

Capital Projects



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Capital Improvement Plan

The City of Georgetown annually updates and adopts a five-year Capital Improvements Plan (CIP) Schedule as part of the operating budget adoption process. Needed capital improvements are identified through system models, repair and maintenance records, and growth. The City uses a team approach to prioritizing capital improvement projects, whereby City staff from all operational areas provide input and ideas relating to each project and its effect on operations, such as:

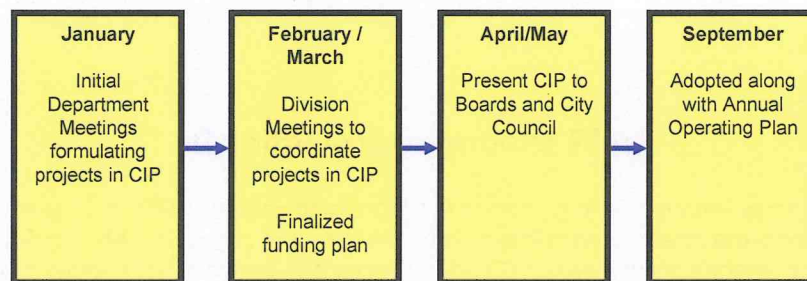
Fire and Police Services staff provides insight into a project's impact on emergency traffic responses, public lighting issues and other public safety concerns.

Planning & Development staff gives direction regarding new development and the infrastructure needs relating to this growth.

Downtown & Community Services staff evaluate projects to ensure that parkland, historic preservation and related needs are considered.

Other utility departments, such as the **Transportation, Energy and Water Services Departments** exchange information regarding each project and coordinated timing of many of the related projects in an effort to create less inconvenience for the citizens affected.

The timeline for the CIP planning process is outlined below:



2012 / 13 Capital Improvement Summary (in thousands)	
Project Costs	
Georgetown Utility Systems	
Water Services	\$6,902
Transportation Services	\$2,804
Energy Services	\$3,083
General Government	\$16,018
Debt Issuance Cost	\$305
Total Project Cost	\$29,112

By using this team approach, the City develops cooperation among the departments, identifies potential problem areas, and prioritizes financing issues.

The Capital Improvements Projects (CIP) generally consists of infrastructure and related construction and do not include small capital items such as furniture, equipment and vehicles. Significant maintenance projects, such as street repairs are not included in the capital project schedules. These maintenance type projects are not capitalized as a fixed asset and are always cash funded; therefore, they are considered operational in nature and are included in the departmental operating budget. The CIP schedules consolidate the capital spending priorities for all operating activities of the City, including all governmental and enterprise activities that provide services to the citizens of Georgetown.

2012 / 13 Capital Improvement Summary (in thousands)	
Funding	
Operating Revenue	\$9,320
Street Maintenance Sales Tax	\$1,144
Fund Balance / Transfer	\$1,475
Certificates of Obligation	\$385
General Obligation Bonds	\$14,300
Impact Fees	\$1,100
Interest & Other	\$675
TIRZ	\$175
Parkland Dedications	\$538
Total Funding	\$29,112

The CIP Schedules are included as part of the annual operating budget. The first year of the list becomes the capital budget for the approved budget year. The following pages outline the CIP Schedule for each activity and include anticipated projects, current year project location and sources of funding.

The improving local economy and resulting revenues allowed the City to substantially re-evaluate its historic **downtown** and **parks** capital improvements programs during the 2012/13 CIP process. These areas were a significant part of the 5 year business planning effort and the priority to address these areas was affirmed by Council during the June and July 2012 capital project review workshops. The CIP presented for those areas has been substantially enhanced over prior years.

City of Georgetown, Texas
Capital Improvement Plan
Operational Impacts

Operational Impacts

The City evaluates potential operating impacts as part of its annual CIP update process. For budgeting purposes, only those impacts that are material (generally over \$25,000) and readily identifiable and measurable are included in this analysis and used for long-term financial planning purposes.

