



SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

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

June 25, 2015

Honorable Board of Supervisors
Administration Building
Oakland, CA 94612

Dear Board Members:

**SUBJECT: ALAMEDA COUNTY CAPITAL IMPROVEMENT PLAN,
FISCAL YEARS 2015-2020**

RECOMMENDATION:

Adopt the Alameda County Fiscal Year 2015-2016 through Fiscal Year 2019-2020 Capital Improvement Plan.

DISCUSSION/SUMMARY:

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

The Capital Improvement Plan identifies a total five-year funding need of \$1,232,388,017 and available financing costs of \$1,079,046,324, leaving an unfunded balance of \$153,341,693. Following is a summary of projects completed during the current fiscal year and a brief synopsis of the five-year Capital Improvement Plan.

Capital Projects Completed in Fiscal Year 2014-2015

During Fiscal Year 2014-2015, the County of Alameda completed six projects with a combined total value of \$32,087,145. These projects include the Peralta Oaks Coroner Crime Laboratory and Public Health Laboratory with seismic upgrade, Glen Dyer Jail Water conservation, Glen Dyer Lobby remodel, Registrar of Voters Elections Service-area remodel, Human Resources Office renovation and the Santa Rita Jail Sheriff's dining room remodel.

Sixty-one major maintenance projects at County facilities were completed. In addition, the County awarded 34 Job Order Contracts during Fiscal Year 2014-15 worth \$2.7 million. Projects completed through Job Order Contracting include the demolition and replacement of seven oven units at Santa Rita Jail, elevator upgrades, carpeting, boiler replacements, cooling tower replacement, water tank repair/sanitation, North County Jail freezer refurbishment, asphalt repair

and replacement, fire alarm replacements and numerous building infrastructure projects. In addition, over 50 asbestos, lead, mold, indoor air quality and other hazardous materials projects were completed.

The General Services Agency's Energy Program staff invested \$13.2 million in cost-effective energy efficiency projects and the ongoing commissioning of the heating, ventilation and air conditioning systems at County facilities. The County awarded 16 R-REP solar photovoltaic projects in FY 2014-15 and design work has commenced.

New Projects in Fiscal Year 2014-2015

There are five new projects added during Fiscal Year 2014-15 including:

- *Category I - Projects Approved and Underway*
 - Edgewater Building office remodel (R-2015-199F, 6/2/2015),
 - Environmental Health Headquarters heating, ventilation and air conditioning replacement project at Harbor Bay Parkway in Alameda (R-2015-197F, 6/2/2015),
- *Category II – Projects with Requested Studies*
 - Arena Center on Oakport Street in Oakland,
 - Fairmont Campus “Opt-E Man” project, and
 - Glenn Dyer Jail locker room expansion.

At the meeting on June 9, 2015, the Board approved an increase of appropriations for the Transition/Day Reporting Center project (R-2015-221F). The project funding will now total \$6,600,000, with \$2.7 million coming from the GSA – Construction General Fund and \$3.9 million for the project coming from Capital Designation. Estimated costs for the project are just below \$8.5 million, which leaves a funding gap of \$1.9 million for this project. It is expected that a minimum of \$6 million of AB 109 funding will be used on this project.

At the same June 9th meeting, the Board approved an additional project, to upgrade the environmental control systems at the North County Self-Sufficiency Center (2000 San Pablo Avenue, Oakland) (R-2015-222F, 6/9/2015). As a reminder, the Board approved the request to transfer \$500,000 for this project to the Construction Fund with offsetting revenue from the Miscellaneous Capital Projects budget. Financing for this project will maximize State and federal financial resources claimed through the Social Services Agency that occupies the facility.

Fiscal Year 2015-2010 Capital Improvement Plan

Projects Approved and Underway (Category I) - There are 29 active Category I Projects in the current Plan, with a total estimated project cost of \$1.09 billion. The Board has committed \$1.05 billion of local and State funds for these projects leaving the current unfunded capital need at approximately \$36.0 million. Full funding is not available for three projects, including the Santa Rita Security Upgrade with a total project need of \$21.5 million, the Hesperian Streetscape of \$12.6 million and the Transition-Day Reporting Center of \$1.9 million. The General Services Agency and County departments are working closely with the County Administrator's Office and Board of Supervisors to identify funding for all active projects. Nine projects initiated under the former Redevelopment Agency (RDA) with a total budget estimate of \$93.2 million are also included in Category I. Funding for these projects (see table below) includes the RDA Dissolution funds, State Recognized Obligation Payments (ROPs), and local County department funding. One of these

RDA projects, Hesperian Streetscape, has an unfunded need as previously identified that will be addressed by the Public Works Agency.

