

# 2021-2022 Capital Improvement Projects Workshop

February 22, 2021

Today

Planning &  
Construction  
Department

Fiscal Year  
2021-2022



## Areas of Responsibility

- Capital Improvement Projects
- Capital Facility Projects
- Conceptual Design, Design Development & Construction Documents
- Landscape Architectural Services
- Project Specifications
- Project Estimating, Budgeting & Accounting
- Bid Document Preparation, Advertisement, Bid Walks, Award & Reporting
- DIR/Prevailing Wage Reporting & Management
- Permitting & Land Use Authority Review
- CEQA, Biological & Environmental Reviews
- Stormwater Pollution Prevention Plan (SWPPP) Preparation, Management & Oversight
- Land Acquisition & Vacant Property Management
- Residential Construction Market Monitoring & Tract/Parcel Map Review
- Quimby Act & Park Development Fee Map Conditions & Compliance
- Proposition 218 Waiver Records
- NOR Park Maintenance District Annual Special Assessment
- Chevron North Meadows Maintenance District Annual Special Assessment
- Fund Balances for City Quimby, County Quimby, City Park Development Fees, County Park Development Fees & Associated Interest
- District Master Plan & Standards
- Grant Research, Writing, Application, Administration & Audit
- City & County General Plan & Planning Correspondence
- Record Management for Existing Construction Fixed Assets
- Record Management for Archive Plans, As Builts, Specifications & Lapsed Fixed Assets
- Current Safety Committee Chair
- ...other duties as assigned...

Why CIP Workshop?



# Capital Improvement Projects Workshop

- Essential for the protection and control of park development to meet the needs of NOR constituents, both short term and long term
- Fundamental for the implementation, development and progression of the District Master Plan
- Demonstrates practical application of Quimby and impact fees to NOR constituents
- Opens dialogue between staff, the Board and constituents to anticipate and plan for the upcoming fiscal and 5 year planning terms
- Assists staff in maintaining financial, historical and compliant records to meet both state and local government code

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## ***Achievements:***

- Ground breaking of Vaughn Water Winfield well, adjacent to the Nord-Hageman property
- Submitted Prop. 68 Per Capita application for Riverview Community Center renovation
- Renovated Riverview Community Center (multi-purpose room, front lobby & common areas)
- Completed tot lot playchip fill, District-wide, approximately 3,500 cu. yds. of material distributed
- Completed Greenacres Senior Center flooring replacement
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- Completed RiverLakes Gym storage shelving
- Environmental mitigation and abatement of NOR Pool

Current Financials

Current Land Holdings

Maintenance Districts

Year in Review

# Quimby & Development Fee Fund Balances:

*As of January 2021*

## COUNTY FUNDS

FUND 25201	<b>\$347,075</b>
FUND 25202	<b>\$1,433,395</b>

## CITY FUNDS

FUND 25200	<b>\$307,125</b>
FUND 208-32	<b>\$3,359,102</b>

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Current  
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Current  
Land  
Holdings