Operational Budget Impact ('000)

Project	Basis for Estimate	12/13	13/14	14/15	15/16	16/17
Water Services Fund						
Wastewater interceptors	Due to reduced inflow and infiltration.	(12)	(12)	(12)	(12)	(12)
Pumping upgrades	Power savings	(7)	(7)	(7)	(7)	(7)
Electric Fund						
Substations/Communication	Transformation Cost Savings	(89)	(326)	(359)	(359)	(359)
General Fund - Facilities						
Public Safety Facility	Utilities and Building Maintenance costs		150	350	350	350
General Fund - Parks						
Amphitheater	Operations			253	300	300
Westside Park	Operations				830	830
Downtown & Community Fund						
Art Center	Utilities and Building Maintenance costs	3	5	6	6	6

Water Services

Introduction

Georgetown Utility Systems Water Services Utility maintains a Capital Improvement Program (CIP) to address the community's need for superior water, wastewater, and irrigation service. This CIP is determined by many factors including on-going annexation, service improvement, the rehabilitation of aging water and wastewater infrastructure, and the need to meet changing state and federal requirements.

The City operates three water treatment plants and five wastewater treatment plants. This table lists each plant with its current capacity. Water Services retains ownership of these plants and contracts for their operation. The City's current utilization of its water supply is 40% ground water and 60% surface water.

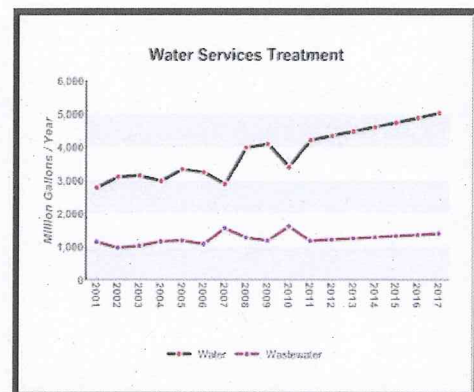
Water Treatment Plants	MGD
Lake Water Plant	19.800
San Gabriel Park Plant	6.307
Southside Plant	3.144
Total Capacity	29.251

Wastewater Treatment Plants	MGD
San Gabriel Plant	2.500
Pecan Branch Plant	1.500
Dove Springs Plant	2.500
Berry Creek Plant	0.300
Cimarron Hills Plant	0.200
Total Capacity	7.000

Growth

Population growth within the Water Utility service area continues to drive the need for capital improvement. The City of Georgetown's water and wastewater demand is projected to grow by approximately 15% over the next five years. The five year plan includes plans to expand the capacity of the water treatment system to meet peak demand.

Wastewater flows are also anticipated to grow by approximately 18% over the next five years. City staff continues to look for ways to improve services within the current infrastructure, and thus delay plant expansions if at all possible.



Age

One of the greatest issues facing Water Services is the replacement of older water and wastewater system mains. The City of Georgetown has been providing water and wastewater service for over one hundred years. Some of the early infrastructure has exceeded its useful life and requires extensive repair or replacement to continue the delivery of reliable service to the community.



The Wastewater improvements being recommended continue the rehabilitation of sanitary sewer mains that may be experiencing inflow and infiltration throughout the City. An aggressive sanitary sewer main improvement program eliminates the potential for Sanitary Sewer Overflows (SSO) and allows for the delivery of reliable wastewater service to the community.

Regulatory Changes

The City of Georgetown is subject to requirements of the Edwards Aquifer Recharge Zone (EARZ) rules because 98% of the City is over the Edwards Aquifer Recharge Zone. The regulatory requirements of the Texas Commission on Environmental Quality (TCEQ) require testing of at least 20% of the collection system every year, thus testing the entire system every 5 years. The testing is included in the Wastewater CIP program. Once problems are identified, the City has twelve (12) months to make repairs. A significant portion of the capital budget for the Wastewater Utility is dedicated for inspection and repair of existing mains.