Projects with Requested Studies Underway (Category II) - There are six Category II projects. These projects are in the process of programming, evaluation and further development.

Major Maintenance Projects (Category III) - There are 23 major maintenance projects scheduled for completion during Fiscal Year 2015-16. These projects total \$7.1 million. Additionally, 35 other projects, in progress during prior fiscal years, will continue until completed. GSA has identified 55 other major maintenance projects, totaling \$51.4 million that will need to wait until future years. The estimated costs to complete all currently identified major maintenance projects is \$72.98 million. The Board has previously approved \$2.9 million per year for Major Maintenance Projects. At the current approved funding levels, there is a deferred maintenance backlog of \$48.5 million.

Renovation or Improvement of Existing Facilities (Category IV) - The Hayward Veterans' Building is the only project in the Renovations/Improvements to Existing Facilities category. The estimated cost of the project is \$350,000. The project does not have identified funding.

Identified New Construction, Purchase or Lease Requirements (Category V) - There are nine projects that require new construction, a facility lease or facility purchase. Major projects in this category include the replacement of leased space for the Public Health Headquarters, improvements to the County Administration Building plaza, replacement of the Alcopark parking facility, and the replacement, expansion, and/or retrofitting of six County fire stations. Updated estimates for three of the projects will be a part of the Building Evaluation Project, and the County Fire Department is working with the General Services Agency on updating Fire Station facility plans and cost estimates.

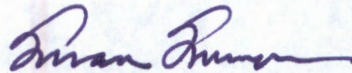
Capital Improvement Plan 2015-2020 by Major Category				
Category	Number of Projects	Total Project Costs	Funding Identified	Unfunded Need
I – Approved and Underway	29	1,089,563,017	1,053,546,324	36,016,693
II – Studies Underway	6	800,000	500,000	300,000
III – Major Maintenance	113	72,975,000	24,500,000	48,475,000
IV – Renovations/Improvements	1	350,000	0	350,000
V – New Construction, Purchase or Lease	9	68,700,000	500,000	68,200,000
TOTAL	156	1,232,388,017	1,079,046,324	153,341,693

FINANCING

The Financial Plan identifies \$1.08 billion in resources for the \$1.23 billion in capital projects reflected in the FY 2015-2020 Five-Year Plan. This leaves \$153.3 million in unfunded capital needs. Of the 45 Category I, II and V projects included in the Plan, 27 projects have full funding, four have partial funding and no funding is available for the remaining 14 projects. The Financial Plan reflects the County's limited ability to increase the revenue available to fund capital projects, and assumes conservative revenue growth and financing costs.

The Financial Plan employs a combination of debt financing and pay-as-you-go methods to maximize the funding for capital projects. Currently, the Highland Hospital Campus Acute Tower Replacement (ATR) project utilizes debt financing as a portion of the project financing. To date, the County has issued two tranches of ATR-related bonds for \$607 million. The County expects to issue one additional series of lease revenue bonds for \$100 million in Fiscal Year 2015-16 to complete the ATR project. Project completion is projected for 2017. The County will make annual debt service payments on these bonds from its General Fund after the retirement of the Pension Obligation Bonds, with a contribution from the Alameda Health System of \$7 million annually, beginning on July 1, 2019.

Respectfully submitted,



Susan S. Muranishi
County Administrator

c: Caroline Judy, Acting Director, General Services Agency

County of Alameda CAPITAL IMPROVEMENT PLAN 2015-2020



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 in all five Supervisorial Districts. Images celebrate the diversity of Alameda County and feature local residents making art and reading books. Four phrases are included: "Growing Readers and Learners," "Supporting Youth and Families," "Inspiring Creative Communities," and "Connecting through Creative Expression" translated into Chinese, Hindi, Spanish, Vietnamese, Korean, Punjabi and Tagalog.

Presented by the County Administrator



Presented to the
Alameda County Board of Supervisors

Scott Haggerty, President
1st District

Richard Valle
2nd District

Wilma Chan, Vice President
3rd District

Nate Miley
4th District

Keith Carson
5th District

By Susan S. Muranishi, County Administrator

The images for this project were photographed at five Alameda County Library locations: Albany, Castro Valley, Fremont, Newark, San Lorenzo, plus the Bookmobile site at Warm Springs Community Center in Fremont. The project images are also featured in a new temporary window display on the front of the Alameda County Administration Building and in a new bus wrap on the Alameda County Bookmobile. The project photographer is Sibila Savage and the graphic artist is Malik Johnson.