Maintenance  
Districts

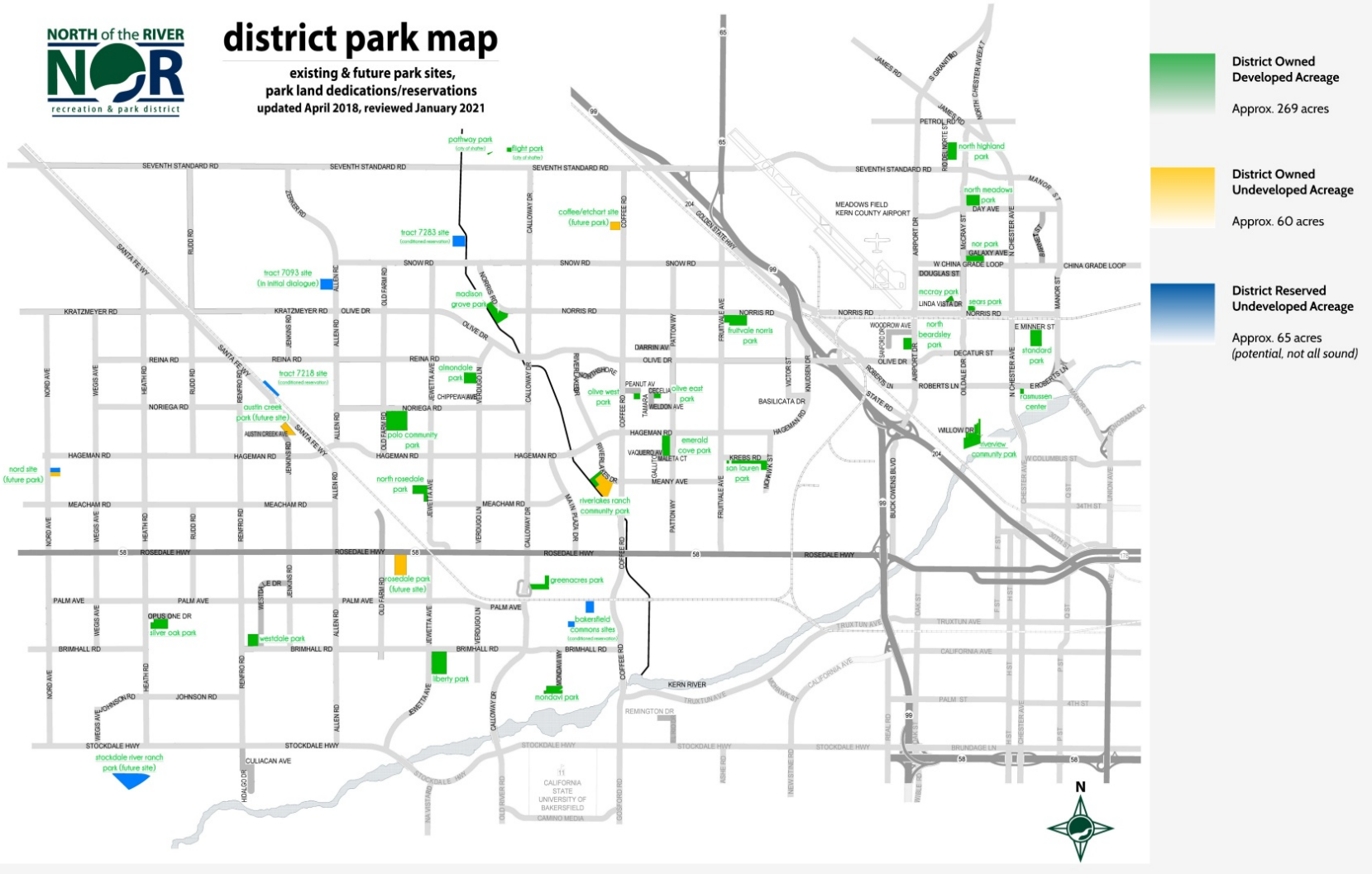
Year in  
Review





# district park map

existing & future park sites,  
park land dedications/reservations  
updated April 2018, reviewed January 2021