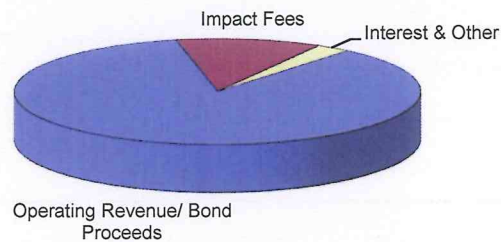
City of Georgetown, Texas
Water Services Capital Improvement Program
2012/13 to 2016/17

The City's five year Capital Improvement Program funding comes from a combination of cash, debt funding, and impact fees. Actual amount of debt issues will be determined upon each individual year's consideration of actual resources available, coverage requirement and other considerations.

In 2010, the City updated its impact fees. The new maximum fees are \$4,714 for water and \$1,694 for wastewater and \$5,240 for wastewater in the South Fork basin. The City Council set the current fees at \$3,511 for water and \$1,694 for wastewater and \$2,927 for wastewater in the South Fork basin.

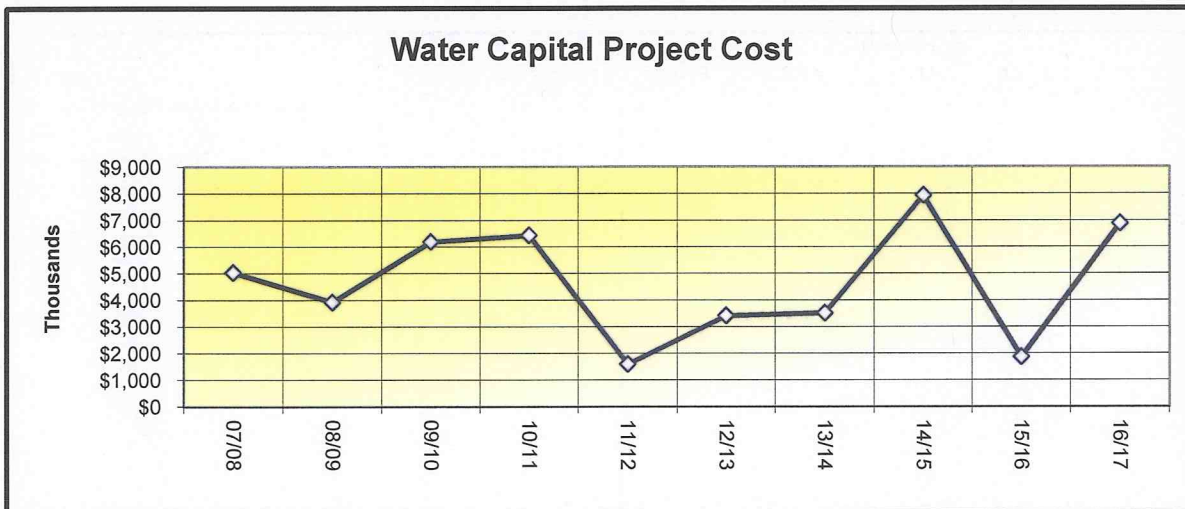
	2012/13	2013/14	2014/15	2015/16	2016/17	Total
<i>(Thousands of dollars)</i>						
Projected Annual Project Cost						
Water	\$3,420	\$3,529	\$7,935	\$1,862	\$6,893	\$23,639
Wastewater	\$2,482	\$7,000	\$8,312	\$6,798	\$5,268	\$29,860
Debt Issuance Cost	\$0	\$0	\$360	\$270	\$0	\$630
Sources of Funding						
Operating Revenue/ Bond Proceeds	\$4,452	\$9,009	\$15,041	\$7,319	\$10,502	\$46,323
Impact Fees	\$1,100	\$1,245	\$1,282	\$1,321	\$1,360	\$6,308
Interest & Other	\$350	\$275	\$284	\$290	\$299	\$1,498

