



Base Reuse Department Summary

Department Overview

The Base Reuse Department is responsible for the reuse and redevelopment of the former Naval Air Station Alameda, including Alameda Point and North Housing. Department activities include facilitating conveyance of the property from the U.S. Department of Navy, developing the former base, and leasing and property management. The Department provides reports and information to the City Council and various Boards and Commissions, including the Planning Board and the Economic Development Commission.

Goals

- Facilitate the transfer, reuse and development of former federal lands by effectively implementing planning and contractual development documents for Alameda Point.
- Assist with development activities within the Tidelands areas and implement the approved land swap legislation and agreement.
- Administer an efficient commercial and residential leasing program for Alameda Point.
- Facilitate State legislation to restore tax increment funds to former military properties.

Workplan Highlights

- In FY 12-13, the Navy conveyed 511 acres of land and 870 acres of submerged property at Alameda Point to the City of Alameda and the State Lands Commission executed the Exchange Agreement with the City of Alameda for Alameda Point.
- In FY 12-13, the Department completed an Economic Development Strategy for Alameda Point and executed a grant agreement with the Metropolitan Transportation Commission and a consultant agreement for the Town Center and Waterfront Precise Plan (Precise Plan).
- The Department will complete phase 1 of the State Lands Exchange in FY 13-14.
- The Department will complete zoning, the Precise Plan, a Master Infrastructure Plan and a project-level Environmental Impact Report for Alameda Point.
- The Alameda Point residential and commercial leasing program will be maintained and continue implementing the recommendations included in the Economic Development Strategy.





Base Reuse Department Summary

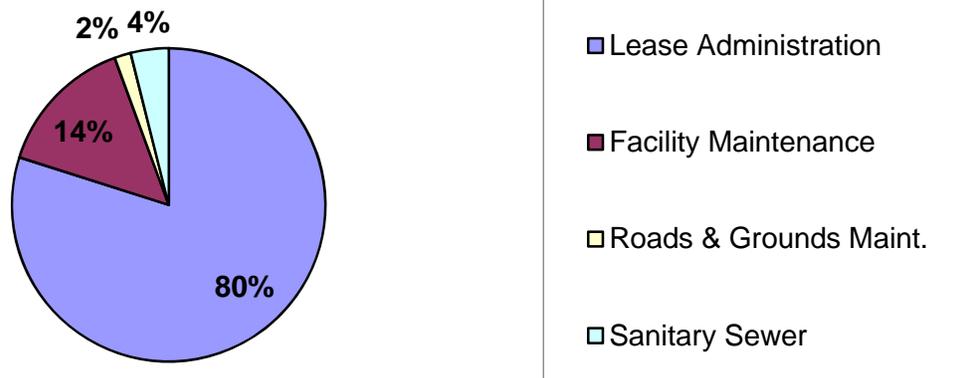
Mission Statement

To pursue development of the former Naval Air Station Alameda as a mixed-use, transit-oriented community respectful of its history and to manage its existing resources in an efficient and fiscally prudent manner.

Expenditure Summary by Program

<i>Program Name</i>	FY 11-12 Actual	FY 12-13 Budget	FY 12-13 Projected	FY 13-14 Budget	FY 14-15 Budget
Lease Administration	\$11,106,835	\$ 9,340,040	\$ 12,883,000	\$ 9,214,000	\$ 8,427,000
Facility Maintenance	1,620,140	1,503,740	1,538,000	1,672,000	1,718,000
Roads & Grounds Maint.	119,967	141,390	139,000	196,000	202,000
Sanitary Sewer	215,303	445,340	409,000	450,000	467,000
Total Program Budget	\$ 13,062,245	\$ 11,430,510	\$ 14,969,000	\$ 11,532,000	\$ 10,814,000
Less: Program Revenues	13,377,839	12,346,860	13,996,000	11,857,000	11,871,000
Net Program Budget	\$ (315,594)	\$ (916,350)	\$ 973,000	\$ (325,000)	\$ (1,057,000)
Cost Recovery %	102%	108%	93%	103%	110%

