County of Alameda

# CAPITAL IMPROVEMENT PLAN 2019-2024










PRESENTED BY THE COUNTY ADMINISTRATOR

Presented to the
Alameda County Board of Supervisors

**Richard Valle, President**
2nd District

**Scott Haggerty**
1st District

**Wilma Chan**
3rd District

**Nate Miley**
4th District

**Keith Carson, Vice President**
5th District

By Susan S. Muranishi, County Administrator

Front Cover - Center Image: Alameda County Vision 2026. Upper and Lower Images: Through the support and shared vision of New Beginnings, Alameda County Arts Commission's 100 Families program partnered with Alameda County Library to conduct family art making workshops at Library locations throughout Alameda County. Images celebrate the diversity of Alameda County and feature local residents making art and reading books. Top and bottom image panels were designed by Malik Johnson with photographs by Sibila Savage.

**Alameda County Capital Improvement Plan**
**Fiscal Years 2019-20 through 2023-24**
**Executive Summary**

The County Administrator's Office (CAO), working with the General Services Agency (GSA), the Public Works Agency (PWA) and the Community Development Agency (CDA), is proud to present the 18th edition of the Alameda County Capital Improvement Plan (CIP). First adopted by the Board of Supervisors for the five year period of FY 2001-2002 through FY 2005-2006, the CIP is updated annually to reflect current project status and Board decisions. The CIP identifies the County's capital needs and provides a planned and programmed method by which the County utilizes its financial resources to meet its service and facility requirements, including maintaining and upgrading a diverse portfolio of facilities. The overall goal is to provide a system of procedures and priorities by which each capital proposal can be evaluated in terms of public and program need, the interrelationship of projects, and cost requirements.

The County's capital assets and facilities represent the County's committed investment in providing accessible, quality services to the people and the businesses of Alameda County. Guided by the Board's adopted capital improvement policies, procedures and actions, this CIP presents the annual update, reevaluation and refinement of the administration of our investments, continuing the County's objective of providing a comprehensive, multi-year plan to guide its considerations and decisions with respect to its space and infrastructure needs and requirements.

**Capital Improvement**

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;
- Long-range planning and feasibility studies required before any of the preceding public facility improvements, or equipment purchases can be undertaken.

**Alameda County Capital Improvement Plan**
**Fiscal Years 2019-20 through 2023-24**
**Executive Summary**

**Summary of CIP**

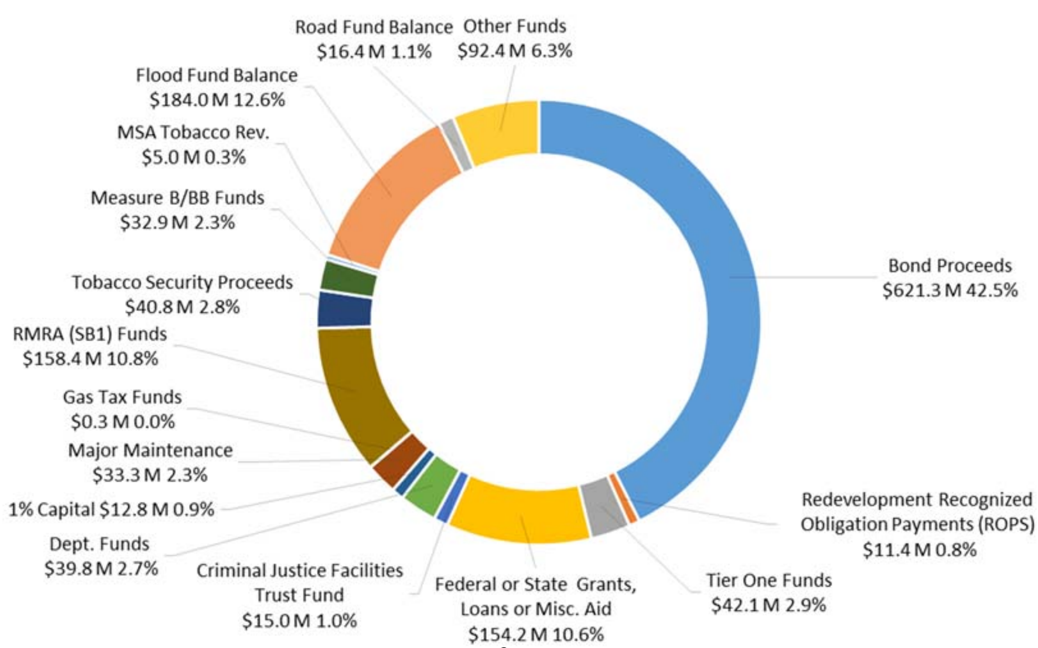
| Capital Improvement Plan 2019-2020 through 2023-2024 Estimates by Major Category | | | | |
|---|---|---|---|---|
| **Category** | **Number of Projects** | **Total Project Costs** | **Funding Identified** | **Unfunded Need** |
| I – Approved and Underway | 21 | 949,111,963 | 949,111,963 | 0 |
| II – Public Works Agency Projects* | 28 | 556,301,792 | 484,472,592 | 71,829,200 |
| III – Major Maintenance, ADA & Environmental | 145 | 108,098,000 | 26,600,000 | 81,498,000 |
| IV – Pending Projects - Studies Underway | 3 | Not Applicable | Not Applicable | Not Applicable |
| V – Completed Projects | 5 | Not Applicable | Not Applicable | Not Applicable |
| VI – Future Projects | 9 | Not Applicable | Not Applicable | Not Applicable |
| **TOTAL** | **211** | **1,613,511,755** | **1,460,184,555** | **153,327,200** |

*Public Works totals include previously approved Category I – Approved and Underway projects with Tier 1 funding

As the table above indicates, the County has 211 projects at various stages of development. Estimated project costs total approximately $1.61 billion, with identified funding of approximately $1.46 billion, leaving an unfunded amount of $153 million. The totals reflected above represent the current approved or best current estimates available 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 general purpose revenues, and State and other government funding. Greater detail is provided on page 9 of this plan.

**Financing Sources**



**Alameda County Capital Improvement Plan**
**Fiscal Years 2019-20 through 2023-24**
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The CIP Category sections that follow in this document provide project details as well as information on individual project status and financing as currently approved by the Board.

**Category I: Projects Approved and Underway**
There are currently 21 active construction and development projects managed by the GSA and/or CDA. There are individual Projects in Progress (PIPs) pages for each Category I project providing project details and status.

**Category II: Public Works Agency's Capital Improvement Plan**
This section sets out the two major capital project areas administered by the Public Works Agency, namely Flood Control and Road projects, whose budgets and scopes have been approved by the Board of Supervisors. There are individual (PIPs) informational pages for each Category II – project or type of project.

**Category III: Major Maintenance, Americans with Disabilities Act (ADA), and Environmental (Including Hazardous Materials Abatement) Projects**
These projects are presented in three separate lists by type of project. They include 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 the annual cost of daily routine maintenance operations including preventative and corrective maintenance activities for all County owned facilities which is estimated to be approximately $28 million annually.

**Category IV: Pending Projects – Studies Underway**
The projects included here, with individual PIPs, 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: Completed Projects**
This category provides details regarding recently completed projects, four projects were completed in the 2018-19 fiscal year at a combined total cost of $19 million. Some projects have remaining balances which reflect either Board approved final closeout accounting or project savings.

Board Approved for Completion:

- Santa Rita Jail Smart Grid
- Regional Renewable Energy Procurement
- Electric Vehicles and Charging Stations
- Behavioral Health Data Upgrade Phase I
- Environmental Health HVAC Replacement

**Category VI: Future Projects**
Presented in list form only, projects in Category VI are requested and/or identified needs but which are still in the analysis, scope development, cost estimating and/or fund development stages. These projects are re-evaluated upon the completion of the above mentioned stages. Often Board Committee review is requested as part of the development process prior to any 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 concept/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.

## Alameda County Capital Improvement Plan
## Fiscal Years 2019-20 through 2023-24
## Executive Summary

### Former Redevelopment Agency's - Tier 1 Projects

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 the twelve listed Board-approved priority capital projects in the unincorporated areas of the County, now referred to as Tier 1 Projects. Of the original twelve projects, five have been completed, six are currently active and one is pending a future start date. These active projects have a total budget estimate of $168.7 million, GSA and CDA each provide project management on two projects, and PWA provides project management for the remaining four projects. Funding for these projects include the RDA and State Recognized Obligation Payments (ROPs). The table that follows provides a status update for all twelve Tier 1 projects.

**COMPLETED TIER 1 PROJECTS**

| Project # | Project Name | Project Status | Original Tier 1 Budget | Current Estimated Project Costs | Expended to date | RDA Dissolution & State ROPS Funding | Tier 1 Funding | Other Funds | RDA Bond Funds Authorized by DOF | Unfunded Amount |
|---|---|---|---|---|---|---|---|---|---|---|
| 13024 | San Lorenzo Library Expansion | Completed | 9,425,264 | 10,372,144 | 10,372,144 | 1,508,592 | 8,399,550 | 464,002 | | 0 |
| 13026 | 163rd Ave Intersection Improvements | Completed | 2,200,000 | 1,567,000 | 1,567,000 | 0 | 1,567,000 | 0 | | 0 |
| | Ashland Youth Center Operations | Completed | 3,030,000 | 3,030,000 | 3,030,000 | 0 | 3,030,000 | 0 | | 0 |
| 13024 | Cherryland Fire Station | Completed | 6,600,000 | 12,162,190 | 12,162,190 | 1,045,135 | 4,467,030 | 240,000 | 6,410,025 | 0 |
| 13026 | Castro Valley Shared Parking Lot | Completed | 3,300,000 | 4,800,000 | 4,800,000 | 0 | 4,800,000 | 0 | | 0 |
| | **TOTAL** | | **24,555,264** | **31,931,334** | **31,931,334** | **2,553,727** | **22,263,580** | **704,002** | **6,410,025** | **0** |

**CURRENT TIER 1 PROJECTS**

| Project # | Project Name | Project Status | Original Tier 1 Budget | Current Estimated Project Costs | Expended to date | RDA Dissolution & State ROPS Funding | Tier 1 Funding | Other Funds | RDA Bond Funds Authorized by DOF | Unfunded Amount |
|---|---|---|---|---|---|---|---|---|---|---|
| 13022 | Cherryland Community Center | Active | 22,000,000 | 33,784,150 | 7,852,531 | 3,054,623 | 17,924,771 | 956,868 | | 0 |
| 13023 | Hesperian Blvd. Cooridor Improvement Project | Active | 4,719,960 | 33,784,150 | 3,834,150 | 4,500,000 | 0 | 8,208,000 | | 1,810,000 |
| 13025 | East 14th Street Streetscape Phase II | Active | 9,900,000 | 21,526,600 | 1,496,600 | 0 | 9,900,000 | 7931000 | | 0 |
| 13027 | Mission Blvd. Streetscape Phase III | Active | 9,900,000 | 22,304,200 | 60,200 | 0 | 9,900,000 | 685,000 | | 21,145,000 |
| 13028 | San Lorenzo Village Plaza | Active | 4,400,000 | 4,795,000 | 32,020 | 395,000 | 4,400,000 | 0 | | 0 |
| 13029 | Meekland Avenue Sidewalk | Active | 3,500,000 | 14,595,000 | 175,000 | 2,950,000 | 0 | 9,755,000 | | 0 |
| | **TOTAL** | | **54,419,960** | **130,789,100** | **13,450,501** | **10,899,623** | **42,124,771** | **27,535,868** | **0** | **22,955,000** |

**FUTURE TIER 1 PROJECTS**

| Project # | Project Name | Project Status | Original Tier 1 Budget | Current Estimated Project Costs | Expended to date | RDA Dissolution & State ROPS Funding | Tier 1 Funding | Other Funds | RDA Bond Funds Authorized by DOF | Unfunded Amount |
|---|---|---|---|---|---|---|---|---|---|---|
| | Hillcrest Knolls St., Sidewalk Park Improvement | Future | 6,000,000 | 6,000,000 | | 0 | 6,000,000 | 0 | | 0 |
| | **TOTAL** | | **6,000,000** | **6,000,000** | | **0** | **6,000,000** | **0** | | **0** |

### Project Delivery

GSA uses three primary methods of capital project delivery: traditional Design-Bid-Build (DBB), Design/Build (D/B), and Job Order Contracting (JOC). The first two methods are used for large new capital construction or major tenant improvement projects. Under traditional Design- Bid-Build, GSA obtains Board approval for construction contracts following design, solicitation and prior to award. Under Design-Build, GSA obtains Board approval for the Design-Builder typically after completion of a bridging design and solicitation for the D/B. Job Order Contracting is primarily used for major maintenance projects and as an expeditious method of delivery for small and medium capital projects. Budget development under all forms of project delivery proceeds to the Board for approval at appropriate times given project development phases.

### CIP Structure that follows this Executive Summary

Capital Projects identified in this CIP represent projects at various phases of development from study through active design or construction. They are presented in categories reflecting their phase and classification. Each category starts with an explanation of the category and list of projects set out in order of GSA project number. These lists are followed by either individual Projects in Progress (PIP) pages providing

The approved project details and current status for each project or, as in the case of Category III, a listing of identified projects. Also included is a list of current County occupied buildings and a glossary of terms.

The Appendices include the Board letter adopting the first Capital Plan and guiding policies, as well as other documents related to County facility policy and funding.

**Conclusion**

The County's Capital Improvement Plan is a useful tool to inform the community and guide decision makers. Annual updates allow for the identification and incorporation of new information with respect to needs and funding resources as well as for the reevaluation and refinement of known projects.

As part of the Alameda County Open Government initiative this information is available to the public on the Alameda County Open Government website at http://budget.acgov.org

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# FINANCIAL PLAN

The Financial Plan is designed to match the County's identified capital needs with available resources, and to assess the County's ability to fund capital programs. It provides a financial blueprint outlining how the County maintains, replaces, and adds to its capital assets over the five-year plan period in conformance with the Board's adopted policies.

The Board adopted the following Capital Budget policies in 2001 to guide County planning:

- The County will develop a five-year plan for capital improvement and update it annually;
- The County will adopt an annual Capital Improvement Budget based on a multi-year plan;
- The County will coordinate the development of the Capital Improvement Budget with the development of the annual operating budget;
- The County will use intergovernmental assistance to finance only those capital improvements that are consistent with the Capital Improvement Program, County priorities, or documented program needs, and whose operating and maintenance costs have been included in the operating budget forecasts;
- The County will make every effort to maintain all its assets at a level adequate to protect the County's capital investment, and to minimize future maintenance and replacement costs;
- The maintenance of existing assets is the County's primary capital expenditure consideration;
- The County will identify the estimated costs and potential funding sources for each capital improvement before it is submitted for approval;
- The County will determine the least costly financing method for all new projects;
- Project requests will be reviewed and priorities analyzed by the County Administrator's Office, the General Services Agency, and the Public Works Agency;
- The Capital Improvement Budget will be adopted and incorporated in the County's Annual Budget;
- The County, through the General Services Agency and Public Works Agency, will establish ongoing monitoring and oversight functions for each approved project to ensure that each one is completed on time and within the approved budget;
- The County will make every effort to include local vendors as part of any capital project contract award; and
- The County will, when siting facilities and where feasible, consider and use smart growth criteria, including among other things: proximity of public transit service; availability and proximity of affordable housing; pedestrian access and opportunities for mixed use development; sites within urban core areas; and the need for economic revitalization.

# FINANCIAL PLAN

**Capital Revenue projections for the period of Fiscal Years 2019-2020 through 2023-24**

There are a number of revenue sources available to fund capital projects during the Plan period, as outlined in the table below:

| Revenue Sources | Amount |
|---|---|
| Bond Proceeds | $621,303,623 |
| Flood Fund Balance | $184,020,950 |
| Road and Rehabilitation Act (SB 1) Funds | $158,412,842 |
| Federal, State, and Regional Grants | $154,217,338 |
| Designated Departmental Funds, Major Maintenance designations, and the County's 1% Discretionary Revenue designation for Capital projects | $85,958,214 |
| Other Funds | $92,357,813 |
| Redevelopment Recognized Obligation Payments (ROPS) and Tier 1 General Fund | $53,524,394 |
| Bond Funding backed by Tobacco and Master Settlement Revenues | $45,772,181 |
| Measure B and BB Revenues | $32,944,000 |
| Road Fund Balance | $16,673,200 |
| Criminal Justice Facilities Trust Fund | $15,000,000 |
| **Total** | **$1,460,184,555** |

**Matching Capital Needs to Identified Resource**

The Financial Plan identifies $1.46 billion in resources for the $1.61 billion in capital projects and anticipated bond financing payments reflected in the 2019-2024 five-year plan. This leaves $153 million in unfunded capital needs, which includes an estimated $81 million of unfunded deferred major maintenance projects from a need of $98 million as shown on page 10 of this plan. In the previous Capital Improvement Plan (CIP), the annual base funding allocation for Major Maintenance had been $2.9 million annually. The FY 2019-20 Proposed Budget includes a one-time augmentation to the Major Maintenance allocation of $2.1 million for a total of $5.0 million in Major Maintenance funding in FY 2019-20. The $5 million FY 2019-20 allocation along with the subsequent four years at the base allocation of $2.9 million results in a total of $16.6 million of funding for Major Maintenance in this CIP. The remaining unfunded amount of $72 million is from CAT II - Public Works Agency Capital Program that has identified $484 million of funding for an estimated $556 million of project costs.

The Financial Plan employs a combination of debt financing and pay-as-you-go methods to maximize the funding for capital projects. The Proposed Fiscal Year 2019-2020 Budget includes an allocation of 1% of discretionary revenues o r $7.7 million for capital improvements in recognition of ongoing needs and consistency with previous Board policy actions.

**Financing Charts**

The following two charts provide an overview of the project estimates as currently approved by the Board:

- The first chart, Expenditure Detail, provides detail for each CIP category including project budget, expenditures to date and remaining project balance. Expenditures totals reflect actuals through the third quarter of fiscal year 2018- 19 (March 31, 2019).

- The second chart Revenue Detail, 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.

| 2019 Capital Plan Expenditure Detail Page | | | | | | |
|---|---|---|---|---|---|---|
| | | Project No. | Project Budget | Cumulative to 06.30.18 | FY2019 Thru Q3 | Future Expenditures |
| **I. Projects Approved and Underway** | | | | | | |
| GSA | Acute Tower Replacement Highland Hospital | 2043 | 682,490,176 | 618,336,611 | 26,444,794 | 37,708,771 |
| ITD | Telephone System Upgrade to Voice over IP | 6048 | 6,500,000 | 2,147,346 | | 4,352,654 |
| GSA | Santa Rita Jail Network Infrastructure Upgrade | 8022 | 33,740,631 | 1,222,211 | 406,411 | 32,112,009 |
| GSA | Camp Sweeney Replacement | 10017 | 65,456,556 | 3,986,985 | 84,760 | 61,384,810 |
| CDA | San Lorenzo Village Plaza and Public Space | 13022 | 4,795,000 | 32,020 | | 4,762,980 |
| GSA/CDA | Cherryland Community Center | 13023 | 21,936,262 | 2,925,416 | 4,927,114 | 14,083,731 |
| GSA | Transition Day Reporting Center | 14023 | 8,491,693 | 798,312 | | 7,693,381 |
| GSA | Santa Rita Jail Accessibility Retrofit | 14030 | 21,576,785 | 3,916,367 | 1,034,115 | 16,626,303 |
| GSA | 2000 San Pablo Tenant Improvements | 15045 | 5,652,896 | 1,105,762 | 17,125 | 4,530,009 |
| GSA | 8477 Enterprise Way Tenant Improvements | 15046 | 2,708,307 | 38,744 | | 2,669,563 |
| GSA | ITD 13th Street Renovation Project | 16007 | 20,129,701 | 10,299,503 | 5,147,879 | 4,682,319 |
| GSA | Santa Rita Jail Nurses Station | 16014 | 505,609 | 7,683 | 78,160 | 419,766 |
| GSA | Santa Rita Jail Health Program and Services Unit | 16016 | 61,635,000 | 569,575 | 90,918 | 60,974,508 |
| GSA | Behavorial Data Upgrade, Phase II | 18001 | 870,281 | 201 | 30,930 | 839,150 |
| GSA | Behavioral Health Care A St Shelter HVAC Upgrade | 18034 | 690,913 | 3,000 | 60,780 | 627,133 |
| GSA | Regional Training Center Classroom & Utility Infrastructure | 18079 | 751,928 | 5,479 | 53,644 | 692,805 |
| GSA | Santa Rita Jail AGVS Vehicle Modifications | 19123 | 1,750,000 | | | 1,750,000 |
| GSA | Boiler Upgrades Project | 17028 | 8,627,300 | | | 8,627,300 |
| GSA | Santa Rita Jail Firing Range | TBD | 200,000 | | | 200,000 |
| GSA | ROV Renovation Project at RCD | 19046 | 457,494 | | 4,903 | 452,591 |
| GSA | PWA Motorized Gates Upgrade | 19095 | 145,431 | | | 145,431 |
| | | **I. TOTAL** | **949,111,963** | **645,395,215** | **38,381,535** | **265,335,213** |
| **II. Public Works Agency Projects** | | | | | | |
| Flood Control & Conservation Projects | Flood Control Restoration Projects | | 41,529,490 | 2,969,490 | | 38,560,000 |
| | Major Flood Control Maintenance Projects | | 42,827,500 | 5,164,500 | | 37,663,000 |
| | Watershed/Special Studies | | 6,450,000 | 2,430,000 | | 4,020,000 |
| | Flood Control Capacity Improvement Projects | | 96,316,960 | 11,396,960 | | 84,920,000 |
| Road Improvement Programs | Major Maintenance Program | | 16,163,100 | 401,100 | | 15,762,000 |
| | Pavement Management Program | | 69,718,192 | 404,000 | | 69,314,192 |
| | Transportation Infrastructure Safety Program | | 42,283,900 | 827,900 | | 41,456,000 |
| | Pedestrian / Bicycle Facility Program | | 51,240,700 | 1,906,700 | | 49,334,000 |
| Major Infrastructure Improvement Projects | Castro Valley Blvd. Improvement project | | 17,470,000 | | | 17,470,000 |
| | Hesperian Blvd. Corridor Improvement Project (I-880 to I-238)** | | 400,000 | | | 400,000 |
| | Hesperian Blvd. Corridor Improvement Project (I-880 to A St.)** | | 33,784,150 | 3,834,150 | | 29,950,000 |
| | Meekland Avenue Sidewalk/ Cherryland, Phase II** | | 14,595,000 | 125,000 | | 14,470,000 |
| | E. 14th Street/Mission Blvd. Streetscape, Phase II** | | 21,526,600 | 1,496,600 | | 20,030,000 |
| | E. 14th Street/Mission Blvd. Streetscape, Phase III** | | 22,304,200 | 60,200 | | 22,244,000 |
| | Hesperian Blvd. Utility Underground Project** | | 4,675,000 | 3,550,000 | | 1,125,000 |
| | Arroyo Road Bridge Replacement at Dry Creek | | 4,035,000 | 90,000 | | 3,945,000 |
| | Castlewood Drive Bridge Replacement | | 5,955,000 | 30,000 | | 5,925,000 |
| | East Lewelling Blvd. Improvement Project | | 7,635,000 | 285,000 | | 7,350,000 |
| | Palomares Road Repair Project | | 230,000 | 30,000 | | 200,000 |
| | Mission Blvd. Cooridor Improvement Project | | 31,710,000 | 235,000 | | 31,475,000 |
| | Fairmont Drive Road Diet Improvement Project | | 250,000 | | | |
| | Elgin Street and Verona Road Pump Station Replacements | | 654,000 | | | |
| | Grant Ave. Roadway and Streetscape Improvement Project | | 250,000 | | | |
| | Stonebridge-Norbridge Realignment Project | | 6,345,000 | 515,000 | | 5,830,000 |
| | Tesla Road Safety Improvement Project | | 4,870,000 | | | 4,870,000 |
| | Trash Capture Facility Project - Estudillo Canal | | 1,250,000 | 555,000 | | |
| | Trash Capture Facility Project - Meekland | | 5,443,000 | 3,008,000 | | |
| | Trash Capture Project Phase II | | 6,390,000 | 0 | | 6,390,000 |
| | | **II. TOTAL** | **556,301,792** | **39,314,600** | | **512,703,192** |
| **III. Major Maintenance, ADA, Environmental Projects** | | | | | | |
| GSA | Major Maintenance Projects | | 98,098,000 | 2,900,000 | 2,175,000 | 93,023,000 |
| GSA | Americans with Disabilities Act Projects* | | 5,000,000 | 1,000,000 | 750,000 | 3,250,000 |
| GSA | Environmental Projects * | | 5,000,000 | 1,000,000 | 750,000 | 3,250,000 |
| | | **III. TOTAL** | **108,098,000** | **4,900,000** | **3,675,000** | **99,523,000** |
| **IV. Pending Projects Studies Underway** | | | | | | |
| GSA | Arena Center | | TBD | | | |
| FIRE | Fire Station #8 Livermore - Replacement | | TBD | | | |
| GSA | Dublin Parking Garage | | TBD | | | |
| | | **IV. TOTAL** | | | | |
| **VI. Future Proje** | | | | | | |
| GSA | County Administration Building Plaza Improvement | | TBD | | | TBD |
| GSA | Alcopark Demolition and Replacement | | TBD | | | TBD |
| GSA | Public Health Headquarters Replace Leased Space | | TBD | | | TBD |
| FIRE | Fire Station #6 Castro Valley - Replacement | | TBD | | | TBD |
| FIRE | Fire Station #7 Castro Valley Replacement (Palmer Hills) | | TBD | | | TBD |
| FIRE | Fire Station #22 San Lorenzo (Leased) Replacement | | TBD | | | TBD |
| FIRE | Fire Station #24 Ashland - Remodel | | TBD | | | TBD |
| FIRE | Fire Station #25 Castro Valley - Retrofit | | TBD | | | TBD |
| FIRE | Fire Station #26 Castro Valley - Replacement | | TBD | | | TBD |
| | | **V. TOTAL** | - | | | - |
| | | **GRAND TOTAL** | **1,613,511,755** | **689,609,815** | **42,056,535** | **877,561,405** |