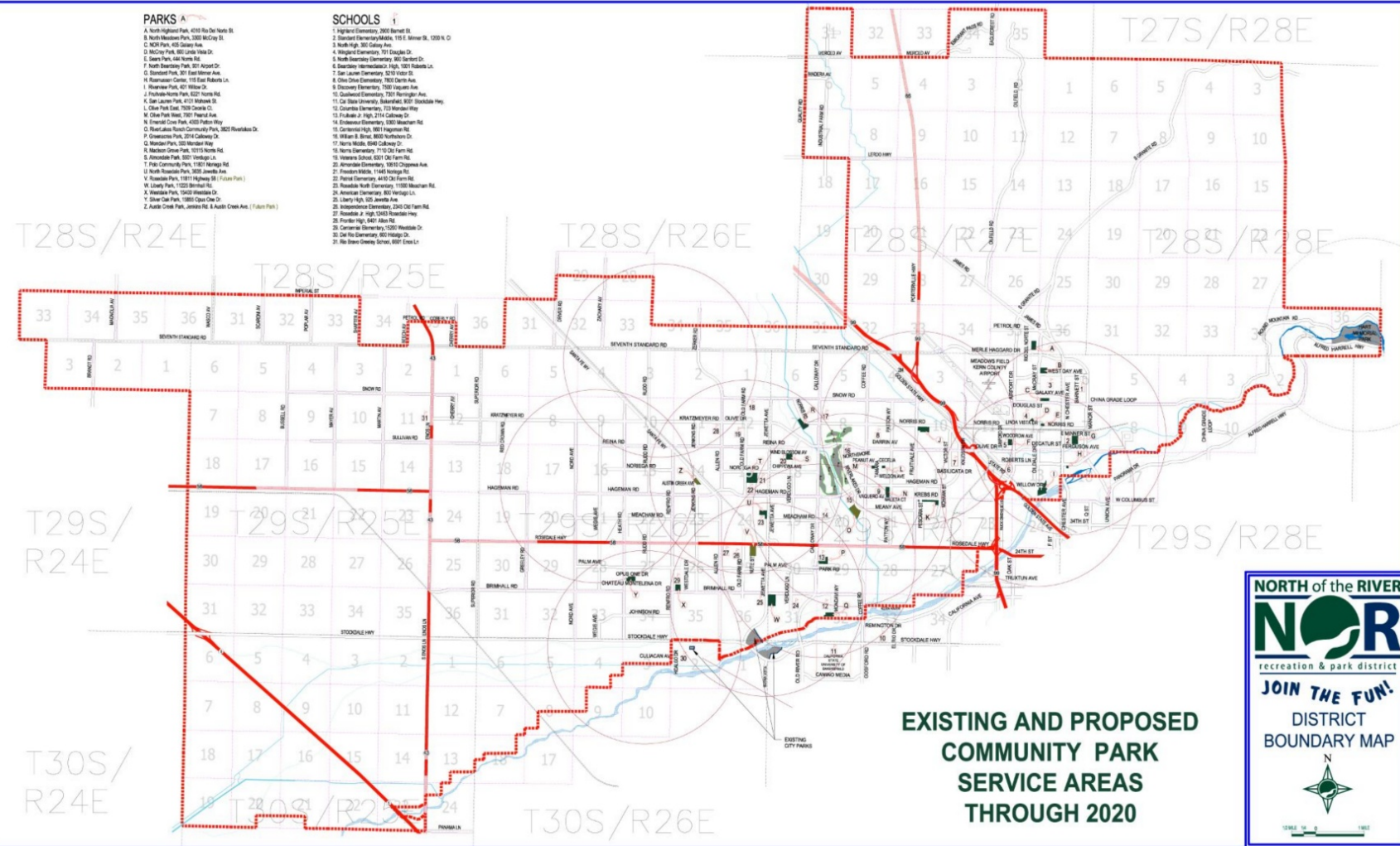
- District Owned Developed Acreage  
Approx. 269 acres
- District Owned Undeveloped Acreage  
Approx. 60 acres
- District Reserved Undeveloped Acreage  
Approx. 65 acres  
*(potential, not all sound)*

