


Capital Improvement Planning Services

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October 22, 2024

Asset Management and Project Management Specialists (AMPM)



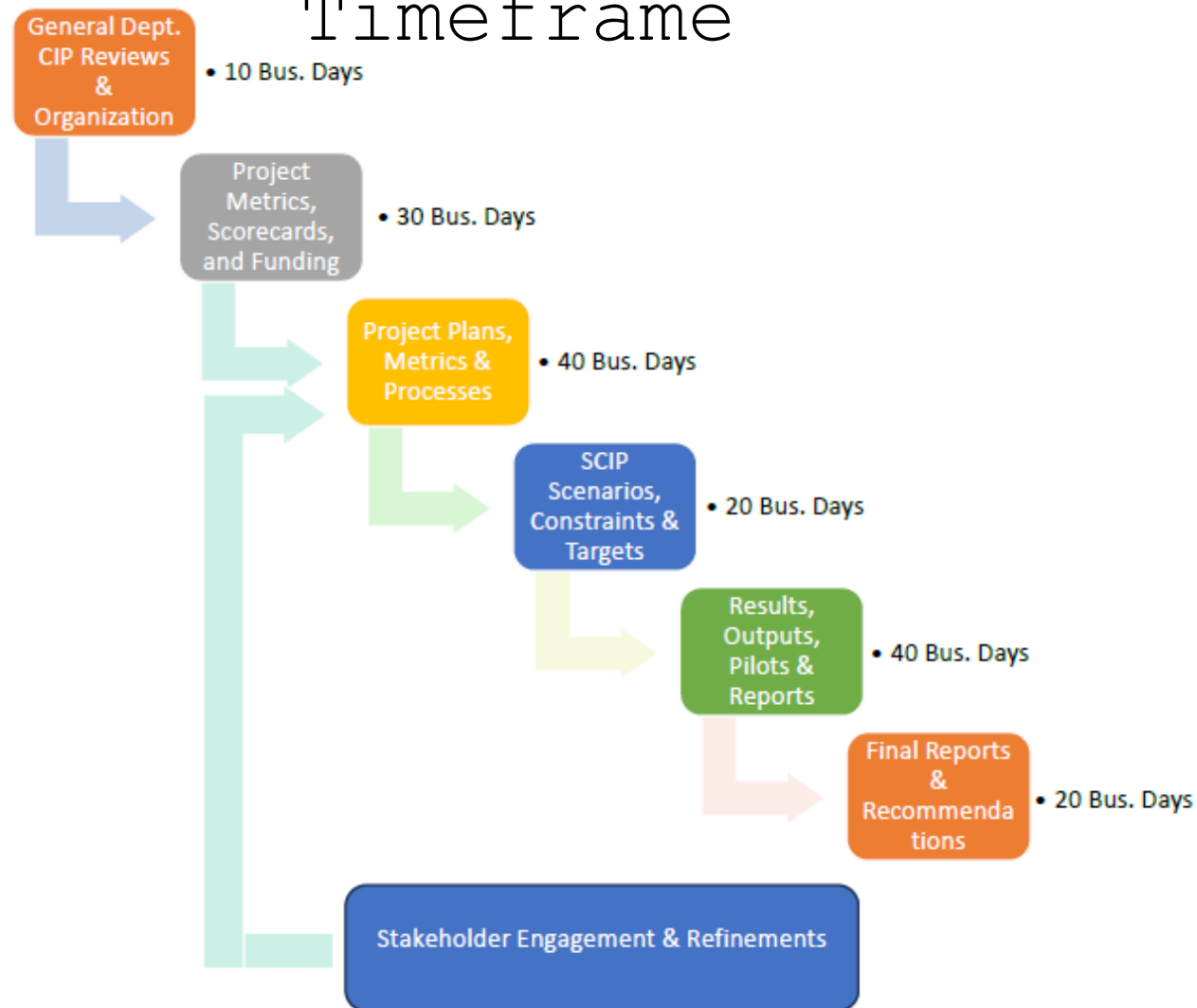
Kevin Corwin



Janice Mattox

Creating CIP Management Systems That Get Projects Done Right – People,
Process, and Technology

County CIP Planning and Implementation Timeframe



Note: large numbers of CIP scenario iterations may impact timeframes.