*Project Budget represents the annual allocation **Tier 1 Projects

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| No. | Project Name | Project Budget | Total Funding | Bond Proceeds | ROPS | Tier One Funds | Federal or State Grants, Loans or Misc. Aid | Crim. Justice Facilities Trust Fund | Dept. Funds | 1% Capital | Major Maint. | Gas Tax Funds | RMRA (SB1) Funds | 2006 Tobacco Securitization Proceeds | Measure B/BB Funds | MSA Tobacco Rev. | Flood Fund Balance | Road Fund Balance | Other Funds | Unfunded Amount |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | REVENUE SOURCE DETAIL | | | | | | | | |
| **Category I. Projects Approved and Underway** | | | | | | | | | | | | | | | | | | | | |
| 2043 | Acute Care Tower - Highland Hospital | 682,490,176 | 682,490,176 | 621,303,623 | | | | | | | | | | 40,772,181 | | 5,000,000 | | | 15,414,372 | - |
| 6048 | Telephone System Upgrade to Voice over IP | 6,500,000 | 6,500,000 | | | | | | 6,500,000 | | | | | | | | | | | - |
| 8022 | Santa Rita Jail Network Infrastructure Upgrade | 33,740,631 | 33,740,631 | | | | | | | | | | | | | | | | 33,740,631 | - |
| 10017 | Camp Sweeney Replacement | 65,456,556 | 65,456,556 | | | | 35,000,000 | 15,000,000 | 532,459 | | | | | | | | | | 14,924,097 | - |
| 13023 | Cherryland Community Center | 21,936,262 | 21,936,262 | | 3,054,623 | 17,924,771 | | | | | | | | | | | | | 956,868 | - |
| 14023 | Transition Day Reporting Center | 8,491,693 | 8,491,693 | | | | | | 300,000 | 4,207,356 | 3,984,337 | | | | | | | | | - |
| CDA | San Lorenzo Village Plaza and Public Space | 4,795,000 | 4,795,000 | | 395,000 | 4,400,000 | | | | | | | | | | | | | | |
| 14030 | Santa Rita Jail Accessibility Retrofit | 21,576,785 | 21,576,785 | | | | | | | | | | | | | | | | 21,576,785 | - |
| 15045 | 2000 San Pablo Tenant Improvements | 5,652,896 | 5,652,896 | | | | | | 5,652,896 | | | | | | | | | | | |
| 15046 | 8477 Enterprise Way Tenant Improvements | 2,708,307 | 2,708,307 | | | | | | 2,708,307 | | | | | | | | | | | - |
| 16007 | ITD 13th Street Renovation Project | 20,129,701 | 20,129,701 | | | | | | 19,179,701 | | 950,000 | | | | | | | | | - |
| 16014 | Santa Rita Jail Nurses Station | 505,609 | 505,609 | | | | 205,738 | | 219,811 | | | | | | | | | | 80,060 | - |
| 16016 | Santa Rita Jail Health Program and Services Unit | 61,635,000 | 61,635,000 | | | | 54,340,000 | | 1,630,000 | | | | | | | | | | 5,665,000 | - |
| 18001 | Behavioral Health Care Data Upgrade, Phase II | 870,281 | 870,281 | | | | | | 870,281 | | | | | | | | | | | |
| 18034 | Behavioral Health Care A St HVAC Upgrade | 690,913 | 690,913 | | | | | | 690,913 | | | | | | | | | | | |
| 18079 | Regional Training Center Classrooms & Utility Infrastructure | 751,928 | 751,928 | | | | | | 751,928 | | | | | | | | | | | |
| 19046 | ROV Renovation Project at RCD | 457,494 | 457,494 | | | | | | 457,494 | | | | | | | | | | | |
| 19123 | Santa Rita Jail AGVS Vehicle Modifications | 1,750,000 | 1,750,000 | | | | | | | | 1,750,000 | | | | | | | | | |
| 17028 | Boiler Upgrades Project | 8,627,300 | 8,627,300 | | | | | | | 8,627,300 | | | | | | | | | | |
| TBD | Santa Rita Jail Firing Range | 200,000 | 200,000 | | | | | | 200,000 | | | | | | | | | | | |
| 19095 | PWA Motorized Gates Upgrade | 145,431 | 145,431 | | | | | | 145,431 | | | | | | | | | | | |
| | | **949,111,963** | **949,111,963** | 621,303,623 | 3,449,623 | 22,324,771 | 89,545,738 | 15,000,000 | 39,839,221 | 12,834,656 | 6,684,337 | 0 | 0 | 40,772,181 | 0 | 5,000,000 | 0 | | 92,357,813 | 0 |
| **Category II. Public Works Agency Capital Projects** | | | | | | | | | | | | | | | | | | | | |
| | Flood Control Restoration Projects | 41,529,490 | 41,529,490 | | | | | | | | | | | | | | 41,529,490 | | | - |
| Flood Projects | Major Flood Control Maintenance Projects | 42,827,500 | 42,827,500 | | | | 1,128,000 | | | | | | | | | | 41,614,500 | 85,000 | | - |
| | Watershed/Special Studies | 6,450,000 | 6,450,000 | | | | 1,000,000 | | | | | | | | | | 5,450,000 | | | - |
| | Flood Control Capacity Improvement Projects | 96,316,960 | 96,316,960 | | | | 890,000 | | | | | | | | | | 95,426,960 | | | - |
| | Major Maintenance Program | 16,163,100 | 16,163,100 | | | | 4,125,600 | | | | | | 11,177,500 | | 860,000 | | | | | - |
| Road Projects | Pavement Management Program | 69,718,192 | 69,718,192 | | | | 11,074,000 | | | | | | 42,758,192 | | 14,986,000 | | | 900,000 | | - |
| | Transportation Infrastructure Safety Program | 42,283,900 | 39,778,900 | | | | 11,371,000 | | | | | 20,000 | 21,541,900 | | 2,871,000 | | | 3,975,000 | - | 2,505,000 |
| | Pedestrian / Bicycle Facility Program | 51,240,700 | 50,740,700 | | | | 2,153,000 | | | | | | 41,410,700 | | 6,912,000 | | | 265,000 | - | 500,000 |
| | Castro Valley Blvd. Improvement project | 17,470,000 | 760,000 | | | | | | | | | | 760,000 | | | | | | | 16,710,000 |
| | Hesperian Blvd. Corridor Improvement Project (I-880 to I-238)* | 400,000 | 0 | | | | | | | | | | | | | | | | | 400,000 |
| | Hesperian Blvd. Corridor Improvement Project (I-880 to A St.)* | 33,784,150 | 33,784,150 | | 4,500,000 | | 7,705,000 | | | | | | 17,844,150 | | 3,680,000 | | | 55,000 | | - |
| | Meekland Avenue Sidewalk/ Cherryland, Phase II* | 14,595,000 | 14,595,000 | | 3,250,000 | | 9,350,000 | | | | | | 25,000 | | 1,970,000 | | | | | - |
| | E. 14th Street/Mission Blvd. Streetscape, Phase II* | 21,526,600 | 21,526,600 | | | 9,900,000 | 7,600,000 | | | | | | 2,761,600 | | 1,265,000 | | | | | - |
| | E. 14th Street/Mission Blvd. Streetscape, Phase III* | 22,304,200 | 11,900,000 | | | 9,900,000 | | | | | | | 2,000,000 | | | | | | | 10,404,200 |
| | Hesperian Blvd. Utility Underground Project* | 4,675,000 | 4,675,000 | | 200,000 | | | | | | | | 24,800 | | | | | 4,450,200 | | - |
| | Arroyo Road Bridge Replacement at Dry Creek | 4,035,000 | 4,035,000 | | | | 1,830,000 | | | | | | 2,205,000 | | | | | | | - |
| | Castlewood Drive Bridge Replacement | 5,955,000 | 5,955,000 | | | | 5,285,000 | | | | | | 670,000 | | | | | | | - |
| Major Infrastructure Improvement Program | East Lewelling Blvd. Improvement Project | 7,635,000 | 7,635,000 | | | | 400,000 | | | | | | 6,835,000 | | 400,000 | | | | | - |
| | Palomares Road Repair Project | 230,000 | 230,000 | | | | | | | | | 230,000 | | | | | | | | - |
| | Mission Blvd. Cooridor Improvement Project | 31,710,000 | 1,600,000 | | | | 600,000 | | | | | | 1,000,000 | | | | | | | 30,110,000 |
| | Fairmont Drive Road Diet Improvement Project | 250,000 | 0 | | | | | | | | | | | | | | | | | 250,000 |
| | Elgin Street and Verona Road Pump Station Replacements | 654,000 | 654,000 | | | | | | | | | | 654,000 | | | | | | | |
| | Grant Ave. Roadway and Streetscape Improvement Project | 250,000 | 0 | | | | | | | | | | | | | | | | | 250,000 |
| | Stonebridge-Norbridge Realignment Project | 6,345,000 | 515,000 | | | | 160,000 | | | | | | 355,000 | | | | | | | 5,830,000 |
| | Tesla Road Safety Improvement Project | 4,870,000 | 0 | | | | | | | | | | | | | | | | | 4,870,000 |
| | Trash Capture Facility Project - Estudillo Canal | 1,250,000 | 1,250,000 | | | | | | | | | | | | | | | 1,250,000 | | - |
| | Trash Capture Facility Project - Meekland | 5,443,000 | 5,443,000 | | | | | | | | | | | | | | | 5,443,000 | | - |
| | Trash Capture Project Phase II | 6,390,000 | 6,390,000 | | | | | | | | | | 6,390,000 | | | | | | | - |
| | | **556,301,792** | **484,472,592** | | 7,950,000 | 19,800,000 | 64,671,600 | | | | | 250,000 | 158,412,842 | | 32,944,000 | | 184,020,950 | 16,423,200 | - | 71,829,200 |
| **Category III. Major Maintenance, ADA, and Environmental Projects** | | | | | | | | | | | | | | | | | | | | |
| | Major Maintenance Projects | 98,098,000 | 16,600,000 | | | | | | | | 16,600,000 | | | | | | | | | 81,498,000 |
| | Americans with Disabilities Act Projects | 5,000,000 | 5,000,000 | | | | | | | | 5,000,000 | | | | | | | | | - |
| | Hazardous Materials - Environmental Projects | 5,000,000 | 5,000,000 | | | | | | | | 5,000,000 | | | | | | | | | - |
| | | **108,098,000** | **26,600,000** | - | - | - | - | - | - | - | 26,600,000 | | | - | | - | | | - | 81,498,000 |
| **Category IV. Pending Projects and Studies Underway** | | | | | | | | | | | | | | | | | | | | |
| 15010 | Arena Center | TBD | | | | | | | | | | | | | | | | | | |
| | Fire Station #8 Livermore - Replacement | TBD | | | | | | | | | | | | | | | | | | |
| | Dublin Parking Garage | TBD | | | | | | | | | | | | | | | | | | |
| | | **TBD** | | | | | | | | | | | | | | | | | | |
| **Category VI. Future Projects** | | | | | | | | | | | | | | | | | | | | |
| | County Administration Building Plaza Improvement | TBD | | | | | | | | | | | | | | | | | | |
| | Alcopark Demolition and Replacement | TBD | | | | | | | | | | | | | | | | | | |
| | Public Health Headquarters Replace Leased Space | TBD | | | | | | | | | | | | | | | | | | |
| | Fire Station #6 Castro Valley - Replacement | TBD | | | | | | | | | | | | | | | | | | |
| | Fire Station #7 Castro Valley Replacement (Palmer Hills) | TBD | | | | | | | | | | | | | | | | | | |
| | Fire Station #22 San Lorenzo (Leased) Replacement | TBD | | | | | | | | | | | | | | | | | | |
| | Fire Station #24 Ashland - Remodel | TBD | | | | | | | | | | | | | | | | | | |
| | Fire Station #25 Castro Valley - Retrofit | TBD | | | | | | | | | | | | | | | | | | |
| | Fire Station #26 Castro Valley - Replacement | TBD | | | | | | | | | | | | | | | | | | |
| | **CAT VI. TOTALS** | **0** | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0 |
| | **Grand Total** | **1,613,511,755** | **1,460,184,555** | 621,303,623 | 11,399,623 | 42,124,771 | 154,217,338 | 15,000,000 | 39,839,221 | 12,834,656 | 33,284,337 | 250,000 | 158,412,842 | 40,772,181 | 32,944,000 | 5,000,000 | 184,020,950 | 16,423,200 | 92,357,813 | 153,327,200 |

* Tier 1 projects previously listed under CAT I

## Category I – Projects Approved and Underway

These projects have been reviewed, funded and approved by the Board and are currently active design, development and/or construction projects managed by the General Services Agency. The list includes eight former Redevelopment Tier 1 funded projects. The budget column reflects the total approved project budget for the life of the project.

| No. | Project Name | Project Budget | Total Funding |
|---|---|---|---|
| 2043 | Acute Care Tower - Highland Hospital | 682,490,176 | 682,490,176 |
| 6048 | Telephone System Upgrade to Voice over IP | 6,500,000 | 6,500,000 |
| 8022 | Santa Rita Jail Network Infrastructure Upgrade | 33,740,631 | 33,740,631 |
| 10017 | Camp Sweeney Replacement | 65,456,556 | 65,456,556 |
| 13023 | Cherryland Community Center | 21,936,262 | 21,936,262 |
| 14023 | Transition Day Reporting Center | 8,491,693 | 8,491,693 |
| CDA | San Lorenzo Village Plaza and Public Space | 4,795,000 | 4,795,000 |
| 14030 | Santa Rita Jail Accessibility Retrofit | 21,576,785 | 21,576,785 |
| 15045 | 2000 San Pablo Tenant Improvements | 5,652,896 | 5,652,896 |
| 15046 | 8477 Enterprise Way Tenant Improvements | 2,708,307 | 2,708,307 |
| 16007 | ITD 13th Street Renovation Project | 20,129,701 | 20,129,701 |
| 16014 | Santa Rita Jail Nurses Station | 505,609 | 505,609 |
| 16016 | Santa Rita Jail Health Program and Services Unit | 61,635,000 | 61,635,000 |
| 18001 | Behavioral Health Care Data Upgrade, Phase II | 870,281 | 870,281 |
| 18034 | Behavioral Health Care A St HVAC Upgrade | 690,913 | 690,913 |
| 18079 | Regional Training Center Classrooms & Utility Infrastructure | 751,928 | 751,928 |
| 19046 | ROV Renovation Project at RCD | 457,494 | 457,494 |
| 19095 | PWA Motorized Gates Upgrade | 145,431 | 145,431 |
| 19123 | SRJ AGVS Vehicle Modifications | 1,750,000 | 1,750,000 |
| 17028 | Boiler Upgrades Project | 8,627,300 | 8,627,300 |
| TBD | Santa Rita Jail Firing Range Project* | 200,000 | 200,000 |
| | **Total** | **949,111,963** | **949,111,963** |

*Project Information Page to be included at a later date

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# #2043 ACUTE TOWER REPLACEMENT-HIGHLAND HOSPITAL

## 1411 EAST 31ST STREET, OAKLAND , CA

## PROJECT DESCRIPTION

The existing Acute Care Tower at Highland Hospital does not comply with the seismic requirements of the Alquist Seismic Retrofit Act. A prior study concluded that the most cost-effective option is to replace the existing tower. Pursuant to Senate Bill 306, passed in October 2007, the seismic compliance deadline is January 1, 2020.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | November 2009 |
| Construction Start: | April 2010 |
| Project Completion: | November 2019 |

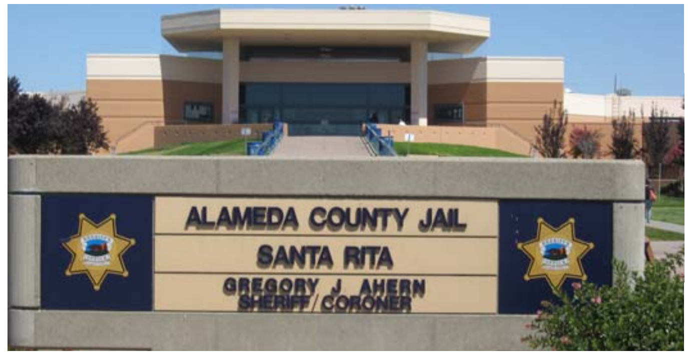
## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Alameda Health System |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | SmithGroup |
| Contractor: | Clark Design/Build of California |

| | | | |
|---|---|---|---|
| **Project Budget** | **$682,490,176** | | |
| **Revenues** | | **Expenditures** | |
| Master Settlement Tobacco Revenue | 5,000,000 | As of June 30, 2018 | 618,336,611 |
| 2006 Tobacco Revenue | 40,772,181 | FY 2019 thru Quarter 3 | 26,444,794 |
| Bond Proceeds | 621,303,623 | **Subtotal** | **644,781,405** |
| Misc. Revenue | 15,414,372 | | |
| **Total Funding** | **$682,490,176** | **Project Balance** | **$37,708,771** |

# #8022 SANTA RITA JAIL NETWORK INFRASTRUCTURE UPGRADE

## 5325 BRODER BOULEVARD, DUBLIN, CA




## PROJECT DESCRIPTION

The current security system at the Santa Rita Jail is near the end of its useful life. This project will replace the existing security and fire alarm system with a fully integrated security and electronics system. The project also includes revisions to the fencing and ingress and egress paths at the rear parking area. Replacement of the existing system and the reconfiguration of the back parking area will increase system reliability, improve safety, and enhance serviceability and efficiency of operations.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | January 2013 |
| Construction Start: | October 2019 |
| Project Completion: | Fall 2022 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Alameda County Sheriff's Office |
| Project Manager: | General Services Agency, Capital Programs |
| Architect/Engineer: | DLR Group and YEI Engineers |
| Contractor: | TBD |

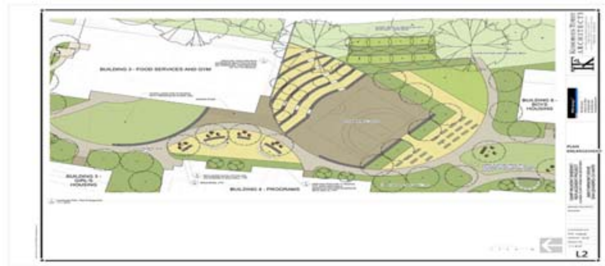
| | | | |
|---|---|---|---|
| **Project Budget** | **$33,740,631** | | |
| **Revenues** | | **Expenditures** | |
| Capital Designation | 33,740,361 | As of June 30, 2018 | 1,222,211 |
| | | FY 2019 thru Quarter 3 | 406,411 |
| | | **Subtotal** | **1,628,622** |
| **Total Funding** | **$33,740,361** | **Project Balance** | **$32,112,009** |

# #10017 CAMP SWEENEY REPLACEMENT

## 2500 FAIRMONT DRIVE, SAN LEANDRO, CA

Aerial & Site Plan

Outdoor Teaching Spaces



## PROJECT DESCRIPTION

The new Camp Sweeney will replace an existing facility with a 120-bed camp on the Fairmount Campus. This camp will provide residential, counseling, academic, and recreational services to young men and women, ages 15 -19. The complex, which will be built as a campus, will consist of seven buildings, totaling approximately 72,500 square feet and an athletic field.

The County will bid the project as a Design/Build project following approval and the design/build services are expected to complete within 30-36 months of commencement.

Different options being considered for funding sources. To expedite project.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | Fall 2015 |
| Construction Start: | October 2020 |
| Project Completion: | December 2022 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Probation |
| Project Manager: | General Services Agency, Capital Programs |
| Bridging Architect: | Komorous-Towey |
| Contractor: | TBD |

| | |
|---|---|
| **Project Budget** | **$65,456,556** |

| **Revenues** | | **Expenditures** | |
|---|---|---|---|
| SB81 Youthful Offender Facilities Construction Bonds | 35,000,000 | As of June 30, 2018 | 3,986,985 |
| Criminal Justice Facility Trust Fund | 15,000,000 | FY 2019 thru Quarter 3 | 84,760 |
| Capital Designations | 11,924,097 | **Subtotal** | **4,071,746** |
| GSA Building Maintenance Dept. Retained Earnings | 3,000,000 | | |
| Probation Department Fiscal Management Rewards | 532,459 | | |
| **Total Funding** | **$65,456,556** | **Project Balance** | **$61,384,810** |

# #13023 CHERRYLAND COMMUNITY CENTER

## 278 HAMPTON ROAD, HAYWARD, CA


## PROJECT DESCRIPTION

The Cherryland Community Center will provide space for community members of all ages to build social connections, participate in enriching cultural activities, develop life skills, and have fun. The 17,500 square foot Center will include three multi-purpose rooms for activities and classes, a reading/computer room with a satellite Alameda County library, and a large community room. The Center will be owned and constructed by the County in Cherryland, an unincorporated neighborhood in Hayward. The facility will be operated and maintained by the Hayward Area Recreation Parks District (HARD).

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | June 2011 |
| Construction Start: | March 2018 |
| Project Completion: | February 2020 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Community Development Agency, Hayward Area Recreation & ParksDistrict |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Noll & Tam Architects |
| Contractor: | Vertex |

| | | | |
|---|---|---|---|
| **Project Budget** | **$21,936,262** | | |
| **Revenues** | | **Expenditures** | |
| ROPS | 3,054,623 | As of June 30, 2018 | 2,925,416 |
| HARD | 956,868 | FY 2019 thru Quarter 3 | 4,927,114 |
| General Fund Tier One | 17,924,771 | **Subtotal** | **7,852,531** |
| **Total Funding** | **$21,936,262** | **Project Balance** | **$14,083,731** |

# #14023 TRANSITION DAY REPORTING CENTER

## 400 BROADWAY, OAKLAND, CA

## PROJECT DESCRIPTION

The Alameda County Probation Department is required by Assembly Bill 109: Public Safety Realignment to establish a Transition Reporting Center. The purpose of the Center is to provide enhanced services including counseling, training, housing, and community re-entry support delivered by community services providers. The new facility will be friendly, open and inviting, and will include areas that can accommodate one-on-one consultations, group oriented programs and independent activities. The new facility was originally designed as a complete remodel of the Annex Building at 400 Broadway. This is currently on hold pending study for an alternative long term location.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | April 2014 |
| Construction Start: | TBD |
| Project Completion: | TBD |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Probation Agency |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Shaw Kawasaki |
| Contractor: | TBD |

| | | | |
|---|---|---|---|
| **Project Budget** | **$8,491,693** | | |
| **Revenues** | | **Expenditures** | |
| Capital Designations | 3,900,000 | As of June 30, 2018 | 798,312 |
| 1% Capital FY2015 | 2,600,000 | FY 2019 thru Quarter 3 | 0 |
| 1% Capital FY2016 | 1,607,356 | **Subtotal** | **798,312** |
| General Fund: Major Maintenance | 84,337 | | |
| Probation | 300,000 | | |
| **Total Funding** | **$8,491,693** | **Project Balance** | **$7,693,381** |

# #14030 Santa Rita Jail Settlement Compliance

## Santa Rita Jail, Dublin CA


## 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, the ramp at the public entrance, the service counter, beds and toilets, drinking fountains, showers, restrooms, the chapel and the Intake-Transfer-Receive area.

## Milestone Schedule

| | |
|---|---|
| Design Start: | July 2016 |
| Construction Start: | August 2017 |
| Project Completion: | December 2019 |

## Project Team

| | |
|---|---|
| Stakeholder: | Alameda County Sheriff's Office |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | DLR Group |
| Contractor: | Thompson Builders |

| | | | |
|---|---|---|---|
| **Project Budget** | **$21,576,785** | | |
| **Revenues** | | **Expenditures** | |
| Capital Designations | 21,576,785 | As of June 30, 2018 | 3,916,367 |
| | | FY 2019 thru Quarter 3 | 1,034,115 |
| | | **Subtotal** | **4,950,482** |
| **Total Funding** | **$21,576,785** | **Project Balance** | **$16,626,303** |

# #15045 2000 San Pablo Tenant Improvements

## 2000 San Pablo, Oakland, CA


## Project Description

This is an office remodel project to increase the occupancy of the 4th floor through the reconfiguration of approximately 90 workstations and 34 private offices resulting in the creation of 182 workstations, five small meeting rooms and a conference room. This will include the demolition of walls and ceilings, reconfiguring lighting, adjusting the ceiling grid, electrical work, framing walls, patching and painting walls, and new data and voice cabling.

Phase 1—4th floor complete; Phase 2 to include all floors in final design.

## Milestone Schedule

| | |
|---|---|
| Design Start: | September 2015 |
| Construction Start: | February 2017 |
| Project Completion: | February 2020 |

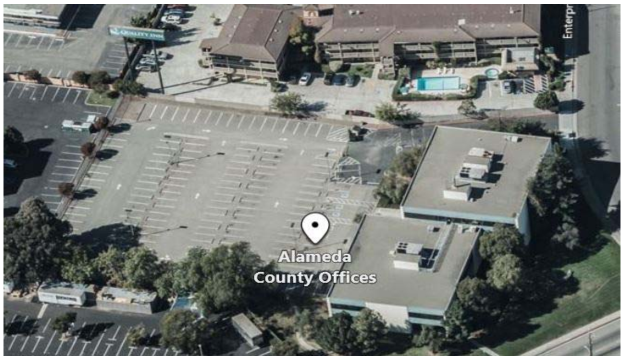
## Project Team

| | |
|---|---|
| Stakeholder: | Social Services Agency |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | N/A |
| Contractor: | TBD |

| | | | |
|---|---|---|---|
| **Project Budget** | **$5,652,896** | | |
| **Revenues** | | **Expenditures** | |
| Social Services Agency Fiscal Management Rewards | 5,652,896 | As of June 30, 2018 | 1,105,762 |
| | | FY 2019 thru Quarter 3 | 17,125 |
| | | **Subtotal** | **1,122,887** |
| **Total Funding** | **$5,652,896** | **Project Balance** | **$4,530,009** |

# #15046 8477 ENTERPRISE WAY, TENANT IMPROVEMENTS

## 8477 ENTERPRISE WAY, OAKLAND, CA




## PROJECT DESCRIPTION

The Social Services Agency requested an increase in the number of workspaces in the MediCal department at the current Enterprise Building location. The current space includes 164 workstations, as well as a number of private offices and meeting rooms. The original request was for a total of 203 workstations, with some private offices to be converted to meeting rooms and a large conference room. The planning effort identified that existing non-confirming systems and building conditions require significant upgrades per code if this renovation project were to proceed. The project is currently on hold pending review of alternatives to support the Social Services functional requirements consistent with their long-term facilities master planning which is under review.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | September 2015 |
| Construction Start: | TBD |
| Project Completion: | TBD |

## PROJECT TEAM:

| | |
|---|---|
| Stakeholder: | Social Services Agency |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Komorous Towey Architects |
| Contractor: | TBD |

| | | | |
|---|---|---|---|
| **Project Budget** | **$2,708,307** | | |
| **Revenues** | | **Expenditures** | |
| Social Services Agency Fiscal Management Rewards | 2,708,307 | As of June 30, 2018 | 38,744 |
| | | FY 2019 thru Quarter 3 | 0 |
| | | **Subtotal** | **38,744** |
| **Total Funding** | **$2,708,307** | **Project Balance** | **$2,669,563** |

# #16007 ITD 393 13th Street Renovation Project

## 393-13th Street, Oakland, CA

## Project Description

This remodel of an existing County – owned building at 393-13th Street, Oakland will house the County's Information Technology Department (ITD) Headquarters. The renovation will allow ITD to consolidate functions that are currently housed in multiple locations throughout the County. This 1950s structure was originally designed as a bank building. The renovation will include a complete building systems, elevators modernization and telecommunications upgrade, as well as new interior finishes and furnishings, to provide a high tech workspace.

Dedication ceremony conducted on Dec. 12, 2018.

## Milestone Schedule

| | |
|---|---|
| Design Start: | June 2016 |
| Construction Start: | September 2017 |
| Project Completion: | December 2018 |

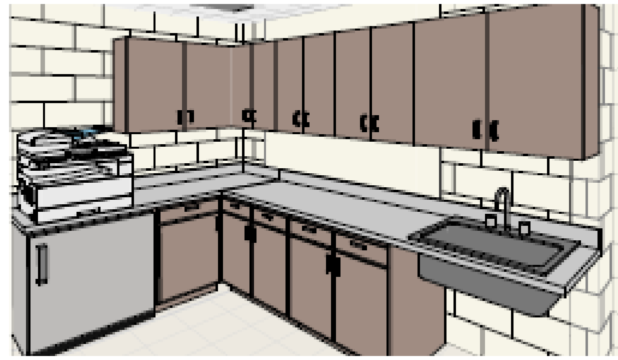
## Project Team

| | |
|---|---|
| Stakeholder: | Information Technology Department |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Komorous-Towey Architects |
| Contractor: | Thompson Builders |

| | | | |
|---|---|---|---|
| **Project Budget** | **$20,129,701** | | |
| **Revenues** | | **Expenditures** | |
| ITD Retained Earnings | 12,152,389 | As of June 30, 2018 | 10,299,503 |
| ITD Depreciation ISF Reimbursement | 4,127,312 | FY 2019 thru Quarter 3 | 5,147,879 |
| GSA Major Maintenance, Haz Mat, ADA | 950,000 | **Subtotal** | **15,447,382** |
| Registrar of Voter's Fiscal Management Rewards | 1,000,000 | | |
| Social Services Agency Fiscal Management Rewards | 1,900,000 | | |
| **Total Funding** | **$20,129,701** | **Project Balance** | **$4,682,319** |

# #16014 SANTA RITA JAIL NURSES STATION

## SANTA RITA JAIL, DUBLIN, CA

## PROJECT DESCRIPTION

The Santa Rita Jail Nurses Station project will relocate an existing nurses' stations to a nearby location in order to provide a permanent secure physical barrier between the nurses and the inmates. The change will improve workplace security and provide more efficient space for the nurses to perform their duties. The project has been approved by the Board for a more substantial renovation project driven by long-term functional needs with substantial detention grade construction.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | April 2016 |
| Construction Start: | June 2019 |
| Project Completion: | October 2019 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Alameda County Sheriff's Office |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | DLR |
| Contractor: | TBD |

| | | | |
|---|---|---|---|
| **Project Budget** | **$505,609** | | |
| **Revenues** | | **Expenditures** | |
| State Criminal Alien Assistance Program Funds | 205,738 | As of June 30, 2018 | 7,683 |
| Citizens for Public Safety Funds | 80,060 | FY 2019 thru Quarter 3 | 78,160 |
| ACSO Discretionary Funds | 219,811 | **Subtotal** | **85,843** |
| **Total Funding** | **$505,609** | **Project Balance** | **$419,766** |

# #16016 SANTA RITA JAIL HEALTH PROGRAM AND SERVICES UNIT

## SANTA RITA JAIL, DUBLIN, CA


## PROJECT DESCRIPTION

The Health Program and Services Unit will provide a new medical/mental health facility at the Santa Rita Jail. The new Unit will provide space to expand inmate health and rehabilitation programs to County inmates and California Department of Corrections and Rehabilitation (CDCR) State prisoners housed at SRJ. The new facility will include a multi-use center. The location of the 38,000 square foot Mental/Medical Health Unit building is currently planned an infill site on the Santa Rita Jail campus. The project is funded by the county and Senate Bill 863, Adult Local Criminal Justice Facilities Construction Financing Program.

Design/Build Bridging document in development, PDCA approved by Board of Supervisors and State early 2019.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | June 2016 |
| Construction Start: | March 2020 |
| Project Completion: | December 2022 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Alameda County Sheriff's Office |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | DLR Group |
| Contractor: | TBD |

| | | | |
|---|---|---|---|
| **Project Budget** | **$61,635,000** | | |
| **Revenues** | | **Expenditures** | |
| SB863 | 54,340,000 | As of June 30, 2018 | 569,575 |
| County General Funds | 1,630,000 | FY 2019 thru Quarter 3 | 90,918 |
| County In-kind labor value | 5,332,000 | **Subtotal** | **660,492** |
| County In-kind land value | 333,000 | | |
| **Total Revenues** | **$61,635,000** | **Project Balance** | **$60,974,508** |

# #18001 BEHAVIORAL HEALTH CARE SERVICES FAIRMONT DATA UPGRADE II
# 15400 FOOTHILL BOULEVARD, SAN LEANDRO, CA


## PROJECT DESCRIPTION

This project is the second phase of network infrastructure program upgrades for buildings on the Fairmont Hospital campus in San Leandro. This second phase replaces outdated technology infrastructure and will utilize the fiber optic cabling backbone installed by a previous project and expand it to the three remaining primary BHCS facilities (Villa Fairmont, Willow Rock and the new ConRep facility) on the Fairmont Hospital campus. This will allow all of the primary BHCS facilities to implement the new Electronic Health Records and Visual Health Records data access system.

Phase 1 completed end of 2018; Phase II started in Jan. 2019.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | March 2015 |
| Construction Start: | Jan. 2019 |
| Project Completion: | July, 2019 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Health Care Services |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Interface Engineering |
| Contractor: | AEKO Consulting |

| | | | |
|---|---|---|---|
| **Project Budget** | **$870,281** | | |
| **Revenues** | | **Expenditures** | |
| BHCS Realignment Funds | 870,281 | As of June 30, 2018 | 201 |
| | | FY 2019 thru Quarter 3 | 30,930 |
| | | **Subtotal** | **31,131** |
| **Total Revenues** | **$870,281** | **Project Balance** | **$839,150** |

# #18034 BHCS A Street Shelter HVAC Upgrade

## 258 West A Street Hayward, CA

## Project Description:

Alameda County Behavioral Health Care Services (BHCS) has occupied the County-owned building at 258 West A Street, Hayward, for approximately 30 years. The A Street Homeless facility is a 7,000 square-foot, single-story building that functions as a rehabilitation center for the homeless. The results of an evaluation concluded that the existing HVAC and EMCS systems has reached the end of its useful service life and can no longer maintain comfort for the occupants at the site, and must be replaced. In addition to the mechanical upgrades, the fire life system and bathrooms do not meet the current California Fire Code and ADA requirements, respectively. This project included installing a new Heating, Ventilations, and Air Conditioning, Building Management, and fire life systems and upgrading the bathrooms to meet the current Americans with Disabilities Act requirements.

Phased construction to minimize interruptions to operations

## Milestone Schedule:

| | |
|---|---|
| Design Start: | April 2018 |
| Construction Start: | March 2019 |
| Project Completion: | July 2019 |

## Project Team:

| | |
|---|---|
| Stakeholder: | Behavioral Health Care Services |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Komorous-Towey Architects |
| Contractor: | Job Order Contract |

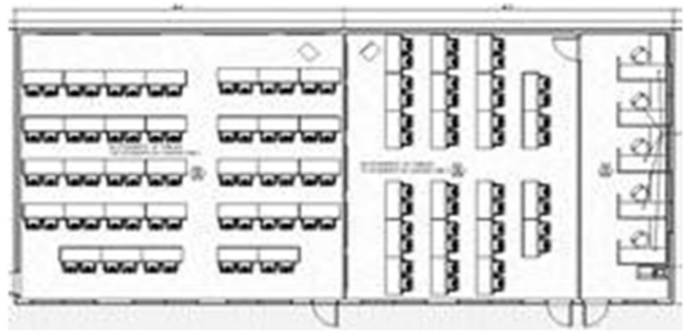
| **Project Budget** | **$690,913** |
|---|---|

| **Revenues** | |
|---|---|
| Mental Health Services Act, One Time Funding | 690,913 |
| **Total Revenues** | **$690,913** |

| **Expenditures** | |
|---|---|
| As of June 30, 2018 | 3,000 |
| FY 2019 thru Quarter 3 | 60,780 |
| **Subtotal** | **63,780** |
| **Project Balance** | **$627,133** |

# #18079 RTC MODULAR CLASSROOMS

## 6289 MADIGAN RD, DUBLIN, CA



## PROJECT DESCRIPTION:

The Regional Training Center (RTC) in Dublin is a multi-use complex in which the Alameda County Sheriff's Office (ACSO) facilitates everything from basic academy training to our in-service law enforcement training. The facilities at the RTC include a Canine Training complex; multi-range Firearms Training Unit and a live fire house; Emergency Vehicle Operations Course with skid pan; off-road motorcycle course; a rigorous, 14-stage Confidence Course; 12 classrooms; and state-of-the-art driving simulator and force option simulator equipment.

The Modular Classrooms and Utility Infrastructure Project will consist of modular classrooms purchased through one of the County's traditional procurement processes. The refurbished modular units will include standard heating, ventilation, and air conditioning and lighting systems, marker boards, furnishings, and modern audio visual equipment with internet capability.

## MILESTONE SCHEDULE:

| | |
|---|---|
| Design Start: | May 2018 |
| Construction Start: | June 2019 |
| Project Completion: | December 2019 |

## PROJECT TEAM:

| | |
|---|---|
| Stakeholder: | Alameda County Sheriff |
| Project Manager: | General Services Agency, Capital Programs |
| Civil Engineer: | DLR Group |
| Contractor: | TBD |

| | | | |
|---|---|---|---|
| **Project Budget** | **$751,928** | | |
| **Revenues** | | **Expenditures** | |
| ACSO Discretionary Funds | 383,699 | As of June 30, 2018 | 5,479 |
| ACSO Equipment Account | 368,229 | FY 2019 thru Quarter 3 | 53,644 |
| | | **Subtotal** | **59,123** |
| **Total Revenues** | **$751,928** | **Project Balance** | **$692,805** |

# #19046 ROV RENOVATION PROJECT AT RENE C. DAVIDSON

## 1225 FALLON STREET, OAKLAND, CA 94612

### PROJECT DESCRIPTION:

The Registrar of Voters (ROV), located in the basement of the Rene C. Davidson Courthouse at 1225 Fallon Street in Oakland requires a minor remodel of its offices in order to prepare for the 2020 General Elections utilizing new voting and ballot scanning equipment. The project will include some minimal demolition and reconstruction, and associated electrical work as well as new furniture, furnishings and equipment.

