

# Capital Improvement Plans

## 1st Quarter (July 2018 - September 2018)

**Project: 2.0907 County Columbarium (Fiduciary)**

**Project Details:** The County Fiduciary's paupers gravesite at the City cemetery is estimated to have approximately 1-1/2 to 2 years of available space. As of April 2012 they have 30 remaining plots. An application to BLM to modify the County's lease for the use of the Avenue 6E and County 12th Street site has been initiated. Approximately 36 acres is desired. The cemetery would require an environmental review, design, subdivision platting for burials, memorial wall for cremations, grading, access roads, fencing the site (phase 1 = 5 acres), and a maintenance shop for the necessary equipment.

**Project Status:** On 04/04/2018 BLM provided an update on the Notice of Realty Action draft, approval by their State office is expected this month. The NORA may then be published in the Federal Registry. Requested BLM to update status on 05/16/18, response pending.

2.0907		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 123,993	\$ -	\$ 123,993

**Maps/Images:** N/A

**Project: 2.1702 Underground Tank Replacement (Sheriff's Office)**

**Project Details:** The current underground tanks (unleaded (5,000 gallons) & oil waste) are 30+ years old. Due to environmental and liability concerns, the tanks need to be removed and relocated.

**Project Status:** This past week we had conducted our final walk thru with the County's building inspector. I gave the tank contractor a punch list for his portion of the project. Once this is done, we will be completed with the project.

2.1702		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 142,300	\$ -	\$ 142,300

**Maps/Images:** N/A

**Project: 2.1703 Administration Building (198) Renovation of 1st Floor**

**Project Details:** With the Elections Services department move to 197 S. Main Street, approximately 1750 square feet of office space is currently unoccupied on the main floor of the County Admin building. Adjacent to this space, the Human Resources department has outgrown its current 2250 square feet of office space. This project would allow for the remodel of this combined space in three separate phases: 1. Remodel current unoccupied space to include two offices and two work stations to temporarily house OMB, as well as add two additional offices for HR staff, 2. Remodel west end of HR office space, adding two offices and three work spaces for permanent location of OMB, and 3. Remodel east end of HR office space, adding one office for Deputy Director, two work spaces, remodeled south exterior entrance and creation of break/meeting room for both departments. The existing vault in the center of the unoccupied space would be left unchanged, but would be utilized by HR for storage of secure documents. This project would utilize the JOC project delivery method to reduce/eliminate design and construction admin. expenses.

**Project Status:** Currently we are working with our consultant (Mechanical Engineer) to discuss some concerns with a feasibility study. Once those concerns are addressed our department plans on soliciting for RFP (design build) project.

2.1703		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 225,000	\$ 209	\$ 224,791

**Maps/Images:** N/A

**Project: 2.1704 197 Main Street Renovation, Phase II**

**Project Details:** The second phase of the renovation project at 197 S Main Street consists of completing approximately 5500 square feet of space on the main level, and 4900 square feet of space on the mezzanine level. In its current state, the space has been a concern to the current building tenants, with various health concerns having been reported. The completed space would consist of a new Board of Supervisors auditorium (with seating for up to 100 individuals), which could be subdivided into smaller training/professional development rooms, individual offices for supervisors, an executive session conference room, restrooms, an expanded office for the Elections Services department and offices, work areas and studio for the Communications department. The mezzanine level would be finished to a state where it could be utilized for storage as well as certain Communications department equipment.

**Project Status:** We are currently working with a consultant on the concept for the up-coming project. Our consultant is interviewing all agencies to get their input for phase II of the project.

2.1704		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 1,755,000	\$ -	\$ 1,755,000

**Maps/Images:** N/A

**Project: 2.1801 Fire Alarm System Upgrade - Justice Center**

**Project Details:** The current fire alarm system at the 250 Courthouse/Justice Center is over 12 years old and in need of replacement. It was an off-brand that was nearing the end of production when it was installed (during original construction of the facility). The system is no longer being supported and parts are becoming obsolete. Service calls are routed to Tucson, adding to overall maintenance and repair costs when service is needed on the system. The desire is to replace the system with a Honeywell Notified system, which is what we have at the majority of our facilities. Streamlining these systems results in more efficient maintenance operations, reducing costs and simplifying service. The Notified model is a well-known and reliable model of fire alarm system, which Facilities Management staff is very familiar with.

**Project Status:** This project is going before the BOS to award the contract on November 5. The project is tentatively to start in January 2019.