- Departmental Projects Review
 - Public Services, Public Works, and Special Districts
- Initial Departmental CIPs Formation
 - Utilize Public Services Facilities Improvement Plan and Public Works / Special Districts Capital Planning
 - Project Plan (Scope, Schedule, Costs, Benefits) for Every Potential CIP Project
 - Metrics to quantify project benefits
 - Departmental level for metric setting
 - CIP modeling based on department funding

Establish CIP Scenarios, Constraints, & Targets

- Time-ranges
- Revenue levels and periods
- Funding source options, levels, and periods
- Critical Projects List with Their Associated Start of Finish Constraints
- ❖ Optimizing the prioritization of project costs, timing, difficulty, and benefits.
Answer what to prioritize to produce desired

Prepare and Facilitate Stakeholder Engagement and Refinements

- Summary reports for different scenarios
- Stakeholder engagement and refinements
 - Project metrics, scorecards, and funding sources
 - Project execution plans and process
 - Scenario constraints and targets
 - Scenario results, outputs, pilots, and reports

Note: Engagement occurs throughout the CIP analysis.

InScope – Project Planning & Optimization

InScope										Welcome, Kevin LAKE COUNTY CA									
PROJECTS BUDGETS WORKLOADS TIMESHEETS EXPENSES VENDORS PRIORITIZE SYSTEM																			
Infrastructure Project Template										Welcome, Kevin LAKE COUNTY CA									
IFS-TMP-01																			
SCOPE										LIMIT FORECAST RESET CONSOLIDATE REPORTS RELOAD CASH FLOW COLUMNS									
DETAILS >										FORECAST > SCHEDULE > CASH FLOW <									
ROW #	WBS	NAME	TYPE	STATUS	TODOS	WORK % COMPLETE	ACTIVE	TOTAL	VARIANCE	START	END	TIME % ELAPSED	2024	2025	2026	2027	2028		
	IFS-TMP-01	INFRASTRUCTURE PROJ...						\$3,500,000.00	-\$3,500,000.00	01/01/20...	05/17/20...	0%	\$0.00	\$364,186.04	\$2,519,147.29	\$616,666.67	\$0.00		
1	1	Contract & Charter	Stage			0%	✓	\$0.00	\$0.00	01/01/2025	01/28/2025	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2	> 2	Pre-Design	Stage			0%	✓	\$50,000.00	-\$50,000.00	01/29/2025	05/12/2025	0%	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00		
8	> 3	Design	Stage			0%	✓	\$250,000.00	-\$250,000.00	05/13/2025	03/09/2026	0%	\$0.00	\$194,186.05	\$55,813.95	\$0.00	\$0.00		
21	> 4	Site Control	Stage			0%	✓	\$200,000.00	-\$200,000.00	09/23/2025	03/09/2026	0%	\$0.00	\$119,999.99	\$80,000.01	\$0.00	\$0.00		
25	> 5	Construction	Stage			0%	✓	\$3,000,000.00	-\$3,000,000.00	03/10/2026	03/22/2027	0%	\$0.00	\$2,383,333.33	\$616,666.67	\$0.00	\$0.00		
35	6	Closeout	Stage			0%	✓	\$0.00	\$0.00	03/23/2027	05/17/2027	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