### MILESTONE SCHEDULE:

| | |
|---|---|
| Design Start: | November 2018 |
| Construction Start: | November 2018 |
| Project Completion: | April 2019 |

### PROJECT TEAM:

| | |
|---|---|
| Stakeholder: | Information Technology Department |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Komorous Towey Architects |
| Contractor: | Job Order Contract |

### PROJECT BUDGET & FUNDING SOURCE(S):

| | | | |
|---|---|---|---|
| **Project Budget** | **$457,494** | | |
| **Revenues** | | **Expenditures** | |
| Registrar of Voter's Fiscal Management Rewards | 250,000 | As of June 30, 2018 | 0 |
| Registrar of Voter's Discretionary Funds | 207,494 | FY 2019 thru Quarter 3 | 4,903 |
| | | **Subtotal** | **4,903** |
| **Total Funding** | **$457,494** | **Project Balance** | **$452,591** |

# #19123 SANTA RITA JAIL AGVS VEHICLE MODIFICATIONS

## SANTA RITA JAIL, DUBLIN, CA

## PROJECT DESCRIPTION:

Retrofit and refurbish 24 Automatic Guided Vehicles (AGVs) to function within the current AGV system. The Santa Rita Jail Automatic Guided Vehicles are used to deliver food carts, supply carts and trash carts throughout the facility and to the jail's 18 housing units. The current AGV fleet is original to the jail and began operation in 1989. Replacement parts are obsolete and no longer available. This project will retrofit and refurbish the existing AGVs' shells with entirely new internal components and systems that can function on the jails existing, proprietary AGV operating system.

## MILESTONE SCHEDULE:

| | |
|---|---|
| Design Start: | April 2019 |
| Construction Start: | July 2019 |
| Project Completion: | February 2024 |

## PROJECT TEAM:

| | |
|---|---|
| Stakeholder: | Alameda County Sheriff's Office |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | N/A |
| Contractor: | Amerden AGVS |

## PROJECT BUDGET & FUNDING SOURCE(S):

| | | | | |
|---|---|---|---|---|
| **Project Budget** | | **$1,750,000** | | |
| **Revenues** | | | **Expenditures** | |
| General Fund: Major Maintenance | | $1,750,000 | As of June 30, 2018 | 0 |
| | | | FY 2019 thru Quarter 3 | 0 |
| | | | **Subtotal** | **0** |
| | **Total Funding** | **$1,750,000** | **Project Balance** | **$1,750,000** |

# #6048 TELEPHONE SYSTEM UPGRADE TO VOIP

## COUNTYWIDE

## PROJECT DESCRIPTION:

The County phone network is being consolidated into a single Voice-over-Internet Protocol (VoIP) platform centralized in the ITD data center. This will allow telephone services to be extended via the data network to include mobility and unified messaging. Current equipment is being reused as practicable, but departments are encouraged to implement new IP phones to meet their needs within available resources. However, due to new technology options (Unified Communications) and vendor transition (RFP award) the County VoIP project has been put on hold.

## MILESTONE SCHEDULE:

| | |
|---|---|
| Design Start: | 2005 |
| Implementation Start: | 2015 |
| Project Completion: | TBD |

## PROJECT TEAM:

| | |
|---|---|
| Stakeholder: | ITD |
| Project Manager: | Telephony Team, ITD |
| Architect/Engineer: | N/A |
| Const. Manager: | N/A |
| Contractor: | VoX |

## PROJECT BUDGET & FUNDING SOURCE(S):

| | | | | |
|---|---|---|---|---|
| **Project Budget** | | **$6,500,000** | | |
| **Revenues** | | | **Expenditures** | |
| Various Departments | | $6,500,000 | As of June 30, 2018 | 2,147,346 |
| | | | FY 2019 thru Quarter 3 | 0 |
| | | | **Subtotal** | **2,147,346** |
| | **Total Funding** | **$6,500,000** | **Project Balance** | **$4,352,654** |

# #17028 BOILER UPGRADES

## COUNTYWIDE

## PROJECT DESCRIPTION:

The project includes replacing 12 boilers at the Santa Rita Jail, three boilers at the Glenn Dyer Detention Facility, and one boiler at the Juvenile Justice Center. All boilers are required and will be replaced, and ancillary systems will be upgraded in order to comply with the Bay Area Air Quality Management District's (BAAQMD) Rule 9, Regulation 7 which regulates the emissions of nitrogen oxides (NOx) and carbon monoxide (CO) from industrial, institutional and commercial boilers, steam generators and process heaters.

## MILESTONE SCHEDULE:

| | |
|---|---|
| Design Start: | May 2019 |
| Construction Start: | July 2019 |
| Project Completion: | June 2020 |

## PROJECT TEAM:

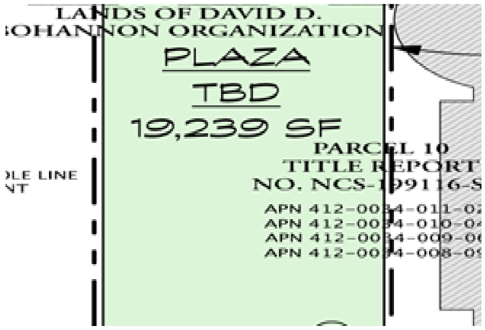
| | |
|---|---|
| Stakeholder: | General Services Agency, Building Maintenance Department |
| Project Manager: | General Services Agency, Energy Department |
| Engineer: | Turley and Associates |
| Contractor: | Mesa Energy Systems, Inc. |

## PROJECT BUDGET & FUNDING SOURCE(S):

| | | | |
|---|---|---|---|
| **Project Budget** | **$8,627,300** | | |
| **Revenues** | | **Expenditures** | |
| | | As of June 30, 2018 | $0 |
| | | FY 2019 thru Quarter 3 | $0 |
| | | **Subtotal** | **$0** |
| **Total Funding** | **$8,627,300** | **Project Balance** | **$0** |

# #13022 San Lorenzo Village Plaza

## Between Hesperian Blvd & San Lorenzo Library, San Lorenzo




## Project Description:

Design and construction of a Public Plaza adjacent to several key developments in the San Lorenzo downtown area including the Mercy Senior Housing project, the expanded San Lorenzo Library, the proposed Hesperian Boulevard Streetscape and proposed private commercial redevelopment. The Plaza will include seating, landscaping and an open area for community events. The Plaza helps to link the adjacent developments together, provides for open space, makes a connection to Hesperian Boulevard, and supports new development.

## Milestone Schedule:

| | |
|---|---|
| Design Start: | TBD |
| Construction Start: | TBD |
| Project Completion: | TBD |

## Project Team:

| | |
|---|---|
| Stakeholder: | Community Development Agency, Alameda County Library, Bohannon Organization, Adjacent Property Owners, San Lorenzo Village Homes Assoc. |
| Project Manager: | Community Development Agency |
| Architect: | Noll & Tam |
| Contractor: | TBD |

## Project Budget & Funding Source(s):

| **Project Budget** | **$4,795,000** | | |
|---|---|---|---|
| **Revenues** | | **Expenditures** | |
| RDA ROPS | $395,000 | As of March 31, 2018 | $32,020 |
| General Fund | $4,400,000 | FY 17/18 thru Quarter 3 | $0 |
| | | **Subtotal** | **$32,020** |
| **Total Funding** | **$4,795,000** | **Project Balance** | **$4,762,980** |

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# PUBLIC WORKS AGENCY'S CAPITAL IMPROVEMENT PROGRAM

## POLICY OVERVIEW

The mission of the Public Works Agency (PWA) is to enhance the quality of life for the people of Alameda County by providing a safe, well-maintained and lasting public works infrastructure. This is effectuated through the agency's capital improvement program plan. This chapter sets out the annual update to this project plan.

The Public Works Agency's Infrastructure Capital Improvement Program (CIP) 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 multi-modal 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 rating scales. Projects can also be identified by residents and other stakeholders for inclusion in the Plan. Examples of these identification and prioritization computerized or systemic tools, include:

> <u>Pavement Management Projects</u>: 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 one hundred (0 to 100). Depending on these ratings, staff develops a priority listing of streets and associated corrective measures for inclusion in the CIP.
>
> <u>Sidewalk Improvement Projects</u>: These projects are identified and assigned a rating based upon a numeric scale developed as part of the Sidewalk Improvement Program. From this scale sidewalk projects are prioritized for inclusion in the CIP.
>
> <u>Safety Studies</u>: PWA conducts multiple safety studies from which potential projects are identified and assigned short, medium or long term priorities for inclusion in the CIP.
>
> <u>Watershed Studies</u>: 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.

Several additional factors are considered when selecting and prioritizing projects: (1) Community support; (2) Availability of funding and funding type; (3) Leveraging opportunities; (4) Life cycle or maintenance impacts, (5) Staffing and resource availability; (6) Risk reduction and avoidance, and (7) legal mandates.

The 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 lots 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 over time. Therefore, *the CIP should be seen as a planning document that is subject to change*.

Project Budget, Funding and Expenditure Estimates

The following pages provide more detailed summaries of the Public Works Capital Improvement Program projects. The Program plan is divided between Flood Projects and Road Projects with project categories within each. Each of the Road Projects Major Corridor Improvement Projects in the Road Projects section have individual project detail pages. All other Flood and Road Project categories have summary detail pages which provide an overview of the category plan versus specific individual projects.

# ALAMEDA COUNTY PUBLIC WORKS CIP SUMMARY

| | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| **Flood Projects** | | | | | | | |
| Flood Control Restoration Projects | 2,969,490 | 4,445,000 | 10,640,000 | 12,090,000 | 7,940,000 | 3,445,000 | 41,529,490 |
| Major Flood Control Maintenance Projects | 5,164,500 | 8,036,500 | 20,705,500 | 3,171,000 | 2,860,000 | 2,890,000 | 42,827,500 |
| Watershed/Special Studies | 2,430,000 | 2,720,000 | 325,000 | 325,000 | 325,000 | 325,000 | 6,450,000 |
| Flood Control Capacity Improvement Projects | 11,396,960 | 14,205,000 | 14,705,000 | 19,285,000 | 15,255,000 | 21,470,000 | 96,316,960 |
| **Flood Projects Totals:** | 21,960,950 | 29,406,500 | 46,375,500 | 34,871,000 | 26,380,000 | 28,130,000 | 187,123,950 |

# ALAMEDA COUNTY PUBLIC WORKS CIP SUMMARY

## Road Projects

| | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Major Maintenance Program | 401,100 | 4,312,000 | 1,615,000 | 2,765,000 | 3,895,000 | 3,175,000 | 16,163,100 |
| Pavement Management Program | 404,000 | 6,274,192 | 24,180,000 | 12,420,000 | 14,020,000 | 12,420,000 | 69,718,192 |
| Transportation Infrastructure Safety Program | 827,900 | 7,332,000 | 4,815,000 | 10,470,000 | 7,430,000 | 11,409,000 | 42,283,900 |
| Pedestrian / Bicycle Facility Program | 1,906,700 | 10,400,000 | 4,785,000 | 3,615,000 | 11,017,000 | 19,517,000 | 51,240,700 |
| Major Infrastructure Improvement Program | | | | | | | |
| Arroyo Road Bridge Replacement at Dry Creek | 90,000 | 475,000 | 3,470,000 | 0 | 0 | 0 | 4,035,000 |
| Castlewood Drive Bridge Replacement | 30,000 | 315,000 | 1,200,000 | 4,410,000 | 0 | 0 | 5,955,000 |
| Castro Valley Boulevard Corridor Improvements from San Miguel Ave to Stanton Avenue | 0 | 0 | 360,000 | 400,000 | 5,680,000 | 11,030,000 | 17,470,000 |
| E 14th Street Corridor Improvements - Phase II | 1,496,600 | 8,655,000 | 11,375,000 | 0 | 0 | 0 | 21,526,600 |
| East Lewelling Boulevard Sidewalk Improvements between Meekland Avenue and East 14th Street | 285,000 | 390,000 | 0 | 3,480,000 | 3,480,000 | 0 | 7,635,000 |
| Elgin Street and Verona Road Pump Station Replacements | 0 | 654,000 | 0 | 0 | 0 | 0 | 654,000 |
| Fairmont Drive Road Diet Improvement Project | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 |
| Grant Ave Roadway and Streetscape Improvement Project between Washington Ave and Channel St | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 |
| Hesperian Boulevard Corridor Improvement Project I-880 to A Street | 3,834,150 | 14,110,000 | 12,690,000 | 3,150,000 | 0 | 0 | 33,784,150 |
| Hesperian Boulevard Improvements I-880 to I-238 | 0 | 0 | 0 | 0 | 0 | 400,000 | 400,000 |
| Hesperian Boulevard Utility Underground Project | 3,550,000 | 1,125,000 | 0 | 0 | 0 | 0 | 4,675,000 |
| Meekland Avenue Phase 2 - Blossom to East Lewelling | 125,000 | 1,430,000 | 420,000 | 10,370,000 | 2,250,000 | 0 | 14,595,000 |
| Mission Boulevard Corridor Improvement Project - Phase III (I-238 to Hayward City Limit) | 235,000 | 1,365,000 | 3,570,000 | 13,520,000 | 13,020,000 | 0 | 31,710,000 |
| Mission Boulevard Utility Undergrounding Improvement Project - Phase III (I-238 to Hayward City Limit) | 60,200 | 169,000 | 5,725,000 | 16,350,000 | 0 | 0 | 22,304,200 |
| Palomares Road repairs of Stonybrook Creek Culvert | 30,000 | 200,000 | 0 | 0 | 0 | 0 | 230,000 |
| Strobridge - Norbridge Realignment Project | 515,000 | 0 | 0 | 390,000 | 840,000 | 4,600,000 | 6,345,000 |
| Tesla Road Corridor Safety Improvement Project between Greenville Road and South Livermore Avenue | 0 | 0 | 0 | 0 | 1,000,000 | 3,870,000 | 4,870,000 |
| Trash Capture Facility Project - Estudillo Canal | 555,000 | 695,000 | 0 | 0 | 0 | 0 | 1,250,000 |
| Trash Capture Facility Project - Meekland | 3,008,000 | 2,435,000 | 0 | 0 | 0 | 0 | 5,443,000 |
| Trash Capture Project Phase II | 0 | 600,000 | 595,000 | 5,195,000 | 0 | 0 | 6,390,000 |

# ALAMEDA COUNTY PUBLIC WORKS CIP SUMMARY

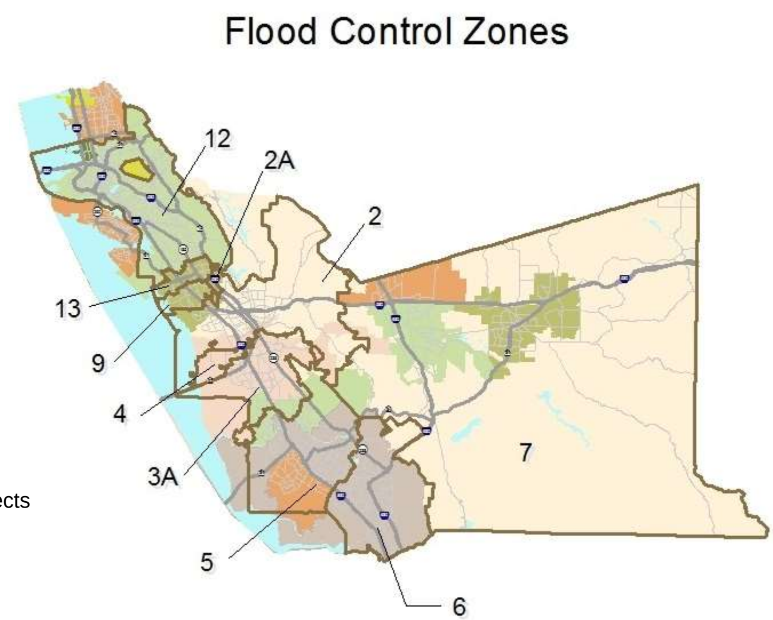
| | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Major Infrastructure Improvement Program Totals: | 13,813,950 | 32,618,000 | 39,405,000 | 57,265,000 | 26,270,000 | 20,400,000 | 189,771,950 |
| **Road Projects Totals:** | 17,353,650 | 60,936,192 | 74,800,000 | 86,535,000 | 62,632,000 | 66,921,000 | 369,177,842 |
| **Total Projects Estimated Cost:** | 39,314,600 | 90,342,692 | 121,175,500 | 121,406,000 | 89,012,000 | 95,051,000 | 556,301,792 |

PROJECT CATEGORY: Flood Control Restoration Projects
SITE/LOCATION: Alameda County Flood Zones

## PROJECT CATEGORY 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.

## LOCATION MAP/PHOTO




## PROJECT CATEGORY INFORMATION

| | |
|---|---|
| Project Type: | Flood Control Restoration Projects |
| Project Manager: | Ackerman,Henry Everett |
| Community: | Flood Control District |

## PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Flood Fund | 2,969,490 | 4,445,000 | 10,640,000 | 12,090,000 | 7,940,000 | 3,445,000 | 41,529,490 |
| Funding Totals: | 2,969,490 | 4,445,000 | 10,640,000 | 12,090,000 | 7,940,000 | 3,445,000 | 41,529,490 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
FLOOD PROJECTS

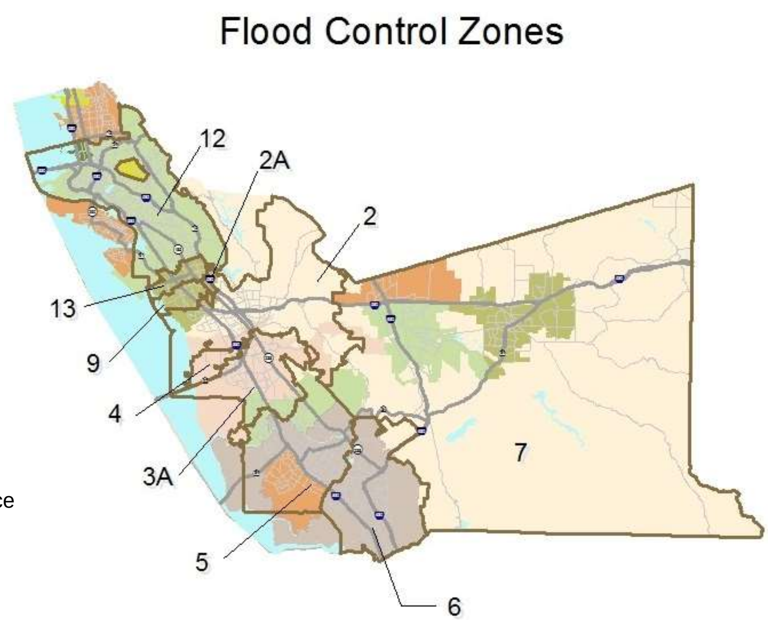
PROJECT CATEGORY: Major Flood Control Maintenance Projects

SITE/LOCATION: Alameda County Flood Zones

PROJECT CATEGORY 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.

LOCATION MAP/PHOTO




PROJECT CATEGORY INFORMATION

| | |
|---|---|
| Project Type: | Major Flood Control Maintenance Projects |
| Project Manager: | Ackerman,Henry Everett |
| Community: | Flood Control District |

PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 0 | 238,000 | 200,000 | 690,000 | 0 | 0 | 1,128,000 |
| Flood Fund | 5,162,500 | 7,717,500 | 20,503,500 | 2,481,000 | 2,860,000 | 2,890,000 | 41,614,500 |
| Road Fund | 2,000 | 81,000 | 2,000 | 0 | 0 | 0 | 85,000 |
| Funding Totals: | 5,164,500 | 8,036,500 | 20,705,500 | 3,171,000 | 2,860,000 | 2,890,000 | 42,827,500 |

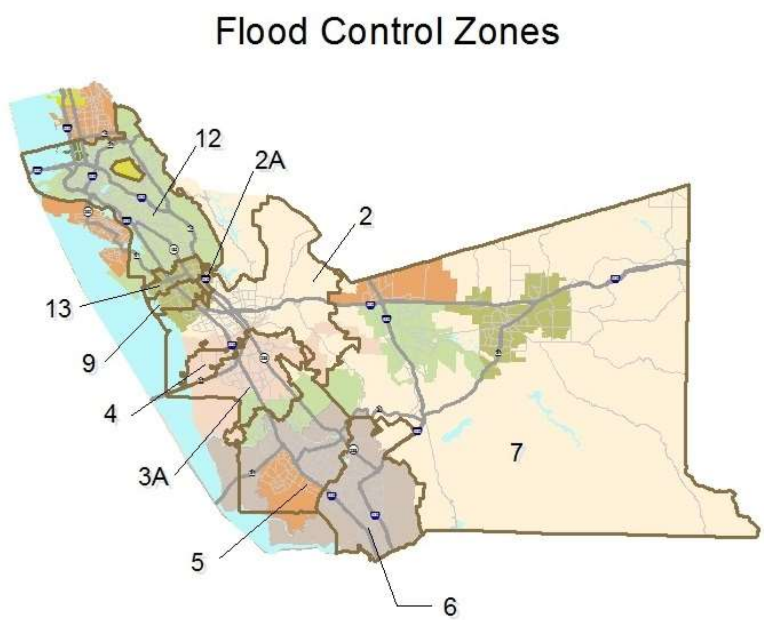
ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
FLOOD PROJECTS

PROJECT CATEGORY: Watershed/Special Studies
SITE/LOCATION: Alameda County Flood Zones

## PROJECT CATEGORY 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.

## LOCATION MAP/PHOTO




## PROJECT CATEGORY INFORMATION

Project Type: Watershed/Special Studies
Project Manager: Ackerman,Henry Everett
Community: Flood Control District

## PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Flood Fund | 2,305,000 | 2,545,000 | 150,000 | 150,000 | 150,000 | 150,000 | 5,450,000 |
| Grant | 125,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 1,000,000 |
| Funding Totals: | 2,430,000 | 2,720,000 | 325,000 | 325,000 | 325,000 | 325,000 | 6,450,000 |

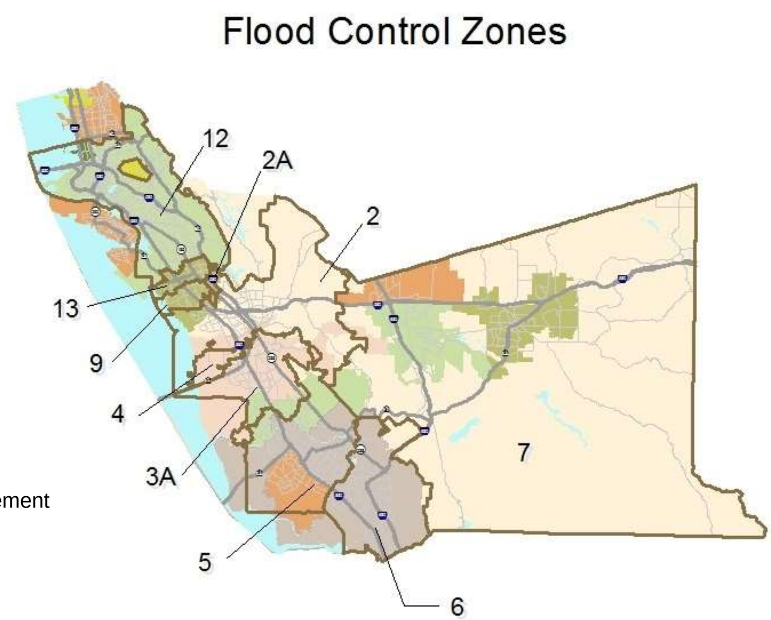
ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
FLOOD PROJECTS

PROJECT CATEGORY: Flood Control Capacity Improvement Projects
SITE/LOCATION: Alameda County Flood Zones

## PROJECT CATEGORY 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.

## LOCATION MAP/PHOTO




## PROJECT CATEGORY INFORMATION

Project Type: Flood Control Capacity Improvement Projects
Project Manager: Ackerman,Henry Everett
Community: Flood Control District

## PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 0 | 0 | 200,000 | 690,000 | 0 | 0 | 890,000 |
| Flood Fund | 11,396,960 | 14,205,000 | 14,505,000 | 18,595,000 | 15,255,000 | 21,470,000 | 95,426,960 |
| Funding Totals: | 11,396,960 | 14,205,000 | 14,705,000 | 19,285,000 | 15,255,000 | 21,470,000 | 96,316,960 |

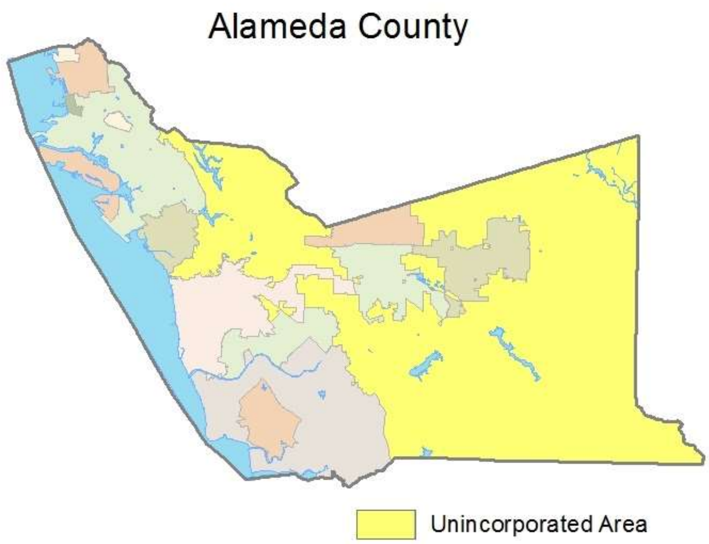
ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
ROAD PROJECTS

PROJECT CATEGORY: Major Maintenance Program
SITE/LOCATION: Alameda County Unincorporated Communities

## PROJECT CATEGORY DESCRIPTION

Projects in this Category include Major Capital Improvements needed on existing transportation infrastructure for the purpose of maintaining existing facilities. Typical projects include life cycle extensions, major risk reduction work as well as updating obsolete facility/infrastructure.

## LOCATION MAP/PHOTO




## PROJECT CATEGORY INFORMATION

Project Type: Major Maintenance Program
Project Manager: Carrera,Arthur Glen
Community: Unincorporated Alameda County

## PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 230,600 | 2,390,000 | 145,000 | 360,000 | 900,000 | 100,000 | 4,125,600 |
| Measure B/BB/VRF | 53,000 | 247,000 | 160,000 | 160,000 | 240,000 | 0 | 860,000 |
| SB1 | 117,500 | 1,675,000 | 1,310,000 | 2,245,000 | 2,755,000 | 3,075,000 | 11,177,500 |
| Funding Totals: | 401,100 | 4,312,000 | 1,615,000 | 2,765,000 | 3,895,000 | 3,175,000 | 16,163,100 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

ROAD PROJECTS

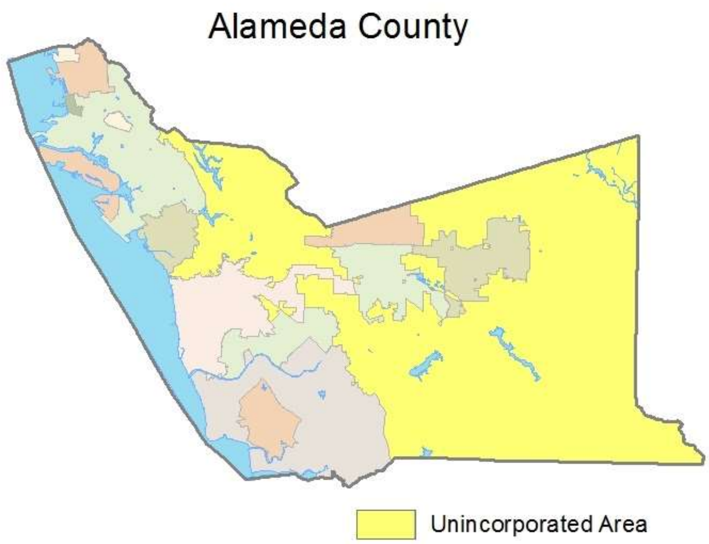
PROJECT CATEGORY: Pavement Management Program

SITE/LOCATION: Alameda County Unincorporated Communities

## PROJECT CATEGORY DESCRIPTION

Projects in this Category include pavement preventive maintenance treatments such as crack sealing, slurry seals, microseals and chip seals as well as road reconstruction treatments such as pavement overlays, full depth AC replacement and full depth reclamation (FDR). StreetSaver®, a Pavement Management Software, is used to monitor pavement conditions, and to prioritize resurfacing projects.

## LOCATION MAP/PHOTO




## PROJECT CATEGORY INFORMATION

Project Type: Pavement Management Program

Project Manager: Carrera,Arthur Glen

Community: Unincorporated Alameda County

## PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 115,000 | 789,000 | 5,870,000 | 1,100,000 | 2,100,000 | 1,100,000 | 11,074,000 |
| Measure B/BB/VRF | 0 | 1,816,000 | 3,660,000 | 3,170,000 | 3,170,000 | 3,170,000 | 14,986,000 |
| Road Fund | 0 | 100,000 | 200,000 | 200,000 | 200,000 | 200,000 | 900,000 |
| SB1 | 289,000 | 3,569,192 | 14,450,000 | 7,950,000 | 8,550,000 | 7,950,000 | 42,758,192 |
| Funding Totals: | 404,000 | 6,274,192 | 24,180,000 | 12,420,000 | 14,020,000 | 12,420,000 | 69,718,192 |

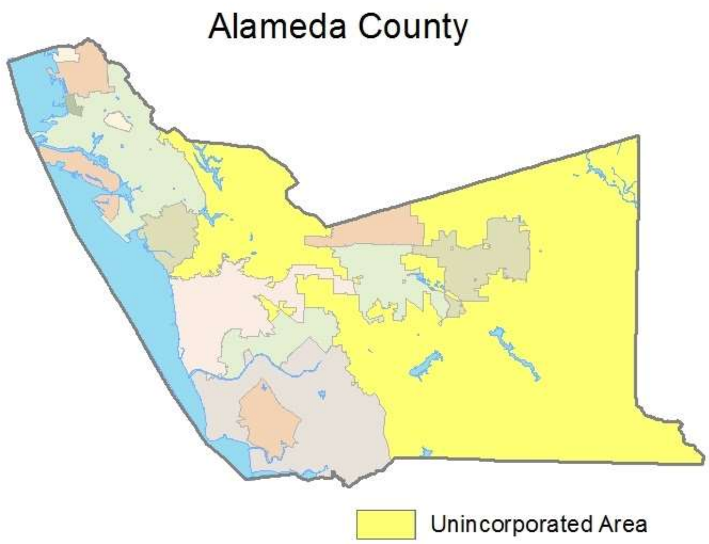
PROJECT CATEGORY: Transportation Infrastructure Safety Program

SITE/LOCATION: Alameda County Unincorporated Communities

## PROJECT CATEGORY DESCRIPTION

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, street lighting, street widenings, guardrails, and Traffic Calming Measures.