2.1801		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 850,000	\$ 268	\$ 849,732

**Maps/Images:** N/A

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**Project: 2.1806 Parking Lot Improvements, various locations**

**Project Details:** This request pertains to the renovations of parking lots and access drives at five County facilities - 300 Parking Garage (revise ADA parking/access to current code), 410 Adult Probation (parking lot rehab), 2200 Health Dept (rehab), 2351 DDS (rehab, including repair of abandoned monitoring wells)\*, and 2440 Juvenile Justice (rehab). Once complete, these sites will enter the new Facilities Management parking lot preventive maintenance program.

**Project Status:** The renovation to parking garage has been awarded and the contractor has started the project with a tentative completion date of November 21. The preventive maintenance (PM) of the parking lot on the other facilities list above are currently being solicited with a bid close date of October 30.

2.1806		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 96,000	\$ -	\$ 96,000

**Maps/Images:** N/A

**Project: 2.1807 APS Power to Waste Tire Facility & North Gila Transfer Site**

**Project Details:** There is currently no permanent power to the North Gila Transfer site or the County's waste tire facility. By running power to these facilities the Department will be able to install security and safety lighting in the hopes of curbing break-ins at the waste tire facility and illegal dumping outside the transfer site. Lighting will also provide flexibility in the hours of operation of both facilities. Permanent power will also allow for the future construction of an enclosed office space at the facilities, allowing staff to get out of the elements to complete administrative paperwork and for breaks and meals.

**Project Status:** Preliminary drawings have been developed by Arizona Public Service (APS) and submitted to the Department for approval. They show the underground line extension with the overhead crossings for the two canals that are within the project area. The Department has approved the drawings and is waiting for the final documents, with estimated costs from APS.

2.1807		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 110,400	\$ -	\$ 110,400

**Maps/Images:** N/A

**Project: 2.1809 Public Works Admin Building Covered Employee Parking**

**Project Details:** Providing covered parking for Public Works field staff will reduce exposure of employee vehicles to the elements, particularly during the summer months. Covered parking will help reduce the interior temperature of employee vehicles providing a small respite from the heat after working in the summer sun for 10 plus hours per day.

**Project Status:** RFP No. 18-4343-001 was sent out to contractors in August of 2018 and opened on September 20, 2018. The selected contractor will fabricate a new covered parking to include 75 parking spaces similar to the adjacent covered parking lots and will match existing finishes. It is going before the board of Supervisors (BOS) on October 15, 2018 for approval at a cost of \$143K. Upon award and official notice to proceed the contractor will have 90 days to complete the project.

2.1809		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 172,600	\$ 278	\$ 172,322

**Maps/Images:** N/A

**Project: 2.1810 Adair Archery Range Environmental Remediation**

**Project Details:** In 2006 Yuma County entered the Voluntary Remediation Program with the Arizona Department of Environmental Quality (ADEQ) to remediate lead contaminated soil at the Adair Archery Range caused by an ore processing mill that operated in the late 1800s to early 1900s. Remediation efforts were subsequently completed and the archery range reopened in 2007. However, the required Declaration of Environmental Use Restriction (DEUR) and No Further Action (NFA) determination were not received by ADEQ. For the County to now record the DEUR and receive an NFA determination by ADEQ, additional soil and water sampling and possible remediation needs to take place to meet current lead exposure thresholds, which have decreased since the initial remediation in 2006.

**Project Status:** Nicklaus Engineering, Inc. (NEI) was selected as the consultant to complete the environmental work. NEI submitted a first draft of the proposed work plant to the Arizona Department of Environmental Quality (ADEQ) in July. A revised second draft was submitted to ADEQ in September. Once the work plan is approved additional soil and water sampling will begin. NEI also coordinated a site visit by the US Army Corps of Engineers (USACOE) in September to determine if a wash running through the site would be considered a jurisdictional water of the US and trigger federal permit. It was determined that the wash was not jurisdictional and we are awaiting written confirmation from the USACOE.

2.1810		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 290,000	\$ 23,704	\$ 226,296

**Maps/Images:**



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**Project: 2.9802a Miscellaneous Renovations Project 1a**

**Project Details:** These are the various high-priority small project requests (under \$100,000 each) to be accomplished at the following facilities: 2440 Juvenile Justice, 168 Historic Courthouse, 250 County Justice Center, 198 County Administration, 405 Adult Probation, 2351 Development Services, South County Justice of the Peace (JP2), and 2717/2725 ITS/Facilities Management.

**Project Status:** Currently we are out soliciting 168 Historical Courthouse to repaint the exterior with a bid close date of October 23. We are soliciting for 2440 Juvenile Center flooring replacement with a bid close date of November 6. The other projects will be solicited sometime in January.