**COUNTY OF ALAMEDA
CAPITAL IMPROVEMENT PLAN
2015-2020**

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Alameda County Capital Improvement Plan

Fiscal Year 2015-2016 through 2019-2020

Executive Summary

Alameda County strives to provide safe and code compliant facilities for employees and the public, and to maintain the asset value of its diverse property portfolio. Alameda County's capital asset portfolio includes 167 buildings comprising eight million square feet. The County owns 7.04 million square feet, or approximately 88% of the total space, and leases the remaining 12%. These assets include buildings and parking for all County government functions serving both the public and employees. A complete listing of County facilities is included in the Capital Improvement Plan Appendix A.

The Capital Improvement Plan describes the five-year commitment of funding and specific projects in process while acknowledging the ongoing capital needs that require additional identified funding. As part of the Alameda County Open Government Initiative, this information is available and accessible to the public on the Alameda County Open Government website at <http://budget.acgov.org>

Capital Improvement Plan 2014-2019

Completed Projects - Fiscal Year 2014-15

Six projects were completed during Fiscal Year 2014-15. These projects combined have a total value of \$32,087,145.

- Peralta Oaks Coroner, Crime Lab, and Public Health Lab with Seismic Upgrade
- Glen Dyer Jail Water conservation project
- Glen Dyer Lobby Remodel
- Registrar of Voters Election Service Area Remodel
- Human Resources Office Renovation
- Santa Rita Jail Sheriff's Dining Room Remodel

New Projects - Fiscal Year 2014-15

The Capital Improvement Plan added five new projects during Fiscal Year 2014-15:

- Arena Center on Oakport Street in Oakland. The Board of Supervisors approved the purchase of three buildings on July 29, 2014. GSA is currently working on a tenant fit plan for County departments that are occupying high cost leased facilities.
- The Edgewater Building office remodel will provide an updated tenant fit plan for the Social Services Agency.
- Environmental Health Headquarter Heating, Ventilation and Air Conditioning replacement project at 1131 Harbor Bay Parkway in Alameda.
- The Fairmont Campus "Opt-E Man" project will provide a network infrastructure master plan for County facilities in the San Leandro service area.
- Glen Dyer Jail Locker Room Expansion.

At the meeting on June 9, 2015, the Board approved an increase of appropriations for the Transition/Day Reporting Center project (R-2015-221F). The project funding will now total \$6,600,000, with \$2.7 million coming from the GSA – Construction General Fund and \$3.9 million for the project coming from Capital Designation. Estimated costs for the project are just below \$8.5 million, which

Alameda County Capital Improvement Plan

Fiscal Year 2015-2016 through 2019-2020

Executive Summary

leaves a funding gap of \$1.9 million for this project. It is expected that a minimum of \$6 million of AB 109 funding will be used on this project.

At the same June 9th meeting, the Board approved an additional project, to upgrade the environmental control systems at the North County Self-Sufficiency Center (2000 San Pablo Avenue, Oakland) (R-2015-222F, 6/9/2015). As a reminder, the Board approved the request to transfer \$500,000 for this project to the Construction Fund with offsetting revenue from the Miscellaneous Capital Projects budget. Financing for this project will maximize state and federal financial resources claimed through the Social Services Agency, that occupies the facility.

Major Maintenance and Job Order Contracting – Fiscal Year 2014-15

During the fiscal year, GSA oversaw the completion of 61 major maintenance projects at County facilities totaling \$12.2 million. The Fiscal Year 2014-15 Approved Budget allocated \$5.6 million for capital improvement in recognition of ongoing needs and consistent with previous Board policy actions. Specific projects within the Capital Improvement Plan identify the use of these “Miscellaneous Capital” funds.

GSA awarded 34 Major Maintenance projects executed via Job Order Contracts (JOC) during Fiscal Year 2014-15 totaling \$2.7 million in combined project value. GSA continues to utilize JOC successfully as an expeditious, value driven project delivery method. Using JOC, the County completed Major Maintenance projects including the demolition and replacement of seven oven units at Santa Rita Jail (SRJ), elevator upgrades, carpeting, boiler replacements, cooling tower replacement, SRJ water tank repair/sanitation, NCJ freezer refurbishment, asphalt repair and replacement, fire alarm replacements and numerous building infrastructure projects. In addition, over 50 asbestos, lead, mold, indoor air quality and other hazardous materials projects were completed.

