Five-Year Capital Improvement Plan
Fiscal Year 2027-2031

Board of Supervisors
July 28, 2026

Agenda

- Review Five-Year Capital Improvement Plan (CIP)
- Review Funding Status
- Long-Term Financing Plan

Capital Improvement Plan

- Purpose of a CIP is to identify the County's capital facility assets and to outline how it intends to preserve, maintain, and improve them or to identify new assets.
- Capital Projects are complex infrastructure and facility projects that can require a long time to plan, design, and construct.
- A Capital budget is therefore typically presented on multi-year timeframe to illustrate the projects' progress from start to finish.
- The first year of the CIP (FY 26-27) represents a realistic snapshot of what the County intends to accomplish in the next year and is aligned with the final budget adopted by the Board of Supervisors.

Components of the CIP

- <u>General Services Agency (GSA) Capital Projects</u>
  - Category I-Approved and Underway
  - Category II-Santa Rita Jail
  - Category III-Facility Condition Assessment (FCA)
  - Category IV-Pending and Studies Underway
  - Category V-Completed
  - Category VI-Future
- <u>Public Works Agency (PWA) Projects</u>
  - Road
  - Flood
- <u>Tier One Projects</u>
  - Community Development Agency (CDA)
  - GSA
  - PWA

Cost Estimates Subject to Change

Construction and Real Estate Market Conditions

- California Construction Cost Index for San Francisco Bay Area
- Supply Chain Delays
- Labor Market Shortages
- Policy changes (i.e. tariffs)
- Unforeseen Conditions (i.e. Iran conflict)

Fiscal Year 2027-2031 Capital Improvement Plan
Cost Estimates (in millions)

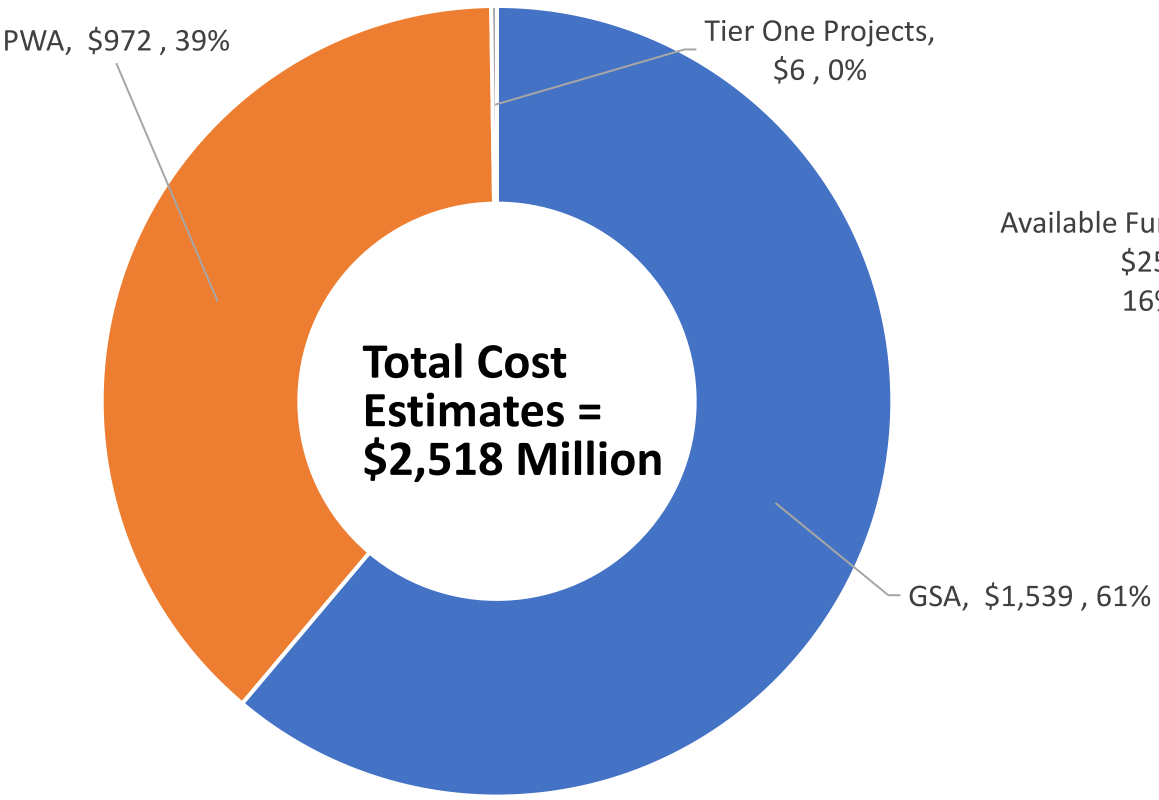
Cost Estimates by Dept	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	TOTAL FY 27-31
GSA	$ 683	$ 182	$ 198	$ 148	$ 328	$ 1,539
PWA	$ 215	$ 152	$ 161	$ 168	$ 277	$ 972
CDA-Tier One	$ -	$ 6	$ -	$ -	$ -	$ 6
Total	$ 898	$ 340	$ 359	$ 316	$ 605	$ 2,518

