

POLICIES

CIP Projects – Large construction projects, equipment purchases, infrastructure maintenance, replacement costs and future reserves will be included in the Capital Improvement Program.

CIP Purpose – The purpose of the CIP is to systematically plan, schedule, manage, monitor and finance capital projects to ensure cost-effectiveness as well as conformance with established policies. The CIP is a ten-year plan organized into the same functional groupings used for the operating programs. The CIP reflects a balance between capital replacement projects that repair, replace or enhance existing facilities, equipment or infrastructure; and capital facility projects that significantly expand or add to the City's existing fixed assets.

Project Manager – Every CIP project has a designated project manager who prepares the project proposal, ensures that required phases are completed on schedule, authorizes all project expenditures, ensures that all regulations and laws are observed, and periodically reports project status.

Projects may be appropriated for anticipated revenues but cannot be spent until revenue documents have been received. Each proposed CIP project will include the approximate location, size, completion date (est.), and estimate of costs and source of funding such as General Fund, Capital Facility Fees, Federal or State Grant, etc.

CIP Appropriation – The City's annual CIP appropriation for study, design, acquisition, and/or construction is based on the projects designated by the Council through adoption of the Budget. **Adoption of the CIP appropriation does not automatically authorize funding for a specific project phase.** Project engineering and preliminary engineering will be appropriated at the time of Council action.

Authorization for construction generally occurs only after:

- The costs for the phases have been fully developed;
- A grant is awarded and a copy of award is received in Finance;
- A contract is granted after a competitive bid process; and
- A request for proposal (RFP) is approved by Council.

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Actions involving any Federal or State funded CIP are restrained by the conditions of the grant. Accordingly, if contract costs at the time of bid award are less than the budgeted amount, the unobligated balance will either be re-appropriated to project contingency or returned to fund balance. This action should be clearly explained in the fiscal impact section of a Council document and include any estimate for City engineering costs and required contingency to complete the project.

If project costs at the time of bid award are greater than budget amounts, four options are typically available:

1. Eliminate the project;
2. Defer the project for consideration to the next Budget cycle;
3. Re-scope or change the phasing of the project to meet the existing budget; and
4. Appropriate additional resources as necessary from fund balance or other revenue sources.

For new CIP projects outside of the adoption process, resources need to be identified:

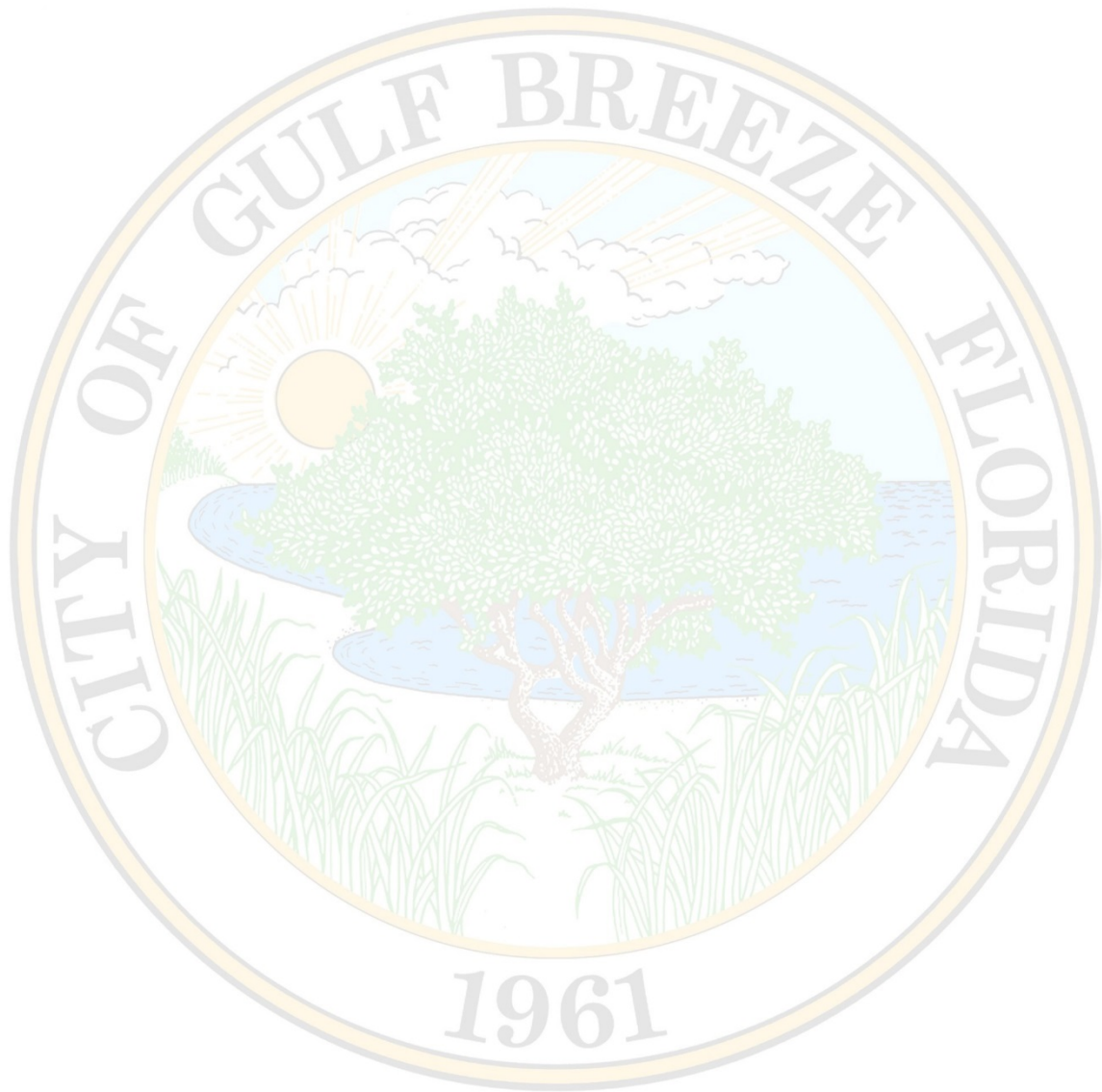
- Is there sufficient fund balance or monitored cash flow?
- Has an invoicing procedure been established?
- If sufficient funds are not available, lower priority projects may need to be eliminated and the budget for that project returned to fund balance and then re-appropriated to the higher priority project.

Project Status – Project milestones will be listed as objectives in the program narratives to facilitate project tracking.

CIP PROJECT REPORTING AND UPDATE PROCESS

- Cost Estimates/Actuals by Phase
- Schedule (Timeline)
- Accounting Procedures/Revenue Tracking/Grant Invoicing/Project Closeout Procedures
- Timely Status Update Reporting (Note: Cost overruns and funding needs to be determined early. Updated costs and postponed timelines flag potential funding issues.)