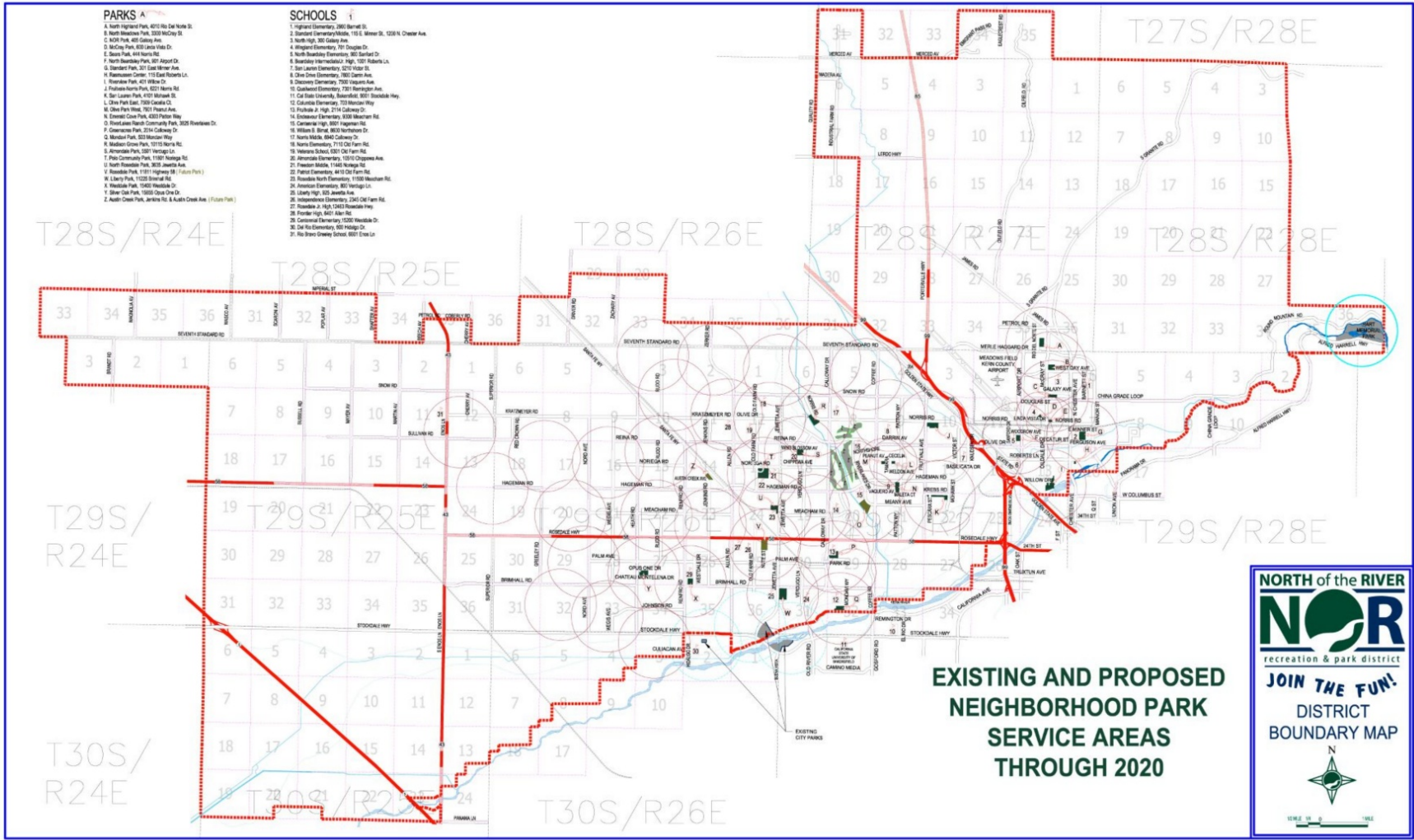
**PARKS**

- A. North Highland Park, 4015 Rio Del Norte Dr.
- B. North Mountain Park, 3503 McCray St.
- C. North Park, 4025 Canyon Ave.
- D. McKinley Park, 801 Linda Vista Dr.
- E. Sibley Park, 441 East 10th Ave.
- F. North Broadway Park, 571 Airport Dr.
- G. Sibley Park, 441 East 10th Ave.
- H. Renaissance Center, 115 East Roberts Ln.
- I. Riverside Park, 421 Wilson Dr.
- J. Franklin Square Park, 5227 North Rd.
- K. Lake Louise Park, 4113 Mahan St.
- L. Clark Park East, 7300 Cassin St.
- M. Olive Park West, 7307 Phoebe Ave.
- N. Emerald Creek Park, 4010 Palmyra Way.
- O. River Lakes Ranch Community Park, 3822 Riverdale Dr.
- P. Concession Park, 2214 California St.
- Q. Mountain Park, 252 Mountain Way.
- R. Mountain View Park, 4015 Mountain Rd.
- S. Ansonville Park, 3801 Woodlark Dr.
- T. Park Community Park, 1907 Mountain Rd.
- U. North Mountain Park, 3503 Jamaica Ave.
- V. Mountain Park, 1811 Mountain St. (Fulton Park)
- W. Liberty Park, 1022 Birchfield Dr.
- X. Mountain Park, 3503 Jamaica Ave.
- Y. Silver Gate Park, 1088 Olive Circle Dr.
- Z. Austin Creek Park, James Rd. & Austin Creek Ave. (Fulton Park)

**SCHOOLS**

- 1. Highland Elementary, 3001 Walnut St.
- 2. Belmont Elementary/Middle, 118 E. Miner St., 1200 N. O.
- 3. North Hill, 302 Canyon Ave.
- 4. Highland Elementary, 701 Douglas Dr.
- 5. North Broadway Elementary, 3001 Mountain Rd.
- 6. Riverside Elementary/J. High, 1001 Roberts Ln.
- 7. Lake Louise Elementary, 4113 Mahan St.
- 8. Olive Drive Elementary, 802 North Ave.
- 9. Discovery Elementary, 7300 Laguna Ave.
- 10. Oakland Elementary, 745 Riverbender Ave.
- 11. Car Stone University, Mountain Rd. 8017 Riverdale Hwy.
- 12. Columbia Elementary, 111 Mountain Way.
- 13. Franklin J. High, 2114 California St.
- 14. Columbus Elementary, 2002 Mountain Rd.
- 15. Concession High, 3001 Highway Rd.
- 16. Elmer L. Brown, 8002 Northwood Dr.
- 17. North Middle, 8040 Colquhoun Dr.
- 18. North Mountain, 7110 East Farm Rd.
- 19. Winters School, 4301 Oak Farm Rd.
- 20. Mountain Elementary, 18101 Chicago Ave.
- 21. Freedom Middle, 11443 Northrup Rd.
- 22. North Elementary, 4810 Oak Farm Rd.
- 23. Riverdale North Elementary, 11000 Mountain Rd.
- 24. Mountain Elementary, 802 North Ave.
- 25. Liberty High, 602 Jamaica Ave.
- 26. Independence Elementary, 2445 Oak Farm Rd.
- 27. Mountain J. High, 12023 Riverdale Hwy.
- 28. Pioneer High, 1407 Allen Rd.
- 29. Concession Elementary, 2222 Riverdale Dr.
- 30. Oak Hill Elementary, 4021 Highway Dr.
- 31. Oak Hill Elementary, 4021 Highway Dr.
- 32. Oak Hill Elementary, 4021 Highway Dr.
- 33. Oak Hill Elementary, 4021 Highway Dr.
- 34. Oak Hill Elementary, 4021 Highway Dr.
- 35. Oak Hill Elementary, 4021 Highway Dr.
- 36. Oak Hill Elementary, 4021 Highway Dr.