The GSA Energy Program staff invested \$13.2 million in cost-effective energy efficiency projects and the ongoing commissioning of HVAC systems at County facilities. The County awarded 16 R-REP solar photovoltaic projects in FY 2014-15 and design work has commenced.

Capital Improvement Plan 2015-2020

Capital Projects identified in the Capital Improvement Plan represent projects at various phases of development from study through active design or construction.

Category I: Approved and Underway

There are 29 active Category I Projects in the current Plan, with a total estimated project cost of \$1.09 billion. The Board has committed local and State funding for these projects in the amount of \$1.05 billion leaving the current unfunded need at approximately \$36.0 million. Full funding is not available for three projects, including the Santa Rita Security Upgrade with a total project need of \$21.5 million, Hesperian Streetscape of \$12.6 million, and the Probation Day Reporting and Transition Center of \$1.9 million. The General Services Agency and County departments are working closely with the County Administrator’s Office and Board of Supervisors to identify funding for all active projects.

Alameda County Capital Improvement Plan

Fiscal Year 2015-2016 through 2019-2020

Executive Summary

Category I also includes nine projects initiated under the former Redevelopment Agency with total project estimates of \$93.2 million. Funding for these projects (see table below) includes the RDA Dissolution funds, State Recognized Obligation Payments (ROPs), and local County department funding. One of these RDA projects, Hesperian Streetscape, has an unfunded need as previously identified.

Tier I Projects Initiated by the Former Redevelopment Agency						
Proj. #	Project Name	Estimated Project Costs	RDA Dissolution & State ROPS Funding	County Designated Funding	General Fund	Unfunded Amount
10034	San Lorenzo Library Building Expansion	9,889,266	0	9,638,855	250,411	0
13022	San Lorenzo Village Plaza and Public Space	4,795,000	395,000	0	4,400,000	0
13023	Cherryland Community Center	20,300,000	2,300,000	1,000,000	17,000,000	0
13024	Cherryland Fire Station	9,667,655	920,666	6,605,025	2,141,964	0
13025	Cherryland Sidewalks Phase III/Meekland Avenue	3,500,000	0	0	3,500,000	0
13026	Castro Valley Shared Parking Lot	1,800,000	0	0	1,800,000	0
13027	East 14th Street/Mission Blvd. Streetscape, Phase II	10,500,000	600,000	0	9,900,000	0
13028	East 14th Street/Mission Blvd. Streetscape, Phase III	9,900,000	0	0	9,900,000	0
13029	Hesperian Streetscape Phase I	22,844,960	4,719,960	5,500,000	0	12,625,000
	TOTAL	93,196,881	8,935,626	22,743,880	48,892,375	12,625,000

Category II: Projects with Requested Studies Underway

There are six Category II projects. These projects are in the process of programming, evaluation and further development.

Category II and V Projects are requested or needed projects that are still in the development stage. These projects move into Category I upon the completion of preliminary studies and identification of funding sources.

Project budgets as described in the Capital Plan Categories II and V represent conceptual budget

Alameda County Capital Improvement Plan

Fiscal Year 2015-2016 through 2019-2020

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estimates, based upon labor and materials pricing at the point of initial project budget development. When projects move from Category II to Category I, or advertised for bid, the resulting bid pricing will reflect market trends and cost escalation for labor and materials, and reflect any changes in Board policies that may influence project costs.

Category III: Major Maintenance Projects

There are 23 major maintenance projects scheduled for completion during Fiscal Year 2015-16. These projects total \$7.1 million. Additionally, 35 other projects, in progress during prior fiscal years will continue until completed. GSA has identified 55 other major maintenance projects, totaling \$51.4 million that will need to wait until future years. The estimated costs to complete all currently identified major maintenance projects is \$72.98 million. The Board has previously approved \$2.9 million per year for Major Maintenance Projects. At the current approved funding levels, there is a deferred maintenance backlog of \$48.5 million.

Category IV: Renovation or Improvement of Existing Facilities

The Hayward Veterans' Building is the only project in the Renovations/Improvements to Existing Facilities category. The estimated cost of the project is \$350,000. The project does not have identified funding.