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CAPITAL IMPROVEMENT PLAN TEN-YEAR SCHEDULE

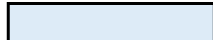


Fund/ Department	Project Title	All-in Cost Current	2017 Final	2018 Final	2019 Budget	2020 Projected	2021 Projected	2022 Projected	2023 Projected	2024-2027 Forecast
General Fund										
General Govt/ Internal Services	City Hall Office Renovation	319,883	20,549	24,333	275,000					
General Govt/ Internal Services	Fuel Tank Replacement	60,000						60,000		
General Govt/ Internal Services	PC/ Server Replacement	37,016		7,016	20,000				10,000	
Streets & Drainage	Annual Resurfacing Program	6,759,259								2,638,720
Streets & Drainage	Gilmore, Dracena, San Carlos, Hampton, Silverthorn		671,720							
Streets & Drainage	Bear, Faron, Firethorn, Hibiscus, Nandina, Nightingale, Palmetto, Poinciana, N Silverthorn			22,500	489,159					
Streets & Drainage	Cumberland, Hoffman, Joachim, McAbee, McLane, Norwich, Surry, Warwick, York				520,400					
Streets & Drainage	Fairpoint Pl, Highpoint, Laura, Madrid, Plantation Hill, Smith					529,030				
Streets & Drainage	Azalea, Breeze, Catawba, Chesapeake, Confederate, Cordoba, Eufaula, Florida, N Sunset						649,062			
Streets & Drainage	Deer Point, Dolphin, Hillcrest, Loruna, Roanoake, Shenandoah, Shoreline Pl, Southern, Stonewall							637,121		
Streets & Drainage	Boxwood, Camelia, Futura, Jamestown, Julia, Navarre, Pine Tree								601,547	
Streets & Drainage	Backhoe/Loader	100,000					100,000			
Streets & Drainage	Dump Truck	60,000				60,000				
Streets & Drainage	M & E	11,905	3,705	-	8,200					
Parks & Rec/ Community Center	Facility Mgmnt Software	7,332	7,332							
Parks & Rec/ Community Center	Multi-Sport Practice Facility	30,000		30,000						
Parks & Rec/ Community Center	Splash Pad Installation	219,838		219,838						
Parks & Rec/ Community Center	Splash Pad Observation Expansion	50,000			50,000					
Parks & Rec/ Community Center	Gazebo Replacement Shoreline Park	374,806	10,450	364,356						
Parks & Rec/ Community Center	Volleyball Bleachers/Sidewalks	29,952		29,952						
Parks & Rec/ Community Center	Sunset Drive Turf & Irrigation	5,324		5,324						
Parks & Rec/ Community Center	Highpoint Tennis Reconstruction	24,000			24,000					
Parks & Rec/ Community Center	Navy Cove Park	-			Blueways					
Parks & Rec/ Community Center	Woodlands Park Water Access	-			Blueways					
Parks & Rec/ Community Center	Dog Park at Shoreline Beach	44,898		21,367	23,531					
Parks & Rec/ Community Center	Shoreline Park South-Nature Trail Expansion per Park Master Plan	35,985		32,404	3,581					
Parks & Rec/ Community Center	Lighting/Improve to High School Field	425,000								425,000
Parks & Rec/ Community Center	Lighting/Improve to Elem School Field	165,000			165,000					
Parks & Rec/ Community Center	Softball Backstop Net	30,000							30,000	
Parks & Rec/ Community Center	Artificial Turf for Football/Lacrosse fields	725,000								725,000
Parks & Rec/ Community Center	Turf Maintenance Equipment	92,875		4,875	16,000	16,000	16,000	16,000	16,000	8,000
Parks & Rec/ Community Center	Truck Replacement	195,000				65,000		65,000		65,000
Parks & Rec/ Community Center	Deadman's Island Restoration Part II	406,974	346,345	18,629		28,000	14,000			

Parks & Rec/ Community Center	Implement Blueways Plan	360,000			160,000	50,000	50,000	50,000	50,000	
Parks & Rec/ Community Center	Tennis Crt Refinish (12)	100,000				50,000				50,000
Parks & Rec/ Community Center	Gym Floor Refinishing	50,000			25,000					25,000
Law Enforcement	New Building and Design	1,931,525	22,000	84,525	1,825,000					
Law Enforcement	Vehicles (equipped)	1,465,494	101,764	108,301	155,000	110,763	121,551	127,628	148,097	592,390
Law Enforcement	Laptops	74,975		24,975				25,000		25,000
Law Enforcement	Dispatch Server	42,433		18,433				12,000		12,000
Law Enforcement	Handheld Radios	50,000			25,000					25,000
Fire Control	Replacement of reserve engine/pumper	427,909		427,909						
Fire Control	Chief vehicle replacement	44,433		44,433						
Fire Control	Support vehicle replacement	45,000			45,000					
Fire Control	P25 Radio System	32,041	32,041							
	General Fund Total	14,833,856	1,215,906	1,489,170	3,829,871	908,793	950,613	992,749	855,644	4,591,110
	CRA Fund									
	Annual Resurfacing Program	438,845			70,193	164,828	-	-	-	203,824
	Hwy 98 and SR 399 Landscape Beautification	246,668		246,668						
	Fairpoint DR ROW Improvements	-		-						
	Improve Right Turn from Shoreline Dr to Hwy 98	20,000			20,000					
	Daniel/Joachim Streetscape Beautification	736,966		176,844	560,122					
	School Zone Median Flashers	31,590			31,590					
	CRA Total	1,474,068	-	423,511	681,905	164,828	-	-	-	203,824
	City Water & Sewer Fund									
Water	Fire Hydrant	687,453	53,944	8,509	-	75,000	75,000	75,000	75,000	325,000
Water	Water Main Upgrade	825,000	-	-	-	100,000	100,000	100,000	100,000	425,000
Water	Water Plant Improvements	89,533	52,385	26,548	10,600					
Water	Water Plant Generator	104,568	104,568							
Water	Field Operations Building 14% (Water)	30,000			30,000					
Water	Machinery & Equipment - Water	5,985	5,985	-						
Sewer	Rehab Liftstation	831,501	-	31,501	-	100,000	100,000	100,000	100,000	400,000
Sewer	Infiltration / Main Replacement	890,016	14,669	27,847	47,500	100,000	100,000	100,000	100,000	400,000
Sewer	Vehicles	359,253	-	39,253	-	40,000	40,000	40,000	40,000	160,000
Sewer	Ground Penetrating Radar	119,010	19,010	-		25,000		25,000		50,000
Sewer	Field Operations Building 14% (Sewer)	29,000			29,000					
Sewer	Crane Truck (City Share)	40,000		40,000						
Sewer	Machinery & Equipment - Sewer	12,548	7,548	-	5,000					
Water	US 98 - Bay Bridge Utilities Relocation	270,105	22,148	247,957						
Sewer	Septic Tank Elimination Program (in City)	500,000								
	City Water & Sewer Total	4,793,971	280,257	421,615	122,100	440,000	415,000	440,000	415,000	1,760,000