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Current  
Financials

Current  
Land  
Holdings

Maintenance  
Districts

Year in  
Review

# Maintenance District Fund Balances:

*As of January 2021*

## NORTH MEADOWS MAINTENANCE DISTRICT

FUND  
42412  
2020-2021  
INCOME

**\$379,109**

2021-2022  
ESTIMATED  
ANNUAL  
INCOME

**\$379,109**

## NOR MAINTENANCE DISTRICT

FUND  
40285

**\$1,784,481**

2021-2022  
ESTIMATE\*

**\$2,084,481**

\*Estimate is based on annual income of approximately \$300,000 without any withdrawal

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**Riverview  
Community Center**





**Riverview  
Community Center**







## **Riverview Community Center**





## **Riverview Community Center**



**Greenacres  
Senior Center**





**Standard  
Park**





**Westdale  
Park**





**North Highland  
Park**





## RiverLakes Ranch Gymnasium





## **RiverLakes Ranch Gym Storage**





## **NOR Pool Environmental Mitigation**



**Nord-Hageman  
Park Site (future)**

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# Planning & Construction

Major  
Maintenance

Residential  
Market

Capital  
Improvements

## Major Maintenance Projects

- Greenacres Community Center and Gymnasium roof repairs/replacement
- Madison Grove Park booster pump
- Fraise mow baseball field at Polo Community Park
- Phased irrigation controller replacement for District wide smart irrigation system management and water conservation
- District-wide security system equipment and service contract modernization
- Parking lot renovations
- Greenacres courtyard renovation
- District wide replacement of wood trash receptacles and benches with District standard-powder coated ductile iron
- Replacement of HVAC units, multiple sites, for energy efficiency
- Resurfacing of sports courts
- Addition/replacement of booster pumps, multiple sites
- Address Fruitvale Norris Maintenance Shop
- Roof repairs/replacements, multiples sites
- District wide plantings & landscape enhancement
- Replace Greenacres fire alert system
- Replace drinking fountains, multiple sites
- Fully enclose fence around North Beardsley Skatepark

Prop. 68  
Per Capita  
Grant

## Prop. 68 Per Capita Grant

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Grant total: \$263,769.32

Spent to date: \$168,000.00 (Riverview Community Center)

Remaining: \$95,700.32

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### **Proposed Projects:**

- McCray Park Drinking Fountain Replacement
- Fruitvale Norris Park Booster Pump Replacement
- North Beardsley Skatepark Fencing

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# Quimby & Development Fee Projections

## COUNTY FUNDS

## CITY FUNDS

<b>QUIMBY</b>	<b>FUND 25201</b>	Market is stagnant; no known new tract maps in review.	<b>FUND 25200</b>
	<b>FUND 25202</b>	Slow; remaining lots with idling build-out. Undetermined growth due to uncertain state of economy & construction market.	<b>FUND 208-32</b>
<b>DEV. FEE</b>			

Relatively quiet; new MFR is prepared and waiting for market conditions. Few new SFR tract maps in development; SRR in the works.

Steady with existing tract maps. More lots available than the County with consistent build out at Stockdale River Ranch. Growth unknown due to the state of the residential construction market.