Category V: Identified New Construction, Purchase or Lease Requirements

There are nine projects that require new construction, a facility lease or facility purchase. Major projects in this category include the replacement of leased space for the Public Health Headquarters, improvements to the County Administration Building plaza, replacement of the Alcopark parking facility, and the replacement, expansion, and/or retrofitting of six County fire stations. Updated estimates for three of the projects will be a part of the Building Evaluation Project, and the County Fire Department is working with the General Services Agency on updating Fire Station facility plans and cost estimates.

Capital Improvement Plan 2015-2020 by Major Category				
Category	Number of Projects	Total Project Costs	Funding Identified	Unfunded Need
I – Approved and Underway	29	1,089,563,017	1,053,546,324	36,016,693
II – Studies Underway	6	800,000	500,000	300,000
III – Major Maintenance	113	72,975,000	24,500,000	48,475,000
IV – Renovations/Improvements	1	350,000	0	350,000
V – New Construction, Purchase or Lease	9	68,700,000	500,000	68,200,000
TOTAL	158	1,232,388,017	1,079,046,324	153,341,693

Unfunded Projects

The Capital Improvement Plan 2015-2020 contains numerous projects that remain completely or partially unfunded. Three approved projects (Category I) are among those that remain without complete funding: Santa Rita Jail Security System Upgrade, the Hesperian Streetscape and the Probation

Alameda County Capital Improvement Plan

Fiscal Year 2015-2016 through 2019-2020

Executive Summary

Day Reporting Center. These three projects have an unfunded total of approximately \$36 million. As noted in the table below, the Capital Improvement Plan identifies a total of \$153,341,693 in capital project costs and several new projects do not yet have cost estimates associated with them. The fact that the County has not yet been identified funding is not a reflection of the urgency or necessity of these portfolio investments.

Unfunded Projects	
Capital Improvement Plan 2015-2020	
Category I - Approved and Underway	
Santa Rita Jail Security System Upgrade	21,500,000
Hesperian Streetscape	12,625,000
Probation Day Reporting and Transition Center	1,891,693
Category II - Requested with Studies Underway	
Local Hazard Mitigation Plan	300,000
Glenn Dyer Jail Staff Locker Room Expansion	TBD
Santa Rita Jail Accessibility Retrofit	TBD
Arena Center Occupancy Study and Tenant Improvements	TBD
Edgewater Building SSA Remodel Study	TBD
Fairmont Campus Network Infrastructure Program	TBD
Category III - Major Maintenance	
Misc. Major Maintenance Projects	48,475,000
Category IV - Renovations/Improvements to Existing Facilities	
Hayward Veterans Building Seismic Reinforcement	350,000
Category V - New Construction/Facility Purchase or Lease	
Alcopark Demolition and Replacement	24,500,000
County Administration Building Plaza Improvement	6,500,000
Public Health Headquarters Replace Leased Space	17,200,000
County Fire Stations (6)	20,000,000
Total Unfunded Need	153,341,693

Project Identification and Approval Process

Identification and approval of Capital Projects occurs through a four-step space request process:

1. A department identifies a need for additional space and submits a space request to the General Services Agency (GSA).
2. GSA identifies project requirements ("scope") and prepares an estimated project budget.
3. GSA sends the preliminary project scope and budget to the department for review and approval. If the department wants to proceed with the project, the scope and budget are sent to the County Administrator's Office (CAO) for further review and approval.

Alameda County Capital Improvement Plan

Fiscal Year 2015-2016 through 2019-2020

Executive Summary

4. The requesting department and the CAO identify a source of funds for the project. Depending upon the scope of work and the source of funds, the conceptual project plan may be submitted to the Board of Supervisors for approval.

Project Delivery Process

GSA uses three primary methods of capital project delivery: traditional Design-Bid-Build, Design/Build (D/B), and Job Order Contracting, and is exploring Construction Manager (CM) at Risk as a fourth delivery method. GSA uses the first two methods for large new capital construction or major tenant improvement projects. Under traditional Design-Bid-Build, GSA obtains Board approval for construction contracts following 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. GSA primarily uses Job Order Contracting for major maintenance projects and as an expeditious method of delivery for small, non-complex capital construction projects. GSA also is starting to explore the CM at Risk project delivery methodology as a means of further reducing financing and schedule risks associated with new capital construction. GSA will obtain Board approval for CM at Risk projects in a process similar to that used for D/B projects, except that there will be two opportunities to award contracts. Budget development under all forms of project delivery will proceed from CAO approval to the Board of Supervisors at appropriate times given project development phases.