Department FY 13-14 Expenditures by Division





Base Reuse Department Summary

Expenditure Summary by Category

<i>Expenditure Category</i>	FY 11-12 Actual	FY 12-13 Budget	FY 12-13 Projected	FY 13-14 Budget	FY 14-15 Budget
Personnel Services	\$ 943,534	\$ 1,136,910	\$ 1,002,000	\$ 1,030,000	\$ 1,098,000
Contractual Services	7,385,495	5,343,620	9,486,000	5,877,000	5,050,000
Materials & Supplies	1,549,064	1,294,585	1,306,000	1,450,000	1,491,000
Municipal Service Fees	3,184,152	3,175,395	3,175,000	3,175,000	3,175,000
Debt Service	-	480,000	-	-	-
Total Program Budget	\$ 13,062,245	\$ 11,430,510	\$ 14,969,000	\$ 11,532,000	\$ 10,814,000
Less: Program Revenues	13,377,839	12,346,860	13,996,000	11,857,000	11,871,000
Net Program Budget	\$ (315,594)	\$ (916,350)	\$ 973,000	\$ (325,000)	\$ (1,057,000)

Full-Time Personnel Summary

<i>Program</i>	FY 11-12 Actual	FY 12-13 Budget	FY 13-14 Budget	FY 14-15 Budget
Lease Administration (819099)	4.25	5.05	4.05	4.05
Facility Maintenance (818003)	0.70	0.70	0.70	0.70
Roads & Grounds Maintenance (818004)	0.50	0.50	0.50	0.50
Sanitary Sewer (818007)	2.20	2.20	2.20	2.20
Total	7.65	8.45	7.45	7.45

Fund Summary

	FY 11-12 Actual	FY 12-13 Budget	FY 12-13 Projected	FY 13-14 Budget	FY 14-15 Budget
Program Budget by Fund					
Base Reuse (858)	\$ 13,062,245	\$ 11,430,510	\$ 14,969,000	\$ 11,532,000	\$ 10,814,000
Net Program Budget by Fund					
Base Reuse (858)	\$ (315,594)	\$ (916,350)	\$ 973,000	\$ (325,000)	\$ (1,057,000)



Base Reuse Lease Administration

Program Description

The Base Reuse Administration program supports the operations, maintenance and development of the former Alameda Naval Air Station property.

Key Objectives

1. Administer leases and manage lease revenues to reduce land holding costs.
2. Provide property management services, including maintenance and security for properties at Alameda Point.
3. Facilitate successful land conveyance negotiations with the Navy and development of the property.

Budget Highlights and Significant Proposed Changes

- Contractual Services increased during FY 12-13 to facilitate marketing, disposition, and development.
- Fund balance for FY 12-13 has diminished due to a legal settlement paid during FY 12-13.
- Debt Service payment to General Fund was shifted to the FISC fund.
- Revenues have decreased to account for several building vacancies during transitions to new tenants.
- Expenditures are projected to decrease during FY 13-14 and 14-15 due to one-time settlement costs in FY 12-13 and one-time expenditures anticipated for planning and entitlement costs related to planning for Alameda Point.
- In order to reduce the overall expenditures for this fund and maintain sufficient reserves, it is proposed to eliminate the Administrative Services Coordinator position for FY 13-14, a portion of which was previously allocated to this program.



Performance Indicators

Performance Indicator	Relates to Objective	FY 11-12 Actual	FY 12-13 Projected	FY 13-14 Budget	FY 14-15 Budget
New leases signed	1	8	3	3	3
Lease renewals	1	8	12	12	12
Licenses executed		12	12	12	12
Commercial roofs replaced/repaired	2	1	2	2	2
Housing roofs replaced	2	2	2	0	0
Negotiation sessions held with Navy and/or Community Meetings	3	35	30	30	30
Value of surplus Navy/personal property sold		\$97,700	\$10,000	\$10,000	\$10,000
Percent change in lease revenue		-3%	0%	-3%	-3%



Base Reuse

Lease Administration (819099)

Funding Sources:

Base Reuse (858)

Summary of Expenditures and Revenues

<u>Expenditure Category</u>	FY11-12 Actual	FY12-13 Budget	FY12-13 Projected	FY13-14 Budget	FY14-15 Budget
Personnel Services	\$ 621,845	\$ 805,170	\$ 680,000	\$ 692,000	\$ 743,000
Contractual Services	7,289,175	4,965,865	9,114,000	5,493,000	4,655,000
Materials & Supplies	11,663	12,645	13,000	13,000	13,000
Municipal Service Fees	3,184,152	3,076,360	3,076,000	3,016,000	3,016,000
Debt Service	-	480,000	-	-	-
Total Program Budget	\$ 11,106,835	\$ 9,340,040	\$ 12,883,000	\$ 9,214,000	\$ 8,427,000
Less: Program Revenues	13,377,839	12,346,860	13,996,000	11,857,000	11,871,000
Net Program Budget	\$ (2,271,004)	\$ (3,006,820)	\$ (1,113,000)	\$ (2,643,000)	\$ (3,444,000)

