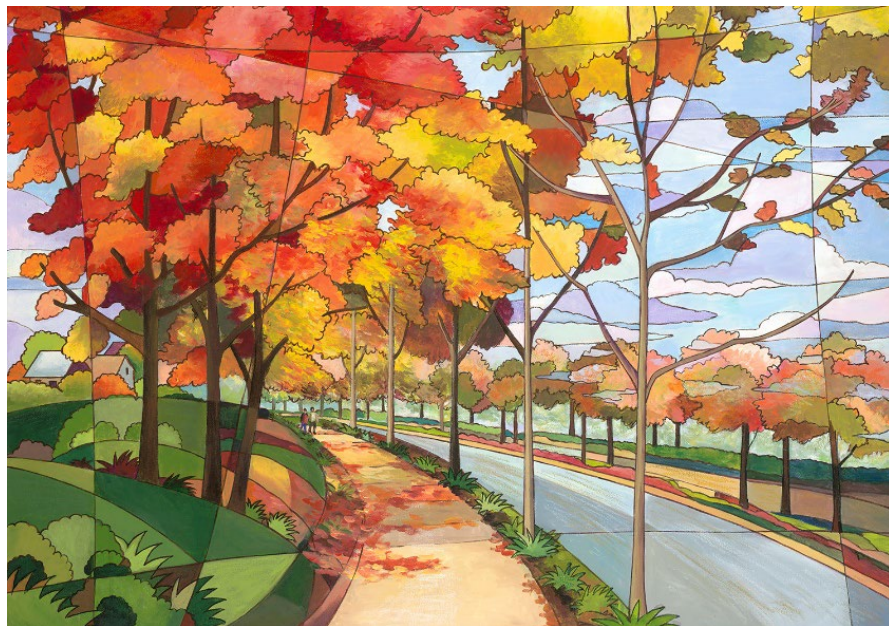


County of Alameda

Five-Year Capital Improvement Plan

FY 2024 – 2025 to FY 2028 – 2029 (FY 25 – FY 29)



PRESENTED BY THE COUNTY ADMINISTRATOR



SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

C O U N T Y A D M I N I S T R A T O R

June 24, 2024

Honorable Board of Supervisors
Administration Building
Oakland, CA 94612

Dear Board Members:

**SUBJECT: ADOPT THE ALAMEDA COUNTY CAPITAL IMPROVEMENT PLAN FOR
FISCAL YEAR 2024-2025 THROUGH FISCAL YEAR 2028-2029**

RECOMMENDATION:

Adopt the Alameda County Capital Improvement Plan for Fiscal Year 2024-2025 through Fiscal Year 2028-2029 (FY 25-29).

SUMMARY:

The FY 25-29 Five Year Capital Improvement Plan (CIP) outlines over \$3.5 billion in expenses to develop and maintain the County's capital assets over the next five fiscal years including out-year cost projections. On August 1, 2023, your Board approved the Long-Range Capital Financing Plan to strategically invest in our County facilities and infrastructure.

Capital Improvement Plan FY 25-29 (Including Years beyond FY 29)				
<i>*Totals may vary slightly due to rounding</i>				
(in millions)	General Services Agency Projects	Public Works Agency Projects	Tier One Projects	Total*
Project Cost Estimates	\$1,925	\$1,555	\$23	\$3,503
Identified Revenue	(\$1,355)	(1,442)	(\$23)	(\$2,820)
Funding Gap	\$570	\$113	\$0	\$683

The FY 25-29 CIP incorporates the Long-Range Capital Financing Plan into its revenue assumptions, leaving a funding gap of \$570 million in the Five-Year CIP for GSA projects. The revenue assumed in the FY 25-29 CIP is contingent upon market conditions and a stable, strong economy.

DISCUSSION:

The Capital Improvement Plan (CIP) assists your Board with identifying the facilities and projects and the long-range capital funding needs to support County programs. The County Administrator updates the Five-Year Plan each fiscal year to reflect the completion of Board-approved projects and the addition of new projects approved by your Board mid-year. The Plan also documents the unfunded need for additional capital improvements and new capital infrastructure requested by County agencies and departments.

The CIP includes an Executive Summary, project summary pages, financial tables with project expenses and revenues, a list of owned and leased facilities, and other supporting documents. The CIP organizes projects into program categories based on the project type, status, and priority. The Appendices include additional tables and documents relevant to the creation, development, and management of the CIP. These include the adopted Board policies related to the CIP's development and financing tables.

The Capital Improvement Plan is comprised of the following major components:

- **GSA Projects**
 - Projects Approved and Underway (Category I)
 - Santa Rita Jail Projects (Category II)
 - Facilities Conditions Assessment, Americans with Disabilities, and Environmental Projects (Category III)
 - Pending Projects and Studies Underway (Category IV)
 - Completed Projects (Category V)
 - Future Projects (Category VI)
- **Public Works Agency Projects**
 - Flood Control Projects
 - Road Projects
- **Tier One Capital Projects Managed by Community Development Agency (CDA)**

FINANCING

The CIP identifies a total of \$3.5 billion in costs for FY 25-29 (including out-years) for GSA, PWA and CDA. The Long-Range Financing Plan, approved by your Board on August 1, 2023 provides funding to cover only GSA portfolio costs. Tier One Projects, managed by CDA, are fully funded by a designation and Public Works Agency projects are expected to be fully funded by future Road and Flood Control district revenues.

The FY 25-29 CIP (including out-years) estimates \$1.9 billion of GSA project costs and assumes \$1.1 billion revenue will come from the Special Capital Construction Fund (SCCF), which was created with the approval of the Long-Range Capital Financing Plan. The sources of revenue in the SCCF includes an annual allocation equivalent to 5% of discretionary revenues and 50% of prior year savings based on year-end fund balances for the next ten years. In addition, GSA has identified over \$250 million which includes the Measure X bond revenue (when issued), federal, State, local aid, special district funds, and general fund contribution for major maintenance to support their projects.

Despite the significant strides made towards closing the funding gap, there continues to be \$570 million in unfunded needs in the GSA portfolio. In addition, the funding in the SCCF and CIP assumes the continued allocation of these revenues for the next ten years, and should market conditions or the economy shift, any shortfall will create a larger funding gap.

VISION 2026

The adoption of the Alameda County FY 25-29 Capital Improvement Plan advances the Vision 2026 Operating Principles of **Fiscal Stewardship**, **Sustainability**, and **Access**.

Very truly yours,



Susan S. Muranishi
County Administrator

cc: Auditor-Controller
County Counsel
Director, General Services Agency
Director, Public Works Agency
Director, Community Development Agency

Five-Year Capital Improvement Plan (CIP)

Fiscal Year 2024-2025 to Fiscal Year 2028-2029 (FY 25-29)

EXECUTIVE SUMMARY

Introduction

Established in 1853, Alameda County is the arm of local government that provides for the basic needs of vulnerable populations and for countywide health, human services, and public safety. At 821 square miles, Alameda County encompasses a varied urban, suburban, and rural geography with a total population estimated to be 1.64 million as of January 2024.

The County is governed by a five-member Board of Supervisors elected by district popular vote. The Board of Supervisors is responsible for providing policy direction, approving the County budget, and representing the County in several areas including unincorporated areas and dependent special districts.

For the County to effectively carry out its mission to provide services, it relies on a workforce of over 10,000 employees who deliver a myriad of services to the public in various buildings and facilities. This includes office buildings where families can apply for assistance through the Social Services Agency, seek medical treatment at Wilma Chan Highland Hospital, or visit a County library and get help with homework.

The County's Five-Year Capital Improvement Plan (CIP) is a programming document that outlines the County's plan for maintaining its physical infrastructure which includes traditional buildings but also, roads, trails, bridges, and flood control infrastructure. The CIP supports the overall goals of the County and is updated annually as part of the budget process. The first year of the CIP represents funds that are anticipated to be appropriated during FY 24-25 by the Board of Supervisors. Years two through five of the CIP serve as a guide for long-term investments in the County's physical assets.

The CIP is funded with various revenue sources including but not limited to State and federal aid, County General Fund, Road Fund, Flood Fund, and taxes through various voter-supported measures.

CIP Structure

The CIP is prepared by the County Administrator's Office (CAO) in close collaboration with the General Services Agency (GSA), the Public Works Agency (PWA), and the Community Development Agency (CDA).

The CAO provides several mandated services including developing and managing the annual countywide budget. Its mission is to provide professional, innovative, and proactive leadership to the Board of Supervisors, Agency/Department Heads, and the public through responsible fiscal and administrative policy development and program oversight. All bond issuances are managed by the CAO.

GSA serves as the construction project manager and asset manager for the majority of County departments. Their mission is to provide Alameda County with quality and innovative logistical support. The GSA portfolio includes owned and leased buildings which they manage on behalf of their client departments. See the County Buildings tab for more information.

Currently, GSA plans and performs capital improvement projects through three divisions: the Capital Planning Division, Capital Projects Division, and the Building Operations and Maintenance Division. The Capital Planning Division is responsible for long range strategic planning, development of new projects,

and management of leased facilities. The Capital Projects Division houses a team of project managers who work on large-scale capital construction projects which are typically bid out to third party contractors. The Building Operations and Maintenance Division handles smaller capital projects which include major maintenance projects such as the replacement of boilers in County owned facilities. GSA is also responsible for the implementation of Category III projects including the Americans with Disability Act (ADA) projects as well as the Environmental Remediation Projects including hazardous materials abatement projects.

PWA is a separate County agency responsible for design and construction of multi-modal transportation facilities, street reconstruction and rehabilitation projects, and construction and rehabilitation of flood control facilities. Their mission is to enhance the quality of life for the people of Alameda County by providing safe, well-maintained, and lasting public works infrastructure through accessible, responsive, and effective services.

CDA is responsible for some of the former Redevelopment Agency's Tier One Projects and the Surplus Property Authority. In June of 2012, the Board adopted policies regarding the property tax increment adjustments resulting from the statewide dissolution of redevelopment agencies (RDA). These policies included the allocation of up to \$18 million annually for up to five years to fund up to \$90 million for twelve Board-approved priority capital projects in the unincorporated areas of the County, now referred to as Tier One Projects.

The Surplus Property Development Program is also included under the activities of the Capital Projects Program. Under the supervision of CDA and GSA, the Surplus Property Development Program directs and oversees the sale and development of the County's surplus real property assets to ensure they are converted to useful purposes and provide future revenue streams to help fund the County's Capital Program.

CIP Guidelines

As defined in this CIP, a capital improvement is a physical betterment or project involving facilities, land, or equipment, to increase the useful life by at least 10 years with a cost of \$100,000 or more. Items classified as capital improvements include:

- New buildings (including equipment needed to operate such buildings);
- Alterations, additions, or improvements to existing buildings;
- Land improvements, acquisition, and development;
- Equipment purchases with a total cost of \$100,000 or more and a useful life of at least 10 years; and
- Long-range planning and feasibility studies required before any of the preceding public facility improvements, or equipment purchases can be undertaken.

Over the years, the Board has adopted several policies that have provided guidance on financial management processes and practices of the County. The most recent amendment took place in December 2022 and the Capital Investment and Improvement Policies enumerated from that document are listed below:

- The County will maintain a comprehensive capital improvements program that is updated each year
- The County will base all capital improvements on the County's long-term needs in order to minimize future maintenance and replacement costs;

- The County will coordinate the prioritization and phase of capital improvements with anticipated budget position and debt capacity;
- The County will estimate and consider future maintenance needs for all new equipment and capital facilities prior to deciding to proceed with the project.
- The County will identify the funding source for each capital improvement prior to deciding to proceed with the project. Intergovernmental and other offsetting sources will be sought out and used as available to assist in financing capital improvements.
- The County will provide for the maintenance of capital assets and equipment in the annual budget.

For more information, please refer to the Appendix.

CIP Criteria

The allocation of capital improvement funding will take into consideration the order of priority criteria outlined below:

- 1) Enhance protection of public health and/or safety;
- 2) Ensure compliance with State and/or federal law or administrative regulations;
- 3) Reduce and/or stabilize operating budget costs;
- 4) Prolong the functional life of a capital asset of the County by 10 years or more;
- 5) Improve the ability of the County to deliver services;
- 6) Community support;
- 7) Availability of funding and funding type;
- 8) Leveraging opportunities;
- 9) Life cycle or maintenance impacts;
- 10) Staffing and resource availability;
- 11) Risk reduction and avoidance; and
- 12) Legal mandates.

Components of the CIP

The contents of the CIP are structured by department. The GSA Portfolio has been divided into several categories to delineate different project types. The projects captured in the FY 25-29 CIP represent projects that were presented to the Board of Supervisors between May 1, 2023 through April 30, 2024. Projects can be introduced into the CIP throughout the fiscal year via board letter and are captured in each annual CIP update. The projects and their associated funding amounts for FY 24-25 represent a mixture of previously approved project funding as well as anticipated funding approvals. Projects with anticipated funding approvals are denoted with an asterisk on the funding tables.

Category I - Projects Approved and Underway

There are currently over a dozen active construction and development projects managed by the GSA. There are individual Projects in Progress (PIPs) pages for each Category I project providing project details and status.

Category II - Santa Rita Jail Projects

This section sets out to address the various project scopes related to the Santa Rita Jail facility located in Dublin.

Category III - Facility Condition Assessment, Americans with Disabilities Act (ADA), and Environmental (Including Hazardous Materials Abatement) Projects

This category contains a range of activities including facility upgrades, asset maintenance efforts, infrastructure improvements, and the specialized projects and requirements of federal, State, and local regulations including facility access, health and safety and environmental requirements. These figures do not include seismic retrofit costs nor the annual cost of daily routine maintenance operations including preventative and corrective maintenance activities for County owned facilities. Deferred maintenance needs associated with Santa Rita Jail are included in Category II.

Category IV - GSA Pending Projects – Studies Underway

The projects included here are in the process of evaluation, planning, and further development. The Board has authorized some expenditures for this research and preliminary planning, but a complete project development plan has not been created or approved.

Category V - GSA Completed Projects

This category provides details regarding recently completed or closed projects.

Category VI - GSA Future Projects

Projects in Category VI are in the predevelopment phase and are either undergoing a feasibility analysis (Category IV), scope development, cost estimating and/or fund development stages. These projects are re-evaluated upon the completion of the above-mentioned stages and often Board Committee review is requested as part of the predevelopment process prior to full Board review and decision making. Project budgets as described in this category represent conceptual budget estimates, based upon labor and materials pricing at the point of initial project conception/feasibility development. These estimates are updated as the project evaluation progresses. The fact that the County has not yet identified funding is not necessarily a reflection of the necessity or even the urgency of these portfolio investments. Projects that appear in this category are not approved until the Board of Supervisors takes a formal action to move the project status to Category IV or Category I.

Public Works Capital Program

This section sets out the major capital project areas administered by the Public Works Agency, namely Flood Control, Road, and Major Infrastructure projects, whose budgets and scopes have been approved by the Board of Supervisors. There are individual project information sheets for each project included in this Plan.

Tier One Projects

As part of the Fiscal Year 2012-13 Budget adoption, the Board established policies regarding the property tax increment returned to the County due to the February 1, 2012, statewide dissolution of redevelopment agencies including the allocation of up to \$18M annually for up to five years for Board-approved priority capital projects in Unincorporated County (Tier One Projects) to be completed by the Community Development Agency (CDA) or the Public Works Agency (PWA).

The original twelve Tier One Projects and their respective allocations are listed below:

Responsible Department	Project	Allocation
CDA	Ashland Youth Center Operations	\$3,030,000
CDA	Castro Valley Shared Parking	\$3,300,000
CDA	San Lorenzo Library	\$9,425,264
PWA	Traffic Signal E 14 th / 163 rd Ave	\$2,200,000
CDA	Cherryland Fire Station	\$6,600,000
PWA	E 14 th / Mission Blvd Phase 2	\$9,900,000
CDA	Cherryland Community Center	\$22,000,000
PWA	Hesperian Blvd Streetscape	\$4,719,960
PWA	Meekland Ave Streetscape	\$3,500,000
PWA	Mission Blvd Streetscape Phase 3	\$9,900,000
CDA	San Lorenzo Civic Plaza	\$4,400,000
CDA	Hillcrest Knolls Improvements	\$6,000,000
	Contingency	\$5,024,776
TOTAL		\$90,000,000

On October 25, 2022, the Board reallocated funding from the Hillcrest Knolls project to the law enforcement facility project. On November 22, 2022, the Board cancelled the San Lorenzo Civic Plaza project and added and reallocated the associated funding towards three new Tier One Projects, all to be managed by CDA:

- Lorenzo Theater rehabilitation and reuse (\$2,300,000)
- Hayward Acres Family Resource Center (\$750,000)
- San Lorenzo Commercial Kitchen (\$1,350,000)

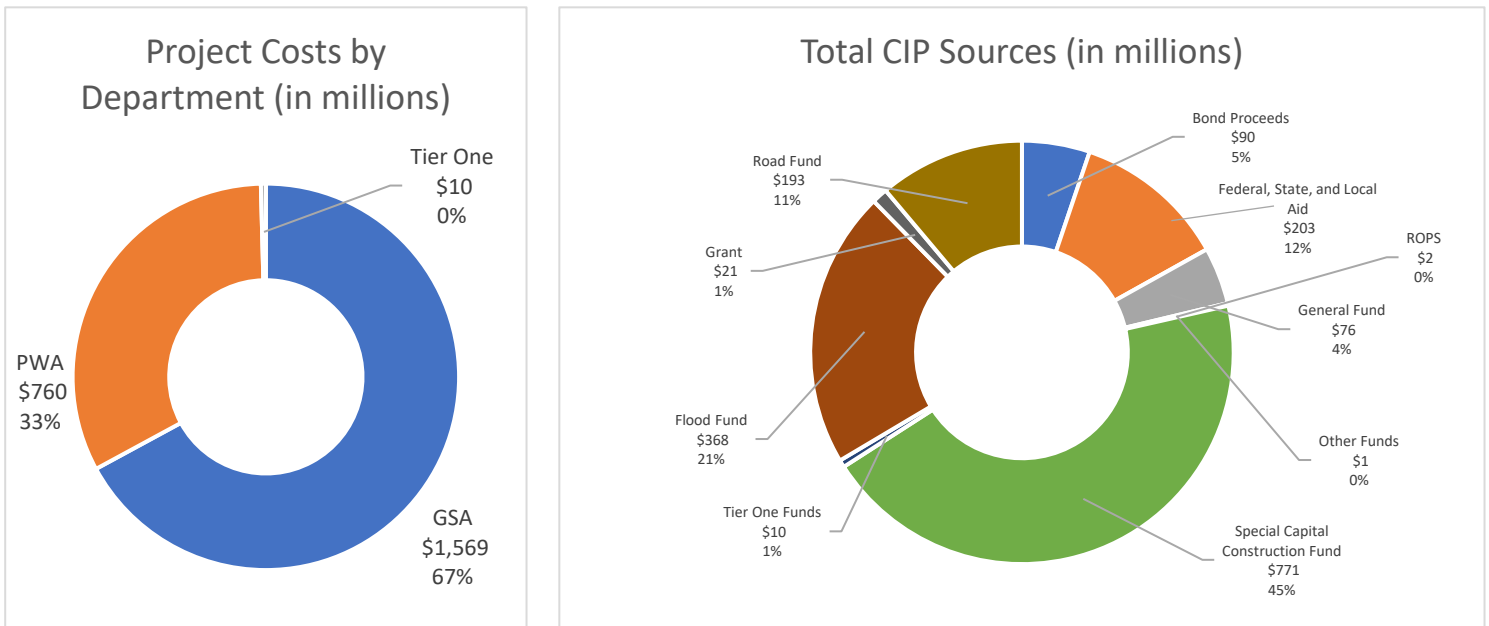
Due to funding eligibility rules in leveraging the maximum amount of State funding, PWA consolidated Tier One funding to Mission Blvd Phase 3. Additionally, the Hesperian Blvd Streetscape and Meekland Ave Phase 2-Blossom to East Lewelling projects were completed without using Tier 1 funds.

As of April 30, 2024, six Tier One Projects have been completed, four are in process, and one has not started. Of the \$90 million allocation, \$72 million has been spent or encumbered (including the Lorenzo Theater, Hayward Acres Family Resource Center, San Lorenzo Commercial Kitchen and Law Enforcement Facility), \$5 million reallocated to non-Tier One projects, and approximately \$13 million is remaining to be reallocated. Active Tier One projects total approximately \$10 million shown in the table and charts below.

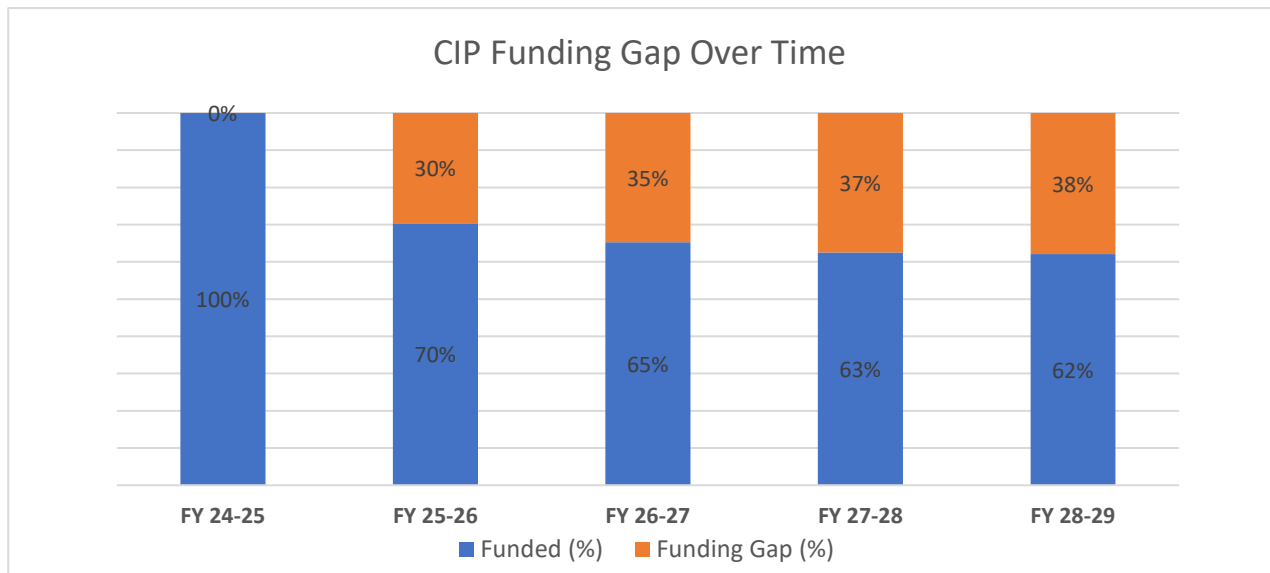
CIP FY 25-29 FUNDING PLAN

Capital Improvement Plan FY 25-29 – Funding Plan (Not Including Out-year Costs)				
Cost Estimates by Department (\$'s in millions)				
<i>*Note – Totals may vary slightly due to rounding.</i>				
	General Services Agency Projects	Public Works Agency Projects	Tier One Projects	Total*
Project Cost Estimates	\$1,569	\$760	\$10	\$2,339
Identified Revenue	(\$1,022)	(\$703)	(\$10)	(\$1,735)
Funding Gap	\$547	\$57	\$0	\$604
Percent Funded	65%	93%	100%	74%

The FY 25-29 CIP represents nearly 100 projects and a total cost estimate of approximately \$2.3 billion, with over \$1.7 billion of identified funding and approximately \$604 million of funding needs. The funding plan reflects currently available cost estimates, market conditions, and forecasted needs which are subject to change. The funding plan utilizes a variety of revenues such as State aid, federal aid, and County General Fund, as detailed in the program components below. Also referenced below are Pending Factors that highlight outstanding concerns and unfunded needs, such as the Facilities Condition Assessment.

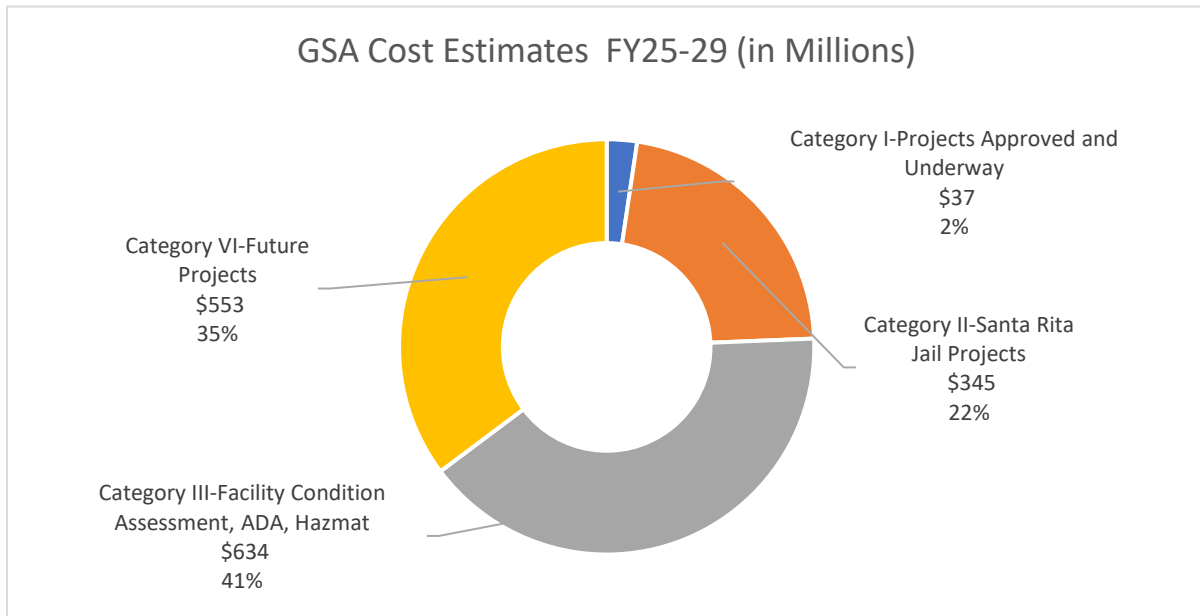


Under Category III, Facility Conditions Assessment, approximately \$42.8 million is set aside to address the General Government, Alameda County Health and County owned/Alameda Health System operated buildings in FY 24-25. In addition, \$15 million is set aside for major maintenance, Americans with Disabilities Act and hazardous material abatement projects for a total of \$57.8 million in FY 24-25.



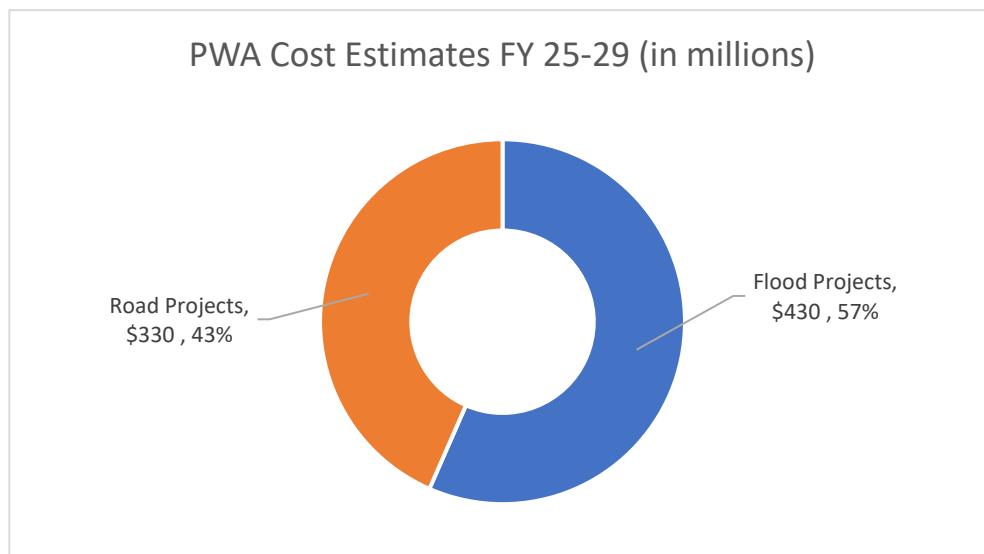
General Services Agency (GSA) Projects

The department with the largest capital portfolio is GSA. The total project cost estimate is approximately \$1,569 million with a funding gap of \$547 million from FY 25-29. The GSA totals reflected in the CIP represent the current cost estimates and are subject to change. The funding to pay for these projects comes from a variety of sources, including but not limited to, bond proceeds, County funds, federal, State, and other government funding.



Public Works Agency (PWA) Projects

Over the next five fiscal years, PWA anticipates working on public works projects with an estimated cost of \$760 million. Of the total development costs, approximately \$703 million has been identified with \$57 million still pending. In FY 24-25 specifically, PWA has project plans of \$196 million, with 99.9% funding identified. PWA projects are highly leveraged using various sources with no net county cost contribution.



Pending Factors

The costs outlined under Category III- Facility Conditions Assessment total \$559 million in the Five-Year Plan and an estimated \$282 million in the out years of the plan. These preliminary cost estimates do not include seismic related renovation costs.

Fiscal Year	Facility Conditions Assessment without Santa Rita Jail
FY 25	\$42,800,000
FY 26	\$107,800,000
FY 27	\$83,976,959
FY 28	\$155,075,807
FY 29	\$169,355,329
FY 25-29	\$559,008,094
OUT YEARS	\$282,065,462
TOTAL	\$841,073,556

In addition, the projects listed under Category VI-Future Projects have a potential cost of \$552 million which does not include projects that are still awaiting cost estimates such as the County Administration Building Improvements.

Long Range Capital Financing Plan

On August 1, 2023, your Board approved the long-range capital financing plan to address the issues identified in the Facility Condition Assessment reports and to close the funding gap associated with the GSA capital portfolio. At the time, the FY 24-28 CIP presented a funding gap of \$1.4 billion. Tier One Projects are fully funded by a designation, and the Public Works Agency projects estimated funding gap is expected to be fully funded by future Road and Flood district revenues, therefore the Long Range Financing Plan was intended only to cover the gap associated with the GSA portfolio.

Capital Improvement Plan FY 24-28 (Including Costs in Years Beyond FY 29)				
(in millions)	General Services Agency Projects	Public Works Agency Projects	Tier One Projects**	Total*
Project Cost Estimates	\$1,727	\$655	\$23	\$2,405
Identified Revenue	(\$393)	(\$592)	(\$23)	(\$1,008)
Funding Gap	\$1,334	\$63	\$0	\$1,397

For the GSA portfolio, the FY 25-29 CIP highlights over \$1.9 billion in expenses to develop and maintain the County's capital assets over the next five fiscal years and beyond. Because of the long-range capital financing plan, the CIP also identifies over \$1.3 billion in revenues to finance these projects, leaving a funding gap over \$570 million in the GSA portfolio, including in the out years of the plan.

Capital Improvement Plan FY 25-29 (Including Costs in Years Beyond FY 29)				
(in millions)	General Services Agency Projects	Public Works Agency Projects	Tier One Projects**	Total*
Project Cost Estimates	\$1,925	\$1,555	\$23	\$3,503
Identified Revenue	(\$1,355)	(1,442)	(\$23)	(\$2,820)
Funding Gap	\$570	\$113	\$0	\$683

A summary of the change from FY 24-28 CIP to FY 25-29 CIP is summarized below. Amounts shown in millions.

Original Gap	\$1,334
Cost estimate adjustments	\$199
Revenue adjustments	\$143
Total	\$1,676
Special Capital Construction Fund Current Balance	-\$438
Funding Anticipated in the Special Capital Construction Fund in years 1-5 of the CIP	-\$334
Funding Anticipated in the Special Capital Construction Fund in years 5-10 of the CIP	-\$334
GAP in FY 25-29 CIP	\$570

Funding anticipated in the Special Capital Construction Fund is comprised of a combination of sources. These amounts may fluctuate depending on market conditions and the stability of the economy and any shortfall will create a larger future funding gap.

Financial Summary Tables

The financial summary tables on the following pages have been provided to illustrate the sources and uses of the Five-Year Capital Improvement Plan and the anticipated cash flows.

- **Capital Improvement Plan FY 25-29 Summary Expenses**, provides cost estimate detail for GSA, PWA and Tier One Projects, organized by fiscal year.
- **Capital Improvement Plan FY 25-29 Summary Revenues** provides more detail regarding the sources of revenue dedicated to each project and/or category of project. Revenue totals reflect total funding sources projected to be posted to the project prior to completion.
- **Additional Financial Tables** can be found in the Appendix.