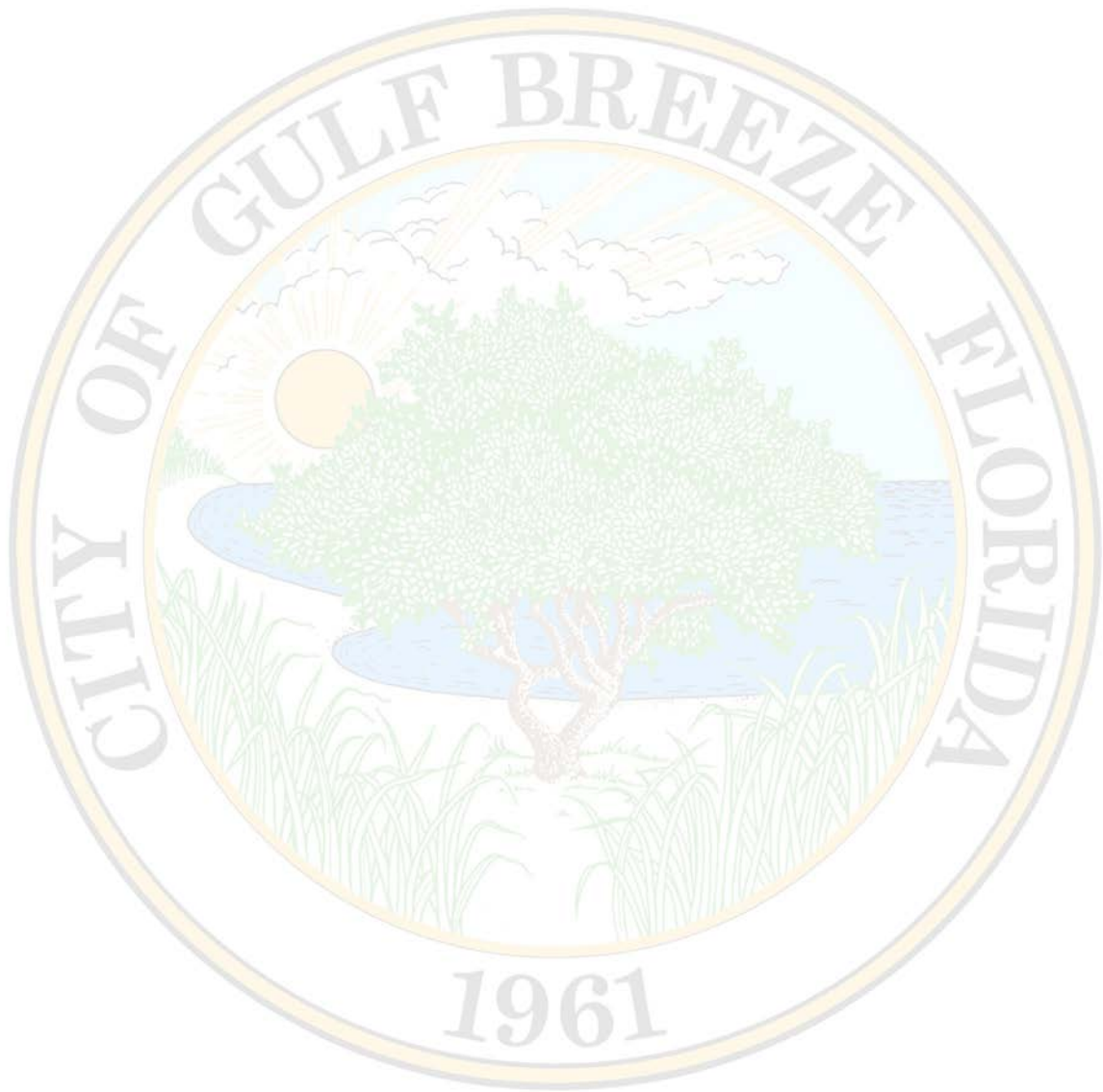
Natural Gas Fund										
	Machinery & Equipment	156,987	37,182	27,805	32,000	30,000	30,000			
	Vehicle Purchase	496,243	30,900	113,343	88,000	88,000	88,000	88,000		
	Building Repairs	150,260	30,260	-	30,000	30,000	30,000	30,000		
	CNG Fueling Expansion (50%)	50,000			50,000					
	Excavator	70,000					70,000			
	Sabine Crossing	80,000			80,000					
	Cathodic Protection Bridge	54,449		54,449						
	US 98 - Bay Bridge Utilities Relocation	100,000			100,000					
	Regulator Station Upgrades	100,000			100,000					
	Natural Gas Total	1,257,939	98,342	195,597	480,000	148,000	218,000	118,000	-	-
SSRUS Fund										
Water	Fire Hydrant	600,000	-	-	-	75,000	75,000	75,000	75,000	300,000
Water	Water Main Upgrade	1,099,718	-	69,718	230,000	100,000	100,000	100,000	100,000	400,000
Water	Vehicles (Water)	203,253	-	39,253	44,000				40,000	80,000
Water	Ground Penetrating Radar	120,000	-	-		40,000	40,000	40,000		
Water	Water Plant Improvements	30,565	13,251	10,387	6,927					
Water	Machinery & Equipment - Water	39,910	5,910	-	34,000					
Sewer	Portable Generators	215,697	-	55,697		40,000	40,000	40,000	40,000	
Sewer	Rehab Liftstation	2,128,233	93,037	42,556	392,640	200,000	200,000	200,000	200,000	800,000
Sewer	Infiltration / Main Replacement	1,315,164	57,614	32,550	25,000	150,000	150,000	150,000	150,000	600,000
Sewer	Vehicles (Collections)	445,093	41,840	39,253	44,000	80,000		80,000	80,000	80,000
Water/ Sewer	CNG Fueling Expansion (50%)	50,000			50,000					
Sewer	Soundside/Oak St Forcemain	210,000								210,000
Sewer	Field Operations Bldg	300,000			300,000					
Water/ Sewer	Crane Truck (SSRUS Share)	78,492		78,492						
Sewer	Machinery & Equipment - Collections	111,840	8,840	-	103,000					
WWTP	M & E - West Golf Course Maintenance	391,562		391,562						
WWTP	West Course Drainage Improvements	88,966		88,966						
WWTP	Machinery & Equipment - WWTF	221,218	65,111	13,107	43,000	50,000	50,000			
WWTP	Elevated Reclaim Tank	1,157,839	1,157,839							
WWTP	WWTF Expansion	17,600,000	9,400	449,837	1,600,000	7,770,381	7,770,381			
WWTP	(2) 15' Finishing Mowers	21,880	21,880							
WWTP	Reclaim System Expansion	17,911		4,429	13,482					
Sewer	Septic to Sewer Soundside B	415,400				415,400				
	SSRUS Total	26,862,740	1,474,721	1,315,807	2,886,049	8,920,781	8,425,381	685,000	685,000	2,470,000
Stormwater Fund										
	Bear Drive Stormwater Upgrade	320,000		28,800	150,000	141,200				
	McClure / Shirley / Plantation Hill Gravity Outfall	1,790,000		124,510	100,000					

	Poinciana/ Loruna Gravity Connection	82,000				82,000				
	Eufaula Outfall Treatment (Design, Permitting, Construction)	260,000				260,000				
	Gilmore Basin Outfall	2,300,000		85,031	107,000					
	Gilmore/ Fairpoint/ Berry/ Navy Cove Stormwater Improvement Project	713,080				713,080				
	Shoreline Park North Gravity Outfall	350,000								
	Perf Pipe connecting Com Cntr Lift Stat to Stormwa	250,000								
	Loruna/ Futura Gravity Connection	350,000								
	Low pressure storm pump stations for suspect lots on Fairpoint	25,000								
	Hibiscus/Nandina stormwater replacement	250,000								
	Control panel replacement	60,000								
	Stormwater Total	6,750,080	-	238,340	357,000	1,196,280	-	-	-	-
	Other									
	Traffic Congestion Mngmt/New PNS Bay Bridge Needs	TBD								
	Fairpoint/Shoreline Multi-Use Path	1,578,738								
	Fairpoint/Shoreline ROW Beautification	200,000								
	Eco Devel Asst-Implementation of Master Plan	2,500,000								
	Solar Power Loan Fund	250,000								
	Underground Utilities US 98									
	Section A	830,000								
	Section B	2,700,000								
	Section C	2,800,000								
	Section D	TBD								
	Total Others	10,858,738	-	-	-	-	-	-	-	-
	TOTAL ALL	66,831,393	3,069,226	4,084,041	8,356,925	11,778,682	10,008,994	2,235,749	1,955,644	9,024,934

