

## CAPITAL IMPROVEMENT PROGRAM

The County maintains a multiyear Capital Projects Plan that includes two elements, facilities construction or remodeling, and mobility projects. Mobility Projects include all projects not constructed by the Road and Bridge Department.

Under the Facilities Construction Plan, all requested and anticipated construction projects are listed with annual costs of new personnel, furnishings, utilities, and other operating costs attached. Annually, the Commissioners Court select from the list of projects those to be accomplished during the current fiscal year and the Capital Outlay associated with those projects. These capital costs are budgeted in the Capital Outlay Department, and current year operating costs are budgeted in the applicable departmental budget.

The Facilities Program can be broken down into six categories including new buildings, building improvements, technology improvements, relocation/remodeling of offices, and fresh water districts. New buildings are new facilities being added to Fort Bend County and building improvements are improvements to existing buildings. Relocation/remodeling are improvements needed to carry out relocations of departments and improved space utilization; technology improvements are improvements to existing technology and fresh water districts are water districts created under the provisions of the Texas Water Commission to provide water to the residents of the district. The County funds initial costs with financial assistance from the Rural Utilities Services of the U.S. Department of Agriculture.

Mobility Projects include projects accomplished in cooperation with other entities, including the Texas Department of Transportation, other counties, and cities in Fort Bend County. The County's portion of these projects is being funded by a bond issue approved in 2000 for a total of \$87,000,000. To date, \$29,000,000 was issued in 2001, and \$31,000,000 was issued in January 2006 and \$26,000,000 was issued in March 2007.

The County operates under the policy that projects to be funded with debt will have a longer useful life than the associated debt. Only long lived assets (20 years expected life or longer) will be funded with General Obligation Debt. Certificates of Obligation may fund some assets that may have a somewhat shorter life span (10 to 20 years) with a shorter repayment term. All building and facilities projects in the current year are funded from current funds for the current year obligation. In May 2006 Fort Bend County voters approved a bond referendum including three propositions. Proposition 1 included a Jail expansion Project adding 984 beds in a second tower to the Jail facility and a new Gus George Law Academy for \$85,000,000. Proposition 2 included two new Libraries and renovations to the George Memorial Library for \$24,500,000. Finally, Proposition 3 included various buildings including buildings for the Fire Marshal and EMS facilities, Precinct 1 facility, Tax Assessor/Collector, Precinct 2 Service Center Projects, Precinct 3 Service Center Projects, Road & Bridge Needville Facility, and Jane Long Building renovations for a total of \$20,500,000.

In 2007 Fort Bend County voters approved two additional bond referendums. In May 2007 voters approved \$156,000,000 in Mobility bonds and in November they approved \$74,500,000 for a Court's Facility. The new Justice Center for Fort Bend County located on the County's 40 acres on Ransom Road in Richmond is currently under construction and is slated for completion mid 2011. To date, the Justice Center bond was issued in April 2009, and \$48,940,000 of the mobility bond was issued in July 2009 and another \$65,000,000 to be issued early in the first quarter of 2012.

