Capital Budget Planning Worksheet - 2024 PROPOSED

	2024 Project Name	Owner/Team	Estimated TOTAL Budget (Life of Project)	Carried Over from 2023	2024 Estimated Budget	2025 Estimated Budget	2026 Estimated Budget	2027 Estimated Budget	2028 Estimated Budget	Project Scope/Description	Justification/Needs Statement	Timeline Estimate
	2022 Project Start											
1	Pickleball Project	Ann Fred	$ 2,900,000	$ 2,399,586	$ 2,399,586				$ -	Construction Phase	Funds were approved in 2022 to initiate the construction of a Pickleball complex. Additional funding was approved in the 2023 capital budget to add a building enclosure. Additional funding needed for the construction of the pickleball courts is estimated in 2024. Final funding requirements will be dtermined when plans are complete and project is bid. Bidding process is expected to conclude in December 2023. Groundbreaking anticiated in January.	Late Spring/Early Summer 2024
2	Tice Pool Roof Structure	Martijn	$ 250,000	$ 50,000	$ 138,295					In 2022 the Board approved funding to replace the roof panels and motors for the Tice pool enclosure. Items have a very long lead time.	Project was scheduled for August 2023 but deferred due to peritting issue. Project will be scheduled in 2024, once outdoor pools reopen.	
3	Gateway Solar Array	Ann/Fred	$ 26,000		$ 5,000					Funding is for independent consulting to evaluate agreements and proposed plans for the phase II solar project. Staff is working with Solar Technologies on this project. Estimated lead time for electrical switch gear is approximately 10 months. Project has been submitted for permits with the City. We are under NEM2 with PG&E. Goal is to develop a 10-year PPA.	Funding is for project manager to coordinate consultant and PG&E on project.	
4	Alternate Transfer Pump & Piping Collect Golf Course Water	Mark	$ 115,000	47,983	$ 47,983							
	2023 Project Start											
5	Jenark Replacement (Capital portion of ERP)	Tom H	$ 916,203	$ 781,203	$ 781,203						The capital portion of the Jenark Replacement Project are costs associated with customizations, data conversion, system configuration, and report programming. The operating portion of the project has already been approved. The capital costs are estimates based on detailed discussions with four ERP consulting firms. However, the estimated costs associated with customizations are very fluid and will not be able to be determined until the new ERP system is selected.	
6	Golf Drought Projects	Mark	$ 150,000	$ -	$ 150,000	$ 150,000			$ -	2024 Dollar ranch back 9 tees. 2025 Parkway This completes Golf's drought master plan. (Project was reduced by $220K in 2023 and deferred for consideration in 2024.)	**GRF Board Goal: Continue water conservation efforts on Trust property.**	
7	Golf Bridge Replacement	Ann Fred	$ 150,000	$ 100,000	$ 100,000					2024 includes remainder of the feasibilty analysis and evaluation of replacement without creek stabilizatgion. Construction estimate for future years will be done in 2024 for proposed construction in 2025.	The bridges are scheduled to be replaced over a 10 year span. This is the first scheduled replacement. As of May 1, the project team has received a proposal from the Civil Engineer who will be providing overall Construction Document services for the bridge and streambed alterations.	
8	Buckeye Tennis Court Resurfacing	Martijn	$ 454,000		$ 104,000	$ 350,000			$ -	2024 includes resurfacing only of courts 1-6 (approx $32 per 2 courts.) If slip sheet is included, cost would increase to $367,200 for courts 1-6 (approx $62K per court). 2025 includes rebuild of 7+8	All tennis courts are in need of resurfacing as cracks and rust spots are beginning to impact play, although the height differential is not significant enough at this time to pose a safety hazard. Rust spots on courts 7+8 very likely coming from aggregate in asphalt pavement containing high levels of mineral pyrites.	

9	Medical Center (Feasibility thorugh Construction Docs/Bid)	Ann	$ 660,000	$ -	$ -	$ 250,000	$ 250,000			2024 through 2025 - Design Development, Construction Documents, Permit, Bid and Construction Administration beginning mid-year 2024 with completion by year end 2025.	**Facilities Master Plan Project** In April 2023, the GRF Board approved $160,000 to complete an evaluation of the Medical Center Property for potential reuse for MOD, Accounting, and other GRF offices. The next phase of the process includes design development, construction document preparation, permitting, bid package development, bid coordination, and construction administration.	