## LOCATION MAP/PHOTO




## PROJECT CATEGORY INFORMATION

| | |
|---|---|
| Project Type: | Transportation Infrastructure Safety Program |
| Project Manager: | Carrera,Arthur Glen |
| Community: | Unincorporated Alameda County |

## PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 80,000 | 1,496,000 | 1,890,000 | 4,645,000 | 0 | 0 | 8,111,000 |
| Gas Tax | 20,000 | 0 | 0 | 0 | 0 | 0 | 20,000 |
| Grant | 0 | 0 | 0 | 480,000 | 780,000 | 2,000,000 | 3,260,000 |
| Measure B/BB/VRF | 0 | 1,656,000 | 0 | 320,000 | 265,000 | 630,000 | 2,871,000 |
| Road Fund | 0 | 300,000 | 0 | 70,000 | 2,505,000 | 1,100,000 | 3,975,000 |
| SB1 | 727,900 | 3,880,000 | 2,615,000 | 4,645,000 | 3,205,000 | 6,469,000 | 21,541,900 |
| TBD | 0 | 0 | 310,000 | 310,000 | 675,000 | 1,210,000 | 2,505,000 |
| Funding Totals: | 827,900 | 7,332,000 | 4,815,000 | 10,470,000 | 7,430,000 | 11,409,000 | 42,283,900 |

## ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
## ROAD PROJECTS

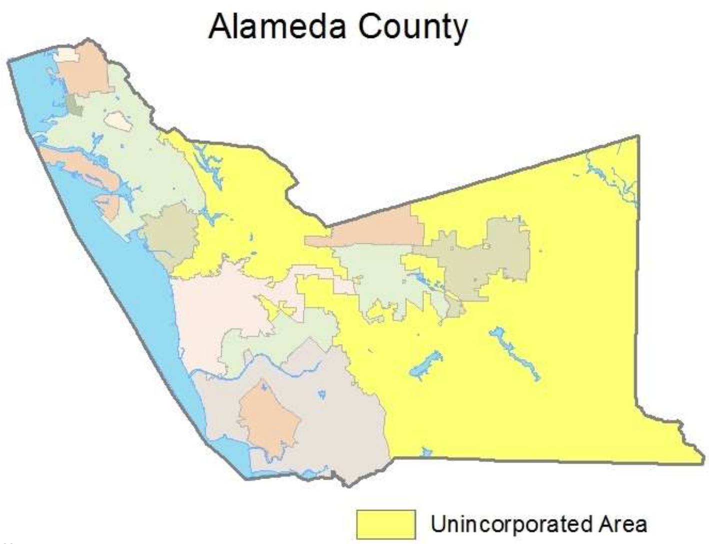
**PROJECT CATEGORY:** Pedestrian / Bicycle Facility Program

**SITE/LOCATION:** Alameda County Unincorporated Communities

### PROJECT CATEGORY DESCRIPTION

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.

### LOCATION MAP/PHOTO




### PROJECT CATEGORY INFORMATION

Project Type: Pedestrian / Bicycle Facility Program

Project Manager: Carrera,Arthur Glen

Community: Unincorporated Alameda County

### PROJECT CATEGORY BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 890,000 | 587,000 | 0 | 0 | 0 | 0 | 1,477,000 |
| Grant | 0 | 276,000 | 100,000 | 100,000 | 100,000 | 100,000 | 676,000 |
| Measure B/BB/VRF | 0 | 2,685,000 | 470,000 | 250,000 | 1,390,000 | 2,117,000 | 6,912,000 |
| Road Fund | 0 | 0 | 0 | 0 | 0 | 265,000 | 265,000 |
| SB1 | 1,016,700 | 6,852,000 | 4,215,000 | 3,265,000 | 9,307,000 | 16,755,000 | 41,410,700 |
| TBD | 0 | 0 | 0 | 0 | 220,000 | 280,000 | 500,000 |
| Funding Totals: | 1,906,700 | 10,400,000 | 4,785,000 | 3,615,000 | 11,017,000 | 19,517,000 | 51,240,700 |

PROJECT TITLE: Arroyo Road Bridge Replacement at Dry Creek

SITE/LOCATION: Arroyo Road at Dry Creek

## PROJECT DESCRIPTION

Replace bridge on Arroyo Road at Dry Creek

## PROJECT LOCATION MAP/PHOTO

## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: East County

Project Phase: Design

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 60,000 | 370,000 | 1,400,000 | 0 | 0 | 0 | 1,830,000 |
| SB1 | 30,000 | 105,000 | 2,070,000 | 0 | 0 | 0 | 2,205,000 |
| Funding Totals: | 90,000 | 475,000 | 3,470,000 | 0 | 0 | 0 | 4,035,000 |

PROJECT TITLE: Castlewood Drive Bridge Replacement

SITE/LOCATION: Castlewood Drive at Arroyo de la Laguna

## PROJECT DESCRIPTION

Replace the Castlewood Drive Bridge at Arroyo de la Laguna

## PROJECT LOCATION MAP/PHOTO

## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community:

Project Phase: Design

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 25,000 | 280,000 | 1,080,000 | 3,900,000 | 0 | 0 | 5,285,000 |
| SB1 | 5,000 | 35,000 | 120,000 | 510,000 | 0 | 0 | 670,000 |
| Funding Totals: | 30,000 | 315,000 | 1,200,000 | 4,410,000 | 0 | 0 | 5,955,000 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

ROAD PROJECTS

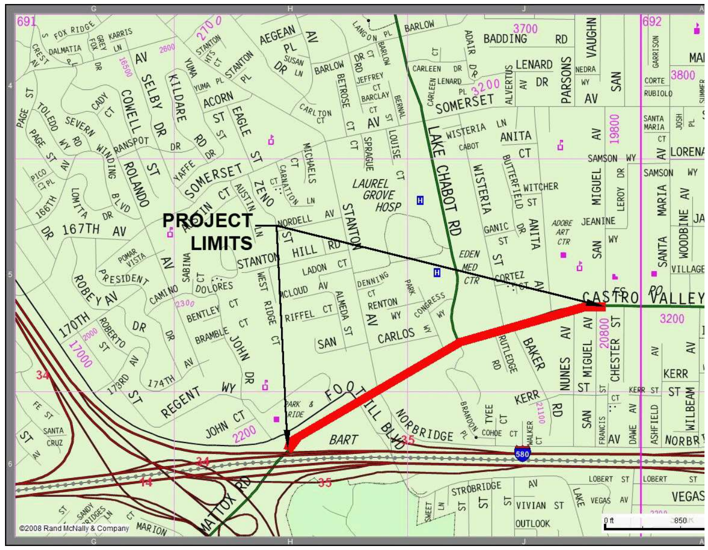
PROJECT TITLE: Castro Valley Boulevard Corridor Improvements from San Miguel Ave to Stanton Avenue

SITE/LOCATION: Castro Valley Boulevard

## PROJECT DESCRIPTION

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

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Castro Valley

Project Phase: Design

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| SB1 | 0 | 0 | 360,000 | 400,000 | 0 | 0 | 760,000 |
| TBD | 0 | 0 | 0 | 0 | 5,680,000 | 11,030,000 | 16,710,000 |
| Funding Totals: | 0 | 0 | 360,000 | 400,000 | 5,680,000 | 11,030,000 | 17,470,000 |

# ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
## ROAD PROJECTS

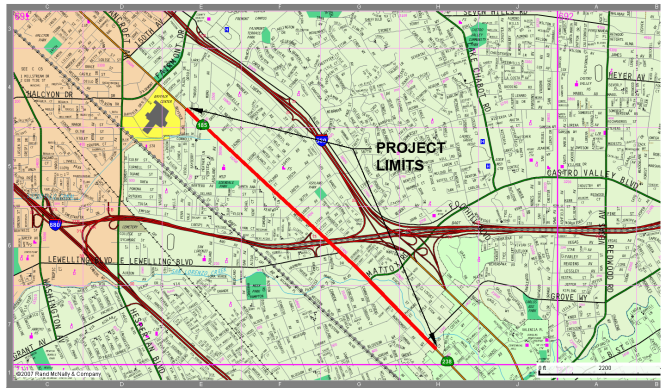
**PROJECT TITLE:** E 14th Street Corridor Improvements - Phase II

**SITE/LOCATION:** East14th Street from 162nd Avenue to I-238

### PROJECT DESCRIPTION

Install corridor improvements along East 14th Street from 162nd Avenue to I-238 to improve pedestrian, bicycle, transit accessibility and congestion relief in accordance with the ACBD Specific Plan. Planned work includes sidewalk and median improvements, landscaping, bicycle lanes, street lighting and traffic signal improvements

### PROJECT LOCATION MAP/PHOTO




### PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

### MILESTONE SCHEDULE

Construction TBD

Completion: TBD

### CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Ashland

Project Phase: Design

### PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Grant | 0 | 0 | 7,600,000 | 0 | 0 | 0 | 7,600,000 |
| Measure B/BB/VRF | 0 | 1,265,000 | 0 | 0 | 0 | 0 | 1,265,000 |
| SB1 | 1,496,600 | 1,265,000 | 0 | 0 | 0 | 0 | 2,761,600 |
| Tier One General Fund | 0 | 6,125,000 | 3,775,000 | 0 | 0 | 0 | 9,900,000 |
| Funding Totals: | 1,496,600 | 8,655,000 | 11,375,000 | 0 | 0 | 0 | 21,526,600 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

ROAD PROJECTS

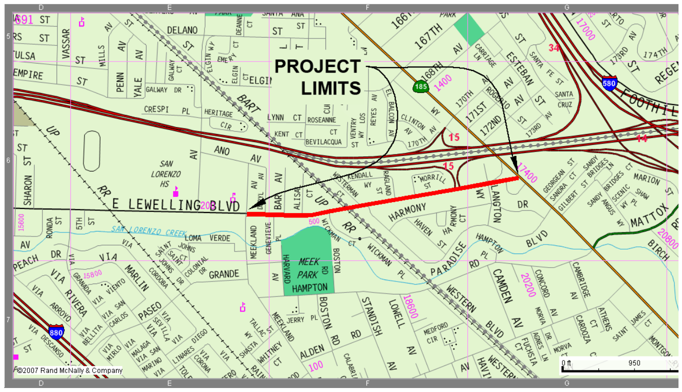
PROJECT TITLE: East Lewelling Boulevard Sidewalk Improvements between Meekland Avenue and East 14th Street

SITE/LOCATION: East Lewelling Boulevard from Meekland Avenue to East 14th Street

## PROJECT DESCRIPTION

Install corridor improvements along East Lewelling Boulevard between Meekland Avenue and East 14th Street to improve pedestrian, bicycle, transit accessibility and congestion relief in accordance with the ACBD Specific Plan. Planned work includes sidewalk and median improvements, landscaping, bicycle lanes, street lighting and traffic signal improvements

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Ashland

Project Phase: Design

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 215,000 | 185,000 | 0 | 0 | 0 | 0 | 400,000 |
| Measure B/BB/VRF | 0 | 0 | 0 | 200,000 | 200,000 | 0 | 400,000 |
| SB1 | 70,000 | 205,000 | 0 | 3,280,000 | 3,280,000 | 0 | 6,835,000 |
| Funding Totals: | 285,000 | 390,000 | 0 | 3,480,000 | 3,480,000 | 0 | 7,635,000 |

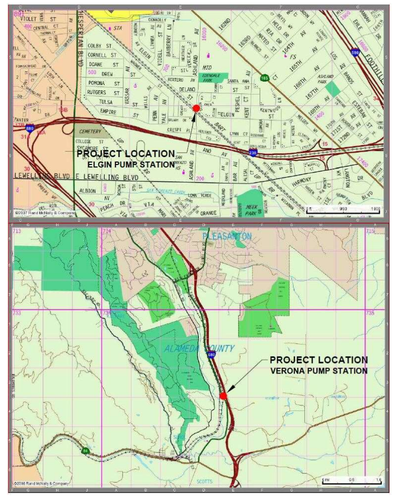
**PROJECT TITLE:** Elgin Street and Verona Road Pump Station Replacements

**SITE/LOCATION:** Elgin Street and Pleasanton-Sunol Road Undercrossings

## PROJECT DESCRIPTION

Replace the pump stations at the undercrossing on Elgin Street and on Pleasanton-Sunol Road

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Ashland, Sunol

Project Phase: Future

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| SB1 | 0 | 654,000 | 0 | 0 | 0 | 0 | 654,000 |
| Funding Totals: | 0 | 654,000 | 0 | 0 | 0 | 0 | 654,000 |

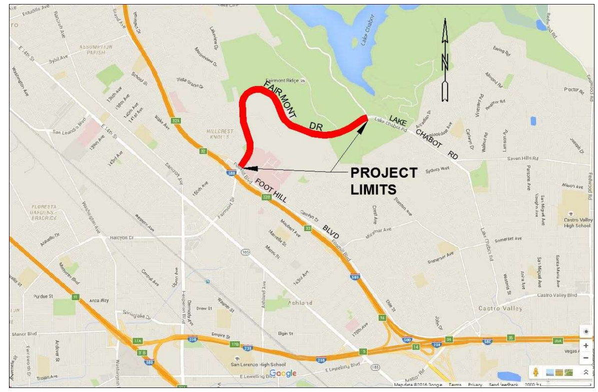
# ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
## ROAD PROJECTS

**PROJECT TITLE:** Fairmont Drive Road Diet Improvement Project
**SITE/LOCATION:** Fairmont Drive from Lake Chabot Road to Foothill Boulevard

### PROJECT DESCRIPTION

Reconstruct Fairmont Drive between Lake Chabot Road and Foothill Boulevard to better utilize available road right of way for all modes of travel

### PROJECT LOCATION MAP/PHOTO




### PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

### MILESTONE SCHEDULE

Construction: TBD

Completion: TBD

### CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Hillcrest Knolls

Project Phase: Future

### PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| TBD | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 |
| Funding Totals: | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

ROAD PROJECTS

**PROJECT TITLE:** Grant Ave Roadway and Streetscape Improvement Project between Washington Ave and Channel St

**SITE/LOCATION:** Grant Ave between Washington Ave and Channel St

## PROJECT DESCRIPTION

Construct roadway, intersection and streetscape improvements along Grant Ave between Washington Ave and Channel St to improve pedestrian safety in front of Arroyo High School, improve the aesthetics of the area, and provide traffic calming measures

## PROJECT LOCATION MAP/PHOTO


## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: San Lorenzo

Project Phase: Future

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| TBD | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 |
| Funding Totals: | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 |

# ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
## ROAD PROJECTS

**PROJECT TITLE:** Hesperian Boulevard Corridor Improvement Project I-880 to A Street

**SITE/LOCATION:** Hesperian Boulevard from A Street to I-880

### PROJECT DESCRIPTION

Install corridor improvements along Hesperian Boulevard between I-880 and A Street to improve pedestrian, bicycle, transit accessibility and congestion relief. Planned work includes sidewalk and median improvements, landscaping, bicycle lanes, street lighting, traffic signal improvements, and communications conduits

### PROJECT LOCATION MAP/PHOTO


### PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

### MILESTONE SCHEDULE

Construction: TBD

Completion: TBD

### CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: San Lorenzo

Project Phase: Design

### PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 565,000 | 0 | 0 | 0 | 0 | 0 | 565,000 |
| Grant | 0 | 140,000 | 7,000,000 | 0 | 0 | 0 | 7,140,000 |
| Measure B/BB/VRF | 0 | 1,680,000 | 2,000,000 | 0 | 0 | 0 | 3,680,000 |
| Road Fund | 0 | 55,000 | 0 | 0 | 0 | 0 | 55,000 |
| ROPS | 0 | 4,500,000 | 0 | 0 | 0 | 0 | 4,500,000 |
| SB1 | 3,269,150 | 7,735,000 | 3,690,000 | 3,150,000 | 0 | 0 | 17,844,150 |
| Funding Totals: | 3,834,150 | 14,110,000 | 12,690,000 | 3,150,000 | 0 | 0 | 33,784,150 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

ROAD PROJECTS

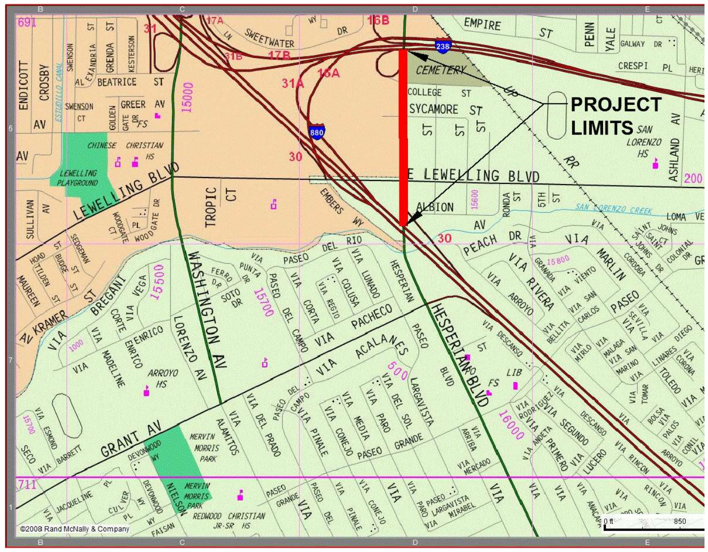
PROJECT TITLE: Hesperian Boulevard Improvements I-880 to I-238

SITE/LOCATION: Hesperian Boulevard from I-880 to I-238

## PROJECT DESCRIPTION

Construct improvements on Hesperian Boulevard between I-880 and I-238

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Ashland

Project Phase: Future

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| TBD | 0 | 0 | 0 | 0 | 0 | 400,000 | 400,000 |
| Funding Totals: | 0 | 0 | 0 | 0 | 0 | 400,000 | 400,000 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
ROAD PROJECTS

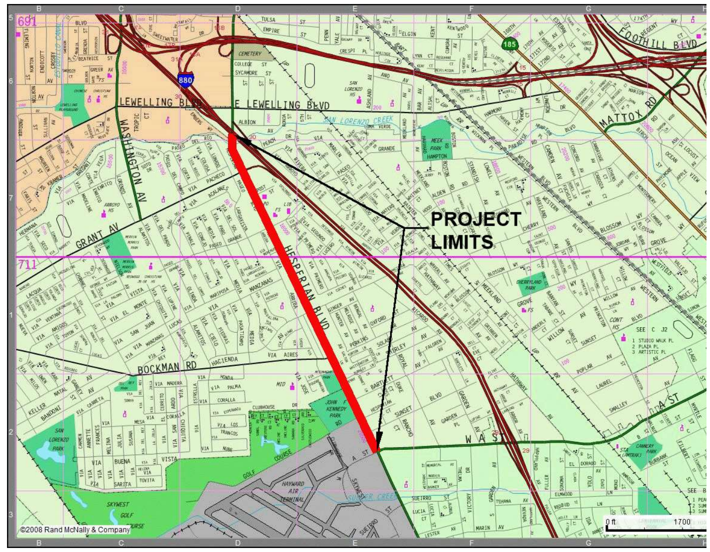
PROJECT TITLE: Hesperian Boulevard Utility Underground Project

SITE/LOCATION: Hesperian Boulevard from A Street to I-880

## PROJECT DESCRIPTION

Underground overhead utility facilities for corridor improvements along Hesperian Boulevard between I-880 and A Street to improve pedestrian, bicycle, transit accessibility and congestion relief. This is the initial work to underground utilities only. Future planned work includes sidewalk and median improvements, landscaping, bicycle lanes, street lighting, traffic signal improvements, and communications conduits

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TENNYSON ELECTRIC INC

## MILESTONE SCHEDULE

Construction 2018

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: San Lorenzo

Project Phase: Construction

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Road Fund | 3,325,200 | 1,125,000 | 0 | 0 | 0 | 0 | 4,450,200 |
| ROPS | 200,000 | 0 | 0 | 0 | 0 | 0 | 200,000 |
| SB1 | 24,800 | 0 | 0 | 0 | 0 | 0 | 24,800 |
| Funding Totals: | 3,550,000 | 1,125,000 | 0 | 0 | 0 | 0 | 4,675,000 |

# ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
# ROAD PROJECTS

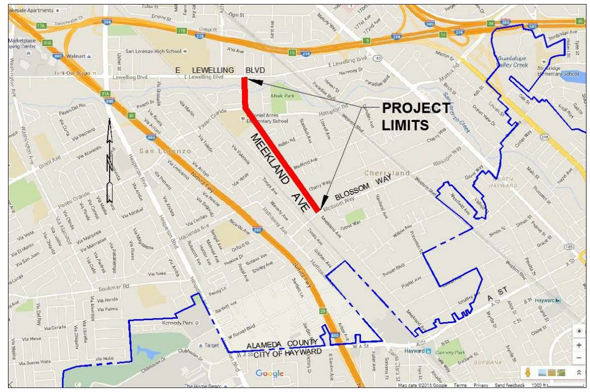
PROJECT TITLE: Meekland Avenue Phase 2 - Blossom to East Lewelling

SITE/LOCATION: Meekland Avenue between East Lewelling Boulevard and Blossom Way

## PROJECT DESCRIPTION

Construct sidewalk, landscape, drainage, pavement, bridge widening and pedestrian access improvements to facilitate pedestrian and bicycle access to schools, residences, and commercial areas along Meekland Avenue

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Cherryland

Project Phase: Planned

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 100,000 | 430,000 | 370,000 | 6,200,000 | 2,250,000 | 0 | 9,350,000 |
| Measure B/BB/VRF | 0 | 0 | 50,000 | 1,920,000 | 0 | 0 | 1,970,000 |
| ROPS | 0 | 1,000,000 | 0 | 2,250,000 | 0 | 0 | 3,250,000 |
| SB1 | 25,000 | 0 | 0 | 0 | 0 | 0 | 25,000 |
| Funding Totals: | 125,000 | 1,430,000 | 420,000 | 10,370,000 | 2,250,000 | 0 | 14,595,000 |

# ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
# ROAD PROJECTS

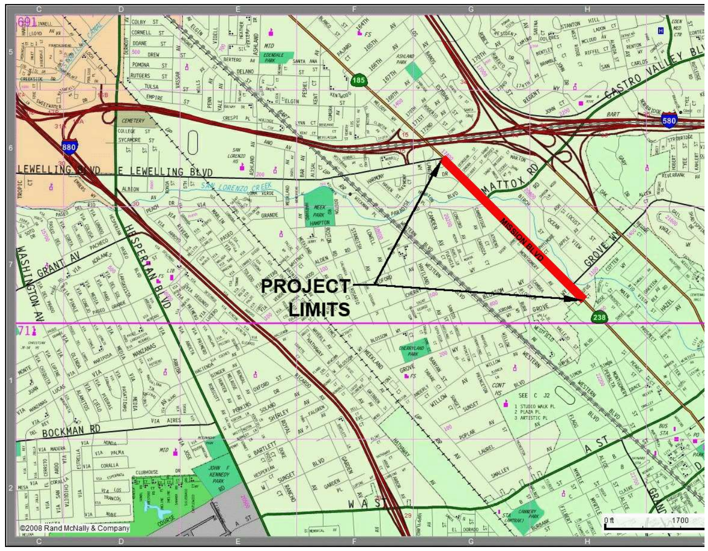
**PROJECT TITLE:** Mission Boulevard Corridor Improvement Project - Phase III (I-238 to Hayward City Limit)

**SITE/LOCATION:** Mission Boulevard from 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 in accordance with the ACBD Specific Plan. Planned work includes sidewalk and median improvements, landscaping, bicycle lanes, street lighting, utility undergrounding, and traffic signal improvements

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction: TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Cherryland

Project Phase: Design

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Federal and State Aid | 150,000 | 450,000 | 0 | 0 | 0 | 0 | 600,000 |
| SB1 | 85,000 | 915,000 | 0 | 0 | 0 | 0 | 1,000,000 |
| TBD | 0 | 0 | 3,570,000 | 13,520,000 | 13,020,000 | 0 | 30,110,000 |
| Funding Totals: | 235,000 | 1,365,000 | 3,570,000 | 13,520,000 | 13,020,000 | 0 | 31,710,000 |

# ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
## ROAD PROJECTS

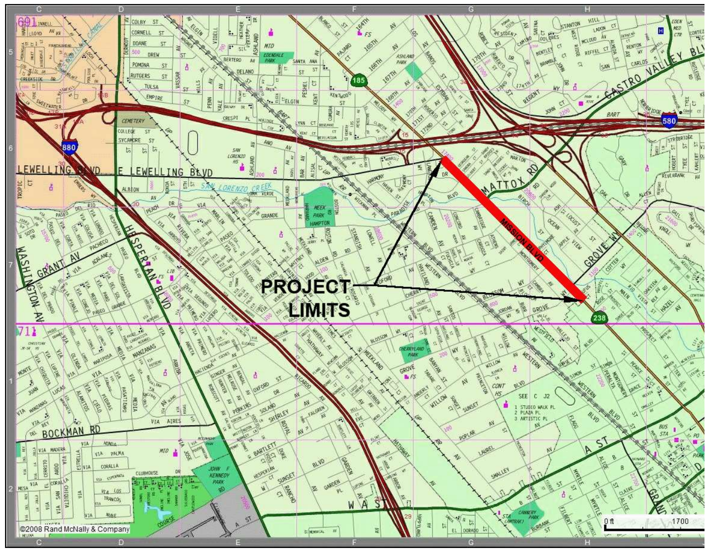
**PROJECT TITLE:** Mission Boulevard Utility Undergrounding Improvement Project - Phase III (I-238 to Hayward City Limit)

**SITE/LOCATION:** Mission Boulevard from I-238 to Hayward City Limit

### PROJECT DESCRIPTION

Install utility undergrounding improvements along Mission Boulevard from I-238 to the Hayward City Limit to improve pedestrian, bicycle, transit accessibility and congestion relief in accordance with the ACBD Specific Plan. Planned work includes utility undergrounding improvements only.

### PROJECT LOCATION MAP/PHOTO




### PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

### MILESTONE SCHEDULE

Construction TBD

Completion: TBD

### CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Cherryland

Project Phase: Design

### PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Road Fund | 0 | 0 | 0 | 2,000,000 | 0 | 0 | 2,000,000 |
| TBD | 0 | 0 | 0 | 10,404,200 | 0 | 0 | 10,404,200 |
| Tier One General Fund | 60,200 | 169,000 | 5,725,000 | 3,945,800 | 0 | 0 | 9,900,000 |
| Funding Totals: | 60,200 | 169,000 | 5,725,000 | 16,350,000 | 0 | 0 | 22,304,200 |

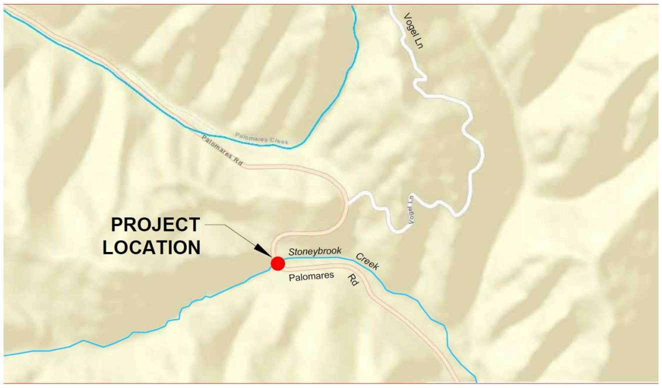
PROJECT TITLE: Palomares Road repairs of Stonybrook Creek Culvert

SITE/LOCATION: Palomares Road at Stonybrook Creek Culvert

## PROJECT DESCRIPTION

Repair the damaged baffles and boulder displacement at the Stonybrook Creek Culvert along Palomares Road

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community:

Project Phase: Future

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| SB1 | 30,000 | 200,000 | 0 | 0 | 0 | 0 | 230,000 |
| Funding Totals: | 30,000 | 200,000 | 0 | 0 | 0 | 0 | 230,000 |

# ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
## ROAD PROJECTS

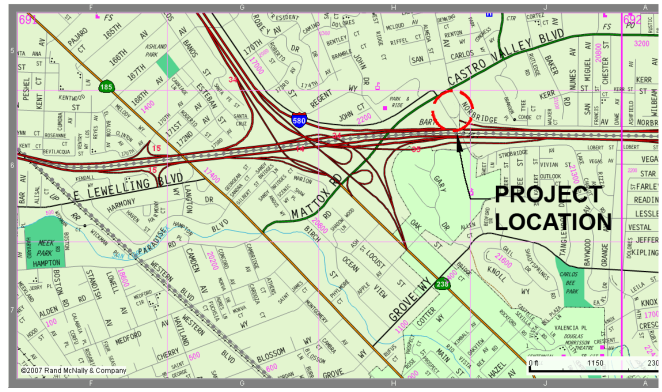
PROJECT TITLE: Strobridge - Norbridge Realignment Project

SITE/LOCATION: Strobridge Avenue and Norbridge Avenue

### PROJECT DESCRIPTION

Strobridge Norbridge Realignment Project will construct a new alignment of Strobridge Avenue and Norbridge Avenue and Intersection Improvements to provide intersection operational improvements, capacity improvements, and an alternative east-west link to Castro Valley Boulevard.