2.9802a		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 225,000	\$ 268	\$ 224,732

**Maps/Images:** N/A

**Project: 6.1301 DDS - Permit Management Software**

**Project Details:** Department of Development Services is requesting funding to replace its permit management software. In two years, our current software will no longer be supported by the vendor or operating system. A complete description of the need and return on investment is provided in the Permit Management Software Needs Assessment and Return on Investment Report. This software is needed for department efficiency and to address requested services from the public. The return on investment identified an estimated savings of \$784,570 over the next 11 years, primarily from maintenance fees and reducing the need for additional staff. This item is DDS' highest risk and is supported by the IT Steering Committee.

**Project Status:** The software RFP was received in June and has been reviewed and evaluated. The top 3 vendors will be recommended to the board at the 1st meeting in November to authorize DDS to negotiate a contract.

6.1301		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 735,000	\$ -	\$ 735,000

**Maps/Images:** N/A

**Project: 6.1501 Superior Court-DVR/Surveillance Cameras**

**Project Details:** Although current submission references replacement during one year, the replacement of the 11-year old Security System in the Justice Center can be accomplished over 2 fiscal years. A 2-year plan may require an additional 5% labor charge. Phase One is the upgrade of the infrastructure in the basement; replacing analog cameras in the basement & ground floor with digital cameras & replacing analog exterior cameras with digital cameras. A new de-centralized digital Security System includes @ 124 /1-pixel cameras, network video recorders ("NVRs") with 30-day recording capability & uninterruptible power supplies. Phase Two would be the replacement of analog cameras with digital cameras for the 2nd & 3rd floor of the Justice Center. New equipment has a 3-year warranty. None of the existing obsolete equipment is under warranty. CCTV is critical for Court Security operations. DVDs are used by law enforcement for investigations & to identify offenders & for use by General Svcs & Risk Management. Equipment failures in the existing system occur regularly & require replacement vs. repair. Equipment failures create risk for the public & 215 employees of the County Attorney, JP#1, Clerk's Office, Superior Court, Public Defender, General Svcs & Constable. We are currently experiencing some "new" problems with our CCTV in the Historic Courthouse (HCh). The parts required to make repairs and maintain these cameras are no longer available, nor are they being manufactured.

**Project Status:** Currently this project is out being solicited with a bid close of October 22, and will go before the BOS to award a contract on November 19.

6.1501		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 301,694	\$ -	\$ 301,694

**Maps/Images:** N/A

**Project: 6.1601 Oracle System Upgrade - Enterprise Resource Planning (ERP) Upgrade**

**Project Details:** The current Oracle version (12.1.2) premier support will be ending December 2021. There is an imperative need for the upgrade not to exceed the published Oracle recommended upgrade advisory date. It is strongly recommended that when this upgrade takes place it is at least 1 year prior to the end of premier support. If we were to not heed the advisory we would be placed on extended, then sustaining support and not eligible to the following:

- New updates, fixes, security alerts, data fixes, and critical patch updates
- New tax, legal, and regulatory updates
- New upgrade scripts
- Certification with new third-party products/versions
- Certification with new Oracle products

In addition to the above there will be a yearly price increase for the duration of extended and sustained support, doubling for sustained support. Not upgrading would affect Payroll, Finance, and Human Resources in receiving the updated structure patches that are mandatory. We request the current on premise Oracle Enterprise Resource Planning (ERP) be upgraded to Oracle Cloud. Our license agreement would then convert to a subscription based agreement. Updates and upgrades would be part of the Oracle Cloud subscription costs. We would also not require managed services from our current vendor Sierra-Cedar. We would no longer require Virtual Private Network (VPN) to access Oracle as it would be available from anywhere that has Internet access. This will provide better disaster recovery and protection of the ERP. In addition, there would be no hardware refresh needed going forward.

**Project Status:** Considering the issues mentioned below, the estimated completion time of January 2019 will be reassessed to determine what the new estimated completion date will be:

In September, 2018, Sierra Cedar's sub-contractor programmer was no longer available to the company. Therefore, their only remaining sub-contractor programmer had to also pick up the missing programmer's Yuma County workload. Due to a catastrophic event that required top priority, ITS has not been able work on this project since September 15. Work may resume in October.

6.1601		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 905,000	\$ -	\$ 905,000

**Maps/Images:** N/A

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## 1st Quarter (July 2018 - September 2018)

**Project: 6.1802 Nexsan Data Storage Refresh**

**Project Details:** The Yuma County storage-area-network (SAN) storage (Storage for P drives, U drives, email, Oracle, EDMS, GIS, Veeam/Unitrends backups, etc.) was refreshed in the fourth quarter of 2013. The data storage hardware used in the aforementioned refresh included Nexsan E48 storage appliances. Nexsan has set the end-of-life (EOL) for those products for August 17, 2019. This means that on August 18, 2019, Yuma County will no longer have a support contract or be able to source replacements for failed components through the manufacturer for those products. Therefore, the E48 storage appliances must be replaced before August 17, 2019 to ensure Yuma County departments continue to have access to their data and Yuma County operations continue without disruption.