InScope

PROJECTS

WORKLOADS

TIMESHEETS

EXPENSES

SUBS

SYSTEM

Welcome, Kevin

ANPM CONSULTING, LLC

→

Lake County CA Strategic CIP

P240002-LCA PURSUIT

GRID

GANTT

INFO

← Previous timespan

→ Next timespan

Expand all

Collapse all

Toggle Baseline

Save Baseline

Zoom In

Zoom Out

Zoom to fit

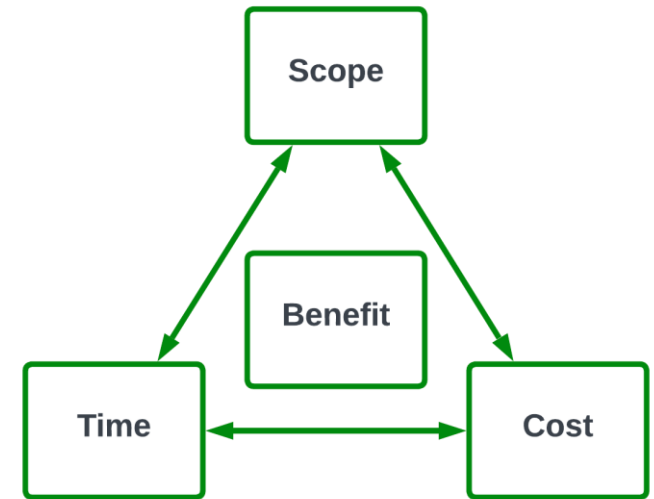
Excel export

CSV export

Settings

Search

ROW #	WBS	NAME	START	FINISH	DURATION	PREDECESSOR	2025								
							JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025
1	1	Negotiating, Contracting and Preparation	6/3/2024	7/12/2024	30 days		Negotiating, Contract...								
2	2	General Dept. CIP Reviews & Organization	7/15/2024	7/26/2024	10 days	1FS		Gen...							
3	3	Establish Dept. & Org. Project Metrics, Scorecards, and	7/29/2024	9/6/2024	30 days	2FS			Establish Dept. & Org...						
4	4	Collaborate with Depts. to systemize Project Plans, Me	9/9/2024	11/1/2024	40 days	3FS				Collaborate with Depts. to syste...					
5	5	Establish SCIP Scenarios, Constraints & Targets	11/4/2024	11/29/2024	20 days	4FS					Establish SCI...				
6	6	Develop SCIP Scenario Results, Outputs, Pilots & Repo	12/2/2024	12/27/2024	20 days	5FS						Develop SCIP...			
7	7	Prepare & facilitate Stakeholder Engagement & Refiner	9/9/2024	1/24/2025	100 days	3FS				Prepare & facilitate Stakeholder Engagement & Refinements					
8	8	Deliver Final Reports & Recommendations	1/27/2025	2/21/2025	20 days	7FS							Deliver Final ...		
9	9	Add Option 1: CIP System Implementation	12/2/2024	2/21/2025	60 days	8FF							Add Option 1: CIP System Implementation		
10	10	Add Option 2: CIP System-GIS Integration	12/2/2024	2/21/2025	60 days	8FF							Add Option 2: CIP System-GIS Integration		



