

PETALUMA COMMUNITY DEVELOPMENT COMMISSION PROJECTS FY 2006-07

**PETALUMA COMMUNITY DEVELOPMENT COMMISSION CAPITAL IMPROVEMENT PROGRAM BUDGET 06-07
 PROJECT SUMMARY**

PROJECTS (dollars \$000)	Prior	Total Appro.					Est.	
	Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
C200001 PCDC CIP Salary/Benefit	\$ -	\$ 349	\$ 349	\$ -	\$ -	\$ -	\$ -	\$ 349
C200104 Caulfield Extension	1,980	56	2,036	3,585	21,095	21,264	-	47,980
C200105 North Water Street	2,415	373	2,788	-	-	-	-	2,788
C200107 East Washington Interchange Improv	-	4,000	4,000	-	-	-	-	4,000
C200205 East D St widening	530	301	831	-	-	-	-	831
C200207 First/Second Street Warehouse Distric	-	39	39	977	9,660	-	-	10,676
C200303 Petaluma Railroad Depot	3,870	50	3,920	-	-	-	-	3,920
C200304 Petaluma Blvd Street Improv	600	1,602	2,202	-	-	-	-	2,202
C200403 Water St/Turning Basin	7,167	-	7,167	-	-	-	-	7,167
C200503 River Trail Enhancement	2,648	2,050	4,698	-	-	-	-	4,698
C200603 Downtown Improvements	6,936	-	6,936	2,140	-	-	-	9,076
C200703 CPSP Theatre District/D St undergrou	16,101	1,000	17,101	-	-	-	-	17,101
C200705 D Street Underground Utilities	1,000	(1,000)	-	-	-	-	-	-
C200804 Downtown Trestle	125	-	125	-	-	-	-	125
TOTAL	\$ 43,372	\$ 8,820	\$ 52,192	\$ 6,702	\$ 30,755	\$ 21,264	\$ -	\$ 110,913

SOURCES (dollars \$000)								
Fund 5510-CBD	\$ 24,586	\$ -	\$ 24,586	\$ -	\$ -	\$ -	\$ -	\$ 24,586
Fund 5520-PCD	3,943	-	3,943	-	-	-	-	3,943
Fund 5530-merged project area	-	6,007	6,007	2,140	7,000	-	-	15,147
Waste Water Fund	1,784	-	1,784	-	-	-	-	1,784
Water Fund	1,340	-	1,340	-	-	-	-	1,340
Storm Drainage Impact Fees	640	-	640	-	-	-	-	640
Street Reconstruction Fund	3,640	-	3,640	-	-	-	-	3,640
Developer Contributions	4,634	328	4,962	3,585	14,095	21,264	-	43,906
Measure M	200	2,000	2,200	-	-	-	-	2,200
State Grant-TLC	-	485	485	-	-	-	-	485
Special Tax District Bond Proceeds	2,605	-	2,605	977	9,660	-	-	13,242
Undetermined	-	-	-	-	-	-	-	-
TOTAL	\$ 43,372	\$ 8,820	\$ 52,192	\$ 6,702	\$ 30,755	\$ 21,264	\$ -	\$ 110,913

Project Title: PCDC CIP Salary/Benefit

Project #: C200001

Beginning with FY 06/07, each segment of the CIP that has salaries and benefits charged to these projects will be accounted for in an administrative project.

City of Petaluma, California
 Fiscal Year 2007 Budget

PCDC CIP Salary/Benefit

C200001

USES (dollars in \$000)		Prior	Total Appro.					Est.	
		Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
51110	Regular Salary-Full Time	\$ -	\$ 222	\$ 222	\$ -	\$ -	\$ -	\$ -	\$ 222
51120	Regular Salary-Part Time	-	62	62	-	-	-	-	62
52110	Retirement Benefits-PERS	-	25	25	-	-	-	-	25
52310	Group Insurance PEMCHA	-	40	40	-	-	-	-	40
62110	Land and Easements	-	-	-	-	-	-	-	-
TOTAL		\$ -	\$ 349	\$ 349	\$ -	\$ -	\$ -	\$ -	\$ 349
SOURCES (dollars in \$000)									
	Fund 5530-merged project area	\$ -	\$ 349	\$ 349	\$ -	\$ -	\$ -	\$ -	\$ 349
	Undetermined	-	-	-	-	-	-	-	-
TOTAL		\$ -	\$ 349	\$ 349	\$ -	\$ -	\$ -	\$ -	\$ 349

Project Title: Caulfield Extension from Lakeville Street to the Petaluma River

Project #: C200104

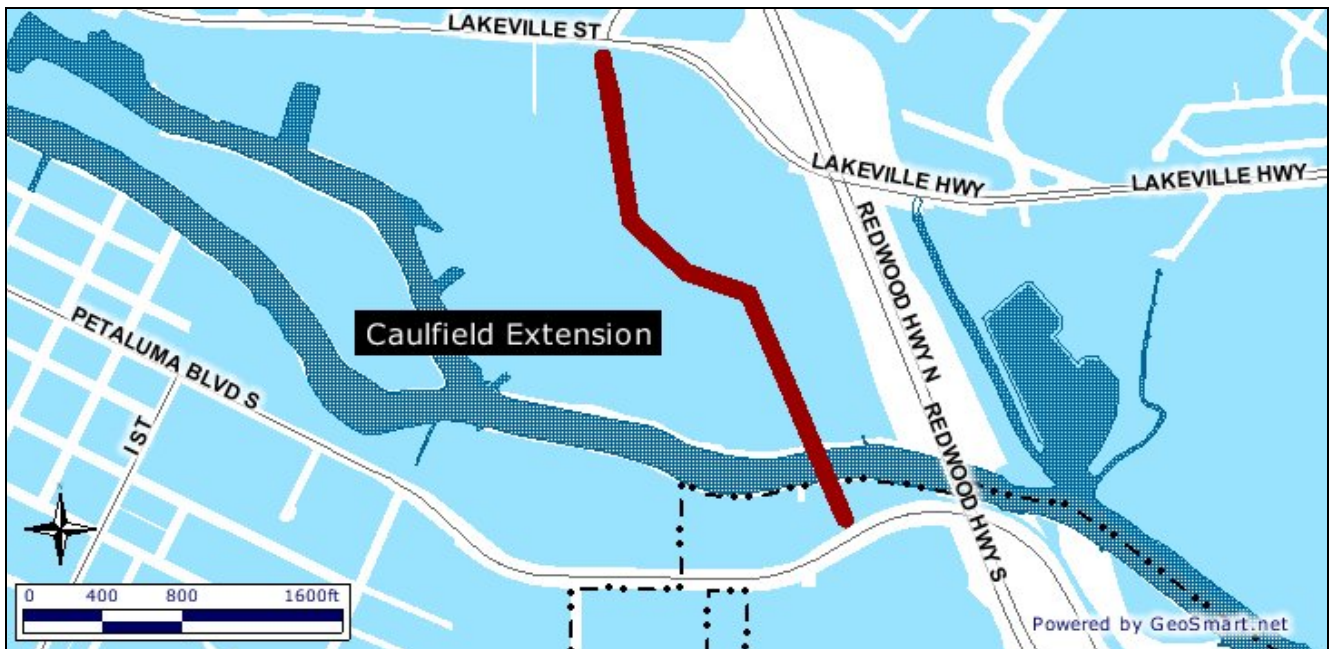
This project extends Caulfield Lane, from Lakeville Street to Petaluma Boulevard South, It includes a new at-grade railroad crossing and a new river crossing, which will provide a southern cross-town connector and access to future development sites. The improvements will also connect Hopper Street to Caulfield Extension, and close the existing Hopper Street connection to Lakeville Street.

FY 05/06 Phase I: The first phase developed and implemented an agreement between the City, SMART and the developer to pursue the improvements.

FY 06/07 Phase II: The next phase involves studying river crossing alternatives, and preparing the plan line for the entire project alignment. The plan line will be determined after the most cost effective river crossing is identified, and the adjacent property owners assess the impact to their potential development opportunities.

FY 06/07 and FY 07/08 Phase III: The third phase will prepare the final design, environmental document, and construction bid documents required prior to construction of the roadway.