**Project Status:** This project has been funded, is in progress, and scheduled to be completed before August, 2019.

6.1802		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 390,000	\$ -	\$ 390,000

**Maps/Images:** N/A

**Project: 4.1701 Valley Vista (Somerton & Moctezuma (San Luis) and Pecan Shadows (Yuma))**

**Project Details:** The following are the building and site improvements that will be performed: Apply seal coating (Valley Vista -VV); Repair School Bus Ramada (VV); Replace stoves (VV, Pecan Shadows, Moctezuma); Replace electrical outlets & Switches (VV); Replace Kitchen countertops & cabinets; Replace bathroom cabinets and sink faucets (VV, PS, Moct); Replace washer faucets (VV); Replace floor tile (VV 13-6).

**Project Status:** Due to additional CFP funding, the project details have been revised as follows: (1) Replace stoves in Valley Vista Apts; (2) Replace refrigerators in Pecan Shadows (instead of stoves); (3) Replace electrical outlets & Switches (VV); (4) Replace Kitchen countertops & cabinets; (5) Replace bathroom cabinets and sink faucets (VV, PS, Moct); (6) Replace washer faucets (VV); Replace floor tile (VV 13-6). The budget has increased from \$261,713 to \$300,789. Items (1) and (2) have contracts and are currently in progress-with zero (0) and \$77,016 construction and administration expenses respectively as of 9/30/2018; A prior year capital fund unexpended (the amount \$68,705) is carried forward to FY19; 75% of this (\$51,475) has been expended as of 9/30/2018.

4.1701		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 261,713	\$ 128,491	\$ 133,222

**Maps/Images:** N/A

**Project: 7.1201 El Prado Estates: New Sanitary Sewer Force Main Improvement District No. 97-10**

**Project Details:** The El Prado/Sierra Pacific Joint Use Force Main was identified by the City of Yuma as discharging excessive amounts of Hydrogen Sulfide gas emissions into the City of Yuma wastewater collection system. El Prado Estates, located at Avenue 6E and Hwy 95 was subsequently approved for funding from USDA-RD to construct a new single-use force main for El Prado that will connect to the existing Terraces Subdivision at the View lift station wet well - an approximate 1.2 mile run. This connection will alleviate any odor and corrosion associated to El Prado's contribution to the high Hydrogen Sulfides in the joint force main, which has a 5-mile run to connect with the City Interceptor. The single use line should help reduce El Prado's overall operations and maintenance costs associated with required chemical feeds and ongoing monitoring in the future. El Prado will, however, still be required to continue paying their 31.3% of any joint force main issue until they are able to separate from their partnership agreement with Sierra Pacific. This will eliminate the complication of coordinating with Sierra Pacific on current force main issues and reduce El Prado's overall operations and maintenance going forward.

**Project Status:** On 9/5/18 a Bid was opened from Yuma Valley Contractors and was reviewed and recommended for concurrence to Rural Development. Rural Development recently returned their answer, concluding that based on their review, the project budget has insufficient funds for RD to concur in Award, since adequate contingency is not available. They listed several options to be considered, and we are currently in discussions to determine the best course of action/which direction to take. Administration will be apprised of all discussions.

7.1201		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 894,239	\$ -	\$ 894,239

**Maps/Images:** N/A

**Project: 5.1301 Main Detention Unit - Fire Alarms System Replacement**

**Project Details:** Replace antiquated (1986) fire alarm system with new fire alarm system for the Yuma County Detention Center.

**Project Status:** Contractor is on-site making the necessary repairs and the project is on schedule.

5.1301		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 677,860	\$ 178,184	\$ 499,676

**Maps/Images:** N/A

**Project: 5.1602 Main Detention Unit - Security Control Panel Replacement**

**Project Details:** Security control panels (Inmate doors) within the Yuma County Detention Center are antiquated (installed in the mid '90) and no longer supported, parts are not available.

**Project Status:** The sub-contractor is working on the software and programing of the sequence of operations for the new system. We are still on schedule with a tentative completion date of January 2019.

5.1602		
FY18-19 Budget	YTD Expenditures	Remaining
\$ 1,000,000	\$ -	\$ 1,000,000

**Maps/Images:** N/A