**CAPITAL IMPROVEMENT PROGRAM**

<u>Project</u>	<u>Department</u>	<u>First Year Funding</u>	<u>Budget</u>	<u>Commitments</u>	<u>Actual</u>	<u>Available 11/2011</u>
JST Software Project	Auditor's Office		6,090,330	36,293.00	6,206,217.19	(152,180.19)
Lawson Upgrade	Auditor's Office	2011	645,251	284,143.02	312,523.46	48,584.52
Collections Software	Treasurer's Off	2011	78,883	51,109.25	27,773.75	-
General Fund Projects	Comm. Court	2010	4,344,315			4,344,315.00
General Fund Projects	Comm. Court	2011	24,647			24,647.00
Ct. Room Upgrade AV	Co. Judge	2011	20,000		4,312.32	15,687.68
ROW Purchases	Engineering	2006	24,685,114	2,714,002.67	23,150,034.82	(1,178,923.49)
ROW Purchases	Engineering	2011	6,909,953			6,909,953.00
FM&P Software	Facilities	2007	64,279	26,900.00	37,325.33	53.67
Sienna Branch Library	Facilities	2002	5,168,760	41.24	2,392,870.01	2,775,848.75
Jane Long Renovations	Facilities	2004	642,000	2,878.31	547,827.88	91,293.81
U of H Library	Facilities	2005	50,000		25,855.00	24,145.00
PCT. 2 Annex	Facilities	2006	1,850,000	39,647.44	10,690.05	1,799,662.51
Tax AC MC Remodel	Facilities	2007	896,145		802,522.58	93,622.42
Pct 3 Service Center	Facilities	2009	390,049	12,939.39	77,657.35	299,452.26
Senior Citizen Building	Facilities	2009	1,550,000	88,166.15	145,489.45	1,316,344.40
Animal Control Satellite	Facilities	2010	68,225		68,198.89	26.11
JP 2 Expansion	Facilities	2010	578,800		555,718.09	23,081.91
OEM Expansion	Facilities	2010	750,000	19,693.02	589,117.05	141,189.93
40 Acre Site Development	Facilities	2011				-
Animal Services Expansion	Facilities	2011	667,000	554,349.50	58,746.50	53,904.00
CAD Expansion	Facilities	2011	1,613,900	28,850.00	1,089,190.00	495,860.00
Emily Court Parking Lot	Facilities	2011	50,000			50,000.00
Emily Court Roof	Facilities	2011	140,900			140,900.00
Facilities Project Completion	Facilities	2011	1,242,600			1,242,600.00
Justice Center	Facilities	2011	1,300,000	1,090,920.63	57,845.48	151,233.89
Rosenberg Annex Roof	Facilities	2011	652,100		-	652,100.00
Travis Renovations	Facilities	2011	455,000	185,687.71	284,414.03	(15,101.74)
Transportation Eldridge Rd	Facilities	2012	25,000	15,619.54		9,380.46
Phone System Upgrades	IT	2009	2,000,000	124,069.93	824,750.53	1,051,179.54
Library ILS	Library	2011	400,000	22,570.51	376,438.68	990.81
Jail Generators Study	Sheriff	2011	382,857		32,147.00	350,710.00
Tiburon Upgrade	Sheriff	2010	827,400		827,399.97	0.03

**CAPITAL IMPROVEMENT PROGRAM (Cont.)**

<u>Project</u>	<u>Department</u>	<u>First Year Funding</u>	<u>Budget</u>	<u>Commitments</u>	<u>Actual</u>	<u>Available 11/2011</u>
US 59 Landscaping	Comm Pct. 1	2011	1,605,106		10,268.00	1,594,838.00
Harlem Rd. Practice Fields	Parks/FG	2008	75,000			75,000.00
Parks Expansion	Parks/FG	2010	383,000	154,051.01	40,873.99	188,075.00
Barker Cypress Park Lights	Parks/FG	2011	411,882	154,137.00	197,975.00	59,770.00
Taylor House	Parks/FG	2009	100,000		65,035.29	34,964.71
Barbara Jordan	Parks/FG	2011	25,000			25,000.00
<b>Total General Fund</b>			<b>67,163,496</b>	<b>5,606,069</b>	<b>38,819,218</b>	<b>22,738,209</b>

Needville Service Ctr.	Facilities	2003	513,258		513,248.99	9.01
Bridge Construction	Road & Bridge	2004	863,937	8,154.65	223,302.63	632,479.72
Traffic Signal Project	Road & Bridge	2006	1,911,350	314,002.34	1,594,385.16	2,962.50
Traffic Signal Project	Road & Bridge	2010	1,402,891	462,522.56	53,825.91	886,542.53
Road & Bridge Projects 08	Road & Bridge	2008	69,374			69,374.00
Road & Bridge Projects 10	Road & Bridge	2010	1,000,000			1,000,000.00
Crabb River Road Exp.	Road & Bridge	2009	693,244	64,794.00	628,450.00	-
Katy Roads	Road & Bridge	2011	1,000,000	123,518.45	871,496.83	4,984.72
<b>Total Road &amp; Bridge</b>			<b>7,454,054</b>	<b>972,992</b>	<b>3,884,710</b>	<b>2,596,352</b>