FY 08/09 to FY 09/10 Phase IV: The final phase will construct the roadway and the river crossing.



Caulfield Extension C200104

USES (dollars in \$000)	Prior Years	Total Appro.					Est. Total	
		06-07	Thru 06-07	07-08	08-09	09-10		09-11
54110 Design	1,600	-	1,600	3,414	-	-	-	5,014
54120 Legal Counsel	10	-	10	-	-	-	-	10
54150 Planning/Environmental	201	50	251	-	-	-	-	251
54151 Construction Contracts	-	-	-	-	15,000	15,161	-	30,161
54152 Construction Management	-	-	-	-	2,631	2,631	-	5,262
54153 Administration	75	2	77	-	-	-	-	77
55011 CIP Overhead @ 5%	94	4	98	171	1,005	1,013	-	2,287
57310 Contingency	-	-	-	-	2,459	2,459	-	4,918
62110 Land and Easements	-	-	-	-	-	-	-	-
TOTAL	\$ 1,980	\$ 56	\$ 2,036	\$ 3,585	\$21,095	\$21,264	\$ -	\$47,980

SOURCES (dollars in \$000)								
Fund 5520-PCD	\$ 465	\$ -	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ 465
Fund 5530-merged project area	-	56	56	-	7,000	-	-	7,056
Developer Contributions	1,515	-	1,515	3,585	14,095	21,264	-	40,459
Undetermined	-	-	-	-	-	-	-	-
TOTAL	\$ 1,980	\$ 56	\$ 2,036	\$ 3,585	\$21,095	\$21,264	\$ -	\$47,980

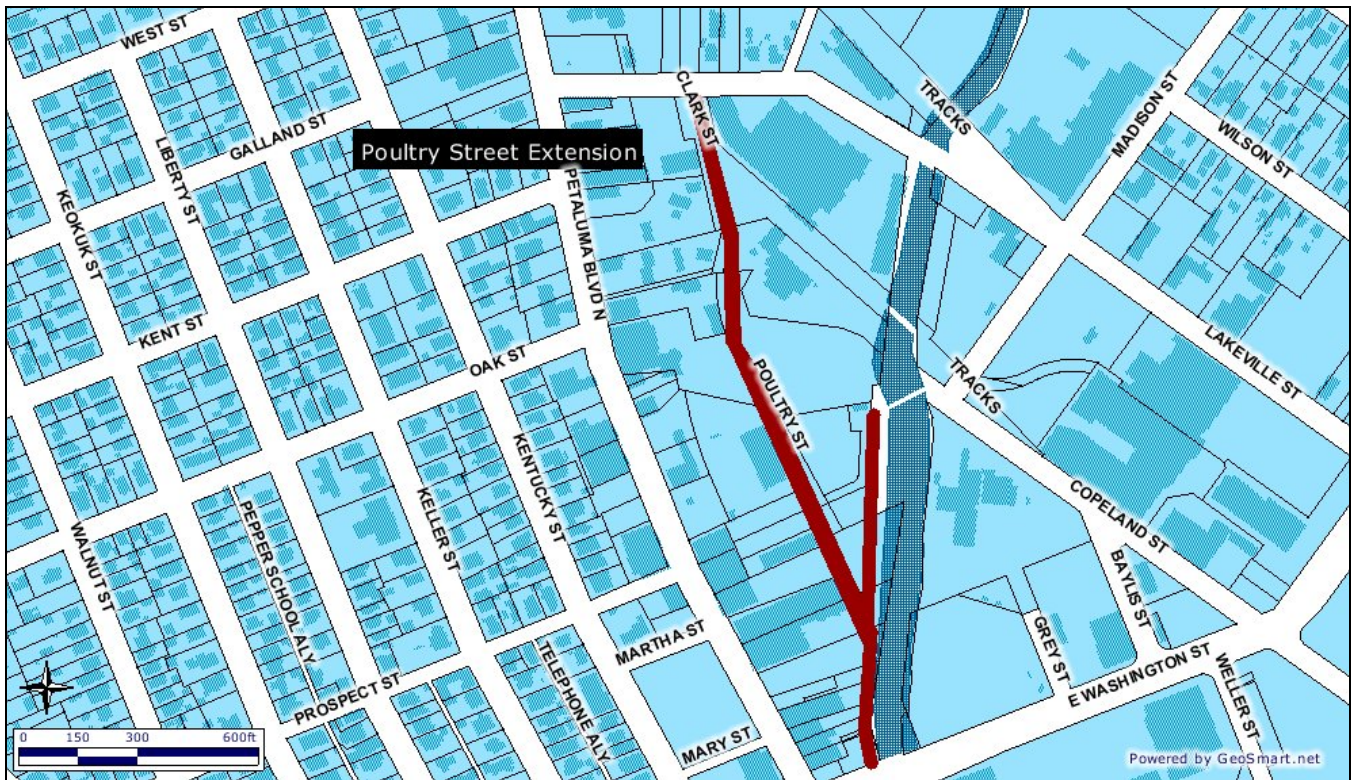
FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Funding for on-going maintenance can be considered within a future taxing district. Other sources of funding will be explored.

Project Title: North Water Street

Project #: C200105

This project encompasses a developer proposal to construct Water Street North (formerly Poultry Street) from Washington Street to the new development, near the Copeland pump station. The developer has funded right of way acquisition and the plan line, which are complete. The developer will also construct roadway and the streetscape during the in summer of 2006.



North Water Street

C200105

USES (dollars in \$000)	Prior	Total Appro.						Est.
	Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54110 Design	150	-	150	-	-	-	-	150
54120 Legal Counsel	10	-	10	-	-	-	-	10
54150 Planning/Environmental	30	50	80	-	-	-	-	80
54151 Construction Contracts	1,500	300	1,800	-	-	-	-	1,800
54152 Construction Management	150	-	150	-	-	-	-	150
54153 Administration	65	-	65	-	-	-	-	65
54160 Contract Employees	-	20	20	-	-	-	-	20
55011 CIP Overhead @ 5%	117	3	120	-	-	-	-	120
57310 Contingency	358	-	358	-	-	-	-	358
62110 Land and Easements	35	-	35	-	-	-	-	35
TOTAL	\$ 2,415	\$ 373	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ 2,788

SOURCES (dollars in \$000)								
Fund 5530-merged project area	\$ -	\$ 45	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ 45
Developer Contributions	2,415	328	2,743	-	-	-	-	2,743
Undetermined	-	-	-	-	-	-	-	-
TOTAL	\$ 2,415	\$ 373	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ 2,788

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Therefore the cost for ongoing maintenance of this project will fall to the Public Works Maintenance budget unless some other arrangement is determined.

