

Nueces County 2021 CIP

April 28, 2021



**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY

2021 CIP Update

→ **Activities to date**

- Meetings with County Departments
- Drafting CIP Document and Project Updates
- Draft Documentation and Meeting Coordination
- On site meetings and Commissioners Court Update
- Right-sizing Requests
- Project Prioritization, Consensus for Certificates of Obligation (CO) Spending of \$50 Million
- Updates based on 4/20/2021 Commissioners Court

→ **Next Steps**

- Finalized 2021 CIP based on Consensus of CO spending

2021 CIP Project Sheets

Nueces County
2021 - 2025 Capital Improvement Program

Project Number ME-20-01	Project Title New Medical Examiner Facility (Morgue & Offices)
Description Construct new medical examiners office to replace current facility. The cost for land acquisition is not anticipated per current design and facility location. It is the understanding of Nueces County that property on which the Medical Examiner facility would be constructed is owned by the Hospital District and would be deeded to Nueces County for the construction of a Medical Examiner facility. As part of the lease agreement with the Hospital District, the County would be required to demolish the existing ME facility and provide a parking lot.	
Justification The County has an obligation to the public to operate a medical examiner office. The Medical Examiner requires a new space to carry out its functions to the County.	
Additional Comments: SmithGroup has provided preliminary design and associated estimated of probable cost consultation with County Medical Examiner staff. Three Options for the scope of work for a new Medical Examiner facility were presented to Commissioners Court in December 2020. Commissioners Court identified Option 2 (Medical Examiner's Facility with Toxicology Shell) as most appropriate of the options presented. Associated costs presented on this project sheet are based on the estimated probable cost of Option 2 provided by SmithGroup in January 2021. Option 2 Concept plan provided by SmithGroup calls for a facility of 33,267 SF. Exhibit below shows current location of Medical Examiner Office. 2021 CIP Update: Scope of work updated and expanded since 2019 CIP.	
Certificate of Obligation (CO): Funding Tranche	
CO- prior to 2019 \$ -	
CO 2019 \$ 697,510	
CO 2021 \$ 28,371,671	
Future CO/Undefined \$ -	
Total Certificates of Obligation: \$ 29,069,181	

Project Costs	Fiscal Year Plan						% Breakdown of 2021 - 2025 CIP Sub-Total	2021 - 2025 CIP Sub-Total	Beyond 5-Year CIP
	Prior Year(s)	2021	2022	2023	2024	2025			
Analysis/Study/Assessment	\$ 103,500						0.4%	\$ 103,500	
Land/Right of Way							0.0%		
Design/Surveying	\$ 56,450	\$ 2,060,000	\$ 2,060,000	\$ 2,060,000			21.5%	\$ 6,236,450	
Construction		\$ 210,000	\$ 18,540,000				64.5%	\$ 18,750,000	
Furniture, Fixtures & Equipment			\$ 546,364				1.9%	\$ 546,364	
Project Contingency		\$ 185,400	\$ 190,962	\$ 2,256,691			9.1%	\$ 2,633,053	
Project/Program Management	\$ 27,949	\$ 254,806	\$ 254,806	\$ 262,254			2.8%	\$ 799,814	
TOTAL	\$ 187,899	\$ 2,500,206	\$ 2,715,768	\$ 23,665,309			100.0%	\$ 29,069,181	

Funding Source	Fiscal Year Plan						% Breakdown of 2021 - 2025 CIP Sub-Total	2021 - 2025 CIP Sub-Total	Beyond 5-Year CIP
	Prior Year(s)	2021	2022	2023	2024	2025			
County Operations and Maintenance Fund							0.0%		
Certificates of Obligation	\$ 187,899	\$ 2,500,206	\$ 2,715,768	\$ 23,665,309			100.0%	\$ 29,069,181	
Grant(s)							0.0%		
Insurance							0.0%		
Earmarked (Already Funded)							0.0%		
City (Per Project Location)							0.0%		
Total Costs	\$ 187,899	\$ 2,500,206	\$ 2,715,768	\$ 23,665,309			100.0%	\$ 29,069,181	