### PROJECT LOCATION MAP/PHOTO




### PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

### MILESTONE SCHEDULE

Construction: TBD

Completion: TBD

### CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Castro Valley

Project Phase: Planned

### PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Grant | 160,000 | 0 | 0 | 0 | 0 | 0 | 160,000 |
| SB1 | 355,000 | 0 | 0 | 0 | 0 | 0 | 355,000 |
| TBD | 0 | 0 | 0 | 390,000 | 840,000 | 4,600,000 | 5,830,000 |
| Funding Totals: | 515,000 | 0 | 0 | 390,000 | 840,000 | 4,600,000 | 6,345,000 |

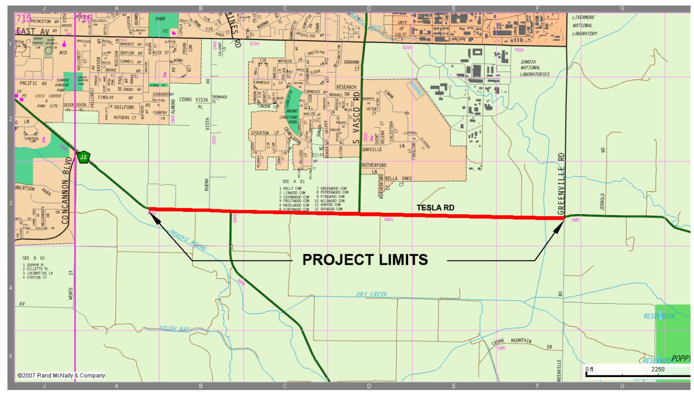
**PROJECT TITLE:** Tesla Road Corridor Safety Improvement Project between Greenville Road and South Livermore Avenue

**SITE/LOCATION:** Tesla Road between South Livermore and Greenville Road

## PROJECT DESCRIPTION

Construct safety improvements along Tesla Road from Greenville Road to South Livermore Avenue including utility undergrounding, shoulder widening, turn lanes and pavement rehabilitation

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: East County

Project Phase: Design

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| TBD | 0 | 0 | 0 | 0 | 1,000,000 | 3,870,000 | 4,870,000 |
| Funding Totals: | 0 | 0 | 0 | 0 | 1,000,000 | 3,870,000 | 4,870,000 |

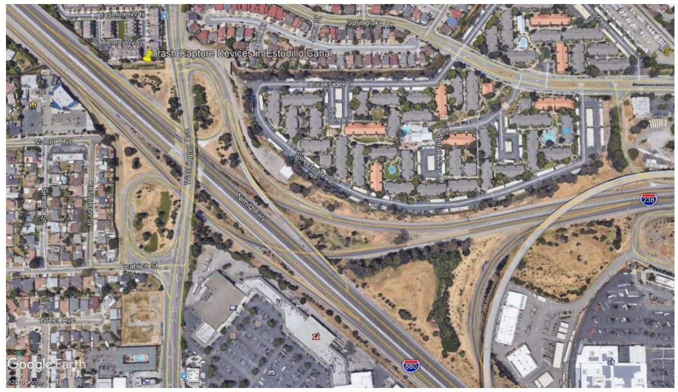
PROJECT TITLE: Trash Capture Facility Project - Estudillo Canal

SITE/LOCATION: Estudillo Canal Concrete Channel Between I-880 Freeway and Washington Avenue, San Leandro

## PROJECT DESCRIPTION

Install trash capture facilities at identified high trash locations to minimize trash into the storm water system

## PROJECT LOCATION MAP/PHOTO



## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Ashland, Cherryland, San Lorenzo

Project Phase: Bid and Award

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Road Fund | 555,000 | 695,000 | 0 | 0 | 0 | 0 | 1,250,000 |
| Funding Totals: | 555,000 | 695,000 | 0 | 0 | 0 | 0 | 1,250,000 |

ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

ROAD PROJECTS

PROJECT TITLE: Trash Capture Facility Project - Meekland

SITE/LOCATION: Vicinity of Meekland Avenue and Loma Verde Drive, San Lorenzo

## PROJECT DESCRIPTION

Install trash capture facilities at identified high trash locations to minimize trash into the storm water system

## PROJECT LOCATION MAP/PHOTO


## PROJECT TEAM

Project Manager: Carrera,Arthur Glen

Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction 2019

Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program

Community: Ashland, Cherryland, San Lorenzo

Project Phase: Construction

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| Road Fund | 3,008,000 | 2,435,000 | 0 | 0 | 0 | 0 | 5,443,000 |
| Funding Totals: | 3,008,000 | 2,435,000 | 0 | 0 | 0 | 0 | 5,443,000 |

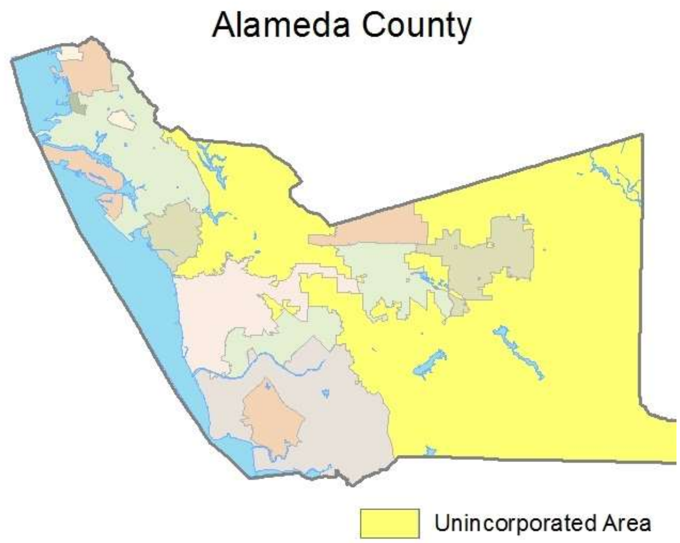
ALAMEDA COUNTY PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS
ROAD PROJECTS

PROJECT TITLE: Trash Capture Project Phase II
SITE/LOCATION: Cherryland/Ashland/Castro Valley Areas

## PROJECT DESCRIPTION

Implement additional trash capture measures to provide the mandated 100% capture requirement

## PROJECT LOCATION MAP/PHOTO




## PROJECT TEAM

Project Manager: Carrera,Arthur Glen
Construction Contractor: TBD

## MILESTONE SCHEDULE

Construction TBD
Completion: TBD

## CURRENT STATUS / ISSUES

Project Type: Major Infrastructure Improvement Program
Community:
Project Phase: Future

## PROJECT BUDGET & FUNDING SOURCES

| Funding Source: | Prior Expenditures | 2020 | 2021 | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|---|---|---|
| SB1 | 0 | 600,000 | 595,000 | 5,195,000 | 0 | 0 | 6,390,000 |
| Funding Totals: | 0 | 600,000 | 595,000 | 5,195,000 | 0 | 0 | 6,390,000 |

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## Category III – Major Maintenance, Americans with Disabilities Act (ADA), and Environmental Projects including Hazardous Materials Abatement

These projects include facility upgrades, asset maintenance efforts, infrastructure improvements, and the specialized projects and requirements of federal, State, and local regulations including facility access, health & safety and environmental requirements. These figures do not include the annual cost of daily routine maintenance operations including preventative and corrective maintenance activities for all County-owned facilities which is approximately $28 million annually.

| No. of Projects | Project Name | Project Budget |
|---|---|---|
| 124 | Major Maintenance Projects | 98,098,000 |
| 9 | Americans with Disabilities Act Accessibility Projects | 5,000,000 |
| 12 | HAZMAT - Environmental Projects | 5,000,000 |
| **COUNT: 145** | **TOTAL** | **108,098,000** |

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**Major Maintenance Projects FY 2019-2020**
**Annual Budget of $5,000,000**

| Bldg. # | Bldg. | Address | City | Project | Amount | Status |
|---|---|---|---|---|---|---|
| 11063 | SRJ | 5325 Broder | Dublin | Install compactor on sewer auger discharge & 2nd grinder | $ 750,000 | 19/20 |
| 13060 | Winton Bldg. | 224W Winton | Hayward | Roof Replacement (phase I) | $ 340,000 | 19/20 |
| 01030 | HCSA | 1131 Harbor Bay | Alameda | Exterior refinsh and paint | $ 200,000 | 19/20 |
| 01030 | HCSA | 1131 Harbor Bay | Alameda | Repair/replace leaking windows Eng./design/specs (phase I) | $ 25,000 | 19/20 |
| 01030 | HCSA | 1131 Harbor Way | Alameda | Repair/replace leaking windows & caulking (phase II) | $ 300,000 | 19/20 |
| 04190 | Weights & Measures | 333 5th St. | Oakland | Replace roof | $ 250,000 | 19/20 |
| 04280 | GDJ | 550 6th St | Oakland | Replace Elevators (4 Hydrolic) | $ 2,000,000 | 19/20 |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Replace inmate elevator | $ 1,500,000 | 19/20 |
| 11063 | SRJ | 5325 Broder | Dublin | Boiler replacement and tankless Water Heater install | | 19/20 |
| 17215 | JJC | 2500 Fairmont | San Leandro | Boiler replacement and tankless Water Heater install | $ 8,500,000 | 19/20 |
| 04280 | GDJ | 551 7th | Oakland | Boiler replacement and tankless Water Heater install | | 19/20 |
| 17080 | Eden Township Station | 15001 Foothill | San Leandro | Replace roof top HVAC equipment and roof | $ 4,000,000 | 19/20 |
| 01030 | HCSA | 1131 Harbor Bay | Alameda | Parking lot repairs | $ 250,000 | Future |
| 04110 | Youth Uprising | 8711A MacArthur | Oakland | Storm water infrastructure - design/specs (phase I) | $ 25,000 | Future |
| 04110 | Youth Uprising | 8711A MacArthur | Oakland | Storm water infrastructure - install (phase II) | $ 250,000 | Future |
| 04110 | Youth Uprising | MacArthur Blvd | Oakland | Replace BAS System | $ 150,000 | Future |
| 04160 | Work Furlough | 2425 East 12th St | Oakland | Replace HVAC unit | $ 25,000 | Future |
| 04160 | Work Furlough | 2425 East 12th St | Oakland | Carpet Replacement | $ 80,000 | Future |
| 04190 | Weights & Measures | 333 5th St. | Oakland | Replace fire alarm system | $ 38,000 | Future |
| 04280 | GDJ | 551 7th | Oakland | Replace fire alarm system (phase II) | $ 2,100,000 | Future |
| 04280 | GDJ | 551 7th | Oakland | HVAC controls replacement | $ 150,000 | Future |
| 04280 | GDJ | 551 7th | Oakland | Encapsulation & Restoration 216,734 sf concrete wall | $ 600,000 | Future |
| 04280 | GDJ | 551 7th | Oakland | Refurbish walk in Cooler/Freezer | $ 155,000 | Future |
| 04280 | GDJ | 550 6th St | Oakland | Replace Elevators (4 remaining elevators) | $ 1,700,000 | Future |
| 04290 | Parking Structure | 585 7th St | Oakland | Clean, repair & seal exterior concrete | $ 653,000 | Future |
| 04310 | Wiley Manuel | 661 Washington | Oakland | GDJ DDC & Automation Control upgrade | $ 500,000 | Future |
| 04380 | Madison Building | 1106 Madison St | Oakland | Reseal 11th St curtain wall | $ 100,000 | Future |
| 04390 | Admin. Bldg. | 1221 Oak Street | Oakland | Plaza maintenance repairs | $ 1,000,000 | Future |
| 04390 | Admin. Bldg. | 1221 Oak Street | Oakland | Carpet replacement | $ 1,000,000 | Future |
| 04390 | Admin. Bldg. | 1221 Oak Street | Oakland | HVAC controls replacement | $ 300,000 | Future |
| 04390 | Admin. Bldg. | 1221 Oak Street | Oakland | Exterior Paint and Caulking work | $ 400,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Title 19 remediation | $ 75,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Sidewalk replacement evaluation & specs. (phase I) | $ 75,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Electrical panel - upgrade/replace (phase II) | $ 400,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Electrical panels - Eng./design/spec (phase I) | $ 50,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | HVAC controls replacement | $ 300,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Replace AC 13 | $ 40,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Install new emergency generator | $ 400,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Window - eval./Eng./design/specs. (phase I) | $ 100,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Fallon St. side front step repair | $ 500,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Clean and seal granite at ground level (grafitti) | $ 150,000 | Future |
| 04400 | RC Davidson | 1225 Fallon | Oakland | Window - repair/replace - (phase II) | $ 500,000 | Future |
| 04400 | RCD | 1225 Fallon | Oakland | Replace Elevators (4) | $ 2,000,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Title 19 remediation | $ 75,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Engineer HVAC changes - all floors | $ 100,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Garage elevator modernization | $ 200,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Replace chipped marble - lobby & ramp | $ 150,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Replace cooling tower | $ 103,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Waterproof & paint exterior panels | $ 350,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Modernize Elevator Doors | $ 600,000 | Future |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Replace BAS System | $ 1,000,000 | Future |
| 04435 | 12th St Parking garage | 235 12th St | Oakland | Replace roof | $ 600,000 | Future |
| 04440 | Alco Park | 165 13th St | Oakland | TI new Cashier Booth | $ 250,000 | Future |
| 04440 | Alco Park | 165 13th St | Oakland | Exterior repair and paint - face and circular drive | $ 500,000 | Future |
| 04440 | Alco Park | 165 13th St | Oakland | Repair concrete spalling, seal & stripe (phase II) | $ 500,000 | Future |
| 04440 | Alco Park | 165 13th St | Oakland | Replace Elevators (2) | $ 1,000,000 | Future |

| Bldg. # | Bldg. | Address | City | Project | Amount | Status |
|---|---|---|---|---|---|---|
| 04560 | Welfare BLDG | 8477 Enterprise Dr | Oakland | Boiler replacement | $ 75,000 | Future |
| 04730 | ROV Warehouse | 8000 Capwell | Oakland | Replace roof | $ 800,000 | Future |
| 04730 | ROV Warehouse | 8000 Capwell | Oakland | ADA public bathroom upgrades | $ 75,000 | Future |
| 04735 | Self Sufficiency Center | 2000 San Pablo | Oakland | HVAC Controls replacement | $ 400,000 | Future |
| 10020 | Nike site | 2890 Fairmont | San Leandro | Bldg. demo, roof repairs and hazmat removal | $ 250,000 | Future |
| 11020 | ACSO Regional Training | 6289 Madigan Rd | Dublin | Roof replacement | $ 50,000 | Future |
| 11020 | ACSO Regional Training | 6289 Madigan Rd | Dublin | Dry Rot Repairs | $ 100,000 | Future |
| 11030 | Animal Shelter | 4595 Gleason | Dublin | Chiller Replacement | $ 250,000 | Future |
| 11040 | OES | 4985 Broder Blvd | Dublin | Replace BAS System | $ 150,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | SRJ Micro-Grid Power Conditioning Systems | $ 4,100,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace Control point #1 HVAC Unit | $ 45,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace chiller | $ 1,000,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | BAC replacement phase II | $ 500,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Exterior paint, caulk & expansion joint repairs | $ 1,800,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Install backup main transformer | $ 490,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Repair/reseal/restripe secure parking lot | $ 100,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace 6 dryers and 1 washer | $ 200,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace housing units 6 - 9 roofs | $ 500,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace slider operators for S1, S2, S3, & S4 | $ 60,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace underground water main | $ 3,000,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Tank/range drainage repairs design (phase I) | $ 300,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Tank/range road - repave and install drainage system (phase II) | $ 300,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Exterior stucco & expansion joint repairs | $ 800,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace HU cell intercom wiring (phase II) | $ 500,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace HU cell intercom wiring (phase III) | $ 500,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Repair kitchen walk-in refrigeration boxes | $ 300,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Upgrade/Replace the electronic security/fire system (phase II) | $ 24,000,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Replace irrigation controls | $ 25,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Repair and replace kitchen refrigeration systems | $ 280,000 | Future |
| 11063 | SRJ | 5325 Broder | Dublin | Remove turf and install cruched rock in max. yard | $ 150,000 | Future |
| 13060 | Winton Bldg. | 224W Winton | Hayward | Plaza signage and perimeter Improvements | $ 25,000 | Future |
| 13060 | Winton Bldg. | 224W Winton | Hayward | Roof Replacement (phase II) | $ 340,000 | Future |
| 13060 | Winton Bldg. | 224W Winton | Hayward | Phase II HVAC/Mechanical Upgrade (evaluation) | $ 150,000 | Future |
| 13060 | Winton Bldg. | 224W Winton | Hayward | Repair/replace windows and screens throughout | $ 300,000 | Future |
| 13060 | Winton Bldg. | 224W Winton | Hayward | Plaza concrete repairs/replacement | $ 100,000 | Future |
| 13120 | Amador Parking Structure | 24360 Amador Blvd. | Hayward | TI new Cashier Kiosk | $ 200,000 | Future |
| 13150 | PWA Building | 399 Elmhurst St | Hayward | Replace roof | $ 400,000 | Future |
| 13181 | PWA Annex | 951 Turner Ct | Hayward | Replace BAS System | $ 150,000 | Future |
| 17130 | EOC | 2000 150th Ave | San Leandro | Stabilize landscape & drainage construction (phase II) | $ 100,000 | Future |
| 17167 | Trailer #3 | 2060 Fairmont Dr | San Leandro | Replace roof | $ 35,000 | Future |
| 17190 | Juv Hall, LV1,2&3 | 2200 Fairmont | San Leandro | Repair and resurface roofing on all LV bldgs. | $ 400,000 | Future |
| 17190 | JJC Gym (old) | Fairmont | San Leandro | Demo Structure | $ 500,000 | Future |
| 17215 | JJC | 2500 Fairmont Dr | San Leandro | Repair unit doors | $ 50,000 | Future |
| 17220 | Camp Sweeny | 2600 Fairmont Dr | San Leandro | HVAC replacement | $ 1,000,000 | Future |
| 17220 | Camp Sweeny | 2600 Fairmont Dr | San Leandro | Replace dorm and admin. bldg. roofs | $ 200,000 | Future |
| 17250 | Fairmont Hospital Campus | 15400 Fairmont Dr | San Leandro | Road and parking lot repairs | $ 1,000,000 | Future |
| 17275 | White Cottage | Fairmont | San Leandro | White Cottage restoration/demo | $ 1,000,000 | Future |
| | Various buildings | | County Wide | Carpet Replacement | $ 1,000,000 | Future |
| | Various BMD Projects | | County Wide | Contract Project Managers | $ 200,000 | Future |
| | Various buildings | | County Wide | Building Evaluation Reports | $ 350,000 | Future |
| | Various buildings | | County Wide | Elevator Evaluation reports/specs (phase I) | $ 260,000 | Future |
| | Various buildings | | County Wide | Elevator upgrades based on Engineering Study (phase II) | $ 2,600,000 | Future |
| | Various buildings | | County Wide | Roofing Evaluation reports/specs (phase I) | $ 250,000 | Future |
| | Various buildings | | County Wide | Roofing replacement/repair based on Study (phase II) | $ 2,500,000 | Future |
| | Various buildings | | County Wide | Sidewalk replacement (phase II) | $ 500,000 | Future |
| | Various buildings | | County Wide | Sidewalk replacement evaluation & specs. (phase I) | $ 50,000 | Future |
| | Various buildings | | County Wide | Upgrade HVAC controls study | $ 160,000 | Future |
| | Various buildings | | County Wide | EMCS Replacement (phase I) | $ 1,600,000 | Future |
| 04210 | Probation | 400 Broadway | Oakland | Replace fire alarm panel | $ 200,000 | Review |
| 04220 | SSA | 401 Broadway | Oakland | Replace rusted exterior RA ducts | $ 40,000 | Review |

| Bldg. # | Bldg. | Address | City | Project | Amount | Status |
|---|---|---|---|---|---|---|
| 04220 | SSA | 401 Broadway | Oakland | Roof Replacement | $ 220,000 | Review |
| 04160 | ACSO | 2425 E 12th | Oakland | Install fire alarm system (phase II) | $ 164,000 | PY in progress |
| 11063 | SRJ | 5325 Broder | Dublin | BAC & AGV WiFi system install | $ 600,000 | PY in progress |
| 11063 | SRJ | 5325 Broder | Dublin | AGV controls replacement | $ 1,000,000 | PY in progress |
| 17130 | EOC | 2000 150th Ave | Oakland | Floor covering replacement | $ 60,000 | PY in progress |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Generator and Fuel tank replacement | $ 150,000 | PY in progress |
| 04430 | Lakeside Plaza | 1401 Lakeside | Oakland | Boiler installation | $ 85,000 | PY in progress |
| 11063 | SRJ | 5325 Broder | Dublin | Robotic vehicle refurbish | $ 1,700,000 | PY in progress |

**Americans with Disability Act (ADA) Projects**
**Annual Budget of $1,000,000**

| Bldg. | Address | City | Project Description | Amount | Status |
|---|---|---|---|---|---|
| **FY2018-19 in Progress** | | | | | |
| Hayward Square ADA | | Hayward | Hayward Square Building and Parking Assessment | $ 98,000 | Completed |
| ROV Warehouse ADA | 8000 Capwell | Oakland | ROV Warehouse ADA Upgrade & Demolition Plan | $ 75,000 | In Progress |
| BHCS A Street Shelter ADA | A Street | San Leandro | Shelter Parking lot ADA upgrade | $ 240,000 | In Progress |
| RTC ADA Restroom Assessments | 5325 Broder Bl | Dublin | ADA assessments of interior-exterior restroms | $ 25,000 | In Progress |
| RTC Firing Range Assessments | 5325 Broder Bl | Dublin | ADA assessments of Firing Range | $ 25,000 | In Progress |
| | | | **Total** | **$ 463,000** | |
| **FY2019-20 Future** | | | | | |
| ADA Master Plan Update | Countywide | Countywide | Update 2015-16 Proposed ADA Master Plan | $ 50,000 | FY 19/20 |
| RTC ADA Assessment | 5325 Broder Bl | Dublin | Upgrade/reconstruction of interior + exterior restr | $ 350,000 | FY 19/20 |
| RTC Firing Range ADA Upgrade | 5325 Broder Bl | Dublin | Upgrade/reconstruction of firing range | $ 200,000 | FY 19/20 |
| ITD Headquarters 2nd floor restrooms | 393-13th Stree | Oakland | ADA assessment/redesign of 2nd floor existing rest | $ 150,000 | FY 19/20 |
| | | | **Total** | **$ 750,000** | |

## FY2019-2020 Hazardous Materials - Enviornmental Projects
## $1,000,000 Annual Allocation

| No. | Bldg. | Address | City | Project | Amount |
|---|---|---|---|---|---|
| | | | | **Recently Completed** | |
| 04400 | RCD Courthouse | 1225 Fallon St. | Oakland | Removal of lead-containing sheet flooring in mezzanine and 2nd floor break rooms. | $ 20,000 |
| 04755 | 286 14th Street | 286 14th St. | Oakland | Abatement of roofing sealants and mastics; removal of rooftop mechanical equipment. | $ 27,000 |
| 11061 | Sheriff's Firing | 5325 Broder | Dublin | Range structures coated with deteriorating lead-containing paint prepped for | $ 26,000 |
| 17130 | San Leandro EOC | 2000-150th Ave. | San | Abatement of asbestos containing flooring materials in Sheriff's warrants and records | $ 31,000 |
| 17201 | Las Vistas II | 2300 Fairmont | San | Abatement of asbestos-containing floor tile and mastic. | $ 35,000 |
| | Various | | | Misc. asbestos, lead, mold and other hazmat projects as required for O&M or | $ 185,000 |
| | Various | | | GSA project management. | $ 150,000 |
| | | | | Recently Completed Projects Sub-Total | **$ 474,000** |
| | | | | **In Progress** | |
| 04280 | North County Jail | 551 6th St. | Oakland | Abatement of asbestos-containing insulation from fire damper control boxes. | $ 183,000 |
| 04755 | 286 14th Street | 286 14th St. | Oakland | HazMat abatement and interior demolition. | $ 265,000 |
| | Various | | | UST overfill prevention valve testing and replacement. | $ 35,000 |
| | Various | | | Misc. asbestos, lead, mold and other hazmat projects as required for O&M or | $ 30,000 |
| | Various | | | GSA project management. | $ 55,000 |
| | | | | In Progress Projects Sub-Total | **$ 568,000** |
| | | | | **Upcoming** | |
| 04160 | Work Furlough | 2425 E. 12th St. | Oakland | Contractor assist for life safety upgrades. | $ 20,000 |
| 17130 | San Leandro EOC | 2000-150th Ave. | San | Abatement of asbestos containing flooring materials throughout Dispatch/911 area. | $ 40,000 |
| | Various | | | Misc. asbestos, lead, mold and other hazmat projects as required for O&M or | $ 100,000 |
| | Various | | | GSA project management. | $ 45,000 |
| | | | | Upcoming Projects Sub-Total | **$ 185,000** |
| | | | | **Regulatory Permitting and Taxes** | |
| | Various | | | 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 |
| | Various | | | UST DO inspections, AST/UST testing (RWQCB, BAAQMD, SPCC) and permitting (Hayward Fire Dept., Alameda County Environmental Health). | $ 50,000 |
| | Various | | | Underground Storage Tank Cleanup Fund fuel tax (Tax & Fee Administration). | $ 22,000 |
| | Various | | | Emergency Generator and Boiler Permitting (Bay Area Air Quality Mgt. Dist.). | $ 20,000 |
| | Various | | | Hazardous Waste Disposal Taxes (DTSC, Tax & Fee Administration). | $ 5,000 |
| | | | | Regulatory Permitting and Taxes Sub-Total | **$ 152,000** |

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## Category IV – 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 developed or approved. Budgets for these projects will be determined after preliminary analysis is completed. Projects will move into the active categories as they are finalized and approved.

| Project No. | Project Name | Project Budget |
|---|---|---|
| 15010 | Arena Center | TBD |
| | Fire Station #8 Replacement Project | TBD |
| | Dublin Parking Garage | TBD |
| **COUNT: 3** | **TOTAL** | **TBD** |

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# #15010 ARENA CENTER

## 6775, 7001 AND 7195 OAKPORT STREET, OAKLAND, CA

## PROJECT DESCRIPTION

On July 29, 2014, the Board of Supervisors (BOS) approved the purchase of these three buildings, referred to as the Arena Center. The County closed escrow on the buildings in September 2014. On November 4, 2014, the BOS approved a contract to develop the Arena Center budget delivery plan. This plan was completed in February 2014 and provides information on a delivery model for bidding the project, construction budgets, and schedule assumptions. On November 17, 2015, the BOS directed the Health Care Services Agency (HCSA) to work with the General Services Agency (GSA) to scope the project and develop plans to relocate Public Health Services and Behavioral Health Care Services to this site. GSA completed the scoping and returned to the BOS with alternative options for future tenants and a proposed plan to move forward with development of the site.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | TBD |
| Construction Start: | TBD |
| Project Completion: | TBD |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | TBD |
| Project Manager: | General Services Agency, Real Property Management |
| Architect: | TBD |
| Contractor: | TBD |

# #19171 Alameda County Fire Station #8

## Livermore CA

Parcel APN 99A-1602-5-3


## Project Description:

Alameda County Fire Department has received Board approval to conduct a feasibility study for building a brand new Fire Station number 8 near the vicinity of 3024 Greenville Road Livermore CA.

Based on a facility assessment conducted in 2016, the existing leased Fire station number 8 located in Livermore Lab is currently located outside the service area and is too small for the 2 apparatus (fire trucks) currently stored on site.

## Milestone Schedule:

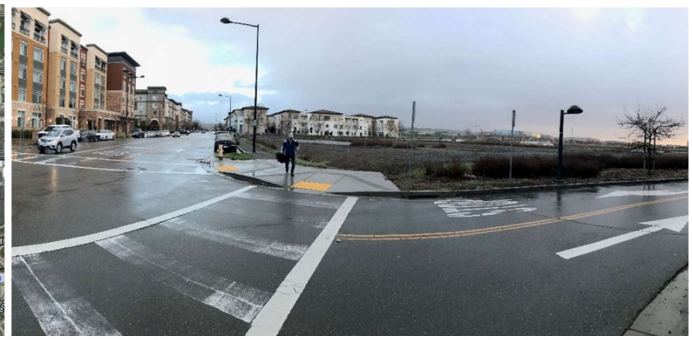
| | |
|---|---|
| Design Start: | TBD |
| Construction Start: | TBD |
| Project Completion: | TBD |

## Project Team:

| | |
|---|---|
| Stakeholder: | Alameda County Fire Department |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | TBD |
| Contractor: | TBD |

# #18124 DUBLIN PARKING GARAGE

## DUBLIN, CA

## PROJECT DESCRIPTION:

The proposed Dublin Transit Center County Parking Garage project is based on a parking structure design concept developed for the City of Dublin which includes a parking structure footprint of approximately 52,244 square feet covering approximately fifty percent (50%) of the site with the required setbacks; five levels of approximately 570 parking spaces with preferred spaces for Vanpool vehicles and EV Charging stations; two-way drive aisles; two stair and elevator towers for a parking structure height of approximately 55 feet above street level and approximately 159,126 square feet of building structure. Site improvements for this 2.46 Acre "D-1" parcel stipulate that approximately 2,200 square feet of bio-retention for water runoff and no less than 10 feet of landscaping around the perimeter of the parking structure is provided. The project will provide pedestrian access to the nearby Dublin Pleasanton BART Station, and to public bus/transit options as part of LAVTA's transit connection programs.

## MILESTONE SCHEDULE:

| | |
|---|---|
| Design Start: | TBD |
| Construction Start: | TBD |
| Project Completion: | TBD |

## PROJECT TEAM:

| | |
|---|---|
| Stakeholder: | County of Alameda |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | TBD |
| Contractor: | TBD |

## PROJECT BUDGET & FUNDING SOURCE(s):

| | |
|---|---|
| **Project Budget** | **$35,000,000** |

| **Revenues** | |
|---|---|
| *Project transfered to CAT I - Board Approved on 6/4/19 | |
| Board of Supervisors - District 1 Funds | $500,000 |
| **Total Funding** | **$500,000** |

| **Expenditures** | |
|---|---|
| As of June 30, 2019 | $0 |
| FY 2019 thru Quarter 3 | $0 |
| **Subtotal** | **$0** |
| **Project Balance** | **$0** |

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## Category V – Completed Projects

| Project No. | Project Name | Project Budget | Total Funding |
|---|---|---|---|
| 9018 | Santa Rita Jail Smart Grid | 2,433,555 | 2,433,555 |
| 12035 | Regional Renewable Energy Procurement | 11,381,567 | 11,381,567 |
| 13007 | Electric Vehicles & Charging Stations, Phase 2 | 4,766,131 | 4,766,131 |
| 15042 | Environmental Health HQ Heating, Ventilation, and Air Conditioning Replacement | 3,000,000 | 3,000,000 |
| 15024 | Behavioral Health Data Upgrade | 530,809 | 530,809 |
| **COUNT: 5** | **TOTAL** | **22,112,062** | **22,112,062** |

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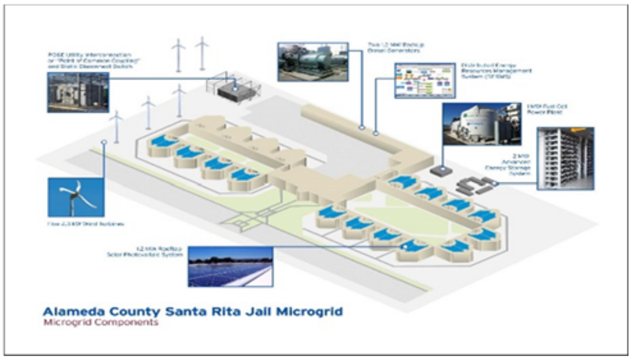
# #9018 SANTA RITA JAIL SMART GRID

## 5325 BRODER BOULEVARD, DUBLIN, CA





## PROJECT DESCRIPTION

Phase I of the Smart Grid project that was completed in 2013 was to develop and install a system to integrate all onsite generation equipment, including a new wind power system and a two Megawatt advanced storage battery. The project also includes the installation of a domestic hot water solar thermal system, a "Cool" TM roof, and an upgrade to the Emergency Generator's load shed system.

Phase II of the project includes expanding the Smart Grid to 1)integrate new onsite rooftop solar power systems & a Fuel Cell power plant into the Smart Grid system 2) provide ongoing maintenance and operation of all onsite electrical power systems and 3) optimize reliability and economic benefit of all onsite electrical power systems at the jail.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | Summer 2012 |
| Construction Start: | March 2017 |
| Project Completion: | October 2018 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Alameda County Sheriff's Office |
| Project Manager: | General Services Agency, Energy Department |
| Architect: | N/A |
| Contractor: | Primary Integration, Encorp, LLC |

## PROJECT BUDGET & FUNDING SOURCE(S)

| **Project Budget** | **$2,433,555** |
|---|---|

| **Revenues** | |
|---|---|
| CEC RESCO Grant | 1,983,555 |
| Energy Fund | 35,689 |
| General Fund: Major Maintenance | 414,311 |
| **Total Funding** | **$2,433,555** |

| **Expenditures** | |
|---|---|
| As of June 30, 2018 | 2,422,356 |
| FY 2019 thru Quarter 3 | 11,099 |
| **Subtotal** | **2,433,454** |
| **Project Balance** | **$101** |

# #12035 REGIONAL RENEWABLE ENERGY PROCUREMENT

## MULTIPLE SITES

## PROJECT DESCRIPTION

The R-REP project is a collaborative procurement of renewable energy that originally included 19 public agencies and potentially 180 sites throughout Alameda, Contra Costa, San Mateo and Santa Clara Counties. The Phase I R-REP RFP was issued in September 2013 and the Phase II RFP was issued in November 2014.

Santa Rita Jail's 1,724 kW photovoltaic system and cool roof replacement work is nearing completion.

Due to cost increases, Phase III's photovoltaic systems at twelve additional Alameda County sites are not economically feasible and will not be developed.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | November 2014 |
| Construction Start: | July 2015 |
| Project Completion: | July 2017 |

## PROJECT TEAM

| | |
|---|---|
| Stakeholder: | Multiple Alameda County Agencies |
| Project Manager: | General Services Agency |
| Architect: | N/A |
| Contractor: | Del Monte Electric, State Roofing |

## PROJECT BUDGET & FUNDING SOURCE(S)

| | | | |
|---|---|---|---|
| **Project Budget** | **$11,381,567** | | |
| | | | |
| **Revenues** | | **Expenditures** | |
| Energy Designation | 1,866,637 | As of June 30, 2018 | 9,829,117 |
| Misc. Designation | 5,773,727 | FY 2019 thru Quarter 3 | 317,035 |
| California Energy Commission Loan | 3,000,000 | **Subtotal** | **10,146,152** |
| XL Catlin Surety | 675,203 | | |
| GSA Technical Services Division | 66,000 | **Project Balance** | **$1,235,415** |
| **Total Funding** | **$11,381,567** | | |

# #13007 ELECTRIC VEHICLES AND CHARGING STATIONS

## COUNTYWIDE

## PROJECT DESCRIPTION:

Alameda County is the lead agency in a multi-jurisdictional collaborative effort to promote alternative transportation in the Bay Area. Ten agencies will purchase 90 electric vehicles and 90 electric charging stations as part of their vehicle replacement plans. Alameda County is purchasing a total of 26 vehicles and 26 charging station as part of this effort. The Metropolitan Transportation Commission has allocated Federal Congestion Mitigation and Air Quality Improvement (CMAQ) Program funds to purchase the charging stations and the replacement differential for the vehicles. This is the second phase of a two-phase Countywide project (see Phase 1, Project #11008). When both phases are done, the County will have 66 Electronic Vehicle (EV) charging stations at various sites, including Fairmont Hospital, Santa Rita Jail, Juvenile Justice Center, Jefferson Garage, Winton Campus, Environmental Health, Amador Garage and ALCOPARK.