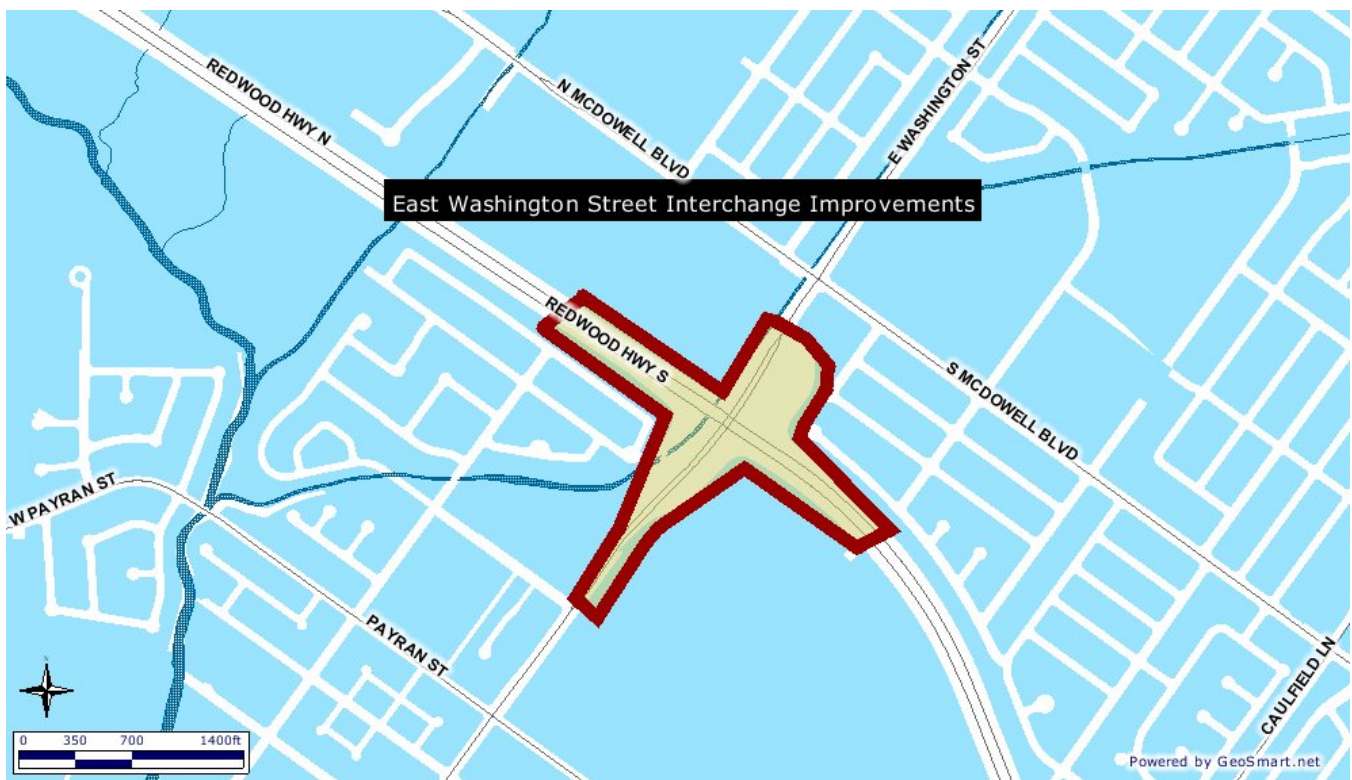
Project Title: East Washington /101 Interchange Improvements

Project #: C200107

This project improves the East Washington Street interchange with Highway 101, including reconstructing on and off ramps. This project is being designed and constructed by Caltrans, using a variety of State, Measure M and local funds.

FY 06/07: Design and Right of Way Acquisition.

FY 07/08: Construction.



East Washington Interchange Improv C200107

USES (dollars in \$000)	Prior		Total Appro.					Est.
	Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54155 Capital Contrib OS Agency	-	4,000	4,000	-	-	-	-	4,000
62110 Land and Easements	-	-	-	-	-	-	-	-
TOTAL	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
SOURCES (dollars in \$000)								
Fund 5530-merged project area	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Undetermined	-	-	-	-	-	-	-	-
TOTAL	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

Caltrans will provide all maintenance for the interchange.

Project Title: East D Street Widening

Project #: C200205

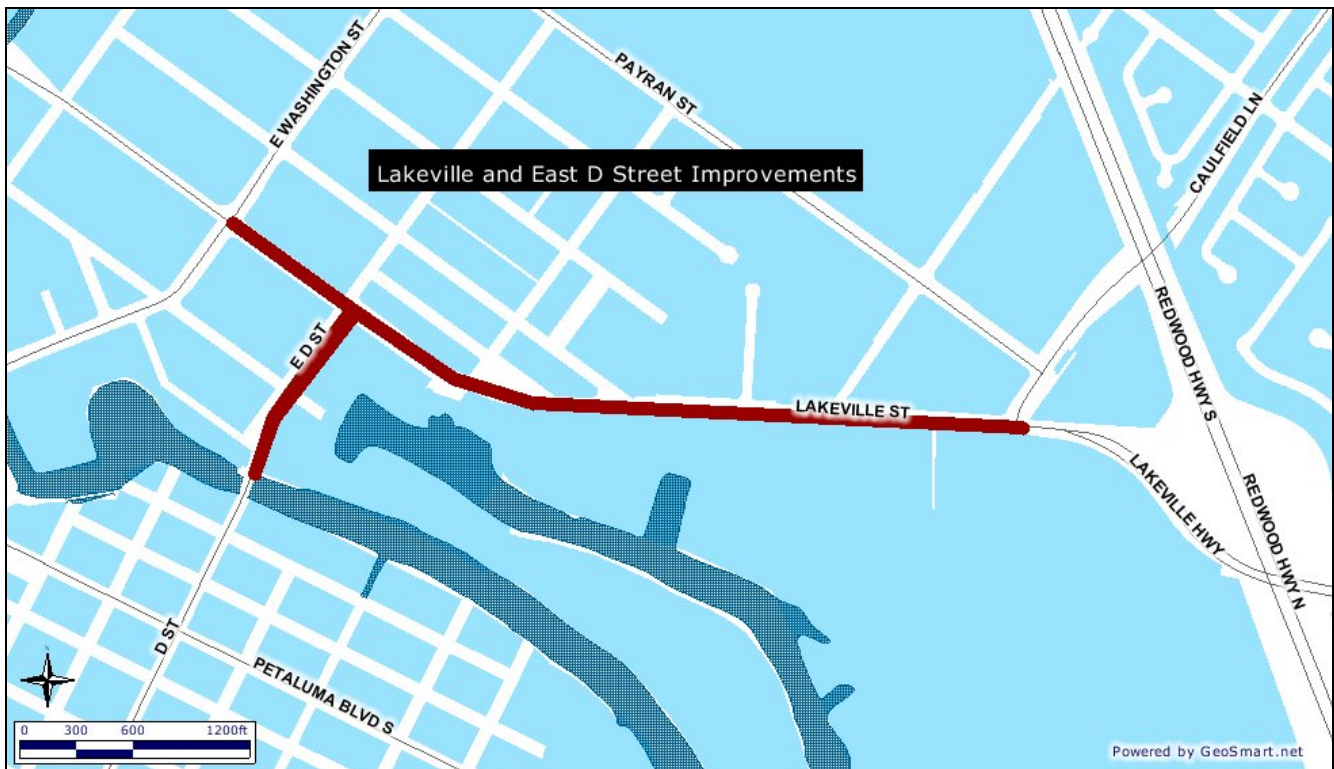
This project prepares the design for widening East D Street, from the Petaluma River to Lakeville Street. The completion of this design will enable developers to install the improvements as they develop this area. The project will also engineer and design the underground utility work on Lakeville Street, from East Washington Street to Wilson Street, and on East D Street, from the Petaluma River to Lakeville Street. This will include the relocation of the overhead power transmission lines along East D Street, if feasible. Funding options are being researched, including the potential for an assessment or special tax district.

FY 04/05 - Underground utility district boundary map prepared.

FY 05/06 – Commence preliminary design for widening East D Street. Utility companies preparing the schematic design to underground their utilities along Lakeville, from E. Washington St. to Wilson, and East D Street, from the Petaluma River to Lakeville Street.

FY 06/07 - Complete design for widening East D Street. City’s consultant to prepare final design plans for undergrounding utilities.

FY 07/08 - Utilities undergrounded under a City contract to allow construction as a Rule 20B project. Construct East D Street widening.



East D St widening

C200205

		Prior		Total Appro.					Est.
USES (dollars in \$000)		<u>Years</u>	<u>06-07</u>	<u>Thru 06-07</u>	<u>07-08</u>	<u>08-09</u>	<u>09-10</u>	<u>09-11</u>	<u>Total</u>
54110	Design	413	255	668	-	-	-	-	668
54151	Construction Contracts	30	-	30	-	-	-	-	30
54153	Administration	60	1	61	-	-	-	-	61
54160	Contract Employees	-	30	30	-	-	-	-	30
55011	CIP Overhead @ 5%	27	15	42	-	-	-	-	42
62110	Land and Easements	-	-	-	-	-	-	-	-
TOTAL		\$ 530	\$ 301	\$ 831	\$ -	\$ -	\$ -	\$ -	\$ 831
SOURCES (dollars in \$000)									
	Fund 5520-PCD	\$ 530	\$ -	\$ 530	\$ -	\$ -	\$ -	\$ -	\$ 530
	Fund 5530-merged project area	-	301	301	-	-	-	-	301
	Undetermined	-	-	-	-	-	-	-	-
TOTAL		\$ 530	\$ 301	\$ 831	\$ -	\$ -	\$ -	\$ -	\$ 831

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Funding for on-going maintenance can be considered within the future taxing or assessment district. Other sources of funding will be explored.