Project Schedule	Prior Year(s)	2021	2022	2023	2024	2025
Analysis/Study/Assessment						
Land/Right of Way						
Design/Surveying						
Construction						
Furniture, Fixtures & Equipment						
Project Contingency						
Project/Program Management						

CORPUS CHRISTI MEDICAL EXAMINER

Priority Ranking:	1
Anticipated Funding Tranche:	Blended/CO 2021
County Goal:	Asset Investment
Project Reference:	CIP
County Department:	Medical Examiner
Project Manager:	Name
Commissioner Precinct/Sponsor:	All

- ➔ CIP Project Number
- ➔ Project Title
- ➔ Description
- ➔ Justification
- ➔ Additional Comments
- ➔ CO Funding Tranche
- ➔ Fiscal Year Plan
 - Project Costs
 - Funding Source
 - Project Schedule

Consensus Projects CO 2021 = \$50 Million Funding

CIP Project Number	CIP Project Title	Total Estimated Funded through CO 2021	Prioritization Commentary
AC-20-01	County Animal Care Department Building	\$ 3,000,000	Project is not fully funded through CO 2021 based on cost estimates developed for scope of work.
CC-21-01	County Commissioner - Precinct 1 Project(s)	\$ 500,000	Budget amount of \$500K requested for each County Commissioner Precinct.
CC-21-02	County Commissioner - Precinct 2 Project(s)	\$ 500,000	Budget amount of \$500K requested for each County Commissioner Precinct.
CC-21-03	County Commissioner - Precinct 3 Project(s)	\$ 500,000	Budget amount of \$500K requested for each County Commissioner Precinct.
CC-21-04	County Commissioner - Precinct 4 Project(s)	\$ 500,000	Budget amount of \$500K requested for each County Commissioner Precinct.
CR-21-01	County Road Projects (at Large)	\$ 2,000,000	Funding County Roads; specific list of road projects requires further definition.
CR-22-04	County Road - IRT Materials	\$ 540,055	Include in CO 2021; IRT Road Project(s) funding for materials.
FG-20-01	Fairgrounds Campus Improvements - Immediate Needs	\$ 200,000	Project is not fully funded through CO 2021 based on cost estimates developed for scope of work; Project provides funding for air conditioning equipment which has been identified for replacement.
IT-22-02	Software As A Service (SAAS) and Website	\$ 785,045	Include in CO 2021.
IE-22-01	McKenzie Jail Annex Generator	\$ 2,908,850	Include in CO 2021; anticipating reimbursement, however, County will need to provide funding up front. Total amount shown is total estimated to be required from CO 2021 funding.
ME-20-01	New Medical Examiner Facility (Morgue & Offices)	\$ 5,000,000	Project is not fully funded through CO 2021 based on cost estimates developed for scope of work.
PC-20-02	Horace Caldwell Accessible Ramp	\$ 650,000	Include in CO 2021; Accessibility Project.
PC-22-01	Bob Hall Pier Reconstruction	\$ 18,000,000	Project is not fully funded through CO 2021 based on cost estimates developed for scope of work.
PI-20-01	Hilltop Community Center Facility - Renovation, Site Utilities	\$ 2,000,000	Estimated cost to pay for conceptual design is included, future funding for construction required.
PW-20-01C	Courthouse Accessibility: Consent Decree	\$ 4,255,104	Include in CO 2021. Anticipating \$1M of ADA unallocated from 2017 COs.
PW-20-01E	County Courthouse & Jail - Generator	\$ 5,070,381	Include in CO 2021; anticipating reimbursement, however, County will need to provide funding up front.
PW-20-08	Records Warehouse - Record Digitization	\$ 283,250	Total amount shown is total estimated to be required from CO 2021 funding. Include in CO 2021.
PW-20-09	County-Wide Heavy Equipment Replacement	\$ 1,000,000	Funding Public Works Heavy Equipment; specific list of equipment needed to determine whether this equipment would fall under a capital expense associated with a facility or a project (per Nuces County Bond Council).
PW-20-11	County-Wide Accessibility Projects	\$ 1,720,173	Include in CO 2021; Accessibility Project.
PW-24-03A	Courthouse and Jail Roofing - Courthouse Roofing	\$ 587,142	Project is not fully funded through CO 2021 based on cost estimates developed for scope of work. The \$587,142 total was calculated based on the balance of remaining funds available from the \$50 Million in Certificates of Obligation prioritized for the 2021 issuance of Certificates of Obligation.
PW-24-03B	Courthouse and Jail Roofing - Old Jail Roofing	\$ -	
PW-24-03C	Courthouse and Jail Roofing - New Jail Roofing	\$ -	
CO-21-01	CO 2021 - CO Financing Cost	\$ 400,000	Estimated Financing Cost for sale of 2021 COs. This amount would not reduce the \$50 Million of COs available for projects. This amount would be in addition to \$50 Million of COs.
		\$ 50,000,000	