 Denotes completed project

City of Gulf Breeze FY 2019 Capital Improvement Plan

CAPITAL PROJECTS SUMMARY MAPS



General Govt & Public Safety



CITY HALL

A. City Hall Renovation

Total Cost: \$320,000

B. PC/ Server Replacement

Total Cost: \$37,000

LAW ENFORCEMENT

Public Safety Building

Total Cost: \$1,930,000

Replacement Vehicles

Total Cost: \$1,465,000

Laptops/ Server/ Radios

Total Cost: \$167,400

FIRE RESCUE

Replacement of Reserve Engine

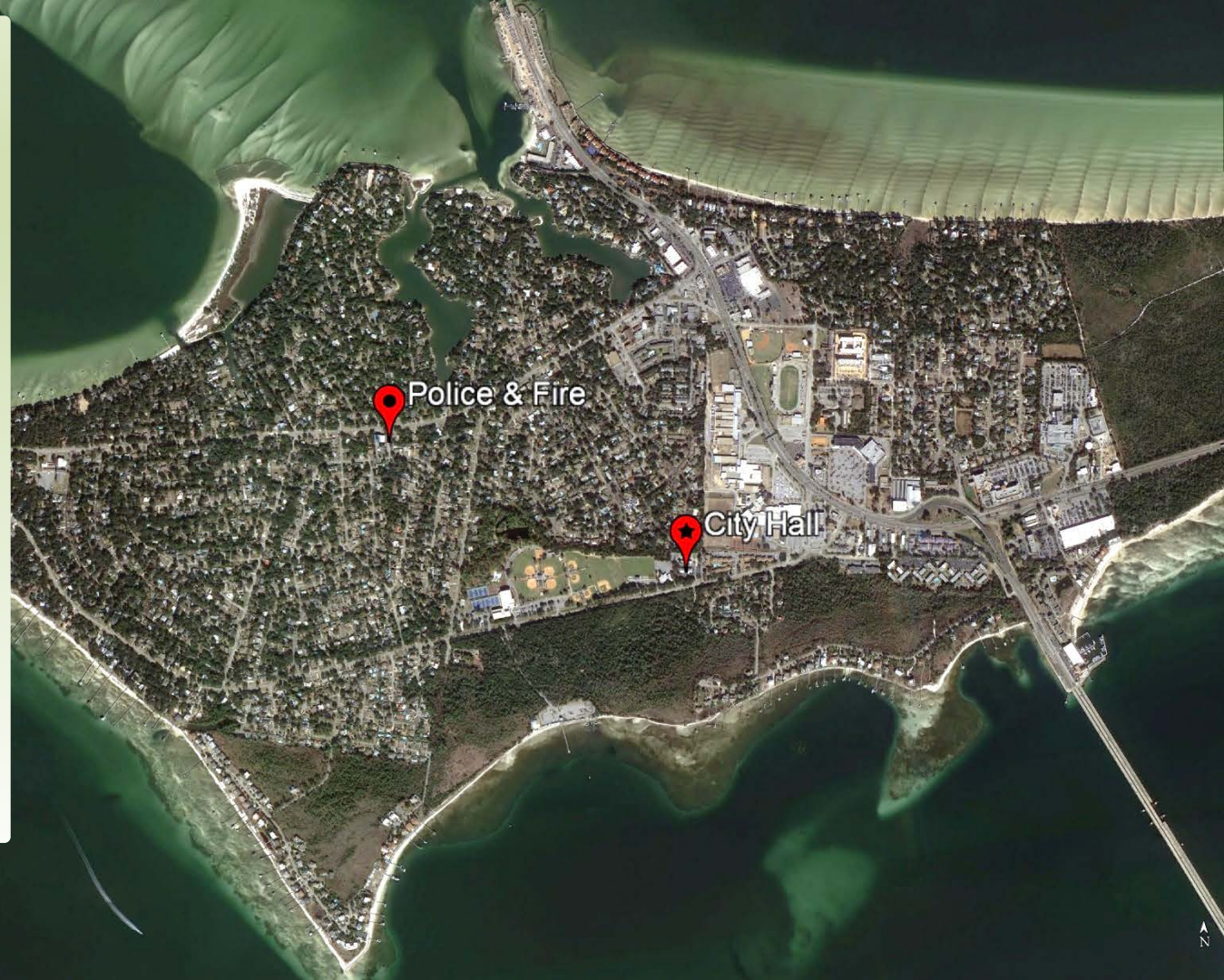
Final Cost: \$427,900

Chief Vehicle Replacement

Final Cost: \$44,400

Support Vehicle Replacement

Total Cost: \$45,000



Streets & Drainage



STREET RESURFACING SCHEDULE	
FY 2018 - \$564,800	Yellow
FY 2019 - \$520,400	Red
FY 2020 - \$529,000	Green
FY 2021 - \$649,100	Blue
FY 2022 - \$637,100	Purple
FY 2023 - \$601,500	Pink



Parks and Recreation



A. Splash Pad (In Progress)

Installation: \$219,800 (Complete)

Expansion: \$50,000 (Funded)