Full-Time Personnel Summary

<u>Position</u>	FY11-12 Actual	FY12-13 Budget	FY13-14 Budget	FY14-15 Budget
City Manager		0.40	0.40	0.40
Alameda Point Project Manager	1.00	1.00	1.00	1.00
Assistant City Attorney II	0.50	0.50	0.50	0.50
Community Development Director		0.10	0.10	0.10
Development Manager	0.50	0.50	0.50	0.50
Division Manager	0.50	0.55	0.40	0.40
City Planner		0.25	0.25	0.25
Administrative Services Coordinator	0.75	0.75		
Administrative Technician I	0.50	0.50	0.40	0.40
Office Assistant	0.50	0.50	0.50	0.50
Totals	4.25	5.05	4.05	4.05



Base Reuse Facility Maintenance

Program Description

The Alameda Point Facility Maintenance program funds staff and materials to maintain the City occupied or utilized buildings at Alameda Point. The cost of all utilities for Alameda Point is also included in this program.

Key Objectives

1. Maintain facilities at a level to prevent any interruption of occupancy.
2. Maintain facilities in a secure, clean, and aesthetically acceptable condition.
3. Respond to emergency service requests within 24 hours.
4. Respond to non-emergency service requests within 30 days.
5. Perform regulatory tests and compliance for City utilized buildings, including fire suppression, alarms detection, pest control and elevator compliance

Budget Highlights and Significant Proposed Changes

- The proposed increase in expenditures for FY 13-14 is due to projected increases in utility costs and the implementation of the recently updated Cost Allocation Plan.

Performance Indicators

Performance Indicator	Relates to Objective	FY 11-12 Actual	FY 12-13 Projected	FY 13-14 Budget	FY 14-15 Budget
Emergency service requests	3	100	100	100	100
Non-emergency service requests	4	200	200	200	200
Regulatory testing and compliance for City utilized Buildings	5	0	301	301	301





Base Reuse

Facility Maintenance (818003)

Funding Sources:

Base Reuse (858)

Summary of Expenditures and Revenues

<i>Expenditure Category</i>	FY11-12 Actual	FY12-13 Budget	FY12-13 Projected	FY13-14 Budget	FY14-15 Budget
Personnel Services	\$ 61,891	\$ 64,855	\$ 64,000	\$ 68,000	\$ 71,000
Contractual Services	90,392	176,455	171,000	177,000	181,000
Materials & Supplies	1,467,857	1,222,200	1,263,000	1,376,000	1,415,000
Municipal Service Fees	-	40,230	40,000	51,000	51,000
Total Program Budget	\$ 1,620,140	\$ 1,503,740	\$ 1,538,000	\$ 1,672,000	\$ 1,718,000
Less: Program Revenues	-	-	-	-	-
Net Program Budget	\$ 1,620,140	\$ 1,503,740	\$ 1,538,000	\$ 1,672,000	\$ 1,718,000

Full-Time Personnel Summary

<i>Position</i>	FY11-12 Actual	FY12-13 Budget	FY13-14 Budget	FY14-15 Budget
Public Works Maintenance Worker II	0.70	0.70	0.70	0.70
Totals	0.70	0.70	0.70	0.70



Base Reuse

Roads and Grounds Maintenance

Program Description

The Alameda Point Roads and Grounds Maintenance program provides staff and materials to maintain the roads from curb to curb at Alameda Point.

Key Objectives

1. Maintain road surfaces to prevent any interruption of use.
2. Respond to emergency service requests within 24 hours.
3. Respond to non-emergency service requests within 30 days.

Budget Highlights and Significant Proposed Changes

- The variance in Cost Allocation for FY 13-14 is a result of the recently updated Cost Allocation Plan.

Performance Indicators

Performance Indicator	Relates to Objective	FY 11-12 Actual	FY 12-13 Projected	FY 13-14 Budget	FY 14-15 Budget
Emergency service requests	2	12	12	12	12
Non-emergency service requests	3	20	20	20	20
Potholes repaired	1	12	30	30	30





Base Reuse

Roads & Grounds Maintenance (818004)

Funding Sources:

Base Reuse (858)

Summary of Expenditures and Revenues

<i>Expenditure Category</i>	FY11-12 Actual	FY12-13 Budget	FY12-13 Projected	FY13-14 Budget	FY14-15 Budget
Personnel Services *	\$ 53,857	\$ 54,140	\$ 52,000	\$ 52,000	\$ 55,000
Contractual Services	5,928	76,000	76,000	78,000	81,000
Materials & Supplies	60,182	-	-	-	-
Municipal Service Fees	-	11,250	11,000	66,000	66,000
Total Program Budget	\$ 119,967	\$ 141,390	\$ 139,000	\$ 196,000	\$ 202,000
Less: Program Revenues	-	-	-	-	-
Net Program Budget	\$ 119,967	\$ 141,390	\$ 139,000	\$ 196,000	\$ 202,000