Cost Updates - 4/20/2021 Commissioners Court:

----> New Medical Examiner Facility (partial funding, reduced from \$5 Million to \$4 Million)

----> IRT Fairgrounds Parking (added \$600 K funding from ME budget reduction)

----> Courthouse/Jail Roof (updated partial funding, 3rd Party Assessment, added \$400 K funding from ME budget reduction)

----> Courthouse 13th Court of Appeals Improvements (added \$66 K funding, reimbursed American Rescue Plan Act of 2021)

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LE-22-01	McKenzie Jail Annex Generator	\$ 2,908,850	Include in CO 2021; anticipating reimbursement, however, County will need to provide funding up front. Total amount shown is total estimated to be required from CO 2021 funding.
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PW-20-01E	County Courthouse & Jail - Generator	\$ 5,070,381	Include in CO 2021; anticipating reimbursement, however, County will need to provide funding up front. Total amount shown is total estimated to be required from CO 2021 funding.
PW-20-07	Fairgrounds Parking Lot Rehabilitation Project - IRT Materials	\$ 600,000	Include in CO 2021; IRT Parking Lot Rehabilitation Project funding for materials.
PW-20-08	Records Warehouse - Record Digitization	\$ 283,250	Include in CO 2021.
PW-20-09	County-Wide Heavy Equipment Replacement	\$ 1,000,000	Funding Public Works Heavy Equipment; specific list of equipment needed to determine whether this equipment would fall under a capital expense associated with a facility or a project (per Huebner County Bond Council).
PW-20-11	County-Wide Accessibility Projects	\$ 1,720,173	Include in CO 2021; Accessibility Project.
PW-20-15	Courthouse 13th Court of Appeals Improvements (10th Floor)	\$ 66,114	Project added as a 2021 Certificate of Obligation Project with the intent of reimbursement anticipated through HR1319 - American Rescue Plan Act of 2021 117th Congress.
PW-24-03A	Courthouse and Jail Roofing - Courthouse Roofing	\$ 987,142	Project is not fully funded through CO 2021 based on cost estimates developed for scope of work. The \$987,142 total was calculated based on the balance of remaining funds available from the \$50 Million in Certificates of Obligation prioritized for the 2021 issuance of Certificates of Obligation.
PW-24-03B	Courthouse and Jail Roofing - Old Jail Roofing	\$ -	
PW-24-03C	Courthouse and Jail Roofing - New Jail Roofing	\$ -	
CO-21-01	CO 2021 - CO Financing Cost	\$ 400,000	Estimated Financing Cost for sale of 2021 COs. This amount would not reduce the \$50 Million of COs available for projects. This amount would be in addition to \$50 Million of COs.
		\$ 50,066,113	

Consensus of CO spending:

→ \$50 Million