Drainage Clear Creek	Drainage	2000	997,293	62,746.00	2,251.25	932,295.52
Drainage Lower Oyster	Drainage	2002	1,418,606	966.02	62,061.40	1,355,578.15
Drainage Big Creek County	Drainage	1996	942,673	343,649.70	392,980.99	206,042.21
Drainage Upper Oyster Creek	Drainage	1996	4,688,073	100.01	3,549,898.84	1,138,074.42
Stafford Run Project	Drainage	2011	50,000	49,670.00		330.00
<b>Total Drainage District</b>			<b>8,096,645</b>	<b>457,132</b>	<b>4,007,192</b>	<b>3,632,320</b>

Sheriff - Federal	Sheriff	2010	522,150	7,956.00	511,041.99	3,152.01
Sheriff - State	Sheriff	2010	256,485		256,454.00	31.00
Employee Clinic	Risk Mgmt	2010		465,273.68	126,702.33	
Juvenile Boot Camp Remodel	Juvenile	2010	641,657	31,656.64	571,908.63	38,091.73
<b>Total Other Funds</b>			<b>1,420,292</b>	<b>504,886</b>	<b>1,466,107</b>	<b>41,275</b>

**CAPITAL IMPROVEMENT PROGRAM (Cont.)**

<u>Project</u>	<u>Department</u>	<u>First Year Funding</u>	<u>Budget</u>	<u>Commitments</u>	<u>Actual</u>	<u>Available 11/2011</u>
FCWSCB - Big Creek	Drainage	1999	5,293,020	483,609.99	1,262,447.09	3,546,962.48
FCWSCB - Oyster Creek	Drainage	1999	139,166		100,636.62	38,529.85
PROP 1 Gus George/ Fire	Facilities	2006	4,500,000	16,048.06	7,342,625.82	(2,858,673.88)
PROP 1 Jail Expansion	Facilities	2006	80,000,000	568,076.56	78,039,008.04	1,392,915.40
PROP 2 GML Library Ren.	Facilities	2006	4,000,000	87,783.80	771,923.95	3,140,292.25
PROP 2 Sienna Branch Lib.	Facilities	2006	10,000,000	43,803.34	11,582,818.70	(1,626,622.04)
PROP 2 U of H Library	Facilities	2006	10,060,690	2,022,077.49	7,629,613.48	408,999.03
PROP 3 Dew House	Facilities	2006	250,000		249,803.24	196.76
PROP 3 EMS Fac.	Facilities	2006	3,000,000	35,970.95	2,407,031.16	556,997.89
PROP 3 Jane Long Project	Facilities	2006	1,500,000	89,784.70	1,024,704.76	385,510.54
PROP 3 PCT. 1 Facility	Facilities	2006	3,000,000	4,871.60	2,965,871.59	29,256.81
PROP 3 PCTMo City Annex	Facilities	2006	2,100,000	58,015.52	3,712,944.29	(1,670,959.81)
PROP 3 PCT. 3 Service Ctr.	Facilities	2006	3,000,000	37,561.91	4,514,605.54	(1,552,167.45)
PROP 3 R&B Needville Fac.	Facilities	2006	3,500,000	17,362.16	3,482,333.62	304.22
PROP 3 South Post Oak Exp.	Facilities	2006	650,000		616,631.65	33,368.35
PROP 3 Tax A/C Facility	Facilities	2006	3,000,000	5,748.45	3,153,519.56	(159,268.01)
2007 Facilities Bonds	Facilities	2006	1,518,180	5,578.37	1,139,533.73	373,067.90
2009 Justice Center	Facilities	2009	74,000,000	3,442,347.51	70,466,208.74	91,443.75
<b>Total Bond Funds</b>			<b>209,511,056</b>	<b>6,918,640</b>	<b>200,462,262</b>	<b>2,130,154</b>