Combined 5 Year Estimated Funding Sources

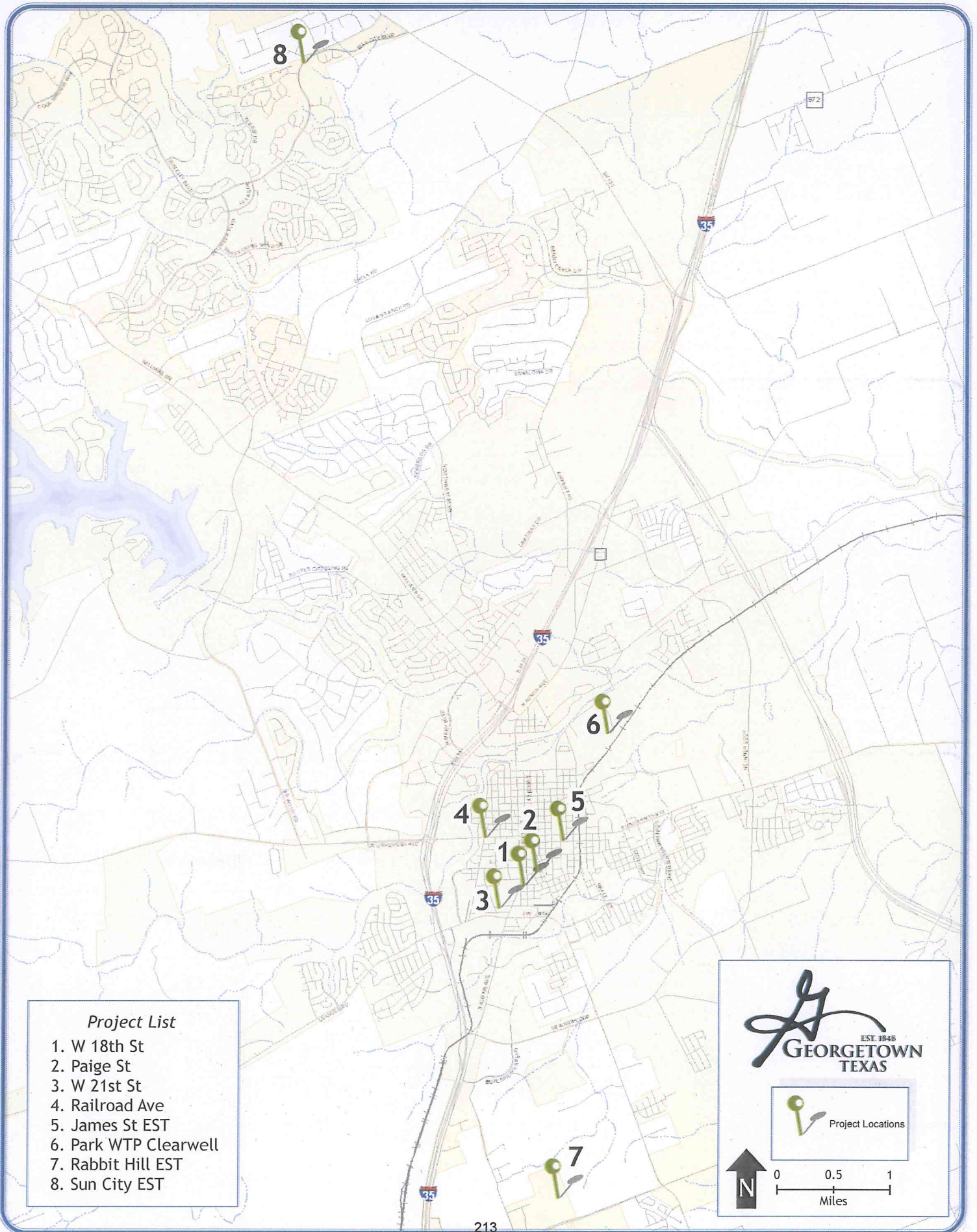


City of Georgetown, Texas
Water Capital Improvement Program
2012/13 to 2016/17

Project	Prior Year	12/13	13/14	Projected 14/15	15/16	16/17
<i>(Thousands of dollars)</i>						
<u>Current Projects:</u>						
Water Mains	4,126	305	2,386	1,976	146	4,698
Pump and Storage Upgrades		3,115	1,143	5,959	1,716	2,195
Totals	4,126	3,420	3,529	7,935	1,862	6,893



C.I.P. 2012-2013 Water Improvements



City of Georgetown, Texas
Capital Improvement Program

Water Mains

Responsible Division: Water Services

Financial Plan (thousands of dollars) :

Prior Years	Budget 12/13	Projected					Total	
		13/14	14/15	15/16	16/17			
7,591	305	2,386	1,976	146	4,698		17,102	

Description :

Project entails replacement of water lines in the service area to improve firefighting capabilities and eliminate aged, undersized lines. Replacement of lines is coordinated with the Street Department CIP program to replace water lines prior to or during street rehabilitation to minimize the impact of maintenance on upgraded streets.