Operations & Maintenance

Separate from major maintenance projects list in Category III, the cost of daily routine operations and maintenance including preventative and corrective maintenance activities for all County owned facilities is \$28.1 million annually. In addition to the \$24.2 million in routine facility maintenance, the County invests in additional infrastructure improvements of \$2.9 million for major maintenance projects and \$1.0 million for hazardous materials abatement. The annual need is greater than the available resources. In the past, deferral of major maintenance has been due to budget reductions and other General Fund service needs. The total current identified need for major maintenance is \$63 million. A complete listing of identified projects and estimates is included in the Plan appendix.

CATEGORY I – APPROVED AND UNDERWAY

SUMMARY

Category I: Approved and Underway

There are 29 active Category I Projects in the current Plan, with a total estimated project cost of \$1.09 billion. The Board has committed local and State funding for these projects in the amount of \$1.05 billion leaving the current unfunded need at approximately \$36 million. Full funding is not available for three projects, including the Santa Rita Security Upgrade with a total project need of \$21.5 million, Hesperian Streetscape of \$12.6 million and the Probation Day Reporting and Transition Center of \$1.9 million. The General Services Agency and County departments are working closely with the County Administrator's Office and Board of Supervisors to identify funding for all active projects.

Category I includes nine projects initiated under the former Redevelopment Agency with a total budget estimate of \$93.2 million. Funding for these projects include the RDA Dissolution funds, State Recognized Obligation Payments (ROPs), and local County department funding. One of these RDA projects, Hesperian Streetscape, has an unfunded need as previously identified.

Proj. #	Project Description	Total Estimated Project Budget	Non-County Funding	County Funding (Designated)	Net County Cost (General Fund)	Unfunded Costs
2043	AHS Acute Care Tower - Highland	668,290,176	0	668,290,176	0	0
5155	East County Hall of Justice	147,512,205	83,400,000	64,112,205	0	0
6048	Telephone System Upgrade to Voice over IP	6,500,000	0	6,500,000	0	0
8020	Juvenile Justice Center Operations Dept. Operations Center	115,155	0	115,155	0	0
8022	Santa Rita Jail Security System Upgrade	24,000,000	0	2,500,000	0	21,500,000
9018	Santa Rita Jail Smart Grid	3,355,339	1,983,555	1,371,784	0	0
8034	Glenn Dyer Jail Lobby Remodel	223,000	188,000	0	35,000	0
9031	Peralta Oaks Seismic Retrofit	31,206,961	0	29,519,206	1,687,755	0
10017	Camp Sweeney Replacement	54,844,899	35,000,000	19,844,899	0	0
10034	San Lorenzo Library Building Expansion	9,889,266	0	9,638,855	250,411	0
11020	1111 Jackson Street, Oakland Improvements	25,019,816	0	25,019,816	0	0
12034	Sandy Turner Educational Center II	3,689,480	2,025,641	1,663,839	0	0
12035	Regional Renewable Energy Procurement	10,706,364	0	10,706,364	0	0
13007	Electric Vehicles & Charging Stations, Phase 2	4,723,000	2,799,147	1,923,853	0	0
13016	Behavior Health Care Villa Short Stay	4,374,715	4,374,715	0	0	0
13022	San Lorenzo Village Plaza and Public Space	4,795,000	395,000	0	4,400,000	0

CATEGORY I – APPROVED AND UNDERWAY

Proj. #	Project Description	Total Estimated Project Budget	Non-County Funding	County Funding (Designated)	Net County Cost (General Fund)	Unfunded Costs
13023	Cherryland Community Center	20,300,000	2,300,000	1,000,000	17,000,000	0
13024	Cherryland Fire Station	9,667,655	920,666	6,605,025	2,141,964	0
13025	Cherryland Sidewalks Phase III/Meekland Avenue	3,500,000	0	0	3,500,000	0
13026	Castro Valley Shared Parking Lot	1,800,000	0	0	1,800,000	0
13027	E. 14th Street/Mission Blvd. Streetscape, Phase II	10,500,000	600,000	0	9,900,000	0
13028	E. 14th Street/Mission Blvd. Streetscape, Phase III	9,900,000	0	0	9,900,000	0
13029	Hesperian Streetscape	22,844,960	4,719,960	5,500,000	0	12,625,000
14015	EMCS Replacement Phase I	500,000	0	500,000	0	0
14017	Glenn Dyer Jail Water Conservation Project	906,580	0	906,580	0	0
14023	Probation Day Reporting and Transition Center	8,491,693	0	6,600,000	0	1,891,693
14028	EH Office Remodel Harbor Bay	1,156,753		1,156,753	0	0
14021	Sobering Center & Detox Back-up Generator	250,000	0	250,000	0	0
15040	North County Self Sufficiency Center Controls	500,000		500,000	0	0
Total		1,089,563,017	138,706,684	864,224,510	50,615,130	36,016,693