B. Gazebo Replace (Complete)

Final Cost: \$374,800

C. Multi-Sport Practice Facility (Complete)

Final Cost (City Share): \$30,000

D. Volleyball Bleachers (Complete)

Final Cost: \$30,000

E. Beach Dog Park (In Progress)

Total Cost: \$44,900

F. Nature Trail Expansion (In Progress)

Total Cost: \$36,000

G. Woodlands Park (Funded)

Cost: \$25,000

H. Navy Cove Water Access (Funded)

Cost: \$135,000

I. Highpoint Tennis Court (Funded)

Cost: \$24,000

J. Elem School Field (Funded)

Cost: \$165,000

K. Gym Floor Refinish (Funded)

Cost: \$25,000

L. Deadman's Island Restoration (In Progress)

Cost: \$950,000



CRA Fund



A. Daniel/Joachim Streetscape (In Progress)

 Cost: \$737,000

B. US98/ SR 399 Landscaping (Complete)

 Cost: \$246,700

C. Resurfacing (See Schedule)

 Cost: \$375,400

D. Improve Turn Radius (Funded)

Cost: \$20,000

E. School Zone Flashers (Funded)

Cost: \$31,600



Stormwater Master Plan

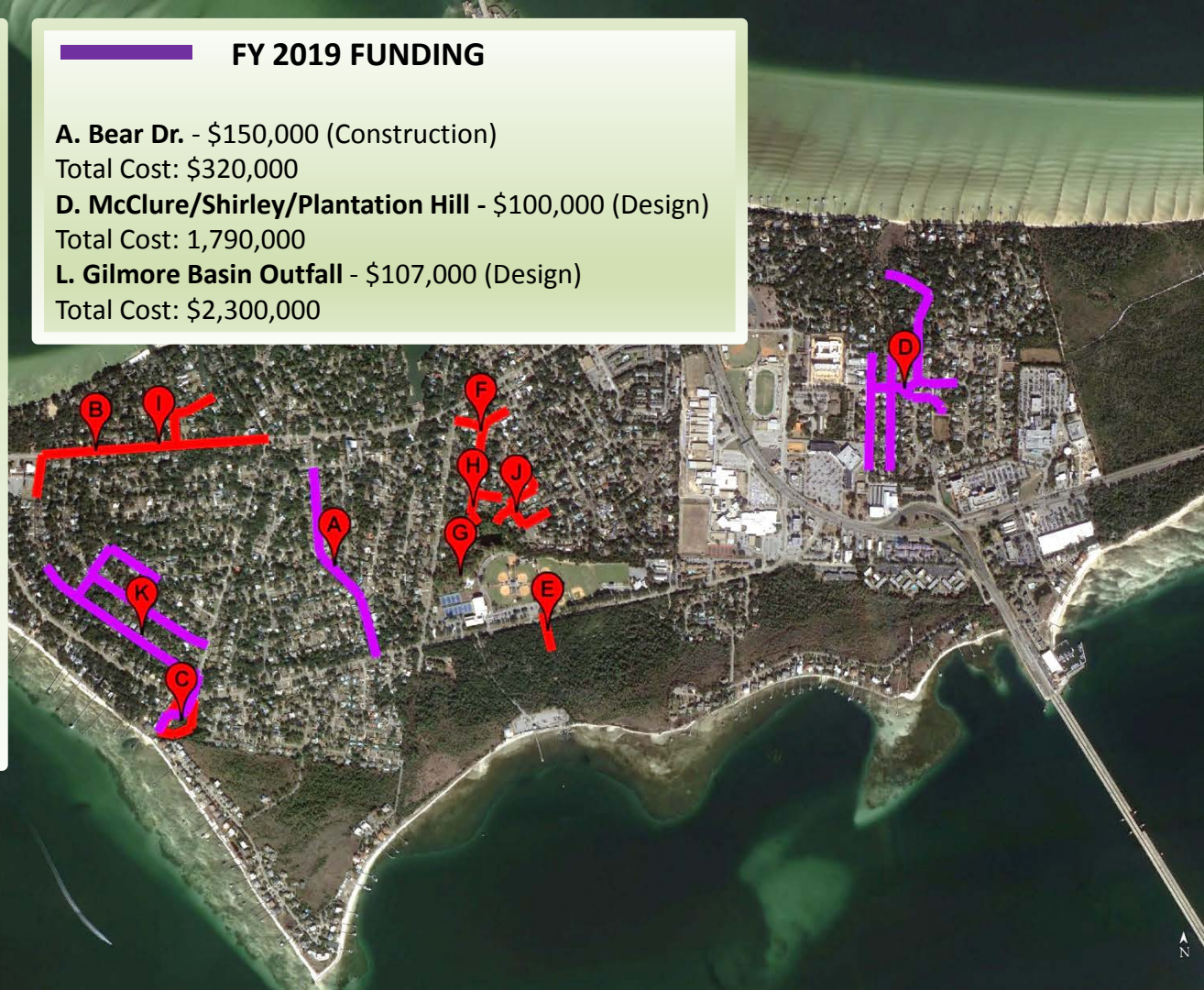


PLANNED PROJECTS

- B. Gilmore/Fairpoint/Berry/Navy Cove**
Cost: \$713,000
- C. Eufaula Outfall Treatment**
Cost: \$260,000
- E. Shoreline Park North Gravity Outfall**
Cost: \$350,000
- F. Loruna/Futura Gravity Connection**
Cost: \$350,000
- G. Perf Pipe under Frisbee Golf**
Cost: \$250,000
- H. Poinciana/Loruna Gravity Connection**
Cost: \$82,000
- I. Low-Pressure Pumps Fairpoint**
Cost: \$25,000
- J. Hibiscus/Nandina Replacement**
Cost: \$250,000
- K. Soundview Drainage Grant**
Cost: \$60,000

FY 2019 FUNDING

- A. Bear Dr. - \$150,000 (Construction)**
Total Cost: \$320,000
- D. McClure/Shirley/Plantation Hill - \$100,000 (Design)**
Total Cost: 1,790,000
- L. Gilmore Basin Outfall - \$107,000 (Design)**
Total Cost: \$2,300,000



City Water & Sewer



SERVICE AREA

WATER

A. Fire Hydrants

Total Cost: \$687,500

B. Water Main Upgrade

Total Cost: \$825,000

C. Water Plant Improvements

Improvements: \$89,500 (In Progress)

Generator: \$104,500 (Complete)