* Includes Part-Time Personnel Costs of: \$ 4,735 \$ - \$ - \$ -

Full-Time Personnel Summary

<i>Position</i>	FY11-12 Actual	FY12-13 Budget	FY13-14 Budget	FY14-15 Budget
Public Works Maintenance Worker II	0.50	0.50	0.50	0.50
Totals	0.50	0.50	0.50	0.50



Base Reuse Sanitary Sewer

Program Description

The Alameda Point Sanitary Sewer program provides management and maintenance of Alameda Point's sewer collection system, in accordance with state and federal requirements. The program is also responsible for complying with cyclical sewer cleaning and videoing approved by the Environmental Protection Agency, responding to and resolving sanitary sewer overflows, and performing necessary repairs to sewer mains and lower laterals as required.

Key Objectives

1. Respond to emergency service requests and inquiries within 24 hours.
2. Respond to non-emergency service requests and inquiries within 30 days.
3. Perform monthly inspection of all sanitary pump stations.
4. Perform quarterly cleaning of all sanitary pump stations.
5. Comply with the EPA's unfunded mandate to clean 15 miles of sewer within a ten-year cycle.
6. Video and identify needed remedial sewer repairs.

Budget Highlights and Significant Proposed Changes

- The proposed increase in expenditures for FY 13-14 is due to a projected increase in supplies needed to assist in maintaining the Point's sewer collection system.

Performance Indicators

Performance Indicator	Relates to Objective	FY 11-12 Actual	FY 12-13 Projected	FY 13-14 Budget	FY 14-15 Budget
Emergency requests received	1	12	12	12	12
Emergency requests responded to within 24 hours	1	12	12	12	12
Pump stations maintained	3, 4	10	10	10	10
Sewer cleaning	5	2 mi	2 mi	2 mi	2 mi
Videoing of sewer lines	6	1 mi	1 mi	1 mi	1 mi





Base Reuse

Sanitary Sewer (818007)

Funding Sources:

Base Reuse (858)

Summary of Expenditures and Revenues

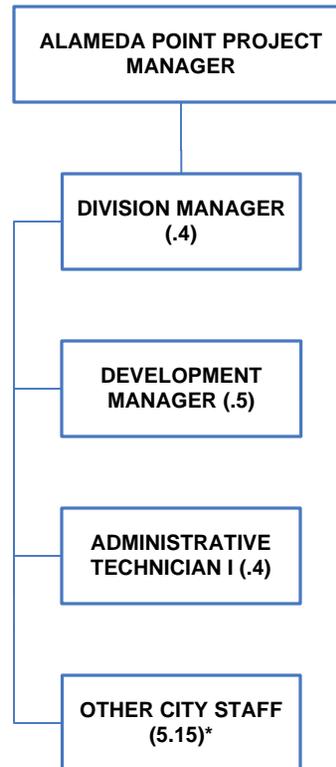
<u>Expenditure Category</u>	FY11-12 Actual	FY12-13 Budget	FY12-13 Projected	FY13-14 Budget	FY14-15 Budget
Personnel Services	\$ 205,941	\$ 212,745	\$ 206,000	\$ 218,000	\$ 229,000
Contractual Services	-	125,300	125,000	129,000	133,000
Materials & Supplies	9,362	59,740	30,000	61,000	63,000
Municipal Service Fees	-	47,555	48,000	42,000	42,000
Total Program Budget	\$ 215,303	\$ 445,340	\$ 409,000	\$ 450,000	\$ 467,000
Less: Program Revenues	-	-	-	-	-
Net Program Budget	\$ 215,303	\$ 445,340	\$ 409,000	\$ 450,000	\$ 467,000

Full-Time Personnel Summary

<u>Position</u>	FY11-12 Actual	FY12-13 Budget	FY13-14 Budget	FY14-15 Budget
Public Works Supervisor	0.20	0.20	0.20	0.20
Public Works Maintenance Worker II	2.00	1.00	1.00	1.00
Public Works Maintenance Worker I	-	1.00	1.00	1.00
Totals	2.20	2.20	2.20	2.20



Base Reuse FY 13-14 / 14-15



*Other City staff are accounted for in the City Manager and Community Development Department's organization chart.