Estimated Project Cost (000):

Construction	14,870
Design	2,232
Preconstruction	-
Other	-
Total	\$17,102

Funding Sources :

Funded by cash from operations

Subprojects (000):		12/13	13/14	14/15	15/16	16/17
Paige	18th to 20th	132	-	-	-	-
Water- Street Rehab		173	34	247	146	-
DB Wood to WR (H-1A)	DB Wood to Wolf Ranch	-	448	1,729	-	-
N. Side Old Town	N.Austin Ave to Stadium Dr	-	904	-	-	-
West Loop (H-1B) Ph I	Innerspace to Thousand Oaks	-	1,000	-	-	-
City Landfill Water	College St to WL Walden	-	-	-	-	18
South IH 35 Water(H-1B)		-	-	-	-	3,824
Shell Rd. Water (H-3)		-	-	-	-	856
				-	-	-

Operating Budget Impact (000):

Basis for Estimate	12/13	13/14	14/15	15/16	16/17

No Material Impact

Notes:

City of Georgetown, Texas
Capital Improvement Program

Pump and Storage Upgrades

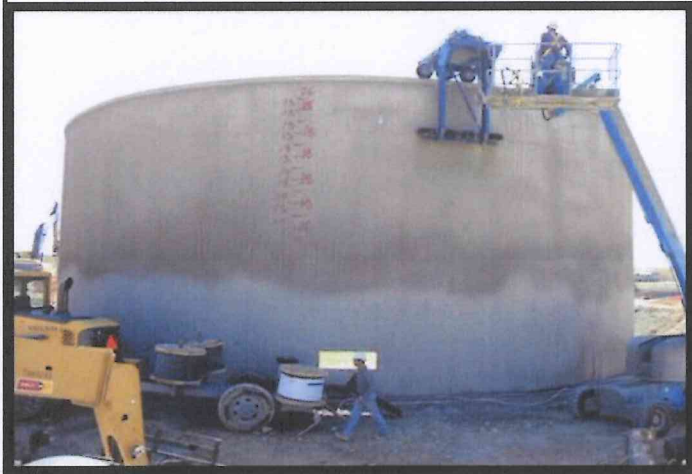
Responsible Division: Water Services

Financial Plan (thousands of dollars) :

Prior Years	Budget 12/13	Projected					Total	
		13/14	14/15	15/16	16/17			
-	3,115	1,143	5,959	1,716	2,195		14,128	

Description :

Future projects consist of routine maintenance of the James Street Elevated Storage Tank to increase the life cycle of the tank, the Park Water Treatment Plant clearwell is scheduled for removal and has become a regulatory issue. Rabbit Hill Elevated Storage Tank and the Sun City Elevated Storage Tank will be constructed to meet current and future system demand.



Estimated Project Cost (000):

Construction	12,010
Design	2,118
Preconstruction	-
Other	-
Total	\$14,128

Funding Sources :

Funded by cash from operations, utility revenue bonds and impact fees.