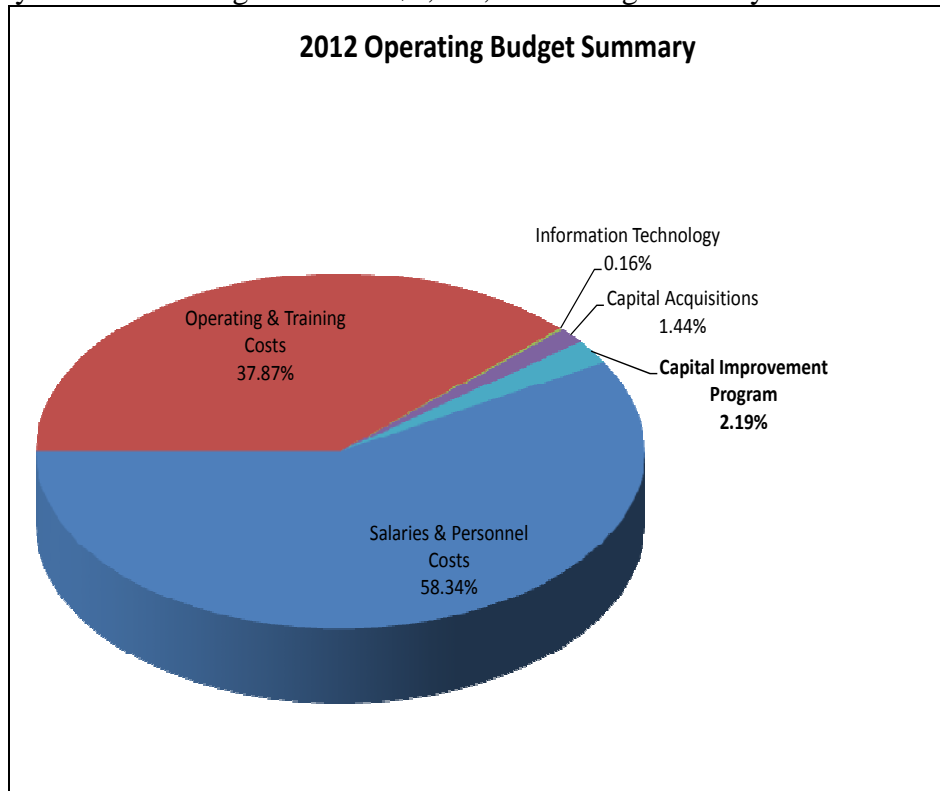
### 2012 Summary of New Projects

Project Name	2012 Allocation	Estimated Total Cost of Project	Project Type
Taylor House Kendleton	\$ 15,000	\$ 110,000	Building Improvements
Barbara Community Center Concession Stand	\$ 25,000	\$ 100,000	New Building
Sheriff - Emergency Power Upgrade	\$ 282,857	\$ 282,857	Building Improvements
Network Infrastructure Upgrade	\$ 1,000,000	\$ 3,000,000	Technology Improvements
US59/FM762 Landscaping	\$ 130,000	\$ 321,021	Other
ROW Purchases	\$ 3,500,000	\$ 28,095,000	Other
<b>General Fund Total</b>	<b>\$ 4,952,857</b>	<b>\$ 31,908,878</b>	
Big Creek Channel Improvement	\$ 500,000	\$ 1,442,673	Other
Clear Creek Reimbursement	\$ 63,000	\$ 1,060,000	Other
<b>Drainage District Fund Total</b>	<b>\$ 563,000</b>	<b>\$ 2,502,673</b>	
<b>COUNTY GRAND TOTAL</b>	<b>\$ 5,515,857</b>	<b>\$ 34,411,551</b>	

## History of Capital Improvement Projects

Project	2012	2011	2010
Building Improvements	\$ 297,857	\$ 1,729,000	\$ 1,528,225
New Buildings	\$ 25,000	\$ -	\$ 2,040,000
Fresh Water Districts	\$ -	\$ -	\$ -
Relocation/Remodeling of Offices	\$ -	\$ -	\$ -
Technology Improvements	\$ 1,000,000	\$ 420,000	\$ -
Other	\$ 4,193,000	\$ 330,720	\$ 5,680,000
<b>Total CIP</b>	<b>\$ 5,515,857</b>	<b>\$ 2,479,720</b>	<b>\$ 9,248,225</b>

The 2012 operating budget consists of four operating categories and capital improvement projects. Capital Improvement Projects make up 2.19 percent of the total adopted budget. There is a 122 % increase in Capital Improvement Projects in 2012 verses 2011 due to the substantial decrease in last year's CIP. Also, during fiscal year 2010, we were able to transfer excess funds budgeted for employee benefits to Right of Way eliminating the need to allocate 2011 funds for Right of Way. The 2012 budget includes \$3,500,000 for Right of Way.