** Totals may vary slightly due to rounding.*

*** Tier One projects shown in these tables include funding that is yet to be reallocated which is shown in the out years of the plan.*

CAPITAL IMPROVEMENT PLAN FY 25-29 EXPENSES SUMMARY									
GSA Capital Projects	PROJECTS	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	FY 29 and Beyond	TOTAL Cost Estimate
	Category I-Projects Approved and Underway	33,208,086	2,545,977	1,245,268	-	-	36,999,331		
	Category II-Santa Rita Jail Projects	286,283,488	21,230,002	12,664,276	11,996,636	12,956,126	345,130,528	\$ 75,000,000	
	Category III-Facility Condition Assessment, ADA, Hazmat	57,800,000	122,800,000	98,976,959	170,075,807	\$ 184,355,329	634,008,095	282,065,462	
	Category IV-Pending Projects and Studies Underway						-		
	Category V-Completed Projects	-	-	-	-	-	-		
	Category VI-Future Projects	50,895,231	113,442,532	119,182,500	133,265,000	135,850,000	552,635,263	-	
	Total GSA Cost Estimates	428,186,805	260,018,511	232,069,003	315,337,443	333,161,455	1,568,773,217	357,065,462	1,925,838,679
PWA Capital Projects	PROJECTS	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	FY 29 and Beyond	TOTAL Cost Estimate
	Flood Projects	\$ 68,972,809	\$ 79,554,800	\$ 105,997,000	\$ 79,268,000	\$ 95,535,000	\$ 429,327,609	\$ 709,350,000	
	Road Projects	\$ 127,457,000	\$ 40,092,500	\$ 64,115,000	\$ 29,303,000	\$ 69,447,000	\$ 330,414,500	\$ 85,482,000	
	Total PWA Cost Estimates	\$ 196,429,809	\$ 119,647,300	\$ 170,112,000	\$ 108,571,000	\$ 164,982,000	\$ 759,742,109	\$ 794,832,000	\$ 1,554,574,109
TIER 1 Projects	PROJECTS	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	FY 29 and Beyond	TOTAL Cost Estimate
	Mission Blvd. Phase III	included in PWA	\$ -				\$ -		
	Meekland Avenue Phase 2-Blossom to East Lewelling (BPMP)	included in PWA					\$ -		
	Commercial Kitchen		\$ 337,500	\$ 337,500	\$ 337,500	\$ 337,500	\$ 1,350,000	\$ -	
	Lorenzo Theatre	\$ 1,150,000	\$ 1,150,000				\$ 2,300,000	\$ -	
	Hillcrest Knolls					\$ 6,000,000	\$ 6,000,000	\$ -	
	Funding to be reallocated							\$ 13,000,000	
	Total Tier 1 Cost Estimates	\$ 1,150,000	\$ 1,487,500	\$ 337,500	\$ 337,500	\$ 6,337,500	\$ 9,650,000	\$ 13,000,000	\$ 22,650,000
	TOTAL CIP COST ESTIMATES	\$ 625,766,614	\$ 381,153,311	\$ 402,518,503	\$ 424,245,943	\$ 504,480,955	\$ 2,338,165,326	\$ 1,164,897,462	\$ 3,503,062,788

CAPITAL IMPROVEMENT PLAN FY 25-29 REVENUE SUMMARY									
GSA Capital Projects	REVENUE SOURCE	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	FY 29 and Beyond	TOTAL including out years
	Bond Proceeds *	\$ -	\$ (10,000,000)	\$ (15,000,000)	\$ (30,000,000)	\$ (35,000,000)	\$ (90,000,000)		
	Federal, State, and Local Aid	\$ (74,756,977)	\$ (7,920,186)	\$ (1,245,268)	\$ -	\$ -	\$ (83,922,431)		
	General Fund	\$ (15,521,133)	\$ (15,000,000)	\$ (15,000,000)	\$ (15,000,000)	\$ (15,000,000)	\$ (75,521,133)		
	Other Funds	\$ (729,976)	\$ (625,791)	\$ -	\$ -	\$ -	\$ (1,355,767)		
	Special Capital Construction Fund	\$ (337,178,719)	\$ (123,030,002)	\$ (66,641,235)	\$ (119,072,443)	\$ (125,385,724)	\$ (771,308,124)	\$ (334,000,000)	
	Total Identified Revenue	\$ (428,186,805)	\$ (156,575,979)	\$ (97,886,503)	\$ (164,072,443)	\$ (175,385,724)	\$ (1,022,107,455)	\$ (334,000,000)	\$ (1,356,107,455)
	Funding Gap	\$ -	\$ (103,442,532)	\$ (134,182,500)	\$ (151,265,000)	\$ (157,775,730)	\$ (546,665,762)	\$ (23,065,462)	\$ (569,731,224)
Total GSA Revenue Needed	\$ (428,186,805)	\$ (260,018,511)	\$ (232,069,003)	\$ (315,337,443)	\$ (333,161,454)	\$ (1,568,773,217)	\$ (357,065,462)	\$ (1,925,838,679)	
PWA Capital Projects	REVENUE SOURCE	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	FY 29 and Beyond	TOTAL including out years
	Federal and State Aid	\$ (52,811,800)	\$ (13,800,000)	\$ (51,632,000)	\$ (1,200,000)	\$ -	\$ (119,443,800)		
	Flood Fund	\$ (61,922,009)	\$ (59,056,000)	\$ (71,975,000)	\$ (79,268,000)	\$ (95,535,000)	\$ (367,756,009)	\$ (709,350,000)	
	Grant	\$ (17,136,405)	\$ (450,000)	\$ (480,000)	\$ (780,000)	\$ (2,000,000)	\$ (20,846,405)		
	Road Fund	\$ (62,367,000)	\$ (36,842,500)	\$ (40,300,000)	\$ (19,513,000)	\$ (34,192,000)	\$ (193,214,500)	\$ (29,092,000)	
	ROPS	\$ (2,052,000)	\$ -	\$ -	\$ -	\$ -	\$ (2,052,000)		
	Total Identified Revenue	\$ (196,289,214)	\$ (110,148,500)	\$ (164,387,000)	\$ (100,761,000)	\$ (131,727,000)	\$ (703,312,714)	\$ (738,442,000)	\$ (1,441,754,714)
	Funding Gap	\$ (140,595)	\$ (9,498,800)	\$ (5,725,000)	\$ (7,810,000)	\$ (33,255,000)	\$ (56,429,395)	\$ (56,390,000)	\$ (112,819,395)
Total PWA Revenue Needed	\$ (196,429,809)	\$ (119,647,300)	\$ (170,112,000)	\$ (108,571,000)	\$ (164,982,000)	\$ (759,742,109)	\$ (794,832,000)	\$ (1,554,574,109)	
TIER 1 Projects	REVENUE SOURCE	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	FY 29 and Beyond	TOTAL including out years
	Tier One Funds	\$ (1,150,000)	\$ (1,487,500)	\$ (337,500)	\$ (337,500)	\$ (6,337,500)	\$ (9,650,000)	\$ (13,000,000)	
	Total Identified Revenue	\$ (1,150,000)	\$ (1,487,500)	\$ (337,500)	\$ (337,500)	\$ (6,337,500)	\$ (9,650,000)	\$ (13,000,000)	\$ (22,650,000)
	Funding Gap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Tier One Revenue Needed	\$ (1,150,000)	\$ (1,487,500)	\$ (337,500)	\$ (337,500)	\$ (6,337,500)	\$ (9,650,000)	\$ (13,000,000)	\$ (22,650,000)
	TOTAL REVENUE Identified	\$ (625,626,019)	\$ (268,211,979)	\$ (262,611,003)	\$ (265,170,943)	\$ (313,450,224)	\$ (1,735,070,169)	\$ (1,085,442,000)	\$ (2,820,512,169)
	TOTAL FUNDING GAP	\$ (140,595)	\$ (112,941,332)	\$ (139,907,500)	\$ (159,075,000)	\$ (191,030,730)	\$ (603,095,157)	\$ (79,455,462)	\$ (682,550,619)
	TOTAL REVENUE NEEDED	\$ (625,766,614)	\$ (381,153,311)	\$ (402,518,503)	\$ (424,245,943)	\$ (504,480,954)	\$ (2,338,165,326)	\$ (1,164,897,462)	\$ (3,503,062,788)
	Percent Funded	100%	70%	65%	63%	62%	74%	93%	81%
	* Bond Proceeds are related to Measure X and will be managed by ACFD.								

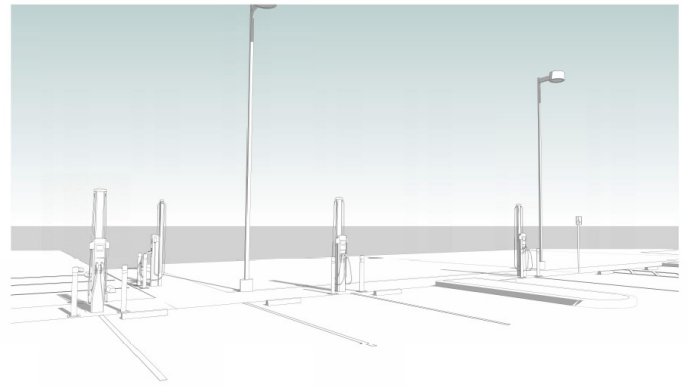
Category I - GSA Projects Approved and Underway

These projects have been reviewed, funded, and approved by the Board and are currently in active design, development, construction, or in post construction closeout stage. Category I projects are managed by the General Services Agency (GSA). Please see attached project information pages. Please note, the project information pages contained in the Capital Improvement Plan (CIP) represent the current working budget and status updates at a specific point in time. The CIP is a living document that gets amended throughout the Fiscal Year as the Board amends the CIP to reflect adjustments in project costs, funding, and timelines. The costs projected in the Five-Year CIP are meant to illustrate anticipated spending authority (appropriations) during FY 25-29.

Category	GSA Capital Projects	Anticipated Appropriations FY 25-29
CAT I - Approved and Underway	Miscellaneous Capital Projects	
	<ul style="list-style-type: none"> Castro Valley Library Electric Vehicle Charging Stations 	\$290,421
	<ul style="list-style-type: none"> Information Technology Department Acoustic Wall Project 	\$230,000
	<ul style="list-style-type: none"> Peralta Oaks Public Health Lab 	\$35,000
	<ul style="list-style-type: none"> 2000 San Pablo Tenant Improvement Project 	\$256,133
	<ul style="list-style-type: none"> Alameda County Fire Department (ACFD) Station 24 Underground Storage Tank Removal 	\$129,976
CAT I - Approved and Underway	ACFD Regional Training Center	\$1,225,791
CAT I - Approved and Underway	African American Wellness Center	\$34,832,010
TOTAL		\$36,999,331
<p>The following projects remain active but funding does not appear in the FY 25-29 CIP because the project has already secured and encumbered the funding. Project information sheets are included for your reference.</p> <ul style="list-style-type: none"> REACH Ashland Youth Center Camera Project Dublin Transit Center Parking Garage Enterprise Fence Replacement Project Franklin St. Parking Lot Fence Replacement Juvenile Justice Center Exterior Exercise Equipment Rene C. Davidson Elevator Modernization Registrar of Voters Observation Space and Equipment Installation San Lorenzo Library Audio Visual Upgrade 		

#21109 CASTRO VALLEY LIBRARY ELECTRIC VEHICLE CHARGING STATIONS

3600 NORBRIDGE AVENUE, CASTRO VALLEY, CA



Project Status: Design

Total Working Budget: \$335,185

Amount in FY 25-29: \$290,421

PROJECT DESCRIPTION

The Castro Valley Library Electric Vehicle (EV) Charging Stations Project (Project) will include the installation of three EV Charging Stations and one ADA accessible fueling station.

The three charging stations will be dual stations accommodating a total of seven vehicles. The charging stations will be for both employee and public use.

On June 7, 2022, the Board amended (Item No. 45) the Fiscal Year 2021 - 2026 Capital Improvement Plan to add the Project to Category I, Projects Approved and Underway, and established a Project budget in the amount of \$197,742. The Board also authorized the issuance of Task Order No. 21109 to AE3 Partners for architectural and engineering services for the Project. A small portion of the budget was utilized for preliminary design and it is anticipated that the balance of the budget will be utilized in FY 25-26 once additional grant funding is secured.

#23032 INFORMATION TECHNOLOGY DEPARTMENT ACOUSTIC WALL 393 13TH STREET, OAKLAND, CA



Project Status: Design

Total Working Budget: \$568,928

Amount in FY 25-29 CIP: \$230,000

PROJECT DESCRIPTION

The County of Alameda's property at 393 13th Street, Oakland, houses the Information Technology Department (ITD) headquarters. The building was entirely remodeled and ITD began occupancy in 2018; however, the roof-mounted heating ventilation air conditioning (HVAC) units were not insulated for sound. An acoustical wall will be installed around the HVAC units to provide sound absorption, enhancing the usability of the space.

On May 16, 2023, the Board amended (Item No. 35) the Fiscal Year 2023-2027 Capital Improvement Plan to add the ITD Acoustic Wall Project (Project) to Category I, Projects Approved and Underway, and established a Project budget in the amount of \$301,951. The Board authorized the issuance of Task Order No. 23032 with AE3 Partners for architectural and engineering services for the Project. The Board approved the use of \$262,908 in unspent remaining funds from the Information Technology Department 13th Street Headquarters Renovation Project, Project No. CPP16R160070000, for the Project. The Board also approved the use of \$22,564 unspent remaining funds from the Information Technology Department Roof Shade Project Study, Project No. CPP22C202810000, for the Project, and approved a transfer of funds in the amount of \$16,479 from ITD for the Project.

On May 14, 2024, GSA will advance a board letter to amend the Fiscal Year 24 - 28 Capital Improvement Plan to increase the Project budget for additional construction and materials for the Project from \$301,951 to \$562,928 (\$260,977 increase), and approved the use of the ITD FY 23-24 Approved Budget to pay for the increase in construction and materials. Construction is estimated to be complete by Fall 2024 and it is currently anticipated that approximately \$230,000 will be utilized in FY 24-25.

#20203 PERALTA OAKS PUBLIC HEALTH LAB

2901 PERALTA OAKS COURT, OAKLAND, CA



Project Status: Construction

Total Working Budget: \$620,502

Amount in FY 25-29 CIP: \$35,000

PROJECT DESCRIPTION

The Peralta Oaks Public Health Lab Project (Project) will convert unoccupied storage space in the Alameda County Health Lab at Peralta Oaks, a County-owned building. The renovation will increase the amount of useable lab space for Alameda County Health to process the collected samples and provide data to enhance surveillance of the COVID-19 virus. The new lab will also provide the required infrastructure for refrigerators, ultra-cold freezers, and a temperature-regulated open workspace.

On May 4, 2021, the Board amended (File No. 20336, Item No. 31) the Fiscal Year 2020 - 2025 Capital Improvement Plan (CIP) to add the Project to Category I, Projects Approved and Underway, and established a Project budget in the amount of \$224,622. The Board also authorized the issuance of Task Order No. 20203 to Shah Kawasaki Architects (SKA) for architectural and engineering services, and the transfer of \$224,622 from HCSA to the General Services Agency for the Project.

On May 10, 2022, the Board authorized (File No. 30828, Item No. 30) Amendment No. 1 to Task Order No. 20336 in the amount of \$9,290 with SKA for additional engineering inspection and reporting services.

On April 2, 2024, the Board amended (File No. 31214, Item No. 24) the Fiscal Year 2024 - 2028 CIP to increase the Project budget for construction and associated costs from \$224,622 to \$620,502 (\$395,880 increase) and authorized the award of the construction contract to Rockaway Construction, Inc. The majority of the project budget will be encumbered in FY 23-24 leaving a very small balance estimated to be encumbered in FY 24-25.

#15045, 2000 SAN PABLO TENANT IMPROVEMENTS

2000 SAN PABLO AVENUE, OAKLAND, CA



Project Status: Construction

Total Working Budget: \$5,753,925

Amount in FY 25-29 CIP: \$256,133

PROJECT DESCRIPTION

The 2000 San Pablo Tenant Improvement Project will provide improvements for the Social Services Agency for the County-owned building at 2000 San Pablo Avenue in Oakland, which provides welfare assistance, counseling, and job placement assistance in this location. The Project creates improvements for over 51,000 gsf and provides 301 additional work stations and offices for the approximately 368 employees that work there. It was executed in two phases due to COVID-19 delays.

Phase 1 of the Project, which was the renovation of the 4th floor, has been completed and included the creation of approximately 90 workstations, 34 private offices, five small meeting rooms and a conference room.

Phase 2 work for the Project involves renovation on the 2nd and 3rd floors of the building. Floor 2 will receive 46 new workstations and 12 new counseling workstations. Floor 3 will be renovated to accommodate 131 new workstations. The Project will include modifications to interior walls, new carpeting and new voice/data infrastructure.

On November 17, 2015, the Board amended (Item No. 16) the Fiscal Year 2015—2020 Capital Improvement Plan (CIP) to add the Project to Category 1, Projects Approved and Underway, and approved a Project budget of \$2,963,212.

On October 23, 2018, the Board amended (Item No. 17) the Fiscal Year 2018—2023 CIP to approve the additional scope of tenant improvements to all floors for the Project, and increased the Project budget from \$2,963,212 to \$5,652,896 (\$2,689,684 increase).

On March 23, 2021, the Board authorized (Item No. 16) the issuance of Task Order No. 15045 to Shah Kawasaki Architects (SKA) for engineering services related to Phase 2 of the Project.

On February 28, 2023, the Board authorized (Item No. 102) an amendment to the Task Order with SKA for additional design services.

On March 12, 2024, the Board amended (File No. 31189, Item No. 28) the Fiscal Year 2024 – 2028 CIP to increase the project budget from \$5,652,896 to \$5,753,925 (\$101,029 increase) for additional construction costs, and authorized the award of a construction contract to ADC Construction. Given that the majority of the project is under contract, a very small amount is anticipated to be encumbered in FY 24-25.

#22094 FIRE STATION NO. 24 UNDERGROUND STORAGE TANK REMOVAL AND SITE IMPROVEMENT
1430 16TH AVENUE, SAN LEANDRO, CA



Project Status: Construction

Total Working Budget: \$1,624,702

Amount in FY 25-29 CIP: \$129,976

PROJECT DESCRIPTION

On September 25, 2014, Senate Bill (SB) No. 445 was signed into law by the Governor of California. SB 445 requires owners or operators of single-walled underground storage tanks (USTs) to permanently close their USTs by December 31, 2025. To comply with SB 445, the Alameda County Fire Department (ACFD) will close and remove the USTs at Fire Station No. 24 in 2024. The single-walled USTs will be replaced with one above-ground storage tank (AST) containing diesel, including a fuel dispenser system to track usage. In addition to the closure of the USTs and installation of the new AST, Fire Station No. 24 will also undergo site improvements consisting of widening the existing driveway, repaving, and utility trenching.

On February 28, 2023, the Board amended (Item No. 44, File No. 31006) the Fiscal Year 2023-2027 Capital Improvement Plan to add the Fire Station No. 24 Underground Storage Tank Removal and Site Improvement Project (Project) to Category I, Projects Approved and Underway, and established a project budget in the amount of \$1,624,702. The Board also authorized the General Services Agency (GSA) to publicly advertise the Project, and approved the transfer of funds in the amount of \$1,624,702 to GSA from ACFD for the Project.

On December 5, 2023, the Board rejected all bids and authorized (Item No. 14) GSA to re-advertise the Project.

On April 2, 2024, the Board awarded (File No. 31214, Item No. 21) a construction contract to D-Line Constructors, Inc. for the Project. GSA estimates the project will be completed by October 2024. Given that this project is under construction, a small amount is anticipated to be encumbered in FY 24-25.

#20142 ALAMEDA COUNTY FIRE DEPT. TRAINING CENTER

5053 GLEASON DRIVE, DUBLIN, CA



Project Status: Construction

Total Working Budget: \$35,056,880

Amount in FY 25-29 CIP: \$1,225,791

PROJECT DESCRIPTION

The Alameda County Fire Department (ACFD) is developing a new facility to provide training for new cadets, state certification for fire personnel, live-fire training simulation, urban rescue, hazardous material response, confined space training, and emergency vehicle operation training. The new training facility will be located on County-owned property in Dublin adjacent to the existing Fire Station 17, East County Hall of Justice, the Alameda County Office of Emergency Services, Santa Rita Jail, and several other public safety facilities in the area.

The facility will consist of two structures: a classroom building and a training tower. The single-story, approximately 8,000 sq. ft. classroom building will provide classrooms, offices, storage, and exercise facilities. The five story, approximately 5,550 sq. ft. training tower building will include simulation rooms for smoke and burning scenarios, equipment storage, and a training control room. In addition, approximately 43 parking spaces will be available.

On March 31, 2020, the Board amended (Item No. 3.4) the Fiscal Year 2019 - 2024 Capital Improvement Plan (CIP) to add the ACFD Regional Training Facility Project (Project) to Category IV - Pending Projects Studies Underway, and approved the use of the East County Development/Infrastructure Improvement Funds to support Capital Investments for the Project in an amount not to exceed \$20,000,000.

On July 28, 2020, the Board amended (File No. 30497, Item No. 74) the Fiscal Year 2020 - 2025 CIP to transfer the Project to Category I - Projects Approved and Underway, with a project budget of \$2,287,500.

On April 6, 2021, the Board approved (Item No. 47) a fund transfer from ACFD to the Project in the amount of \$1,712,500, and authorized ACFD to reallocate Project funding in the amount of \$6,000,000 into ACFD's proposed Fiscal Year 2021 - 2022 budget, increasing the Project budget to \$30,000,000.

On May 4, 2021, the Board amended (Item No. 30) the Fiscal Year 2020 - 2025 CIP to increase the budget for the Project from \$30,000,000 to \$30,056,880 (\$56,880 increase).

On May 9, 2023, the Board awarded (File No. 31021, Item No. 41) a contract with Sixth Dimension to provide Project Management/Construction Management services for the Project.

On June 6, 2023, the Board amended the Fiscal Year 2024 - 2028 CIP to increase the Project budget from \$30,056,880 to \$35,056,880 (\$5,000,000 increase).

On April 2, 2024, the Board authorized (File No. 31207, Item No. 17) the award of the Design/Build contract for the Project to Overaa/Shah Kawasaki Architects.

#20115 AFRICAN AMERICAN WELLNESS CENTER

OAKLAND, CA



Project Status: Purchase & Acquisition of Property, Procurement of Services

Total Working Budget: \$34,887,315

Amount in FY 25-29 CIP: \$34,832,010

PROJECT DESCRIPTION

The African American Wellness Center will serve as a focal point designed to preserve and actualize the core understanding and best practices of African American people with a focus on wellness.

On June 27, 2023, your Board authorized (File No. 31044, Item No. 43):

- The President of the Board to sign Real Property Purchase and Sales Agreement to purchase the property at 1918 Martin Luther King Jr. Way, Oakland for a purchase price of \$4,700,000, which included closing costs of approximately \$200,000;
- The Director of the General Services Agency (GSA) to approve and accept the purchase and acquisition of the property, including execution of the escrow documents and accept the deed conveying title; and
- The use of the Mental Health Services Act fund to pay for the purchase of the property and transfer \$4,700,000 to the General Services Agency Capital Fund.

On August 1, 2023, your Board adopted (Item No. 89.2) the Alameda County Fiscal Year 2023-2024 through Fiscal Year 2027-2028 Capital Improvement Plan. The African American Wellness Center was included and is identified as a Category I GSA Project Approved and Underway.

The County purchased the building in May 2024. GSA and Alameda County Health are coordinating to advance the project in alignment with input from the community. Simultaneously, GSA is planning the procurement of a Program Management/Construction Management firm for the Board's consideration and developing the information needed to contract with a Design/Build Entity for the design and construction of the project.

GSA Category I

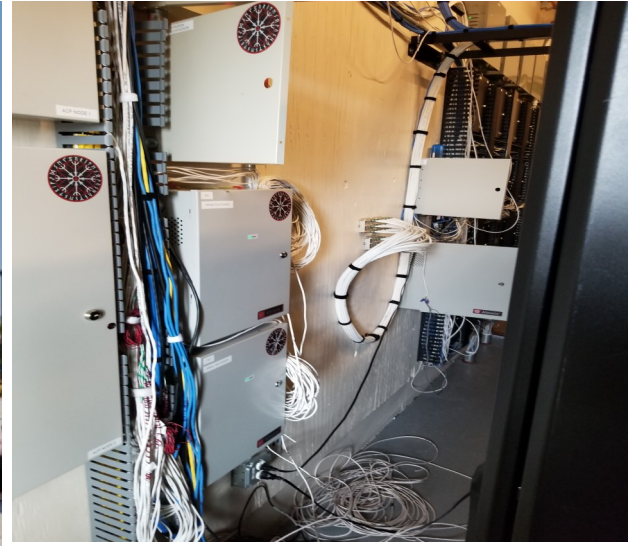
Active Projects

With No Additional Funding Anticipated in

FY 25-29 CIP

#20057 REACH AYC SECURITY UPGRADE PROJECT

16335 E 14TH STREET, SAN LEANDRO, CA



Project Status: Construction

Total Working Budget: \$1,004,127

PROJECT DESCRIPTION

The REACH Ashland Youth Center (AYC), located at 16335 E 14th Street in San Leandro, is a County-owned facility that is operated by the Alameda County Health's Center for Healthy Schools and Community (CHSC) and is maintained by the General Services Agency (GSA). The building was originally constructed by GSA - Capital Programs with an opening in 2013; however, there were a number of security and access improvements that were needed in this facility.

CHSC identified the need to update the audiovisual (AV) systems/equipment at REACH Ashland Youth Center (REACH) to adapt to changing conditions that require meeting capability in virtual and hybrid scenarios. Upgrades to the AV systems at REACH will meet current standards for hosting community meetings and offering virtual classrooms, attract more youth to participate in indoor and/or outdoor activities, enhance the quality of communications with stakeholders for meetings, presentations, performances, showcases, etc., and allow REACH to provide a healthy and safe environment for members and staff. These improvements included upgrades to the front desk, camera, security access controls, furniture, and AV equipment.

The Project started on in December 2021, GSA expects to complete it by June 2024, therefore no project costs are anticipated in the Fiscal Year 2025-2029 Capital Improvement Plan.

#18124 DUBLIN TRANSIT CENTER PARKING GARAGE

5560 MARTINELLI WAY, DUBLIN, CA



Project Status: Construction

Total Working Budget: \$34,800,857

PROJECT DESCRIPTION

The Dublin Transit Center Parking Garage (Project) is an approximately 159,000 square foot, five-level structure with over 500 parking spaces and preferred spaces for vanpool vehicles and electric vehicle (EV) charging stations.

In January 2018, the Livermore Amador Valley Transit Authority (LAVTA), as the lead agency, and the General Services Agency (GSA) sought grant funding from the California Department of Transportation (Caltrans) 2018 Transit and Intercity Rail Capital Program (TIRCP) to build a new parking garage structure on the Surplus Property Authority's Site D-1, a 2.4-acre parcel adjacent to the East Dublin-Pleasanton Bay Area Rapid Transit (BART) station parking structure.

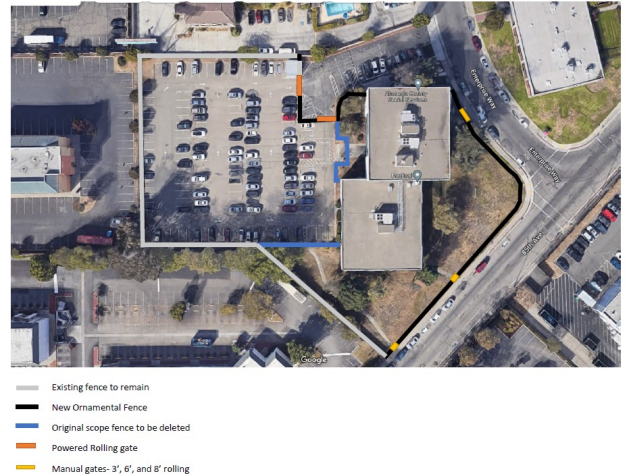
On June 4, 2019, the Board amended (File No. 30260, Item No. 27) the Fiscal Year 2018-2023 Capital Improvement Plan (CIP) to transfer the Project from Category IV – Studies Underway to Category I – Project Approved and Underway with a budget amount of \$500,000 to commence bridging/design services for the Project.

On June 2, 2020, the Board approved (File No. 30483, Item No. 41.1) a Project Funding Agreement with the Alameda County Transportation Commission (ACTC) in the amount of \$14,000,000 and with LAVTA in the amount of \$20,000,000, and amended the Fiscal Year 2019-2024 CIP to increase the Project budget for design and construction services from \$500,000 to \$34,500,000 (\$34,000,000 increase).

On March 22, 2022, the Board authorized (File No. 30809, Item No. 23) the award of the D/B contract for the Project to Genuine McCarthy Enterprises dba McCarthy Building Companies, Incorporated. The Project will be completed May 2024 and there no project costs are shown in the FY 25-29 CIP.

#22067, 8477 ENTERPRISE WAY, SECURE GROUNDS WITH FENCING

8477 ENTERPRISE WAY, OAKLAND, CA



Project Status: Procurement of Services

Total Working Budget: \$256,239

PROJECT DESCRIPTION

The Enterprise building, located at 8477 Enterprise Way, Oakland, is owned by the County of Alameda, maintained by the General Services Agency (GSA), and is operated by the Social Services Agency (SSA).

This Enterprise Fence Replacement Project (Project) will provide SSA staff with a more secure facility. The existing chain link fence will be removed and replaced with a more secure wrought iron fence.

On March 28, 2023, the Board amended (Item No. 25) the Fiscal Year 2023 - 2027 Capital Improvement Plan to add the Project to Category I, Projects Approved and Underway, and established a Project budget of \$256,239. The Board approved the transfer of funds in the amount of \$256,239 to GSA from SSA, and authorized GSA to advertise for bids for a construction contract for the Project.

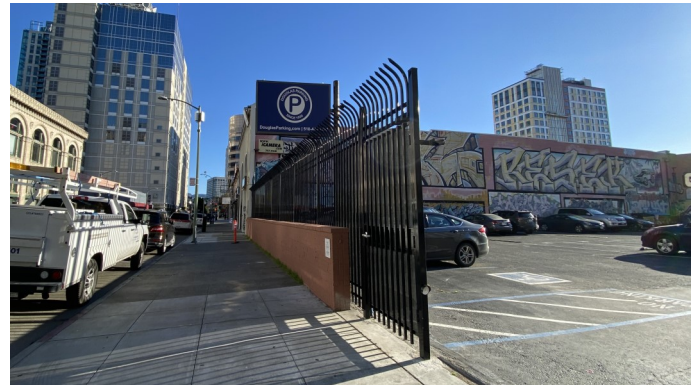
On August 1, 2023, the Board awarded (File No. 31057, Item No. 71) a construction contract to Luma Engineering Contractors Inc. for the Project. Construction is estimated to be complete by the Spring of 2025.

On June 4, 2024 the Board authorized (Item No.46) to terminate the construction contract with Luma Engineering Contractors, Inc., for convenience and readvertising of bids for the Enterprise Fence Replacement Project

The project is anticipated to begin in November 2024 and will be completed within six months.

#23166 FRANKLIN STREET PARKING LOT FENCE REPLACEMENT

1424 FRANKLIN STREET, OAKLAND, CA



Project Status: Construction

Total Working Budget: \$154,125

PROJECT DESCRIPTION

The parking lot located at 1424 Franklin Street, Oakland, also known as the Franklin Street Parking Lot, is maintained by the General Services Agency (GSA) and operated by the GSA-Parking Division.

To enhance the security and safety of this parking lot, GSA has determined that the existing fence and gate require replacement. The scope of work for this project includes the removal and disposal of the existing chain link fence, installation of a new 10 foot high ornamental iron fence, swing gate, rolling gate, gate operator, and replacement of the existing electrical panel.

On June 06, 2023, your Board amended (File No. 31037, Item No.69) the Fiscal Year 2024-2028 Capital Improvement Plan to establish the Franklin Street Parking Lot Fence Replacement Project (Project) with a budget amount of \$154,125 and awarded the contract for the construction of the Project to NV Construction LLC. Construction is estimated to be complete by the fourth quarter of FY 23-24 and therefore no anticipated financial activity is shown in the FY 25-29 CIP.

#21152 JUVENILE JUSTICE CENTER EXTERIOR EXERCISE EQUIPMENT

2500 FAIRMONT DRIVE, SAN LEANDRO, CA



Project Status: Construction

Total Working Budget: \$1,232,999

PROJECT DESCRIPTION

The Alameda County Probation Department (ACPD) Outdoor Recreation Enhancements for the Youth Physical Activities project is a portion of planned, critical improvements to the Alameda County Juvenile Justice Center (JJC), which houses the ACPD Juvenile Hall. In order to create a secure rehabilitation program that meets the specific and individualized needs of the youth and young adults previously housed at the Department of Juvenile Justice, ACPD seeks to create a therapeutic housing environment that includes both indoor and outdoor activity areas for youth and their families to utilize. This project will involve the construction of exterior exercise equipment. These improvements are essential to creating a mentally, physically, and spiritually rehabilitative space for returning minors (youth under 18) and young adults.

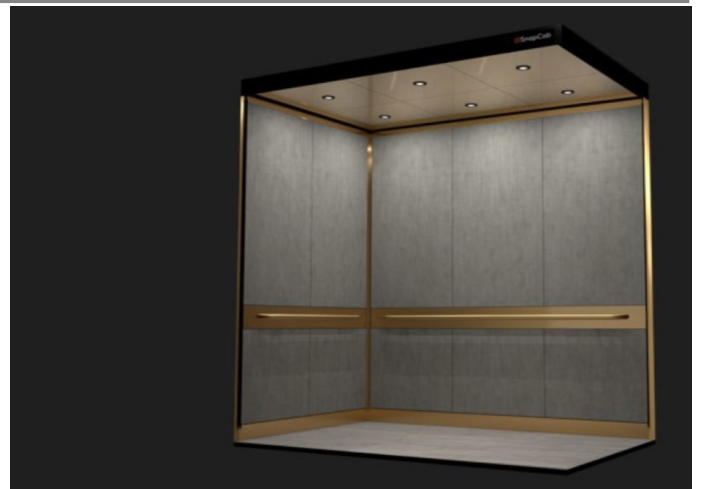
On June 6, 2023, the Board amended (Item No. 71) the Fiscal Year 2024 – 2028 Capital Improvement Plan to add the Juvenile Justice Center Exterior Exercise Equipment Project (Project) to Category I, Projects Approved and Underway, and established a project budget in the amount of \$391,000. The Board authorized the Director of the General Services Agency (GSA), or her designee, to issue Task Order No. 21152 with AE3 Partners, Inc. for architectural and engineering services for the Project. The Board approved the transfer of funds in the amount of \$391,000 to GSA from the Alameda County Probation Department for the Project.

On November 14, 2023, the Board authorized (Item No. 20) GSA to advertise for bids for construction for the Project.

On February 26, 2024, the Board amended (File No. 31189, Item No. 23) the Fiscal Year 2024 – 2028 Capital Improvement Plan to increase the Project budget from \$391,000 to \$1,232,999 (\$841,999 increase). The Board awarded the Design/Bid/Build contract to Souto Brothers Landscaping and Concrete Construction, Inc. It is anticipated that all funds will be encumbered in FY 23-24 and that no additional encumbrances will be needed in FY 25-29. Construction is estimated to be complete by the Fall of 2024.

#20227 RCD ELEVATOR MODERNIZATION

1221 FALLON STREET, OAKLAND, CA



Project Status: Construction

Total Working Budget: \$4,124,450

PROJECT DESCRIPTION

The Rene C. Davidson (RCD) Courthouse, located at 1225 Fallon Street, Oakland, is a County-owned facility maintained by the General Services Agency (GSA). The RCD Courthouse is operated by the Alameda County Registrar of Voters, Alameda County District Attorney, Alameda County Public Defenders, and Alameda County Sheriff's Office, and the Judicial Council of California.

The scope of work includes the modernization of the existing five elevators located at the RCD Courthouse. All motors will be replaced or rebuilt.

On December 17, 2019, the Board authorized (Item No. 30) to execute Procurement Contract No. 19375 with Allsafe Elevator Inspections, LLC, to provide an elevator condition assessment and modernization planning services for the Rene C. Davidson (RCD) Courthouse.

On March 23, 2021, the Board authorized (Item No. 21) the GSA to advertise the RCD Elevator Modernization Project (Project) and approved an amendment to the 2020-2025 Capital Improvement Plan (CIP) to add the Project to Category I with approved Project budget of \$3,600,000.

On September 28, 2021, the Board voted (File No. 30704, Item No. 65) to amend the Fiscal Year 2021-2026 CIP to increase the Project budget from \$3,600,000 to \$4,124,450 (\$524,450 increase). The Board voted to award a Construction Contract to San Francisco Elevator Services, LLC for the Project. GSA estimates that the project will be completed by Fall 2024 and no additional encumbrances are anticipated for this project in FY 25-29.

#22190 REGISTRAR OF VOTERS OBSERVATION SPACE & EQUIPMENT INSTALLATION
1221 OAK STREET, OAKLAND, CA



Project Status: Project Closeout

Total Budget: \$1,410,980

PROJECT DESCRIPTION

The County of Alameda's property at 1221 Oak Street, Oakland, houses the County Administration Building and Information Technology Department (ITD) offices. The Registrar of Voters (ROV) Observation Space and Equipment Installation Project (Project) was completed March 2024. The newly configured space will provide election security and assist in the processing of materials sent to over 938,000 registered voters which is anticipated to reach 1,000,000 voters in Alameda County for the 2024 Presidential election.

The remodel consisted of removing a portion of the basement walls to create a secure observation area for processing ballots, and installing a new ventilation system, new floors, ceiling tiles, and observation windows. Furthermore, the installation of sorting equipment and the upgrades to ensure the required electric capacity was needed.

On June 6, 2023, the Board amended (Item No. 72) the Fiscal Year 2024 - 2028 Capital Improvement Plan (CIP) to add the Project to Category I, Projects Approved and Underway, and established a Project budget in the amount of \$628,950. On the same day, the Board also authorized the issuance of Task Order No. 22190 with AE3 Partners for architectural and engineering services, and Task Order No. 22190 with Construction Management West, Inc. for construction management services for the Project. On this day, the Board also approved the use of the ROV Capital Fund to pay for the soft costs in the amount of \$628,950, and authorized a transfer of said funding from ROV to the General Services Agency (GSA) for the Project.

On August 1, 2023, the Board amended (Item No. 81) the Fiscal Year 2024 - 2028 CIP to increase the project budget from \$628,950 to \$1,410,980 (\$782,030 increase). On the same day, the Board also approved the use of the ROV Capital Fund to pay for the hard costs in the amount of \$782,030, and approved the transfer of said funding from ROV to GSA for the Project. The construction is completed and GSA is currently in the process of closing out the project.

#20278 SAN LORENZO LIBRARY AV UPGRADE

395 PASEO GRANDE, SAN LORENZO, CA



Project Status: Construction

Total Working Budget: \$270,032

PROJECT DESCRIPTION

The San Lorenzo Library, located at 395 Paseo Grande, San Lorenzo, is a County-owned facility operated by the Alameda County Library and maintained by the General Services Agency (GSA).