**2021-2022  
Fund Balances and 10 Year Projections**

	<u>Feb. 2021 Balance</u>	<u>1 Year 2021 Projection</u>	<u>2 Year 2022 Projection</u>	<u>5 Year 2026 Projection</u>	<u>10 Year 2031 Projection</u>	
<b>City Quimby Fund</b>	<b>\$307,124.84</b>	<b>\$317,125</b>	<b>\$327,125</b>	<b>\$357,125</b>	<b>\$432,125</b>	(estimated account balance)
Current as of 02.08.2021		Down from '20-'21	Same as 2021	\$10k/yr for 3 years	Stdy @ \$15k over 5 yrs	(projection)
		\$10,000	\$10,000	\$30,000	\$75,000	(estimated revenue)
<b>County Quimby Fund</b>	<b>\$347,075.45</b>	<b>\$357,075</b>	<b>\$367,075</b>	<b>\$397,075</b>	<b>\$449,635</b>	(estimated account balance)
Current as of 02.08.2021		Down from '20-'21	Same as 2021	\$10k/yr for 3 years	5% incr. over 5 yrs.	(projection)
		\$10,000	\$10,000	\$30,000	\$52,560	(estimated revenue)
<b>City Dev. Fee Fund</b>	<b>\$3,359,102.77</b>	<b>\$3,409,103</b>	<b>\$3,479,103</b>	<b>\$3,738,303</b>	<b>\$4,158,303</b>	(estimated account balance)
Current as of 02.08.2021		Down from '20-'21	Slight inc. from 2021	8% incr. over 3 yrs.	5% incr. over 5 yrs.	(projection)
		\$50,000	\$70,000	\$259,200	\$420,000	(estimated revenue)
<b>County Dev. Fee Fund</b>	<b>\$1,433,395.49</b>	<b>\$1,478,395</b>	<b>\$1,533,395</b>	<b>\$1,722,395</b>	<b>\$2,053,145</b>	(estimated account balance)
Current as of 02.08.2021		Down from '20-'21	Slight inc. from 2021	5% incr. over 3 yrs.	5% incr. over 5 yrs.	(projection)
		\$45,000	\$55,000	\$189,000	\$330,750	(estimated revenue)

# Planning & Construction

Major  
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Residential  
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Improvements



**2021-2022  
Capital Improvement Projects & Development Timeline**

Projects	Projected Cost	Start Year	Projected End
			Year
6(f)(3) Conversion Paperwork	In Kind	2021	2022
Madison Grove MP Field Lighting	\$450,000		
Master Plan 2020-2030	In Kind	2018-2020	2022
NOR Park Development	Pending Pool/Grant	-	
NOR Pool Mitigation & Planning	Pending Design/Env. Asmt.	2020	2023
Polo Comm. Park Community Center (+/-25,000 s.f.)	\$5,000,000	-	
Polo Community Park Dog Park	\$80,000		
RiverLakes Community Park (+/-20 ac. remainder)	\$8,500,000		
N. Chester Warehouse & property conveyance	Pending policy on surplus land		
North Meadows Streetscapes Ph. 1	Pending Design		
NOR Maintenance Shop & Yard	Pending		
Standard Park Irrigation & Renovation	\$900,000		
Standard Park Multipurpose Field Lighting	\$450,000		
Stockdale River Ranch Planning & Const. (+/- 20 ac.)	Developer Built; NOR In-Kind Services	2019	2023

Development	Projected Cost	Start Year	Projected End
			Year
Austin Creek Planning & Const. (9.31 ac)	\$5,000,000		
Rosedale Highway/Rosedale Planning & Const. (19.6 ac)	\$7,500,000; (\$50,000 for market/sale analysis)		
Bakersfield Commons (2 sites) Planning & Construction (total +/- 8 ac)			
Calloway Canal Planning & Construction			
Coffee-Etchart Road/Sterling Ranch Planning & Const.			
Nord-Hageman Road Planning & Const.			
Rancho de Cortez Planning & Construction			

# FY 2021-2022 Goals

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- Focus on NOR Master Plan 2020-2030
- Planning and development of Stockdale River Ranch park; heavy collaboration with Bolthouse Properties.
- Complete 6(f)(3) conversion paperwork (multiple sites-Mondavi, Almondale, Fruitvale Norris, Olive Park West)
- Standard Park renovation, pending Prop 68. outcome
- NOR Pool mitigation and planning
- Remaining Prop 68 Per Capita fund project allocations
- Address North Chester Warehouse and other District properties
- Continually research and apply for grants to facilitate completion of current and future Capital Projects.