Project Title: First/Second Street Warehouse District

Project #: C200207

Development in the area between D and H Streets, and Petaluma Boulevard South and the Petaluma River, known as the Warehouse District, is beginning to occur as outlined in the Central Petaluma Specific Plan. This area has significant public infrastructure needs, including

- 1) replacement of the wooden First Street bridge structure at F Street,
- 2) improving F Street from a dirt/gravel street to paved roadway,
- 3) improving all other failing street sections,
- 4) improving drainage,
- 5) undergrounding utilities on Second Street, and
- 6) minor water and sewer upgrades.

Some improvements may be conditioned on the individual developments. Others serve many of the properties. Some property owners and/or developers have expressed interest in pursuing an assessment district to fund these improvements.

First/Second Street Warehouse District C200207

USES (dollars in \$000)		Prior	Total Appro.					Future	
		Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Years
54110	Design	-	10	10	700	-	-	-	-
54120	Legal Counsel	-	10	10	80	-	-	-	-
54150	Planning/Environmental	-	10	10	-	-	-	-	-
54151	Construction Contracts	-	-	-	-	7,000	-	-	-
54152	Construction Management	-	-	-	-	700	-	-	-
54153	Administration	-	7	7	3	-	-	-	-
55011	CIP Overhead @ 5%	-	2	2	47	460	-	-	-
57310	Contingency	-	-	-	100	1,500	-	-	-
62110	Land and Easements	-	-	-	-	-	-	-	-
TOTAL		\$ -	\$ 39	\$ 39	\$ 977	\$ 9,660	\$ -	\$ -	\$ -

SOURCES (dollars in \$000)									
Fund 5530-merged project area		\$ -	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 39
Special Tax District Bond Proceeds		-	-	-	977	9,660	-	-	10,637
Undetermined		-	-	-	-	-	-	-	-
TOTAL		\$ -	\$ 39	\$ 39	\$ 977	\$ 9,660	\$ -	\$ -	\$ 10,676

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Funding for on-going maintenance can be considered within the future taxing or assessment district. Other sources of funding will be explored.

Project Title: Petaluma Railroad Depot Renovation

Project #: C200303

The Depot buildings are owned by SMART and leased to the City for 25 years starting July 01, 2003. Conditions of the lease include renovating the buildings, to stop deterioration and to make them fit for sub-leasing for public or quasi-public use. All proceeds of sub-leasing are applicable only to operations and maintenance of the Depot. Rent/lease revenues in excess of operations and maintenance costs are subject to revenue sharing with SMART, per the lease.

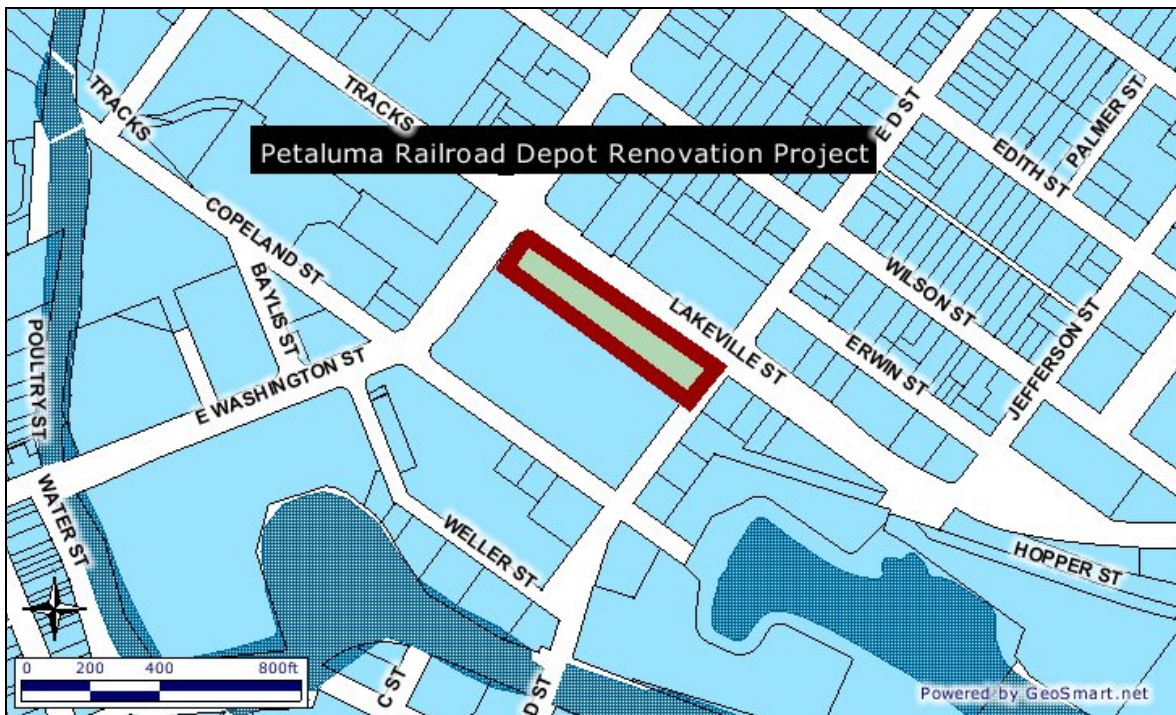
The capital improvements include:

Phase 1- Renovate building exterior. Construction: Complete.

Phase 2 – Site improvements including landscaping and supporting infrastructure. Construction: Complete.

Phase 3 – Renovate interior of Depot and Baggage Buildings, and construct trash and site electrical enclosure. Construction: Complete.

Phase 4 – Renovate interior of Freight Building. Anticipating an agreement with the Petaluma Arts Council to occupy the building, design will proceed to complete basic interior infrastructure including water, power, sewer, fire sprinklers, a restroom and walls.



Petaluma Railroad Depot

C200303

USES (dollars in \$000)		Prior	Total Appro.					Est.	
		Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54110	Design	209	40	249	-	-	-	-	249
54120	Legal Counsel	3	-	3	-	-	-	-	3
54150	Planning/Environmental	1	-	1	-	-	-	-	1
54151	Construction Contracts	2,967	-	2,967	-	-	-	-	2,967
54152	Construction Management	196	-	196	-	-	-	-	196
54153	Administration	210	8	218	-	-	-	-	218
55011	CIP Overhead @ 5%	164	2	166	-	-	-	-	166
57310	Contingency	120	-	120	-	-	-	-	120
62110	Land and Easements	-	-	-	-	-	-	-	-
TOTAL		\$ 3,870	\$ 50	\$ 3,920	\$ -	\$ -	\$ -	\$ -	\$ 3,920

SOURCES (dollars in \$000)

Fund 5510-CBD	\$ 3,870	\$ -	\$ 3,870	-	-	-	-	\$ 3,870
Fund 5530-merged project area	-	50	50	-	-	-	-	50
TOTAL	\$ 3,870	\$ 50	\$ 3,920	\$ -	\$ -	\$ -	\$ -	\$ 3,920

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

Maintenance and operations of the Depot site are financed with rents from the Depot Building sub-lease with the Visitor's Program. Additional financing will be future rents from the Freight Building, when work on the Freight Building is complete. Currently, there is an approximate annual shortfall of \$62,000 of maintenance expenses over rental income.