Fiscal Year 2027-2031 Capital Improvement Plan Funding and Gap (in millions)

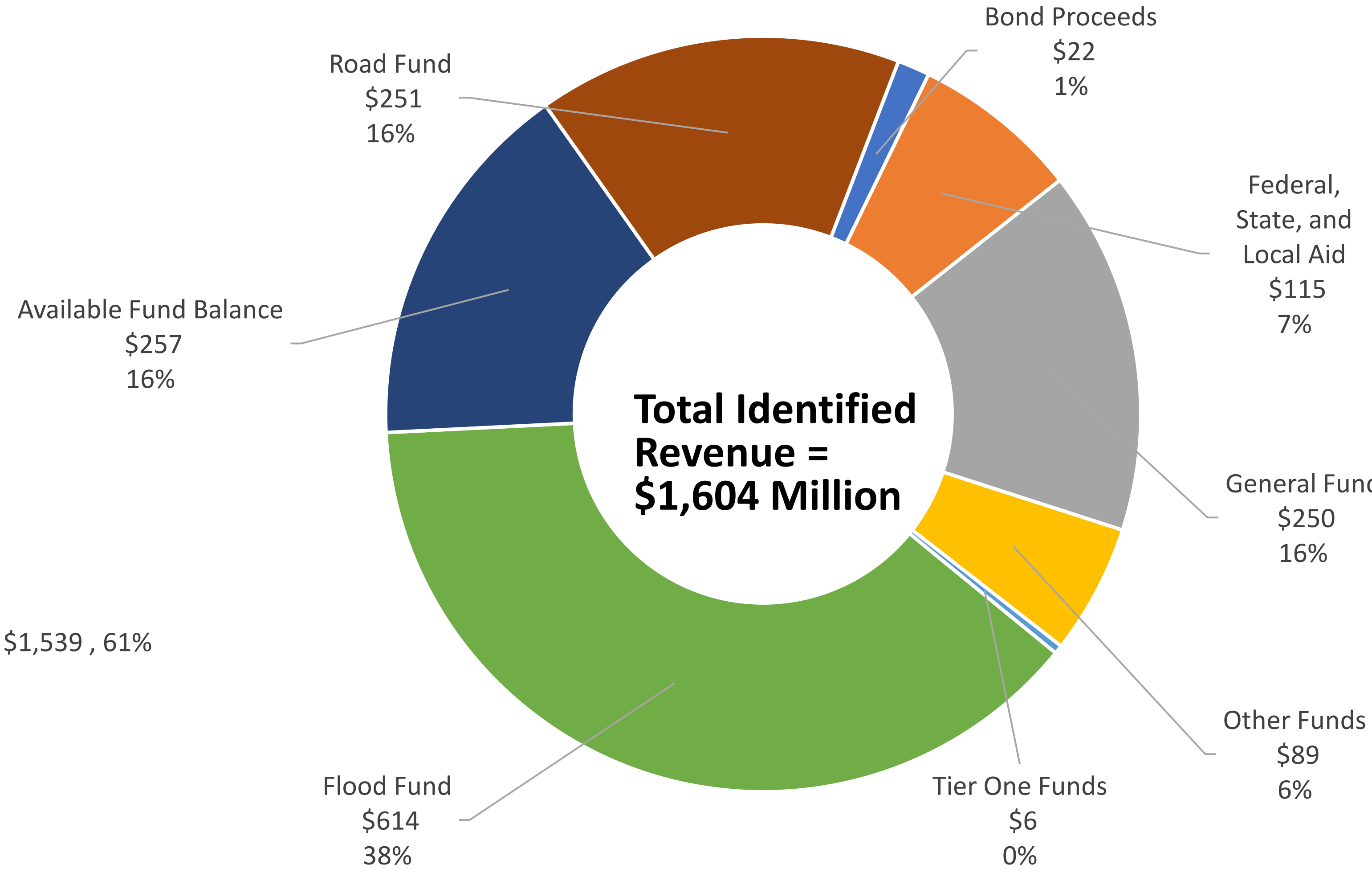
	General Services Agency Projects	Public Works Agency Projects	CDA-Tier One Projects	TOTAL
Project Cost Estimates	$1,539	$972	$6	**$2,518**
Identified Revenue	($626)	($972)	($6)	**($1,604)**
Funding Gap Prior to Application of Special Capital Construction Fund/Long-Range Financing Plan	$914	$0	$0	**$914**
Special Capital Construction Fund/Long-Range Financing Plan (Cash on Hand)	($410)			**($410)**
Funding Gap After Special Capital Construction Fund/Long-Range Financing Plan	$504			**$504**