10	Median Turf Replacement	John T	$ 95,000	$ -	$ 65,000	$ 30,000			$ -	$65,000 - from the Guard Gate to Golden Rain - between Tice Creek and Rossmoor Parkway along Golden Rain $30,000 - just outside the gatealong Rossmoor Parkway across on the West sdie of the street	**GRF Board Goal: Continue water conservation efforts on Trust property.**	
	2024 Proposed											
11	Network Gear Replacement	Eric L	$ 491,169	$ -	$ 491,169	$ 125,000	$ 180,000	$ 215,000	$ 235,000	Upgrade of switches and network gear to accommodate new speed of 10G fiber upgrade as approved in the IT Operating Budget.	Our current switches and network gear, in addition to not being 10G capable, are rapidly reaching the end of their useful life. With the new Jenark replacement, we need the network to run efficiently as possible and will impact all GRF computer and mobile device users. Delaying this project would have a negative impact organization-wide. Adding additional access points will help close some gaps in our security and allow us to break the 'Rossmoor' wifi away from our corporate Network.	Lead times from Meraki are anywhere from 2-5 months for delivery. We intend to configure and install the equipment as soon as it lands at MOD. This will be the highest priority project for the IT Team in 2024 in preparation for the implementation of the ERP.
12	Dollar Clubhouse Patio Improvement and Landscaping	John T	$ 140,000	$ -	$ 20,000	$ 20,000	$ 100,000			Overhaul of the landscaping in the parking lot and around the Dollar clubhouse, and develop plan for ADA improvments to patio area.	Each year Landscaping rehabs a section of landscaping in the Valley.	
13	Event Center Tech/AV Refresh	Avi George John R	$ 199,360	$ -	$ 199,360					Replacement of Event Center AV system including Rossmoor TV equipment.	In FY 2013, the audio/video including Rossmoor TV equipment located in the Event Center was installed to ensure quality sound, video/recording, display, and projection systems. Typically, an audio video system with moderate to heavy use should last five to six years. The Event Center system is twice that expected life. and is experiencing problems.	
14	Golf Course Pump Replacement	Mark Fred	$ 150,000	$ -	$ 75,000	$ 75,000	$ -		$ -	2024 - Replacement of one pump 2025 - Replacement of one pump	The current irrigation pump is approximately 18 years old. Over time, repairs to various components have been made successfully but the useful life of major components are appro unit is approaching their limit. Costs include replacement of one pump per year in 2024 and 2025.	
15	Golf Course Lake Liner Replacement	Mark Fred	$ 1,200,000	$ -	$ 50,000	$ 1,150,000			$ -	2024 - Funding is for scoping and feasibility studies to develop an accurate project budget. Estimated total budget is unknown until studies are complete. 2025 - Includes an estimate for removal of the existing lake liner and concrete border at the shoreline. Replace the lake liner and border in kind, with the possibility of some lake bottom dredging. Environmental consulting oversight is needed for management of various agencies having jurisdiction over waterways. Work is limited to a 6 to 8 week period during the Spring or Fall seasons when irrigation is not as critical.	The existing lake liner has ripped in several locations. The liner is approximately 25 years old and needs replacement to eliminate water loss.	
16	Pedestrian and Vehicle Safety Project	Tom C Ann	$ 44,000	$ -	$ 44,000				$ -	Funding for a pedestrian and vehicle safety study of Rossmoor including potential location for radar readers/road safety improvements. (Project was deferred in 2023 as part of Access Control project on 03/30/23 for Pickleball, and for consideraiton in 2024. This is being separated out as it is a stand alone project.)	Pedestrian and Vehicle safety is one of Public Safety's core missions. In light of recent high profile accidents, Public Safety has put in place safety measures to improve the safety of certain areas. However, there is a need to look globally at all of the streets and sidewalks to be able to determine how safe they are for Rossmoor's residents, taking into account their age and abilities. The last pedestrian and vehicle safety study was conducted in 2016. Many of the improvements recommended in that study are complete. It is now time to review the effectiveness of those improvements and to also see if there are new technologies and roadway best practices that could be applied to make Rossmoor even safer.	6 months after approval

17	Pedestrian Gate Project	Tom C Fred	$ 100,000		$ 20,000	$ 80,000			$ -	Intallation of a pedestrian gate and fence system for the Main Entrance along both sides of Rossmoor Parkway 2024 - $20,000 - Develop a comprehensive project plan: Narrative, schedule, cost estimate, and schematic plans, and renderings. Investigation of timing of OpenPath and interface with security doors. 2025 - This is still an estimate. Known cost for installation and labor of fencing is $102. Additional $98K is for demo, electrical feeds, trenching, lighting, security cameras, construction documents for City, and permits.	A pedestrian gate and fence system for the Main Entrance along both sides of Rossmoor Parkway is proposed. The gates will be secured using the Open Path system. The associated fence is intended to guide pedestrians to the gate, preventing access from the road or through open landscaping. Gates will allow resident access, while visitors are screened by security. January	
18	Vehicle Gate at Rockview	Tom C Fred	$ 175,000		$ 175,000				$ -	Installation of a vehicle gate at the base of Rockview drive to limit unauthorized access to the MOD areas. (Project was deferred in 2023 as part of Access Control project on 03/30/23 for Pickleball, and for consideraiton in 2024. This is being separated out as it is a stand alone project.)	A vehicle gate is being proposed at the base of Rockview drive to limit unauthorized access to the MOD areas. This will involve the installation of a sliding gate system with separate operations for ingress and egress. A pedestrian gate will also be installed to allow emergency exiting from the MOD to Terra California Drive. This gate will also be secured using the Open Path system and includes a gooseneck keypad accessible to vehicle drivers, and road sensors to activate the exit gate. A January 2023 estimate for the gate and fencing alone totals $60,000. Similar to the Main Entrance, related costs involve site preparation, electrical work for power, lighting and security systems. City Planning and Building approvals will also be required.	