Subprojects (000):

	12/13	13/14	14/15	15/16	16/17
Rabbit Hill Elevated Storage Tank(EST)	75	213	-	1,500	-
Park WTP Clearwell	100	-	-	-	200
James Street Elevated Storage Tank(EST)	440	-	-	-	-
Sun City Elevated Storage Tank (EST)	2,500	-	-	-	-
Lake Water Treatment Plant 980' Pump Station	-	212	1,179	-	-
Sequoia Elevated Storage Tank (EST)	-	718	4,780	-	-
Park Water Treatment Plant Pump Station	-	-	-	216	1,199
West PP Pump Station (2018)	-	-	-	-	338
Southeast EST	-	-	-	-	458

Operating Budget Impact (000):

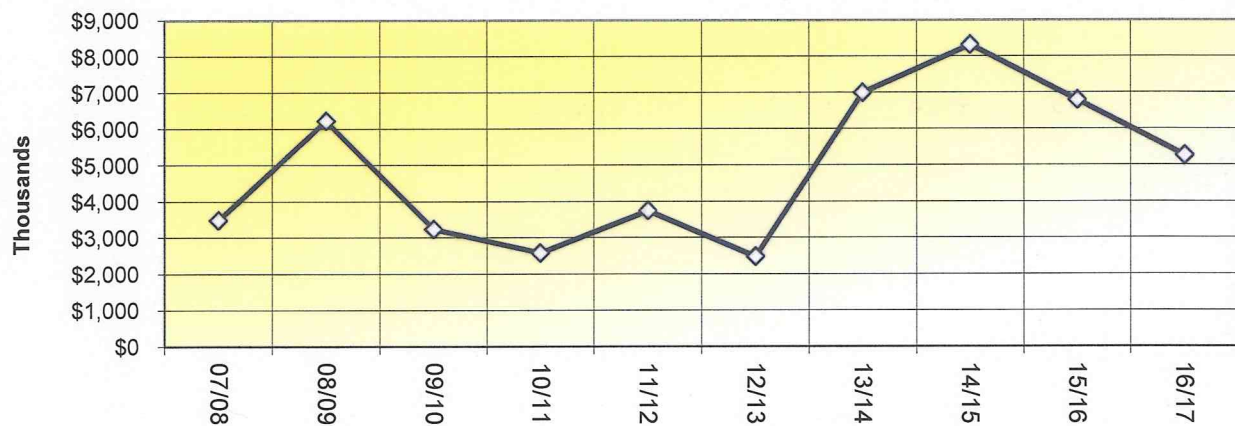
Basis for Estimate	12/13	13/14	14/15	15/16	16/17
No Material Impact					

Notes:

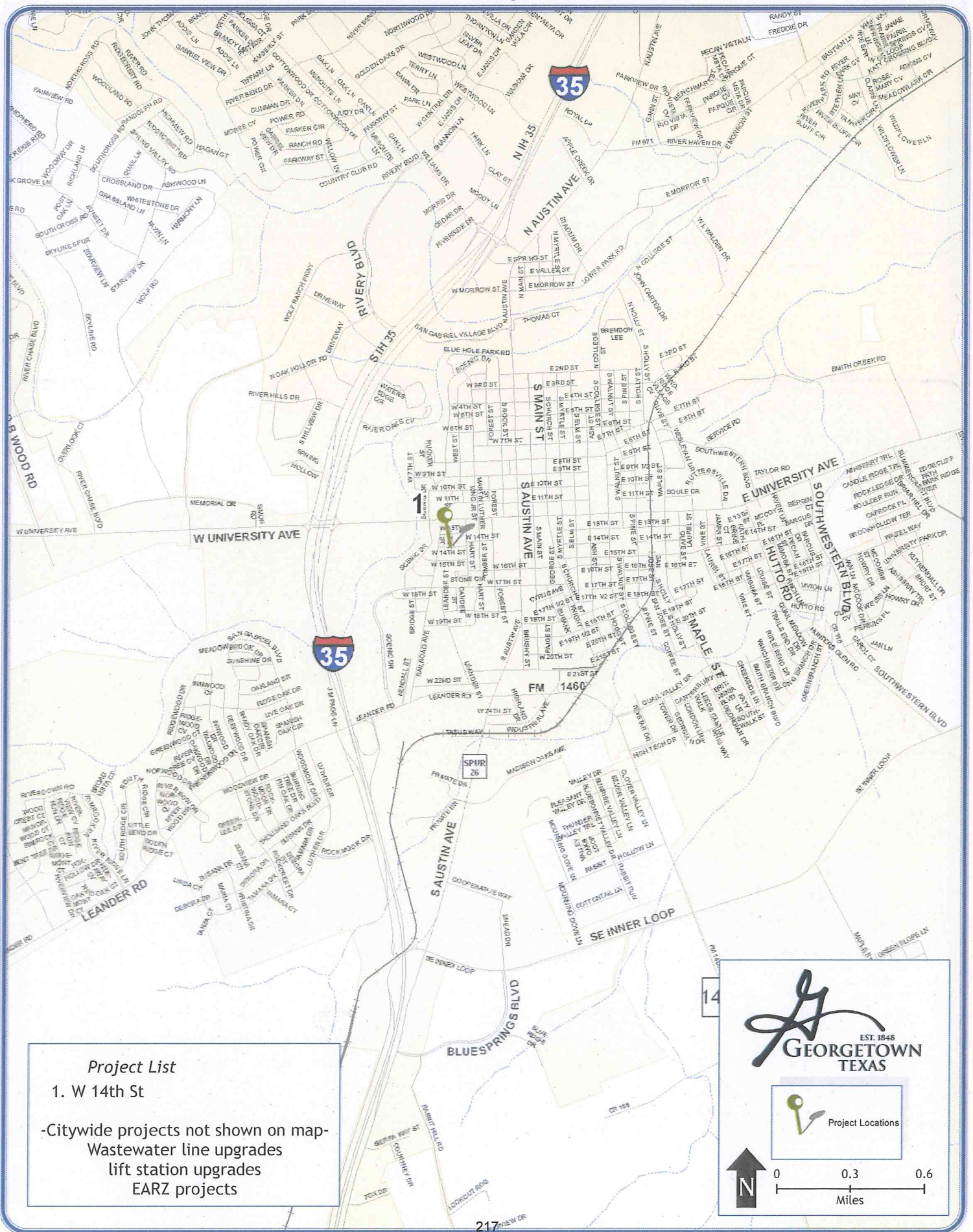
City of Georgetown, Texas
Wastewater Capital Improvement Program
2012/13 to 2016/17

Project	Prior Year	12/13	13/14	Projected 14/15	15/16	16/17
<i>(Thousands of dollars)</i>						
<u>Current Projects:</u>						
Wastewater Interceptors	2,602	1,085	2,570	4,539	6,798	1,000
Pumping Upgrades	387	596	907	250	-	1,883
Plant Upgrades	-	801	3,523	3,523	-	2,385
Totals	\$2,989	\$2,482	\$7,000	\$8,312	\$6,798	\$5,268

Wastewater Capital Project Cost



C.I.P. 2012-2013 Wastewater Improvements



City of Georgetown, Texas
Capital Improvement Program

Wastewater Interceptors

Responsible Division: Water Services

Financial Plan (thousands of dollars) :

Prior Years	Budget 12/13	Projected					Total
		13/14	14/15	15/16	16/17		
2,137	1,085	2,570	4,539	6,798	1,000		18,129

Description :

Project entails replacement of wastewater lines in the service area to improve flow and eliminate aged, undersized lines. Replacement of lines is coordinated with the Street Department CIP program to replace wastewater lines prior to or during street rehabilitation to minimize the impact of maintenance on upgraded streets. EARZ rehabilitation and the demand on the budget leave only a small amount of funds to be set aside for projects that have not specifically been identified.



Estimated Project Cost (000):

Construction	15,410
Design	2,719
Preconstruction	-
Other	-
Total	\$18,129

Funding Sources :

Funded with cash from operations.