D. US 98 Bay Bridge Relocation (Complete)

Final Cost: \$270,100

SEWER

E. Rehab Lift Station

Total Cost: \$831,500

F. Infiltration/Main Replace

Total Cost: \$890,000

G. Vehicles

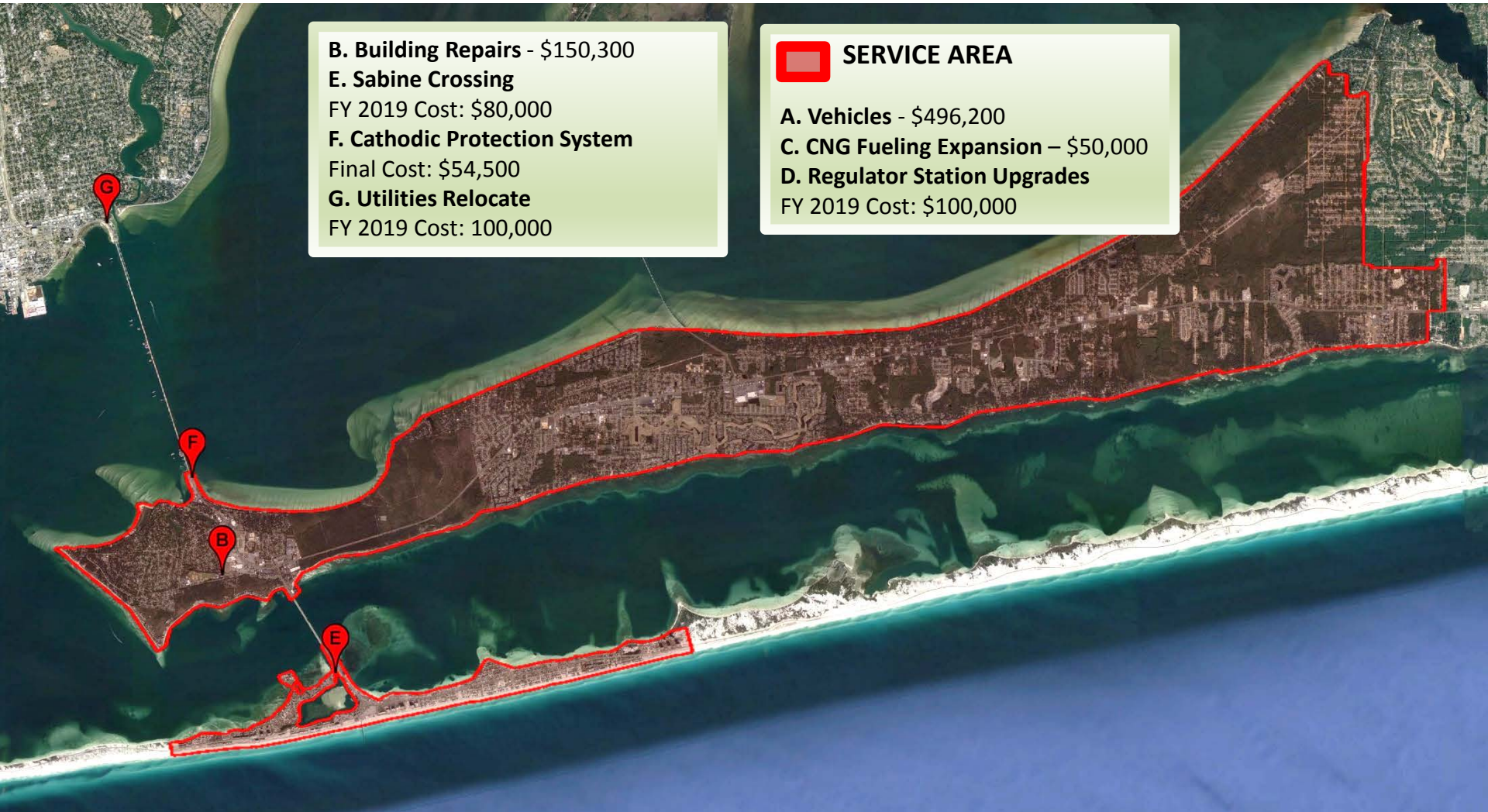
Total Cost: \$359,300

H. Ground Penetrating Radar


Total Cost: 119,000



Natural Gas



B. Building Repairs - \$150,300
E. Sabine Crossing
FY 2019 Cost: \$80,000
F. Cathodic Protection System
Final Cost: \$54,500
G. Utilities Relocate
FY 2019 Cost: 100,000

 **SERVICE AREA**

A. Vehicles - \$496,200
C. CNG Fueling Expansion – \$50,000
D. Regulator Station Upgrades
FY 2019 Cost: \$100,000

SSRUS Water & Sewer



WATER SERVICE AREA

- A. Fire Hydrants - \$600,000
- B. Water Main Upgrade - \$1,099,700
- C. Vehicles - \$203,300
- D. GPR - \$120,000

SEWER SERVICE AREA

- C. Rehab Lift Station - \$2,128,200
- D. Infiltration/Main Replace - \$1,315,200
- E. Vehicles - \$445,100
- F. Portable Generators - \$215,700

FIELD OPERATIONS SITE

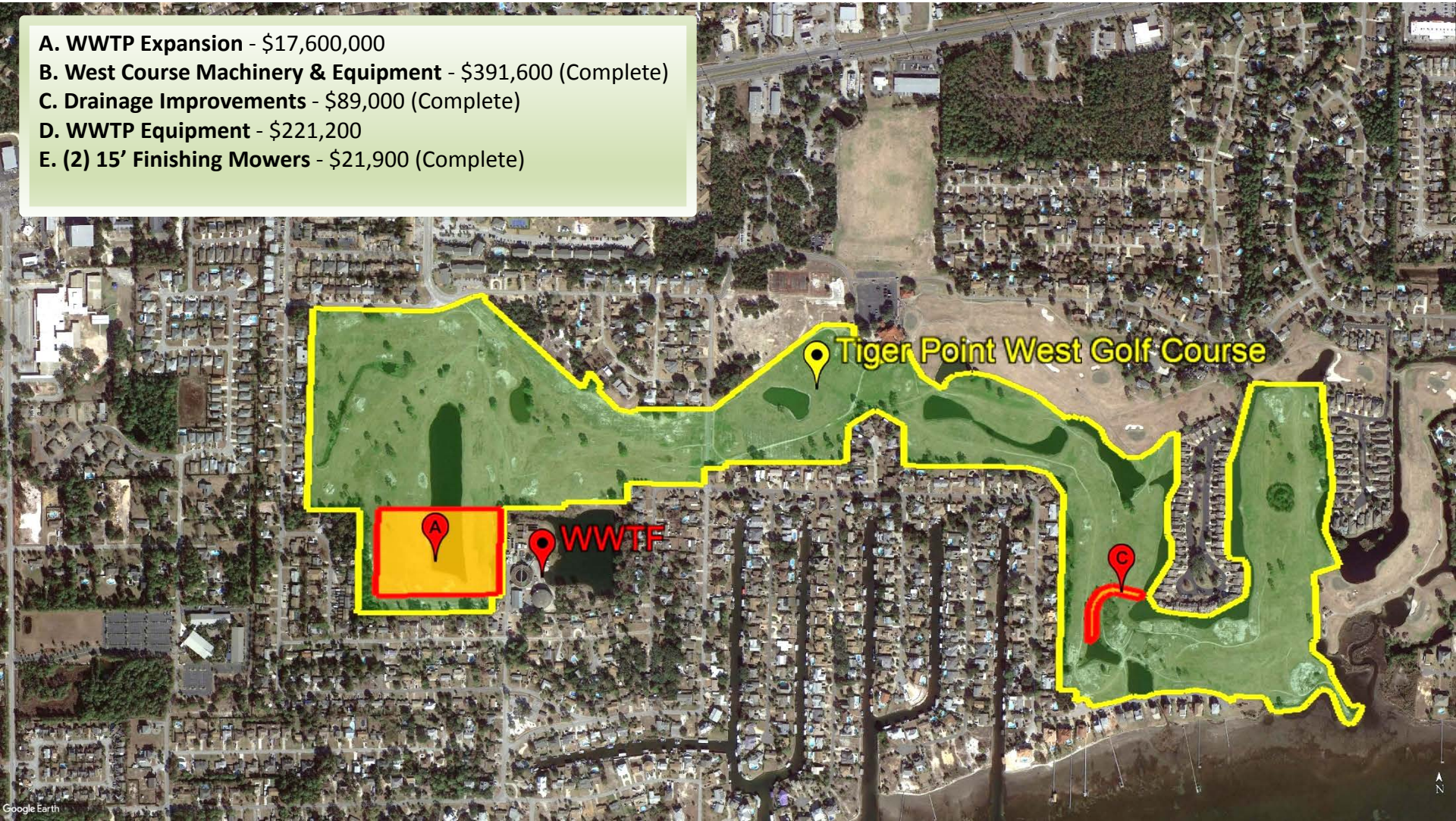
- G. Field Ops Building - \$300,000
- H. CNG Fueling Expansion - \$50,000
- I. Water Plant Improvements - \$30,600





Waste Water Treatment Facility

- A. WWTP Expansion - \$17,600,000
- B. West Course Machinery & Equipment - \$391,600 (Complete)
- C. Drainage Improvements - \$89,000 (Complete)
- D. WWTP Equipment - \$221,200
- E. (2) 15' Finishing Mowers - \$21,900 (Complete)



City of Gulf Breeze FY 2019 Capital Improvement Plan

COUNCIL STRATEGIC PRIORITIES

Projects within this Capital Improvement Plan have been approved for inclusion by the City Council. Projects are scheduled or unscheduled. To be a scheduled project, projects generally meet three criteria: A probable cost estimate has been determined; one or more reliable sources of funding has been identified; and Council prioritizes for implementation. Projects not yet scheduled in the previous chapter are listed here.