19	Tice Pools and Spa Replastering	Martijn	$ 170,000	$ -	$ 170,000				$ 110,000	2024 - Tice Pool - Replacement of pool plaster and where required coping stones, pool deck sections and VGB covers. 2028 - Replastering of Dollar Pool.	In order to stay in compliance with Contra Costa County Environmental Health and be able to operate the pools and spa, replastering needs to take place. Not performing the work may lead to closure of the facility. Tice pools and spa were last replastered in 2017. Dollar Pool was last replastered in 2018.	
20	MOD Underground Fuel Tank and Aboveground Waste Oil Tank Replacement	Fred Martijn	$ 550,000	$ -	$ 50,000		$ 500,000			2024 - Funding in 2024 for scoping study for replacement of underground fuel tank and aboveground waste oil tank due to age. 2026 - Construction of project in 2026 can be delayed until we have greater study for future of fleet (electric v fuel)? Possibility of using fuel cards vs onsite pump. Regardless of study, underground tank will need to be removed and waste oil tank will need to be replaced.	The underground storage tank for gasoline and diesel fuel is 32 years old, with an expected useful life of 25 years. To avoid a mid year breakdown and potential environmental calamity, a replacement tank, which would be an aboveground tank for easier government agencies compliance reasons, should be considered. Replacing the existing aboveground waste oil tank, also installed 32 years ago and with signs of minor cracks in the outer hull, should be considered as well.	Lenghty project including design, permitting and long lead time for obtaining the aboveground fuel tank itself.
Add												
Add												
Add												
Add												
Add												
	Ongoing Capital Projects											
21	Pavement Program	Martijn	$ 1,227,050	$ -	$ 1,227,050	$ 1,187,950	$ 1,572,625	$ 1,132,750	$ 766,475	2025 - areas of full depth pavement replacement include: Rossmoor Parkway between Entrance Control Facility and Golden Rain Road, Stanley Dollar Drive between Rossmoor Parkway and Tice Creek Drive and Gateway's main parking lot 2026 - areas of full depth pavement replacement include: Golden Rain Road between Rossmoor Parkway and Tice Creek Drive, Lower Golden Rain Road between Golden Rain Road and Pine Knoll Drive, Rockview Drive, Terra Granada Drive between Avenida Sevilla and Ptarmigan Drive and Tice Creek Drive between Ptarmigan Drive and Singingwood Court 2027 - full depth replacement of Rossmoor Parkway between Tice Creek Drive and Terra California Drive (south) 2028 - areas of full depth pavement replacement include: Rockledge Lane, Terra California Drive between Rockview Drive and Rossmoor Parkway (north) and the Hillside pool parking lot	Not replacing the pavement will lead to unsafe roads and potentially even more costly repairs to the road base in the near future.	As historically there have been scheduling and cost benefits, the preference is to have this maintenance performed in late spring / early summer.
22	Roof Replacement Program	Martijn	$ 165,000	$ -	$ 165,000			$ 178,000	$ -	2024 - Tice Gym Skylight Replacement. 2027 - Replacement of gutter system at Gateway.	2024 - Tice Creek Skylight Replacement. Due to the observed deteriorated state of the 3 skylights they require replacement.The skylights, with an estimated useful life of 20 years, were installed in 1992. After more than 30 years in place there is delamination and spalling which will lead to leaks. To avoid potential water damage to the facility replacement is advised.	
23	Building Finishings Replacement Program				$ -	$ -	$ -	$ -	$ -	Replacement of flooring, partiticions, and major fixtures.		

	Future Projects											
24	Medical Center/New MOD (Construction)							$ 12,800,000				
	Total Projects		**$ 10,327,782**	**$ 3,378,772**	**$ 6,477,646**	**$ 3,417,950**	**$ 2,602,625**	**$ 14,325,750**	**$ 1,111,475**			