Five-Year Capital Improvement Plan (in millions)

Project Costs by Department

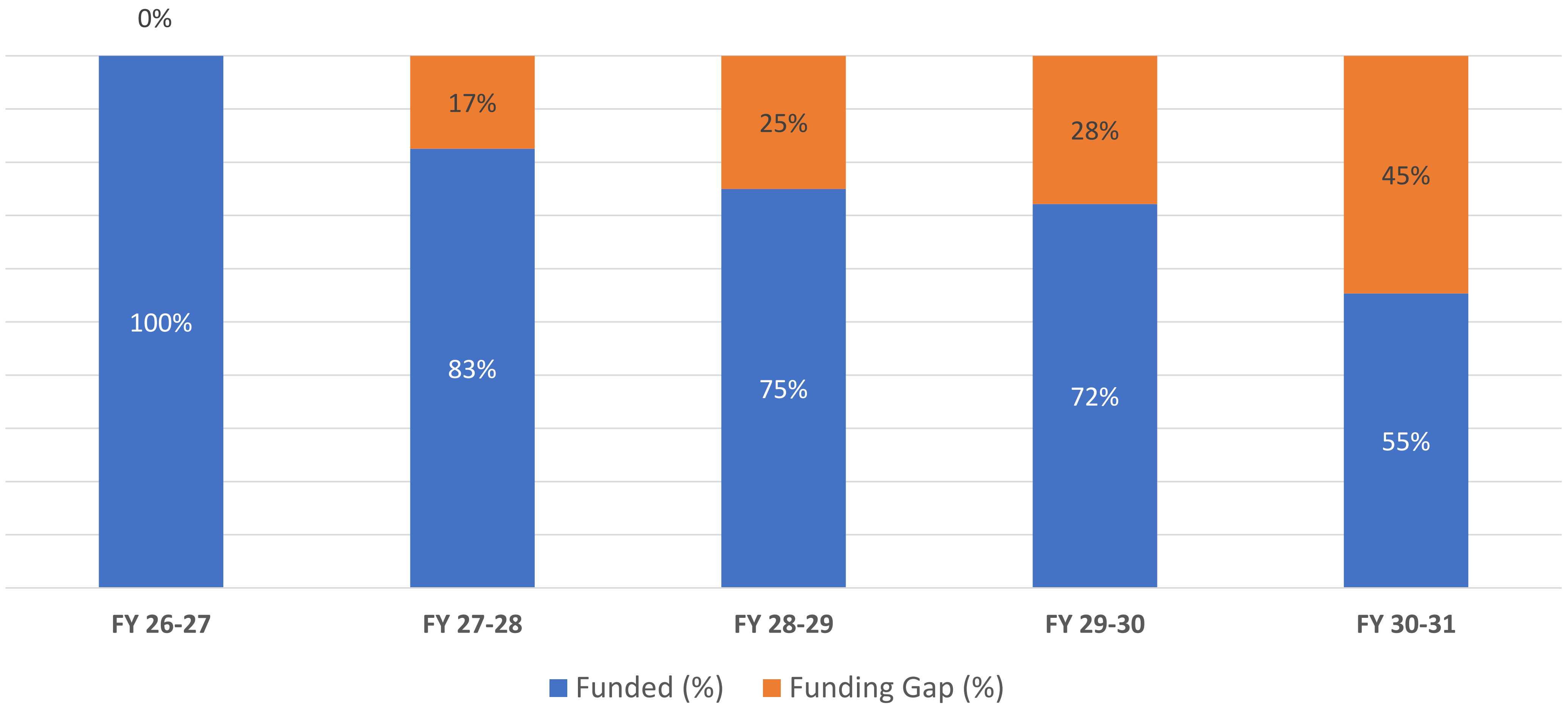


CIP Sources



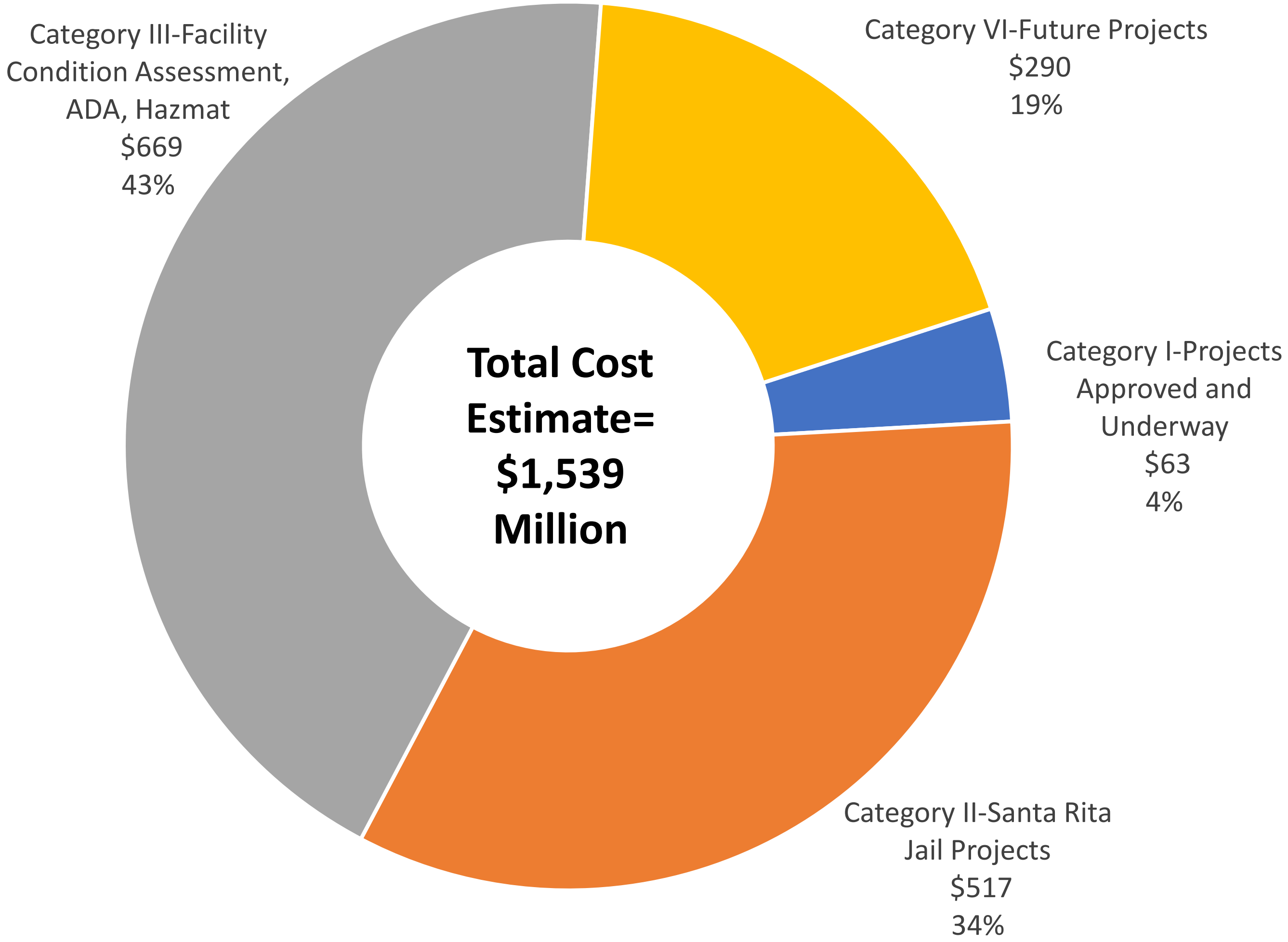
Funding Gap = $914 Million

CIP Funding Gap by Year



General Services Agency Projects

Fairmont Hospital Building H Roof Replacement



Funding Gap: $914 Million

GSA Approved & Underway – Category I

FY 27-31 Capital Improvement Plan amount = $63M

Projects include:

- African American Wellness Hub
- ACFD Regional Training Center
- Camp Sweeney Security Fence
- 8201 Edgewater Drive Renovation
- Nike Missile Site Building Improvement
- White Cotton Cottage Rehabilitation
- Misc. Capital Projects

Alameda County Fire Department – Training Center

Priority Projects at Santa Rita Jail – Category II

FY 27-31 Capital Improvement Plan amount = $517 million

- Americans with Disabilities Act Projects
- Security Network Infrastructure
- Health Programs and Services
    - Safety Enhancements
    - Enhanced Outdoor Reconfiguration
    - ACSO/BH Staff and Treatment Space
- Critical Operations - Deferred Maintenance
- Kitchen Remodel
- Future Projects planned in FY 31

Facility Conditions Assessment (FCA) Projects– Category III

FY 27-31 Capital Improvement Plan amount = $669 million

Facility Needs Priority 1 (FNP1) Projects including ARPA

- County owned Alameda Health System Facilities
- Behavioral Health Care Facilities
- Health Care Youth Centers
- Probation Facilities

Energy Savings Projects HVAC Upgrades, Solar, and EV Chargers

- Fairmont Campus Buildings
- Hayward Facilities and Veterans Buildings
- Electrical Vehicle Charging Stations Countywide
- Solar Systems at 12 sites

Major Maintenance

- Safety Net Facilities (FNP2)
- Government Center Buildings (FNP3)
- Deferred Maintenance at County owned buildings