**North of the River Recreation and Park District**  
**Proposed Capital Improvement Plan Fiscal Year 2021-2022**

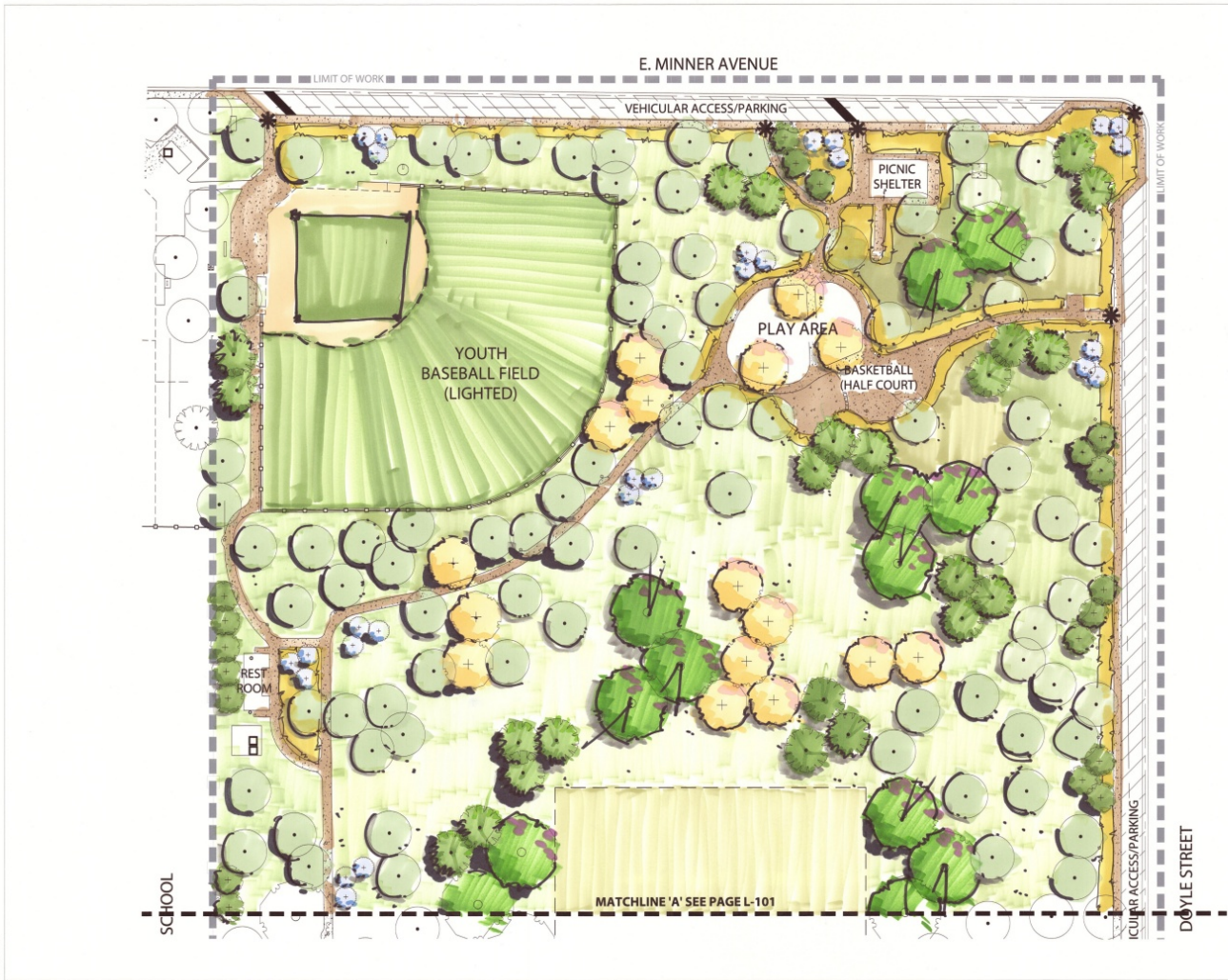
Project	Projected Cost	Projected Start Year	Applicable Funding Source(s)	Land Acquisition	Site Surveys, Geotechnical Study, Community Mtgs.	Preliminary Design, Site Dev. Plan, Grant Application	Environmental, Site Plan Review, City/Co. Applications	Construction Document Preparation (In House)	Building Permits, Fees, Project Bid & Award	Construction, Post Const., Grant Final, Notice of Completion	Estimated Time to Completion
6(f)(3) Conversion Paperwork	In Kind	2019	7								4-6 months
Master Plan 2020-2030	\$250,000	2020	7								1-2 years, 2022
NOR Pool Mitigation & Planning	Pending Env.	2020	1,3,7,9								
NOR Property Conveyance	Pending	2021	7								
Standard Park Irrigation & Renovation	\$900,000	--	1,3,6			6-8 mo.	-	3 mo.	3 mo.	8-10 mo	14 months
Stockdale River Ranch Master Park Planning & Design	--	2019	12	-	-	8-12 mo.	-	6-12 mo.	-	12-18 mo.	3 +/- years

**Funding Source Key**

- 1 = Grants-LWCF
- 2 = Grants, Federal
- 3 = Grants-CDBG
- 4 = Prop. 218 Maint. Fund, NM
- 5 = Prop. 218 Maint. Fund, NOR
- 6 = Unfunded

- 7 = In Kind
- 8 = Public-Private Partnership
- 9 = Insurance
- 10 = Financing
- 11 = Not Used
- 12 = Developer Contributions

- A = In Lieu/Quimby
- B = Development Fee



**NORTH of the RIVER**  
**NOR**  
 RECREATION & PARK DISTRICT  
 Department of Planning and Development  
 2027 Franklin Ave., Bakersfield, CA 93312  
 P L A N N I N G & L A N D S C A P E  
 2027 Franklin Ave., Bakersfield, CA 93312  
 P L A N N I N G & L A N D S C A P E