This San Lorenzo Library Audiovisual System Upgrade (Project) will provide a comprehensive upgrade to the current audiovisual system. The existing system comprises different components that are not working together properly. The scope of work includes replacing and installing a new audiovisual system, including connecting all necessary cabling and electrical to the existing announcement system.

On March 1, 2022, the Board amended (Item No. 20) the Alameda County Capital Improvement Plan (CIP) Fiscal Year 2021-2026 to add the Project to Category I, Projects Approved and Underway, and established the Project budget in the amount of \$255,080.

On September 19, 2023, the Board amended (Item No. 70) the Alameda County CIP Fiscal Year 2024 - 2028 to increase the Project budget from \$255,080 to \$309,795 (\$54,715 increase). The Board approved the Alameda County Library to transfer \$54,715 to GSA to pay the one-time costs for upgrading the Audiovisual Systems. The current working budget is estimated at \$270,032 and the Project will be completed by June of 2024, therefore no costs are shown in the FY 25-29 CIP.

Category II - Santa Rita Jail Projects

Santa Rita Jail was built in 1988 and is located at 5325 Broder Boulevard in Dublin. The campus includes a central building, housing units, service building, and a warehouse. As the County's largest, 24-hour facility, capital planning surrounding its upkeep and maintenance is extremely important.

This section focuses on the multitude of capital projects both inside the jail and on the jail's campus which are in various stages of development. The projects can be categorized into the following scopes:

1. **Accessibility, Network and Camera Projects:** The County of Alameda is making accessibility improvements and security upgrades. Accessibility improvements are scheduled to be completed in Summer 2026, and the security upgrades are scheduled to be completed in Spring 2027. The project funding was secured in prior years and encumbered on contracts which explains why the CIP does not show very much activity from FY 25-29.

2. SRJ Health Programs and Services

- a. Consent Decree Projects: In February 2022, the United States District Court for the Northern District of California approved a consent decree which outlines specific conditions in the jail which the County agreed to improve. This has resulted in the development of various consent decree related capital improvement projects.

Two projects, Cell Softening and Security Screens are complete. The previously identified Mental Health Program and Services Unit (MHPSU) Project, which would have utilized state bond financing, is no longer being pursued.

Projects underway include:

- i. The Enhanced Outdoor Reconfiguration and Recreation Yards Project consists of the creation of new outdoor recreation spaces and updates to two existing quasi-yards.
- ii. The Housing Unit Treatment Pod Project will provide ready-to-use treatment spaces in the Housing Units for Behavioral Health staff to treat their clients and for the provision of additional services to the incarcerated population.
- iii. Santa Rita Jail ACSO and BHCS Staff Space and Treatment Areas Project will renovate space in the Core Building and Housing Units to provide office and treatment spaces for ACSO and BHCS staff and implement the Consent Decree.

- b. The Safety Enhancements Project: This project will enhance the safety of the jail by removing potential ligature points in the housing units including those identified on bunk beds, cell desks, stools, ladders, shower heads, bubblers, and doorknobs. This project will also include the replacement of locks in three housing units and the administration area.

3. **Facilities Conditions Assessment (FCA) Work and Miscellaneous Projects and Program-Wide**

Costs: GSA, with the support of Kitchell Project Management/Construction Management, and in coordination with ACSO, has identified a number of projects to address safety and functional issues identified in the Facility Condition Assessments. The projects include:

- a. Kitchen Renovation

- b. Critical Operations Project, including:
 - i. Replacement of existing generators, Building Management System (BMS), Fire Life Safety System, security electronics system, Interior Ring Road, doors/lock, and roofs on five housing units.
 - ii. Addition of a second water tank and water line from the tank to the water main
 - iii. Repairs to the electrical system
 - iv. Removal of duct insulation and replacement of mechanical coils
 - v. Improvements to Madigan Road

Additional projects will be identified in the upcoming fiscal year following completion of the SRJ Master Plan. The projects will be moved forward for Board consideration upon completion of the studies. Program-wide costs include project management fees and construction contingencies. Given the volatile construction market and high materials and labor market pricing, a contingency of approximately 5% is included in the budget.

Category	Santa Rita Jail (SRJ) Project Name	FY 25-29
Accessibility	SRJ Interior Accessibility Upgrades	\$1,000,000
Network and Camera Projects	SRJ Network Infrastructure Upgrade	\$11,382,307
Health Programs and Services	ACSO & BHCS Staff Space and Treatment Area	\$7,826,916
Health Programs and Services	Housing Unit Treatment Pod	\$7,826,916
Health Programs and Services	Enhanced Outdoor Reconfiguration	\$3,344,203
Health Programs and Services	Safety Enhancements	\$16,287,455
Facilities Conditions Assessment Work	Kitchen Remodel	\$32,766,638
Facilities Conditions Assessment Work	Critical Operations	\$235,302,183
Facilities Conditions Assessment Work	Program-wide	\$29,393,910
Total		\$ 345,130,528

#14030 SANTA RITA JAIL INTERIOR ACCESSIBILITY UPGRADES

5325 BRODER BLVD, DUBLIN, CA



Project Status: Construction

Total Working Budget: \$42,956,359

Amount in FY 25-29 CIP: \$1,000,000

PROJECT DESCRIPTION

Increased recognition of the civil rights of detainees and persons being held for adjudication under the Americans with Disabilities Act requires that intake, administration and detention areas in the Santa Rita Jail be retrofitted to accommodate persons with disabilities. The areas to be improved include the parking lot, ramp at the public entrance, service counter, beds, toilets, drinking fountains, showers, restrooms, chapel and the Intake-Transfer-Release area.

On June 14, 2016, your Board amended (File No. 29780, Item No. 37.2) the Fiscal Year (FY) 2015-2020 Capital Improvement Plan (CIP) to add the Project to Category I—Projects Approved and Underway with a budget amount of \$21,576,785.

On December 20, 2016, your Board authorized (Item No. 26) the award of a Professional Services Agreement to DLR Group for architectural and engineering services for the Project.

On August 1, 2017, your Board authorized (Item No. 47) the award of the D/B/B contract of the Project to Rodan Builders.

On September 18, 2018, your Board authorized (Item No. 46) the award of the D/B/B contract for Phase 1 of the Project to Thompson Builders.

On November 20, 2018, your Board accepted (File No. 30200, Item No. 39) the work of Rodan Builders for Phase 0 of the Project.

On April 27, 2021, your Board amended (File No. 30601, Item No. 21.1) the FY 2020-2025 CIP to increase the project budget to \$24,656,785 and authorized the award of the D/B/B contract for Project to CA Plus Engineering.

On June 8, 2021, your Board accepted (File No. 30650, Item No. 35) the work of Thompson Builders for the Project.

On August 9, 2022, your Board amended (File No. 30881, Item No. 69) the FY 2023-2027 CIP to increase the project budget to \$25,478,719.

On October 18, 2022, your Board amended (File No. 30909, Item No. 33, Item No. 34) the FY 2023-2027 CIP to increase the project budget to \$25,835,719 and \$26,835,719.

On November 1, 2022, your Board amended (File No. 30909, Item No. 26) the FY 2023-2027 CIP to increase the project budget to \$31,757,960.

On November 22, 2022, your Board amended (Item No. 23) the FY 2023-2027 CIP to increase the project budget to \$33,576,570.

On February 28, 2023, your Board amended (File No. 31006, Item No. 40) the FY 2023-2027 CIP to increase the project budget to \$39,387,557.

On August 1, 2023, your Board amended (File No. 31057, Item No. 76) the FY 2024-2028 CIP to increase the project budget to \$40,387,557.

The Santa Rita Jail Interior Accessibility Upgrades Project has prior year project related commitments of approximately \$41,956,359, leaving an anticipated project commitment balance of approximately \$1,000,000 in FY 25-29. The project is currently under construction and the upgrades will provide enhanced accommodations for those with disabilities.

#8022 SANTA RITA JAIL NETWORK INFRASTRUCTURE UPGRADE

5325 BRODER BOULEVARD, DUBLIN, CA



Project Status: Construction

Total Working Budget: \$31,154,497

Amount in FY 25-29 CIP: \$11,382,307

PROJECT DESCRIPTION

This project aims to update all cameras and their infrastructure throughout the Santa Rita Jail. Phase 1 of the project was completed in 2020 and included installation of 197 security cameras in five housing units and the Intake-Transfer-Release portion of the facility. Phase 2 will complete the installation of over 450 security cameras throughout the facility.

On March 27, 2012, your Board amended (File No. 28016, Item No. 16) the Fiscal Year 2011-2016 Capital Improvement Plan to transfer the Project from Category II—Pending Projects—Studies Underway to Category I—Projects Approved and Underway with a budget amount of \$24,000,000 to commence design services for the Project.

On July 30, 2013, your Board authorized (File No. 28985, Item No. 51) the award of a Professional Services Agreement to YEI Engineers for bridging services related to Phase 1 of the Project.

On June 14, 2016, your Board authorized (File No. 29780, Item No. 37.2) an increase to the project budget for a new total of \$33,740,631.

On December 17, 2019, your Board authorized (Item No. 40) the award of the D/B/B contract for Phase 1 of the Project to American Alarm.

On February 23, 2021, your Board accepted (File No. 30605, Item No. 28) the work of American Alarm for Phase 1 of the Project.

On October 26, 2021, your Board authorized (File No. 30717, Item No. 19) the award of a Professional Services Agreement to YEI Engineers for the conversion of D/B documentation to D/B/B documentation for Phase 2 of the Project.

On December 19, 2023, your Board authorized (File No. 31123, Item No. 44) the award of the D/B/B contract for Phase 2 of the Project to CML Security.

The Santa Rita Jail Network Infrastructure Upgrades Project has prior year project related commitments of approximately \$19,772,190, leaving an anticipated project commitment balance of approximately \$11,382,307 in FY 25-29. The Santa Rita Jail Network Infrastructure Upgrade Project is currently in construction and the upgrades will increase system coverage, reliability, improve safety, enhance serviceability and efficiency.

SANTA RITA JAIL ACSO AND BHCS STAFF SPACE AND TREATMENT AREAS

5325 BRODER BOULEVARD, DUBLIN, CA



Project Status: Design

Total Working Budget: \$7,826,916

Amount in FY 25-29 CIP: \$7,826,916

PROJECT DESCRIPTION

The Santa Rita Jail ACSO and BHCS Staff Space and Treatment Areas Project will provide updated office and treatment spaces for ACSO and BHCS staff in the Core building as well as the Housing Units, including carpet, paint, furniture, minor electrical and air system work.

The project is currently in development and will provide functional and professional spaces for staff to conduct business, as well as address some of the requirements that were previously covered in the Mental Health Program Services Unit Project. The upgrades will support the improvement of mental and physical health outcomes for people incarcerated at the jail.

SANTA RITA JAIL

HOUSING UNIT TREATMENT POD PROJECT

5325 BRODER BLVD, DUBLIN, CA



Project Status: Design

Total Working Budget: \$7,826,916

Amount in FY 25-29 CIP: \$7,826,916

PROJECT DESCRIPTION

The Housing Unit Treatment Pod Project will provide ready-to-use treatment spaces in the Housing Units for Behavioral Health staff to treat their clients. The work will include new carpet, paint, and furniture.

The project will replace the previously planned Confidential Interview Spaces Project and is currently in design. It will improve mental and physical health outcomes and fulfill requirements of the Babu Consent Decree.

#21115 SANTA RITA JAIL ENHANCED OUTDOOR RECONFIGURATION AND RECREATION YARDS

5325 BRODER BLVD, DUBLIN, CA



Project Status: Procurement of Services

Total Working Budget: \$11,043,507

Amount in FY 25-29 CIP: \$3,344,203

PROJECT DESCRIPTION

The Santa Rita Jail Enhanced Outdoor Reconfiguration and Recreation Yards Project consists of the creation of outdoor recreation spaces and the update of two quasi-yards. The work will fulfill requirements of the Babu Consent Decree.

On June 21, 2021, your Board amended (File No. 30666, Item No. 31) the Fiscal Year (FY) 2021-2026 Capital Improvement Plan (CIP) to add the Project to Category IV – Studies Underway with a budget amount of \$205,000 to commence architectural and engineering (A/E) services for the Project and authorized a Professional Services Agreement to HMC Architects for the A/E services.

On June 7, 2022, your Board adopted (File No. 30829, Item No. 50) the FY 2022-2027 CIP transferring the Project from Category IV – Studies Underway to Category II—Santa Rita Jail Projects.

On July 19, 2022, your Board approved (File No. 30866, Item No. 40) the use of the capital designations in the amount of \$3,232,191 for the Soft Costs of the Project.

On August 1, 2023, your Board approved (Item 136) the request to advertise this project as a Design/Bid/Build procurement and on April 30, 2024, your Board approved the request to award the bid to CWS Construction Group. This project has prior year project related commitments of approximately \$7,699,304, leaving an anticipated project commitment balance of approximately \$3,344,203 in FY 25-29.

#24123 SANTA RITA JAIL SAFETY ENHANCEMENTS PROJECT

SANTA RITA JAIL, DUBLIN, CA



Project Status: Design

Total Working Budget: \$16,287,455

Amount in FY 25-29 CIP: \$16,287,455

PROJECT DESCRIPTION

The Safety Enhancements Project will remedy existing potential ligature points in the housing units including those identified on bunk beds, cell desks, stools, ladders, shower heads, bubblers, and doorknobs. It will also include the replacement of locks in three housing units and the administration area.

This remediation effort is currently in development and will contribute to providing a safer and healthier environment for the Santa Rita Jail population and fulfill requirements of the Babu Consent Decree.

SANTA RITA JAIL KITCHEN RENOVATION PROJECT

5325 BRODER BOULEVARD, DUBLIN, CA



Project Status: Design

Total Working Budget: \$32,766,638

Amount in FY 25-29 CIP: \$32,766,638

PROJECT DESCRIPTION

The renovation of the Santa Rita Jail kitchen will include replacing outdated equipment operating beyond its expected useful life and reconfiguring the kitchen layout for improved functionality. The project will include the demolition of the kitchen interior, including all furnishings, fixtures and equipment, as well as the demolition of any underground utilities, plumbing, interior finishes, demolishing walls and other interior elements which are not structural or supporting critical building functions. The roof will be removed and replaced and the building management system, security system and fire-life safety system will be upgraded.

The kitchen renovation effort is currently in design and will yield operational cost efficiencies, reduce annual energy consumption, and replace outdated equipment.

SANTA RITA JAIL CRITICAL OPERATIONS PROJECT

5325 BRODER BOULEVARD, DUBLIN, CA



Project Status: Design

Total Working Budget: \$235,302,183

Amount in FY 25-29 CIP: \$235,302,183

PROJECT DESCRIPTION

GSA, with the support of Kitchell Capital Expenditure Managers, Inc. providing Program Management/Construction Management services, and in co-ordination with ACSO, has identified a number of projects to address safety and functional issues identified in the Facility Condition Assessments of the Santa Rita Jail. The Critical Operations Project is the result of some of these assessments. It includes repairs to the ring roads and the microgrid, the replacement of door locks and detention doors on cells, the update to the cell door controls, the cleaning of mechanical coils/mesh/ducts, the replacement of visitation doors, and the replacement of the roofs. Updates to, or replacement of, the Building Management System (BMS), the generators, the Fire-Life-Safety Systems (FLS), the water tower/tank, and the Madigan Road are also included.

This project is currently in design and will contribute to providing a safer and more reliable environment for Santa Rita Jail operations.

Category III - Facility Condition Assessment (FCA), Americans with Disabilities Act (ADA), and Environmental Projects including Hazardous Materials Abatement

The first step to creating a comprehensive Capital Improvement Plan is to have an understanding of the current condition of the facilities and infrastructure in the portfolio. A FCA is an industry wide reporting tool provided by third party consultants to real estate owners such as government entities. The County commissioned a FCA in 2018.

The FCA report provides information on the condition of the building, its major systems such as heating, ventilation and air conditioning, roof, plumbing, and electrical and it outlines the recommended improvements according to their suggested replacement/useful life schedule. The figures provided in the FCA are direct construction costs in 2018 dollars. In order to understand the full magnitude of potential costs, industry standard markups were applied for Design Contingency, Bonds & Insurance, General Conditions, General Requirements and Contractor Overhead and Profit.

Since a FCA is conducted at a point in time, the cost estimates for each building must be escalated every year consistent with market conditions to reflect future capital costs. The average of two indices were used to escalate the dollars from 2018 to April 2024 dollars: the Engineering News Record for the San Francisco Building Cost Index as well as the TBD Consultants Bid Index. Once the figures are updated to 2024 values, they are escalated again for future years of work. These figures also do not include seismic retrofit costs nor the annual expense of daily routine maintenance operations including preventative and corrective maintenance activities for County facilities.

In the following pages, a list of FCA projects by building name is included. The projects denoted in **bold** are "Priority 1" Projects and will be addressed in the immediate future. Please note, Santa Rita Jail deferred maintenance is included under Category II.

In addition to the FCA, the General Services Agency (GSA) maintains a separate list of major maintenance projects, Americans with Disability Act (ADA) projects and Environmental Projects which include Hazardous Materials Abatement. GSA receives \$15 million from the Maintenance of Effort budget which is used to address major maintenance projects. Enclosed in this tab is a preliminary list of projects.

	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL	OUTYEARS
Facility Conditions Assessment	\$ 42,800,000	\$ 107,800,000	\$ 83,976,959	\$ 155,075,807	\$ 169,355,329	\$ 559,008,095	\$ 282,065,462
Americans with Disabilities Act Projects	\$ 1,265,400	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,265,400	\$ -
Hazardous Materials-Environmental Projects	\$ 1,488,300	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,488,300	\$ -
Major Maintenance	\$ 12,246,300	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 64,246,300	\$ -
TOTAL	\$ 57,800,000	\$ 122,800,000	\$ 98,976,959	\$ 170,075,807	\$ 184,355,329	\$ 634,008,095	\$ 282,065,462

TOTAL FCA PROJECT COSTS

		TOTAL FCA PROJECT COST
Gov't Center	125 12th St	\$ 10,343,888
Gov't Center	ALCO Park	\$ 42,981,555
Gov't Center	LAKESIDE PLAZA	\$ 42,298,168
Gov't Center	MADISON BLDG	\$ 14,436,146
Gov't Center	Admin Bldg	\$ 39,561,411
Gov't Center	1112 JACKSON BUILDING	\$ 9,017,172
Gov't Center ITD	ITD HEADQUARTERS	\$ 1,344,614
Gov't Center GSA Parking	JACKSON ANNEX/12TH ST PARKING	\$ 10,958,120
Courthouse	RC DAVIDSON COURTHOUSE	\$ 103,362,352
Courthouse	SUPERIOR COURT JOHN GEORGE PAV	\$ 844,910
Courthouse	WILEY MANUEL COURTHOUSE (CENTRAL PLANT)	\$ 14,725,670
ACSO OPS	SHERIFF ACADEMY TRNG	\$ 4,918,282
ACSO OPS	EC ANIMAL SHELTER	\$ 6,677,419
ACSO OPS	OFFICE OF EMERGENCY SCVS	\$ 8,483,675
ACSO OPS	ACSO FIRING RANGE CLASSROOMS	\$ 2,092,647
ACSO OPS	CONTRACT SERVICES	\$ 7,188,343
ACSO OPS	EDEN TOWNSHIP STATION	\$ 15,982,320
ACSO OPS/ITD OPS	ACSO COMMUNICATIONS CENTER	\$ 7,460,493
ACSO; HCSA PH	PERALTA OAKS BUILDING	\$ 2,601,682
ACSO	SANDY TURNER EDUCATION CENTER I	\$ 1,640,396
ACSO OPS & AC Transit	YOUTH & FAMILY SERVICES	\$ 1,098,598
GSA OPS Parking	OAKLAND PARKING STRUCTURE	\$ 13,526,026
GSA OPS MV	GSA AUTO REPAIR SHOP	\$ 788,308
GSA OPS BMD	BMD WAREHOUSE	\$ 493,017
GSA OPS BMD	BMD ADMIN BLDG	\$ 279,241
GSA OPS BMD	SNEDIGAR COTTAGE	\$ 1,616,771
GSA OPS BMD	FAIRMONT CARPENTER SHOP	\$ 2,442,627
GSA OPS Parking	AMADOR PARKING STRUCTURE	\$ 908,186
GSA MV OPS	HAYWARD MOTOR VEH SHOP	\$ 912,807

GSA OPS Property & Salvage	PROPERTY & SALVAGE	\$ 6,686,077
GSA OPS Parking/SSA	NO. COUNTY SELF-SUFFICIENCY CENTER PARKING GARAGE	\$ 433,745
PWA OPS	PWA HEAVY EQ REPAIR BLDG	\$ 2,655,444
PWA OPS	PWA OPER OFFICE	\$ 2,973,002
PWA OPS	PWA BLDG/ANNEX	\$ 27,314,285
PWA OPS	PWA FLOOD OFFICE	\$ 3,952,090
PWA OPS	PWA ROADS OFFICE	\$ 2,600,445
HCSA	NO COUNTY HAZ HOUSEHOLD WASTE	\$ 1,816,955
HCSA OPS	HCSA/BHCS EDEN CMHC	\$ 5,162,745
HCSA OPS	WILLOW ROCK CENTER	\$ 20,689,004
HCSA OPS	CONREP PROGRAM	\$ 934,196
HCSA OPS	EDEN SOCIALIZATION PROG	\$ 1,363,973
HCSA OPS	CHERRY HILL DETOX	\$ 2,447,235
HCSA OPS	CHERRY HILL SOBERING CTR	\$ 1,280,767
HCSA OPS	BHCS CRISIS RESPONSE UNIT	\$ 3,662,538
HCSA	EAST COUNTY HAZ HOUSEHOLD WASTE	\$ 863,612
HCSA OPS	YOUTH UPRISING	\$ 6,796,248
HCSA OPS	YOUTH UPRISING CLINIC	\$ 380,178
HCSA	SO COUNTY HAZ HOUSEHOLD WASTE	\$ 1,022,458
HCSA OPS	MORTON BAKER CNTR	\$ 3,887,906
HCSA OPS	SOUTH COUNTY CRISIS	\$ 429,409
HCSA OPS	HOMELESS SHELTER	\$ 3,031,578
HCSA OPS	VILLA FAIRMONT	\$ 17,986,182
HCSA	ANDOVER HOUSE	\$ 1,837,646
HCSA OPS	ASHLAND YOUTH CENTER	\$ 1,993,212
HCSA	ENV HEALTH HEADQUARTERS	\$ 7,687,259
Probation OPS	LAS VISTAS I	\$ 3,212,052
Probation OPS	LAS VISTAS II	\$ 2,736,332
Probation OPS	LAS VISTAS III	\$ 1,982,251
Probation OPS	LAS VISTAS RECREATION	\$ 985,750
Probation Detention	JUVENILE JUSTICE CTR	\$ 21,573,195
Probation	CAMP W SWEENEY - ADMINISTRATION BUILDING	\$ 876,353
Probation	CAMP W SWEENEY - DINING HALL	\$ 1,226,321
Probation	CAMP W SWEENEY - DORMITORY BUILDING	\$ 3,730,529
Probation	CAMP W SWEENEY - EDUCATION BUILDING	\$ 1,759,926
Probation	CAMP W SWEENEY - JIA BUILDING	\$ 689,161
Probation	CAMP W SWEENEY - RECREATION BUILDING	\$ 1,676,329
Veteran's Building	LIVERMORE VMB	\$ 2,812,801

Veteran's Building	ALBANY VMB	\$ 3,377,482
Veteran's Building	NILES VMB	\$ 798,665
Veteran's Building	HAYWARD VMB	\$ 5,795,129
Veteran's Building	SAN LEANDRO VMB	\$ 4,727,872
CDA/COURT/ LAW LIBRARY, TREASURER	West Winton	\$ 43,437,511
BOS OPS	HERITAGE HOUSE	\$ 1,017,308
CDA OPS	WEIGHTS & MEASURES	\$ 3,272,929
DA OPS	FAMILY JUSTICE CENTER	\$ 8,877,938
ROV OPS	ROV WAREHOUSE	\$ 17,445,916
LIBRARY	NILES LIBRARY	\$ 2,051,907
Probation & HCSA OPS	COURTHOUSE SQUARE	\$ 7,199,083
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 7,083,066
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 24,510,900
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 18,062,062
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 16,628,577
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 377,003
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 26,313,824
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 10,285,903
AHS OPS	FAIRMONT HOSPITAL CAMPUS	\$ 765,413
AHS OPS	JOHN GEORGE PAVILION	\$ 22,951,684
AHS OPS	HIGHLAND HOSPITAL	\$ 28,232,459
SSA OPS	ENTERPRISE	\$ 15,597,902
SSA Program Integrity Division	EDGEWATER	\$ 5,695,864
SSA	NO CO SSA BUILDING	\$ 20,019,384
LIBRARY	CASTRO VALLEY LIBRARY (old)	\$ 4,413,743
	TOTAL	\$ 841,073,556

Projects denoted in bold are priority projects.

MAJOR MAINTENANCE				
Priority	Urgency	Building Name (Location)	Project Description	Cost Estimates
FY 25	1	Administration Building (04390)	Lower Front Roof & Drain Replacement	\$500,000
FY 25	1	Social Services Agency (SSA) Enterprise (04560)	Roof Replacement	\$1,200,000
FY 25	1	Social Services Agency (SSA) Enterprise (04560)	Roof exterior windows	\$700,000
FY 25	1	Social Services Agency (SSA) Enterprise (04560)	Repair cracked plaster finishes	\$85,000
FY 25	1	Social Services Agency (SSA) Enterprise (04560)	Replace all decayed and deteriorated siding	\$55,000
FY 25	1	Social Services Agency (SSA) Enterprise (04560)	Replace sheet carpeting throughout	\$360,000
FY 25	2	Social Services Agency (SSA) Enterprise (04560)	Replace electrical distribution system	\$350,000
FY 25	1	Public Works Agency (PWA) Flood Office (13181)	Roof Replacement	\$1,200,000
FY 25	1	EOC - 2000 150th Ave (17130)	Replace Boiler	\$150,000
FY 25	1	ALCO Parking Garage (04440)	Spalling Repairs / Sealant coat over parking surface	\$1,000,000
FY 25	1	Registrar of Voters (ROV) Warehouse (04730)	Roof Replacement	\$2,000,000
FY 25	1	Rene C. Davidson Courthouse (04400)	Replace Pony Chiller (serves the ITD 24/7/365 data center. This unit is on the emergency generator circuit).	\$200,000
FY 25	1	Weights and Measures (04190)	Add a complete fire system	\$100,000
FY 25	1	San Leandro Veterans Memorial Building (VMB) (17040)	Roof Replacement	\$800,000
FY 25	1	Contract Services / Work Furlough (04160)	Replace HVAC units AC-0004	\$50,000
FY 25	1	Alameda County Sheriff's Office (ACSO) Communications Center (17130)	Fire Detection and Alarm	\$92,261
FY 25	1	Eden Township Station (17080)	Replace generator	\$200,000
FY 25	1	ALCO Parking Garage (04440)	Modernize two passenger elevators	\$1,650,432
FY 25	1	Peralta Oaks Building	Painted structural steel, concrete, and exterior wood screen finishes	\$63,825
FY 25	2	Courthouse Square (13112)	Roof Replacement	\$750,000
FY 25	2	Weights and Measures (04190)	Roofing - Unprotected Membrane (Looking at recoat option. FCA Estimate \$747,765)	\$300,000
FY 25	2	Registrar of Voters (04730)	Fall Hazard Corrective Maintenance	\$100,000
FY 25	2	RCD Courthouse (04400)	Fall Hazard Corrective Maintenance	\$150,000
FY 25	2	RCD Courthouse (04400)	Exterior Vertical Enclosures	\$3,100,000
FY 25	2	Public Works Agency (PWA) Heavy Equipment Repair Building (11100)	Steel Building Structure, Metal Roof & Gutters (Paint/Rust?)	\$300,000
FY 25	2	Oakland Parking Structure (04290)	Fire Protection Fire Pumps	\$64,470
FY 25	2	North Alameda County Household Hazardous Waste Collection Facility (04030)	Replace Intrusion & Fire Systems	\$300,000
FY 25	2	Niles Veterans Memorial Building (VMB) (12050)	Sheet Vinyl Flooring	\$32,630
FY 25	2	Family Justice Center (04360)	Exhaust Air HVAC Fans- General	\$26,402
FY 25	2	Family Justice Center (04360)	Water Source Heat Pumps	\$89,251
FY 25	2	Alameda County Sheriff's Office (ACSO) Firing Range Classrooms (11085)	Packaged DX Air-Conditioning Units- 6 to 50 TON	\$49,307
FY 25	2	Alameda County Sheriff's Office (ACSO) Communications Center (17130)	General Purpose Electrical Power	\$90,416
FY 25	2	Eden Township Station (17080)	Replace HVAC equipment	\$3,500,000
FY 25	2	Snedigar Cottage (17171)	Sanitary Waste and Vent Piping - Medium Density	\$22,114
FY 25	2	Public Works Agency (PWA) Flood Office (13181)	Exterior Windows	\$82,973
FY 25	2	Public Works Agency (PWA) Building / Annex (13150)	Steel Windows - Fixed (Main Bldg.)	\$100,000

FY 25	2	East County Animal Shelter (11030)	Fuel-Fired Heating Boilers - 1751 to 3750 MBH	\$117,013
FY 25	3	County Administration Building (04390)	Interior Metal Railings & Handrails	\$96,841
FY 25	3	Alameda County Sheriff's Office (ACSO) Academy Training (11020)	Through wall HVAC replacement	\$400,000
FY 25	3	Administration Building (04390)	Elevator Modernization	\$3,500,000
FY 25	3	224 W. Winton Building (13060)	Roofing - Phase 2	\$1,500,000
FY 25	3	224 W. Winton Building (13060)	General Purpose Electrical Power	\$24,570
FY 25	3	224 W. Winton Building (13060)	Miscellaneous Electrical Systems (Mech Connections)	\$140,398
FY 25	3	12th and Oak St. Building - Law Library / Conference Center (04410)	Interior Metal Railings & Handrails	\$37,246
FY 25	3	12th and Oak St. Building - Law Library / Conference Center (04410)	Exit and Emergency Lighting	\$50,413
FY 25	3	12th and Oak St. Building - Law Library / Conference Center (04410)	Stairs - Metal	\$30,842
FY 25	3	North County Jail (04280)	Fall Hazard Corrective Maintenance	\$50,000
FY 25	3	Glenn E. Dyer Jail (04280)	Replace Failed Fire System	\$800,000
FY 25	3	Arena Center Bldg #2 (04546)	Fall Hazard Corrective Maintenance	\$50,000
FY 25	3	Arena Center Bldg #1 (04544)	Fall Hazard Corrective Maintenance	\$100,000
FY 25	3	Social Services Agency (SSA) Enterprise (04560)	Recommend window tinting to decrease heat load	\$20,000
FY 25	3	Rene C. Davidson Courthouse (04400)	Sheet Vinyl Flooring	\$198,113
FY 25	3	Rene C. Davidson Courthouse (04400)	Roofing	\$126,822
FY 25	3	Registrar of Voters (ROV) Warehouse (04730)	Packaged DX Air-Conditioning Units- 0 to 5 TON	\$348,138
FY 25	3	Office of Emergency Services (11040)	Ventilation Systems - Make-Up Air System	\$118,566
FY 25	3	Lakeside Plaza (04430)	Electrical Service And Distribution	\$31,081
FY 25	3	Lakeside Plaza (04430)	Sanitary Drainage System	\$51,802
FY 25	3	Lakeside Plaza (04430)	Lighting Control System Line Multi Level	\$28,913
FY 25	3	Lakeside Plaza (04430)	Split-System Air-Conditioners	\$27,748
FY 25	3	Lakeside Plaza (04430)	Replace cooling tower	\$200,000
FY 25	3	Env Health Headquarters	Tile carpeting	\$81,599
FY 25	3	East County Animal Shelter (11030)	Exhaust Air HVAC Fans- General	\$73,926
FY 25	3	County Administration Building (04390)	Fire Protection Fire Pumps	\$62,493
FY 25	3	County Administration Building (04390)	Switchboards 800A - DP5 52AC1	\$32,887
FY 25	3	Contract Services / Work Furlough (04160)	General Purpose Electrical Power	\$65,549
FY 25	3	Cherry Hill Detox (17270)	Acoustic Tile Ceiling - ACT 2 x 4	\$44,166
FY 25	3	Castro Valley Library (Old) (10030)	Site Lighting	\$39,606
FY 25	3	Andover House	Unprotected single-ply membrane	\$187,935
FY 25	3	ALCO Parking Garage (04440)	Roofing - Protected Membrane	\$154,728
FY 25	3	ALCO Parking Garage (04440)	Domestic Water System	\$803,738
FY 25	3	ALCO Parking Garage (04440)	Heating Systems - Boilers	\$94,556
FY 25	3	Albany Veterans Memorial Building (VMB) (02010)	Fuel-Fired Heating Boilers - 0 to 500 MBH	\$69,668
FY 25	3	Alameda County Sheriff's Office (ACSO) Academy Training (11020)	Packaged DX Air-Conditioning Units- 0 to 5 TON	\$265,142
FY 25	3	12th and Oak St. Building - Law Library / Conference Center (04410)	Roofing	\$967,222
FY 25	3	12th and Oak St. Building - Law Library / Conference Center (04410)	Skylights	\$180,117
FY 25	3	12th and Oak St. Building - Law Library / Conference Center (04410)	Fuel-Fired Heating Boilers - 0 to 500 MBH	\$114,456
FY 25	3	1111 Jackson Parking Structure (04435)	Replace roof	\$980,000
FY 25	3	1111 Jackson Building	Siemens, Furnas System 89, 5 sections, motor control center with motor starters for the hot water pumps and variable frequency drives for AH1 supply and return fans	\$120,645

FY 25		Social Services Agency (SSA) Enterprise (04560)	Replace AC unit that serves 2nd floor data room - is at end of life	\$20,000
FY 25	3	Public Works Agency (PWA) Operations Office (11130)	Concrete Building Structure Cracks (A/E Assessment)	\$25,921
FY 25	3	Social Services Agency (SSA) Enterprise (04560)	Elevator Modernization	\$200,000
FY 25	3	Social Services Agency (SSA) Enterprise (04560)	Packaged DX Air-Conditioning Units- 6 to 50 TON	\$225,000
FY 25	3	Social Services Agency (SSA) Enterprise (04560)	Packaged DX Air-Conditioning Units- 6 to 50 TON	\$300,000
FY 25	3	ROV Warehouse (04730)	Replace Interior Sewer Lines	\$250,000
FY 25	3	7th St Parking Structure (04290)	Fall Hazard Corrective Maintenance	\$80,000
FY 25	3	Registrar of Voters (ROV) Warehouse (04730)	Replace 2 AC units that serve second floor office areas - are at end of life	\$30,000
		GSA PROJECT MANAGEMENT FEES		\$849,100
		TOTAL FUNDING NEEDED		\$34,181,041

General Services Agency
ADA PROJECTS

Bldg.	Bldg. No.	Address	City	Project No.	Estimated Construction Cost	Scope of work
Rene C. Davidson Superior Courthouse	4400	1225 Fallon Street	Alameda	CPPADA212120300	\$ 300,000	Doors & hardwares, drinking fountains, restroom fixtures, handrails, & counters.
WIC Program	13112	24085 Amador St	Hayward	CPPADA212121100	\$ 800,000	ADA ramp, signs, charging stations, cabinets and drinking fountains.
			Construction Costs Sub-total		\$ 1,100,000	
				GSA project management fee	\$ 165,400	
				TOTAL ADA	\$ 1,265,400	

General Services Agency
HAZ MAT/ Environmental PROJECTS

Building	Description	Estimated Construction Costs
Environmental Projects		
Countywide	Misc. asbestos, lead, mold and other hazmat projects as required for O&M or renovation of County facilities.	\$ 400,000
Countywide	GSA project management fee	\$ 924,300
	Projects Sub-Total	\$ 1,324,300
Regulatory Permitting and Taxes		
Countywide	Hazardous materials storage/use permitting (Hayward Fire Dept., Fremont Fire Dept., Alameda County Environmental Health), incl. annual compliance plan updates as required for permit renewal.	\$ 55,000
Countywide	UST DO inspections, AST/UST testing (RWQCB, BAAQMD, SPCC) and permitting (Hayward Fire Dept., Alameda County Environmental Health).	\$ 60,000
Countywide	Underground Storage Tank Cleanup Fund fuel tax (Tax & Fee Administration).	\$ 22,000
Countywide	Emergency Generator and Boiler Permitting (Bay Area Air Quality Mgt. Dist.).	\$ 22,000
Countywide	Hazardous Waste Disposal Taxes (DTSC, Tax & Fee Administration).	\$ 5,000
	Regulatory Permitting and Taxes Sub-Total	\$ 164,000
Total Request		\$ 1,488,300

Category IV - Pending Projects-Studies Underway

The projects in this category are in the process of evaluation, planning, and further development. The Board has authorized a preliminary feasibility study, but it is possible that following the results of the study, the Board may decide not to proceed with the proposed project. Below is a list of the Category IV Feasibility studies approved by the Board between May 1, 2023 to April 30, 2024.