InScope – Project Planning & Optimization

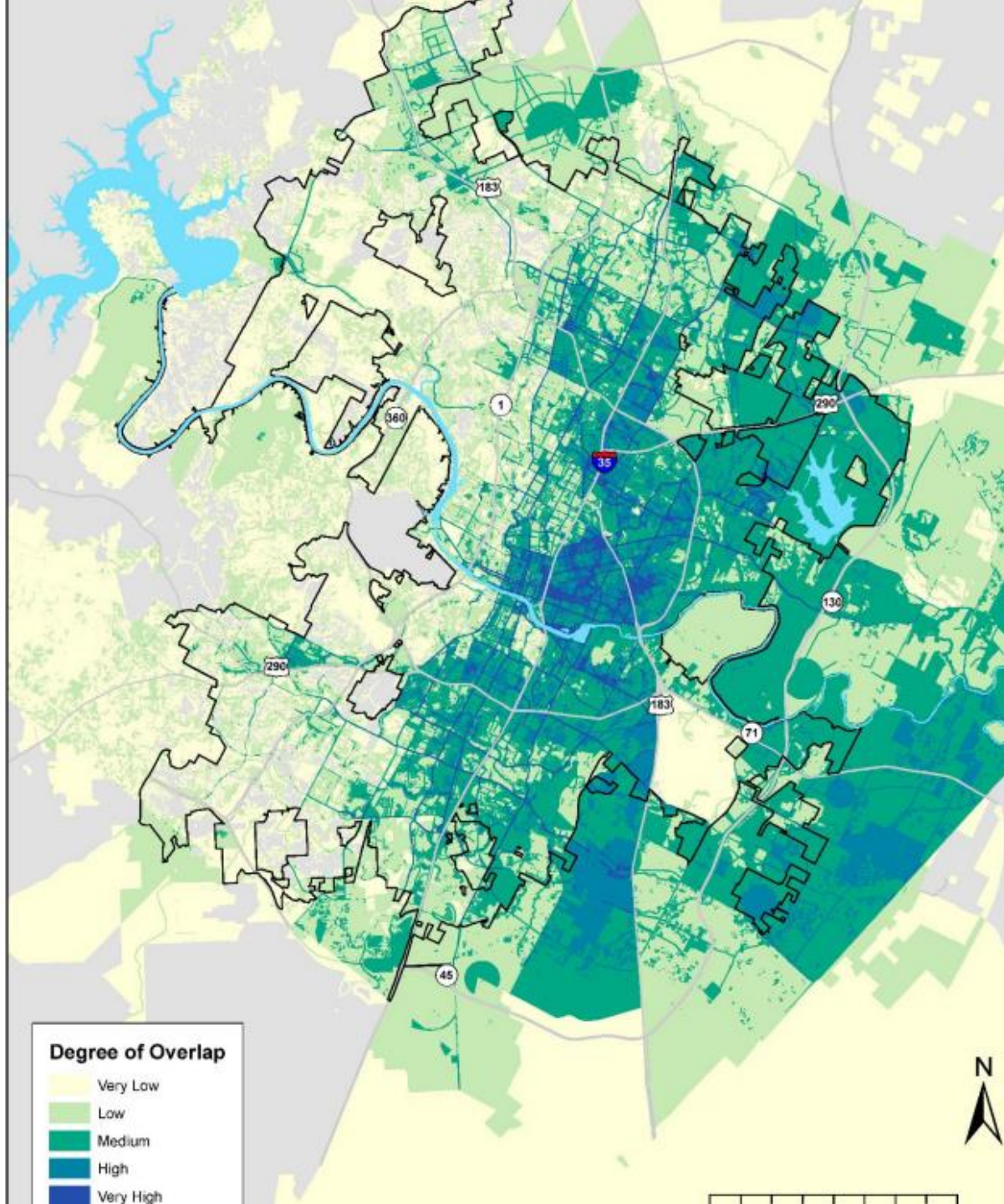
1 - Traditional Approach

Code	Total Score	2020	2021	2022	2023	2024	2025
Project A	90	\$150,000.00	\$205,000.00	\$1,495,000.00	\$0.00	\$0.00	\$0.00
Project B	80	\$195,000.00	\$615,000.00	\$4,750,000.00	\$1,250,000.00	\$0.00	\$0.00
Project C	70	\$0.00	\$108,000.00	\$715,000.00	\$2,600,000.00	\$0.00	\$0.00
Project D	60	\$0.00	\$0.00	\$180,000.00	\$450,000.00	\$2,237,875.00	\$360,000.00
Project E	50	\$0.00	\$0.00	\$200,000.00	\$325,000.00	\$1,500,000.00	\$750,000.00
\$3,000,000.00	Cost:	\$345,000.00	\$928,000.00	\$7,340,000.00	\$4,625,000.00	\$3,737,875.00	\$1,110,000.00
	Budget:	\$3,000,000.00	\$5,655,000.00	\$7,727,000.00	\$3,387,000.00	\$1,762,000.00	\$1,024,125.00
	Balance:	\$2,655,000.00	\$4,727,000.00	\$387,000.00	(\$1,238,000.00)	(\$1,975,875.00)	(\$85,875.00)
		2020	2021	2022	2023	2024	2025
Rolling Total Score:		9.59	19.29	69.32	89.84	103.57	106.94