## MILESTONE SCHEDULE:

| | |
|---|---|
| Design Start: | Winter 2013 |
| Construction Start: | Spring 2014 |
| Project Completion: | Summer 2015 |

## PROJECT TEAM:

| | |
|---|---|
| Stakeholder: | General Services Agency |
| Project Manager: | General Services Agency |
| Architect: | TBD |
| Contractor: | TBD |

## PROJECT BUDGET & FUNDING SOURCE(S):

| | |
|---|---|
| **Project Budget** | **$4,766,131** |

| **Revenues** | | **Expenditures** | |
|---|---|---|---|
| Federal - CMAQ | 2,707,472 | As of June 30, 2018 | 4,436,314 |
| GSA - MV Replacement Funds | 741,540 | FY 2019 thru Quarter 3 | 0 |
| Partner Replacement Funds | 1,317,119 | **Subtotal** | **4,436,314** |
| **Total Funding** | **$4,766,131** | **Project Balance** | **$329,817** |

# #15024 BEHAVIORIAL HEALTH DATA UPGRADE

## SAN LEANDRO, CA


## PROJECT DESCRIPTION

This project is the first phase of network infrastructure program upgrades for buildings on the Fairmont Hospital campus in San Leandro. This first phase will include installation of fiber optic cabling in critical Behavioral Health Care Services (BHCS) buildings across the campus to improve network capacity.

## MILESTONE SCHEDULE

| | |
|---|---|
| Design Start: | March 2015 |
| Construction Start: | February 2017 |
| Project Completion: | September 2018 |

## PROJECT TEAM

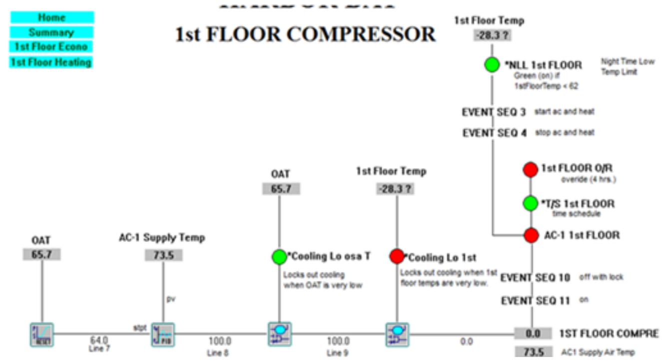
| | |
|---|---|
| Stakeholder: | Health Care Services |
| Project Manager: | General Services Agency, Capital Programs |
| Architect: | Interface Engineering |
| Contractor: | AEKO Consulting |

## PROJECT BUDGET & FUNDING SOURCE(S)

| | | | |
|---|---|---|---|
| **Project Budget** | **$530,809** | | |
| | | | |
| **Revenues** | | **Expenditures** | |
| BHCS Realignment Funds | 530,809 | As of June 30, 2018 | 102,284 |
| | | FY 2019 thru Quarter 3 | 325,070 |
| | | **Subtotal** | **427,354** |
| **Total Funding** | **$530,809** | **Project Balance** | **$103,455** |

# #15042 Environmental Health HQ HVAC Replacement

## 1131 Harbor Bay, Alameda, CA




## Project Description

The existing heating, ventilation, and air conditioning (HVAC) equipment and control system at the Environmental Health Building Headquarters is original to the building. A prior study concluded that the equipment has reached the end of its useful service and can no longer maintain occupant comfort. The scope of work for this project includes replacing the HVAC equipment and control system.

## Milestone Schedule

| | |
|---|---|
| Design Start: | June 2017 |
| Construction Start: | July 2017 |
| Project Completion: | November 2018 |

## Project Team

| | |
|---|---|
| Stakeholder: | Environmental Health |
| Project Manager: | General Services Agency, Energy Department |
| Architect: | Air Systems |
| Contractor: | Air Systems |

## Project Budget & Funding Source(s)

| | | | |
|---|---|---|---|
| **Project Budget** | **$3,000,000** | | |
| **Revenues** | | **Expenditures** | |
| 1% Capital FY2015 | 3,000,000 | As of June 30, 2018 | 2,799,044 |
| | | FY 2019 thru Quarter 3 | 28,878 |
| | | **Subtotal** | **2,827,922** |
| **Total Funding** | **$3,000,000** | **Project Balance** | **$172,078** |

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## Category VI – Future Projects

Projects in Category VI are requested or needed projects that are still in the development stage. These projects are re-evaluated upon the completion of preliminary studies and analysis, as well as when a complete funding plan has been identified. Project budgets as described in this Category represent conceptual budget estimates, based upon labor and materials pricing at the point of initial project budget development. These estimates are updated as the project evaluation progresses with final budgets included in submission of project for approval to the Board. Often Board Committee review is requested as part of the development process prior to final Board review and decision.

| Project No. | Project Name | Project Budget |
|---|---|---|
| | County Administration Building Plaza Improvement | TBD |
| | Alcopark Demolition and Replacement | TBD |
| | Public Health Headquarters - Replace Leased Space | TBD |
| | Fire Station #6 Castro Valley - Replacement | TBD |
| | Fire Station #7 Castro Valley (Palmer Hills) Replacement | TBD |
| | Fire Station #22 San Lorenzo (Leased) Replacement | TBD |
| | Fire Station #24 Ashland - Remodel | TBD |
| | Fire Station #25 Castro Valley - Retrofit | TBD |
| | Fire Station #26 Castro Valley - Replacement | TBD |
| **COUNT: 9** | **TOTAL** | **TBD** |

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# COUNTY OCCUPIED BUILDING LIST

# Owned and Leased Facilities

| BLDG NO | PROPERTY SANTATUS | TENURE | DESCRIPTION | STREET ADDRESS | CITY | PROPERTY TYPE | GROSS SQFT | COMMENT/PRIMARY OCCUPANT |
|---|---|---|---|---|---|---|---|---|
| 01050 | ACTIVE | EQUITY INTEREST | ALAMEDA COURT | 2233 SHORELINE DR | ALAMEDA | COURT | 26,621.00 | COURT- Transfer of Title 2011 |
| 01015 | ACTIVE | LEASE | SUPV CHAN FIELD OFFIC E | 1320 HARBOR BAY PKWY, SUITE 145 | ALAMEDA | OFF BLDG | 1,000.00 | BOS |
| 01065 | ACTIVE | LEASE | BHCS ADULT/CHILDREN'S CLINIC | 2325 CLEMENT AVENUE, STE B | ALAMEDA | CLINIC | 1,046.00 | BHCS |
| 01030 | ACTIVE | OWNED | ENV HEALTH HQ | 1131 HARBOR BAY | ALAMEDA | OFF BLDG | 49,297.00 | HCSA |
| 02010 | ACTIVE | OWNED | ALBANY VMB | 1325 PORTLAND AVE | ALBANY | VET. HALL | 13,652.00 | Veterans Memorial Bldg |
| | | | | | | | | |
| | | | | | | | | |
| 10045 | ACTIVE | LEASE | BOS 4TH DISTRICT FIELD OFFICE | 20980 REDWOOD ROAD, STE. 250 | CASTRO VALLEY | OFF BLDG | 1,670.00 | SUPERVISOR, DISTRICT 4 |
| 10030 | ACTIVE | OWNED | CASTRO VALLEY LIBRARY (old) | 20055 REDWOOD RD | CASTRO VALLEY | LIBRARY | 10,239.00 | Library- Vacant |
| 10035 | ACTIVE | OWNED | CASTRO VALLEY LIBRARY (new) | 3600 NORBRIDGE AVE. | CASTRO VALLEY | LIBRARY | 34,537.00 | Library |
| | | | | | | | | |
| | | | | | | | | |
| 11155 | ACTIVE | EQUITY INTEREST | ECHOJ-COURT | 5151 GLEASON DR | DUBLIN | COURT/OFFICE | 153,351.00 | COURTS |
| 11145 | ACTIVE | LEASE | RECORDER'S SATELITE OFFICE | 7600 DUBLIN BLVD, STE 160 | DUBLIN | OFF BLDG | 3,405.00 | AUDITOR CONTROLLER |
| 11020 | ACTIVE | OWNED | SHERIFF ACADEMY TRNG | 6289 MADIGAN ROAD | DUBLIN | TRAINING | 24,737.00 | ACSO - multiple buildings |
| 11030 | ACTIVE | OWNED | ANIMAL SHELTER | 4595 GLEASON AVE. | DUBLIN | ANIMAL SHELTER | 15,569.00 | ACSO |
| 11040 | ACTIVE | OWNED | OES | 4985 BRODER BLVD | DUBLIN | OPS CTR | 14,200.00 | ACSO-ALACO-OES |
| 11050 | ACTIVE | OWNED | CHP OFFICE | 4999 GLEASON BLVD | DUBLIN | OFF BLDG | 11,915.00 | CHP |
| 11060 | ACTIVE | OWNED | SANTA RITA CORE BLDG | 5325 BRODER BLVD | DUBLIN | DETENTION | 101,987.00 | ACSO-SANTA Rita-Core Bldg, Honeywell, Inc |
| 11061 | ACTIVE | OWNED | SANTA RITA FIRING RANGE B | 5325 BRODER BLVD | DUBLIN | LAND | 0.00 | ACSO |
| 11062 | ACTIVE | OWNED | SANTA RITA GROUNDSKEEPING | 5325 BRODER BLVD | DUBLIN | SHOP | 2,400.00 | GSA |
| 11063 | ACTIVE | OWNED | SANTA RITA SERVICE BLDG | 5325 BRODER BLVD | DUBLIN | SHOP | 118,611.00 | ACSO-SANTA Rita-Service Bldg |
| 11064 | ACTIVE | OWNED | SANTA RITA- MAX 1 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11065 | ACTIVE | OWNED | SANTA RITA - MAX 2 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11066 | ACTIVE | OWNED | SANTA RITA - MAX 3 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11067 | ACTIVE | OWNED | SANTA RITA - MAX 4 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11068 | ACTIVE | OWNED | SANTA RITA - MAX 6 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11069 | ACTIVE | OWNED | SANTA RITA - MAX 7 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11070 | ACTIVE | OWNED | SANTA RITA - MAX 8 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11071 | ACTIVE | OWNED | SANTA RITA - MAX 9 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11072 | ACTIVE | OWNED | SANTA RITA - MAX 21 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11073 | ACTIVE | OWNED | SANTA RITA - MAX 22 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11074 | ACTIVE | OWNED | SANTA RITA - MAX 23 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11075 | ACTIVE | OWNED | SANTA RITA - MIN/MAX 24 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11076 | ACTIVE | OWNED | SANTA RITA - MIN 25 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11077 | ACTIVE | OWNED | SANTA RITA - MIN 31 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11078 | ACTIVE | OWNED | SANTA RITA - MIN 32 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11079 | ACTIVE | OWNED | SANTA RITA - MIN 33 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11080 | ACTIVE | OWNED | SANTA RITA - MIN 34 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11081 | ACTIVE | OWNED | SANTA RITA - MIN 35 | 5325 BRODER BLVD | DUBLIN | DETENTION | 41,236.00 | ACSO |
| 11083 | ACTIVE | OWNED | SANTA RITA MODULAR BLDG A | 5325 BRODER BLVD. | DUBLIN | TRAINING | 2,195.00 | ACSO |
| 11084 | ACTIVE | OWNED | SANTA RITA MODULAR BLDG B | 5325 BRODER BLVD. | DUBLIN | TRAINING | 2,648.00 | ACSO |
| 11085 | ACTIVE | OWNED | FIRING RANGE CLASSROOM | 5301 MADIGAN RD | DUBLIN | TRAINING | 10,140.00 | ACSO |
| 11086 | ACTIVE | OWNED | SANDY TURNER EDUCATION CTR | 5325 BRODER BLVD. | DUBLIN | TRAINING | 5,040.00 | ACSO |
| 11087 | ACTIVE | OWNED | SANDY TURNER EDU. CTR II | 5325 BRODER BLVD. | DUBLIN | TRAINING | 5,433.00 | ACSO (Gross sqft 5850/Rentable sqft 5433) |
| 11100 | ACTIVE | OWNED | PWA EQ REPAIR | 6089 MADIGAN ROAD | DUBLIN | SHOP | 31,910.00 | PWA-Equipment Repair Bldg |
| 11110 | ACTIVE | OWNED | GSA AUTO REPAIR SHOP | 6175 MADIGAN ROAD | DUBLIN | SHOP | 3,168.00 | GSA- Motor Pool incl. auto repair shop |
| 11115 | ACTIVE | OWNED | BMD WAREHOUSE | 5390 MADIGAN ROAD | DUBLIN | WAREHOUSE | 15,000.00 | GSA Warehouse |
| 11130 | ACTIVE | OWNED | PWA OPER OFFICE | 4825 GLEASON ST | DUBLIN | OFF BLDG | 8,239.00 | PWA |
| 11150 | ACTIVE | OWNED | ECHOJ-COUNTY | 5149 GLEASON DR. | DUBLIN | OFF BLDG | 45,946.00 | |

# Owned and Leased Facilities

| BLDG NO | PROPERTY SANTATUS | TENURE | DESCRIPTION | STREET ADDRESS | CITY | PROPERTY TYPE | GROSS SQFT | COMMENT/PRIMARY OCCUPANT |
|---|---|---|---|---|---|---|---|---|
| 11151 | ACTIVE | OWNED | ECHOJ PARKING/SHARED | 5149 GLEASON DR | DUBLIN | PARKING/GROUNDS AREA | | |
| | | | | | | | **1,164,791.00** | |
| | | | | | | | | |
| 12080 | ACTIVE | EQUITY INTEREST | SOUTH COUNTY HOJ | 39439 PASEO PADRE PWY | FREMONT | OFF BLDG | 15,994.00 | COURTS,PUBLIC DEF, DA - TOT 2007 |
| 12020 | ACTIVE | LEASE | HCSA/SSA | 39155 LIBERTY ST. | FREMONT | OFF BLDG | 11,793.00 | BHCS, SSA, PUBLIC HEALTH |
| 12022 | ACTIVE | LEASE | FREMONT FAMILY RESOURCE CTR | 39155 LIBERTY STREET | FREMONT | OFF BLDG | 4,867.00 | SSA |
| 12090 | ACTIVE | LEASE | HARVEY GREEN SCHOOL | 42875 GATEWOOD STREET | FREMONT | OFF BLDG | 3,500.00 | BHCS General Lease |
| 12010 | ACTIVE | OWNED | NILES LIBRARY | 150 'I' ST | FREMONT | LIBRARY | 2,152.00 | LIBRARY |
| 12050 | ACTIVE | OWNED | NILES VMB | 37154 SECOND ST | FREMONT | VET. HALL | 11,132.00 | Veterans Mem Bldg |
| 12100 | ACTIVE | OWNED | COYOTE HILLS MICROWAVE STN | OFF JARVIS RD | FREMONT | COMM SVC CTR | 2,379.00 | ITD |
| | | | | | | | **51,817.00** | |
| | | | | | | | | |
| 13130 | ACTIVE | EQUITY INTEREST | HAYWARD HOJ | 24405 AMADOR ST | HAYWARD | OFF BLDG | 15,477.00 | COURTS,DA, HCSA- TOT 2007 |
| 13010 | ACTIVE | LEASE | CHILDREN/FAM SVCS ASSESSMENT | 22225 FOOTHILL BLVD | HAYWARD | OFF BLDG | 16,500.00 | SSA |
| 13220 | ACTIVE | LEASE | EDEN AREA MULTISERVICE CTR | 24100 AMADOR STREET | HAYWARD | OFF BLDG | 176,854.00 | SSA |
| 13240 | ACTIVE | LEASE | BOS DISTRICT 2 FIELD OFFICE | 24301 SOUTHLAND DRIVE, SUITE 101 | HAYWARD | OFF BLDG | 1,342.00 | BOS |
| 13030 | ACTIVE | OWNED | Morton Bakar Ctr-494 Blossom | 494 BLOSSOM WAY | HAYWARD | MENTAL HLTH FAC | 28,000.00 | HCSA -Alzheimer's Nursing Home |
| 13040 | ACTIVE | OWNED | HAYWARD MOTOR VEH SHOP | 10 MORAN COURT | HAYWARD | SHOP | 3,312.00 | GSA-Hayward Motor V Repair Shop |
| 13050 | ACTIVE | OWNED | HAZ HOUSEHOLD WASTE FAC | 2091 WEST WINTON AVE. | HAYWARD | RECYCLE CTR | 5,040.00 | HCSA-So County Hshd Haz Waste Fac |
| 13060 | ACTIVE | OWNED | 224 W. WINTON BLDG | 224 W WINTON AVENUE | HAYWARD | OFF BLDG | 81,665.00 | CDA/COURT/LAW LIBRARY, TREASURER |
| 13070 | ACTIVE | OWNED | HAYWARD VMB | 22737 MAIN ST | HAYWARD | VET. HALL | 12,857.00 | Veterans Mem Bldg |
| 13112 | ACTIVE | OWNED | COURTHOUSE SQUARE | 24085 AMADOR ST | HAYWARD | OFF BLDG | 49,200.00 | HCSA,PROBATION,PD |
| 13120 | ACTIVE | OWNED | HAYWARD PARKING | 24360 AMADOR ST | HAYWARD | PARKING STRUCT | 181,405.00 | Parking Lot |
| 13150 | ACTIVE | OWNED | PWA BLDG | 399 ELMHURST ST | HAYWARD | OFF BLDG | 73,728.00 | PWA |
| 13160 | ACTIVE | OWNED | PARKING LOT - WINTON | WINTN-AMADOR-ELMHURST | HAYWARD | PARKING | 224,400.00 | PARKING |
| 13170 | ACTIVE | OWNED | HOMELESS SHELTER | 256-258 WEST 'A' STRE | HAYWARD | HOMELESS SHLTR | 6,300.00 | BHCS |
| 13181 | ACTIVE | OWNED | PWA FLOOD OFFICE | 951 TURNER CT | HAYWARD | OFF BLDG | 27,120.00 | PWA(Flood) Field Office |
| 13182 | ACTIVE | OWNED | PWA ROADS OFFICE | 951 TURNER CT | HAYWARD | SHOP | 30,989.00 | PWA (Roads) Field Office |
| 13230 | ACTIVE | OWNED | SOUTH COUNTY CRISIS | 409 JACKSON STREET | HAYWARD | OFF BLDG | 10,140.00 | BHCS |
| | | | | | | | **944,329.00** | |
| | | | | | | | | |
| 14060 | ACTIVE | LEASE | SSA CTR | 3311 PACIFIC AVE | LIVERMORE | OFF BLDG | 1,243.00 | SSA- Multi Service Ctr |
| 14030 | ACTIVE | OWNED | HAZ HOUSEHOLD WASTE FAC | 5584 LA RIBER STREET | LIVERMORE | RECYCLE CTR | 5,240.00 | HCSA-East Co Hshld Haz Waste Fac |
| 14050 | ACTIVE | OWNED | CRANE RIDGE COMM CTR | MINES ROAD | LIVERMORE | COMM SVC CTR | 0.00 | ITD-Crane Ridge Communication |
| 14090 | ACTIVE | OWNED | AGRICULTURE DEPARTMENT | 3575 GREENVILLE ROAD | LIVERMORE | OFF BLDG | 10,000.00 | CDA |
| 14100 | ACTIVE | OWNED | LIVERMORE VMB | 522 S L STREET | LIVERMORE | VET. HALL | 9,927.00 | Veterans Memorial Building added 7/13/09 |
| | | | | | | | **26,410.00** | |
| | | | | | | | | |
| 04310 | ACTIVE | EQUITY INTEREST | WILEY MANUEL COURT | 661 WASHINGTON ST | OAKLAND | OFF BLDG | 18,891.00 | COURT, DA,HCSA-transfer of title 2007 |
| 04010 | ACTIVE | LEASE | PUBLIC HEALTH | 7200 BANCROFT AVE, Ste 202 | OAKLAND | OFF BLDG | 17,601.00 | HCSA |
| 04012 | ACTIVE | LEASE | ADULT AND CHILDREN PROGRAM | 7200 BANCROFT AVE, STE 125 | OAKLAND | OFF BLDG | 45,051.00 | BHCS |
| 04090 | ACTIVE | LEASE | AMBULATORY CARE | 6955 FOOTHILL BLVD STE 200 | OAKLAND | OFF BLDG | 38,114.00 | ACMC-Ambulatory Care |
| 04120 | ACTIVE | LEASE | SSA SELF SUFF CTR | 6955 FOOTHILL AVE Ste. 100 | OAKLAND | OFF BLDG | 79,280.00 | SSA, SELF-SUFFICIENCY CENTER |
| 04121 | ACTIVE | LEASE | SSA ADULT & AGING DEPT., IN HOME SUPPORT & PUBLIC AUTHORITY | 6955 FOOTHILL AVE Ste. 300, 37-39 | OAKLAND | OFF BLDG | 65,515.00 | SSA |
| 04141 | ACTIVE | LEASE | CDA - Healthy Homes (Families) | 2000 EMBARCADERO Suite 300 | OAKLAND | OFF BLDG | 8,295.00 | CDA Lead Abatement |
| 04142 | ACTIVE | LEASE | BHCS | 2000 EMBARCADERO ST 4 | OAKLAND | OFF BLDG | 94,115.00 | HCSA-BHCS |
| 04370 | ACTIVE | LEASE | PUBLIC HEALTH HQ | 1000 BROADWAY, 5TH FL | OAKLAND | OFF BLDG | 70,889.00 | HCSA-Pulic Health Admin |
| 04535 | ACTIVE | LEASE | SSA - ILSP | 675 HEGENBERGER RD | OAKLAND | OFF BLDG | 17,321.00 | SSA - (ILSP) Independent Adult Living Skills Program |

# Owned and Leased Facilities

| BLDG NO | PROPERTY SANTATUS | TENURE | DESCRIPTION | STREET ADDRESS | CITY | PROPERTY TYPE | GROSS SQFT | COMMENT/PRIMARY OCCUPANT |
|---|---|---|---|---|---|---|---|---|
| 04540 | ACTIVE | LEASE | 7677 OAKPORT | 7677 OAKPORT | OAKLAND | OFF BLDG | 15,178.00 | DA- Consum & Environ Protection |
| 04542 | ACTIVE | LEASE | DA WELFARE FRAUD | 7677 OAKPORT ST. | OAKLAND | OFF BLDG | 9,948.00 | DA/Welfare Fraud Investigation |
| 04645 | ACTIVE | LEASE | HCSA TRUST CLINIC | 386 14TH STREET | OAKLAND | OFF BLDG | 12,879.00 | HCSA-PH |
| 04680 | ACTIVE | LEASE | PUBLIC HEALTH DEPT | 3600 TELEGRAPH AVE., Ste 100 | OAKLAND | OFF BLDG | 9,410.00 | HCSA-PH |
| 04681 | ACTIVE | LEASE | PUBLIC HEALTH DEPT | 3600 TELEGRAPH AVE STE B | OAKLAND | OFF BLDG | 2,615.00 | HCSA-PH |
| 04700 | ACTIVE | LEASE | PUBLIC DEFENDER BRANCH OFF | 312 CLAY STREET | OAKLAND | OFF BLDG | 17,334.00 | PD |
| 04738 | ACTIVE | LEASE | BHCS ALCOHOL TREATMENT | 2280 SAN PABLO BLVD | OAKLAND | OFF BLDG | 8,564.00 | BHCS |
| 4750 | ACTIVE | LEASE | AMBER HOUSE | 516 31ST STREET | OAKLAND | HOUSE | 2,891.00 | BHCS |
| 04020 | ACTIVE | OWNED | ANDOVER HOUSE | 3408 ANDOVER ST | OAKLAND | HOMELESS SHLTR | 5,285.00 | BHCS |
| 04030 | ACTIVE | OWNED | HAZ HOUSEHOLD WASTE FACILITY | 2100 E. 7TH STREET | OAKLAND | RECYCLE CTR | 9,947.00 | HCSA |
| 04110 | ACTIVE | OWNED | YOUTH UPRISING | 8711A MACARTHUR BLVD | OAKLAND | YOUTH CTR | 21,244.00 | HCSA |
| 04115 | ACTIVE | OWNED | YOUTH UPRISING CLINIC | 8711B MACARTHUR BLVD | OAKLAND | CLINIC | 4,042.00 | HCSA |
| 04160 | ACTIVE | OWNED | WORK FURLOUGH | 2425 E 12TH ST | OAKLAND | OFF BLDG | 35,885.00 | ACSO-Work Furlough |
| 04190 | ACTIVE | OWNED | WEIGHTS & MEASURES | 333 - 5TH ST | OAKLAND | SHOP | 11,416.00 | CDA-Weights & Measures |
| 04210 | ACTIVE | OWNED | PROBATION CTR | 400 BROADWAY | OAKLAND | OFF BLDG | 108,703.00 | PROBATION |
| 04220 | ACTIVE | OWNED | SOCIAL SERVICES | 401 BR0ADWAY | OAKLAND | OFF BLDG | 100,851.00 | SSA |
| 04250 | ACTIVE | OWNED | CORONER'S BLDG | 480 - 4TH ST | OAKLAND | MORGUE | 16,667.00 | ACSO |
| 04260 | ACTIVE | OWNED | PUBLIC HEALTH LAB | 499 - 5TH ST | OAKLAND | OFF BLDG | 55,516.00 | HCSA |
| 04280 | ACTIVE | OWNED | NORTH COUNTY JAIL | 550 6TH STREET | OAKLAND | DETENTION | 172,493.00 | ACSO-Oakland Pre-Trial Facility |
| 04290 | ACTIVE | OWNED | PARKING STRUCTURE | 585 - 7TH ST | OAKLAND | PARKING STRUCT | 174,068.00 | Parking Structure |
| 04330 | ACTIVE | OWNED | PARKING LOT | 2530 E 12TH STREET | OAKLAND | PARKING | 12,150.00 | Parking Lot-Work Furlough |
| 04350 | ACTIVE | OWNED | PARKING LOT | 414 - 27TH ST | OAKLAND | PARKING | 16,928.00 | Parking Lot, 27th St |
| 04360 | ACTIVE | OWNED | 27TH STREET BLDG | 470 - 27TH ST | OAKLAND | OFF BLDG | 32,047.00 | DA-Family Justice Ctr |
| 04380 | ACTIVE | OWNED | MADISON BLDG | 1106 MADISON ST. | OAKLAND | OFF BLDG | 77,142.00 | AUDITOR CONTROLLER, ITD |
| 04390 | ACTIVE | OWNED | ALACO ADMIN BLDG | 1221 OAK ST | OAKLAND | OFF BLDG | 235,898.00 | COURT, ITD, ASSESSOR, AUDITOR, BOS,CAO,TREASURER,CO COUNSEL,ROV |
| 04400 | ACTIVE | OWNED | RC DAVIDSON COURTHOUSE | 1225 FALLON ST | OAKLAND | COURT | 263,993.00 | COURT, ROV, DA, PD |
| 04410 | ACTIVE | OWNED | 12TH & OAK ST BLDG | 125 12TH ST | OAKLAND | OFF BLDG | 62,679.00 | Law Library,RISK MGMT,ASSESSOR,HR TRAINING CTR |
| 04430 | ACTIVE | OWNED | LAKESIDE PLAZA | 1401 LAKESIDE DRIVE | OAKLAND | OFF BLDG | 140,146.00 | GSA,ACSO,HR, PD,DA,HCSA |
| 04435 | ACTIVE | OWNED | 12TH STREET PARKING | 235 12TH ST | OAKLAND | PARKING STRUCT | 23,807.00 | PARKING ASSOC. WITH 1111 JACKSON BLDG |
| 04440 | ACTIVE | OWNED | ALCO PARK | 165 - 13TH ST | OAKLAND | PARKING STRUCT | 406,528.00 | GSA Motorpool |
| 04490 | ACTIVE | OWNED | PERALTA OAKS BLDG | 2901 PERALTA OAKS CT. | OAKLAND | OFF BLDG | 51,408.00 | VACANT |
| 04491 | ACTIVE | OWNED | PERALTA OAKS PARKING LOTS A & B | 2901 PERALTA OAKS CT. | OAKLAND | PARKING | 13.00 | 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 | 38,035.00 | Zhone Technologies |
| 04546 | ACTIVE | OWNED | ARENA CENTER BLDG #2 | 7001 OAKPORT STREET | OAKLAND | OFF BLDG | 60,733.00 | Vacant |
| 04547 | ACTIVE | OWNED | ARENA CENTER COMMON SPACE | 7001 OAKPORT STREET | OAKLAND | CAMPUS | | COMMON GROUNDS AREA (Area between the Arena Center Complex buildings) |
| 04548 | ACTIVE | OWNED | ARENA CENTER BLDG #3 | 6775 OAKPORT STREET | OAKLAND | OFF BLDG | 94,154.00 | Cold Shell |
| 04560 | ACTIVE | OWNED | WELFARE BLDG | 8477 ENTERPRISE DR | OAKLAND | OFF BLDG | 40,131.00 | SSA |
| 04570 | ACTIVE | OWNED | PARKING LOT | 8477 ENTERPRISE DR. | OAKLAND | PARKING | 51,533.00 | Parking |
| 04580 | ACTIVE | OWNED | EDGEWATER | 7751 EDGEWATER DRIVE | OAKLAND | OFF BLDG | 27,595.00 | SSA & Courts OIT |
| 04640 | ACTIVE | OWNED | 13TH STREET BUILDING | 393 - 13TH STREET | OAKLAND | OFF BLDG | 51,533.00 | VACANT, HCSA assigned |
| 04690 | ACTIVE | OWNED | DA-FSD PARKING LOT | 1406-1424 FRANKLIN STREET | OAKLAND | PARKING | 21,963.00 | PARKING LOT 5/15/01 |
| 04722 | ACTIVE | OWNED | JACKSON BUILDING | 1111 JACKSON STREET | OAKLAND | OFF BLDG | 152,654.00 | COUNTY COUNSEL,SSA,PROBATION |
| 04730 | ACTIVE | OWNED | REGISTRAR OF VOTERS | 8000 CAPWELL DRIVE | OAKLAND | WAREHOUSE | 70,337.00 | ROV |
| 04735 | ACTIVE | OWNED | NO CO SSC | 2000 SAN PABLO BLVD | OAKLAND | OFF BLDG | 102,404.00 | SSA - purchased building 2/29/12 |
| 04736 | ACTIVE | OWNED | 2000 San Pablo PARKING GARAGE | 630 20TH STREET | OAKLAND | PARKING STRUCT | 150.00 | Parking Spaces |
| 04590 | ACTIVE | OWNED-HOSP | HIGHLAND HOSPITAL CAMPUS | 1411 E 31ST ST | OAKLAND | HOSPITAL | 646,536.00 | Highland Hospital, HGH Power Plant Oper |