Additionally GSA performed three internal feasibility studies on the following scopes: arc flash hazard analysis plan, Sunol Ridge Road Survey, and Countywide generator study.

Total development budgets for these projects will be determined after the preliminary analysis is completed. Since some of these projects have large funding implications, they may later be shown under Category VI as potential future projects to illustrate their potential impact on the five-year Capital Improvement Plan. Projects will move to Category I as they are finalized and approved by the Board. Authorization of a Category IV study does not constitute an automatic approval of the future project.

Category IV – Pending Projects and Studies	Board Approved Budget	Status
Nike Missile Site Building Improvements	\$183,867	Study Complete
White Cotton Cottage	\$249,935	Study In Progress
Emergency Vehicle Operator Course Track and Fire arms Range Wall Project	\$129,375	Study Complete
Camp Sweeney Fence	\$74,250	Study Complete-Board Letter to approve Category I project on 5/14/24
ITD Operation Control Center in Administration Building	\$45,000	Study Complete
TOTAL	\$682,427	

Category V - Completed Projects

Four projects were completed and closed out since the last publication of the FY 24-28 CIP at a total cost of \$16,608,640. They are Alameda County Sheriff's Office (ACSO) Regional Training Tower, Boiler Upgrades, Santa Rita Jail Cell Softening and Wilma Chan Highland Hospital - Phase IV. Information on each project is provided below. The project costs related to this category do not appear in the five-year Plan.

ACSO Regional Training Tower



Date complete: April 30, 2023

Total Project Costs: \$1,336,785

The Alameda County Sheriff's Office (ACSO) Regional Training Center (RTC) is a prop structure designed to replicate a four-story building. The RTC will use this structure to conduct training exercises in enclosed spaces, practicing multiple peaceful resolution methods, including negotiation and de-escalation procedures.

Boiler Upgrades



Date complete: June 7, 2023

Total Project Costs: \$8,563,120

In response to Notices of Violation issued by the Bay Area Air Quality Management District (BAAQMD) regarding Regulation 9, Rule 7, pertaining to the operation of County-owned natural gas boilers, the General Services Agency (GSA) took proactive measures to review and formulate a replacement plan. Specifically, a total of 16 natural gas boilers were replaced, including 12 at the Santa Rita Jail, one at the Juvenile Justice Center, and three at the Glenn Dyer Detention Facility. The replacements involved upgrading to more efficient units equipped with low emission burners.

Santa Rita Jail Cell Softening



Date complete: February 9, 2024

Total Project Costs: \$1,714,236

This project involved restructuring cells within Housing Units to enhance safety in accordance with the Santa Rita Jail (SRJ) Babu Consent Decree. The Project was managed by the General Services Agency (GSA) in support of the Alameda County Sheriff's Office (ACSO).

Wilma Chan Highland Hospital- Phase IV



Date complete: February 12, 2024

Total Project Costs: \$2,615,592

This project corrected the lack of negative air pressure due to modifications to the existing Koret Building ductwork. The project also addressed water infiltration issues related to the building's exterior, and installed memorial signage associated with the renaming of the campus.

Category VI - Future Projects

Projects in Category VI are re-evaluated upon the completion of preliminary studies (Category IV), as well as, when a completed funding plan has been identified. It is important to identify these future, pending projects in the outyears of the CIP so that the Board has an understanding of the financial impacts these projects could have on the County's budget.

Project budgets as described in this Category represent preliminary, conceptual estimates, based upon labor and materials pricing at the point of initial project budget development. As funding is identified, the CIP is amended, and projects are presented to the Board for approval. Board Committee review may be requested as part of the development process prior to final Board review and decision. Some projects are listed without project estimates but are presented in this list so that the Board has a full understanding of the potential projects in the pipeline.

Category	Category VI – Future Project	Cost Estimate
CAT VI - Future Projects	ARC Flash studies	\$10,400,000
CAT VI - Future Projects	Seismic studies	\$5,000,000
CAT VI - Future Projects	Building Automation System replacement	\$17,000,000
CAT VI - Future Projects	Sunol Ridge roadway reinforcement	\$1,000,000
CAT VI - Future Projects	Nike Missile Site	\$3,000,000
CAT VI - Future Projects	White Cotton Cottage	\$10,000,000
CAT VI - Future Projects	Countywide generators	\$4,330,000
CAT VI - Future Projects	Fremont Hall of Justice systems upgrade	\$639,046
CAT VI - Future Projects	Hayward Hall of Justice systems upgrade	\$353,593
CAT VI - Future Projects	Hayward Hall of Justice Fire Protection	\$17,393
CAT VI - Future Projects	ACSO Law Enforcement Facility	\$360,000,000
CAT VI - Future Projects	Measure X Fire Stations	\$90,000,000
CAT VI - Future Projects	Solar Projects	\$50,895,231
CAT VI - Future Projects	East County Government Services Center	TBD
CAT VI - Future Projects	County Administration Building Plaza Improvements	TBD
CAT VI - Future Projects	County Broadway Properties (400, 401, 430, 499 Broadway)	TBD
CAT VI - Future Projects	Former Castro Valley Library	TBD
CAT VI - Future Projects	Homekey Hotel remodels	TBD
CAT VI - Future Projects	Camp Sweeney Replacement	TBD
CAT VI - Future Projects	Glenn Dyer Jail decommission	TBD
	Total	\$552,635,263

Public Works Capital Program

The mission of the Public Works Agency is to enhance the quality of life for people of Alameda County by providing a safe well maintained and lasting public works infrastructure. This is effectuated through the agency of capital improvement program plan. This section lays out the annual update to this project plan.

Public Works Agency infrastructure capital improvement program is a five-year plan for preserving and enhancing Alameda county's public infrastructure transportation and flood control facilities. Generally, it is designed to identify and prioritize infrastructure projects including tentative schedules and funding options. Infrastructure improvement projects entail the provision and major improvements to public infrastructure including the design and construction of multimodal transportation facilities, street reconstruction and rehabilitation projects and construction and rehabilitation of flood control facilities.

The process of developing the CIP begins with the preparation of a list of potential projects. These projects are generally identified through feasibility safety or watershed studies and prioritized using established trading skills. Projects can also be identified by residents and other stakeholders for inclusion in the plan. Examples of these identification and prioritization computerized or systemic models include:

Pavement Management Projects: These projects are identified and prioritized using a pavement management program by which pavement conditions are rated using a computer application. Each street is assigned a pavement rating or pavement condition index ranging from zero to 100. Depending on these ratings staff develops priority listing of streets and associated corrective measures for inclusion in the CIP.

Sidewalk Improvement Projects: these projects are identified and assigned a rating based upon a numeric skill developed as part of the sidewalk improvement program. From this scale sidewalk projects are prioritized for inclusion in the CIP.

Safety Studies: PWA conducts multiple safety studies from which potential projects are identified and assigned short, medium or long term priorities for inclusion in the CIP.

Watershed Studies: PWA conducts hydrologic and hydraulic studies within the multiple watersheds and flood control zones from which projects are identified and prioritized for inclusion in the CIP.

Project Timing, Budget, Funding and Expenditure Estimates

CIP includes descriptions and cost estimates for each project possible funding sources and estimated implementation timelines. By their nature capital improvement projects can often take several years to complete with planning design funding and construction implemented in several phases. Clearly there are a lot of unknowns and uncertainties when developing future plans in the current highly volatile economic environment, forecasting future funding opportunities is extremely difficult. Estimating the cost of projects in future years is not an exact science and furthermore priorities can change overtime. Therefore, at the CIP should be seen as a planning document that is subject to change.

Public Works Projects are categorized into three groups, Flood Projects, Road Projects and Major Infrastructure projects. There are ten flood control zones countywide with the following watershed boundaries:

Zone 2 – Serving the communities of Castro Valley, San Lorenzo, Ashland, Cherryland, and Fairview. Zone 2 encompasses 40,390 acres with 55 miles of creeks, including San Lorenzo and Cull Creeks.

Zone 2A – Includes the City of San Leandro (partial) with 329 acres of watershed.

Zone 3A – Serving the City of Fremont (partial) and Warm Springs with 19,700 acres of watershed and nine pump stations.

Zone 4 – Includes the cities of Hayward (partial) and community of Mohrland, and Russel City with 2,960 acres of watershed.

Zone 5 – Serving the cities of Fremont (partial), Newark (partial), Union City (partial), Centerville, Niles, and Decoto. Zone 5 includes 45,440 acres of watershed, including the eight creeks and the Newark and Mowry slough.

Zone 6 – Serving the City of Fremont (partial) and Warm Springs (partial), and communities of Irvington and Mission San Jose. Zone 6 includes 10 creeks and the Lake Elizabeth Reservoir.

Zone 9 – Serving the City of San Leandro (partial) with 2,482 acres of watershed and four pump stations.

Zone 12 – Serving the Cities of Oakland, Emeryville, and San Leandro (partial), Zone 12 has a watershed area of 51,200 acres with 12 creeks spanning 18 miles, and five pump stations.

Zone 13 – Includes the City of San Leandro (partial) with 3,200 acres of watershed, including the San Leandro creek.

Within the Flood Program there are four categories of projects:

1. Flood Control Restoration Projects-These projects restore natural creek functions; provide for the passage of fish, restore creek ecosystems; and provide for improved water quality in our creeks and channels.
2. Major Flood Control Maintenance Projects-These projects restore the original design capacity of the existing system; repair failing portions of the system; extend the useful life of the system; and keep the system performing as planned.
3. Watershed/Special Studies-These studies identify areas of needed flood control improvements; analyze the impacts of new development on flood protection; identify areas where it may be possible to develop environmental restoration projects without compromising flood protection; and identify the impacts of continued sea level rise on the flood control channels that discharge into the bay.
4. Flood Control Capacity Improvement Projects-These projects increase the flood protection of the existing system; expand the system by building new flood protection facilities where the District had none before; and improve the operating efficiency of the existing system.

The Road Program is generally geographically restricted to the Unincorporated areas of the County. Most incorporated jurisdictions are responsible for their own road maintenance unless specifically contracted with the County. The Road Program has five major components:

1. Major Maintenance Program-projects in this category include major capital improvements needed on existing transportation infrastructure for the purpose of maintaining existing facilities. Typical projects include lifecycle extensions major risk reduction work as well as updating obsolete facility / infrastructure.
2. Pavement Management Program-projects in this category include pavement preventative maintenance treatments such as crack sealing, slurry seals, micro seals, and chip seals as well as road reconstruction treatments such as the pavement overlays, full depth AC replacement and full depth reclamation (FDR). Street Saver[®] a pavement management software, is used to monitor pavement conditions, and to prioritize resurfacing projects.
3. Transportation Infrastructure Safety Program-projects in this category include the preparation of infrastructure and safety studies and the implementation of improvements as recommended by said studies; the implementation of neighborhood traffic calming measures as developed using the County traffic calming program. Typical projects may include traffic signals, streetlighting, street widening, guardrails, and traffic calming measures.
4. Pedestrian/Bicycle Facility Program-projects in this category include the implementation of improvements identified in the bicycle and pedestrian master plan the safe routes to schools' study and the ADA transition plan including new sidewalks, curb ramps, crosswalks, pedestrian beacons, bike routes and bike lanes.
5. Major Infrastructure Improvement Program-These large-scale projects include bridge replacements, corridor improvements, utility infrastructure improvements, and safety improvements.

Project Information Sheets

On the following pages, information about each project is presented. The following PWA managed projects, are also mentioned under the Tier One section of the CIP: Hesperian Boulevard Corridor Improvement Project (I-880 to A Street), Meekland Avenue Phase 2-Blossom to East Lewelling (BPMP), and Mission Boulevard Phase III. To manage these complex projects with multiple funding streams and to leverage the maximum amount of state or federal funding, PWA shifts eligible funding to the most appropriate project given the circumstances. Any difference in the original commitment amounts as compared to the project information sheets is due to interest earnings and PWA's assessment of the funding situation.

ALAMEDA COUNTY PUBLIC WORKS CIP SUMMARY

	2025	2026	2027	2028	2029	2030 Plus	Total
Flood Projects							
Flood Control Restoration Projects	29,787,800	36,060,000	51,885,000	20,465,000	290,000	13,590,000	152,077,800
Major Flood Control Maintenance Projects	18,815,000	9,814,000	4,460,000	2,070,000	3,775,000	126,275,000	165,209,000
Watershed/Special Studies	4,280,000	2,260,000	1,170,000	1,170,000	1,170,000	3,510,000	13,560,000
Flood Control Capacity Improvement Projects	16,090,009	31,420,800	48,482,000	55,563,000	90,300,000	565,975,000	807,830,809
Flood Projects Totals:	68,972,809	79,554,800	105,997,000	79,268,000	95,535,000	709,350,000	1,138,677,609

ALAMEDA COUNTY PUBLIC WORKS CIP SUMMARY

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Projects							
ADA Compliance Program	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000
Major Maintenance Program	3,925,000	6,805,000	250,000	1,710,000	2,180,000	3,005,000	17,875,000
Pavement Management Program	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	60,000,000
Traffic Calming Program	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Transportation Infrastructure Safety Program	767,000	5,230,000	13,605,000	7,283,000	40,450,000	35,717,000	103,052,000
Pedestrian / Bicycle Facility Program							
A Street/Redwood Road Sidewalk Installation Between Knox St and Hayward City Limit	0	80,000	295,000	2,870,000	0	0	3,245,000
Bartlett Avenue Sidewalk (SR2S & BPMP)	425,000	3,020,000	0	0	0	0	3,445,000
Bockman Road Sidewalk Improvements in the Vicinity of Bohannon Middle School (SR2S)	0	170,000	585,000	0	0	0	755,000
Christensen Lane Sidewalk Construction Project from Simsbury Road to Parsons Avenue	0	115,000	1,550,000	0	0	0	1,665,000
D Street Sidewalk Project from the Hayward City Limit to Fairview Avenue (BPMP & SR2S)	485,000	0	0	0	0	0	485,000
Grove Way Sidewalk Improvements Between Western Boulevard and Mission Boulevard	0	0	0	200,000	6,160,000	0	6,360,000
Hansen Road Sidewalk Project from East Avenue to Fairview Avenue (BPMP & SR2S)	645,000	6,040,000	330,000	0	0	0	7,015,000
Haviland Avenue Sidewalk Project from Blossom Way to Medford Ave	2,240,000	80,000	0	0	0	0	2,320,000
Heyer Avenue Sidewalk (BPMP)	5,460,000	300,000	0	0	0	0	5,760,000
Liberty Street Sidewalk Project from 164th Avenue to Fairmont Drive (BPMP)	30,000	250,000	3,400,000	150,000	0	0	3,830,000
Maubert Avenue Sidewalk Project from 159th Avenue to Tanager Avenue (BPMP)	395,000	2,160,000	75,000	0	0	0	2,630,000
Paradise Knolls Sidewalk Installation	0	0	0	0	70,000	2,437,000	2,507,000
Proctor Road Sidewalk Project from Redwood Road to Camino Alta Mira	0	625,000	3,710,000	200,000	0	400,000	4,935,000
Proctor Road Sidewalk Project from Redwood Road to Walnut Road (BPMP & SR2S)	5,260,000	300,000	0	0	0	0	5,560,000
Second Street Sidewalk Project from Windfeldt Road to Hayward City Limit (BPMP & SR2S)	4,855,000	190,000	0	0	0	0	5,045,000
Seven Hills Road Sidewalk Project from Redwood Road to Lake	325,000	405,000	7,920,000	350,000	0	0	9,000,000

ALAMEDA COUNTY PUBLIC WORKS CIP SUMMARY

	2025	2026	2027	2028	2029	2030 Plus	Total
Chabot Road (BPMP)							
Somerset Avenue Sidewalk Project from Lake Chabot Road to Redwood Road (BPMP)	11,315,000	215,000	0	0	0	0	11,530,000
Somerset Avenue Sidewalk Project from President Drive to Lake Chabot Road	0	0	240,000	460,000	3,650,000	0	4,350,000
W Sunset Blvd Roadway Improvements from Hesperian Blvd to Royal Avenue (BPMP)	2,700,000	0	0	0	0	0	2,700,000
Pedestrian / Bicycle Facility Program Totals:	34,135,000	13,950,000	18,105,000	4,230,000	9,880,000	2,837,000	83,137,000
Major Infrastructure Improvement Program							
Arroyo Road Bridge Replacement at Dry Creek	445,000	265,000	3,160,000	310,000	0	0	4,180,000
Castlewood Drive Bridge Replacement	35,000	402,500	5,395,000	395,000	0	0	6,227,500
Castro Valley Boulevard Corridor Improvements from Stanton Avenue to San Miguel Avenue	0	480,000	360,000	410,000	3,000,000	11,060,000	15,310,000
Center Street Corridor Improvement Project	0	0	0	0	275,000	16,305,000	16,580,000
Crow Canyon Road Roundabouts	500,000	700,000	12,780,000	320,000	0	0	14,300,000
East Lewelling Boulevard Sidewalk Improvements between Meekland Avenue and Langton Way (BPMP)	14,450,000	85,000	0	0	0	0	14,535,000
Grant Ave Roadway and Streetscape Improvement Project between Washington Ave and Channel St	0	0	0	105,000	255,000	7,035,000	7,395,000
Grove Way Improvements from Oak Street (HCL) to Tanglewood Drive	3,310,000	0	0	0	0	0	3,310,000
Grove Way Median Installation Between Redwood Rd and Center St	0	0	0	0	240,000	1,160,000	1,400,000
Meekland Avenue Phase 2 - Blossom Way to East Lewelling Boulevard (BPMP)	11,535,000	245,000	0	0	0	0	11,780,000
Mines Road Bridge Replacement at Arroyo Mocho (Bridge No. 33C0124)	0	0	140,000	3,670,000	0	0	3,810,000
Mission Boulevard Corridor Improvement Project - Phase III (I-238 to Hayward City Limit)	30,650,000	265,000	105,000	0	0	0	31,020,000
The Installation of Full Trash Capture Devices in the vicinity of Via Arriba between Via Mirabel and Via Manzanitas, San Lorenzo	4,375,000	150,000	0	0	0	0	4,525,000
The Installation of Full Trash Capture Devices in the vicinity of Western Blvd. and Hampton Road, Hayward	4,575,000	150,000	0	0	0	0	4,725,000
The Installation of Small Trash Capture Devices in the unincorporated Alameda County	7,785,000	150,000	0	0	0	0	7,935,000
Major Infrastructure Improvement Program Totals:	77,660,000	2,892,500	21,940,000	5,210,000	3,770,000	35,560,000	147,032,500

ALAMEDA COUNTY PUBLIC WORKS CIP SUMMARY

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Projects Totals:	127,287,000	39,677,500	64,700,000	29,233,000	67,080,000	87,919,000	415,896,500
Total Projects Estimated Cost:	196,259,809	119,232,300	170,697,000	108,501,000	162,615,000	797,269,000	1,554,574,109

ALAMEDA COUNTY PUBLIC WORKS AGENCY FLOOD PROJECTS

Flood Control Restoration Projects

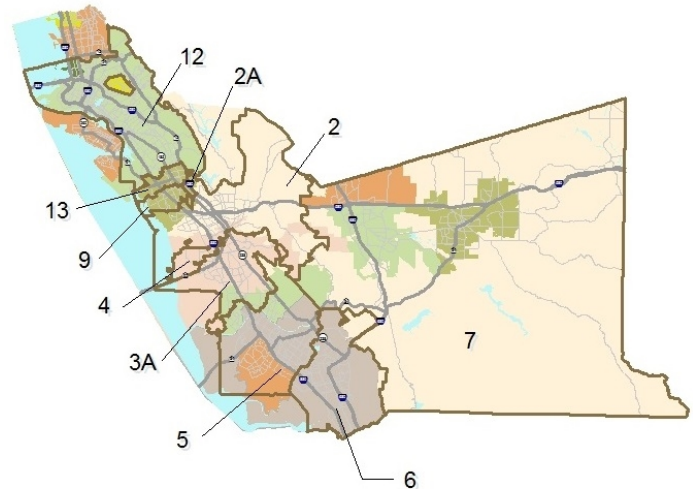
Project Description

These projects restore natural creek functions; provide for the passage of fish; restore creek ecosystems; and provide for improved water quality in our creeks and channels.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that flood control infrastructure meet the highest safety and sustainability standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Flood Control Zones



Location

Alameda County Flood Zones

Program Manager

Tsang, Moses Hin Keung

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	6,090,800	10,160,000	32,635,000	0	0	0	48,885,800
Flood Fund	23,667,000	25,900,000	19,250,000	20,465,000	290,000	13,590,000	103,162,000
TBD	30,000	0	0	0	0	0	30,000
Funding Totals:	29,787,800	36,060,000	51,885,000	20,465,000	290,000	13,590,000	152,077,800

ALAMEDA COUNTY PUBLIC WORKS AGENCY FLOOD PROJECTS

Major Flood Control Maintenance Projects

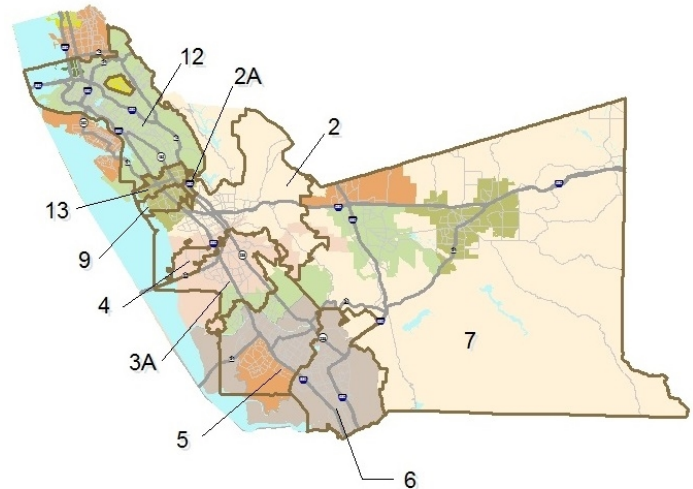
Project Description

These projects restore the original design capacity of the existing system; repair failing portions of the system; extend the useful life of the system; and keep the system performing as planned.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that flood control infrastructure meet the highest safety and sustainability standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Flood Control Zones



Location

Alameda County Flood Zones

Program Manager

Tsang, Moses Hin Keung

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	0	890,000	0	0	0	0	890,000
Flood Fund	18,815,000	3,210,000	4,460,000	2,070,000	3,775,000	126,275,000	158,605,000
TBD	0	5,714,000	0	0	0	0	5,714,000
Funding Totals:	18,815,000	9,814,000	4,460,000	2,070,000	3,775,000	126,275,000	165,209,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY FLOOD PROJECTS

Watershed/Special Studies

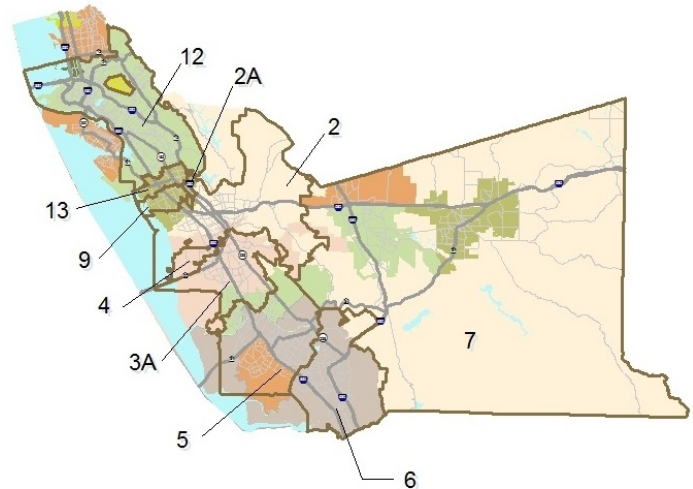
Project Description

These studies identify areas of needed flood control improvements; analyze the impacts of new development on flood protection; identify areas where it may be possible to develop environmental restoration projects without compromising flood protection; and identify the impacts of continued sea level rise on the flood control channels that discharge into the bay.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that flood control infrastructure meet the highest safety and sustainability standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Flood Control Zones



Location

Alameda County Flood Zones

Program Manager

Ackerman, Henry Everett

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	930,000	960,000	0	0	0	0	1,890,000
Flood Fund	3,350,000	1,300,000	1,170,000	1,170,000	1,170,000	3,510,000	11,670,000
Funding Totals:	4,280,000	2,260,000	1,170,000	1,170,000	1,170,000	3,510,000	13,560,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY FLOOD PROJECTS

Flood Control Capacity Improvement Projects

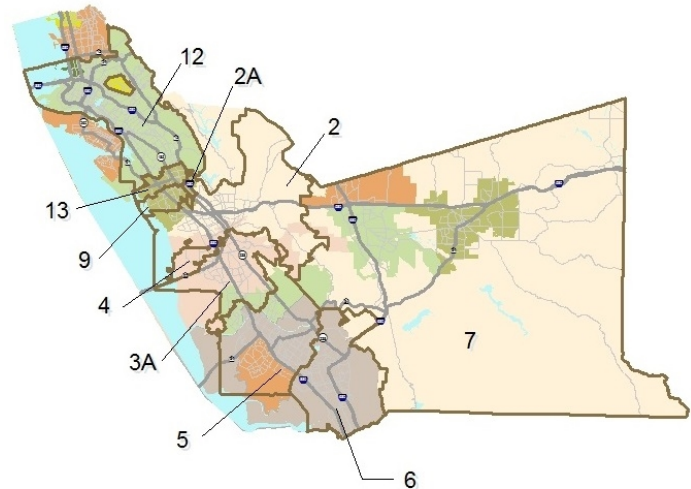
Project Description

These projects increase the flood protection of the existing system; expand the system by building new flood protection facilities where the District had none before; and improve the operating efficiency of the existing system.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that flood control infrastructure meet the highest safety and sustainability standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Flood Control Zones



Location

Alameda County Flood Zones

Program Manager

Tsang, Moses Hin Keung

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	0	890,000	445,000	0	0	0	1,335,000
Flood Fund	16,090,009	28,646,000	47,095,000	55,563,000	90,300,000	565,975,000	803,669,009
TBD	0	1,884,800	942,000	0	0	0	2,826,800
Funding Totals:	16,090,009	31,420,800	48,482,000	55,563,000	90,300,000	565,975,000	807,830,809

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

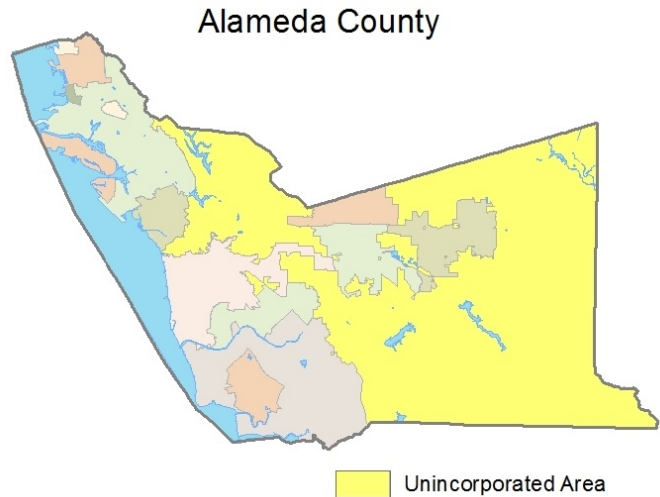
ADA Compliance Program

Project Description

Projects in this category include the implementation of accessibility improvements identified in the ADA Transition Plan, such as the installation of new sidewalks, curb ramps, and crosswalks.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Location

Alameda County Unincorporated Communities

Program Manager

Lo,Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000
Funding Totals:	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

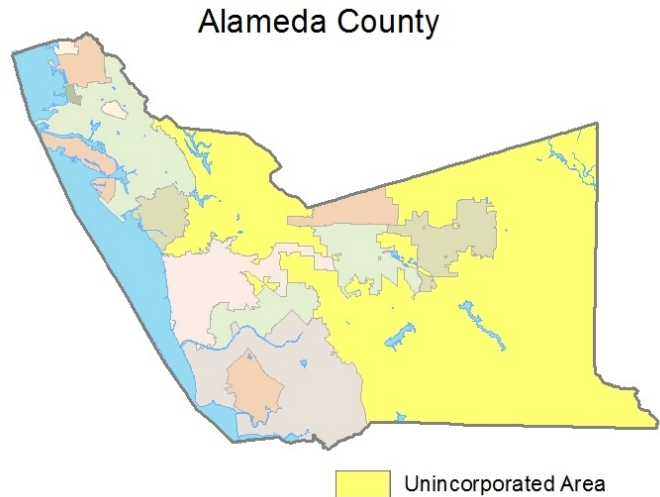
Major Maintenance Program

Project Description

Projects in this category include major capital improvements necessary for maintaining existing transportation infrastructure. Typical projects include life cycle extensions, major risk reduction work, and updating obsolete facilities or infrastructure.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Location

Alameda County Unincorporated Communities

Program Manager

Lo,Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	3,045,000	0	0	0	0	0	3,045,000
Grant	275,000	0	0	0	0	0	275,000
Road Fund	505,000	5,905,000	150,000	720,000	1,170,000	2,105,000	10,555,000
TBD	100,000	900,000	100,000	990,000	1,010,000	900,000	4,000,000
Funding Totals:	3,925,000	6,805,000	250,000	1,710,000	2,180,000	3,005,000	17,875,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY ROAD PROJECTS

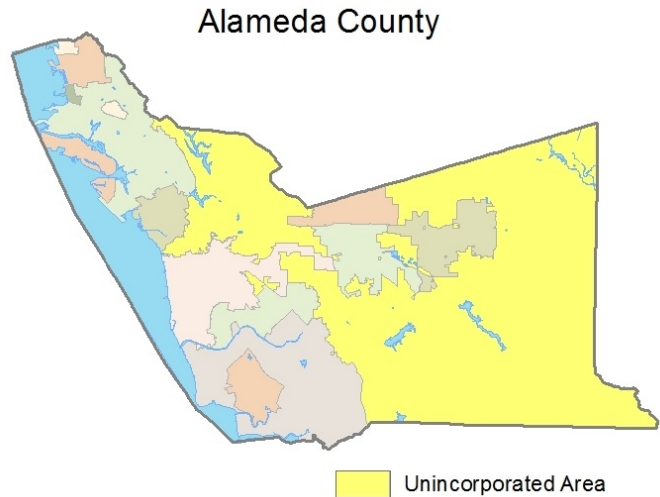
Pavement Management Program

Project Description

Projects in this category encompass preventive maintenance measures like slurry seal application, asphalt rubber street seal treatment, and a range of roadway reconstruction methods. StreetSaver®, a pavement management software, is used for monitoring pavement conditions and to determine the priority of resurfacing projects.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Location

Alameda County Unincorporated Communities

Program Manager

Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	60,000,000
Funding Totals:	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	60,000,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY ROAD PROJECTS

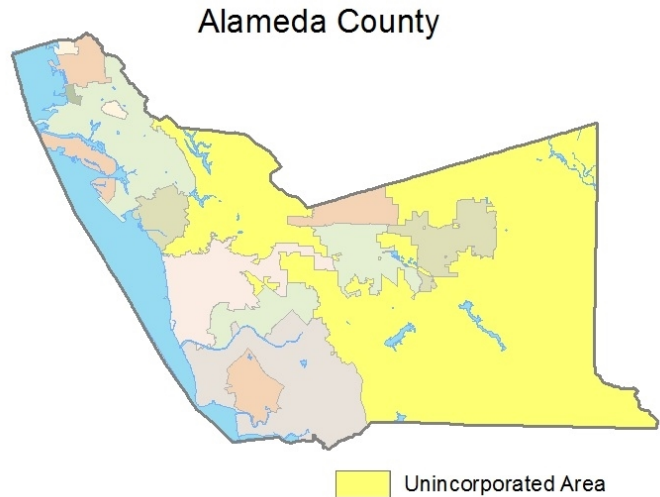
Traffic Calming Program

Project Description

Implement traffic calming measures in response to community concerns regarding speeding or volume, in accordance with the guidelines outlined in the County's Traffic Calming Program. These measures aim to decrease vehicle speeds, enhance safety for all roadway users, and improve livability in residential neighborhoods.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Location

Various Location

Program Manager

Lo,Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Funding Totals:	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

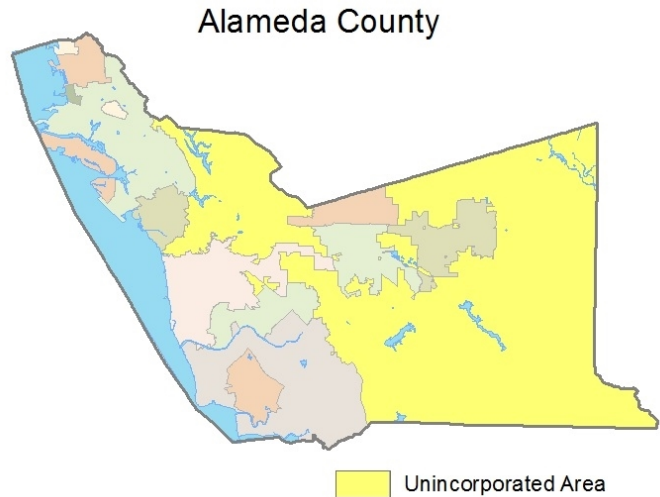
Transportation Infrastructure Safety Program

Project Description

Projects in this category involve preparing infrastructure and safety studies and implementing recommended improvements. They may also encompass neighborhood traffic calming measures developed through the Traffic Calming Program. Typical projects may include traffic signals, street lighting, optimizing pavement and shoulder width on rural roads, guardrails, and various traffic calming measures.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Location

Alameda County Unincorporated Communities

Program Manager

Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Grant	126,405	0	480,000	780,000	2,000,000	0	3,386,405
Road Fund	630,000	4,710,000	10,530,000	4,483,000	12,040,000	8,152,000	40,545,000
TBD	10,595	520,000	2,595,000	2,020,000	26,410,000	27,565,000	59,120,595
Funding Totals:	767,000	5,230,000	13,605,000	7,283,000	40,450,000	35,717,000	103,052,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

A Street/Redwood Road Sidewalk Installation Between Knox St and Hayward City Limit

Project Description

Install curb, gutter, sidewalk, drainage, streetscape, intersection bulb-outs and gateway feature improvements on A Street/Redwood Road from Knox Street to the Hayward City Limit, aiming to improve pedestrian safety.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Pedestrian / Bicycle Facility Program
 Supervisorial District 4
 Community Castro Valley
 Location A Street and Redwood Road

Program Manager Lo,Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	0	0	0	160,000	0	0	160,000
Road Fund	0	80,000	295,000	820,000	0	0	1,195,000
TBD	0	0	0	1,890,000	0	0	1,890,000
Funding Totals:	0	80,000	295,000	2,870,000	0	0	3,245,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Bartlett Avenue Sidewalk (SR2S & BPMP)