The purpose of this chapter is to serve as discussion and background for the Council's deliberations of funding allocations within the Ten-Year CIP, in addition to those projects approved with the adoption of the FY2017 budget. In many cases, prioritizing projects within the City's CIP is a first critical step towards successful grant applications and state and federal appropriations. All projects listed in this chapter are unfunded as of October 2017, and listed for consideration of an amended Capital Improvement Plan.

The City Council held work sessions on February 11, 2017 and May 20, 2017 to prioritize these projects which require cash reserves and outside funding sources. Moving forward, the Schedule will be revised to include projects from the Council's priority list as funding is identified.

See List of Projects on following pages.

City of Gulf Breeze Ranking Sheet

2017 Council Strategic Priorities

Project	Cost	City Council Ranking
General Maintenance		
City Hall Renovations	\$100,000.00	5.2
Public Safety		
Police Station Renovations and Expansion	\$2,000,000.00	9.2
Fire Chief Replacement Vehicle	\$45,000.00	2
Fire Department Pumper Truck	\$430,000.00	4
Support Vehicle Replacement	\$35,000.00	5.4
Transportation Management		
Annual Street Repaving	\$5,000,000.00	7.4
Traffic Congestion Management/ New Pensacola Bay Bridge Needs	N/A	3.2
Improve Right Turn from Shoreline Drive onto Highway 98	\$50,000.00	2
Fairpoint/Shoreline Multi-Use Path	\$365,427.67	9
Disaster Preparedness		
Underground Utilities Along Highway 98		
a. Daniel Drive Overpass	\$2,800,000.00	5.8
b. Fairpoint Drive to Daniel Drive	\$2,700,000.00	5.8
c. Bay Bridge to Fairpoint Drive	\$830,000.00	5.8
Stormwater Remediation Projects		
a. Poinciana/ Loruna Gravity Connection	\$82,000.00	5.4
b. Gilmore Basin Outfall (Gilmore, San Carlos, etc.)	\$1,700,000.00	8.6
c. Eastern Basin (McClure, Shirley, Plantation Hill)	\$1,790,000.00	8.8
d. Bear Drive Stormwater Upgrade	\$320,000.00	6.4
e. Gilmore, Fairpoint, Berry, Navy Cove Stormwater Improvement Project	\$713,080.00	7
f. Shoreline Park North Gravity Outfall (Pipe under Shoreline Dr.)	\$350,000.00	6.4
g. Perf Pipe connecting Community Center Lift Station to Stormwater Pond at Frisbee Golf Course	\$250,000.00	7.4
h. Eufaula Outfall Treatment	\$260,000.00	6.8
i. Loruna/ Futura Gravity Connection (Additional Underdrains)	\$350,000.00	6.2
j. Low Pressure Storm Pump Stations for suspect lots on Fairpoint	\$25,000.00	6.8
k. Hibiscus/Nandina Stormwater Replacement	\$250,000.00	6.4
Environmental Sustainability		
Septic Tank Elimination Program (in City)	\$1,000,000.00	3.6
Soundview Trail Drainage Grant	\$60,000.00	8
Deadman's Island Preservation Needs	N/A	2.4
Quality of Life		
Daniel Drive Streetscape Beautification	\$500,000.00	7.6
Fairpoint and Shoreline ROW Beautification	\$200,000.00	5
Hgwy. 98 and SR 399 Landscape Beautification	\$300,000.00	5

Project	Cost	City Council Ranking
Shoreline and Sunset – Sod Replacement about Park	\$25,000.00	5.6
Tiger Point Golf Course		
a. Relocation of Driving Range	\$200,000.00	9.2
b. Clubhouse Improvements, Parking Lot and Landscaping	\$150,000.00	8.8
c. Bunkers and Other On-Course Repairs	\$250,000.00	8.6
d. Irrigation System Enhancements	\$500,000.00	9.2
Parks and Recreation		
a. Shoreline Park South -- Nature Trail Expansion per Park Master Plan	\$250,000.00	5.2
b. Lighting and Improvements to High School and Elementary School Fields		
(i) High School	\$425,000.00	6
(ii) Elementary School	\$165,000.00	6.6
c. Navy Cove Park	\$135,000.00	2.6
d. Dog Park at Shoreline Beach	\$35,000.00	5.4
e. Gym Floor Refinishing	\$50,000.00	7
f. Beach Volleyball Courts – Additional Lighting and Bleachers	\$30,000.00	6.6
g. Splash Pad	\$180,000.00	5.4
h. Tennis Court Resurfacing	\$100,000.00	6.4
i. GBSA Batting Cages	\$30,000.00	7.4
j. Softball Backstop Nets	\$30,000.00	7
k. Woodland Park Water Access Improvements	\$25,000.00	5.4
l. Artificial Turf for Football/Lacrosse Field	\$725,000.00	1.2
Public Works		
Extension of Effluent Reuse to Woodlawn Middle School	\$20,000.00	6.8
Economic Development		
Economic Development Assistance – Implementation of Master Plan (including fostering development of “catalyst sites”)	\$2,500,000.00	5.4
Effluent Disposal Utility	N/A	6.6
Solar Power Loan Fund	\$250,000.00	1.4
Total Funding Needs (excluding sums for Traffic management, Effluent Disposal Utility, and Deadman’s Island Preservation measures)	\$28,580,507.67	

City of Gulf Breeze FY 2019 Capital Improvement Plan

FURTHER DISCUSSION

Citywide Stormwater Projects

The City's Stormwater Master Improvement List has ten projects totaling an estimated \$6M remaining. Citizens have requested a comprehensive approach, rather than obtain grants for design and construction, such as occurred for the projects completed after the April 2005 floods until present. After a workshop discussing funding opportunities for the stormwater priorities, the City Council has engaged a rate consultant to provide options of fee structures for funding the projects on a benefit basis and assist City staff with the implementation of the agreed upon stormwater utility fee structure. The City is proceeding with the design for the east district and Gilmore Basin (west district) projects.

RESTORE Act

The Resources and Ecosystem Sustainability, Tourist Options and Revived Economies of the Gulf Coast Act of 2012 (RESTORE Act, H.R. 4348) allocated 80% of the Clean Water Act (1972) penalties from the Deepwater Horizon Spill. Under the RESTORE Act, the fines are divided under five different sources of funding, including the Direct Allocation Component (DAC). 75 percent of Florida's allocated RESTORE Act Funds are designated to the eight coastal counties. The City of Gulf Breeze is a member of the Local Restore Council, a Board appointed by the Santa Rosa County Commissioners. The Local RESTORE Council is a sunshine organization for discussing and endorsing projects. The Council has developed a technical scoring system to rate project proposals (See Appendix). \$4.3 million is currently available to Santa Rosa County through RESTORE. An additional \$24 million will be made available to Santa Rosa County over the next 15 years beginning 2017.

Gulf Breeze has two stormwater projects awarded in this multi-year plan, both of which require a 50% match and are included in this Plan's Ten-Year Capital Projects Schedule. The Council may prioritize additional projects within this CIP eligible for RESTORE and other environmental funding sources. For instance, the County has submitted the City's STEP program for funding two areas south of Highway 98 east of the City limits. The largest of these two areas, Soundview B, has a probably cost estimate of \$3 million to connect residences with City sewer. The City must fund the design cost of approximately \$100,000 in order for the STEP project to be "project ready" for grant award summer 2017.