Project Title: Petaluma Boulevard Street Improvements

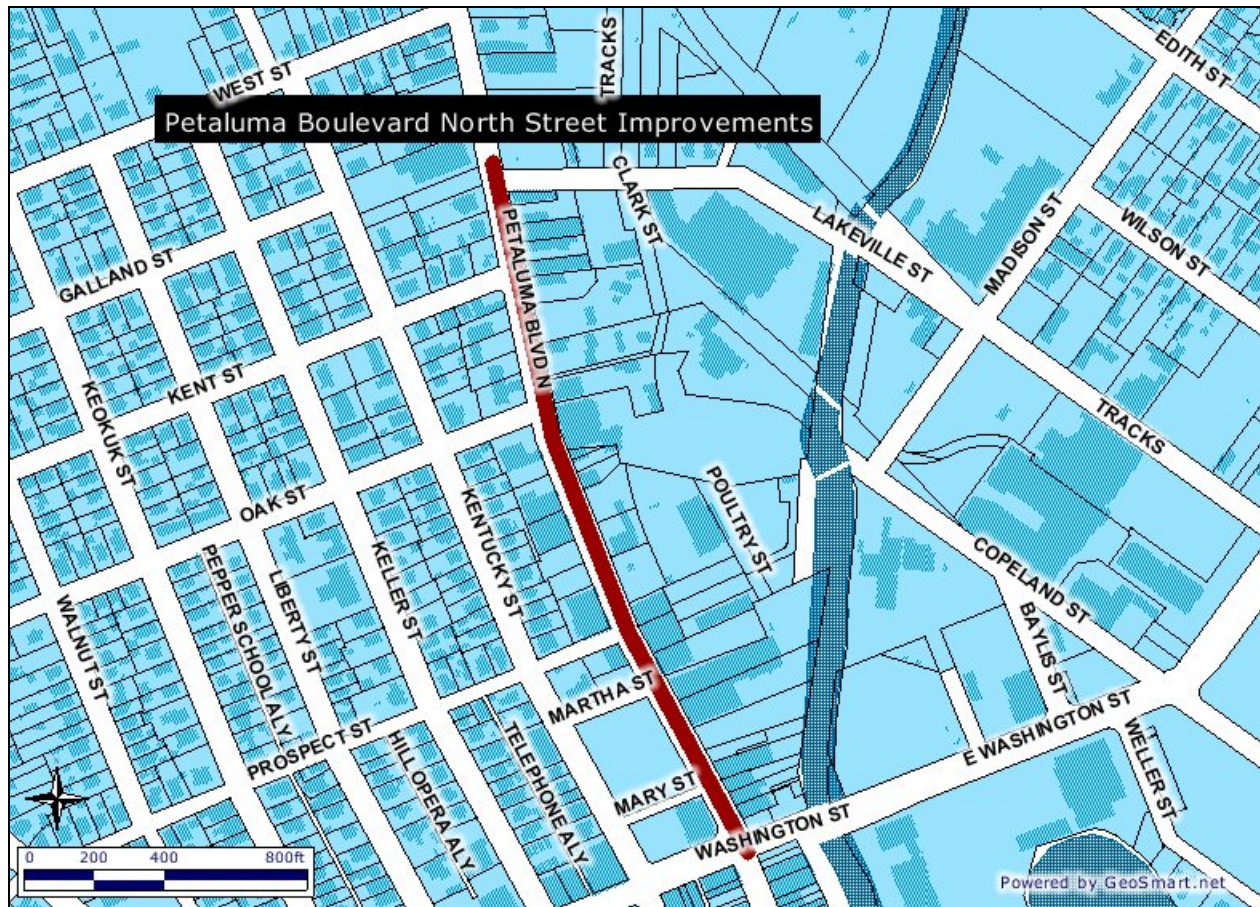
Project #: C200304

Petaluma Boulevard, from Lakeville to Washington Street, will be improved with paving, pedestrian and ADA upgrades, a new lane configuration and streetscape. Pedestrian and ADA upgrades include: curb ramps, lighted crosswalks, and sidewalk rehabilitation. Streetscape improvements include: trees, benches, bike racks, garbage cans, and streetlight improvements.

The PCDC is funding the roadway and traffic improvements only. An SCTA Transportation for Livable Communities (TLC) grant was awarded to the project, and funds the streetscape improvements and many of the pedestrian improvements, including ADA upgrades.

FY 05/06 Design: Complete design for paving and streetscape on Petaluma Boulevard from Washington to Lakeville.

FY 06/07 Construction: Commence and complete construction.



Petaluma Blvd Street Improv C200304

USES (dollars in \$000)	Prior	Total Appro.					Est.	
	Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54110 Design	94	110	204	-	-	-	-	204
54151 Construction Contracts	340	1,200	1,540	-	-	-	-	1,540
54152 Construction Management	40	35	75	-	-	-	-	75
54153 Administration	57	-	57	-	-	-	-	57
54160 Contract Employees	-	20	20	-	-	-	-	20
55011 CIP Overhead @ 5%	29	77	106	-	-	-	-	106
57310 Contingency	40	160	200	-	-	-	-	200
62110 Land and Easements	-	-	-	-	-	-	-	-
TOTAL	\$ 600	\$ 1,602	\$ 2,202	\$ -	\$ -	\$ -	\$ -	\$ 2,202

SOURCES (dollars in \$000)								
Fund 5520-PCD	500	-	500	-	-	-	-	500
Fund 5530-merged project area	\$ -	\$ 1,117	\$ 1,117	\$ -	\$ -	\$ -	\$ -	\$ 1,117
Street Reconstruction Fund	100	-	100	-	-	-	-	100
State Grant-TLC	-	485	485	-	-	-	-	485
Undetermined	-	-	-	-	-	-	-	-
TOTAL	\$ 600	\$ 1,602	\$ 2,202	\$ -	\$ -	\$ -	\$ -	\$ 2,202

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Therefore the cost for ongoing maintenance of this project will fall to the Public Works and Parks & Recreation maintenance budgets.

CALCULATION OF FUTURE SAVINGS

The ADA improvements will reduce the risk of future ADA claims.

Project Title: Water Street & Turning Basin River Walk Improvements

Project #: C200403

The Water St/Turning Basin portion of the River Walk project creates a waterfront plaza and promenade, on Water Street, from Washington to Western. The project implements the approved roadway configuration, authorized by City Council in 2001, and project construction plans, authorized by Historic SPARC in March 2003.

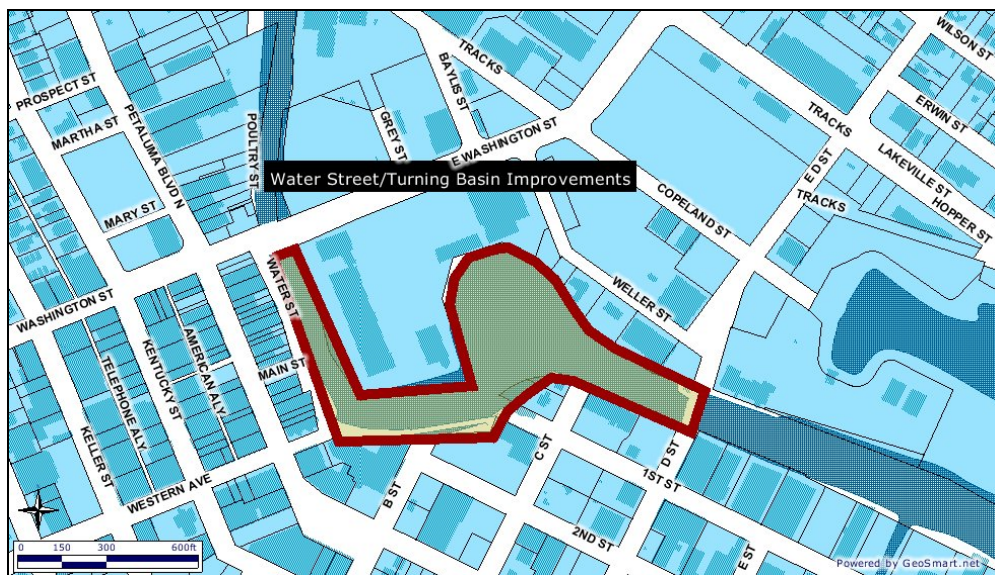
The first phase, which is now complete, undergrounded the overhead power and telephone sources, improved the water and sewer facilities, and installed historic streetlights.

The final phase installs the surface improvements in the form of brick sidewalks, cobble drive section mirroring the railroad tracks, concrete overlays, railing at the rivers edge, granite accent designs, landscaping, furnishings, and trash enclosures.

Construction on this portion is complete, with project closeout activities extending into FY 06/07. The Water Street phases of the River Walk Improvements are completed, within the previously authorized budget.

The Turning Basin phase of the River Walk project designates a “top of bank” trail, and floating docks, with access ramps around the entire Turning Basin. This project is from the Balshaw Pedestrian Bridge to the D Street Bridge, on both sides of the River. These pedestrian promenades implement the goal of the “Petaluma River Access and Enhancement Plan”, developing pedestrian/bike paths along the River.