Project Description

Construct continuous sidewalk improvements along Bartlett Avenue from Hesperian Boulevard to Garden Avenue to improve pedestrian and bicycle safety, provide ADA accessibility and facilitate access to schools, the surrounding residential neighborhood and businesses along Hesperian Boulevard.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	3
Community	Hayward Acres
Location	Bartlett Avenue between Hesperian Boulevard and Garden Avenue
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	425,000	3,020,000	0	0	0	0	3,445,000
Funding Totals:	425,000	3,020,000	0	0	0	0	3,445,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Bockman Road Sidewalk Improvements in the Vicinity of Bohannon Middle School (SR2S)

Project Description

Construct continuous sidewalk improvements along Bockman Road from Via Arriba to Bohannon Middle School to improve pedestrian safety, provide ADA accessibility and facilitate access to Bohannon Middle School, San Lorenzo Adult School and the surrounding residential neighborhood



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	3
Community	San Lorenzo
Location	Bockman Road between Via Arriba and Bohannon Middle School
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	170,000	585,000	0	0	0	755,000
Funding Totals:	0	170,000	585,000	0	0	0	755,000

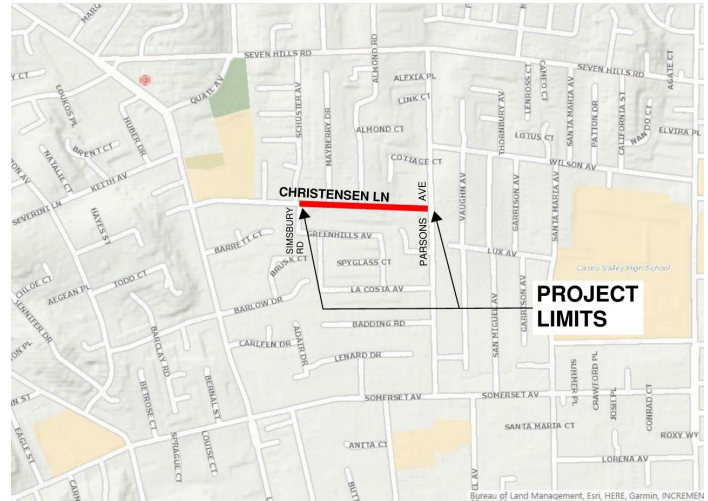
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Christensen Lane Sidewalk Construction Project from Simsbury Road to Parsons Avenue

Project Description

Construct sidewalk improvements along Christensen Lane from Simsbury Road to Parsons Avenue, aiming to improve pedestrian safety and access to Chabot Elementary School.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Pedestrian / Bicycle Facility Program
Supervisory District 4
Community Castro Valley
Location Christensen Lane

Program Manager Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	115,000	1,550,000	0	0	0	1,665,000
Funding Totals:	0	115,000	1,550,000	0	0	0	1,665,000

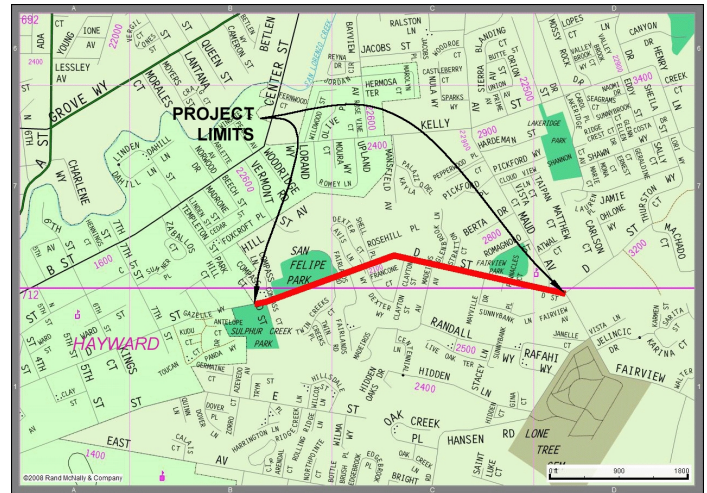
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

D Street Sidewalk Project from the Hayward City Limit to Fairview Avenue (BPMP & SR2S)

Project Description

Construct sidewalk improvements along D St from the Hayward City Limit to Fairview Ave to improve pedestrian safety and facilitate access to Fairview Elementary School, San Felipe Park and Sulphur Creek Nature Center.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Pedestrian / Bicycle Facility Program
Supervisory District 4
Community Fairview
Location D Street from Fairview Avenue to HCL

Program Manager Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	485,000	0	0	0	0	0	485,000
Funding Totals:	485,000	0	0	0	0	0	485,000

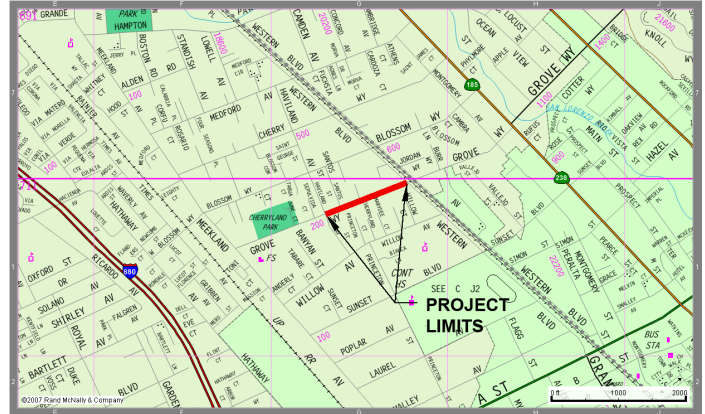
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Grove Way Sidewalk Improvements Between Western Boulevard and Mission Boulevard

Project Description

This project consists of widening the roadway, constructing new curb, gutter, sidewalk and storm drain improvements. This project would complete a two-phased improvement of Grove Way providing improvements from Meekland Avenue to Mission Boulevard.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Cherryland
Location	Grove Way between Western Boulevard and Mission Boulevard
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	0	0	200,000	6,160,000	0	6,360,000
Funding Totals:	0	0	0	200,000	6,160,000	0	6,360,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

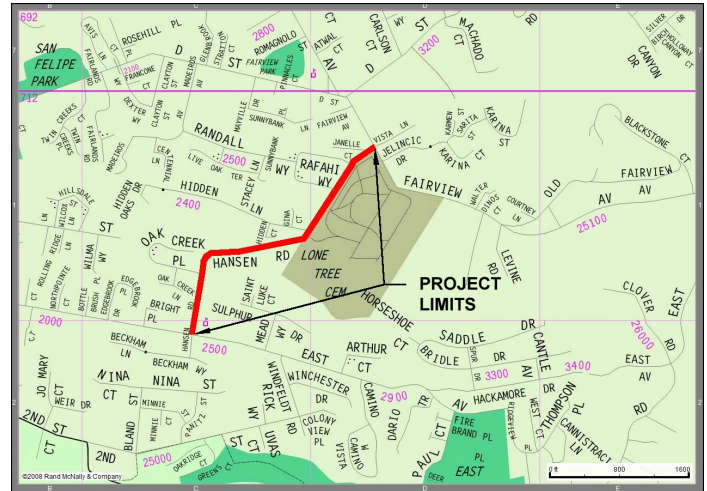
Hansen Road Sidewalk Project from East Avenue to Fairview Avenue (BPMP & SR2S)

Project Description

Construct sidewalk and pedestrian improvements along Hansen Road to improve access to East Avenue Elementary School.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Fairview
Location	Hansen Road from East Avenue to Fairview Avenue
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	645,000	6,040,000	330,000	0	0	0	7,015,000
Funding Totals:	645,000	6,040,000	330,000	0	0	0	7,015,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Haviland Avenue Sidewalk Project from Blossom Way to Medford Ave

Project Description

Construction of curb, gutter, sidewalk, drainage and pavement improvements on Haviland Avenue between Blossom Way and Medford Ave



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Cherryland
Location	Haviland Avenue From Blossom Way to Medford Ave
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	2,240,000	80,000	0	0	0	0	2,320,000
Funding Totals:	2,240,000	80,000	0	0	0	0	2,320,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY ROAD PROJECTS

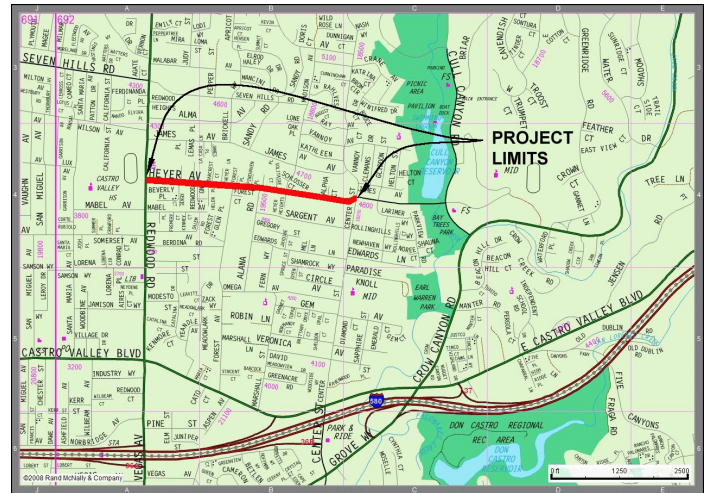
Heyer Avenue Sidewalk (BPMP)

Project Description

Construct sidewalk and bike lane improvements along Heyer Ave between Redwood Rd and Center St. This project aims to improve pedestrian and bicycle safety and will benefit the surrounding residential neighborhood as well as those who walk or bike to and from Castro Valley High School, Creekside Middle School and Canyon Middle School.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Castro Valley
Location	Heyer Ave between Redwood Rd and Center St
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	5,460,000	300,000	0	0	0	0	5,760,000
Funding Totals:	5,460,000	300,000	0	0	0	0	5,760,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Liberty Street Sidewalk Project from 164th Avenue to Fairmont Drive (BPMP)

Project Description

Construct sidewalk improvements along Liberty Street from 164th Avenue to Fairmont Drive to fill sidewalk gaps and provide a continuous path of travel.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Ashland
Location	Liberty Street at various locations between 170th Avenue and Fairmont Drive
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	30,000	250,000	3,400,000	150,000	0	0	3,830,000
Funding Totals:	30,000	250,000	3,400,000	150,000	0	0	3,830,000

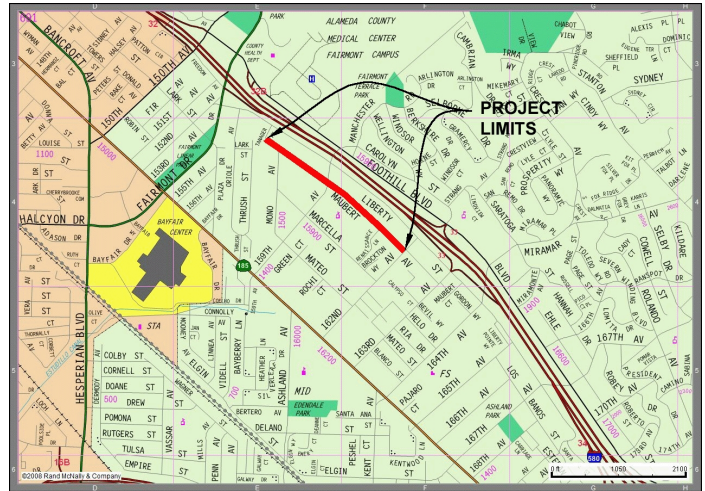
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Maubert Avenue Sidewalk Project from 159th Avenue to Tanager Avenue (BPMP)

Project Description

Construct sidewalk and roadway improvements including retaining walls, storm drain, concrete curb, gutter, and sidewalk. The project will improve accessibility to Hillside Elementary School.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

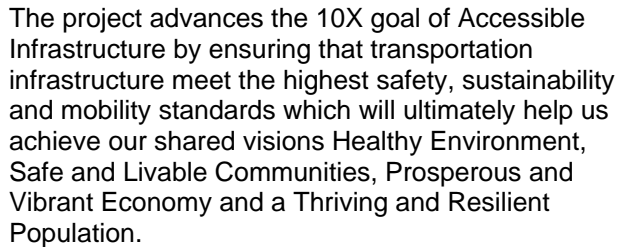
Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Ashland
Location	Maubert Avenue between 159th Avenue and Tanager Avenue
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	395,000	2,160,000	75,000	0	0	0	2,630,000
Funding Totals:	395,000	2,160,000	75,000	0	0	0	2,630,000

Paradise Knolls Sidewalk Installation

This project consists of installation of curb, gutter, and sidewalk along Paradise Knolls in Castro Valley. This project will improve pedestrian safety and accessibility.



	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	0	0	0	70,000	117,000	187,000
TBD	0	0	0	0	0	2,320,000	2,320,000
Funding Totals:	0	0	0	0	70,000	2,437,000	2,507,000

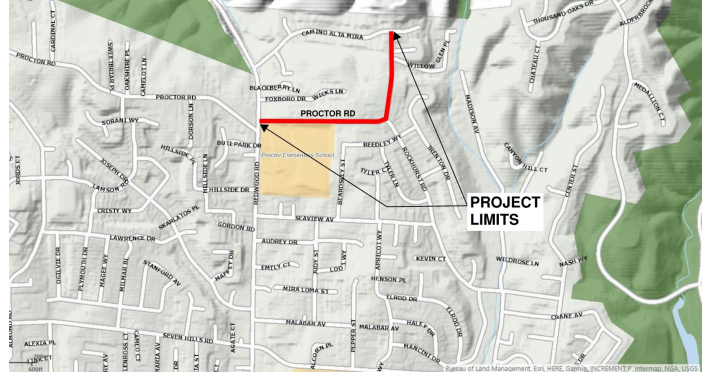
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Proctor Road Sidewalk Project from Redwood Road to Camino Alta Mira

Project Description

Construct sidewalk improvements along Proctor Road from Redwood Road to Camino Alta Mira to improve pedestrian safety and facilitate access



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Pedestrian / Bicycle Facility Program
Supervisory District 4
Community Castro Valley
Location Proctor Road

Program Manager Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	625,000	3,710,000	200,000	0	400,000	4,935,000
Funding Totals:	0	625,000	3,710,000	200,000	0	400,000	4,935,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Proctor Road Sidewalk Project from Redwood Road to Walnut Road (BPMP & SR2S)

Project Description

Construct sidewalk improvements along Proctor Road between Redwood Road and Walnut Road to improve pedestrian safety and facilitate access to Proctor Elementary School and Parsons Park



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Castro Valley
Location	Proctor Road between Redwood Road and Walnut Road
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	5,260,000	300,000	0	0	0	0	5,560,000
Funding Totals:	5,260,000	300,000	0	0	0	0	5,560,000

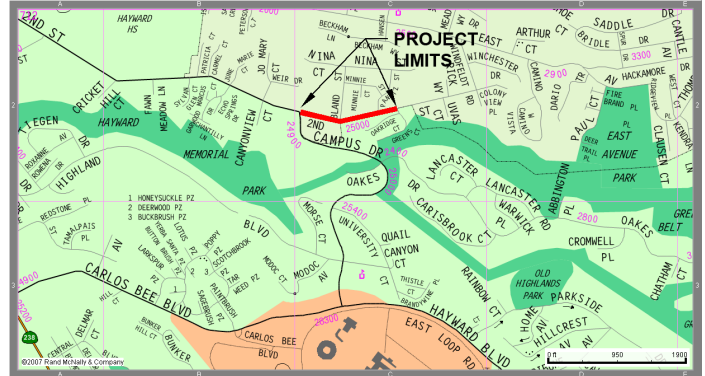
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Second Street Sidewalk Project from Windfeldt Road to Hayward City Limit (BPMP & SR2S)

Project Description

Construct continuous sidewalk improvements along Second Street from Windfeldt Road to the Hayward City Limit. This project will improve pedestrian and bicycle safety, provide ADA accessibility and facilitate access to Hayward High School and the surrounding residential neighborhood.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Fairview
Location	Second Street from Windfeldt Road to Hayward City Limit
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	4,855,000	190,000	0	0	0	0	5,045,000
Funding Totals:	4,855,000	190,000	0	0	0	0	5,045,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Seven Hills Road Sidewalk Project from Redwood Road to Lake Chabot Road (BPMP)

Project Description

Construct continuous sidewalk improvements along Seven Hills Road from Redwood Road to Lake Chabot Road to improve pedestrian and bicycle safety, provide ADA accessibility and facilitate access to Castro Valley Community Park, and the surrounding residential neighborhood.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Castro Valley
Location	Seven Hills Road from Redwood Road to Lake Chabot Road
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	325,000	405,000	7,920,000	350,000	0	0	9,000,000
Funding Totals:	325,000	405,000	7,920,000	350,000	0	0	9,000,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

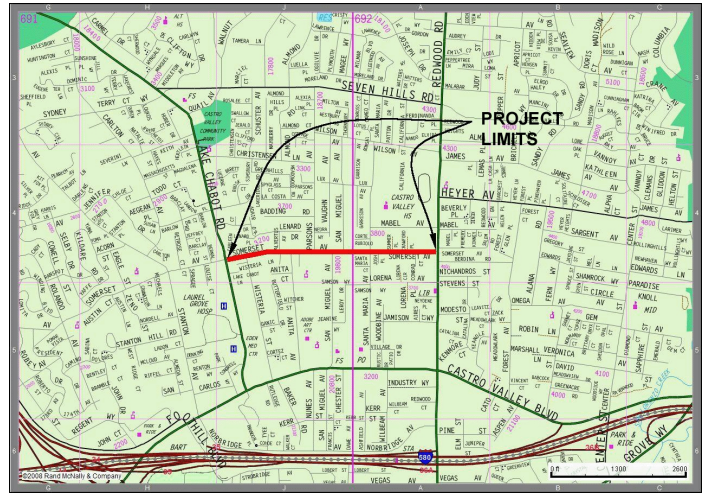
Somerset Avenue Sidewalk Project from Lake Chabot Road to Redwood Road (BPMP)

Project Description

Construct continuous sidewalk improvements along Seven Hills Road from Lake Chabot Road to Redwood Road to improve pedestrian and bicycle safety, provide ADA accessibility and facilitate access to Castro Valley High School, Stanton Elementary School, Castro Valley Elementary School and Our Lady of Grace School as well as local businesses and the surrounding residential neighborhood.

Vision 2026

This project advances our 10X Goal of providing Accessible Infrastructure by constructing a safe, multi-modal and sustainable transportation system that improves accessibility and mobility for all. Ultimately, the Project supports the achievement of Alameda County's shared visions of having a Thriving and Resilient Population, Prosperous and Vibrant Economy, Healthy Environment and Safe and Livable Community.



Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Castro Valley
Location	Somerset Ave between Lake Chabot Road and Redwood Road
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	11,315,000	215,000	0	0	0	0	11,530,000
Funding Totals:	11,315,000	215,000	0	0	0	0	11,530,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

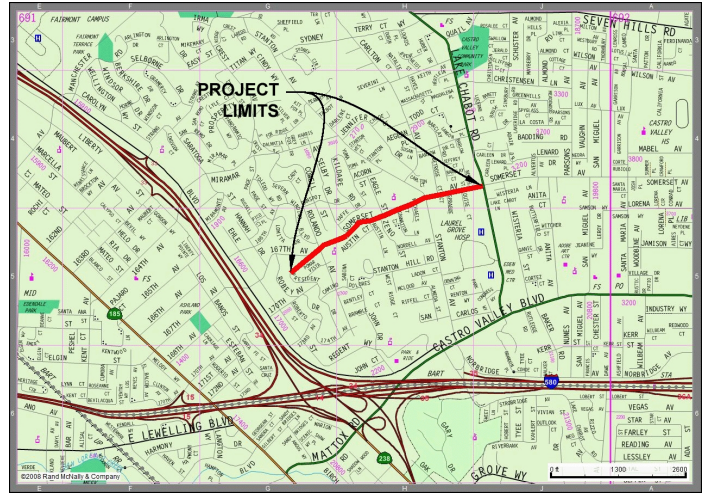
Somerset Avenue Sidewalk Project from President Drive to Lake Chabot Road

Project Description

Construct sidewalk improvements along Somerset Avenue from President Drive to Lake Chabot Road to improve accessibility to Stanton Elementary School and the surrounding residential neighborhood.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	4
Community	Castro Valley
Location	Somerset Ave from President Dr to Lake Chabot Road
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	0	240,000	460,000	3,650,000	0	4,350,000
Funding Totals:	0	0	240,000	460,000	3,650,000	0	4,350,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

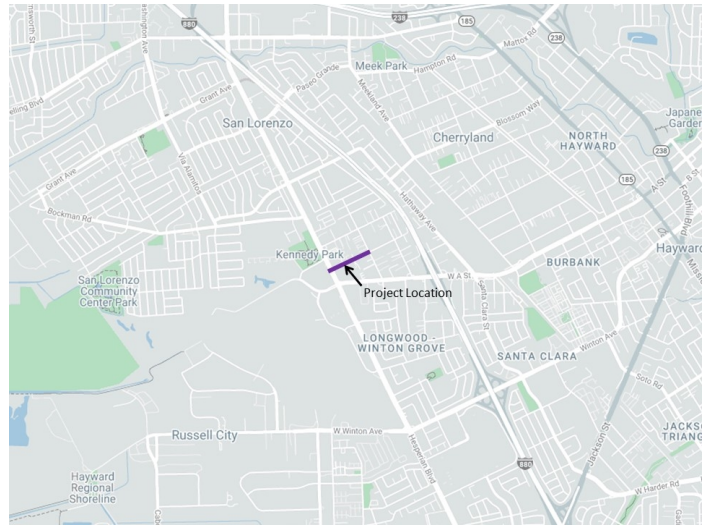
W Sunset Blvd Roadway Improvements from Hesperian Blvd to Royal Avenue (BPMP)

Project Description

Install sidewalk and perform pavement rehab work on West Sunset Boulevard from Hesperian Boulevard to Royal Avenue.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Project Type	Pedestrian / Bicycle Facility Program
Supervisory District	3
Community	Hayward Acres
Location	W Sunset Blvd from Hesperian Blvd to Royal Ave
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	2,700,000	0	0	0	0	0	2,700,000
Funding Totals:	2,700,000	0	0	0	0	0	2,700,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY ROAD PROJECTS

Arroyo Road Bridge Replacement at Dry Creek

Project Description

Existing 2-lane bridge located at Arroyo Road at Dry Creek is considered functionally obsolete, lacking shoulders. The project plans on replacing the existing 21.5' wide bridge and 4' wide wooden pathway with a new 46' wide (2-12' lanes, 2-4' shoulders, 1-8' class 1 bike trail, and 3-2' barriers) bridge.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Major Infrastructure Improvement Program
Supervisory District	1
Community	East County
Location	Arroyo Road at Dry Creek
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	0	0	1,272,000	0	0	0	1,272,000
Road Fund	445,000	265,000	160,000	310,000	0	0	1,180,000
TBD	0	0	1,728,000	0	0	0	1,728,000
Funding Totals:	445,000	265,000	3,160,000	310,000	0	0	4,180,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Castlewood Drive Bridge Replacement

Project Description

Existing 2-lane bridge located at Castlewood Drive at Arroyo de la Laguna adjacent to the Castlewood Golf Course is considered functionally obsolete lacking shoulders and structurally deficient. The project plans on replacing the existing 24' wide bridge with a new 36' wide (2-12' lanes, 1-4' shoulder, 1-6' golf cart shoulder, and 2-2' barriers) bridge.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Major Infrastructure Improvement Program
 Supervisorial District 1
 Community East County
 Location Castlewood Drive at Arroyo de la Laguna

Program Manager Lo,Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	0	200,000	4,500,000	0	0	0	4,700,000
Road Fund	35,000	202,500	895,000	395,000	0	0	1,527,500
Funding Totals:	35,000	402,500	5,395,000	395,000	0	0	6,227,500

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

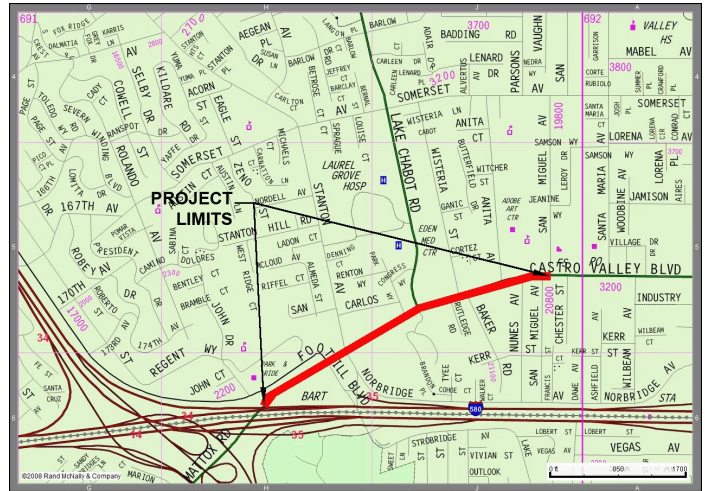
Castro Valley Boulevard Corridor Improvements from Stanton Avenue to San Miguel Avenue

Project Description

Install corridor improvements along Castro Valley Boulevard from Stanton Avenue to San Miguel Avenue in accordance with the Castro Valley Downtown Specific Plan including sidewalk and median improvements, landscaping, bicycle lanes, street lighting, communications conduit, and traffic signal improvements.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



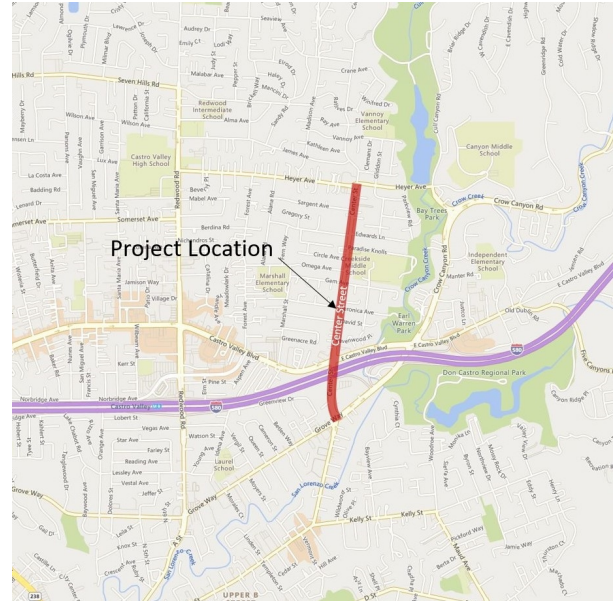
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Center Street Corridor Improvement Project

Project Description

Evaluate installation of corridor improvements along Center Street between Heyer Avenue and Grove Way that enhance pedestrian and bicycle accessibility. Planned work may include sidewalk, landscaping, bicycle facilities, street lighting, and traffic signal improvements.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Major Infrastructure Improvement Program
 Supervisorial District 4
 Community Castro Valley
 Location Center Street from Heyer Avenue to Grove Way

Program Manager Lo,Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
TBD	0	0	0	0	275,000	16,305,000	16,580,000
Funding Totals:	0	0	0	0	275,000	16,305,000	16,580,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY ROAD PROJECTS

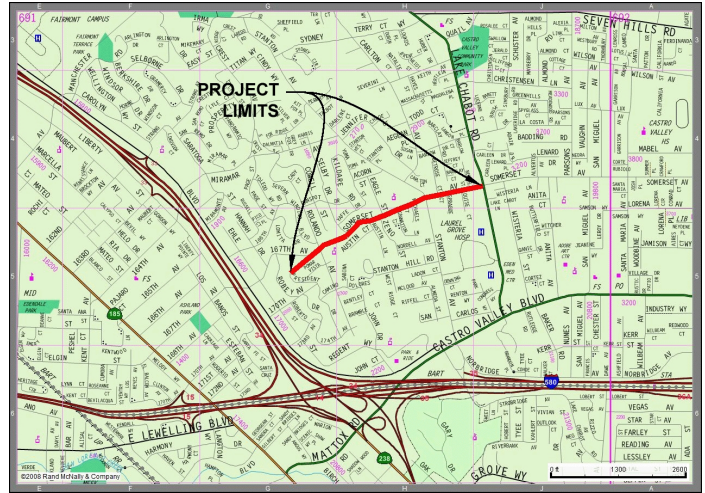
Crow Canyon Road Roundabouts

Project Description

Install roundabouts along Crow Canyon Road to reduce speed of vehicles and reduce potential for vehicular conflicts.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Project Type	Major Infrastructure Improvement Program
Supervisory District	4
Community	Castro Valley
Location	Four locations along Crow Canyon Road (MM 2.00, MM 2.50, Intersection at Norris Canyon Rd and MM 5.10)
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	500,000	700,000	12,780,000	320,000	0	0	14,300,000
Funding Totals:	500,000	700,000	12,780,000	320,000	0	0	14,300,000

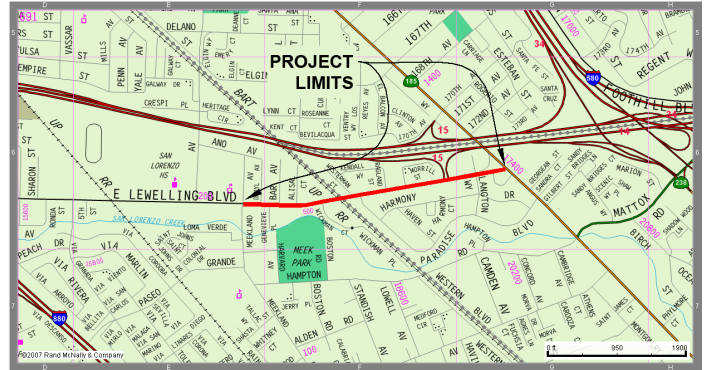
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

East Lewelling Boulevard Sidewalk Improvements between Meekland Avenue and Langton Way (BPMP)

Project Description

Install pedestrian and bicycle improvements along the East Lewelling Boulevard corridor between Meekland Avenue and Langton Way. Planned work includes new sidewalk, separated Class IV bicycle lanes, street lighting, communications conduit, crossing improvements at the railroad tracks and traffic signal upgrades.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Major Infrastructure Improvement Program
Supervisory District	4
Community	Ashland
Location	East Lewelling Boulevard from Meekland Avenue to Langton Way
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	2,996,000	0	0	0	0	0	2,996,000
Road Fund	11,454,000	85,000	0	0	0	0	11,539,000
Funding Totals:	14,450,000	85,000	0	0	0	0	14,535,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Grant Ave Roadway and Streetscape Improvement Project between Washington Ave and Channel St

Project Description

Construct roadway, intersection and streetscape improvements along Grant Avenue between Washington Avenue and Channel Street to improve pedestrian safety at Arroyo High School, enhance the aesthetics of the area, and provide traffic calming measures.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Major Infrastructure Improvement Program
Supervisory District	3
Community	San Lorenzo
Location	Grant Ave between Washington Ave and Channel St
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	0	0	105,000	255,000	7,035,000	7,395,000
Funding Totals:	0	0	0	105,000	255,000	7,035,000	7,395,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Grove Way Improvements from Oak Street (HCL) to Tanglewood Drive

Project Description

Perform full-depth reclamation pavement reconstruction and construct sidewalk improvements on Grove Way from Oak Street to Tanglewood Drive



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Major Infrastructure Improvement Program
Supervisory District	4
Community	Castro Valley
Location	Grove Way from Oak Street (HCL) to Tanglewood Drive
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	3,310,000	0	0	0	0	0	3,310,000
Funding Totals:	3,310,000	0	0	0	0	0	3,310,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

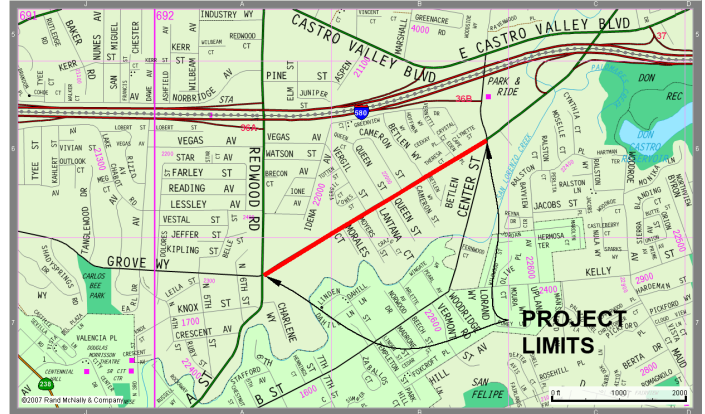
Grove Way Median Installation Between Redwood Rd and Center St

Project Description

Install landscaped median island/pedestrian refuge areas along Grove Way to improve pedestrian crossings on this relatively wider roadway and to enhance street aesthetics. The installation of a landscaped median will improve pedestrian crossing safety and may also have a traffic calming effect.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Project Type	Major Infrastructure Improvement Program
Supervisory District	4
Community	Castro Valley
Location	Grove Way from Center Street to Redwood Road
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Road Fund	0	0	0	0	0	600,000	600,000
TBD	0	0	0	0	240,000	560,000	800,000
Funding Totals:	0	0	0	0	240,000	1,160,000	1,400,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Meekland Avenue Phase 2 - Blossom Way to East Lewelling Boulevard (BPMP)

Project Description

Construct sidewalk and bike lane improvements along Meekland Avenue from Blossom Way to East Lewelling Boulevard and replace the Meekland Bridge over the San Lorenzo Creek. This project will provide a safer and more functional multi-modal corridor for all roadway users. It will also provide a safer route for those walking or biking to or from Colonial Acres Elementary School.

Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.



Project Type	Major Infrastructure Improvement Program
Supervisory District	4
Community	Cherryland
Location	Meekland Avenue between East Lewelling Boulevard and Blossom Way
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	9,300,000	0	0	0	0	0	9,300,000
Road Fund	183,000	245,000	0	0	0	0	428,000
ROPS	2,052,000	0	0	0	0	0	2,052,000
Funding Totals:	11,535,000	245,000	0	0	0	0	11,780,000

ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Mines Road Bridge Replacement at Arroyo Mocho (Bridge No. 33C0124)

Project Description

Replace the Mines Road Bridge (33C0124) with a safer structure to meet current standards and address deficiencies with the existing structure.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Major Infrastructure Improvement Program
Supervisory District	1
Community	East County
Location	Mines Road Bridge over Arroyo Mocho, 3.2 miles southwest of Tesla Road
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	0	0	0	720,000	0	0	720,000
Road Fund	0	0	140,000	450,000	0	0	590,000
TBD	0	0	0	2,500,000	0	0	2,500,000
Funding Totals:	0	0	140,000	3,670,000	0	0	3,810,000

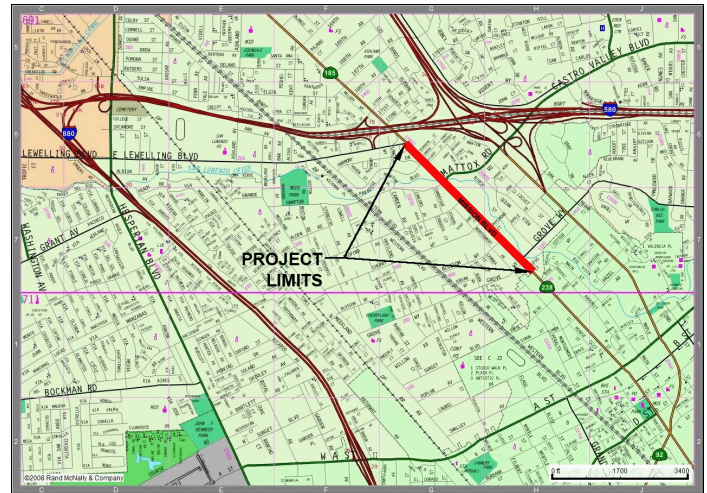
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

Mission Boulevard Corridor Improvement Project - Phase III (I-238 to Hayward City Limit)

Project Description

Install corridor improvements along Mission Boulevard from I-238 to the Hayward City Limit to improve pedestrian, bicycle, transit accessibility and congestion relief. Planned work includes sidewalk and median improvements, landscaping, separated Class IV bicycle lanes, street lighting, communications conduit, and traffic signal improvements.