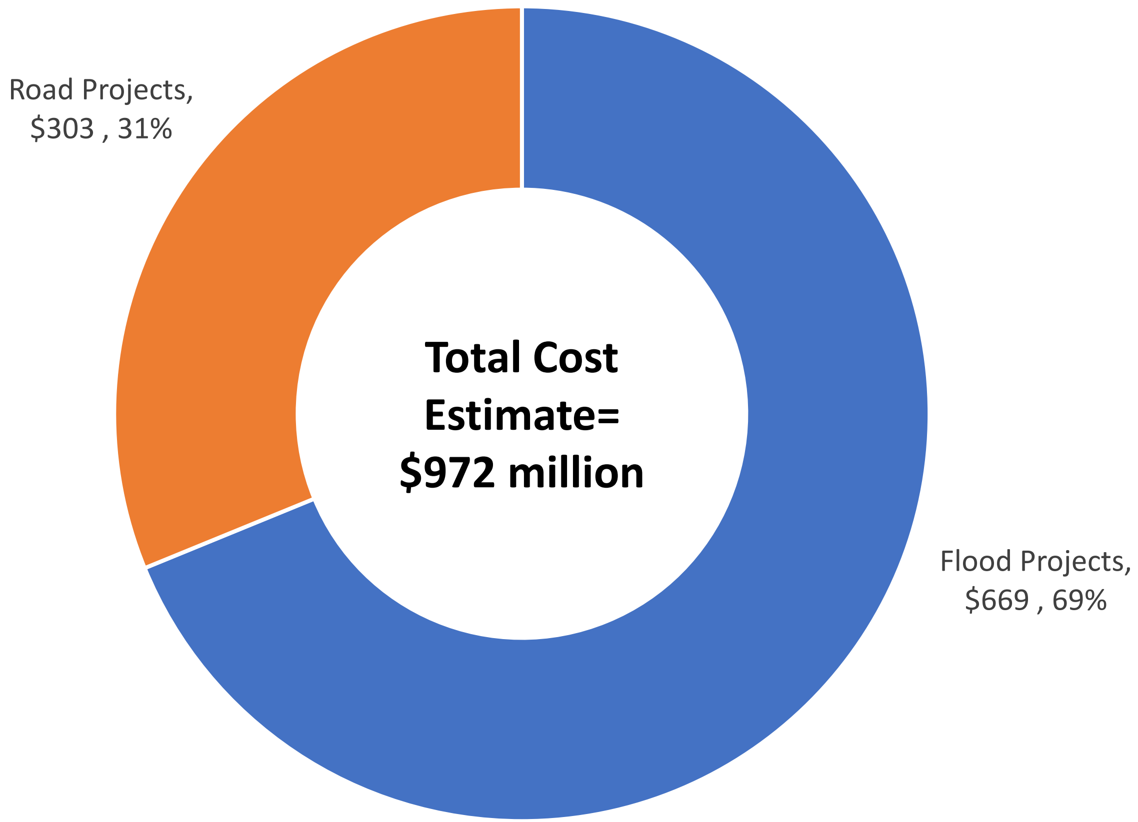
Cherry Hill Detox Roof Replacement

Future Projects – Category VI
FY 27-31 Capital Improvement Plan amount = $290 million

- Law Enforcement Facility (Eden Township Substation and Dispatch)- $250M
- Building System, ARC Flash Studies, Building Automation Systems, Seismic Studies - $36M
- ACSO Emergency Vehicle Operations Course Expansion $4M
- Projects such as County Government Service Centers are still under development and their costs are not shown in the CIP.

Public Works Agency Projects

PWA Cost Estimates FY 27-31 (in millions)



CDA Tier One Projects

- Board approved $90M general funds to support Tier One Projects in Unincorporated Area in 2012-13
- Hillcrest Knolls Project Funds - Reallocated to Law Enforcement Facility $6,000,000

Pending Factors

- Seismic retrofits are not included in the CIP
- Certain Future projects are still in development, so the associated costs are not included in the funding gap.
- Continued facility deterioration may increase major maintenance cost estimates
- Other cost estimates subject to change due to construction market fluctuations and overall economic conditions including tariffs

Thank you!