The Turning Basin phase of this project, which has completed preliminary design, is postponed, pending proposed development activities on the east side of the River. Additionally, work on this phase, which could include replacing the existing floating dock which is at the end of its useful life, will require additional budget authorizations.



Water St/Turning Basin C200403

		Prior	Total Appro.					Est.	
USES (dollars in \$000)		<u>Years</u>	<u>06-07</u>	<u>Thru 06-07</u>	<u>07-08</u>	<u>08-09</u>	<u>09-10</u>	<u>09-11</u>	<u>Total</u>
54110	Design	603	-	603	-	-	-	-	603
54150	Planning/Environmental	10	-	10	-	-	-	-	10
54151	Construction Contracts	4,211	-	4,211	-	-	-	-	4,211
54152	Construction Management	533	-	533	-	-	-	-	533
54153	Administration	636	-	636	-	-	-	-	636
55011	CIP Overhead @ 5%	374	-	374	-	-	-	-	374
57310	Contingency	550	-	550	-	-	-	-	550
62110	Land and Easements	250	-	250	-	-	-	-	250
TOTAL		\$ 7,167	\$ -	\$ 7,167	\$ -	\$ -	\$ -	\$ -	\$ 7,167
SOURCES (dollars in \$000)									
Fund 5510-CBD		\$ 5,677	\$ -	\$ 5,677	\$ -	\$ -	\$ -	\$ -	\$ 5,677
Waste Water Fund		130	-	130	-	-	-	-	130
Water Fund		150	-	150	-	-	-	-	150
Street Reconstruction Fund		1,210	-	1,210	-	-	-	-	1,210
Undetermined		-	-	-	-	-	-	-	-
TOTAL		\$ 7,167	\$ -	\$ 7,167	\$ -	\$ -	\$ -	\$ -	\$ 7,167

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure.

Within the Water Street pedestrian promenade area (between Western and the Golden Concourse) are two spaces designed for semi-permanent structures to house vendors, which will compliment the pedestrian environment. A policy is being developed to guide selection and operations of these vendors. It is anticipated that the vendors will maintain the pedestrian block and/or any income realized by the City will be dedicated to maintaining Water Street.

Project Title: River Trail Enhancement in the PCD Project Area

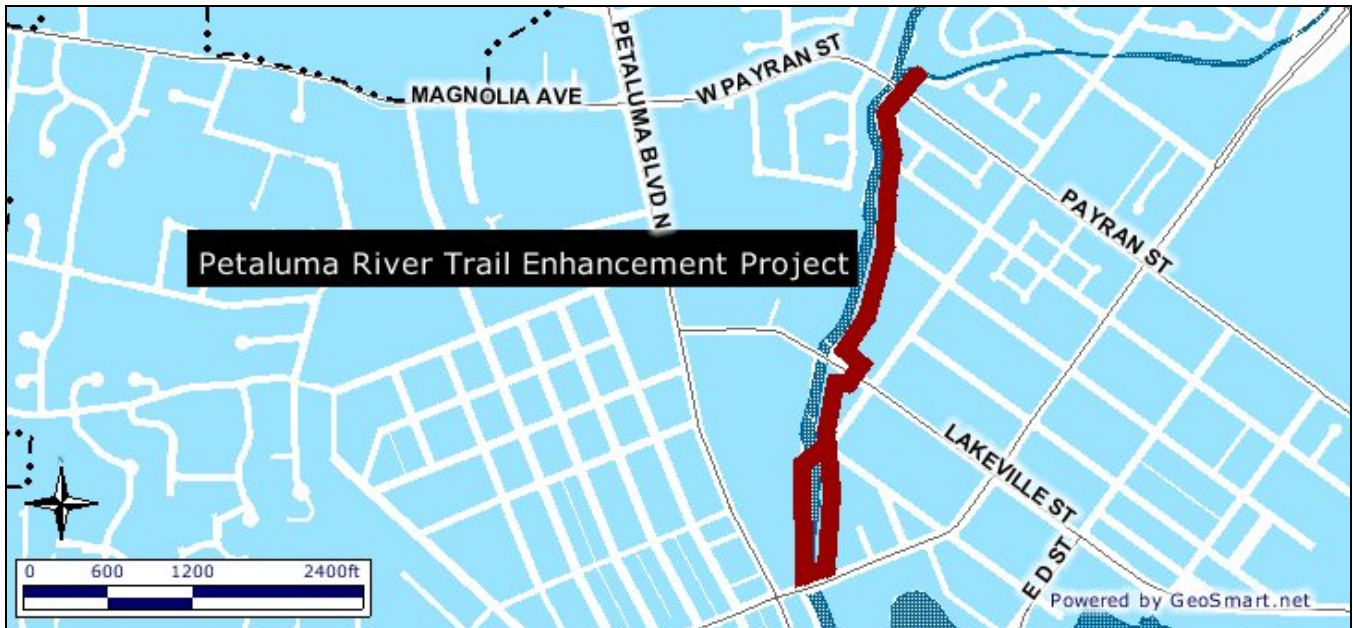
Project #: C200503

The project implements the Petaluma River Access and Enhancement Plan from Lynch Creek to Washington Street, primarily developing pedestrian/bike paths along the River. SCTA Measure M contributes a total of \$2.0M to this project. The implementation plan authorizes \$0.2M per year for the first five years to reimburse the first \$1.0M of this contribution. The remaining \$1.0M contribution will be authorized in future implementation plans.

FY 05/06: Construct North Water Street retaining wall.

FY 06/07: Construct the remaining trail portions including:

- 1) pathway along the River from Edith Street to Lakeville Street,
- 2) Lakeville Street pedestrian/bicycle crossing,
- 3) pedestrian bridge across Petaluma River near Copeland,
- 4) pathway from Lakeville Street to the pedestrian bridge, and
- 5) portions of the pathway (not constructed by the Water Street North development) from the pedestrian bridge to Washington Street, along Water Street North on the west side of the River. The pathway on the east side of the River, from the new pedestrian bridge to the Downtown River Apartments, will only be constructed if budget allows and an easement is secured from Dairymens' Feed.



River Trail Enhancement C200503

USES (dollars in \$000)		Prior	Total Appro.					Est.	
		Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54110	Design	308	282	590	-	-	-	-	590
54120	Legal Counsel	55	(25)	30	-	-	-	-	30
54150	Planning/Environmental	1,581	1,202	2,783	-	-	-	-	2,783
54151	Construction Contracts	141	108	249	-	-	-	-	249
54152	Construction Management	250	25	275	-	-	-	-	275
55011	CIP Overhead @ 5%	79	98	177	-	-	-	-	177
57310	Contingency	224	300	524	-	-	-	-	524
62110	Land and Easements	10	60	70	-	-	-	-	70
TOTAL		\$ 2,648	\$ 2,050	\$ 4,698	\$ -	\$ -	\$ -	\$ -	\$ 4,698

SOURCES (dollars in \$000)									
Fund 5520-PCD		2,448	-	2,448	-	-	-	-	2,448
Fund 5530-merged project area		\$ -	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 50
Measure M		200	2,000	2,200	-	-	-	-	2,200
Undetermined		-	-	-	-	-	-	-	-
TOTAL		\$ 2,648	\$ 2,050	\$ 4,698	\$ -	\$ -	\$ -	\$ -	\$ 4,698

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Therefore the cost for ongoing maintenance of this project will fall to Public Works or Parks & Recreation maintenance budgets.