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Major Infrastructure Improvement Program
Supervisory District	4
Community	Cherryland
Location	Mission Boulevard from I-238 to Hayward City Limit
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Federal and State Aid	29,950,000	0	0	0	0	0	29,950,000
Road Fund	700,000	265,000	105,000	0	0	0	1,070,000
Funding Totals:	30,650,000	265,000	105,000	0	0	0	31,020,000

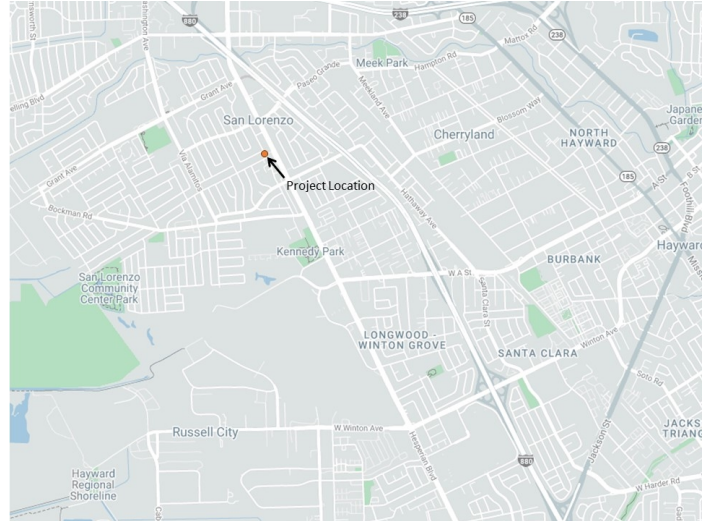
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

The Installation of Full Trash Capture Devices in the vicinity of Via Arriba between Via Mirabel and Via Manzananas, San Lorenzo

Project Description

Construct large trash capture structure/device in the vicinity of Via Arriba between Via Mirabel and Via Manzananas, San Lorenzo



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type	Major Infrastructure Improvement Program
Supervisory District	3
Community	San Lorenzo
Location	In the vicinity of Via Arriba between Via Mirabel and Via Manzananas, San Lorenzo
Program Manager	Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Grant	4,375,000	150,000	0	0	0	0	4,525,000
Funding Totals:	4,375,000	150,000	0	0	0	0	4,525,000

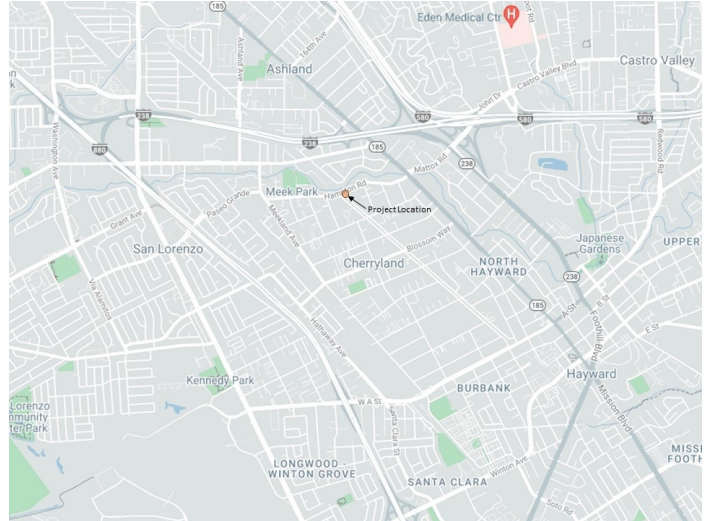
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

The Installation of Full Trash Capture Devices in the vicinity of Western Blvd. and Hampton Road, Hayward

Project Description

Construct large trash capture structure/device in the vicinity of Western Blvd. and Hampton Road



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Major Infrastructure Improvement Program
 Supervisorial District 4
 Community Cherryland
 Location In the vicinity of Western Blvd. and Hampton Road

Program Manager Lo,Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Grant	4,575,000	150,000	0	0	0	0	4,725,000
Funding Totals:	4,575,000	150,000	0	0	0	0	4,725,000

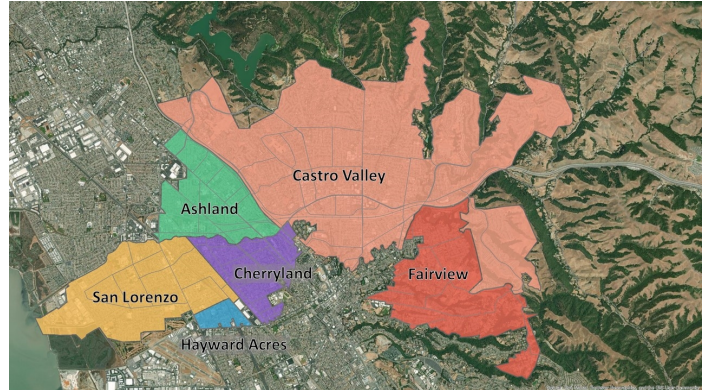
ALAMEDA COUNTY PUBLIC WORKS AGENCY

ROAD PROJECTS

The Installation of Small Trash Capture Devices in the unincorporated Alameda County

Project Description

Construct small trash capture structure/device at approximately eleven (11) locations in the unincorporated Alameda County



Vision 2026

The project advances the 10X goal of Accessible Infrastructure by ensuring that transportation infrastructure meet the highest safety, sustainability and mobility standards which will ultimately help us achieve our shared visions Healthy Environment, Safe and Livable Communities, Prosperous and Vibrant Economy and a Thriving and Resilient Population.

Project Type Major Infrastructure Improvement Program
 Supervisorial District 3, 4
 Community Unincorporated Areas
 Location Eleven (11) locations to be determined

Program Manager Lo, Amber Ka Heng

FUNDING SOURCE SCHEDULE

	2025	2026	2027	2028	2029	2030 Plus	Total
Grant	7,785,000	150,000	0	0	0	0	7,935,000
Funding Totals:	7,785,000	150,000	0	0	0	0	7,935,000

Tier One Projects

As part of the Fiscal Year 2012-13 Budget adoption, the Board established policies regarding the property tax increment returned to the County due to the February 1, 2012, statewide dissolution of redevelopment agencies including:

- Allocating up to \$18M annually for up to five years for Board-approved priority capital projects in Unincorporated County (Tier One Projects) to be completed by the Community Development Agency (CDA) or the Public Works Agency (PWA);
- An annual review of all projects and proposed funding including consideration of projects in other unincorporated communities; and
- Scheduling a Board work session to discuss additional policies and guidelines after the State Department of Finance has completed its final determination regarding property tax increment from former redevelopment agencies.

On July 29, 2014, your Board took action to clarify policy relating to Tier 1 projects including:

- Continuing to allocate up to \$90M previously approved by the Board for Tier 1 projects on a “Pay-As-You-Go” basis; and
- Extending the time for accrual of these funds past the original 5 years in order to complete the Tier 1 projects or reach the \$90M (whichever comes first).

The original twelve Tier One Projects and their respective allocations are listed below:

Responsible Department	Project	Allocation
CDA	Ashland Youth Center Operations	\$3,030,000
CDA	Castro Valley Shared Parking	\$3,300,000
CDA	San Lorenzo Library	\$9,425,264
PWA	Traffic Signal E 14 th / 163 rd Ave	\$2,200,000
CDA	Cherryland Fire Station	\$6,600,000
PWA	E 14 th / Mission Blvd Phase 2	\$9,900,000
CDA	Cherryland Community Center	\$22,000,000
PWA	Hesperian Blvd Streetscape	\$4,719,960
PWA	Meekland Ave Streetscape	\$3,500,000
PWA	Mission Blvd Streetscape Phase 3	\$9,900,000
CDA	San Lorenzo Civic Plaza	\$4,400,000
CDA	Hillcrest Knolls Improvements	\$6,000,000
	Contingency	\$5,024,776
TOTAL		\$90,000,000

On October 25, 2022, the Board reallocated funding from the Hillcrest Knolls project to the Law Enforcement Facility project. On November 22, 2022, the Board cancelled the San Lorenzo Civic Plaza project and added &

reallocated the associated funding towards three new Tier One Projects, all to be managed by CDA:

- Lorenzo Theater rehabilitation and reuse (\$2,300,000)
- Hayward Acres Family Resource Center (\$750,000)
- San Lorenzo Commercial Kitchen (\$1,350,000)

Due to funding eligibility rules in leveraging the maximum amount of State funding, PWA consolidated Tier One funding to Mission Blvd Phase 3. Additionally, the Hesperian Blvd Streetscape and Meekland Ave Phase 2-Blossom to East Lewelling projects were completed without using Tier 1 funds.

As of April 30, 2024, six Tier One Projects have been completed, four are in process, and one has not started. Of the \$90 million allocation, \$72 million has been spent or encumbered (including the Lorenzo Theater, Hayward Acres Family Resource Center, San Lorenzo Commercial Kitchen and Law Enforcement Facility), \$5 million reallocated to non-Tier One projects, and approximately \$13 million is available to allocate.

Enclosed in this tab is a summary of the remaining, active Tier One Projects managed by CDA. The CIP forecasts approximately \$9.65 million in funding being used in FY 25-29 associated with Lorenzo Theater Rehabilitation, San Lorenzo Commercial Kitchen and Law Enforcement Facility. Project information sheets related to the active PWA managed streetscape projects can be found under the PWA section.

COMMERCIAL KITCHEN PROJECT (MAGGIE'S PLACE)

SAN LORENZO



Total Working Budget: \$1,350,000

PROJECT DESCRIPTION

Project includes commercial kitchen, customer-serving space, and vendor stalls for start-up food businesses. The location is still to be determined. Tier One funds will be used to construct the space.

LORENZO THEATER HISTORIC REHABILITATION

16080 HESPERIAN BLVD, SAN LORENZO



Total Working Budget: \$2,300,000

PROJECT DESCRIPTION

Renovations to the historic Lorenzo theatre including restoration of non-fire related interior improvements and historic elements such as the marquee, tower poster board cases, ticket book and interior improvements needed for food service and performing arts.

Architectural Resources Group has been selected as the Architect for this project and Plant Construction has been selected as the general contractor.

Tier One Project Summary

Completed	Allocation	Expenses/Encumbrances /Commitments	Remaining Balance
Ashland Youth Center Operations	\$ 3,030,000	\$ (3,000,000)	\$ 30,000
Castro Valley Shared Parking	\$ 3,300,000	\$ (4,748,607)	\$ (1,448,607)
San Lorenzo Library	\$ 9,425,264	\$ (9,120,343)	\$ 304,921
Traffic Signal E. 14th / 163rd Ave	\$ 2,200,000	\$ (1,591,609)	\$ 608,391
Cherryland Fire Station	\$ 6,600,000	\$ (4,091,396)	\$ 2,508,604
Cherryland Community Center	\$ 22,000,000	\$ (19,074,771)	\$ 2,925,229
Hesperian Blvd Streetscape*	\$ 4,719,960		\$ 4,719,960
TOTAL COMPLETED	\$ 51,275,224	\$ (41,626,726)	\$ 9,648,498
Active	Allocation	Expenses/Encumbrances /Commitments	Remaining Balance
Meekland Ave Phase 2- Blossom to East Lewelling*	\$ 3,500,000		\$ 3,500,000
Mission Blvd Streetscape*	\$ 19,800,000	\$ (19,800,000)	\$ -
Lorenzo Theater Rehab Project	\$ 2,300,000	\$ (2,300,000)	\$ -
Hayward Acres Family Resource Center	\$ 750,000	\$ (750,000)	\$ -
Commercial Kitchen Project	\$ 1,350,000	\$ (1,350,000)	\$ -
TOTAL ACTIVE	\$ 27,700,000	\$ (24,200,000)	\$ 3,500,000
Not Started	Allocation	Expenses/Encumbrances /Commitments	Remaining Balance
Law Enforcement Facility (was originally allocated to Hillcrest Knolls Improvements)	\$ 6,000,000	\$ (6,000,000)	\$ -
TOTAL NOT STARTED	\$ 6,000,000	\$ (6,000,000)	\$ -
TOTAL PROJECTS	\$ 84,975,224	\$ (71,826,726)	\$ 13,148,498
Contingency	\$ 5,024,776	\$ -	\$ 5,024,776
Reallocation		\$ (5,000,000)	\$ (5,000,000)
GRAND TOTAL	\$ 90,000,000	\$ (76,826,726)	\$ 13,173,274

*Projects managed by PWA

Five Year Capital Improvement Plan

FY 2024-25 to FY 2028-29

FY 25-29

Appendix A

Adoption of County Debt Management, Financial
Management and Accounting Policies

C O U N T Y A D M I N I S T R A T O R



SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

December 15, 2022

Honorable Board of Supervisors
County Administration Building
1221 Oak St., Suite 536
Oakland, CA 94612

Dear Board Members:

**SUBJECT: ADOPT A RESOLUTION AMENDING THE COUNTY DEBT
MANAGEMENT, FINANCIAL MANAGEMENT AND ACCOUNTING
POLICIES**

RECOMMENDATION:

Adopt a Resolution amending the Alameda County Debt Management, Financial Management, and Accounting Policies.

DISCUSSION/SUMMARY:

Over the years your Board has adopted several policies that have provided guidance on financial management processes and practices of the County. The policies address debt issuance; revenue and expenditure uses; capital investments and improvements; and reserves and designations. County staff and our independent financial advisors have reviewed all existing policies for compliance with SB 1029 (which requires the County to adopt a local debt policy), the Governmental Accounting Standards Board (GASB), the Generally Accepted Accounting Principles (GAAP) and the Government Finance Officers Association (GFOA) guidelines.

As a result of this comprehensive review, the Debt Management Policy (Attachment 1) was rewritten to add sections on the “Relationship of Debt to the Capital Program or Budget” and “Internal Control Procedures.” The Debt Management Policy also includes a description of the types of debt/securities the County might issue and specifies that the debt management function is the responsibility of the County Administrator.

The Financial Management Policy (Attachment 2) now incorporates your Board’s strategic initiative Vision 2026 goals to help guide the financial management of the County. The following changes to the Financial Management Policy and Accounting Policy (Attachment 3) reflect best practices and goals that the County can strive to achieve:

- A) The contingency account budget may be increased from two and half (2.5%) up to five percent (5%) of the General Fund Budget. The contingency account is used during the budget year to fund negotiated salary and employee benefits costs, retirement rate adjustments, health and dental benefit premium increases and other unforeseen extraordinary one-time expenses.
- B) The General Fund Reserve should include funding at a level equivalent to at least two months of expenditures of the General Fund Budget which equates to approximately 16.7% of the final budget. The General Fund Reserve is set aside for use during unforeseen emergencies such as earthquakes, fires, floods, and other disasters that affect the delivery and continuity of core County services.
- C) The annual designation for Capital Projects and infrastructure investments may be increased from 1% of discretionary revenues up to 5% of the total General Fund Budget. This will facilitate the development of a multi-year funding plan to support the County's significant deferred maintenance, unmet capital needs, required life/safety and other mandated capital improvements which now total approximately \$1.3 billion.

The adoption of the attached resolution amending the County's Debt Management, Financial Management and Accounting policies will provide updated financial guidance and best practices to strengthen and stabilize the County's financial management policies and help maintain our AAA credit ratings.

The amendments have been reviewed by the County Administrator's Finance Advisory Committee.

FINANCING:

There will be no increase in net County cost from the adoption of this resolution.

VISION 2026:

Approval of the resolution supports the County's foundational principle of fiscal stewardship and shared visions of a **Thriving and Resilient Population**, **Safe & Livable Communities**, a **Healthy Environment** and a **Prosperous & Vibrant Economy**.

Very truly yours,



Melissa Wilk
Auditor – Controller



Susan S. Muranishi
County Administrator

SSM:PO
Attachments
cc: County Counsel

COUNTY OF ALAMEDA

DEBT MANAGEMENT POLICY

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I. SCOPE AND PURPOSE OF POLICY

Objectives and Responsibilities

The purpose of the County of Alameda's Debt Management Policy (the "Debt Policy") is to establish parameters and guidelines for the issuance of debt, and to provide background and guidance to decision-makers regarding the appropriate use of debt and other repayment obligations of the County.

The Debt Policy is designed to help meet certain key policy objectives, including:

- Maintain the financial stability of the County by encouraging sound decision-making, so that long-term financing commitments are affordable and do not create undue risk or burden.
- Provide guidelines for determining the appropriate use of debt financing to fund County projects, and to incorporate best practices into the County's issuance and administration of its indebtedness.
- Maintain a moderate debt burden.
- Maintain strong credit ratings and general market receptiveness to ensure efficient access to the capital markets and minimize the cost of capital.
- Meet the requirements of state and federal law and regulation, including federal requirements regarding disclosure.
- Ensure that the County's debt is consistent with the County's planning goals and objectives and capital improvement program or budget, as applicable.

The debt management function is primarily the responsibility of the County Administrator, subject to the review of the County Administrator's Ad Hoc Finance Committee (the "Finance Committee"). The Finance Committee is composed of two members of the Board of Supervisors, the Auditor-Controller, the Treasurer-Tax Collector, County Counsel (or his or her designee), and two representatives from the County Administrator's Office.

This Debt Policy is intended to inform and guide County decision-makers in the issuance and administration of bonds and other forms of indebtedness, as well as any ancillary products, instruments, and agreements related to the issuance of debt.

Scope

The Debt Policy establishes parameters around which debt and other financial obligations of the County may be issued, including obligations of the County of Alameda, the Alameda County Joint Powers Authority (a joint powers authority of the County and its Surplus Property Authority created to facilitate financing), any obligations of the County issued through conduit issuers such as the California Infrastructure and Economic Development Bank, and obligations of related entities such as the Fire Department (a legally separate entity governed by the County Board of Supervisors), the Oakland-Alameda County Coliseum Authority and the Alameda County Tobacco Asset Securitization Corporation.

Debt Policy Review and Approval Process

This Debt Policy is subject to periodic review and update, as material changes in market conditions, best practices, legal or regulatory requirements warrant, or to better reflect the County's own experience and practices. The County Administrator will be responsible for preparing such updates,

subject to the review of the Finance Committee and the approval of the Board of Supervisors. The County may adopt supplemental policies related to financing instruments not currently used by the County, as needed.

II. TYPES OF COUNTY BORROWINGS

The following are the types of debt that the County may issue.

- **General Obligation (“GO”) indebtedness:** The County can issue general obligation bonds with approval of 2/3 of those voting at an election. Such bonds would be repaid out of a supplemental property tax, levied based on the value of property. General obligation bonds would be an appropriate method of financing capital improvements of County-wide benefit, if 2/3 voter approval could be obtained. (Note that as a legally separate entity serving unincorporated areas of the County, the Fire Department can issue general obligation bonds secured only by the taxpayers in their service area with 2/3rd voter approval.)
- **General Fund lease obligations:** Long-term obligations secured by lease payments from a County’s General Fund do not require voter-approval under California law; various State Supreme Court decisions have distinguished long-term lease obligations from constitutionally restricted “indebtedness” such as general obligation bonds (this distinction is referred to as the lease exception to the State constitutional debt limit). Lease obligations can take the form of publicly offered lease revenue bonds or certificates of participation or may take the form of financing leases that are privately placed with a bank. There is no legal limitation on the amount of such obligations a County can incur, although there are practical budget limitations of debt affordability, and this Policy establishes the County’s own limits in Section IV, below. In addition, the structure of a lease obligation is subject to various conditions articulated in the case law that established this exception to voter approval.

While most of the County’s lease obligations have been issued by the Alameda County Joint Powers Authority, other entities can issue obligations secured by a County lease. For example, the debt of the Oakland-Alameda County Coliseum Authority was secured by leases with the County and with the City of Oakland.

- **Pension Obligation Bonds.** The County may also issue long-term debt in the form of Pension Obligation Bonds (“POBs”) to fund unfunded accrued actuarial liability (“UAAL”) related to the County’s participation in the Alameda County Employees’ Retirement Association, or “ACERA”. POBs are issued as taxable instruments (not benefiting from the lower interest cost of tax-exempt rates). The County has issued POBs in the past when it determined that the total cost of debt service was likely to be lower than the amortization of UAAL through traditional means. No such bonds are currently outstanding.

Pension obligation bonds are authorized under another exception to the State constitutional debt limit (for obligations “imposed by law”), which also includes the ability to issue bonds to satisfy certain judgment obligations. While such obligations are not subject to voter approval, they are typically validated in Superior Court.

- **Cashflow borrowings:** The County can issue tax and revenue anticipation notes that are repaid out of current year revenues to smooth any temporary cash shortages. The County has not utilized this form of financing in the recent past as it has maintained sufficient cash balances.

- **Enterprise revenue debt:** Debt can be secured by a local government's electric, water, solid waste, and sewer enterprises. The County does not currently operate any enterprises appropriate for such revenue-secured debt.
- **Assessment and Mello-Roos special tax bonds:** The County can form assessment districts, with majority property-owner approval, to finance projects that provide special benefit to the property. Similarly, property-owners of undeveloped land can approve Mello-Roos special taxes or assessments to finance public improvements; these forms of finance are generally referred to as "land-secured debt." A Mello-Roos district can also be established in developed communities with 2/3rd approval by registered voters. The County has no such debt outstanding. At the time any such debt should be considered in the future, specific land-secured policies should be drafted for Board consideration, consistent with State law (policies are required for Mello-Roos districts) and best practices.
- **Tax allocation bonds:** The County's former redevelopment agency had the power to issue bonds secured by the property tax-increment generated by its project areas, as well as enter into other debt-like obligations. With the dissolution of redevelopment, no new obligations can be incurred. The redevelopment agency's successor agency can refund outstanding debt for savings. Going forward, Enhanced Infrastructure Financing Districts (EIFD's) provide for tax increment financing, but only utilize the share of the general property tax of the sponsoring agency or agencies.
- **Conduit debt:** Counties can also issue tax-exempt bonds to lend the proceeds to certain non-profit corporations and other activities that fulfil a public purpose, usually to provide them with the benefit of lower-cost tax-exempt interest. These policies are not meant to cover such debt.
- **Tobacco Securitization Bonds.** The County sold its rights to receive revenues under the master tobacco settlement in two installments, in 2000 and 2006. The California County Tobacco Securitization Agency issued bonds to finance the acquisition of the County's revenues, with the County applying the proceeds primarily towards health facility improvements. While those bonds are not debt of the County, the County may have opportunities to initiate the refunding of that debt in the future.

III. FORMS OF COUNTY DEBT

The following are some other characteristics of the County's debt issuance.

- **Long-term Debt.** Long-term debt is typically incurred to finance capital improvements, such as the acquisition or improvement of land, facilities, or equipment. The County may also issue tax-exempt bonds to reimburse itself for prior expenditures originally paid from sources other than bond proceeds; reimbursement for construction (as opposed to design and other soft costs) can generally be reimbursed from tax-exempt bonds only if the County has adopted a resolution expressing its expectations for such reimbursement prior to the expenditures.

On occasion, long-term debt may be used for other purposes that further the County's governmental purpose, such as to restructure pension obligations.

In addition to project costs, various expenses relating to the financing are commonly paid from bond proceeds, including the costs of issuing the debt, which can include underwriter's discount, the fees of bond and disclosure counsel and municipal advisors, and rating fees.

When appropriate, Capitalized Interest and Debt Service Reserves can be funded out of proceeds, as discussed below.

- **Short-Term Debt.** The County may use short-term borrowings to provide interim financing. In the past, the County issued commercial paper notes for projects such as Highland Hospital, with the notes subsequently refunded with long-term debt or repaid out of County funds. Other forms of short-term debt the County might consider include bond anticipation notes and tax and revenue anticipation notes (TRANS).
- **Variable-Rate Debt.** While the interest rates for most of the County's borrowings, will be fixed for the life of the debt issue, the County may issue bonds or other obligations (including commercial paper) whose interest rate fluctuates on a periodic basis (e.g., daily or weekly). Variable rate debt may be appropriate to diversify the County's debt portfolio, to reduce interest costs, and/or to provide for asset-liability matching—whereby the variable rate debt provides a hedge against assets also earning at a variable rate, such as the County's investment pool. The appropriate amount of variable rate debt for the County will be considered at the time any such debt should be considered.
- **Refunding Transactions.** Most municipal debt can be prepaid at some point prior to its maturity. For publicly offered bonds, the convention is that bonds can be called at the issuer's option after ten years. The County will regularly review its outstanding debt portfolio to identify opportunities to achieve economic benefits from refunding its outstanding debt at a lower interest rate. In general, the County shall achieve net present value ("NPV") savings of at least three percent (3%) of the refunded principal amount, although in many cases a substantially higher savings threshold may be appropriate.

One case where a high threshold is likely appropriate is for an "advance refunding" (the term applies in the case where bonds are sold more than 90-days before the optional call date). Beginning in 2018, advance refunding bonds cannot be sold with tax-exempt interest, so that an issuer must issue higher-cost taxable bonds and forego the benefits of a tax-exempt current refunding. When considering a taxable advance refunding, an analysis will be performed indicating how much interest rates could rise before a future current refunding at the call date would not generate the same savings (i.e., the break-even rate).

In addition, the analysis of an advance refunding will account for "negative arbitrage" in the refunding escrow, the escrow created to hold the proceeds of the advance refunding bonds until the call date on the refunded bonds. These escrowed proceeds are typically invested at an interest rate that is lower than the cost of borrowing, resulting in a net cost to the issuer that must be financed by increasing the size of the refunding bond issue, thus eroding savings. Besides meeting the present value savings criteria mentioned above, the amount of negative arbitrage should be less than 50% of the NPV savings.

In lieu of an advance refunding at taxable rates, the County may consider a forward refunding at tax-exempt rates, in which interest rates may be set up to a year before the bond closing. Rates on a tax-exempt forward will be higher than current tax-exempt rates but can be lower than taxable rates and would eliminate the need for an escrow and thus concerns with negative arbitrage. Similar criteria to those above will be applied when considering a forward refunding.

- **Swaps and Other Derivatives.** Prior to the financial crisis of 2007–2008, many municipal borrowers issued variable rate debt and matched that debt with a swap or other derivative product that effectively created a "synthetic" overall fixed interest rate. The County adopted a Swap Policy in 2004, which was updated in 2014. That policy allowed consideration of a

swap if the County made a finding that the swap would substantially reduce cost or risk to the County. The use of swaps has all but disappeared in the municipal market. Rather than attempt to update the County's swap policies now, additional policy criteria will be presented in the future in the unlikely event that the County should ever consider use of a derivative product.

IV. INTERFUND LOANS

In lieu of issuing bonds or otherwise borrowing from third parties, there will be situations where the most appropriate means for the County to borrow money will be through a loan from a well-capitalized County fund. Such interfund loans can be seen as an alternative investment of temporarily surplus County funds, which normally would be invested at a short-term rate as part of the County's pooled investment program. In approving any new interfund loan, the Board will adopt a resolution that sets forth the terms of the loan, which will include the following:

- The maturity date of the loan.
- The interest rate that the loan will bear until repayment. Appropriate interest rates may be a fixed-rate (e.g., the rate that the investment pool is earning at the time the loan is approved, the rate of an US Treasury security of an equivalent term of the loan, or a rate that reflects the additional risk or illiquidity of the loan to fully compensate the fund that provides the loan); or a variable interest rate (such as the rate that the investment pool earns over the term of the loan).
- The terms under which the loan will be repaid, such as frequency of payment (monthly, semiannually, annually), interest calculation method (360/365, monthly, annually), date of repayment (for example, first of the month), any prepayment penalty, and other payment terms.
- If there is a possibility that the loan will be repaid from the proceeds of tax-exempt bonds, the approving resolution will contain a statement of such expectations so as to satisfy the federal tax law requirements for reimbursement bonds.

V. RELATIONSHIP OF DEBT TO CAPITAL IMPROVEMENT PROGRAM AND BUDGET

The County is committed to long-term capital planning. The County Administrator prepares an annual Five-Year Capital Improvement Plan ("CIP"), in collaboration with the General Service, Public Works, and Community Development Agencies. The CIP tracks the completion of Board-approved projects and documents the requests for additional capital improvements made by County departments. The CIP identifies available funding and calculates the amount of unfunded capital needs and deferred maintenance.

In developing its annual CIP, the County will analyze the long-term borrowing needs of the County and the impact of any planned debt issuances on the long-term affordability of all outstanding debt, as well as the impact on the County's capacity to incur future debt to fund new projects.

The County may issue debt for the purposes stated in this Debt Policy to implement policy decisions incorporated in the County's capital budget and the CIP. The County shall integrate its debt issuances with the goals of its capital improvement program and consider when projects are needed in furtherance of the County's public purposes in determining the timing of debt issuance.

VI. DEBT LIMITATIONS AND AFFORDABILITY

Uses of Debt

Debt is used as tool to finance capital projects that are too large to accommodate as part of the annual budget, to equitably share the cost of major improvements between current and future taxpayers or ratepayers, and/or to accelerate the delivery of a project. On the other hand, debt service represents a fixed cost that will compete with other expenditures in the County's budget and cannot be deferred in any given year. In order to achieve the proper balance in its use of debt, the County will comply with the following policy goals:

- In general, the County will use long-term debt financing only for those projects that cannot be readily financed from current revenue or fund balance that has been allocated towards capital purposes.
- The County will plan for capital improvements and maintenance as part of its budgeting process, seeking to set funds aside in advance of need so that most capital projects can be financed on a "pay-as-you-go" basis. Debt financing will be reserved for extraordinary capital expenditures.
- Except to alleviate cash-flow timing issues within a fiscal year, the County will not use debt to finance operating expenses. The County may consider use of debt in the event of an extraordinary non-capital expense, such as the financing of a major judgment.

The County will continue its practice of issuing debt only occasionally, and only for the most essential projects. The use of debt financing may be included as a source of financing in the County's five-year Capital Improvement Plan (although its primary focus is on pay-as-you-go financing), or considered on an ad hoc, project-specific basis.

Debt Limitations

The County will establish debt limitations on a program-by-program basis.

- **General Obligation Bonds.** State law limits the amount of general obligation bonds the County can issue to 1.25% of the total net assessed value. Based on Fiscal Year 2021-22 assessed valuation, the maximum amount of general obligation bonds the county could have outstanding was approximately \$4.4. billion. In practice, the 2/3 voter approval serves as a practical limit on the amount of the County's general obligation indebtedness. This policy does not attempt to impose any additional limitations beyond those imposed by State law and the voters.
- **General Fund-Supported Debt.** The County will evaluate the benefit and risks of each proposed issue of new General Fund debt on a case-by-case basis, considering such factors as the County's overall fiscal health, the potential impact of increased debt service on then current service levels and other long-term considerations such as funding requirements for pensions and other post-employment retirement benefits.

The County's debt financing program shall be managed such that the annual aggregate "Net Direct Debt Service" (debt payments made from the General Fund, excluding debt paid out of a dedicated funding source such as an escrow) will not exceed twenty percent (20%) of total discretionary General Fund revenues as identified in the County's most recent budget. Debt paid by the Emerald Fund will be included in this analysis. This calculation of the debt burden

will be updated from time to time, and contained in any staff report recommending the approval of any such new obligations.

VII. DEBT ISSUANCE PROCEDURES

Approval of Debt Issuances

Recommendations for all debt issuances must be developed by the County Administrator, with review by the Finance Committee, and will be subject to the approval of the Board of Supervisors. The Board of Supervisors may approve transactions that deviate from the Debt Policy, if such transactions are deemed to be in the best interest of the County.

Certain types of transactions, such as POBs, may require a validation action by the Superior Court. The County will not permit a preliminary official statement or other offering document for a transaction for which a validation action has been sought to be posted and circulated prior to the expiration of the 30-day appeal period relating to any required validation action.

Method of Sale

In general, bonds and other debt obligations will be sold through one of three methods: competitive sale, negotiated sale, or private placement. The County will determine the appropriate method of sale for its proposed obligations based on the unique circumstances of each transaction, and based on the recommendation of the Finance Committee and Board approval.

- **Competitive Sale.** This method of sale is similar to a public works bid, where the County and its financing team would structure the transaction and then solicit bids from underwriters at a certain date and time and award the bond solely on the basis of the lowest true interest cost. The underwriter would have no involvement in the structuring, documentation, or other matters during the transaction. A competitive sale has the public policy advantage of transparency, and may be favored when market conditions are stable, the credit quality of the transaction is high and well-established, the par amount of the transaction is of moderate size, and the bonds have a conventional fixed-rate structure. Participation of MBE/WBE and SLEB firms in the competitive underwriting syndicate will be strongly encouraged unless prohibited by state or federal law.
- **Negotiated Sale.** In a Negotiated Sale, the County would select one or more underwriters several months in advance of the planned sale of bonds, and the underwriter would participate throughout the development of the transaction. In a negotiated sale, the terms of the bonds, including interest rates, are negotiated at the time of sale, based on general market conditions, investor demand, and the book of orders for the bonds. Negotiated sales are generally preferred when the size or structure of the bonds is not conducive to competitive sale (e.g., a very large or very small transaction or the use of non-standard features), during volatile market conditions, for more complicated or less common securities, or when the control of the underwriting team better furthers other objectives of the County. The County has favored negotiated sales in part because it allows for the assurance of participation of MBE/WBE and SLEB firms in the underwriting syndicate.
- **Private Placement.** A Private Placement describes a transaction that is not offered to the public investment market as a bond or other security, but rather is placed directly with a lender, often a commercial bank. Private placements serve as an alternative source of borrowing and may be in the form of a fixed-rate or variable-rate loan, the latter often in the form of a revolving line of credit. Private placement lenders typically will be procured through a

competitive process. Private placements will be used for smaller transactions, unconventional credits, or other cases where the administrative effort and transaction costs of a public offering undermine their benefit of potentially lower interest rates.

Professional Services

The County will procure professional services related to the issuance of debt based on the following selection procedure. Requests for Qualifications (RFQs) or Requests for Proposals (RFPs) for qualified professions will be issued periodically, will be screened and ranked by the Finance Committee, and recommendations for inclusion in an appropriate pool of service providers will be forwarded to the Board for approval. The composition of the pool will reflect the diversity of the County and will have member firms with experience with a variety of debt structures relevant to the County. The pool will be reviewed and updated, including requesting new statements of qualifications or proposals, from time to time, as deemed appropriate by the Finance Committee.

At the time of a financing or such other times as deemed appropriate, the Finance Committee will review its pools and make recommendations for appointments to the Board of Supervisors.

The following are the key professionals to be utilized by the County.

- **Municipal Financial Advisor.** The role the financial advisor (referred to as a Municipal Advisor under federal securities regulations) is to assist in evaluating financing options, making recommendations as to debt structure and the method of sale, and managing the marketing of the bonds. The County will establish a pool of municipal advisors through the issuance of a RFQ. The County will engage one or more municipal advisors to provide on-call financial advisory services and project-specific advisory services as needed, as well as to serve as advisor on bond transactions. In addition, the County may also engage a single municipal advisor to serve as a general advisor to the County Administrator and serve as the County's Independent Registered Municipal Advisor ("IRMA") to assist in reviewing unsolicited underwriter proposals. All municipal advisors shall be registered with the Municipal Securities Rulemaking Board ("MSRB") as well as the Securities and Exchange Commission ("SEC").
- **Bond and Tax Counsel.** Bond counsel is a specialized legal practice responsible for drafting legal documents and providing necessary opinions and will be appointed for any financing. In most cases, the same firm will serve as tax counsel and issue an opinion as to the tax-exempt treatment of the interest on the bonds. The County shall engage bond and/or tax counsel ("Bond Counsel") for each transaction. The County will establish a counsel pool through the issuance of a master counsel RFQ, which will be used for the selection of bond and disclosure counsel. County Counsel will participate with the Finance Committee in the review and recommendation process.
- **Disclosure Counsel.** The role of disclosure counsel is to prepare the official statement (an offering document similar to a prospectus) for each bond issue, and to assist the County with meeting its continuing disclosure obligations. The County shall engage a disclosure counsel to serve on all County-initiated bond transactions. The County may determine that it is in the County's interest to retain a single, ongoing disclosure counsel to assist in all County General Fund-related disclosure matters, including both transaction-specific as well as continuing disclosure.
- **Underwriters.** The primary role of the underwriter is to purchase publicly offered bonds and other securities and resell them to investors. The County will establish a pool for underwriting negotiated bond sales through the issuance of a master RFQ. When the County has identified

a project or refunding opportunity that warrants the issuance of bonds, and it has determined it will make use of a negotiated sale for the transaction, the County Administrator will work with the Finance Committee to develop its recommendations for an underwriting team to the Board of Supervisors for approval.