2 – InScope Optimization

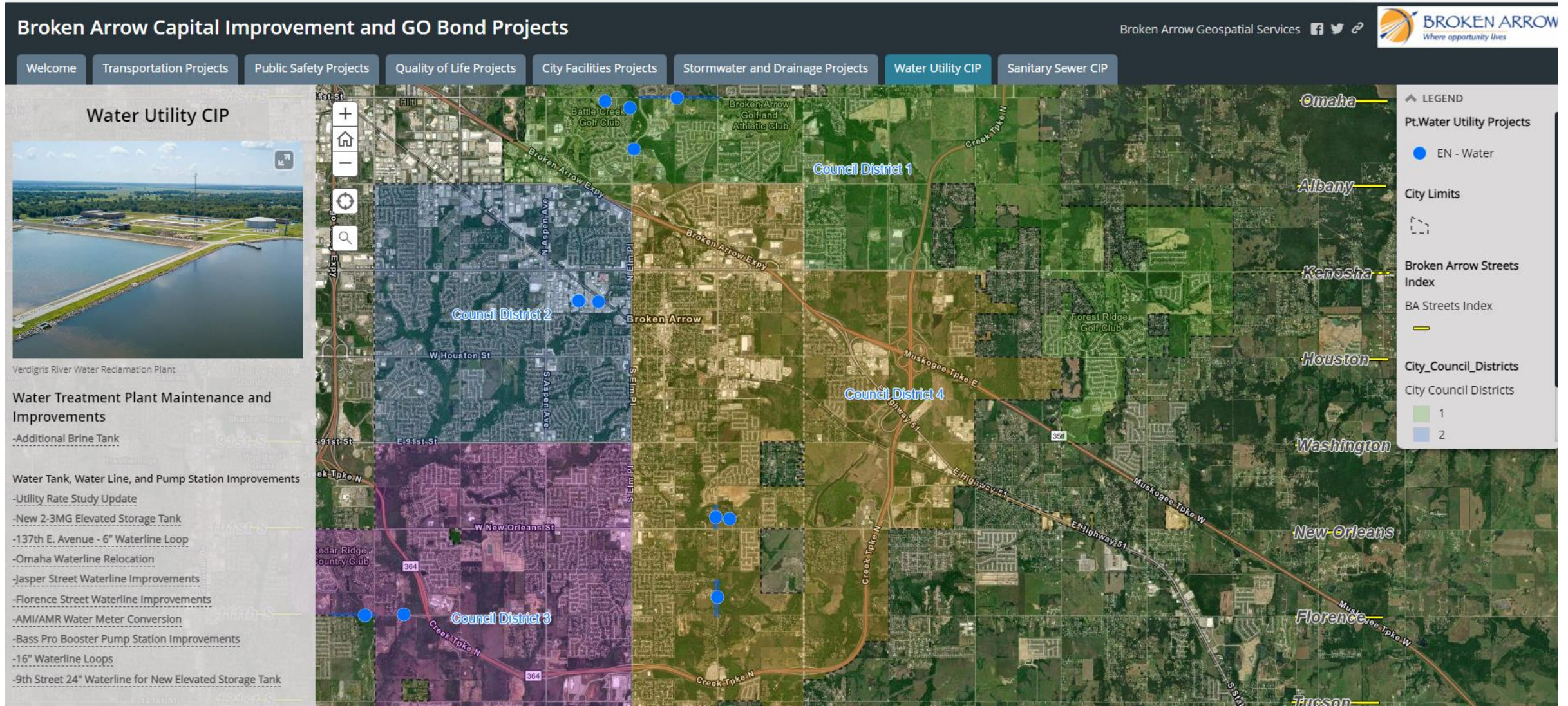
Code	Total Score	2020	2021	2022	2023	2024	2025
Project A	90	\$150,000.00	\$205,000.00	\$1,495,000.00	\$0.00	\$0.00	\$0.00
Project B	80	\$0.00	\$0.00	\$0.00	\$195,000.00	\$615,000.00	\$4,750,000.00
Project C	70	\$108,000.00	\$715,000.00	\$2,600,000.00	\$0.00	\$0.00	\$0.00
Project D	60	\$180,000.00	\$450,000.00	\$2,237,875.00	\$360,000.00	\$0.00	\$0.00
Project E	50	\$0.00	\$200,000.00	\$325,000.00	\$1,500,000.00	\$750,000.00	\$0.00
\$3,000,000.00	Cost:	\$438,000.00	\$1,570,000.00	\$6,657,875.00	\$2,055,000.00	\$1,365,000.00	\$4,750,000.00
	Budget:	\$3,000,000.00	\$5,562,000.00	\$6,992,000.00	\$3,334,125.00	\$4,279,125.00	\$5,914,125.00
	Balance:	\$2,562,000.00	\$3,992,000.00	\$334,125.00	\$1,279,125.00	\$2,914,125.00	\$1,164,125.00
		2020	2021	2022	2023	2024	2025
Rolling Total Score:		12.85	31.13	88.92	97.92	102.07	111.37

Capital Spending with Strategic Initiative s



Coordinate CIP
analysis with General
Plan initiatives and
other strategic
priorities

GIS Project Mapping – Stakeholder and Public Communication



Applications Outside of Lake County Government

Informs interested outside organizations timeframe
and capacity of capital improvements


Commercial Real Estate Developers

State and Federal Governments

Site Selection for Business Location /
Expansion

Strategic Planning for Outside Organizations

Capital Improvement Planning Services

A solid orange horizontal bar is positioned below the main title text.

October 22, 2024