**STANDARD PARK**  
**LANDSCAPING ENHANCEMENTS**  
 301 E. MINNER AVENUE  
 BAKERSFIELD, CALIFORNIA

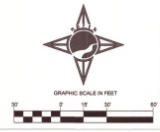
REVISIONS:

NO.	DATE	REVISION

REVIEWED:

DATE: 6.26.2019  
 DRAWN BY: JKH  
 CHECKED BY: SWS  
 SCALE: 1" = 30'  
 PROJECT: STD-1-1920  
 DRAWING TITLE: LANDSCAPE PLANTING PLAN

SHEET NO. **L-100**  
 SHEET TOTAL 102

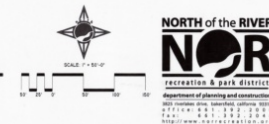








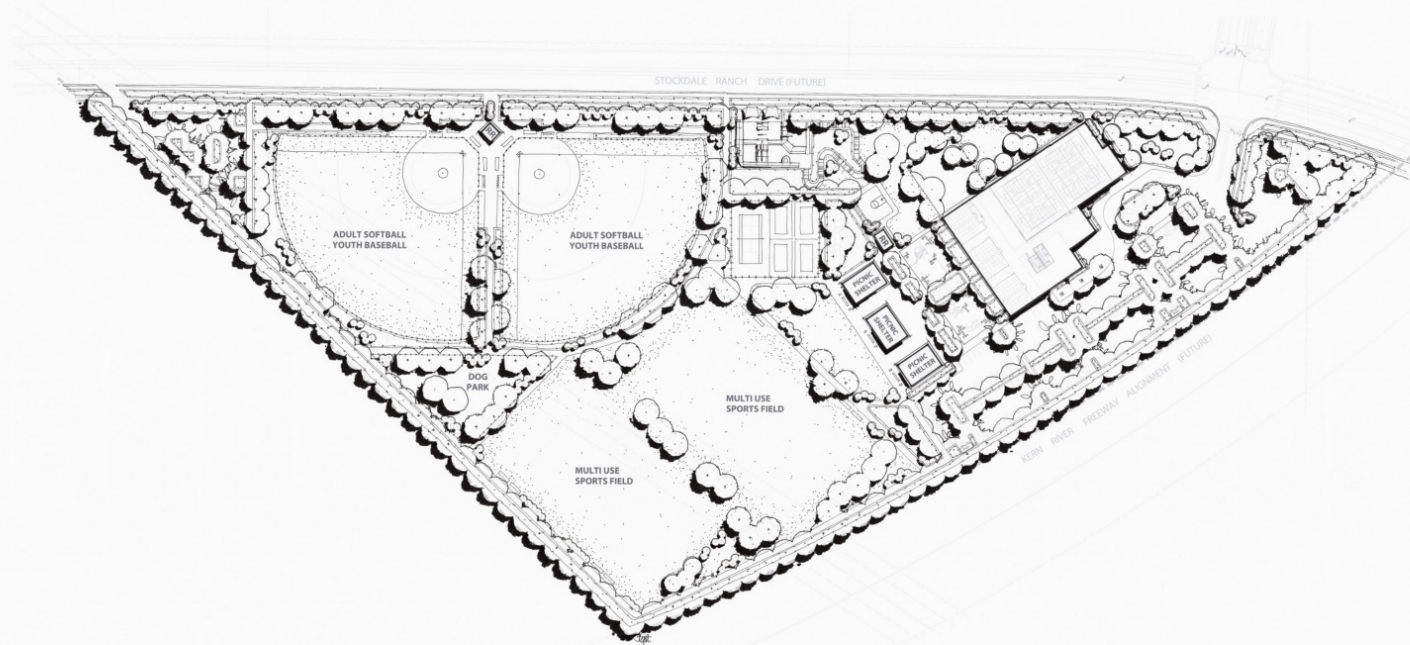
**Stockdale River Ranch Community Park**  
 CONCEPTUAL LANDSCAPE PLAN



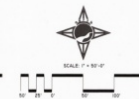


**Stockdale River Ranch Community Park**  
 CONCEPTUAL LANDSCAPE PLAN

**NORTH of the RIVER**  
**NOR**  
 RECREATION & PARK DISTRICT  
 Department of planning and construction  
 1001 F Street, Santa Ana, California 92701  
 TEL: 714.241.2100  
 FAX: 714.241.2104  
 WWW: www.northoftheriver.org



**Stockdale River Ranch Community Park**  
 CONCEPTUAL LANDSCAPE PLAN



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