- **Trustees.** Most bond transactions employ a bank in the capacity of trustee or fiscal agent, who performs all functions and duties required under the terms and conditions set forth in the governing agreement, including dispersing bond proceeds, maintaining records of fund balances and investments, and making payments to investors. The County may select a trustee through an RFQ process or through such other process as it deems advisable, taking into account special considerations such as the existence of parity obligations under the trust indenture (which may tend to favor the use of the same trustee) and past performance on County transactions.

Credit Ratings, Credit Enhancements, and Bank Facilities

The County Administrator will evaluate and make recommendations regarding the number of credit ratings to seek, as well as any types of credit enhancements that may be cost-effective for the transaction in question. The County may also issue debt that is not rated under certain circumstances, including a private placement or land-secured debt such as assessments and Mello-Roos bonds.

As long as the County's general credit is rated AAA by all three of the major rating agencies (Fitch, Moody's and Standard & Poor's), the County will generally seek ratings from all three agencies on its bond issues.

The County will also evaluate the cost and benefit of purchasing bond insurance to increase a rating on a given debt issuance and have the authority to purchase bond insurance if it is deemed cost-effective or otherwise advantageous. In addition to an analysis of costs and benefits, the County will also consider any material conditions of the bond insurance policy that may have a future negative impact on the County's financing flexibility.

The County may enter into letters of credit, lines of credit, revolving credit lines and loan agreements with one or more commercial banks to provide credit support and/or liquidity, or as the direct funding source for the obligation.

VIII. DEBT STRUCTURING PARAMETERS

Maturity

The final maturity of any debt obligation issued to fund capital improvements shall not exceed the useful life of the assets being financed, and in most cases will be shorter. If the debt obligation is secured by a dedicated revenue source, the final maturity shall not exceed the expiration date, if any, of the dedicated revenue source.

POBs may not be issued with a final maturity longer than the amortization period of the UAAL.

Amortization

The County will evaluate options for the amortization of principal in the context of its financing needs, with a preference towards substantially level debt service, either on an individual bond series or in the context of a larger plan of finance for a project that is expected to be financed over multiple series of bonds.

Debt Service Reserves

When beneficial to the County in securing higher ratings or otherwise reducing the cost of funds, a debt service reserve fund, which provides additional security to investors, may be funded from the proceeds of bonds.

The County shall have the authority to purchase reserve equivalents (e.g., a surety) from the proceeds of bonds, in lieu of a cash-funded debt service reserve fund, when such purchase is deemed prudent and cost effective. Such purchases will be compared on a net present value basis to an invested cash-funded debt service reserve fund.

Capitalized Interest

Capitalized interest refers to a portion of debt proceeds that is set aside to pay interest on the bonds for a specified period of time. Interest is sometimes capitalized during the construction period of a project to better time debt service with revenues, or to meet the requirements of a lease financing. The County may fund capitalized interest during construction or to provide sufficient time to place general obligation debt service on the property tax roll.

IX. DISCLOSURE AND MARKET RELATIONSHIPS

The County Administrator, in consultation with County Counsel and ongoing disclosure counsel, if any, will be responsible for managing the County's disclosures to market participants.

The County Administrator, in consultation with County Counsel, may utilize the services of a continuing disclosure consultant as well as a dissemination agent (such as Digital Assurance Certification, LLC or "DAC") to assist in meetings its primary and continuing disclosure responsibilities.

Primary Market Disclosure

For all public sales of debt, the County will retain the services of disclosure counsel to prepare the official statement to be used in connection with the offering and sale of debt. The County Administrator will coordinate with, and include in the working group for debt transactions, County Counsel, the Auditor-Controller, other appropriate staff and the municipal advisor to work with disclosure counsel in the development and review of the official statement.

In addition to public sales of debt involving the posting of an official statement to the market, the County may also post other relevant documents (such as bank private placement loan agreements, bank reimbursement agreements, and swap agreements) to the MSRB's Electronic Municipal Market Access ("EMMA") website.

Continuing Disclosure

In addition to the responsibilities required by the trust indentures or agreements pursuant to which debt is issued, the County commits to disclose certain updated financial and operational information after the sale of its debt where necessary to comply with SEC Rule 15c2-12 (governing municipal disclosure) and in the manner described in the applicable continuing disclosure certificate executed with each public offering. Generally, the County is required to distribute an annual disclosure report, which must include or incorporate by reference the County's then current Annual Comprehensive Financial Report and provide specified updates to various tables in the County's official statements as of June 30 fiscal year-end.

In addition, the County agrees in its various continuing disclosure certificates to give notice of certain listed events not more than ten business days after the occurrence of the event.

The County may make certain voluntary event disclosures such as budget reports, projections, and long-term financial plans, by posting such documents to EMMA.

The County Administrator will be responsible for meeting the County's continuing disclosure obligations.

State Reporting Requirements

The County Administrator will submit or cause to be submitted timely reports to the California Debt and Investment Advisory Commission (CDIAC) State law, including the annual debt transparency report required by SB 1029.

Credit Rating Agencies

The County Administrator shall be responsible for maintaining the County's relationships with the credit rating agencies.

Investor Relations

The County Administrator shall be responsible for responding to any investor inquiries in a manner that ensures that all information becomes generally available to all investors.

X. OTHER POST-ISSUANCE ACTIVITIES

The County Administrator, with the assistance of the Auditor-Controller and their staffs, shall be responsible for ensuring that the County's debt is administered in accordance with its terms, federal and State law and regulations, and best industry practices.

Tax Exemption

Tax-exempt bond issues are subject to various IRS rules and regulations regarding the use of bond proceeds. The County shall periodically review and will comply with the specific post issuance compliance procedures identified in the tax documents for its tax-exempt financings.

The County Administrator, with the Auditor-Controller, shall be responsible for maintenance of records, arbitrage rebate compliance (including engaging a rebate consultant), and periodic filings with the United States Treasury to ensure receipt of any federal tax credits or subsidies due the County. The County Administrator will also be responsible for tracking the use of proceeds and the use of bond-financed assets to ensure compliance with federal tax law, and to consult with bond counsel whenever it identifies a change in use, enters into a long-term contract involving the project, or otherwise undertakes an action that could change the tax-exempt status of its bonds.

Investment of Bond Proceeds

Investments of bond proceeds shall generally be consistent with the County's Investment Policy as modified from time to time, and with the requirements contained in the governing bond documents.

Internal Control Procedures

When reasonable, proceeds of debt will be held by a third-party trustee and the County Administrator will submit written requisitions for such proceeds. In those cases where the proceeds of debt are not to be held by a third-party trustee, the County will review and approve expenditures from bond proceeds in the same manner as the approval of expenditures from County revenues.

COUNTY OF ALAMEDA

FINANCIAL MANAGEMENT POLICY

The County of Alameda has an important responsibility to its citizens to carefully account for public funds, to manage County finances wisely, and to plan the adequate funding of services desired by the public, including the provision and maintenance of public facilities. These responsibilities must be exercised within the context of the County's commitment to Vision 2026, Alameda County's strategic initiative to set a course for the next decade that anticipates community challenges and maximizes our ability to meet residents' needs in a rapidly changing world. Vision 2026 lays the groundwork for organizing all County services and activities towards our Shared Visions of a Thriving & Resilient Population, Safe & Livable Communities, Healthy Environment and Prosperous & Vibrant Economy. In these times of fiscal uncertainty, the County needs to ensure that it is capable of adequately funding and providing those government services desired by the community. These policies are intended to establish guidelines to promote the continued financial strength and stability of the County of Alameda.

Financial Management Goals

These goals are broad and timeless statements of the financial position the County seeks to maintain. The financial goals for the County of Alameda are as follows:

1. To deliver quality services efficiently and on a cost-effective basis providing full value for each tax dollar.
2. To maintain a financial base sufficient to sustain an acceptable level of vital services, thereby preserving the quality of life in Alameda County.
3. To have the ability to withstand local and regional economic downturns, to adjust to changes in the service requirements of the County, and to respond to changes in Federal and State priorities and funding as they affect the County's residents.
4. To maintain the highest possible credit rating and reputation for prudent financial management to lower the cost of capital borrowings and to assure the County's taxpayers that County government is well managed and financially sound.

Policy Areas

Policies contained within the following specific policy areas support the above stated goals. They are general statements that guide decision making in specific situations to ensure a decision will contribute to the attainment of the financial goals. Financial policies are proposed in the following areas:

- ***Operating Position Policies***
- ***Revenue Policies***
- ***Expenditure Policies***

- ***Debt Management Policies***
- ***Capital Investment and Improvement Policies***

Operating Position Policies

Operating position refers to the County's ability to balance its budget on a current basis, maintain reserves for emergencies, and maintain sufficient cash to pay its bills on a timely basis.

1. The County's policy is to pay current operating expenditures with current operating revenues rather than with fund balance. Budgetary actions that fund current expenditures at the expense of future needs by drawing on contingency reserves will be avoided.
2. The County will strive to maintain managed reserves to:
 - a. Provide for non-recurring unforeseen expenditures of an emergency nature
 - b. Maximize short-term borrowable capital
 - c. Provide orderly budgetary adjustments when revenues are lost through the actions of other governmental bodies
 - d. Provide the local match or required "maintenance of effort" for amounts of any new funding or grants that may become available during the fiscal year; and
 - e. Meet unexpected nominal increases in service delivery costs.
3. As a corollary to the above, the County will strive to maintain an annual amount up to five percent (5%) of the total General Fund Budget within a designated contingency account and maintain the designated fund balance, (General Fund Reserve) at a level of at least two months of expenditures of the General Fund Budget which currently is approximately 16.7% of the General Fund Budget. The annual budget account for capital is increased from 1% of discretionary revenue up to 5% of the total General Fund Budget.
4. The County will use available resources for one-time capital or emergency expenditures only if it has an adequate level of long-term resources to fund any resulting recurring costs.
5. The County will prepare a cash-flow analysis of the General Fund on an annual basis. Disbursements, collections and investments will be managed to provide sufficient cash for daily financial needs.
6. The County will prepare quarterly budget position reports summarizing fiscal year-to-date operating revenues and operating expenditures and provide projections for expected year-end position.

Revenue Policies

Revenues determine the County's capacity to provide services and carry out its mandated responsibilities. Unfortunately, the last several decades have seen a steady erosion of the County's ability to generate revenues coupled with a corresponding increase in the burden of unfunded mandates.

1. Within its limited authority, the County will strive to maintain a diversified and stable revenue base as protection from short-term fluctuations in any one revenue source.
2. The County will project revenue for the General Fund and all operating funds each year for at least the next fiscal year. Each existing and potential revenue source will be re-examined each year. Revenue estimates will be realistic and developed in an objective and reasonable manner.
3. The County will strive to improve its revenue position by:
 - a) Expanding and diversifying the County property tax base
 - b) Seeking to develop additional revenue sources; and
 - c) Preserving and, when appropriate, pursuing local taxes.
4. The County will endeavor to use one-time or special purpose revenues to finance capital projects or for expenditures corresponding to the revenue, and not to subsidize recurring personnel, operating, or maintenance costs.
5. Proceeds from the sale of County surplus properties, when not otherwise earmarked or legally designated to another fund, will be transferred to the Surplus Property Development Fund to be held in trust. Interest earnings generated from the trust will be used in a manner consistent with the policies established for their use.
6. As a goal, County Enterprise Funds should generate revenue sufficient to support the full direct and indirect costs of these funds.

Expenditure Policies

Expenditures are rough measures of the County's service output. The expenditure policies also attempt to measure how effective the services are and how efficiently they are delivered.

1. The County must maintain a balanced annual operating budget in all general governmental funds.
2. The County will pay for all current operating and maintenance expenses from current revenues and other financing sources.
3. The County will integrate performance and productivity measures into the budget where possible.
4. The County will determine the cost of all externally mandated services, including overhead, and seek reimbursement of such services whenever possible.
5. Adequate funding for all employee benefits and retirement obligations will be provided for in the annual budget.
6. The County will maintain a budgetary control system which will enable it to adhere to the adopted budget.

7. The delivery of services through public and private partnerships will be explored whenever and wherever greater efficiency and effectiveness can be expected.
8. Technology and productivity advancements designed to reduce or avoid increasing operational costs will be implemented whenever possible.
9. The County will maintain an effective risk management program to minimize losses and reduce insurance costs.
10. Arrangements to share services between County departments, other governmental entities and community-based organizations will be encouraged where cost reductions can be achieved and where the quality of service will not be endangered.

Debt Management Policies

Debt is an effective way to finance capital improvements and other long-term obligations; but must be used judiciously to avoid the negative budget and credit rating implications of a heavy debt burden.

1. All debt financings, including conduit lease-purchase financings secured by a General Fund credit, will be subject to review by the County Administrator's Ad Hoc Finance Committee. The Committee will be composed of two members of the Board of Supervisors, the Auditor-Controller, Treasurer-Tax Collector, County Counsel (or his or her designee), and two representatives from the County Administrator's Office, one of whom sits on the committee in an ex-officio capacity.
2. The County will maintain a comprehensive inventory of outstanding debt and will annually update projections on the County's debt capacity.
3. The County will use short-term borrowing only within the context of an annual tax revenue anticipation note financing, except in the case of extreme financial emergency.
4. The County will use long-term debt for only those capital improvements that cannot be readily financed from current or dedicated revenue sources.
5. The final maturity date for any long-term debt will not exceed the expected useful life of the capital improvement so financed.
6. Bond proceeds shall be invested in a manner which achieves a return equivalent to allowable arbitrage yields without compromising security or required liquidity.
7. The County's debt financing program shall be managed so that the annual aggregate net direct debt service obligation of the County will not exceed ten percent of total General Fund revenues.
8. The County will explore the use of special assessments, revenue bonds, general obligation bonds and/or any other available self-liquidating debt instruments whenever possible and appropriate.

9. Whenever possible, advance refundings should be considered when present value savings targets can be achieved.

Capital Investment and Improvement Policies

Much of the County's financial worth is vested in its physical and capital assets – real estate, buildings, and equipment. These assets must be properly maintained and replaced over time to maintain the level and quality of services provided to the public.

1. The County will maintain a comprehensive capital improvements program that is updated each year.
2. The County will base all capital improvements on the County's long-term needs in order to minimize future maintenance and replacement costs.
3. The County will coordinate the prioritization and phasing of capital improvements with anticipated budget position and debt capacity.
4. The County will estimate and consider future maintenance needs for all new equipment and capital facilities prior to deciding to proceed with the project.
5. The County will identify the funding source for each capital improvement prior to deciding to proceed with the project. Intergovernmental and other available offsetting sources will be sought out and used as available to assist in financing capital improvements.
6. The County will provide for the maintenance of capital assets and equipment in the annual budget.

COUNTY OF ALAMEDA**ACCOUNTING POLICY****I. Objective**

This policy is intended to ensure compliance with GAAP¹ in reporting fund balances within the County's governmental funds: General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Funds and Permanent Funds. In addition, this policy sets certain policy goals for such fund balances.

II. Scope – Total County**III. Policy Statement**

A. **Definition** – Fund balance is the difference between the assets and liabilities reported in the County's governmental funds. There are generally limitations on the purpose for which all or a portion of the resources of a governmental fund may be used, primarily depending on the source of revenues. The force behind these limitations can vary significantly, depending upon their source. In accordance with GAAP as defined by the Government Accounting Standards Board, the fund balance reported in the annual financial statements is categorized into five components. Each component identifies the extent to which the County is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. The five components of fund balance are as follows:

1. **Nonspendable:** Resources that are 1) not in spendable form, such as inventories, prepaids, long-term receivables, or non-financial assets held for resale, or 2) required to be maintained intact such as an endowment.
2. **Restricted:** Resources that are subject to externally enforceable legal restrictions; these restrictions would be either 1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments (such as most State revenues) or 2) imposed by law through constitutional provisions or enabling legislation. Restrictions may effectively be changed with the consent of resource providers.
3. **Committed:** Resources that are constrained to specific purposes by a formal action of the County's Board of Supervisors, such as an ordinance

¹Generally Accepted Accounting Principles

or resolution (e.g., the reserves for pension liability reduction, and capital projects).

4. Assigned: Resources that are constrained by the County's intent to be used for specific purposes, but that are neither restricted nor committed (e.g., prior year encumbrances, trust funds).
 5. Unassigned: Within the General Fund, the residual resources, either positive or negative, in excess of what can be properly classified in one of the other four fund balance categories. Within all other governmental funds, the negative residual resources in excess of what can be properly classified as nonspendable, restricted, or committed.
- B. **Committed Fund Balances** – The Board of Supervisors, as the highest level of decision-making authority, may commit fund balance for specific purposes pursuant to constraints imposed by formal actions taken, such as an ordinance or resolution (whichever is the higher actions). These committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use through the same type of formal action taken to establish the commitment. The Board's action to commit fund balance must occur prior to the end of the fiscal reporting period; but the amount, if any, which will be subject to the constraint, may be determined at a subsequent period.
- C. **Assigned Fund Balances** – This policy delegates to the County Administrator in consultation with the County Auditor-Controller the authority to assign unrestricted fund balance amounts where the County's intent is for those amounts to be used for specific purposes. This delegation of authority is for the sole purpose of reporting these amounts in the annual financial statements.
- D. **Spending Order** – The County's policy is to apply expenditures to the appropriate fund balance components if they can be specifically identified and in the following order:
1. Apply to restricted fund balance when both restricted and unrestricted (committed, assigned, or unassigned) fund balances are available, or
 2. Apply to committed fund balance, then assigned fund balance, and finally unassigned fund balance when committed, assigned, or unassigned fund balances are available.

Exception to the above spending order is to be disclosed separately in the annual financial statements.

E. Minimum Fund Balance

1. The County has established a General Fund minimum fund balance policy. The County appropriates an annual amount of up to five (5%) percent of the total General Fund Budget within a designated contingency account, and is working towards a goal of maintaining a designated fund balance at a level of at least two months of expenditures of the General Fund budget as calculated by the County's Auditor-Controller Agency. The actual budget account for capital is increased from 1% of discretionary revenues up to 5% of the total General Fund Budget.
2. The County's policy is to pay current operating expenditures with current operating revenues rather than with fund balance. Budgetary actions that fund current expenditures at the expense of future needs by drawing on contingency reserves will be avoided. The contingency account is established to:
 - a) Provide for non-recurring unforeseen expenditures or an emergency nature;
 - b) Maximize short-term borrowable capital;
 - c) Provide orderly budgetary adjustments when revenues are lost through the actions of other governmental bodies;
 - d) Provide the local match required for "maintenance of effort" for amounts of any new funding or grants that may become available during the fiscal year; and
 - e) Meet unexpected nominal increases in service delivery costs.
3. The Board of Supervisors has the sole discretion in authorizing the use of this account.
4. The General Fund's minimum fund balance policy is reported in the notes to the annual financial statements. The minimum fund balance is shown in the annual financial statements as committed fund balance.

F. Stabilization Arrangements

1. These are funds set aside by the County's Board of Supervisors for use when certain specific circumstances or conditions exist that are not expected to occur routinely.
2. The stabilization arrangement policy is reported in the notes to the annual financial statements and includes:

- a) The authority for establishing stabilization arrangements;
 - b) The requirements for additions to the stabilization amount;
 - c) The conditions under which stabilization amounts may be spent; and
 - d) The stabilization balance.
3. The stabilization balance is shown in the annual financial statements as restricted committed or unassigned depending upon the level of constraints imposed upon the use of the funds.

IV. Authoritative Literature

- A. Governmental Accounting Standards Board (GASB) Statement No. 54 – Fund Balance Reporting and Governmental Fund Type Definitions. This policy has been prepared in accordance with this GASB pronouncement.

V. Responsibilities

- A. Each County department or agency is responsible for complying with this policy.
- B. Exceptions to this policy must be **preapproved** by the County's Auditor-Controller.

VI. Contact

- A. Auditor-Controller Agency's General Accounting unit for any questions relating to this policy.

RESOLUTION AMENDING THE COUNTY OF ALAMEDA DEBT MANAGEMENT, FINANCIAL MANAGEMENT, AND ACCOUNTING POLICIES

WHEREAS, the County of Alameda has an important responsibility to its citizens to carefully account for public funds, to manage County finances wisely, and to plan the adequate funding of services desired by the public, including the provision and maintenance of public facilities; and

WHEREAS, These financial responsibilities must be exercised within the context of the County's commitment to Vision 2026, the County's strategic initiative to set a course for the next decade that anticipates community challenges and maximizes our ability to meet residents' needs in a rapidly changing world; and

WHEREAS, Vision 2026 lays out the groundwork for organizing all County services and activities towards our shared Visions of a Thriving & Resilient Population, Safe & Livable Communities, Healthy Environment and Prosperous & Vibrant Economy; and

WHEREAS, in these times of fiscal uncertainty, the County needs to ensure that it is capable of adequately funding and providing those government services desired by the community. These policies are intended to establish guidelines to promote the continued financial strength and stability of the County of Alameda; and


NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the County of Alameda does adopt the amendments to the County Debt Management, Financial Management, and Accounting Policies, which are attached and incorporated by this reference.

ADOPTED by the Board of Supervisors of the County of Alameda, State of California on the 20th day of December, 2022 by the following called vote:

AYES: Supervisors Brown, Haubert, Miley & President Carson - 4

NOES: None

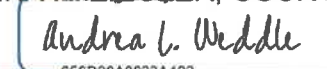
EXCUSED: Supervisor Valle - 1


Keith Carson, President of the Board

ATTEST:
Clerk of the Board of Supervisors


Clerk, Board of Supervisors

APPROVED AS TO FORM:
DONNA R. ZIEGLER, COUNTY COUNSEL

By: 
658D26A8033A403...
Andrea L. Weddle
Chief Assistant County Counsel

Five Year Capital Improvement Plan

FY 2024-25 to FY 2028-29

FY 25-29

Appendix B

Additional Financial Tables

GSA PROJECTS Capital Improvement Plan FY 25-29 Revenues											
Category	Dept	Program	Project Name	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	UNFUNDED FY 29 and Beyond
CAT I - Project Approved and Underway	Library	Misc. Capital Projects	Castro Valley Library Electric Vehicle Charging Stations	Federal, State, and Local Aid	\$ -	\$ (290,421)	\$ -	\$ -	\$ -	\$ (290,421)	
	ITD		ITD Acoustic Wall Project	General Fund	\$ (230,000)	\$ -	\$ -	\$ -	\$ -	\$ (230,000)	
	AC Health		Peralta Oaks Public Health Lab	General Fund	\$ (35,000)	\$ -	\$ -	\$ -	\$ -	\$ (35,000)	
	SSA		2000 San Pablo Tenant Improvement Project	General Fund	\$ (256,133)	\$ -	\$ -	\$ -	\$ -	\$ (256,133)	
	ACFD		Underground Storage Tank Removal at ACFD Station 24	Other Funds	\$ (129,976)	\$ -	\$ -	\$ -	\$ -	\$ (129,976)	
	Fire	Public Protection	ACFD Regional Training Center	Other Funds	\$ (600,000)	\$ (625,791)	\$ -	\$ -	\$ -	\$ (1,225,791)	
	AC Health	Healthcare	African American Wellness Center*	Federal, State, and Local Aid	\$ (31,956,977)	\$ (1,629,765)	\$ (1,245,268)	\$ -	\$ -	\$ (34,832,010)	
CAT I Subtotal					\$ (33,208,086)	\$ (2,545,977)	\$ (1,245,268)	\$ -	\$ -	\$ (36,999,331)	\$ -
CAT II-Santa Rita Jail Capital Projects	ACSO	Public Protection	SRJ Interior Accessibility Upgrades	Special Capital Construction Fund	\$ (1,000,000)	\$ -	\$ -	\$ -	\$ -	\$ (1,000,000)	
			SRJ Network Infrastructure Upgrade	Special Capital Construction Fund	\$ (8,830,827)	\$ (2,551,480)	\$ -	\$ -	\$ -	\$ (11,382,307)	
			SRJ Health Program and Services	Special Capital Construction Fund	\$ (32,967,274)	\$ (1,610,066)	\$ (708,150)	\$ -	\$ -	\$ (35,285,490)	
			SRJ Program Wide Costs	Unfunded						\$ -	\$ (23,065,462)
			SRJ Program Wide Costs	Special Capital Construction Fund	\$ (243,485,387)	\$ (17,068,456)	\$ (11,956,126)	\$ (11,996,636)	\$ (12,956,126)	\$ (297,462,731)	\$ (51,934,538)
CAT II Subtotal					\$ (286,283,488)	\$ (21,230,002)	\$ (12,664,276)	\$ (11,996,636)	\$ (12,956,126)	\$ (345,130,528)	\$ (75,000,000)
Category	Dept	Program	Project Name	Funding Source	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	TOTAL FY 25-29	UNFUNDED FY 29 and Beyond
CAT III-FCA	GSA	General Government	Americans with Disabilities Act Projects	General Fund	\$ (1,265,400)	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (5,265,400)	
			Hazardous Materials-Environmental Projects	General Fund	\$ (1,488,300)	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (5,488,300)	
			Major Maintenance	General Fund	\$ (12,246,300)	\$ (13,000,000)	\$ (13,000,000)	\$ (13,000,000)	\$ (13,000,000)	\$ (64,246,300)	
			Priority 1 Projects	Federal, State, and Local Aid	\$ (42,800,000)	\$ (6,000,000)				\$ (48,800,000)	
			Priority 1 Projects	Special Capital Construction Fund	\$ -	\$ (101,800,000)				\$ (101,800,000)	
			Facility Conditions Assessment	Unfunded			\$ (30,000,000)	\$ (48,000,000)	\$ (56,925,730)	\$ (134,925,730)	
			Facility Conditions Assessment	Special Capital Construction Fund	\$ -		\$ (53,976,959)	\$ (107,075,807)	\$ (112,429,598)	\$ (273,482,365)	\$ (282,065,462)
CAT III Subtotal					\$ (57,800,000)	\$ (122,800,000)	\$ (98,976,959)	\$ (170,075,807)	\$ (184,355,328)	\$ (634,008,095)	\$ (282,065,462)

GSA PROJECTS Capital Improvement Plan FY25-29 Expenses								
Category	GSA Capital Projects	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Total FY 25-29	Cost Estimates FY 29 and Beyond
CAT I - Approved and Underway	Misc. Capital-Castro Valley Library Electric Vehicle Charging Stations	\$ -	\$ 290,421	\$ -	\$ -	\$ -	\$ 290,421	\$ -
CAT I - Approved and Underway	Misc. Capital-ITD Acoustic Wall Project	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ 230,000	\$ -
CAT I - Approved and Underway	Misc. Capital-Peralta Oaks Public Health Lab	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -
CAT I - Approved and Underway	Misc. Capital-2000 San Pablo Tenant Improvement Project	\$ 256,133		\$ -	\$ -	\$ -	\$ 256,133	\$ -
CAT I - Approved and Underway	Misc. Capital-Underground Storage Tank Removal at ACFD Station 24	\$ 129,976		\$ -	\$ -	\$ -	\$ 129,976	\$ -
CAT I - Approved and Underway	ACFD Regional Training Center	\$ 600,000	\$ 625,791	\$ -	\$ -	\$ -	\$ 1,225,791	\$ -
CAT I - Approved and Underway	African American Wellness Center *	\$ 31,956,977	\$ 1,629,765	\$ 1,245,268			\$ 34,832,010	\$ -
CAT I Subtotal		\$ 33,208,086	\$ 2,545,977	\$ 1,245,268	\$ -	\$ -	\$ 36,999,331	\$ -
CAT II - Santa Rita Jail	SRJ ADA	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
CAT II - Santa Rita Jail	SRJ Network Infrastructure	\$ 8,830,827	\$ 2,551,480	\$ -	\$ -	\$ -	\$ 11,382,307	\$ -
CAT II - Santa Rita Jail	SRJ Health Program and Services	\$ 32,967,274	\$ 1,610,066	\$ 708,150	\$ -	\$ -	\$ 35,285,490	\$ -
CAT II - Santa Rita Jail	SRJ FCA Work, Misc Projects and programwide costs	\$ 243,485,387	\$ 17,068,456	\$ 11,956,126	\$ 11,996,636	\$ 12,956,126	\$ 297,462,731	\$ 75,000,000
CAT II Subtotal		\$ 286,283,488	\$ 21,230,002	\$ 12,664,276	\$ 11,996,636	\$ 12,956,126	\$ 345,130,528	\$ 75,000,000
CAT III - Facility Conditions Assessment, ADA, and Environmental	Americans with Disabilities Act Projects	\$ 1,265,400	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,265,400	\$ -
CAT III - Facility Conditions Assessment, ADA, and Environmental	Hazardous Materials-Environmental Projects	\$ 1,488,300	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,488,300	\$ -
CAT III - Facility Conditions Assessment, ADA, and Environmental	Major Maintenance	\$ 12,246,300	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 64,246,300	\$ -
CAT III - Facility Conditions Assessment, ADA, and Environmental	Priority 1 Program	\$ 42,800,000	\$ 107,800,000	\$ -	\$ -	\$ -	\$ 150,600,000	\$ -
CAT III - Facility Conditions Assessment, ADA, and Environmental	Deferred Maintenance Program	\$ -		\$ 83,976,959	\$ 155,075,807	\$ 169,355,329	\$ 408,408,095	\$ 282,065,462
CAT III Subtotal		\$ 57,800,000	\$ 122,800,000	\$ 98,976,959	\$ 170,075,807	\$ 184,355,329	\$ 634,008,095	\$ 282,065,462

GSA Projects Nearing Completion
(No Appropriations in FY 25-29 CIP)

Category	GSA Capital Projects	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Total FY 25-29	Cost Estimates FY 29 and Beyond
CAT I - Approved and Underway	Misc. Capital-Enterprise Fence Replacement Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT I - Approved and Underway	Misc. Capital-Franklin Street Parking Lot Fence Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT I - Approved and Underway	Misc. Capital-Juvenile Justice Center Exterior Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT I - Approved and Underway	Misc. Capital-Rene C. Davidson Elevator Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT I - Approved and Underway	Misc. Capital-Registrar of Voters Observation Space and Equipment Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT I - Approved and Underway	Ashland Youth Center Security Camera Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT I - Approved and Underway	Dublin Transit Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT IV - Pending Projects and Studies	Nike Missile Site Building Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT IV - Pending Projects and Studies	White Cotton Cottage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT IV - Pending Projects and Studies	Emergency Vehicle Operator Course Track and Fire arms Range Wall Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT IV - Pending Projects and Studies	Camp Sweeney Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT IV - Pending Projects and Studies	ITD Operation Control Center in Administration Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAT V - Closed Projects	ACSO Regional Training Tower	\$ -						
CAT V - Closed Projects	Boiler Upgrades	\$ -						
CAT V - Closed Projects	Wilma Chan Highland Hospital- Phase IV	\$ -						
CAT V - Closed Projects	Santa Rita Jail Cell Softening	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

ALCO Facilities 2024

Note: Sorted by City then Tenure (please notify J. Atkins of updates needed)

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
01050	ACTIVE	EQUITY INTEREST	ALAMEDA COURT	2233 SHORELINE DR	ALAMEDA	COURT	26,621	COURT- Transfer of Title 2011
01030	ACTIVE	OWNED	ENV HEALTH HQ	1131 HARBOR BAY	ALAMEDA	OFF BLDG	49,297	HCSA
02010	ACTIVE	OWNED	ALBANY VMB	1325 PORTLAND AVE	ALBANY	VET. HALL	13,652	Veterans Memorial Bldg
							89,570	
10045	ACTIVE	LEASE	BOS 4TH DISTRICT FIELD OFFICE	20980 REDWOOD ROAD, STE. 250	CASTRO VALLEY	OFF BLDG	1,670	SUPERVISOR, DISTRICT 4
10030	ACTIVE	OWNED	CASTRO VALLEY LIBRARY (old)	20055 REDWOOD RD	CASTRO VALLEY	LIBRARY	10,239	Library- Vacant
10035	ACTIVE	OWNED	CASTRO VALLEY LIBRARY (new)	3600 NORBRIDGE AVE.	CASTRO VALLEY	LIBRARY	34,537	Library
10060	ACTIVE	OWNED	PALO VERDE	6694 PALO VERDE	CASTRO VALLEY	SSA	3,435	SSA
							49,881	
11155	ACTIVE	EQUITY INTEREST	ECHOJ-COURT	5151 GLEASON DR	DUBLIN	COURT/OFFICE	153,351	COURTS
11145	ACTIVE	LEASE	RECORDER'S SATELITE OFFICE	7600 DUBLIN BLVD, STE 160	DUBLIN	OFF BLDG	3,405	AUDITOR CONTROLLER
11146	ACTIVE	LEASE	ASSESSOR'S SATELITE OFFICE	7600 DUBLIN BLVD, STES 270, 275, 280, 290	DUBLIN	OFF BLDG	6,739	ASSESSOR
11160	ACTIVE	LEASE	EMS PPE Warehouse	6780 Sierra Court	DUBLIN	WAREHOUSE	10,452	
11165	ACTIVE	LEASE	ACSO	3 Park Place	DUBLIN	OFF BLDG	36,716	ACSO
11020	ACTIVE	OWNED	SHERIFF ACADEMY TRNG	6289 MADIGAN ROAD	DUBLIN	TRAINING	24,737	ACSO - multiple buildings
11030	ACTIVE	OWNED	ANIMAL SHELTER	4595 GLEASON AVE.	DUBLIN	ANIMAL SHELTER	15,569	ACSO
11040	ACTIVE	OWNED	OES	4985 BRODER BLVD	DUBLIN	OPS CTR	14,200	ACSO-ALACO-OES
11050	ACTIVE	OWNED	CHP OFFICE	4999 GLEASON BLVD	DUBLIN	OFF BLDG	11,915	CHP
11060	ACTIVE	OWNED	SANTA RITA CORE BLDG	5325 BRODER BLVD	DUBLIN	DETENTION	101,987	ACSO-SANTA Rita-Core Bldg, Honeywell, Inc
11061	ACTIVE	OWNED	SANTA RITA FIRING RANGE B	5325 BRODER BLVD	DUBLIN	LAND	0	ACSO
11062	ACTIVE	OWNED	SANTA RITA GROUNDSKEEPING	5325 BRODER BLVD	DUBLIN	SHOP	2,400	GSA
11063	ACTIVE	OWNED	SANTA RITA SERVICE BLDG	5325 BRODER BLVD	DUBLIN	SHOP	118,611	ACSO-SANTA Rita-Service Bldg
11064	ACTIVE	OWNED	SANTA RITA- MAX 1	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11065	ACTIVE	OWNED	SANTA RITA - MAX 2	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11066	ACTIVE	OWNED	SANTA RITA - MAX 3	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11067	ACTIVE	OWNED	SANTA RITA - MAX 4	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11068	ACTIVE	OWNED	SANTA RITA - MAX 6	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11069	ACTIVE	OWNED	SANTA RITA - MAX 7	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11070	ACTIVE	OWNED	SANTA RITA - MAX 8	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11071	ACTIVE	OWNED	SANTA RITA - MAX 9	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11072	ACTIVE	OWNED	SANTA RITA - MAX 21	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11073	ACTIVE	OWNED	SANTA RITA - MAX 22	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11074	ACTIVE	OWNED	SANTA RITA - MAX 23	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11075	ACTIVE	OWNED	SANTA RITA - MIN/MAX 24	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11076	ACTIVE	OWNED	SANTA RITA - MIN 25	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11077	ACTIVE	OWNED	SANTA RITA - MIN 31	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11078	ACTIVE	OWNED	SANTA RITA - MIN 32	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11079	ACTIVE	OWNED	SANTA RITA - MIN 33	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11080	ACTIVE	OWNED	SANTA RITA - MIN 34	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11081	ACTIVE	OWNED	SANTA RITA - MIN 35	5325 BRODER BLVD	DUBLIN	DETENTION	41,236	ACSO
11083	ACTIVE	OWNED	SANTA RITA MODULAR BLDG A	5325 BRODER BLVD.	DUBLIN	TRAINING	2,195	ACSO
11084	ACTIVE	OWNED	SANTA RITA MODULAR BLDG B	5325 BRODER BLVD.	DUBLIN	TRAINING	2,648	ACSO
11085	ACTIVE	OWNED	FIRING RANGE CLASSROOM	5301 MADIGAN RD	DUBLIN	TRAINING	10,140	ACSO
11086	ACTIVE	OWNED	SANDY TURNER EDUCATION CTR	5325 BRODER BLVD.	DUBLIN	TRAINING	5,040	ACSO
11087	ACTIVE	OWNED	SANDY TURNER EDU. CTR II	5325 BRODER BLVD.	DUBLIN	TRAINING	5,433	ACSO (Gross sqft 5850/Rentable sqft 5433)
11100	ACTIVE	OWNED	PWA EQ REPAIR	6089 MADIGAN ROAD	DUBLIN	SHOP	31,910	PWA-Equipment Repair Bldg
11110	ACTIVE	OWNED	GSA AUTO REPAIR SHOP	6175 MADIGAN ROAD	DUBLIN	SHOP	3,168	GSA- Motor Pool incl. auto repair shop
11115	ACTIVE	OWNED	BMD WAREHOUSE	5390 MADIGAN ROAD	DUBLIN	WAREHOUSE	15,000	GSA Warehouse