**Project Name: Taylor House Renovation**

**ESTIMATED COST OF PROJECT**      \$100,000

**FY 2012 ALLOCATION**                      \$ 15,000

**1. Location of Project: Bates Allen Park, Kendleton, TX**

**2. Start Date:** October 2010      **Projected End Date:** September 2012

**3. Summary of Project:** The Taylor House was built in the early 1900s and is being restored back to its original state at the Bate Allen Park. The house was moved to the park and will be used by the Heritage Museum for their displays of African American culture and documentation. The renovation began in 2011 and will be finished in 2012. Restoration will include build-out of the inside, replacing the sheetrock and floor, new electrical wiring, and central air and heat.

**4. Beneficiaries of Project:** Beneficiaries of the project include visitors to Bates Allen Park and provide the Kendleton Heritage Group with storage and event space.

**5. Impact on Operating Budget:** \$25,000 was budgeted in the FY2011 Capital Outlay budget, and another \$15,000 is included in the FY2012 Capital Outlay budget. There is minimum impact on the operating budget as the House will be used by the Heritage Museum.

**6. Financial Summary:**

Project	Fund	Activity	Current Budget	Encumbered	Expended	Amount Available
Taylor House Renovation	100	P687-09TAYHOUSE	\$100,000	\$0	\$65,035	\$34,965

**Project Name: Barbara Jordan Park Concession Stand**

**ESTIMATED COST OF PROJECT**      \$ 25,000

**FY 2012 ALLOCATION**                      \$ 25,000

**1. Location of Project:** Barbara Jordan Park, 8705 Parks St, Needville, TX

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**2. Start Date:** October 2011                      **Projected End Date:** September 2012

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**3. Summary of Project:** Funds will be used to build a new concession stand at the ball field at Barbara Jordan Park.

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**4. Beneficiaries of Project:** Beneficiaries of the project include visitors to Barbara Jordan Park/Community Center and local ball leagues.

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**5. Impact on Operating Budget:** \$25,000 is allocated in the FY2012 CIP budget. Ball Clubs will contract with the County to use and maintain the facility.

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**6. Financial Summary:**

Project	Fund	Activity	Current Budget	Encumbered	Expended	Amount Available
Barbara Jordan	100	P687-12BARBJORD	\$25,000	\$0	\$0	\$25,000



**Project Name: Jail Generator Study/Upgrade**

**ESTIMATED COST OF PROJECT** \$382,857

**FY 2012 CIP ALLOCATION** \$282,857

**1. Location of Project:** Fort Bend County Sheriff’s Office

**2. Start Date:** October 2010 **Projected End Date:** September 2012

**3. Summary of Project:** The Fort Bend County Sheriff’s Office actively participates and supports Emergency Management responsibilities for first responders in Fort Bend County. To adequately support these functions in an emergency situation during a power loss, the Sheriff’s Office backup generator needs to be supplemented with additional generators for HVAC operations. The FY2011 budget of \$100,000 funded engineering studies for the implementation of a backup generator system. The study was completed, and an additional \$282,857 is included in the FY2012 budget for installation of an upgraded emergency power supply.

**4. Beneficiaries of Project:** The efficiency of employees, working conditions, and available services as a large law enforcement hub would be severely impacted reducing the benefit to the region.

**5. Impact on Operating Budget:** \$100,000 was budgeted in Capital Outlay for fiscal year 2011. Based on the results of the study, implementation of new generators or supplements has been funded in the fiscal year 2012 budget. Maintenance of the new generator will be approximately \$1,200 annually.