Project Title: Downtown Improvements, Phases 1 & 2

Project #: C200603

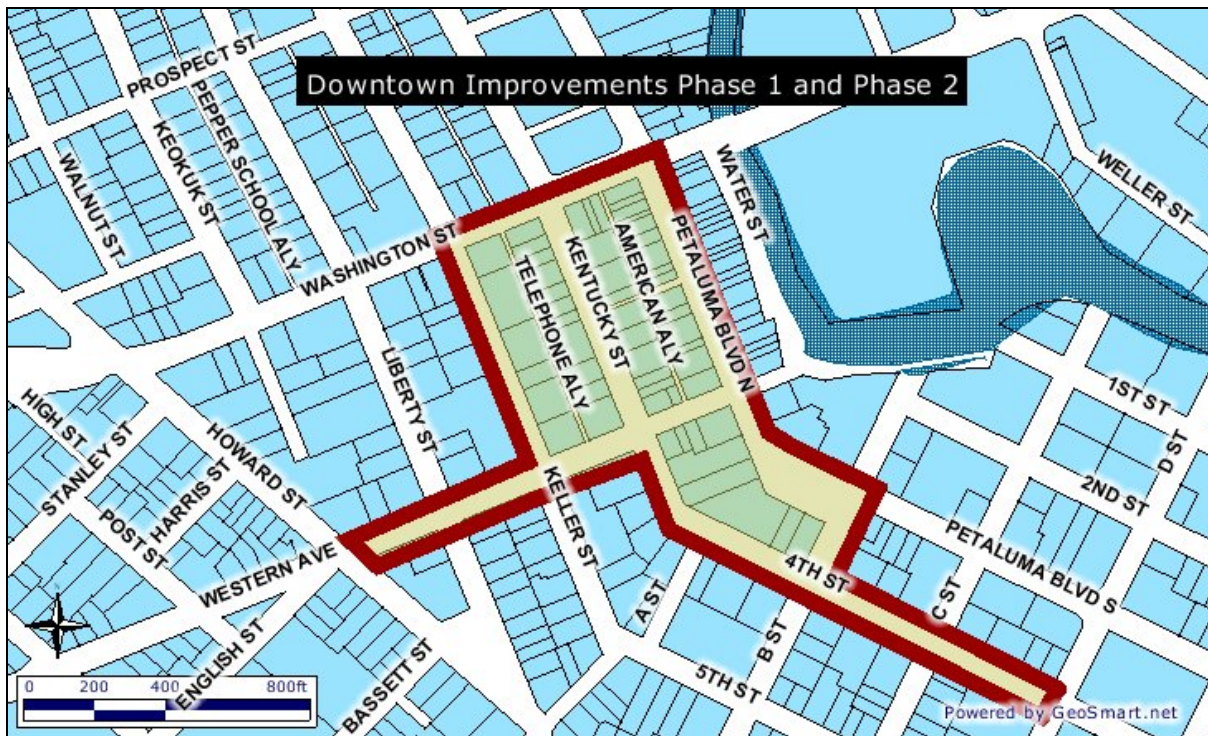
The complete Downtown Improvement project reconstructs and revitalizes downtown, between Washington and B Streets, and Petaluma Boulevard and Howard Street. Work includes :

- 1) landscaping,
- 2) streetlights,
- 3) street furniture,
- 4) sidewalks,
- 5) curbs and gutters, and
- 6) street repair.

The Downtown Streetscape Master Plan for Phase I & II was prepared and approved by SPARC as a prerequisite to this project. The project is constructed in multiple phases to accommodate, as much as possible, the impacted businesses in the project area, and to cluster similar work in each construction package to maximize cost efficiencies.

The Phase 1 area work is complete. This area includes Petaluma Boulevard and Kentucky/4th Street, from Washington to B Streets, and Western Street, from Petaluma Boulevard to Kentucky Street.

Phase 2 includes constructing the noted improvements on Western, Keller, Liberty and C Streets. This design is 90% complete. The project is being postponed to provide some relief from construction activities for downtown merchants.



Downtown Improvements C200603

USES (dollars in \$000)		Prior	Total Appro.					Est.	
		Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54110	Design	285	-	285	-	-	-	-	285
54150	Planning/Environmental	-	-	-	1,838	-	-	-	1,838
54151	Construction Contracts	5,087	-	5,087	-	-	-	-	5,087
54152	Construction Management	428	-	428	-	-	-	-	428
54153	Administration	391	-	391	-	-	-	-	391
54160	Contract Employees	-	-	-	102	-	-	-	102
55011	CIP Overhead @ 5%	420	-	420	-	-	-	-	420
57310	Contingency	325	-	325	200	-	-	-	525
62110	Land and Easements	-	-	-	-	-	-	-	-
TOTAL		\$ 6,936	\$ -	\$ 6,936	\$ 2,140	\$ -	\$ -	\$ -	\$ 9,076

SOURCES (dollars in \$000)									
Fund 5510-CBD		\$ 5,436	\$ -	\$ 5,436	\$ -	\$ -	\$ -	\$ -	\$ 5,436
Fund 5530-merged project area		\$ -	\$ -	\$ -	\$ 2,140	\$ -	\$ -	\$ -	\$ 2,140
Water Fund		500	-	500	-	-	-	-	500
Street Reconstruction Fund		1,000	-	1,000	-	-	-	-	1,000
Undetermined		-	-	-	-	-	-	-	-
TOTAL		\$ 6,936	\$ -	\$ 6,936	\$ 2,140	\$ -	\$ -	\$ -	\$ 9,076

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Therefore the cost for ongoing maintenance of this project will fall to the General Fund. Due to demands on General Fund resources, the future maintenance of this project will be difficult. No resource has been identified for ongoing maintenance of this project.

CALCULATION OF FUTURE SAVINGS

The project will provide a small window of no required costs, as a result of the renovation. This savings has not been quantified.

Project Title: Central Petaluma Specific Plan Implementation: Theatre District

Project #: C200703

Through Development and Owner Participation Agreements with Basin Street Properties, the City designed and is funding the construction of the Theatre District infrastructure improvements. Streets included in the area are: B, C and D Streets, between Petaluma Boulevard and the River; Petaluma Boulevard and Second between, B and D Streets; First Street, between the River and F Street.

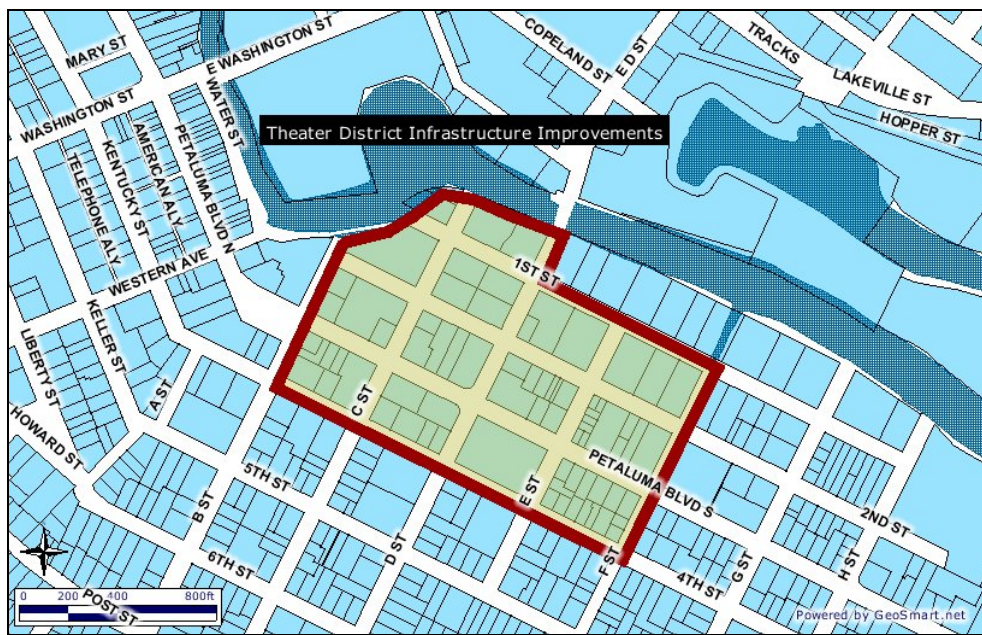
The work includes new and rehabilitated water, waste water and storm drain systems, undergrounding of all PG&E, SBC and Comcast utilities, new streets, new signal at First and D Streets, sidewalks, lighting, street furniture, and landscaping.

The streetscape features were approved by SPARC and compliment the Downtown Streetscape Master Plan features.

The former D Street utilities & Theatre District contamination project (C200705) was constructed as part of the same contract, and is therefore combined into this project (C200703) in this fiscal year budget.

Prior FYs: Design & Construct: Design completed on all public infrastructure for the project and construction completed on all areas except the Theatre Square area at the north east corner of Petaluma Boulevard and D Street.