ALCO Facilities 2024

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BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
11130	ACTIVE	OWNED	PWA OPER OFFICE	4825 GLEASON ST	DUBLIN	OFF BLDG	8,239	PWA
11150	ACTIVE	OWNED	ECHOJ-COUNTY	5149 GLEASON DR.	DUBLIN	OFF BLDG	45,946	
11151	ACTIVE	OWNED	ECHOJ PARKING/SHARED	5149 GLEASON DR	DUBLIN	PARKING/GROUNDS AREA	454,139	
11170	ACTIVE	OWNED	DUBIN TRANSIT CENTER	5560 MARTINELI WAY	DUBLIN	PARKING STRUCTURE	38,829	
							1,865,017	
12080	ACTIVE	EQUITY INTEREST	SOUTH COUNTY HOJ	39439 PASEO PADRE PWY	FREMONT	OFF BLDG	15,994	COURTS,PUBLIC DEF, DA - TOT 2007
12020	ACTIVE	LEASE	HCSA/SSA	39155 LIBERTY ST.	FREMONT	OFF BLDG	11,793	BHCS, SSA, PUBLIC HEALTH
12030	ACTIVE	LEASE	FREMONT MAIN LIBRARY	2400 STEVENSON BLVD.	FREMONT	LIBRARY	34,084	LIBRARY
12022	ACTIVE	LEASE	FREMONT FAMILY RESOURCE CTR	39155 LIBERTY STREET	FREMONT	OFF BLDG	4,867	SSA
12090	ACTIVE	LEASE	HARVEY GREEN SCHOOL	42875 GATEWOOD STREET	FREMONT	OFF BLDG	3,500	BHCS General Lease
12010	ACTIVE	OWNED	NILES LIBRARY	150 'I' ST	FREMONT	LIBRARY	2,152	LIBRARY
12050	ACTIVE	OWNED	NILES VMB	37154 SECOND ST	FREMONT	VET. HALL	11,132	Veterans Mem Bldg
12100	ACTIVE	OWNED	COYOTE HILLS MICROWAVE STN	OFF JARVIS RD	FREMONT	COMM SVC CTR	2,379	ITD
							85,901	
13130	ACTIVE	EQUITY INTEREST	HAYWARD HOJ	24405 AMADOR ST	HAYWARD	OFF BLDG	15,477	COURTS,DA, HCSA- TOT 2007
13010	ACTIVE	LEASE	CHILDREN/FAM SVCS ASSESSMENT	22225 FOOTHILL BLVD	HAYWARD	OFF BLDG	16,500	SSA
13240	ACTIVE	LEASE	BOS DISTRICT 2 FIELD OFFICE	24301 SOUTHLAND DRIVE, SUITE 101	HAYWARD	OFF BLDG	1,342	BOS
13030	ACTIVE	OWNED	Morton Bakar Ctr-494 Blossom	494 BLOSSOM WAY	HAYWARD	MENTAL HLTH FAC	28,000	HCSA -Alzheimer's Nursing Home
13040	ACTIVE	OWNED	HAYWARD MOTOR VEH SHOP	10 MORAN COURT	HAYWARD	SHOP	3,312	GSA-Hayward Motor V Repair Shop
13050	ACTIVE	OWNED	HAZ HOUSEHOLD WASTE FAC	2091 WEST WINTON AVE.	HAYWARD	RECYCLE CTR	5,040	HCSA-So County Hshd Haz Waste Fac
13060	ACTIVE	OWNED	224 W. WINTON BLDG	224 W WINTON AVENUE	HAYWARD	OFF BLDG	81,665	CDA/COURT/LAW LIBRARY, TREASURER
13070	ACTIVE	OWNED	HAYWARD VMB	22737 MAIN ST	HAYWARD	VET. HALL	12,857	Veterans Mem Bldg
13112	ACTIVE	OWNED	COURTHOUSE SQUARE	24085 AMADOR ST	HAYWARD	OFF BLDG	49,200	HCSA,PROBATION,PD
13120	ACTIVE	OWNED	HAYWARD PARKING	24360 AMADOR ST	HAYWARD	PARKING STRUCT	181,405	Parking Lot
13150	ACTIVE	OWNED	PWA BLDG	399 ELMHURST ST	HAYWARD	OFF BLDG	73,728	PWA
13160	ACTIVE	OWNED	PARKING LOT - WINTON	WINTN-AMADOR-ELMHURST	HAYWARD	PARKING	224,400	PARKING
13170	ACTIVE	OWNED	HOMELESS SHELTER	256-258 WEST 'A' STRE	HAYWARD	HOMELESS SHLTR	6,300	BHCS
13181	ACTIVE	OWNED	PWA FLOOD OFFICE	951 TURNER CT	HAYWARD	OFF BLDG	27,120	PWA(Flood) Field Office
13182	ACTIVE	OWNED	PWA ROADS OFFICE	951 TURNER CT	HAYWARD	SHOP	30,989	PWA (Roads) Field Office
13220	ACTIVE	OWNED	EDEN AREA MULTISERVICE CTR	24100 AMADOR STREET	HAYWARD	OFF BLDG	176,854	SSA
13230	ACTIVE	OWNED	SOUTH COUNTY CRISIS	409 JACKSON STREET	HAYWARD	OFF BLDG	10,140	BHCS
							944,329	
14110	ACTIVE	LEASE	ALAMEDA COUNTY SHERIFF'S OFFICE	700 Terminal Circle, Hanger 702	LIVERMORE	OFF BLDG/WAREHOUSE	7,500	ACSO- HANGER AND OFFICES
14120	ACTIVE	LEASE	ALAMEDA COUNTY SHERIFF'S OFFICE	700 Terminal Circle, Hanger 128-680	LIVERMORE	WAREHOUSE	3,300	ACSO
14065	ACTIVE	LEASE	SSA Multi-Service Ctr	2481 CONSTITUTION DRIVE	LIVERMORE	OFF BLDG	12,189	SSA- Multi Service Ctr
14030	ACTIVE	OWNED	HAZ HOUSEHOLD WASTE FAC	5584 LA RIBER STREET	LIVERMORE	RECYCLE CTR	5,240	HCSA-East Co Hshld Haz Waste Fac
14050	ACTIVE	OWNED	CRANE RIDGE COMM CTR	MINES ROAD	LIVERMORE	COMM SVC CTR	5	ITD-Crane Ridge Communication
14090	ACTIVE	OWNED	AGRICULTURE DEPARTMENT	3575 GREENVILLE ROAD	LIVERMORE	OFF BLDG	10,000	CDA
14100	ACTIVE	OWNED	LIVERMORE VMB	522 S L STREET	LIVERMORE	VET. HALL	9,927	Veterans Memorial Building added 7/13/09
							48,161	
15030	ACTIVE	LEASE	NEWARK PUBLIC LIBRARY	37055 NEWARK BLVD	NEWARK	LIBRARY	24,580	LIBRARY
							24,580	

ALCO Facilities 2024

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BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
04310	ACTIVE	EQUITY INTEREST	WILEY MANUEL COURT	661 WASHINGTON ST	OAKLAND	OFF BLDG	18,891	COURT, DA,HCSA-transfer of title 2007
04010	ACTIVE	LEASE	PUBLIC HEALTH	7200 BANCROFT AVE, Ste 202	OAKLAND	OFF BLDG	17,601	HCSA
04012	ACTIVE	LEASE	ADULT AND CHILDREN PROGRAM	7200 BANCROFT AVE, STE 125	OAKLAND	OFF BLDG	53,139	BHCS
04090	ACTIVE	LEASE	AMBULATORY CARE	6955 FOOTHILL BLVD STE 200	OAKLAND	OFF BLDG	38,114	ACMC-Ambulatory Care
04120	ACTIVE	LEASE	SSA SELF SUFF CTR	6955 FOOTHILL AVE Ste. 100	OAKLAND	OFF BLDG	79,280	SSA, SELF-SUFFICIENCY CENTER
04121	ACTIVE	LEASE	SSA ADULT & AGING DEPT., IN HOME SUPPORT & PUBLIC AUTHORITY	6955 FOOTHILL AVE Ste. 300, 37-39 & 40-43	OAKLAND	OFF BLDG	71,397	SSA
04141	ACTIVE	LEASE	CDA - Healthy Homes (Families)	2000 EMBARCADERO Suite 300	OAKLAND	OFF BLDG	8,295	CDA Lead Abatement
04142	ACTIVE	LEASE	BHCS	2000 EMBARCADERO ST 4	OAKLAND	OFF BLDG	119,533	HCSA-BHCS
04535	ACTIVE	LEASE	SSA - ILSP	675 HEGENBERGER RD	OAKLAND	OFF BLDG	18,091	SSA - (ILSP) Independent Adult Living Skills Program
04543	ACTIVE	LEASE	DA WELFARE FRAUD/CEPD	7677 OAKPORT ST.	OAKLAND	OFF BLDG	39,903	DA/Welfare Fraud Investigation & CEPD
04645	ACTIVE	LEASE	HCSA TRUST CLINIC	386 14TH STREET	OAKLAND	OFF BLDG	12,879	HCSA-PH
04700	ACTIVE	LEASE	PUBLIC DEFENDER BRANCH OFF	312 CLAY STREET	OAKLAND	OFF BLDG	17,334	PD
04738	ACTIVE	LEASE	BHCS ALCOHOL TREATMENT	2280 SAN PABLO BLVD	OAKLAND	OFF BLDG	8,564	BHCS
04750	ACTIVE	LEASE	AMBER HOUSE	516 31ST STREET	OAKLAND	HOUSE	2,891	BHCS
04760	ACTIVE	LEASE	610 16TH ST	610 16TH ST	OAKLAND	OFF BLDG	6,288	SSA
04770	ACTIVE	LEASE	HCSA EXPANSION TRUST CLINIC	1404 Franklin Street	OAKLAND	OFF BLDG/CLINIC	6,552	HCSA
04682	ACTIVE	LEASE	HCSA 3600 TELEGRAPH	3600 TELEGRAPH AVE	OAKLAND	OFF BLDG	12,025	HCSA
04020	ACTIVE	OWNED	ANDOVER HOUSE	3408 ANDOVER ST	OAKLAND	HOMELESS SHLTR	5,285	BHCS
04030	ACTIVE	OWNED	HAZ HOUSEHOLD WASTE FACILITY	2100 E. 7TH STREET	OAKLAND	RECYCLE CTR	9,947	HCSA
04110	ACTIVE	OWNED	YOUTH UPRISING	8711A MACARTHUR BLVD	OAKLAND	YOUTH CTR	21,244	HCSA
04115	ACTIVE	OWNED	YOUTH UPRISING CLINIC	8711B MACARTHUR BLVD	OAKLAND	CLINIC	4,042	HCSA
04160	ACTIVE	OWNED	WORK FURLOUGH	2425 E 12TH ST	OAKLAND	OFF BLDG	35,885	ACSO-Work Furlough
04190	ACTIVE	OWNED	WEIGHTS & MEASURES	333 - 5TH ST	OAKLAND	SHOP	11,416	CDA-Weights & Measures
04210	ACTIVE	OWNED	PROBATION CTR	400 BROADWAY	OAKLAND	OFF BLDG	108,703	PROBATION
04220	ACTIVE	OWNED	SOCIAL SERVICES	401 BROADWAY	OAKLAND	OFF BLDG	100,851	SSA
04250	ACTIVE	OWNED	CORONER'S BLDG	480 - 4TH ST	OAKLAND	MORGUE	16,667	ACSO
04260	ACTIVE	OWNED	PUBLIC HEALTH LAB	499 - 5TH ST	OAKLAND	OFF BLDG	53,000	HCSA
04280	ACTIVE	OWNED	NORTH COUNTY JAIL	550 6TH STREET	OAKLAND	DETENTION	172,493	ACSO-Oakland Pre-Trial Facility
04290	ACTIVE	OWNED	PARKING STRUCTURE	585 - 7TH ST	OAKLAND	PARKING STRUCT	174,068	Parking Structure
04330	ACTIVE	OWNED	PARKING LOT	2530 E 12TH STREET	OAKLAND	PARKING	12,150	Parking Lot-Work Furlough
04350	ACTIVE	OWNED	PARKING LOT	414 - 27TH ST	OAKLAND	PARKING	16,928	Parking Lot, 27th St
04360	ACTIVE	OWNED	27TH STREET BLDG	470 - 27TH ST	OAKLAND	OFF BLDG	32,047	DA-Family Justice Ctr
04380	ACTIVE	OWNED	MADISON BLDG	1106 MADISON ST.	OAKLAND	OFF BLDG	77,142	AUDITOR CONTROLLER, ITD
04390	ACTIVE	OWNED	ALACO ADMIN BLDG	1221 OAK ST	OAKLAND	OFF BLDG	235,898	COURT, ITD, ASSESSOR, AUDITOR, BOS,CAO,TREASURER,CO COUNSEL,ROV
04400	ACTIVE	OWNED	RC DAVIDSON COURTHOUSE	1225 FALLON ST	OAKLAND	COURT	263,993	COURT, ROV, DA, PD
04410	ACTIVE	OWNED	12TH & OAK ST BLDG	125 12TH ST	OAKLAND	OFF BLDG	62,679	Law Library, RISK MGMT, ASSESSOR, HR TRAINING CTR
04430	ACTIVE	OWNED	LAKESIDE PLAZA	1401 LAKESIDE DRIVE	OAKLAND	OFF BLDG	140,146	GSA,ACSO,HR, PD,DA,HCSA
04435	ACTIVE	OWNED	12TH STREET PARKING	235 12TH ST	OAKLAND	PARKING STRUCT	23,807	
04440	ACTIVE	OWNED	ALCO PARK	165 - 13TH ST	OAKLAND	PARKING STRUCT	406,528	GSA Motorpool
4490	ACTIVE	OWNED	PERALTA OAKS BLDG	2901 PERALTA OAKS CT.	OAKLAND	OFF BLDG	51,408	Coroner Public Admin = 11,631 sqft / Crime Lab = 20,256 sqft / PH Lab = 10,809 sqft / Remaining = Shared or Common Space
04491	ACTIVE	OWNED	PERALTA OAKS PARKING LOTS A & B	2901 PERALTA OAKS CT.	OAKLAND	PARKING	13	RESTRICTED PARKING FOR ACSO (Per Parking Arrangement Memo dated March 5, 2015
04544	ACTIVE	OWNED	ARENA CENTER BLDG #1	7195 OAKPORT STREET	OAKLAND	OFF BLDG	38,035	Zhone Technologies
04555	ACTIVE	OWNED	PROBATION	8201 EDGEWATER DRIVE	OAKLAND	OFF BLDG	27,665	PROBATION
04546	ACTIVE	OWNED	ARENA CENTER BLDG #2	7001 OAKPORT STREET	OAKLAND	OFF BLDG	60,733	Vacant

ALCO Facilities 2024

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04547	ACTIVE	OWNED	ARENA CENTER COMMON SPACE	7001 OAKPORT STREET	OAKLAND	CAMPUS	5	COMMON GROUNDS AREA (Area between the Arena Center Complex buildings)
04548	ACTIVE	OWNED	ARENA CENTER BLDG #3	6775 OAKPORT STREET	OAKLAND	OFF BLDG	94,154	Cold Shell
04555	ACTIVE	OWNED	PROBATION - EDGEWATER	8201 EDGEWATER DRIVE	OAKLAND	OFF BLDG	27,665	NEW OFFICE BLDG/PROBATION
04560	ACTIVE	OWNED	WELFARE BLDG	8477 ENTERPRISE DR	OAKLAND	OFF BLDG	40,131	SSA
04570	ACTIVE	OWNED	PARKING LOT	8477 ENTERPRISE DR.	OAKLAND	PARKING	51,533	Parking
04580	ACTIVE	OWNED	EDGEWATER	7751 EDGEWATER DRIVE	OAKLAND	OFF BLDG	27,114	SSA & Courts OIT
04590	ACTIVE	OWNED-HOSP	HIGHLAND HOSPITAL CAMPUS	1411 E 31ST ST	OAKLAND	HOSPITAL	646,536	Highland Hospital, HGH Power Plant Oper
04591	ACTIVE	OWNED	ALACO HOMEKEY SITE 1	8452 EDES AVENUE	OAKLAND	HOTEL	55,258	NEWLY ACQUIRED/AKA COMFORT INN
04592	ACTIVE	OWNED	ALACO HOMEKEY SITE 2	8350 EDES AVENUE	OAKLAND	HOTEL	61,228	NEWLY ACQUIRED/AKA DAYS INN
04640	ACTIVE	OWNED	13TH STREET BUILDING	393 - 13TH STREET	OAKLAND	OFF BLDG	51,533	ITD Headquarters
04690	ACTIVE	OWNED	DA-FSD PARKING LOT	1406-1424 FRANKLIN STREET	OAKLAND	PARKING	21,963	PARKING LOT 5/15/01
04722	ACTIVE	OWNED	JACKSON BUILDING	1111 JACKSON STREET	OAKLAND	OFF BLDG	152,654	COUNTY COUNSEL,SSA,PROBATION
04730	ACTIVE	OWNED	REGISTRAR OF VOTERS	8000 CAPWELL DRIVE	OAKLAND	WAREHOUSE	41,236	ROV (Entire bldg +/- 52,487 SF)
04735	ACTIVE	OWNED	NO CO SSC	2000 SAN PABLO BLVD	OAKLAND	OFF BLDG	102,404	SSA - purchased building 2/29/12
04736	ACTIVE	OWNED	2000 SAN PABLO PARKING GARAGE	630 20TH STREET	OAKLAND	PARKING STRUCT	150	Parking Spaces
							4,067,114	
16035	ACTIVE	LEASE	DCSS	5669 GIBRALTAR DRIVE	PLEASANTON	OFF BLDG	67,680	DCSS/SSA
16040	ACTIVE	LEASE	HEALTH BLDG	3730 HOPYARD RD	PLEASANTON	OFF BLDG	4,522	BHCS
16015	ACTIVE	OWNED	HERITAGE HOUSE/ DIST 1 FIELD OFFICE	4501 PLEASANTON AVENUE	PLEASANTON	OFF BLDG	3,500	BOS Supervisor Haubert's Office
16020	ACTIVE	OWNED	ALACO FAIRGROUNDS	PLEASANTON & BERNAL	PLEASANTON	LAND	449,831	GSA
							525,533	
17121	ACTIVE	LEASE	SHERIFF'S YTH/FAM SVCS BUREAU	16378 E 14TH ST. SUITE 101	SAN LEANDRO	OFF BLDG	3,085	ACSO
17235	ACTIVE	LEASE	HCSA CONVERGENCE PROG	500 DAVIS ST., BLDG B, STE 120	SAN LEANDRO	OFF BLDG	11,041	HCSA
17285	ACTIVE	LEASE	ACRATT	785 MONTAGUE STREET	SAN LEANDRO	OFF BLDG	11,840	DA- Alameda County Auto Theft Task Force
17305	ACTIVE	LEASE	BUILDING A CREEKSIDE PLAZA	1100 SAN LEANDRO BLVD BLDG A STE 120	SAN LEANDRO	OFF BLDG	19,101	HCSA Home Visit
17310	ACTIVE	LEASE	HCSA FAMILY SVCS @ Creekside Plaza	1000 SAN LEANDRO BLVD.,Bldg C,Ste 100-300	SAN LEANDRO	OFF BLDG	50,041	HCSA
17315	ACTIVE	LEASE	HCSA PUBLIC HEALTH CREEKSIDE PLAZA	1100 SAN LEANDRO BLVD.,Bldg A,Ste 200, 300, 400	SAN LEANDRO	OFF BLDG	73,994	HCSA
17320	ACTIVE	LEASE	HCSA	1910 FAIRWAY DRIVE	SAN LEANDRO	OFF BLDG	20,550	HCSA
10020	ACTIVE	OWNED	CASTRO VALLEY NIKE SITE	2892 FAIRMONT DRIVE	SAN LEANDRO	COMM SVC CTR	6,254	ACSO,ITD
17010	ACTIVE	OWNED	LAS VISTAS III	2300 FAIRMONT DRIVE	SAN LEANDRO	TRAINING	6,804	PROBATION-Chabot Girl's Unit #3
17021	ACTIVE	OWNED	SHERIFF'S STORAGE BLDG	2700 FAIRMONT DRIVE	SAN LEANDRO	OFF BLDG	7,039	ACSO-Formerly OES
17040	ACTIVE	OWNED	SAN LEANDRO VMB	1105 BANCROFT AVE	SAN LEANDRO	VET. HALL	21,223	Veterans Memorial Bldg
17080	ACTIVE	OWNED	EDEN TOWNSHIP BLDG	15001 FOOTHILL BLVD	SAN LEANDRO	OFF BLDG	25,851	ACSO-Eden Building
17090	ACTIVE	OWNED	VILLA FAIRMONT	15200 FOOTHILL BLVD	SAN LEANDRO	MENTAL HLTH FAC	35,754	HCSA-Villa Fairmont/BHCS - CBO
17100	ACTIVE	OWNED	PROPERTY & SALVAGE	15800 FOOTHILL BLVD	SAN LEANDRO	WAREHOUSE	25,839	GSA
17115	ACTIVE	OWNED	ASHLAND YOUTH CENTER	16335 E. 14TH STREET	SAN LEANDRO	YOUTH CTR	32,203	BHCS,SSA
17130	ACTIVE	OWNED	EMERGENCY OPS CENTER	2000 - 150TH AVE	SAN LEANDRO	OPS CTR	20,035	ACSO, ITD
17131	ACTIVE	OWNED	EVIDENCE STORAGE AREA	2010 150th AVE	SAN LEANDRO	WAREHOUSE	2,880	ACSO-Sheriff's added modular
17132	ACTIVE	OWNED	ER OPERATIONS CENTER/SVU	2020 150th AVE	SAN LEANDRO	OFF BLDG	3,600	ACSO-SVU
17142	ACTIVE	OWNED	C R Bldg#2	2100 FAIRMONT DRIVE	SAN LEANDRO	OFF BLDG	2,240	BHCS-Finance R2001-141 updated
17150	ACTIVE	OWNED	HCSA/BHCS EDEN CMHC	2045 FAIRMONT DRIVE	SAN LEANDRO	CLINIC	8,239	BHCS/ACSO
17160	ACTIVE	OWNED	WILLOW ROCK CENTER	2050 FAIRMONT DRIVE	SAN LEANDRO	MENTAL HLTH FAC	26,900	BHCS-formerly STARS
17163	ACTIVE	OWNED	BMD ADMIN	2054 FAIRMONT DRIVE	SAN LEANDRO	OFF BLDG	1,452	GSA
17167	ACTIVE	OWNED	FAIRMONT NAVIGATION CENTER: TINY HOMES	2055 FAIRMONT DR.	SAN LEANDRO	TINY HOMES UNITS	8,035	34 units of Tiny Homes (BLDG #17166 and 17167 combined/Addresses 2055 and 2060)
17171	ACTIVE	OWNED	SO CO BMD SHOPS	2130 FAIRMONT DRIVE	SAN LEANDRO	SHOP	6,420	GSA-Snedigar Cottage, Storage Building

ALCO Facilities 2024

Note: Sorted by City then Tenure (please notify J. Atkins of updates needed)

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
17172	ACTIVE	OWNED	LAS VISTAS I	2130 FAIRMONT DRIVE	SAN LEANDRO	OFF BLDG	6,726	PROBATION-Girls Unit No 1, Snedigard Unit 1
17180	ACTIVE	OWNED	PROBATION	2150 FAIRMONT DRIVE	SAN LEANDRO	DETENTION	500	Probation-RYSE
17191	ACTIVE	OWNED	JUVENILE HALL GYM	2200 FAIRMONT DRIVE	SAN LEANDRO	DETENTION	7,900	Probation - only remaining structure in Juve demo
17192	ACTIVE	OWNED	SAFE PARKING LOT	2200 FAIRMONT DRIVE	SAN LEANDRO	LAND/PARKING	17,536	HOMELESS SHELTER PARKING LOT
17201	ACTIVE	OWNED	LAS VISTAS II	2300 FAIRMONT DRIVE	SAN LEANDRO	TRAINING	6,804	Probation
17202	ACTIVE	OWNED	LAS VISTAS RECREATION	2300 FAIRMONT DRIVE	SAN LEANDRO	TRAINING	2,061	PROBATION
17215	ACTIVE	OWNED	JUVENILE JUSTICE CTR	2500 FAIRMONT DRIVE	SAN LEANDRO	DETENTION	455,059	PROBATION/DA/PD/BHCS/COURT
17220	ACTIVE	OWNED	CAMP W SWEENEY	2600 FAIRMONT DRIVE	SAN LEANDRO	DETENTION	33,404	PROBATION-Camp Wilmont Sweeney
17270	ACTIVE	OWNED	CHERRY HILL DETOX	2035 FAIRMONT DRIVE	SAN LEANDRO	CLINIC	7,235	BHCS- use change 1/08
17275	ACTIVE	OWNED	WHITE COTTON COTTAGE	FAIRMONT DRIVE	SAN LEANDRO	RESIDENCE	3,942	GSA
17290	ACTIVE	OWNED	NO COUNTY BMD SHOP	15400 FOOTHILL BLVD	SAN LEANDRO	SHOP	5,900	GSA
17291	ACTIVE	OWNED	VILLA SHORT STAY	15430 FOOTHILL BLVD	SAN LEANDRO	MENTAL HLTH FAC	50,115	BHCS- New Const. sched. 11/29/14
17295	ACTIVE	OWNED	CHERRY HILL SOBERING CTR	15480 FOOTHILL BLVD	SAN LEANDRO	CLINIC	5,736	BHCS- new const. 1/08
17300	ACTIVE	OWNED	BHCS CRISIS RESPONSE UNIT	15750 FOOTHILL BLVD	SAN LEANDRO	OFF BLDG	5,600	BHCS
17240	ACTIVE	OWNED-HOSP	JOHN GEORGE PAVILION	2060 FAIRMONT DRIVE	SAN LEANDRO	MENTAL HLTH FAC	66,114	ACSC/COURT
17241	ACTIVE	OWNED-HOSP	JOHN GEORGE PAVILION (Courts)	2060 FAIRMONT DRIVE	SAN LEANDRO	Court	2,493	COURTROOM & SUPPORT/MENTAL HLTH FAC
17250	ACTIVE	OWNED-HOSP	FAIRMONT HOSPITAL CAMPUS	15400 FOOTHILL BLVD	SAN LEANDRO	HOSPITAL	413,383	Fairmont Campus, FACH Power Plant Oper
							1,520,928	
18040	ACTIVE	LEASE	DIST 3 FIELD OFFICE	15903 HESPERIAN BLVD	SAN LORENZO	OFF BLDG	1,446	BOS
18010	ACTIVE	OWNED	PIONEER MEMORIAL PARK	HESPERIAN BLVD	SAN LORENZO	CEMETARY	177,496	Pioneer Memorial Park - 177,496 SQFT
18020	ACTIVE	OWNED	SAN LORENZO LIBRARY	395 PASEO GRANDE	SAN LORENZO	LIBRARY	11,867	Library- land leased from home owners assoc
							190,809	
19010	ACTIVE	OWNED	SUNOL RIDGE	SUNOL RIDGE	SUNOL	COMM SVC CTR	462	ITD-Communications Bldg, Sunol

SQFT Grand Total : 9,412,285

GLOSSARY OF CAPITAL IMPROVEMENT PLAN TERMS

AGENCY	Several departments grouped into a single organization providing a common set of services; examples General Services Agency (GSA), Community Development Agency (CDA), Public Works Agency (PWA)
AVAILABLE FINANCING	All monies available for financing with the exception of encumbered reserves or general reserves
AVAILABLE FUND BALANCE	That portion of the fund balance which is free and unencumbered and available for financing expenditures and other funding requirements
BUDGET	A multi-purpose financial entity accounting for expenditures and available financing for a specific purpose and time period, usually one year
CAPITAL IMPROVEMENT PLAN (CIP)	A running five year plan to guide County decisions relating to Capital projects. Annual updates are provided during the budget approval process.
CAPITAL PROJECTS	A program itemizing the County's acquisition, construction and improvements to buildings and land assets
CDA	Community Development Agency, an Alameda County agency/department
CONTINGENCY	An amount appropriated for unforeseen funding requirements
CONTRACT	An agreement between two or more parties where all parties agree and understand that one party is going to do something specifically agreed to in exchange for something (usually money), also specifically agreed to, from the other party
CONTRIBUTIONS FROM DISTRICTS OR AUTHORITIES	Funding from regional or local jurisdictions, such as a local utility
DEPARTMENT	An organizational unit of County government used to group similar programs
EQUITY INTEREST	County's share in the value of a building derived from its financial participation in the buildings construction or purchase
EXPENDITURE	The use of funds for a specific purpose

FISCAL YEAR	Twelve-month period for which a budget is prepared. Alameda County's fiscal year is July 1 to June 30 of each year
FEDERAL & STATE AID	State or federal funds provided to local agencies for specific projects or programs.
FUND	Independent fiscal and accounting entity in which expenditures and available financing balance
FUND BALANCE	The year-end difference between estimated revenues, other means of financing and expenditures and encumbrance
GAS TAX	<p>Tax imposed on each gallon of gas sold, in California that is 36.4 cent base excise tax and 7.50% base <i>sales tax</i>. Alameda County and BART each adds a 0.5% sales tax.</p> <p>California Proposition 42 approved by voters in 2002 requires that <i>gasoline sales tax</i> on gasoline be used as follows: 20% public transit, 40% improvement projects in State Transportation Improvement Plan, and 40% to local street/road improvements (20% county & 20% cities) per Highway User Tax Account (HUTA) revenues sections 2103, 2104, 2105 and 2106.</p>
GENERAL FUND	The main operating fund providing general Countywide services
GENERAL OBLIGATION BOND	A bond whose repayment is guaranteed by pledging the assets and revenues of a governmental agency
GENERAL PURPOSE REVENUE	Property taxes and non-program revenues not restricted for a specific purpose. This is also referred to as discretionary revenue
GSA	General Services Agency, an Alameda County agency/department
GRANT	A contribution from one entity to another, usually restricted to specific purpose and time period, that does not require repayment
HARD	Hayward Area Recreation & Park District
IMPACT MITIGATION FEES	Fees charged to developers to assure that each new development bears a share of the burden of cumulative impacts of development on traffic volume and flow.
INCOME	A term used to represent revenues or the excess of revenues over expenses

MEASURE B & BB

Measure B was an Alameda County ½ cent sales tax measure for transportation improvements, approved by voters in 2000 and effective beginning on April 1, 2002 with an original sunset date of March 30, 2022.

Measure BB was passed by Alameda County voters in 2014. The sales tax authorized by the 2014 Measure BB will be in effect for 30 years; sales tax collection began on April 1, 2015 and will extend through March 31, 2022.

The full one-cent sales tax authorized by Measure BB will begin April 1, 2022 and will extend through March 31, 2045. Measures B and BB provide local distributions to unincorporated Alameda County to fund a variety of transportation improvements.

1% CAPITAL

This is the 1% of county discretionary revenue which by Board policy may be allocated annually for Capital expenditures during the budget process. It is noted in the CIP with the fiscal year of designation

OTHER (TENURE INTEREST)

County occupies a facility as part of a contract to provide services to another jurisdiction

OWNED

County holds or is acquiring title to property and/or buildings

PROPERTY DEVELOPMENT FUND

Used to account for expenditures and financing for the acquisition of land and capital construction

PROPOSITION 1B (PROP 1B)

A State ballot proposition, passed in 2006, authorizing general obligation bonds for transportation projects; all of the \$30.8 million allocated to Alameda County has been expended

PUBLIC WAYS & FACILITIES

A program area that includes the Road Fund

PWA

Public Works Agency, an Alameda County agency/department

REAL PROPERTY

Land, structures and improvements

REIMBURSEMENT

Payment received for services/supplies expended for another institution, agency, or person

RESERVE

An amount set aside from the County's operating funds to meet emergency expenditure requirements, capital funding or insurance and liability requirements

RESTRICTED REVENUE	Funds restricted by legal or contractual requirements for specific uses
REVENUE	Funds received from various sources and treated as income to the County which are used to finance expenditures. Examples: property taxes and sales taxes
ROAD FUND	Accounts for expenditures on road, street, and bridge construction and improvements
ROPS	Recognized Obligation Payment Schedule (ROPS) is a required schedule describing the agreed upon project obligations (enforceable obligations) of the former Redevelopment Agency and their source of payment. County "Tier 1" projects were submitted on this Schedule.
RPTTF	Residual Property Tax Trust Fund, part of dissolution of redevelopment agencies
SECURED TAXES	Taxes levied on real property in the County which are "secured" by property liens
SUCCESSOR AGENCY	Administrative structure created to handle the wind down of Redevelopment Agency business after their State mandated 2012 dissolution
TAX LEVY	Amount of tax dollars raised by the imposition of the tax rate on the assessed valuation of property
TAX RATE	The rate per one hundred dollars of the assessed valuation base necessary to produce the tax levy
TIER ONE FUNDING	Board of Supervisors' decision to designate, up to \$90 million of returning former redevelopment funds, toward a specific list of projects referred to as Tier 1 projects. These projects had been approved prior to the dissolution of the all Redevelopment Agencies by State action in 2011
TENURE	On the County Occupied Building List tenure displays the category of occupancy. County currently uses four "tenure" categories: Equity Interest, Owned, Leased and Other
UNINCORPORATED AREA	The areas of the County outside city limits
UNRESTRICTED REVENUE	Funds not restricted by legal or contractual requirements for specific uses

UNSECURED TAX	A tax on properties such as office furniture, equipment, and boats which are not located on property owned by the assessee
UTILITY USERS TAX	A local tax established by the Board of Supervisors on utility users in the unincorporated areas of Alameda County. Revenues from this tax are used to fund services provided in the unincorporated areas
VRF – VEHICLE REGISTRATION FEE	A \$10 per year vehicle registration fee approved through Measure F by Alameda County voters in 2010. Funding used to sustain the County's transportation network and reduce traffic congestion and vehicle related pollution