**6. Financial Summary:**

Project	Fund	Activity	Current Budget	Encumbered	Expended	Amount Available
Jail Generator Study/Upgrade	100	P685-11JAILGENE	\$382,857	\$0	\$32,147	\$350,710

**Project Name: Network Infrastructure Upgrade**

**ESTIMATED COST OF PROJECT** **\$3,000,000**

**FY 2012 CIP ALLOCATION** **\$1,000,000**

**1. Location of Project:** County-wide network

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**2. Start Date:** October 2010 **Projected End Date:** September 2011

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**3. Summary of Project:** Complete out Phone System Upgrade CIP from 2009, including upgrading aging I.T. infrastructure. This includes voice, data, and wireless into a modernized network system that incorporates cost efficiencies, service enhancements, and a highly secure and reliable network.

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**4. Beneficiaries of Project:** The project will consolidate voice and data services into one fiber optic network using Voice over Internet Protocol (VoIP) and provide an overall cost saving to the County thus benefitting County employees with an updated information technology infrastructure and County taxpayers by using County resources more efficiently.

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**5. Impact on Operating Budget:** The project will consolidate voice and data services into one fiber optic network using Voice over Internet Protocol (VoIP) and provide an overall cost saving to the County. The FY2009 CIP provides \$1,000,000 of which approximately \$824,000 has been spent to date on infrastructure upgrades. An additional \$1,000,000 is included in the FY2012 CIP allocations. Plans are to add the last \$1,000,000 in FY2013. Return on Investment analysis show savings begin to materialize in the first year with break even occurring in year three.

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**6. Financial Summary:**

Project	Fund	Activity	Current Budget	Encumbered	Expended	Amount Available
Network Infrastructure Upgrade	100	P685GF-09PHONUP	\$2,000,000	\$124,070	\$824,751	\$1,051,180

**Project Name: US 59/FM 762 Landscape Project**

**ESTIMATED COST OF PROJECT** \$ 1,605,106

**FY 2012 CIP ALLOCATION** \$ 130,000

**1. Location of Project:** Intersection of US 59 and FM 762 in Richmond

**2. Start Date:** October 2011 **Projected End Date:** September 2012

**3. Summary of Project:** This project will add pedestrian/bicycle amenities and landscape a very large cloverleaf intersection where US 59, a principal arterial roadway, and FM 762, a major arterial roadway, intersect. This intersection is the gateway into the “Sister Cities” of Richmond and Rosenberg in Fort Bend County. The project consists of environmental documentation, engineering plans, silt fencing, earthwork, grading, and drainage to landscape this 44-acre intersection and on/off ramps. The project also includes sidewalk connections from existing Park and Ride lots, increasing the size or existing pedestrian pads, pedestrian signal upgrades, and increasing the height of the traffic rail on the FM762 bridge over US 59. The landscape/ reforestation improvements shall include soil amendments, bed preparation, ground cover, shrubs, wildflower seeding, ornamental grasses, fertilizers, mulching, and tree planting. Additional landscape elements include landscape banding/edging, foliar spray for trees, extended fertilization of seeded areas, a rainwater collection/irrigation system with supplemental watering plan, solar collectors, solar pump for rain tank, rain sensors, soil moisture sensors, drip emitters, drip line, water main, gate valves and valve box.

**4. Beneficiaries of Project:** Citizens and visitors of Richmond/Rosenberg will benefit from this project as well as the master planned communities and other developments surrounding this area.

**5. Impact on Operating Budget:** The total cost of the project is \$1,605,106 with 80% Federal Participation leaving \$321,021 Local participation. Contributions from the City of Rosenberg, the City of Richmond, Del Web, Summer Lakes, and the George Foundation reduce the County’s portion to \$130,000. Fort Bend County will enter into an agreement with West Fort Bend Management District to maintain the area for 20 years.

**6. Financial Summary:**

Project	Fund	Activity	Current Budget	Encumbered	Expended	Amount Available
US 59 Landscaping	100	P687-FM762LAN	\$1,605,106	\$0	\$10,268	\$1,594,838