FY 06/07: Construction: All public infrastructure for the project is scheduled to be completed in early 2007.



CPSP Theatre District/D St underground C200703

USES (dollars in \$000)	Prior	Total Appro.					Est.	
	Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54110 Design	745	-	745	-	-	-	-	745
54120 Legal Counsel	100	-	100	-	-	-	-	100
54151 Construction Contracts	13,286	950	14,236	-	-	-	-	14,236
54152 Construction Management	900	-	900	-	-	-	-	900
54153 Administration	160	-	160	-	-	-	-	160
55011 CIP Overhead @ 5%	310	50	360	-	-	-	-	360
57310 Contingency	600	-	600	-	-	-	-	600
62110 Land and Easements	-	-	-	-	-	-	-	-
TOTAL	\$16,101	\$ 1,000	\$ 17,101	\$ -	\$ -	\$ -	\$ -	\$17,101

SOURCES (dollars in \$000)								
Fund 5510-CBD	\$ 8,478	\$ 1,000	\$ 9,478	\$ -	\$ -	\$ -	\$ -	\$ 9,478
Waste Water Fund	1,654	-	1,654	-	-	-	-	1,654
Water Fund	690	-	690	-	-	-	-	690
Storm Drainage Impact Fees	640	-	640	-	-	-	-	640
Street Reconstruction Fund	1,330	-	1,330	-	-	-	-	1,330
Developer Contributions	704	-	704	-	-	-	-	704
Special Tax District Bond Proceeds	2,605	-	2,605	-	-	-	-	2,605
Undetermined	-	-	-	-	-	-	-	-
TOTAL	\$16,101	\$ 1,000	\$ 17,101	\$ -	\$ -	\$ -	\$ -	\$17,101

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Therefore the cost for ongoing maintenance of this project will fall to the Public Works maintenance budget.

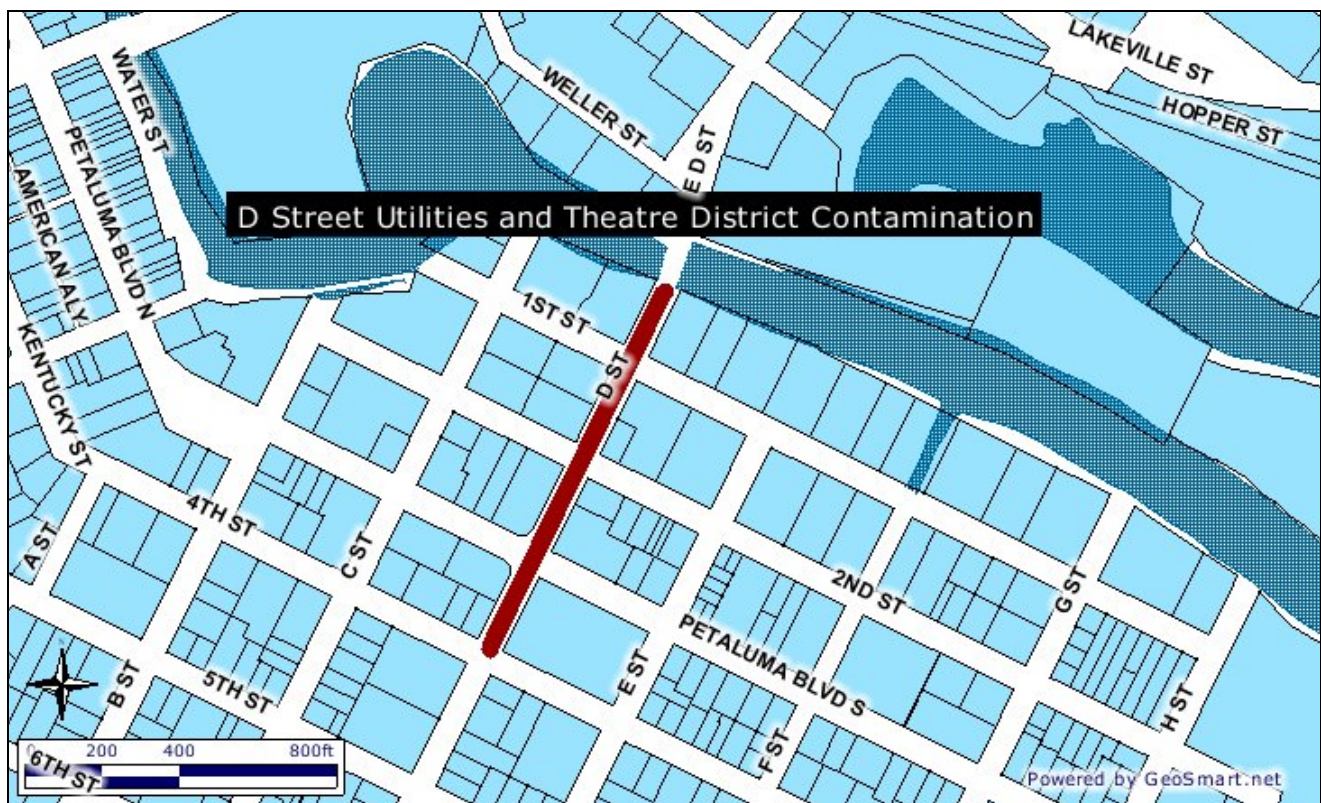
Project Title: D Street Utilities & Theatre District Contamination

Project #: C200705

This project funded:

- 1) utility undergrounding on D Street, from Petaluma Boulevard to Fourth Street,
- 2) identification and disposal of related contaminated soils, and
- 3) treatment of groundwater, including a portion of the groundwater permitting costs.

This work was identified and designed as part of the Theatre District project, and outside the scope of the Theatre District Owner Participation agreement. Since the budget and project are all managed with the Theatre District project (C200703), the two projects are merged in the FY 06/07 this budget document.



D Street Underground Utilities C200705

USES (dollars in \$000)	Prior Years	06-07	Total Appro.				Est. Total
			Thru 06-07	07-08	08-09	09-10	
54151 Construction Contracts	800	(800)	-	-	-	-	-
54152 Construction Management	60	(60)	-	-	-	-	-
55011 CIP Overhead @ 5%	40	(40)	-	-	-	-	-
57310 Contingency	100	(100)	-	-	-	-	-
62110 Land and Easements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ -	\$ -
SOURCES (dollars in \$000)							
Fund 5510-CBD	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ -	\$ -
Undetermined	-	-	-	-	-	-	-
TOTAL	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ -	\$ -

combined with c200703

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure. Therefore the cost for ongoing maintenance of this project will fall to the Public Works maintenance budget.

Project Title: Downtown Trestle

Project #: C200804

The old railroad trestle on the Petaluma River, between Western and B Streets, owned by SMART, is failing. An engineering analysis performed by CWS/St2 in 2002 determined that it is structurally unsound and requires complete reconstruction for any use. For public safety purposes, the owner fenced it off to all traffic including pedestrians. The trestle has significant public attention due to its contribution to Petaluma's agricultural history. The Petaluma Trolley desires to run along this route and can not use the trestle in its current state. SMART has no plans for this facility.

This project will investigate alternatives for the future of the trestle.

Downtown Trestle

C200804

		Prior	Total Appro.					Est.	
USES (dollars in \$000)		Years	06-07	Thru 06-07	07-08	08-09	09-10	09-11	Total
54110	Design	100	-	100	-	-	-	-	100
54120	Legal Counsel	5	-	5	-	-	-	-	5
54150	Planning/Environmental	10	-	10	-	-	-	-	10
55011	CIP Overhead @ 5%	10	-	10	-	-	-	-	10
62110	Land and Easements	-	-	-	-	-	-	-	-
TOTAL		\$ 125	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 125
SOURCES (dollars in \$000)									
Fund 5510-CBD		\$ 125	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 125
Undetermined		-	-	-	-	-	-	-	-
TOTAL		\$ 125	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 125

FUTURE MAINTENANCE OF CAPITAL IMPROVEMENT PROJECT

Currently, the trestle, owned by SMART, is not being maintained and is a potential safety hazard.

The PCDC is unable to provide ongoing maintenance funds for this project. PCDC funds can only be used to construct and/or reconstruct infrastructure.