PROJECT #: 2043

Updated: April 30, 2015

PROJECT TITLE: Replace Acute Care Tower

Highland Hospital, Alameda Health System

SITE/LOCATION: 1411 East 31st Street, Oakland


PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
The existing Acute Care Tower at Highland Hospital does not comply with the seismic strength 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. The project is being delivered using Design-Build methodology.			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager:	Ann Ludwig, GSA-TSD	<ul style="list-style-type: none">• Design:<ul style="list-style-type: none">○ Phase I Satellite/Highland Care Pavilion – completed.○ Phase II New Acute Care Tower-completed.○ Phase III Demo H Building, Construction of Link & Courtyard – ongoing.• Construction:<ul style="list-style-type: none">○ Phase I Satellite/Highland Care Pavilion completed in March 2013.○ Phase II New Acute Care Tower – construction estimated completion in 2015, move-in and licensing for patient care estimated completion in April 2016.○ Phase III Demolition of H Building, Link & Courtyard-estimated completion in 2017.	
Contractor/Builder:	Clark Design/Build of California		
Architect/Engineer:	SmithGroup Architects		
Client/Stakeholder:	Health Care Services Agency		
Client/Stakeholder:	Alameda Health System		
Const. Manager:	Vanir Construction Management		
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Design Start Date:	November 2009	<ul style="list-style-type: none">• Impacts of healthcare construction industry, inflation and availability of labor may impact cost.	
Construction Start:	April 2010		
Project Completion:	2017		
PROJECT BUDGET & FUNDING SOURCE(s)			
• Project Budget:		\$668,290,176	
• Funding Sources:			
Master Settlement Tobacco Revenue		\$ 5,000,000	
2006 Tobacco Revenue		\$ 40,772,181	
Bond Proceeds		\$607,103,623	
<u>Misc. Revenue</u>		<u>\$ 15,414,372</u>	
Total Funding Sources		\$668,290,176	

PROJECT #: 5155

Updated: April 30, 2015

PROJECT TITLE: East County Hall of Justice

SITE/LOCATION: 5149-5151 Gleason Drive, Dublin

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
The East County Hall of Justice project will provide a new Superior Court of California Courthouse and County office complex on a 20-acre site at the East County Government Center in Dublin. The buildings will contain 13 Courtrooms, Court Administrative office, and offices for the District Attorney, Public Defender, and Probation. The project is being delivered using Design-Build methodology.			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager: David Savellano, GSA-TSD Client/Stakeholder: Superior Court of CA Client/Stakeholder: State JJC Client/Stakeholder: DA, PD, and Probation Const. Manager: Swinerton Management Contractor: Hensel Phelps Construction with Fentress Architects		<ul style="list-style-type: none">• Construction: Rough grading- complete; underground utilities, retaining walls and foundation- work started.• Construction Documents 100% – March 2015.• Continued close partnership between of County, State, and Court with Design-Build team.• Careful monitoring of cost, scope and schedule.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Notice to Proceed: August 2014 Substantial Completion: November 2016 Project Completion: February 2017 Occupancy: April 2017		<ul style="list-style-type: none">• None at this time.	

PROJECT BUDGET & FUNDING SOURCE(S)	
• Project Budget:	\$147,512,205
• Funding Sources:	
State Funding (SB 1407) Perata Bonds	\$ 49,400,000
Courthouse Construction Fund Balance	\$ 12,600,000
Civil Assessments Fund Balance	\$ 20,800,000
Cash (State)	\$ 39,212,444
<u>Cash (County)</u>	<u>\$ 25,499,761</u>
Total Funding Sources	\$147,512,205