Septic Tank Elimination Program (STEP) Fund

STEP is a 2016 voluntary program and allows a property owner to connect to central sewer affordably, prior to problems developing. The participating property owner must enter into an agreement with the City, and meet program eligibility requirements. Approximately 1000 households within the City utilize septic tanks for sewage, generally located west of Navarre Street, excluding Peake's Point. The majority of Gulf Breeze citizens are connected to the central sewer system, including all commercial customers. Any existing residence with a septic system is eligible for this payment plan program. Existing platted, vacant residential lots may also be considered. Undeveloped property larger than 1 acre and commercial facilities are not eligible.

City of Gulf Breeze FY 2019 Capital Improvement Plan

The City Council will prioritize areas within this Plan according to need, available funding, and environmental benefits.

Tiger Point Golf Course Improvements

The City has just completed its first year of an operations and maintenance contract with a golf course management company. The contract includes requirements for a capital improvement plan. Additionally, the Public Services Department is developing a needs assessment for the rehabilitation of the property contained in the back 9 holes of the West Course. Furthermore, the Council has discussed the potential to redevelop some areas and/or improve drainage areas.

Economic Initiatives/Implementation of Most Livable City Master Plan

The Mayor and Council support economic development programs and initiatives to incentivize technology and commerce industries which are a high priority to the Council. The Most Livable City Master Plan lists recommendations for the three catalyst sites, or corridors: Town Center, Bay Bridge and East Gate. Providing matching grant funds, public private partnerships and economic development incentives targeted to these areas have resulted in exciting new projects and programs. One such example is the Andrews Research and Education Foundation, Inc. (AREF), established in the Town Center to develop sports and musculoskeletal medicine programs to prevent and treat patients worldwide.

Presently unfunded recommendations in the Town Center Catalyst Site include providing new parallel roads for local traffic behind school property and behind Walmart; relocating athletic fields to provide opportunity for new mixed-use development; relocating the school traffic signal to provide access to both sides of US-98; and relocating ball fields which serve the school site.

Presently unfunded recommendations for the Bay Bridge Catalyst Site include encouraging new hotel and mixed-use development; providing new breakwater to protect boat slips at the marina; and providing vehicle and pedestrian access and parking beneath the new Pensacola Bay Bridge to connect parks and businesses on the east and west sides of US-98;

Presently unfunded recommendations for the East Gate Catalyst Site include providing a new parallel east/west road south of US-98 to move local traffic. This will require right-of-way from the back of the Live Oak Village parcel and Harbortown; moving the existing traffic signal at Live Oak Village east to provide better access to the north and south properties; providing a new traffic signal and on-grade intersection at site of existing bridge flyover; and providing opportunities for new office buildings and parking garages to increase the job base.

Holley-Navarre Utility Expansion Initiative

Holley-Navarre Water System, Inc. (HNWS) is in discussions with the City's wastewater utility to explore opportunities for wastewater disposal service. The City would potentially provide 0.500 million gallons per day (MGD) capacity in 2017, increasing to 0.750 MGD in 2022 and to 1.000 MGD in 2027. The increases correspond to the five-year permit renewal period for the City.

City of Gulf Breeze FY 2019 Capital Improvement Plan

HNWS would then pay a reuse system impact fee, based on the one MGD capacity and the fee paid by residential developments for not installing reclaimed irrigation systems. HNWS would then pay a set cost per thousand gallons per day for the reclaimed water pumped to the City, with a minimum "give or pay" based on \$0.60 for the capacity of that year (e.g. 500,000 GPD capacity at \$0.60 per thousand for 365 days equals minimum annual payment of \$109,500). Revenues would exceed costs to increase capacity to meet HNWS and City needs.

Underground Utilities

Undergrounding utilities has long been a priority for Gulf Breeze residents and businesses within the Community Redevelopment Area. Gulf Power has provided a three-phased plan with cost estimates. The City Council may fund and initiate a phase, or prioritize a phase(s) for grant funding with match. The first phase is proposed from the Three Mile Bridge to Fairpoint Drive. The estimate is \$300,000, excluding easement acquisition costs. The easement acquisition costs are estimated at an additional \$200,000. The second phase is from Fairpoint to Daniel Drive and estimated at \$850,000, excluding easement acquisitions, duct banks and junction boxes. The third phase is from Daniel Drive to just west of the Pensacola Bridge overpass, on both sides. The cost is estimated at \$1.5 million, excluding easement acquisitions, duct banks, and junction boxes. Staff estimates the total cost for all three phases is approximately \$8 million.

City of Gulf Breeze FY 2019 Capital Improvement Plan

APPENDIX

- A. STAPLEE PROJECTS EVALUATION FORM
- B. COUNCIL STRATEGIC PRIORITIES FUTURE PROJECTS MAPS

City of Gulf Breeze
 Project Prioritization Methodology – STAPLEE

Project Description _____

Estimated Cost \$_____

	<u>Criteria to be Considered</u>	<u>Maximum Points</u>	<u>Project Points</u>	<u>Notes</u>
Social	Will this project easily gain community acceptance? Is there a sense of urgency for this project? How many homes will be affected by this project? Have they had repetitive flooding events? Any adverse effects on the social, historic, or cultural environment of the community? Will it enhance the neighborhood and surrounding area?	20	_____	
Technical	Does the City have the technical/professional expertise to implement the project? If not, is it readily and cost effectively available? How long will it take to complete the project?	10	_____	
Administrative	Does the City have adequate staffing and time to implement the Project? Can the City maintain the project in the future with existing staff and without incurring significant cost?	10	_____	
Political	Is the mitigation effort politically acceptable? Is there a local champion for this project? If properly presented, will it generate greater public support?	10	_____	
Legal	Does the project comply with local, state and federal laws? Is the project within the public right-of-way? Or is property acquisition required? Does the project need approval by a Homeowners' Association or other organization? Is a legal challenge to the project likely?	10	_____	

<u>Criteria to be Considered</u>	Maximum <u>Points</u>	Project <u>Points</u>	<u>Notes</u>
Economic Does the cost seem reasonable for the size of the problem and the likely benefits? Are matching funds available? Have they been applied for? Will this project require an allocation of City reserves? Does the project have a stimulative effect on economic growth?	20	_____	
Environmental Is this project in a floodplain or wetland? Will it have any adverse effect on the floodplain or wetland? Will it have a positive effect on stormwater runoff being deposited into the bay or sound? Is the project consistent with Federal/State environmental rules and City environmental goals?	20	_____	
TOTAL POINTS	100	_____	

US 98 Underground Utilities



Underground Utilities Segments

- A. 2,600 ft. – \$830,000
- B. 2,850 ft. – \$2,700,000
- C. 1,565 ft. – \$2,800,000
- D. 2,800 ft. – TBD



Fairpoint/Shoreline Multi-Use Path



Total Cost: \$1.5 Million
City: \$365,000 (Including Demolition)
FDOT Grant: \$1.2 Million (Excluding Demo.)



Implementation of Master Plan



Cost: \$2,500,000

Catalyst Sites:

- A. Town Center
- B. East Gate
- C. Bay Bridge Landing