Subprojects (000):

	12/13	13/14	14/15	15/16	16/17
Wastewater - street projects	85	144	136	200	-
EARZ	1,000	1,000	1,000	1,000	1,000
S. IH 35 Force Main Innerspace to Thousand Oaks	-	165	-	-	-
S. Interceptor 1 & 4	-	365	1,074	-	-
S. San Gabriel Int. 2 & 3	-	896	2,329	-	-
Inter. LS Decom (Int-LS)	-	-	-	5,598	-

Operating Budget Impact (000):

Basis for Estimate	12/13	13/14	14/15	15/16	16/17
Possible operational savings due to reduced inflow and infiltration	(12)	(12)	(12)	(12)	-

Notes:

City of Georgetown, Texas
Capital Improvement Program

Plant Upgrades

Responsible Division: Water Services

Financial Plan (thousands of dollars) :

Prior Years	Budget 12/13	Projected					Total	
		13/14	14/15	15/16	16/17			
1,268	801	3,523	3,523	-	2,385		11,500	

Description :

This project is to satisfy the TCEQ rule of 80% capacity. The Pecan Branch Waste Water Treatment Plant(WWTP) will be expanded by 1.5MG to meet the compliance of the current capacity and future growth. Future projects consist of other capacity improvements and/or the new Northlands WWTP.



Estimated Project Cost (000):

Construction	9,780
Design	1,720
Preconstruction	-
Other	-
Total	\$11,500

Funding Sources :

Funded with cash from operations and impact fees.

Subprojects (000):

	12/13	13/14	14/15	15/16	16/17
San Gabriel WWTP Generator	801				
Pecan Branch WWTP Expansion	-	3,523	3,523	-	-
Cimarron Hill WWTP Expansion	-	-	-	-	754
Northlands WWTP	-	-	-	-	1,631

Operating Budget Impact (000):

<i>Basis for Estimate</i>	12/13	13/14	14/15	15/16	16/17

No Material Impact

Notes:

City of Georgetown, Texas
Capital Improvement Program

Pumping Upgrades

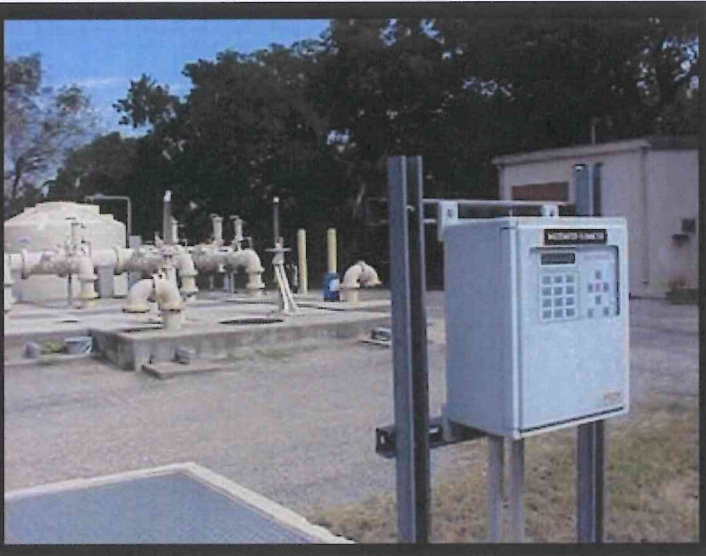
Responsible Division: Water Services

Financial Plan (thousands of dollars) :

Prior Years	Budget 12/13	Projected					Total	
		13/14	14/15	15/16	16/17			
1,400	596	907	250	-	1,883		5,036	

Description :

Project is a multi-year project to upgrade or decommission the City's 33 lift stations (LS). Included are control panel upgrades, SCADA and fiber upgrades, pump upgrades, emergency diesel installation, installation of safety grates, etc.



Estimated Project Cost (000):

Construction	4,280
Design	756
Preconstruction	-
Other	-
Total	\$5,036

Funding Sources :

Funded with cash from operations.

Subprojects (000):

	12/13	13/14	14/15	15/16	16/17
Stonehedge LS & Force Main (FM)	150	-	-	-	-
Westinghouse LS & FM	196	657	-	-	-
Lift Station Upgrades	250	250	250	-	250
Dove Springs WWTP LS	-	-	-	-	350
McNutt LS & FM	-	-	-	-	378
Cowan Creek LS & FM	-	-	-	-	905

Operating Budget Impact (000):

Basis for Estimate	12/13	13/14	14/15	15/16	16/17
Power savings	(7)	(7)	(7)	(7)	-

Notes: