

CAPITAL IMPROVEMENTS PLAN



STORY COUNTY, IOWA

MARCH 2018

Story County Board of Supervisors
900 6th Street
Nevada, Iowa 50201

www.storycountyiowa.gov

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CAPITAL IMPROVEMENTS PLAN

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Introduction

The Story County Capital Improvements Plan (CIP) is a multi-year guide to the construction and/or improvement of county facilities and the acquisition of equipment. Through the process of preparing and updating this CIP, the County meets the need for orderly maintenance of the County's physical assets. This CIP is intended to serve as a planning tool and is structured to present meaningful long-range perspective of the County's long-range capital needs and to be used as an implementation tool for the acquisition, development, construction, maintenance, and renovation of public facilities, infrastructure, and capital equipment.

The Story County Board of Supervisors first identified the development of this Plan in the May 2013 Strategic Plan adopted by the Board and have adopted a CIP each following year . The CIP runs on a fiscal year basis – July 1st through June 30th, and defines projects on a five year timeframe.

The CIP adopts the 5-Year Story County Secondary Road Construction Program, updated and adopted annually, by reference.

The following project timeframes are identified in this current CIP:

Current Projects	Those in the current FY cycle (FY 18)
Year 1	FY 19: July 2018 – June 2019
Year 2	FY 20: July 2019 – June 2020
Year 3	FY 21: July 2020 – June 2021
Year 4	FY 22: July 2021 - June 2022
Year 5	FY 23: July 2022 - June 2023



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Process to Develop CIP

It is anticipated that the CIP is reviewed annually and is updated as necessary. Preparation of the CIP is an interactive process that takes approximately four to six months each cycle. The CIP is developed in a manner consistent with approved County financial policies that set guidelines for the CIP and for the funding of maintenance and replacement projects.

Elected Officials and Department Heads were asked to submit proposed projects in December 2017 in line with the initial budget preparations. County staff members reviewed proposed projects and identified those to recommend to the Board of Supervisors to include in the CIP. As budgets were prepared and submitted, additional projects were included as identified through the Board of Supervisors' worksessions in January 2018.

The projects are categorized beginning on page six by year as noted above. The CIP is not meant to be a static document - it is intended to help the Board of Supervisors in their budgeting discussions and prioritization. As a guiding document, it may be amended as warranted.

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Terms and Definitions

Story County has defined key terms in order to help guide the development of this CIP.

Capital Assets

Capital assets include land, facilities, parks, playgrounds and outdoor structures, special projects from Secondary Roads, pedestrian and bicycle systems, water and sewer infrastructure, technology systems and equipment, and other items of value from which the County derives benefit for a significant number of years.

Capital Projects

Capital projects result in economic activities that lead to the acquisition, construction, or extension of the useful life of capital assets. They have a total project cost in the range of \$25,000 or more; range from construction of new buildings to renovations, additions, conversions, or demolitions of existing buildings; have a useful life of five years or longer, significantly extend the useful life of an asset, or significantly alter the nature and character of an asset (not to include annual asset maintenance costs, annual warranty costs or other ongoing costs.)

The CIP includes four different types of projects: equipment, new project/construction, modification of existing project, and maintenance.

- ◆ **Equipment**

The proposed purchases/lease/rental of equipment, including vehicles, software, hardware, and other applications when the costs exceed \$75,000.

Projects such as new building(s), land acquisition, remodels, and related items costing over \$25,000 are included and identified in one the following three categories:

- ◆ **New Project/Construction**
- ◆ **Modification of Existing Project (includes project extension)**
- ◆ **Building Maintenance**



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Projects

Projects are listed in order of potential fiscal year in which the project may be undertaken. However, as this is a dynamic document, project schedules may change and be moved up or down on the timeframe, due to many factors, such as budget, staffing, and priorities. Also, estimated amounts and potential funding sources are meant only as guidance in this document. Elected Officials, Department Heads, and the Board of Supervisors identify the projects and funding mechanisms in the annual budget process.

The following is a list of projects that have gone through the CIP process and have been completed:

- ◆ Motor Grader Leases
- ◆ Phone System Replacement
- ◆ Dakin's Lake Expansion
- ◆ CLP Admin Building Roof Replacement
- ◆ Security Cameras for County Buildings
- ◆ Justice Center Well-Field Buy-Out
- ◆ Praeri Rail Trail Extension Planning
- ◆ Body and In-Car Camera Lease Agreement
- ◆ Election Equipment
- ◆ Keyless Entry Panels Replacement
- ◆ Animal Shelter Purchase
- ◆ Hickory Grove Campground Shower Building and Storm Shelter Construction
- ◆ Paving of Grant Avenue from 190th to Gilbert City Limits
- ◆ Paving of 600th Avenue from US Hwy 30 to Lincoln Highway
- ◆ West 190th Bridge Replacement
- ◆ 660th Avenue Bridge Replacement
- ◆ Dakins Lake—Vault Toilet
- ◆ Core Switch Replacements
- ◆ Jordan Acres Land Acquisition
- ◆ Tandem Truck Purchase
- ◆ U.S.A.C.E Land Acquisition
- ◆ Phase 1 - Tedesco Environmental Learning Corridor—Design and Mobilization
- ◆ Human Services Center Generator



**THIS SYMBOL NEXT TO A
PROJECT INDICATES IT IS
COMPLETED.**

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Projects—Fiscal Year 2018 *Current Year*

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Sensitive Areas Inventory Update

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Conservation
Estimated Budgeted Amount	\$31,500
Potential Funding Source	General Fund

Tandem Truck Purchase



Type of Project	Equipment
Fiscal Year	2018
CIP Year	Current Year
Department	Secondary Roads
Estimated Budgeted Amount	\$290,000
Potential Funding Source	Secondary Roads Fund

U.S.A.C.E Land Acquisition



Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Conservation
Estimated Budgeted Amount	\$152,300
Potential Funding Source	Conservation Reserve, General Fund

Phase 1 - Tedesco Environmental Learning Corridor



Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Conservation
Estimated Budgeted Amount	\$1,650,000
Potential Funding Source	TIF, Conservation Reserve, General Fund, IDOT



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Praeri Rail Trail Extension Construction

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Conservation
Estimated Budgeted Amount	\$545,000
Potential Funding Source	TIF, Conservation Reserve, General Fund, Grants

Jordan Acres Land Acquisition

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Conservation
Estimated Budgeted Amount	\$875,000
Potential Funding Source	Grant, General Fund, Trust Fund, Private

Secondary Roads Building Improvements—Roland Shed

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Secondary Roads
Estimated Budgeted Amount	\$504,080
Potential Funding Source	Secondary Roads Fund

Human Services Center Generator Installation

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Facilities Management
Estimated Budgeted Amount	\$277,500
Potential Funding Source	General Fund





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Hickory Grove Watershed Improvement Project (Managed by IDNR)

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Conservation
Estimated Budgeted Amount	\$TBD
Potential Funding Source	General Fund, Grants

West 190th Bridge Replacement

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Secondary Roads
Estimated Amount	\$400,000
Potential Funding Source	Secondary Roads Fund



Heart of Iowa Nature Trail Paving (Planning and Design)

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Conservation
Estimated Amount	\$25,000
Potential Funding Source	Grants, Energy Transfer Partners Fund, General Fund

Secondary Roads Building Improvements—Kelley Shed

Type of Project	New Project/Construction
Fiscal Year	2018
CIP Year	Current Year
Department	Secondary Roads
Estimated Budgeted Amount	\$791,693
Potential Funding Source	Secondary Roads Fund



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Animal Shelter Improvements—Phase 1 (Architectural/Engineering Design)

Type of Project	New Project/Construction
Fiscal Year	2017
CIP Year	Current Year
Department	Animal Control/Board of Supervisors
Estimated Budgeted Amount	\$25,000
Potential Funding Source	General Fund, Friends of Animals Fund

Purchase and Installation of Emergency Communications Center Furniture

Type of Project	New Project/Construction
Fiscal Year	2017
CIP Year	Current Year
Department	Sheriff's Office
Estimated Budgeted Amount	\$88,000
Potential Funding Source	General Fund



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Projects—Fiscal Year 2019

Phase 2 —Tedesco Environmental Learning Corridor Construction

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Amount	\$1,500,000
Potential Funding Source	Conservation Reserve, General Fund, and Other Funding to be Determined, TIF Revenue Bond

Hickory Grove Watershed Improvement Project (Managed by IDNR)

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Amount	\$620,000
Potential Funding Source	General Fund, Grants

Justice Center Project—Courthouse and Building Security, Attorney’s Office Consolidation, and Jail Maintenance—Study and Planning Work

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	County Attorney, Sheriff, Facilities
Estimated Budgeted Amount	\$TBD
Potential Funding Source	Fines Recovery, General Fund and Other Funding to be Determined

Net App Replacement

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Information Technology
Estimated Budgeted Amount	\$75,000
Potential Funding Source	General Fund



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Projects—Fiscal Year 2019

Animal Shelter Improvements—Phase 2 (Construction to Architectural Specifications)

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Animal Control/Board of Supervisors
Estimated Budgeted Amount	\$300,000
Potential Funding Source	General Fund, Friends of Animals Fund

Heart of Iowa Nature Trail Paving (Construction)

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Amount	\$1,600,000
Potential Funding Source	Grants, Energy Transfer Partners Fund

Hickory Grove Beach House

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Budgeted Amount	\$250,000
Potential Funding Source	General Fund

Renewable Energy Cabin

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Budgeted Amount	\$250,000
Potential Funding Source	General Fund, Energy Transfer Partners Fund



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Projects—Fiscal Year 2019

Countywide Interoperable Communications System

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Sheriff, Facilities, Conservation, Secondary Roads, Board of Supervisors
Estimated Budgeted Amount	\$TBD
Potential Funding Source	General Fund

Single Axle Dump Truck

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Secondary Roads
Estimated Amount	\$175,000
Potential Funding Source	Secondary Roads Fund

Tandem Axle Dump Truck

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Secondary Roads
Estimated Budgeted Amount	\$220,000
Potential Funding Source	Secondary Road Fund

Motor Grader Lease

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Secondary Roads
Estimated Budgeted Amount	\$750,000
Potential Funding Source	Secondary Roads Fund, LOST



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Projects—Fiscal Year 2019

Carroll Prairie Acquisition

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Budgeted Amount	\$32,000
Potential Funding Source	General Fund, Energy Transfer Partners Fund, Friends of Conservation

Hickory Grove Park Trail Extension

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Amount	\$45,200
Potential Funding Source	General Fund

McFarland Park – Sidewalk Improvements

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Budgeted Amount	\$25,000
Potential Funding Source	General Fund

Sensitive Areas Inventory Update

Type of Project	New Project/Construction
Fiscal Year	2019
CIP Year	Year 1
Department	Conservation
Estimated Budgeted Amount	\$60,000
Potential Funding Source	General Fund



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Projects—Fiscal Year 2020

Outbuilding Storage

Type of Project	New Project/Construction
Fiscal Year	2020
CIP Year	Year 2
Department	Sheriff, Facilities, Conservation
Estimated Amount	\$TBD
Potential Funding Source	General Fund and Other Funding to be Determined

Administration Building Infill Addition—Study and Planning Work

Type of Project	New Project/Construction
Fiscal Year	2020
CIP Year	Year 2
Department	Facilities, Auditor
Estimated Amount	\$TBD
Potential Funding Source	General Fund and Other Funding to be Determined

Hickory Grove Sewer

Type of Project	New Project/Construction
Fiscal Year	2020
CIP Year	Year 2
Department	Conservation
Estimated Budgeted Amount	\$446,000
Potential Funding Source	Conservation Reserve

Countywide Interoperable Communications System

Type of Project	New Project/Construction
Fiscal Year	2020
CIP Year	Year 2
Department	Sheriff, Facilities, Conservation, Secondary Roads, Board of Supervisors
Estimated Budgeted Amount	\$TBD
Potential Funding Source	General Fund



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Phases 3—Tedesco Environmental Learning Corridor Construction

Type of Project	New Project/Construction
Fiscal Year	2020
CIP Year	Year 2
Department	Conservation
Estimated Amount	\$2,500,000
Potential Funding Source	Conservation Reserve, General Fund, and Other Funding to be Determined, TIF Revenue Bond

Motor Grader Lease

Type of Project	New Project/Construction
Fiscal Year	2020
CIP Year	Year 2
Department	Secondary Roads
Estimated Budgeted Amount	Annual lease payment of \$275,000
Potential Funding Source	Secondary Roads Fund, LOST



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Motor Grader Lease

Type of Project	New Project/Construction
Fiscal Year	2021
CIP Year	Year 3
Department	Secondary Roads
Estimated Budgeted Amount	Annual lease payment of \$275,000
Potential Funding Source	Secondary Roads Fund, LOST



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Projects—Fiscal Year 2022

Justice Center Project—Courthouse and Building Security, Attorney’s Office Consolidation, and Jail Maintenance—Construction Improvements

Type of Project	New Project/Construction
Fiscal Year	2022
CIP Year	Year 4
Department	County Attorney, Sheriff, Facilities
Estimated Amount	\$TBD
Potential Funding Source	Fines Recovery, General Fund, and Other Funding to be Determined

Administration Building Infill Addition—Construction

Type of Project	New Project/Construction
Fiscal Year	2022
CIP Year	Year 4
Department	Facilities, Auditor
Estimated Amount	\$TBD
Potential Funding Source	General Fund and Other Funding to be Determined

Motor Grader Lease

Type of Project	New Project/Construction
Fiscal Year	2022
CIP Year	Year 4
Department	Secondary Roads
Estimated Budgeted Amount	Annual lease payment of \$275,000
Potential Funding Source	Secondary Roads Fund, LOST



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Motor Grader Lease

Type of Project	New Project/Construction
Fiscal Year	2023
CIP Year	Year 5
Department	Secondary Roads
Estimated Budgeted Amount	Annual lease payment of \$275,000
Potential Funding Source	Secondary Roads Fund, LOST

CAPITAL IMPROVEMENTS PLAN



The Board of Supervisors adopted the first Capital Improvements Plan for Story County in February 2014. The steps towards the CIP adoption and implementation started in May 2013, with the identification of the CIP on the Board's Strategic Plan, stating:

Develop Capital Improvements Program

Benefits: Better schedule public improvements that require more than one year to construct. Provide an opportunity for long-range financial planning and management.

The adopted CIP runs on a fiscal year basis – July 1st through June 30th, and defines projects on a five year timeframe. It will be reviewed annually and updated as necessary.



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March 2018

Approved by the Story County Board of Supervisors