# Owned and Leased Facilities

| BLDG NO | PROPERTY SANTATUS | TENURE | DESCRIPTION | STREET ADDRESS | CITY | PROPERTY TYPE | GROSS SQFT | COMMENT/PRIMARY OCCUPANT |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | **3,930,505.00** | |
| | | | | | | | | |
| 16035 | ACTIVE | LEASE | DCSS | 5669 GIBRALTAR DRIVE | PLEASANTON | OFF BLDG | 67,680.00 | DCSS/SSA |
| 16040 | ACTIVE | LEASE | HEALTH BLDG | 3730 HOPYARD RD | PLEASANTON | OFF BLDG | 4,522.00 | BHCS |
| 16015 | ACTIVE | OWNED | HERITAGE HOUSE | 4501 PLEASANTON DRIVE | PLEASANTON | OFF BLDG | 3,500.00 | BOS Supervisor Haggerty's Office |
| 16020 | ACTIVE | OWNED | ALACO FAIRGROUNDS | PLEASANTON & BERNAL | PLEASANTON | LAND | 449,831.00 | GSA |
| | | | | | | | **525,533.00** | |
| | | | | | | | | |
| 17121 | ACTIVE | LEASE | SHERIFF'S YTH/FAM SVCS BUREAU | 16378 E 14TH ST. SUITE 101 | SAN LEANDRO | OFF BLDG | 3,085.00 | ACSO |
| 17235 | ACTIVE | LEASE | HCSA CONVERGENCE PROG | 500 DAVIS ST., BLDG B, STE 120 | SAN LEANDRO | OFF BLDG | 11,041.00 | HCSA |
| 17285 | ACTIVE | LEASE | ACRATT | 785 MONTAGUE STREET | SAN LEANDRO | OFF BLDG | 11,840.00 | 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 | 19,101.00 | HCSA Home Visit SANTAff |
| 17310 | ACTIVE | LEASE | HCSA FAMILY SVCS @ Creekside Plaza | 1000 SAN LEANDRO BLVD.,Bldg C,Ste 100-300 | SAN LEANDRO | OFF BLDG | 50,041.00 | HCSA |
| 10020 | ACTIVE | OWNED | CASTRO VALLEY NIKE SITE | 2892 FAIRMONT DRIVE | SAN LEANDRO | COMM SVC CTR | 6,254.00 | ACSO,ITD |
| 17010 | ACTIVE | OWNED | LAS VISANTAS III | 2300 FAIRMONT DRIVE | SAN LEANDRO | TRAINING | 6,804.00 | PROBATION-Chabot Girl's Unit #3 |
| 17021 | ACTIVE | OWNED | SHERIFF'S STORAGE BLDG | 2700 FAIRMONT DRIVE | SAN LEANDRO | OFF BLDG | 7,039.00 | ACSO-Formerly OES |
| 17040 | ACTIVE | OWNED | SAN LEANDRO VMB | 1105 BANCROFT AVE | SAN LEANDRO | VET. HALL | 21,223.00 | Veterans Memorial Bldg |
| 17080 | ACTIVE | OWNED | EDEN TOWNSHIP BLDG | 15001 FOOTHILL BLVD | SAN LEANDRO | OFF BLDG | 25,851.00 | ACSO-Eden Building |
| 17090 | ACTIVE | OWNED | VILLA FAIRMONT | 15200 FOOTHILL BLVD | SAN LEANDRO | MENTAL HLTH FAC | 35,754.00 | HCSA-Villa Fairmont/BHCS - CBO |
| 17100 | ACTIVE | OWNED | PROPERTY & SALVAGE | 15800 FOOTHILL BLVD | SAN LEANDRO | WAREHOUSE | 25,839.00 | GSA |
| 17115 | ACTIVE | OWNED | ASHLAND YOUTH CENTER | 16335 E. 14TH STREET | SAN LEANDRO | YOUTH CTR | 32,203.00 | BHCS,SSA |
| 17130 | ACTIVE | OWNED | EMERGENCY OPS CENTER | 2000 - 150TH AVE | SAN LEANDRO | OPS CTR | 20,035.00 | ACSO, ITD |
| 17131 | ACTIVE | OWNED | EVIDENCE STORAGE AREA | 2010 150th AVE | SAN LEANDRO | WAREHOUSE | 2,880.00 | ACSO-Sheriff's added modular |
| 17132 | ACTIVE | OWNED | YOUTH & FAMILY SERVICES | 2020 150th AVE | SAN LEANDRO | OFF BLDG | 3,600.00 | ACSO-Sheriff's AC Transit SANTAff |
| 17142 | ACTIVE | OWNED | C R Bldg#2 | 2100 FAIRMONT DRIVE | SAN LEANDRO | OFF BLDG | 2,240.00 | BHCS-Finance R2001-141 updated |
| 17150 | ACTIVE | OWNED | HCSA/BHCS EDEN CMHC | 2045 FAIRMONT DRIVE | SAN LEANDRO | CLINIC | 8,239.00 | BHCS/ACSO |
| 17160 | ACTIVE | OWNED | WILLOW ROCK CENTER | 2050 FAIRMONT DRIVE | SAN LEANDRO | MENTAL HLTH FAC | 26,900.00 | BHCS-formerly SANTARS |
| 17163 | ACTIVE | OWNED | BMD ADMIN | 2054 FAIRMONT DRIVE | SAN LEANDRO | OFF BLDG | 1,452.00 | GSA |
| 17166 | ACTIVE | OWNED | CONREP PROGRAM | 2055 FAIRMONT DR. Trailer 1 | SAN LEANDRO | OFF BLDG | 2,800.00 | BHCS-Modular Trailer |
| 17167 | ACTIVE | OWNED | EDEN SOCIALIZATION PROG | 2060 FAIRMONT DR. Trailer 3 | SAN LEANDRO | OFF BLDG | 2,800.00 | BHCS-Modular Trailer |
| 17171 | ACTIVE | OWNED | SO CO BMD SHOPS | 2130 FAIRMONT DRIVE | SAN LEANDRO | SHOP | 6,420.00 | GSA-Snedigar Cottage, Storage Building |
| 17172 | ACTIVE | OWNED | LAS VISANTAS I | 2130 FAIRMONT DRIVE | SAN LEANDRO | OFF BLDG | 6,726.00 | PROBATION-Girls Unit No 1, Snedigard Unit 1 |
| 17180 | ACTIVE | OWNED | PROBATION | 2150 FAIRMONT DRIVE | SAN LEANDRO | DETENTION | 500.00 | Probation-RYSE |
| 17191 | ACTIVE | OWNED | JUVENILE HALL GYM | 2200 FAIRMONT DRIVE | SAN LEANDRO | DETENTION | 7,900.00 | Probation - only remaining structure in Juve demo |
| 17201 | ACTIVE | OWNED | LAS VISANTAS II | 2300 FAIRMONT DRIVE | SAN LEANDRO | TRAINING | 6,804.00 | Probation |
| 17202 | ACTIVE | OWNED | LAS VISANTAS RECREATION | 2300 FAIRMONT DRIVE | SAN LEANDRO | TRAINING | 2,061.00 | PROBATION |
| 17215 | ACTIVE | OWNED | JUVENILE JUSTICE CTR | 2500 FAIRMONT DRIVE | SAN LEANDRO | DETENTION | 455,059.00 | PROBATION/DA/PD/BHCS/COURT |
| 17220 | ACTIVE | OWNED | CAMP W SWEENEY | 2600 FAIRMONT DRIVE | SAN LEANDRO | DETENTION | 33,404.00 | PROBATION-Camp Wilmont Sweeney |
| 17270 | ACTIVE | OWNED | CHERRY HILL DETOX | 2035 FAIRMONT DRIVE | SAN LEANDRO | CLINIC | 7,235.00 | BHCS- use change 1/08 |
| 17275 | ACTIVE | OWNED | WHITE COTTON COTTAGE | FAIRMONT DRIVE | SAN LEANDRO | RESIDENCE | 3,942.00 | GSA |
| 17290 | ACTIVE | OWNED | NO COUNTY BMD SHOP | 15400 FOOTHILL BLVD | SAN LEANDRO | SHOP | 5,900.00 | GSA |
| 17291 | ACTIVE | OWNED | VILLA SHORT SANTAY | 15430 FOOTHILL BLVD | SAN LEANDRO | MENTAL HLTH FAC | 50,115.00 | BHCS- New Const. sched. 11/29/14 |
| 17295 | ACTIVE | OWNED | CHERRY HILL SOBERING CTR | 15480 FOOTHILL BLVD | SAN LEANDRO | CLINIC | 5,736.00 | BHCS- new const. 1/08 |
| 17300 | ACTIVE | OWNED | BHCS CRISIS RESPONSE UNIT | 15750 FOOTHILL BLVD | SAN LEANDRO | OFF BLDG | 5,600.00 | BHCS |
| 17240 | ACTIVE | OWNED-HOSP | JOHN GEORGE PAVILION | 2060 FAIRMONT DRIVE | SAN LEANDRO | MENTAL HLTH FAC | 66,114.00 | ACMC/COURT |
| 17241 | ACTIVE | OWNED-HOSP | JOHN GEORGE PAVILION (Courts) | 2060 FAIRMONT DRIVE | SAN LEANDRO | Court | 2,493.00 | COURTROOM & SUPPORT/MENTAL HLTH FAC |
| 17250 | ACTIVE | OWNED-HOSP | FAIRMONT HOSPITAL CAMPUS | 15400 FOOTHILL BLVD | SAN LEANDRO | HOSPITAL | 413,383.00 | Fairmont Campus, FACH Power Plant Oper |
| | | | | | | | **1,406,413.00** | |

# Owned and Leased Facilities

| BLDG NO | PROPERTY SANTATUS | TENURE | DESCRIPTION | STREET ADDRESS | CITY | PROPERTY TYPE | GROSS SQFT | COMMENT/PRIMARY OCCUPANT |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| 18040 | ACTIVE | LEASE | SUPV CHAN FIELD OFFICE | 15903 HESPERIAN BLVD | SAN LORENZO | OFF BLDG | 1,446.00 | BOS |
| 18010 | ACTIVE | OWNED | PIONEER MEMORIAL PARK | HESPERIAN BLVD | SAN LORENZO | CEMETARY | 177,496.00 | Pioneer Memorial Park - 177,496 SQFT |
| 18020 | ACTIVE | OWNED | SAN LORENZO LIBRARY | 395 PASEO GRANDE | SAN LORENZO | LIBRARY | 11,867.00 | Library- land leased from home owners assoc |
| | | | | | | | **190,809.00** | |
| | | | | | | | | |
| 19010 | ACTIVE | OWNED | SUNOL RIDGE | SUNOL RIDGE | SUNOL | COMM SVC CTR | 462.00 | ITD-Communications Bldg, Sunol |

## 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) |
| APPROPRIATION FOR EXPENDITURE | An authorization granted by the Board to make expenditures and incur expenses for specific purposes |
| ASSESSED VALUATION | A value set upon real estate or other property as a basis for levying taxes |
| 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 |
| BUSINESS LICENSE TAX | A local tax established by the Board of Supervisors on businesses operating within the unincorporated areas of Alameda County. Revenues from this tax are used to fund services provided in the unincorporated areas |
| 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 |
| CBO | Community Based Organization – Non-profit organizations based in our communities that provide County services by contract. Primarily in Health Care, Social Services and Probation |
| 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 |
| COUNTY SERVICE AREA (CSA) | A dependent special district under the jurisdiction of the Board of Supervisors created to provide a variety of services such as extended police protection and enhanced street lighting and road services |
| COUNTYWIDE FUNDS | The operating funds of the County accounting for expenditures and revenues for Countywide activities |
| DEPARTMENT | An organizational unit of County government used to group similar programs |
| ENFORCEABLE OBLIGATIONS | A legally binding and enforceable contract or agreement for specific performance with parties that are not the sponsoring agency, at the time the Redevelopment Agency was dissolved on February 1, 2012. Includes such things as existing bonds, projects with specific contractual obligations in place and projects under construction. |
| 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 |

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| GAS TAX | Tax imposed on each gallon of gas sold, in California that is 36.4 cent base excise tax and 7.50% base *sales tax*. Alameda County and BART each adds a 0.5% sales tax.<br><br>California Proposition 42 approved by voters in 2002 requires that *gasoline sales tax* 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. |
| 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 |

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| 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.<br><br>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.<br><br>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 |
| RMRA (SB-1) | Road Maintenance and Rehabilitation Account. SB 1 established the Road Maintenance and Rehabilitation Account to address transportation needs, including deferred maintenance, to the state highway and local street and road systems. The California Transportation Commission (CTC) allocates the funds, of which 50% (after state set asides) goes to Cities and Counties for Local Streets and Roads. SB 1 was approved by the Legislature on April 26, 2017; and signed by Governor Brown on April 28, 2017. |

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| 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 |
| SUBVENTION | Costs which originate in the County but are paid for by an outside agency |
| SUCCESOR 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 |

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| 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 |

# APPENDIX A

## ADOPTION OF 2001-2006 CIP AND POLICIES

## CIP POLICIES AND PROCEDURES

## FACILITIES MAINTENANCE AND REPLACEMENT EVALUATION CRITERIA

## LEASING PROGRAM

AGENDA ______ September 25, 2001

COUNTY ADMINISTRATOR

September 21, 2001

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA LINTON
ASSISTANT COUNTY ADMINISTRATOR

Honorable Board of Supervisors
Administration Building
Oakland, CA 94612

Dear Board Members:

**SUBJECT: ALAMEDA COUNTY CAPITAL IMPROVEMENT PLAN, 2001-06**

RECOMMENDATION:

It is recommended that your Board:

1) Approve the Alameda County Capital Improvement Plan for 2001-06;

2) Direct the County Administrator to develop budget policies which include designating 1% of the County's discretionary revenue to offset the costs of the County's capital facilities requirements beginning in fiscal year 2002-03;

3) Direct the Director of the General Services Agency to work with the Alameda County Medical Center, the Health Care Services Agency and the County Administrator's Office to develop a Master Plan for Fairmont Campus by fiscal year 2002-03; and

4) Direct the County Administrator to work with the directors of the Health Care and Social Services Agencies and the Chief Probation Officer to develop a separate, ongoing Capital Improvement Support Program for community-based organizations and return with a recommendation prior to fiscal year 2002-03.

DISCUSSION/SUMMARY:

The County's capital assets and facilities represent your Board's investment in providing accessible, quality services to the people and businesses of Alameda County. For over 20 years, the County has been without the benefit of a comprehensive, multi-year Capital Improvement Plan to guide its considerations and decisions with respect to its space needs and requirements. These decisions include whether to lease facilities, build and own new facilities or whether to renovate, replace or maintain existing facilities. This document represents a new beginning by putting such a plan in place. The Capital Improvement Plan is intended to be used as a tool, with reevaluation and refinement occurring annually as new information, needs and resources are identified.


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FAX (510) 272-3784

The Capital Improvement Plan was developed over the past year through the joint efforts of the Financial Management staff of my office, the staff of the General Services Agency and with input from department managers countywide.

Financial management policies set by your Board in 1998 and 1999 were used as a foundation and a guide in the development of the Capital Improvement Plan. From these, administrative policies and procedures were developed and these were used to direct the preparation of the Capital Improvement Plan. They establish an administrative framework for capital programming and budgeting. The policies outline the purpose of the program, provide a working definition of a capital improvement, establish budgeting and funding policies and recommend funding priorities based on revenues and other financial resources that may be reasonably anticipated. The procedures outline steps that will be undertaken to ensure the orderly and timely identification and evaluation of the County's capital needs and requirements.

A county-wide inventory of currently known capital needs has been prepared along with an estimated cost for each identified project. Eighty-six (86) projects have been identified with aggregate estimated costs of over $1.2 billion.

A total of $476.6 million in funding resources is recommended for allocation in the Capital Improvement Plan. These resources are used to fully offset the estimated costs of $444.0 million for forty-nine (49) projects listed in the inventory. There are nine (9) projects where partial funding of $32.6 million can be identified to offset total estimated project costs of $379.1 million, leaving an unmet need of $346.5 million. This funding shortfall leaves twenty-eight (28) projects in the inventory with estimated aggregate costs of $389.8 million for which no offsetting funding source or financing plan can be identified at this time, bringing the total unfunded capital requirement to $736.3 million. Summary project information by category as well as information specific to each of the projects listed is located in this document.

Currently, with the exception of Phase I Alquist seismic requirements, no specific projects have been identified or included in the Capital Improvement Plan for the Fairmont Campus of the Alameda County Medical Center (ACMC). I am recommending that your Board direct the Director of the General Services Agency to work with the CEO of the Medical Center, the Director of the Health Care Services Agency and my office to develop a Master Plan for the Fairmont Campus. I am also recommending that this group report back to your Board with a recommendation by fiscal year 2002-03.

Your Board, as part of the adoption of the 2001-02 Final Budget, identified a one-time only allocation of $4.0 million in Tobacco Settlement Revenue to partially offset the cost of capital improvement projects for community-based organizations (CBOs). However, the health services CBOs alone have identified over $45 million in known capital improvements for their facilities. Therefore, I am recommending that your Board direct my office to work with the directors of the Health Care and Social Services Agencies, and the Chief Probation Officer to develop a separate, ongoing Capital Improvement Support Program for the CBOs. I will provide your Board with a recommendation prior to fiscal year 2002-03.

FINANCING:

The eighty-six (86) projects identified in the Capital Improvement Plan have estimated costs totaling $1.2 billion. Of the forty-nine (49) fully funded projects, three of them either required or will require the issuance of debt. These include: the Critical Care and Clinics Building at the Highland Campus of the

Alameda County Medical Center, the new Juvenile Justice Facility, and the new East County Courthouse. The financing plan identifies specific funding sources with which to pay the annual debt service for each of these projects. Your Board has already approved the use of Tobacco Settlement Revenues to offset the debt service for the Critical Care and Clinics Building and the use of Courthouse Construction and Criminal Justice Facilities Trust Fund revenues to offset the cost of the East County Courthouse. I am recommending that your Board use the interest earnings from the Surplus Property Development Trust Fund to offset the cost of the debt service for the new Juvenile Justice Facility. By using these resources to meet the debt obligations of these three facilities, there will be no additional General Fund obligation or adverse impact on existing programs and services. The forty-six (46) other fully funded projects can be accomplished through the use of a variety of existing resources which include:

- Interest Earnings from the Surplus Property Development Trust Fund
- Interest Earnings from Debt Service Reserve Fund
- Master Settlement Agreement Tobacco Revenue
- Other Designations and Reserves
- Sales Tax Revenue generated by businesses located on the Santa Rita Property
- Courthouse Construction/Criminal Justice Facilities Trust Funds
- State Board of Correction Grant Funds
- Other Unanticipated State monies

Details with respect to the recommended County resources and the recommended financing plan for these projects are in the Capital Improvement Plan.

The Capital Improvement Plan identifies twenty-eight (28) unfunded and nine (9) partially funded projects with unmet needs totaling $736.8 million. To address these will require the implementation of additional capital funding policies by your Board. I am recommending that your Board's budget policies for 2002-03 designate 1% of the County's discretionary revenue each year to address the County's capital facilities requirements. This action will designate an estimated $3.4 million per year based on current levels of discretionary revenue, or an additional $14.4 million in revenues over the planning horizon 2002-06.

The Capital Improvement Plan is a tool to inform and guide the work of addressing the County's capital needs and requirements within the funding resources that can be identified and reasonably anticipated. The document is meant to be a living, dynamic reference, and as such it is expected that as new information, with respect to needs and resources are identified, it will be modified through additions, reevaluation and refinements.

Very truly yours,

Susan S. Muranishi
County Administrator

Attachment

SSM:CM:cm
V:\CIP2002\BdLtr_cm
C: Agency and Department Heads
CAO Analysts

# ALAMEDA COUNTY
# CAPITAL IMPROVEMENT PROGRAM

## I. DEFINITION OF CAPITAL IMPROVEMENT

A capital improvement is a physical betterment or project involving facilities, land, or equipment, with a substantial useful life of at least 10 years, and a cost of $100,000 or more. Items classified as capital improvements include:

- New buildings (including equipment needed to furnish 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; or,
- Long-range planning and feasibility studies required before any of the preceding public facility improvements, or equipment purchases can be undertaken.

## II. CAPITAL IMPROVEMENT AND EQUIPMENT SUPPORT PROGRAM POLICIES

Capital projects will be undertaken in order to address documented needs and/or demands of the County. The Capital Improvement Program will be a realistic five-year plan of capital spending, based on revenues and other financial resources which may be reasonably anticipated over the term of the plan. All capital project proposals will be thoroughly evaluated in terms of their estimated impact on the annual operating budget of the County. The County will maintain its existing capital investments to minimize future maintenance and replacement costs.

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.

## III. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

The purpose of the Capital Improvement Program is to identify the County's capital needs and to provide a method through which the County takes a planned and programmed approach to utilizing its financial resources in the most responsive and efficient manner to meet its service and facility requirements. The capital planning process is developed to achieve the following results:

- Consolidation and coordination of all agency/department requests with the goal of reducing unnecessary delays;
- Establishment of a system of procedures and priorities by which each proposal can be evaluated in terms of public need, the interrelationship of projects, and cost requirements;

## IV. CAPITAL IMPROVEMENT BUDGET POLICIES

- The County will develop a five-year plan for capital improvement and update it annually;
- The County will adopt an annual Capital Improvement Budget based on a multi-year plan;
- The County will coordinate the development of the Capital Improvement Budget with the development of the annual operating budget;
- The County will use intergovernmental assistance (i.e., State, federal, redevelopment agencies) to finance only those capital improvements that are consistent with the Capital Improvement Program, County priorities, or documented program needs, and whose operating and maintenance costs have been included in the operating budget forecasts;
- The County will make every effort to maintain all its assets at a level adequate to protect the County's capital investment, and to minimize future maintenance and replacement costs;
- The maintenance of existing assets is the County's primary capital expenditure consideration;
- The County will identify the estimated costs and potential funding sources for each capital improvement before it is submitted for approval;

- The County will determine the least costly financing method for all new projects;
- Project requests will be reviewed and priorities analyzed by the County Administrator's Office and the General Services Agency;
- The Capital Improvement Budget will be adopted and incorporated in the County's Annual Budget.
- The County, through the General Services Agency, will establish ongoing monitoring and oversight functions for each approved project to ensure that each one is completed on time and within the approved budget.
- The County will make every effort to include local vendors as part of any capital project contract award.
- The County will, when siting facilities and where feasible, consider and use smart growth criteria, including among other things: proximity of public transit service; availability and proximity of affordable housing; pedestrian access and opportunities for mixed use development; sites within urban core areas; and the need for economic revitalization.

## V. STEPS IN THE DEVELOPMENT OF THE CAPITAL IMPROVEMENT PROGRAM

The development of the capital improvement program includes the following steps:

- **Establish administrative policies and a framework for capital programming and budgeting.** All requests for capital improvement projects are submitted to the County Administrator's Office, Finance Director, for review and consultation with the General Services Agency. These requests may be submitted at anytime during the fiscal year between July 1 and December 31.

- **Prepare a complete inventory of existing facilities.** The General Services Agency will prepare an inventory of all existing County owned and leased facilities. The inventory will be used to identify the eventual need for rehabilitation, renovation, replacement, expansion or retirement of County-owned facilities.

- **Report the status of previously approved projects.** The report will be used to inform the Board of Supervisors of the status of each approved project and will include the estimated cost and funding resources needed to finance its completion. Monitoring and oversight functions will be established for each approved project to ensure that the each one is completed on time and within the approved budget.

- **Perform financial analysis and financial programming.** Financial analysis will be used to determine the County's financial capability for major expenditures by examining past, present and future revenue, expenditures and debt. The selection and scheduling of funding resources is financial programming. The objective is to set capital expenditures at a level that the County can safely afford over multiple years while maintaining a minimal impact on other County revenues. Some other important objectives include:

  -maintain a prudent balance of debt service to current expenditures;

  -determine debt capacity and appropriate debt service levels;

  -maximize use of intergovernmental aid relative to local expenditures;

  -maintain or upgrade of the County's credit rating to minimize the cost of funds.

- **Compile and evaluate project requests.** Beginning in FY 2001-02, requests will be received by the County Administrator's Office, Finance Director between July 1 and Dec 31 of each fiscal year for consideration and inclusion in the Capital Improvement Plan and/or Capital Projects Budget for the following fiscal year. They will be reviewed, evaluated and summarized in consultation with the General Services Agency. The County Administrator, and the Director, General Services Agency, and other appointees and representatives, will review and prioritize each project based on the Board of Supervisors approved criteria outlined under the Capital Improvement Program Policies section.

- **Adoption of the Capital Improvement Plan and Budget.** The County Administrator will present the annual Capital Improvement Plan and Budget to the Board of Supervisors for its consideration, modification and adoption.

- **Monitoring the Capital Improvement Plan and Budget.** The General Services Agency, in coordination with the County Administrator's Office, is responsible for the implementation of the Capital Improvement Budget. The County Administrator's Office is responsible for the monitoring and reporting to the Board of Supervisors on the implementation of the Capital Improvement Plan.

# FACILITIES MAINTENANCE AND REPLACEMENT EVALUATION CRITERIA

## I. CAPITAL PROGRAM ANALYSIS

All Alameda County buildings in the inventory will be subjected to a building evaluation process, resulting in a Building Evaluation Report (BER). The building characteristics will be derived from this evaluation and will set the condition of the property and the needs for the property so it can be categorized and ranked for action. From this assessment, the County will determine the value of investing money to replace building components such as HVAC, electrical and plumbing systems to prolong the useful life of the building. The same evaluative process will be applied to structural improvements to meet changing seismic standards, as well as to address the need to remove hazardous materials.

With the background provided by the BER, annual major maintenance outlays can be planned for effective use of funds. If the BER characterizes a building as inadequate for its current use as well as any future use, limited maintenance will be carried out pending its eventual replacement. However, a building scheduled for eventual replacement, but far enough into the future, could be programmed for a major renovation project in the immediate future. The BER will be a major factor as a basis for decisions on building maintenance or replacement.

## II. BUILDING EVALUATION FACTORS

### A. Designed Use vs. Current Use/Future Use

- What was the building designed for?
- What is the building being used for now?
- How compatible is the original design with the current usage?
- How flexible is the building for accommodating occupants?

### B. Building Systems (Utilities, HVAC, etc.)

- Can the building provide a comfortable environment?
- Is the building adequately wired for communications and computer technology?
- How close to capacity is the building, and can it handle additional loads with reasonable expense?
- How energy efficient is the "envelope" of the building?
- Are existing utility lines to the building adequate?

### C. Adaptability/Limitations

- How adaptable is the building structurally?
- Can it be remodeled easily?
- Are there structural, mechanical, or technology limitations that affect the desirability of the building?

## III. CRITERIA FOR FACILITIES MAINTENANCE AND REPLACEMENT

### A. Capital Cost-Effectiveness

- How efficient is the building from a capital costs and investment standpoint?
- How much will be spent to keep the building functional vs. the cost of replacing it?
- Current data on capital cost effectiveness?

### B. Space Efficiency/Layout

- Is the space functional?
- Are the rooms too small or too large?
- Is the building well suited to public building standards?
- Are the circulation paths good, and are the rooms accessible?
- Are the offices and common area layouts adequate?
- Are the offices suited for department's services?
- Are the offices accessible?
- Are there security problems with the existing layouts?
- Is the space suitable for space use?

### C. Operational Cost Efficiency

- What is the current operating cost per square foot per year?
- How does the facility meet current operating standards?
- How does current data on operational cost-effectiveness compare to current County costs, given the type of facility?

### D. Site Efficiency/Building Footprint

- Is the amount of land required for the building footprint efficient, relative to the gross square feet available?
- Is the shape of the building efficient?
- Is the building too high or not high enough for its location?
- Is the building efficient relative to its location (maximizing the space)?
- Is there room for an addition to the building?

## E. Regulatory Compliance (ADA, Seismic, etc.)

- Are there code violations that need to be addressed?
- Is the building totally accessible to the handicapped? (ADA)
- Is the building seismically safe?
- Is the building safe?

## F. Architectural Impression

- What is the historical value of the building (architectural design and character)?
- What is the aesthetic value of the building? Is the design sufficient to warrant preservation?
- How does the building "fit in" with surrounding buildings and the rest of the neighborhood?

## G. Proximity/Accessibility

- How close is the building to inter-related County buildings/services?
- Can clients and staff get to inter-related County buildings/services easily?
- Is there parking or potential for parking nearby?
- Is there public transportation available?
- Is the location of the building suitable for the occupants?
- Is the building in the "right" place?

## H. Opportunity

- Are there events (new construction, remodeling, dominos from relocations, etc.), that provide opportunities to clear the building for razing?

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# ALAMEDA COUNTY

## GENERAL SERVICES AGENCY LEASING PROGRAM

The General Services Agency (GSA) is responsible for addressing the facility requirements of the County's programs and functions through the purchase, lease, and/or construction of appropriate structures. When a department requests space for its functions/programs, GSA evaluates the department's request using a number of criteria, including:

- Funding available;
- Type and duration of funding (State/federal subvention, grant of limited duration, program and budget increase, etc.);
- Timeline projected for the program's start and end dates;
- Geographic requirements for the program;
- Number of staff to be housed,
- Special program requirements for structures, parking, and equipment

Once a clear understanding of the need is reached, GSA determines how best to accomplish the task, whether by purchase, lease, or construction. If it is determined that leasing is the most advantageous approach, then further analysis is undertaken to determine if it should be a capital or an operating lease.

A capital lease is a financing mechanism allowing the County to purchase a facility over time by applying lease payments to the purchase price. This purchase strategy works well for relatively small, inexpensive facilities. However, it is generally not the most cost-effective approach for the purchase of large buildings when access to the tax-exempt market is generally a more advantageous strategy. For programs that are supported with State and federal monies, the County will structure its leased transactions to maximize State and the federal government subventions, which, given current regulations, may preclude the use of capital leases as an approach to acquisition.

In any financing arrangement, the seller must recover costs. To accomplish this goal, there will be either substantial payments in the lease schedule for a minimal final charge for purchase, or the lease costs will be lower over the term and the purchase will be accomplished with a large final payment. It is not possible to achieve market rate rents and a minimal purchase in the same transaction. The debt service and operating expenses of the recently purchased buildings in downtown Oakland are more expensive per month than the market-rate rents in the same neighborhood. County departments, with myriad claims on their budgets, try to keep their operating costs low. For these additional reasons, office buildings are generally not ideal candidates for capital lease purchases.

Virtually all of the County's leased facilities are operating leases where the lease payments allow for the right to occupy a building and to receive services as agreed to in the lease document. Leases are negotiated for each project with its individual needs specified. The subvention rates for Social Services in leased buildings depend on the types of programs operating in the space. Terms, cost, the amount of build-out, and other items reflecting the needs of the project, and market forces, are specified or reflected in the lease document. Occasionally, the negotiated lease will contain a clause that allows the County the first right of refusal if a building is offered for sale, or states a specific option price that is non-binding.

The most cost effective environment, and the one that is in the interest of the County's taxpayers, is one in which the County has access to as many sites as possible, to the best developers and landlords, and one in which the County pays market rate for its space. This is accomplished by widely advertising any requirement to the market so that by competition of response the County will acquire the best property and terms for its use.

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# APPENDIX B

## COUNTY FINANCIAL MANAGEMENT POLICY – Adopted 1998, Debt Management Section updated 2014

## SURPLUS PROPERTY DEVELOPMENT TRUST FUND (SPDTF) Establishment (1998)

## SPDTF INVESTMENT POLICY (Adopted 1998)

## AMENDMENT TO SPDTF POLICY (1999)

## REAL PROPERTY PORTFOLIO MANAGEMENT EFFICIENCY, EFFECTIVENESS AND SUSTAINABILITY POLICY (Adopted 2010)

AGF^DA 19A February 24, 1998

COUNTY ADMINISTRATOR

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA LINTON
ASSISTANT COUNTY ADMINISTRATOR

February 18, 1998

Honorable Board of Supervisors
Administration Building
Oakland, CA 94612

Dear Board Members:

SUBJECT: **PROPOSED FINANCIAL MANAGEMENT POLICY**

**RECOMMENDATION:**

That the Board adopt the attached policy relating to financial management goals and practices of the County of Alameda.

**DISCUSSION/SUMMARY:**

Local government has always had a responsibility to its citizens to carefully manage its fiscal affairs to provide for necessary public services and programs. Professional and conscientious stewardship of public funds is of even greater importance in times of diminished financial resources and increasing service mandates. For counties in particular, the post-Proposition 13 fiscal landscape has seen a dramatic drop in the traditional property tax revenue base with an ever increasing reliance on both non-discretionary program specific revenues and the issuance of debt. This diversification of the revenue base has resulted in a quantum increase in the complexity of local government finance programs as jurisdictions scramble to capture available revenues. As local governments embrace ever more complex and esoteric financing structures and budgeting strategies, both the public and financial community have demanded greater accountability and sophistication in management practices.

Through its Values-Based Budgeting policy, Alameda County has long enjoyed a reputation for progressive and innovative budget management. More recently, the Board has established a pool of financial advisors to assist in capital project development and has adopted new policies governing the selection of underwriter teams for County bond issues. As Alameda County's financial management program continues to evolve, I believe that it is now necessary to introduce an overall financial management policy that articulates specific goals, policies and procedures

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within the context of adopted Values-Based Budgeting priorities. Elements of the proposed policy are presented in the following areas:

- ***Operating Position Policies***
- ***Revenue Policies***
- ***Expenditure Policies***
- ***Debt Management Policies***
- ***Capital Investment and Improvement Policies***

It is important to note that in practice the County has historically managed its finances in a manner which conforms to many of the proposed policies. In addition to formalizing these practices within a global framework, the policy also calls for a dedicated contingency fund within a managed reserve, establishes limitations for bonded indebtedness and incorporates a number of new goals, standards and practices which are designed to support the financial objectives of the County and maintain our good standing with the financial community and the public.

Specific policies relating to the management objectives and principles of the proposed Surplus Property Development Trust Fund appear as a companion Board letter on today's agenda.

Very truly yours,

Susan Muranishi

Susan S. Muranishi
County Administrator

SSM:GM:dmg
Attachment
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c: Agency and Department Heads

# 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 a values-based budgeting structure which emphasizes protection of vulnerable populations, maintenance of public safety, control and prevention of drug abuse, and the promotion of efficient and cost-effective service delivery. 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 will pay all current operating expenditures with current operating revenues. Budgetary procedures that fund current expenditures at the expense of future needs 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" appropriation for public or private programs and grants that may become available; and
   e) Meet unexpected nominal increases in service delivery costs.

3. As a corollary to the above, the County will strive to maintain an amount equal to two and one-half (2½) percent of the total General Fund budget within a designated contingency account and maintain the designated fund balance at a level of at least seven and one half (7½) percent of the 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 option 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 the Auditor-Controller, Treasurer-Tax Collector, County Counsel, and two representatives from the County Administrator's Office, one of whom sits on the committee in an ex-officio capacity. Two members of the Board of Supervisors may also participate.

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.

2/19 v1

AGENDA 19B February 24, 1998

# COUNTY ADMINISTRATOR

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA LINTON
ASSISTANT COUNTY ADMINISTRATOR

February 18, 1998

Honorable Board of Supervisors
Administration Building
Oakland, CA 94612

Dear Board Members:

**SUBJECT: ESTABLISHMENT OF THE SURPLUS PROPERTY DEVELOPMENT TRUST FUND**

**RECOMMENDATIONS:**

That the Board of Supervisors:

1. Approve the establishment of the Surplus Property Development Trust Fund for the purpose of sequestering net proceeds from surplus property development, and;

2. Direct the County Auditor-Controller to establish the trust, and;

3. Adopt as trust management objectives the preservation of principal and maximization of investment income to be made available to fund County programs.

**DISCUSSION/SUMMARY:**

Current Board of Supervisors' policy relating to development of surplus real estate assets focuses on two strategies: (1) maximizing value through the development process before disposition; and (2) retaining and investing development proceeds to create a permanent revenue stream to fund County activities.

Alameda County has four major properties totaling approximately 950 acres that are being aggressively developed: Santa Rita (called Emerald Park), located in East Dublin; the Transit Center, located adjacent to the East Dublin BART station; Staples Ranch, in East Pleasanton adjacent southerly to the I-580 freeway; and Wetmore Ranch, in the South Livermore Valley wine country.

Top value is being attained for these County properties through the development process. The Surplus Property Authority program is one of the largest and most successful current real estate development ventures in the County with fourteen separate transactions either in negotiation or closed. To date, development efforts have concentrated on the entitlement process with the various jurisdictions and completing necessary offsite infrastructure. Proceeds from the initial sales have been reinvested in infrastructure to increase market value of the holdings. Transactions scheduled to close later this year will begin to generate significant net revenues to the County.

It is proposed that the proceeds from development of Alameda County surplus property assets be invested in a manner similar to an endowment. The net proceeds from development and sale of County surplus property would constitute that corpus of the proposed trust fund. Income from investments would be available to fund County programs. As the corpus of the trust fund represents a realization of the conversion of some of the County's capital assets, it would be prudent that this capital not be lost. Therefore, it is proposed that use of this income be directed to capital projects, debt service for capital projects, or reinvestment to capital, thus producing additional income. In this way, the County's capital base would not be diminished. It would enable the County to sustain a dependable long-term income stream, and also to have certainty for future fiscal planning or strategic investment. The fund would also function as a reserve in the event of a catastrophe.

It is proposed that the trust fund be operated as a special investment fund. The Board of Supervisors would act in the capacity as Board of Directors of the fund. The Surplus Property Authority officers (the County Administrator, County Counsel, Director of Community Development, Auditor-Controller and County Treasurer) would be the technical advisory staff for the Board. Investment objectives for the fund would be balanced between growth and income. Anticipated revenue would be budgeted annually as part of the County budget process and distributed accordingly.

Very truly yours,

Susan S. Muranishi

Susan S. Muranishi
County Administrator

SSM:GM:dmg
fmu\surpluspropetydevtrustfund.doc:
c; Doug Hickling, Interim County Counsel
Pat O'Connell, Auditor-Controller
Don White, County Treasurer
Adolph Martinelli, Director, Community Development Agency

# ALAMEDA COUNTY BOARD OF SUPERVISORS

## ** MINUTE ORDER **

*The following is action taken by the Board of Supervisors on* February 24, 1998

**Approved as Recommended** ■ **Other** ☐

**Unanimous** ☐ **Chan** ☐ **Haggerty** ☐ **King** ☐ **Steele** ☒ **Carson** ☐ = 4

Vote Key: A=Yes; N=No; AB=Abstain; X=Excused

**Documents accompanying this matter:**

☐ **Resolution(s)**______________

☐ **Ordinance(s)**______________

☐ **Contract(s)**______________

**File No.** 12464

**Item No.** 19B

**Copies sent to:**

**CAO**

**Special Notes:**

I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:

LESLIE J. BURNS, Interim Asst. Clerk of the Board of Supervisors

By:________________________

Deputy

AGENDA 12A March 9, 1999

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

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA LINTON
ASSISTANT COUNTY ADMINISTRATOR

March 5, 1999

Honorable Board of Supervisors
Administration Building
Oakland, CA 94612

Dear Board Members:

**SUBJECT: Surplus Property Development Trust Fund Investment Policy**

RECOMMENDATION:

It is recommended that your Board approve the attached Surplus Property Development Trust Fund Investment Policy.

DISCUSSION/SUMMARY:

On February 24, 1998, your Board established the Surplus Property Development Trust Fund for the purpose of sequestering net proceeds from surplus property development. At the same time, your Board established management objectives for the trust fund which called for a preservation of the principal and maximization of investment income.

On November 17, 1998, your Board authorized the County Administrator to execute an agreement with Public Financial Management, Inc. (PFM) and Smith Graham & Company, a joint venture, for the provision of investment advisory, management and reporting services for the Surplus Property Development Trust Fund and certain bond proceeds.

Representatives from PFM and Smith Graham have developed an investment strategy for the trust fund calling for the placement of investments for three to five years. This approach was designed to maximize the return of investment income, while at the same time minimizing the risk to the principal. The proposed investment policy before your Board today is specific to the Surplus Property Trust Fund and has been reviewed and endorsed by the County Administrator's Finance Committee. It was developed to provide PFM and Smith Graham with the authority to carry out your Board's management objectives for the fund with oversight provided by the Treasurer and the County Administrator, and differs from the Treasurer's Investment Policy in that it allows for investments of a longer duration. This policy is in compliance with all statutes as they relate to the restrictions placed on the investment of public funds. In addition to your Board's management objectives for the fund, the priorities of safety, liquidity and return on investment will guide the investment activities.


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FINANCING:

There are no funding requirements associated with this action. Upon adoption of the policy, the Treasurer and my office will work with PFM and Smith Graham to implement the investment plan.

Very truly yours,

Susan S. Muranishi
County Administrator

SSM:CM:cm
Attachment
V:\spdtfbdltr_cm
c: Each Member, County Administrator's Finance Committee
Nancy Jones, Managing Director, Public Financial Management
Gerald Smith, CEO, Smith Graham & Company

# Alameda County
# Surplus Property Development Trust Fund
# Investment Policy

## I. Introduction

The purpose of this document is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment-related activities.

This investment policy is based on state law and prudent money management. All Surplus Property Development Trust Funds (the "Trust Funds") will be invested in accordance with this policy.

## II. Scope

It is intended that this policy cover only those funds in the Alameda County Surplus Property Development Trust Fund.

## III. Prudence

Investments shall be made with judgment and care - under circumstances then prevailing—which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

## IV. Investment Philosophy

The primary objectives, in priority order, of the investment activities of the Trust Fund shall be:

1) Safety. Safety of principal is the foremost objective of the investment program. Investments for the Trust Fund shall be undertaken in a manner that seeks to ensure preservation of capital in the portfolio.

2) Liquidity. The investment portfolio or the Trust Fund will remain sufficiently liquid to enable the County to meet its cash flow requirements.

3) Return On Investment. The investment portfolio for the Trust Fund shall be designed with the objective of attaining a market rate of return on its investments consistent with the constraints imposed by its safety objective and cash flow considerations.

## V. Duration

The portfolio shall strive to attain an average target duration approximately equal to that of the benchmark that will be used to measure performance - the Merrill Lynch 3-5 Year Treasury Index.

## VI. Delegation of Authority

The management responsibility for the investment program is hereby delegated to the Treasurer, in coordination with the County Administrator's Office, with the understanding that they have retained investment management firms for investment advisory, management and reporting services for the Trust Funds. The County Administrator's Office and the Treasurer shall monitor and review all investments for consistency with this investment policy. Management responsibility and delegation of authority are for a one-year period, subject to review by the Board and renewable annually. No person may engage in any investment transaction except as provided under the limits of this policy. The investment management firms shall follow the policy and such other written instructions as are provided.

## VII. Ethics and Conflict of Interest

No officers or employees involved in the investment process shall accept honoraria, gifts or gratuities from any advisor, broker, dealer, banker or other person with whom the county conducts business with an aggregate value in excess of $250.00 in any calendar year.

## VIII. Permitted Investment Instruments

Section 53600 et seq. of the Government Code of the State of California prescribes the statutory requirements relating to investments by local treasurers, including proportional limits by investment type relative to the size of the investment pool, and maximum maturity of investments.

The Trust Fund investments shall conform with the legal provisions set forth in the Government Code, except that, the County further prescribes the following requirements:

1. **Bankers Acceptances**
   Maximum limit: 40%
   Rating requirement:
   - at least A-rated domestic banks
   - at least AA-rated U.S. branch of foreign banks

   May not exceed 180 days maturity

2. **Commercial Paper**
   Maximum limit: 15%/30%
   Rating requirement:
   - at least A-1 as rated by Standard & Poor's Corporation ***or*** P-1 as rated by Moody's Investor Service, Inc., if maturity does not exceed 30 days
   - at least A-1 as rated by Standard & Poor's Corporation ***and*** P-1 as rated by Moody's Investor Service, Inc., if maturity exceeds 30 days

   May not exceed 90 days maturity

3. **Medium-Term Notes**
   Maximum limit: 30%
   Rating requirement:
   - at least rated "A" or its equivalent by a nationally recognized rating service if maturity is less than 3 years

- at least rated "AA" or its equivalent by a nationally recognized rating service if maturity is three years or more

4. **Negotiable Certificates of Deposits or Bank Notes**
   Maximum limit: 30%
   Rating requirement:
   - at least rated A if issued by a domestic bank
   - at least rated AA if issued by a U.S. branch of a foreign bank

   May not exceed one year in maturity

5. **Money Market Funds**
   Maximum limit: 20%

   To be eligible for purchase, the money market fund must maintain a constant $1.00 NAV (Net Asset Value), and meet the either of the following requirements:

   a) The fund must be invested in securities and obligations permitted by subdivisions (a) to (1) inclusive, of Section 53601 of the Government Code of the State of California. The fund must attain the highest ranking or the highest letter and numerical rating by at least two of the three largest nationally recognized rating services; or

   b) The fund must be invested in securities and obligations permitted by subdivisions (a) to (1) inclusive, of Section 53601 of the Government Code of the State of California, and if not rated, must retain an investment adviser registered with the SEC with not less than five years experience investing in the securities and obligations as authorized by subdivisions (a) to (m), inclusive, and with assets under management in excess of $500,000,000.

   Investments in any one money market fund may not exceed 5% of the portfolio

6. **U.S. Treasury Bills, U.S. Government Notes, Federal Agency Notes, debt issues of the State of California and debt issues of local agencies within the State of California**
   No maximum limit.

   Purchase of debt issues of the U.S. Government, Federal Agencies, State of California and other local agencies in the State of California are eligible for purchase without limit, subject to requirements and restrictions of Section 53601 et seq. of the Government Code, except that floating rate notes, structured notes and other derivative securities permitted for purchase under the Code shall be limited to an aggregate cap of 15% of the total portfolio.

   Plain callable securities are not subject to the 15% limitations.

7. a) **Repurchase Agreements**
   Maximum limit: 20%

   - Counter-party requirement: financial institution that will deliver the securities versus payment.

   - Collateral: U.S. Government Securities or Federal Agency Securities with final maturity not exceeding 5 years from commencement of repurchase agreement.

- Collateral Value: 102% if collateral matures within one year; or 105% if collateral matures after one year but not exceeding 5 years. Mark-to-market each Friday morning during the term of the agreement.

- Maximum term of agreement: 90 days.

b) **Reverse Repurchase Agreements** (borrowing) for leveraging purposes shall conform in all aspects to the governing provisions of the Government Code Section 53601, et. seq. Reverse repurchase agreements which have been entered into for purposes of either raising temporary cash needs or for the purpose of leveraging to attain favorable investment spreads, must be approved by the Board of Supervisors pursuant to Government Code guidelines.

8. **LAIF** (Local Agency Investment Fund)
Maximum: $30,000,000.

9. **Collateralized/FDIC -Insured Time Deposits**

The Trust Fund may be invested in interest-bearing inactive public time deposits with banks and savings and loan associations located within the State of California, collateralized in accordance with requirements of the Government Code. Uncollateralized interest-bearing inactive time deposits are allowed up to the FDIC-insured amount of $100,000, provided that the depository institution requests, and the County grants, a waiver of security in writing.

FDIC-insured inactive time deposits may be placed only with banks located and headquartered in the immediate San Francisco Bay Area counties, regardless of rating.

10. **Others**: Any other legally permitted investments by specific authorizing resolutions of the Alameda County Board of Supervisors shall be eligible investments.

Where there is a specific percentage limitation for a particular category of investment, that percentage is applicable only at the date of purchase.

Credit criteria listed in this section refers to the credit of the issuing organization at the time the security is purchased.

## IX. Maximum Maturity

Investment maturities shall be based on a review of cash flow forecasts. Maturities will be scheduled so as to permit the County to meet all projected obligations.

The maximum maturity will be no more than five years from purchase date to maturity date.

## X. Ineligible Investments

The Trust Fund shall not invest any funds in inverse floaters, range notes, or interest-only strips that are derived from a pool of mortgages, or in any security that could result in zero interest accrual if held to maturity.

## XI. Investment Report

The investment advisory firms shall submit a report on the monthly status of the Trust Fund to the Alameda County Administrator, Treasurer and the Auditor-Controller. The investment report must include the total market value of the securities, and the source of the valuations, on reports of portfolio holdings at the end of September, December, March and June.

The quarterly report shall also (i) state compliance of the portfolio to the statement of investment policy, or manner in which the portfolio is not in compliance, (ii) include a description of any of the County's funds, investments or programs that are under the management of contracted parties, including lending programs, and (iii) include a statement denoting the ability of the County to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

## XII. Performance Benchmark

The investment advisory firms will report the total rate of return of the portfolio at the end of each quarter. The portfolio's total rate of return will be compared to a benchmark. The benchmark is the Merrill Lynch 3-5 Year Treasury Index.

## XIII. Safekeeping and Custody

The assets of the Trust Fund shall be secured through the third-party custody and safekeeping procedures. Bearer instruments shall be held only through third-party institutions. Collateralized securities such as repurchase agreements shall be purchased using the delivery vs. payment procedure.

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# ALAMEDA COUNTY BOARD OF SUPERVISORS

## ** MINUTE ORDER **

*The following is action taken by the Board of Supervisors on* June 22, 1999

Approved as Recommended ☑  Other ☐

Unanimous ☐ Carson ☐ Haggerty ☒ King ☒ Steele ☐ Chan ☐ - 3

Vote Key: A=Yes; N=No; AB=Abstain; X=Excused

Documents accompanying this matter:

☑ Resolution(s) R 99-644

☐ Ordinance(s) __________

☐ Contract(s) __________

File No. 13503
Item No. 12

Copies sent to:

Charlotte Martinelli

Special Notes:

I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
LESLIE BURNS, Assistant Clerk
Board of Supervisors

By: ____________________
Deputy

AGENDA ________ June 22, 1999

**COUNTY ADMINISTRATOR**

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA LINTON
ASSISTANT COUNTY ADMINISTRATOR

June 10, 1999

Honorable Board of Supervisors
Administration Building
Oakland, CA 94612

Dear Board Members:

**SUBJECT: Amendment to Surplus Property Development Trust Fund Policy**

RECOMMENDATION:

It is recommended that your Board adopt a resolution amending the Surplus Property Development Trust Fund Policy approved by your Board on February 24, 1998. The resolution will add a trust management restriction stating that the principal, or corpus, of the Surplus Property Development Trust Fund shall not be used to fund County General Fund expenditures. However, your Board may authorize a borrowing from the corpus for unanticipated General Fund expenditures if the moneys borrowed, plus interest, are restored as soon as possible from normal County revenues.

DISCUSSION/SUMMARY:

On February 24, 1998, your Board approved the establishment of the Surplus Property Development Trust Fund for the purpose of sequestering the net proceeds from the development and sale of the County's surplus property. In taking this action, your Board adopted trust management objectives calling for the preservation of principal and the maximization of investment income. The net proceeds from the development and sale of surplus property constitute the corpus of the trust fund. The proceeds are now under active investment management to carry out your Board's directive to manage the fund as an endowment. Your Board further established uses for the interest earned from the investment of the principal and directed its use to fund the County's capital project needs. However, the policy is not clear under what conditions, if any, the corpus of funds deposited in the Surplus Property Development Trust Fund could be used to fund General Fund expenditures.



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On April 27, 1999, your Board authorized the Treasurer to proceed with the steps required to issue Tax and Revenue Anticipation Notes (TRANS) for fiscal year 1999-2000. In reviewing funds available to the County for General Fund expenditures, and the cash flows associated with this transaction, questions were raised regarding the availability of Surplus Property Development Trust Fund. Given the stated purpose of the Fund, tax counsel and bond counsel have advised that this action is necessary to maintain the tax exempt status of the TRANS, by clarifying its non-availability for General Fund expenditures. However, your Board does retain the right to authorize the use of the principal under certain limited conditions to fund unanticipated General Fund expenditures, subject to an obligation to repay the borrowed funds from future County revenues with interest.

Very truly yours,

Donna Laton for

Susan S. Muranishi
County Administrator

Attachments
SSM:CM:cm
V:\fmu\spdtfpolicyamend_cm

c: Donald R. White, Treasurer-Tax Collector
Pat O'Connell, Auditor-Controller
Richard E. Winnie, County Counsel
Adolph Martinelli, Director, Community Development Agency

# RESOLUTION # R 99-644

## SURPLUS PROPERTY DEVELOPMENT TRUST FUND POLICY

WHEREAS, the Board of Supervisors, on February 24, 1998, did approve the establishment of the Surplus Property Development Trust Fund for the purpose of sequestering net proceeds from the development and sale of County surplus property; and

WHEREAS, the Board of Supervisors did also direct the County Auditor-Controller to establish a separate Surplus Property Development Trust Fund; and

WHEREAS, the Board of Supervisors did also adopt as trust management objectives the preservation of principal and maximization of investment income to create a permanent revenue stream to fund County programs; and

WHEREAS, the Surplus Property Development Trust Fund will be operated as a special endowment investment fund; and

WHEREAS, the principal of the Surplus Property Development Trust Fund represents the conversion of County capital assets; and

WHEREAS, the investment income generated by the principal is to be used to fund capital projects, debt service for capital projects, or the reinvestment to capital, thus producing additional income; and

WHEREAS, by employing these principles, the County's capital base will not be diminished.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors does wish to further clarify uses of the principal of the Surplus Property Development Trust by the addition of a further trust management restriction that the principal shall not be used to fund County General Fund expenditures.

BE IT FURTHER RESOLVED that the Board of Supervisors may authorize a borrowing from the principal of the Surplus Property Development Trust Fund, under certain limited conditions, to fund unanticipated General Fund expenditures, subject to an obligation to repay the borrowed funds with interest, and in a timely fashion from future County revenues.

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Approved as to Form
RICHARD E. WINNIE, County Counsel
By:

**THE FOREGOING** was **PASSED** and **ADOPTED** by the following vote of the Alameda County Board of Supervisors this 22nd day of June ,1999 , to wit:

**AYES:** Supervisors Carson, Steele & President Chan - 3

**NOES:** None

**EXCUSED:** Supervisors Haggerty and King - 2

Wilma Chan

**PRESIDENT, BOARD OF SUPERVISORS**

**ATTEST:**
Crystal K. Hishida, Clerk
Board of Supervisors

By: ___________________
Deputy

| | |
|---|---|
| File: | **13503** |
| Agenda No: | **12** |
| Document No: | **R-99-644** |

COUNTY OF ALAMEDA CALIFORNIA

I certify that the foregoing is a correct copy of a Resolution adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
LESLIE J. BURNS, Assistant Clerk
Board of Supervisors

By:___________________
Deputy

Page No. 2

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# ALAMEDA COUNTY BOARD OF SUPERVISORS

## ** MINUTE ORDER **

*The following is action taken by the Board of Supervisors on* March 9, 1999

**Approved as Recommended** ☑ **Other** ☐

**Unanimous** ☑ **Carson** ☐ **Haggerty** ☐ **King** ☐ **Steele** ☐ **Chan** ☐ - 5

Vote Key: A = Yes; N = No; AB = Abstain; X = Excused

**Documents accompanying this matter:**

☐ **Resolution(s)**______________

☐ **Ordinance(s)**______________

☐ **Contract(s)**______________

**File No.** 13503

**Item No.** 12A

**Copies sent to:**

**Supervisor King, President Chan, Treasurer-Tax-Collector, Auditor-Controller, County Counsel**

COUNTY OF ALAMEDA CALIFORNIA

**Special Notes:**

I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
LESLIE J. BURNS, Assistant Clerk
Board of Supervisors

By:______________________
Deputy

AKI K. NAKAO, Director

1401 LAKESIDE DRIVE, OAKLAND, CALIFORNIA 94612 510 208 9700 FAX 510 208 9711 www.acgov.org/gsa/

March 22, 2010

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

Dear Board Members:

SUBJECT: AUTHORIZE THE DIRECTOR OF THE GENERAL SERVICES AGENCY TO INSTITUTE A REAL PROPERTY PORTFOLIO MANAGEMENT EFFICIENCY, EFFECTIVENESS AND SUSTAINABILITY POLICY AND IMPLEMENTING PROCEDURES

RECOMMENDATION:

A. Approve and adopt the attached resolution that authorizes the Director of the General Services Agency (GSA) to institute a Real Property Portfolio Management Efficiency, Effectiveness and Sustainability Policy and Implementing Procedures; and

B. Direct the Director, GSA, to work collaboratively with County Agencies and develop implementing procedures, standards, and practices regarding alternative work sites, furniture and space needs.

DISCUSSION/SUMMARY:

The acquisition, assignment, management and operation of leased and owned space for County Departmental operations in Alameda County is under the direction of the Director of GSA. On October 19, 2004 the County Administrator issued a memo to Agency and Department Heads titled "Requests for New Space -- Lease and Purchase of Buildings" urging them to hold the line on spending by carefully examining funds spent on acquisition of new space, furniture and related expenses.

Procedures were set in place whereby Agency/Department Heads were asked to submit a formal written request describing needs to their CAO analyst and a review process with the analyst looking at program changes, financial impacts and funding sources. With approval from the department analyst, GSA would then be informed to begin work on locating specific suitable properties -- first determining whether there was vacant owned or leased space available and making the best use of County resources to backfill vacant space before acquiring new facilities.

The procedures put in place have resulted in improved oversight of the program. However, due to the challenging financial times additional actions are now required by the County to formally centralize oversight and decision-making to ensure improvements in the management of real property assets and effective use of space. The CAO has requested GSA to review all pending and approved requests for space with new caveats. All requests will be evaluated against the County's utilization rate of 275 gross square feet per person, and all will be required to meet or exceed that goal within reasonable limits of the available space. Departments will be asked to minimize tenant improvements by taking space as-is and reusing existing furniture whenever possible. Departments will be required to develop, with GSA, a furniture standard that meets their needs and minimizes replacement costs. Furniture replacement will be evaluated on a case-by-case basis with a comparison of moving the existing workstations versus buying new.

In line with sustainability policies, GSA will work with departments in considering alternative workplace policies that would help reduce their space requirements in the future. GSA will develop standards for alternative work sites and identify locations around the County that could be utilized by County staff from varied agencies.

<u>FINANCING:</u>

There is no financial impact to the County for these acceptance and recording actions.

Respectfully submitted,

Aki K. Nakao
Director, General Services Agency

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Attachment

cc: Susan S. Muranishi, County Administrator
Patrick J. O'Connell, Auditor-Controller
Richard E. Winnie, County Counsel

Approved as to Form
RICHARD E. WINNIE, County Counsel
By: ______________ Deputy

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

RESOLUTION NUMBER R-2010-104

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA SUPPORTING A REAL PROPERTY PORTFOLIO MANAGEMENT EFFICIENCY, EFFECTIVENESS AND SUSTAINABILITY POLICY AND IMPLEMENTING PROCEDURES

BE IT RESOLVED by the Board of Supervisors of the County of Alameda

WHEREAS, The Board of Supervisors recognizes the importance of continuous improvement in management of the real property portfolio focusing on increased efficiencies, effectiveness and building fiscal and environmental sustainability into the real estate policy, practices and procedures of the County;

WHEREAS, it is the policy of the County of Alameda that all County Departments shall follow these policies, practices and procedures for the evaluation, acquisition and utilization of space, to house various activities and employees;

WHEREAS, the acquisition, assignment, management and operation of leased and owned space for County Departmental operations is centralized to encourage administrative and fiscal efficiencies under the direction of the Director of General Services;

WHEREAS, due to the necessity of conserving public funds especially in challenging financial times, the County desires to make continuous improvements in management of real property assets that encourage efficient and effective use of space;

WHEREAS, on October 19, 2004, the County Administrator issued a memorandum titled "Request for Space – Leased and owned Buildings" describing a process for requesting space from the General Services Agency; and,

WHEREAS, that policy has improved the oversight, acquisition, tenant improvement, and assignment of space for Departments within the County;

WHEREAS, other actions are now required to ensure further efficiencies in real property portfolio management;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Alameda that the following revised County of Alameda Real Property Portfolio Management Efficiency, Effectiveness and Sustainability Policy be established:

1. GSA shall now review all pending and approved space requests in consultation with departments and in consideration of but not limited to the following; review of all pending and approved requests for space, recertification of space uses and needs, attainment of standardized utilization rates of 275 gross square feet per person, implementation of County Facility Standards, minimization of tenant improvement expenditures, reuse of existing furniture where feasible, comprehensive review of new furniture, comprehensive review of workstation and moving expenses, and development and implementation of furniture standards that reduce replacement costs.

2. In support of Climate Action Plan objectives and furtherance of both fiscal and environmental sustainability goals, all Departments shall consider alternative workplace policies that will reduce operating costs associated with owned and leased real property, reduce space needs, and reduce emissions associated with employee commutes, while continuing to provide easily accessible and high quality services to the public.

3. Departments are encouraged to allow employees in appropriate jobs to make alternative work arrangements at alternate work locations and provide workplaces that may be shared by others to meet the aforementioned fiscal and environmental sustainability and efficiency objectives, the County will thereby save taxpayer funds and reduce environmental impacts.

4. GSA is charged with assisting Departments develop alternative work sites and standards for alternative work locations enabling access to quality public services.

5. GSA will assist and work collaboratively with Departments to implement efficient, effective and sustainable policies, procedures and practices through continuous improvement to this policy;

NOW THEREFORE BE IT FURTHER RESOLVED: that the Alameda County Board of Supervisors authorizes the General Services Agency (GSA) Director, as the Alameda County Real Estate Authority, to institute the new, revised County of Alameda Real Property Portfolio Management Efficiency, Effectiveness and Sustainability Policy and develop implementing procedures and practices and ensure compliance;

NOW THEREFORE BE IT FURTHER RESOLVED: This resolution shall take effect and be in force immediately upon the date of passage.

**THE FOREGOING** was **PASSED** and **ADOPTED** by the following vote of the Alameda County Board of Supervisors this 30TH day of March, 2010, to wit:

AYES: Supervisors Carson, Haggerty, Miley, Steele and President Lai-Bitker - 5

NOES: None

ABSENT: None

Alice Lai-Bitker

**PRESIDENT, BOARD OF SUPERVISORS**

File: 25972
Agenda No: 22
Document No: R-2010-104

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# ALAMEDA COUNTY BOARD OF SUPERVISORS

## ** MINUTE ORDER **

*The following was action taken by the Board of Supervisors on* March 30, 2010

Approved as Recommended ☑ Other ☐

Unanimous ☑ Carson ☐ Haggerty ☐ Miley ☐ Steele ☐ Lai-Bitker ☐ - 5
Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

☑ Resolution(s) R-2010-104
☐ Ordinance(s) ______
☐ Contract(s) ______

File No. 25972
Item No. 22

Document to be signed by Agency/Purchasing Agent

☐ Contract(s) ______

Copies sent to:

Debbie Sullivan, QIC 26021

Special Notes:

I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.
ATTEST:
Crystal Hishida Graff, Clerk of the Board
Board of Supervisors

By: ______
Deputy



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## Mission

*To enrich the lives of Alameda County residents through visionary policies and accessible, responsive, and effective services.*

## Vision

*Alameda County is recognized as one of the best counties in which to live, work and do business.*

## Values

*Integrity, honesty and respect fostering mutual trust.*

*Transparency and accountability achieved through open communications and involvement of diverse community voices.*

*Fiscal stewardship reflecting the responsible management of resources.*

*Customer service built on commitment, accessibility and responsiveness.*

*Excellence in performance based on strong leadership, teamwork and a willingness to take risks.*

*Diversity recognizing the unique qualities of every individual and his or her perspective.*

*Environmental stewardship to preserve, protect and restore our natural resources.*

*Social responsibility promoting self-sufficiency, economic independence and an interdependent system of care and support.*

*Compassion ensuring all people are treated with respect, dignity and fairness.*

# ACGOV VISION 2026

## OUR SHARED VISION

| | | | |
|---|---|---|---|
| SAFE AND LIVEABLE COMMUNITIES | PROSPEROUS AND VIBRANT ECONOMY | HEALTHY ENVIRONMENT | THRIVING AND RESILIENT POPULATION |

## 10X GOALS

| | |
|---|---|
| EMPLOYMENT FOR ALL | ELIMINATE HOMELESSNESS |
| ACCESSIBLE INFRASTRUCTURE | ELIMINATE POVERTY & HUNGER |
| HEALTHCARE FOR ALL | CRIME-FREE COUNTY |

## OPERATING PRINCIPLES

| | | |
|---|---|---|
| COLLABORATION | FISCAL STEWARDSHIP | SUSTAINABILITY |
| EQUITY | INNOVATION | ACCESS |