PROJECT #: 6048

Updated: April 30, 2015

PROJECT TITLE: Telephone System Upgrade to VoIP

SITE/LOCATION: Countywide

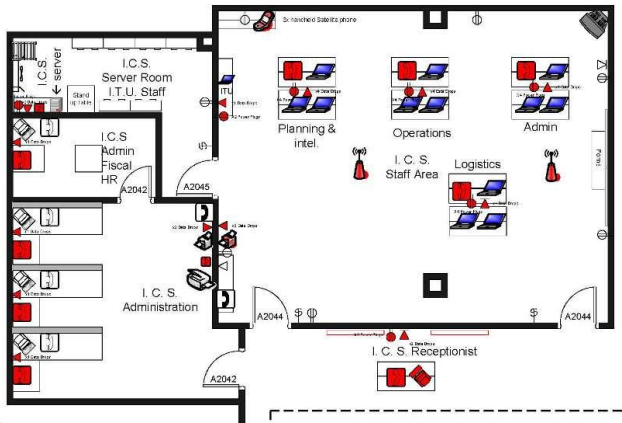
PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>The County phone network is being consolidated into a single Voice-over-Internet Protocol (VoIP) platform centralized in the ITD data center. This will allow telephone services to be extended via the data network to include mobility and unified messaging. Current equipment is being reused as practicable, but departments are encouraged to implement new IP phones to meet their needs within available resources.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager:	Madeline Celoni, ITD Telephony Services	<ul style="list-style-type: none">Design/Planning:<ul style="list-style-type: none">Hayward Area Telephony Hub from Digital to VoIP initial design August 2015Arena Building, site review October 2015East County Hall of Justice, 2015-2016Implementation (Completed/Active):<ul style="list-style-type: none">Peralta Oaks building completed Jan. 2015Broadway Area Telephony Hub from Digital to VoIP, due June 2015. Currently in staging and pre-implementation.1111 Jackson building, due September 2015 - currently in purchase/acquisition phase.	
Architect/Engineer:	N/A		
Client/Stakeholder:	ITD		
Const. Manager:	N/A		
Contractor/Builder:	Advantel		
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Design Start Date:	2005	<ul style="list-style-type: none">Funding for the remainder of the project infrastructure is uncertain.	
Implementation Start:	2015	<ul style="list-style-type: none">Progress dependent upon the continued availability of the project manager(s).	
Project Completion:	2018-2019		
PROJECT BUDGET & FUNDING SOURCE(s)			
Project Budget:		\$6,500,000	
Funding Source:			
Various Departments		\$6,500,000	
Total Funding Source		\$6,500,000	

PROJECT #: 8020

Updated: April 30, 2015

PROJECT TITLE: Juvenile Justice Center Departmental Operations Center

SITE/LOCATION: Juvenile Justice Center, 2500 Fairmont Drive, San Leandro

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>Creation of a Departmental Operations Center (DOC) will improve the communications capability of Probation staff at the Juvenile Justice Center with the County Emergency Operations Center. The scope of work will include the installation and retrofit of electrical and telephone systems infrastructure to a series of existing meeting rooms and offices at the Juvenile Justice Center for the purposes of creating a DOC.</p>	 <p>The floor plan diagram illustrates the layout of the Departmental Operations Center. It includes several rooms and functional areas: I.C.S. Server Room, I.T.U. Staff, I.C.S. Admin Fiscal HR, I.C.S. Administration, I.C.S. Receptionist, Planning & Intel., Operations, Admin, Logistics, and I.C.S. Staff Area. The plan also shows various equipment like servers, desks, and chairs, as well as room numbers A2042, A2044, and A2045.</p>
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Rahman Batin, GSA-TSD Contractor/Builder: SEA-PAC, Job Order Contractor Architect/Engineer: OLMM Client/Stakeholder: Probation</p>	<ul style="list-style-type: none">Construction planning being addressed through the County Job Order Contracting process.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Design Start Date: October 2012 Construction Start: March 2015 Project Completion: July 2015</p>	<ul style="list-style-type: none">None at this time.
PROJECT BUDGET & FUNDING SOURCE(s)	

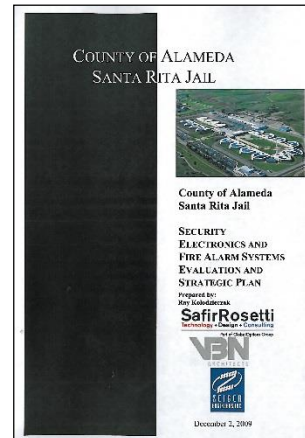
- Project Budget \$115,155
- Funding Source:
 - Probation Department \$115,155
 - Total Funding Source \$115,155

PROJECT #: 8022

Updated: April 30, 2015

PROJECT TITLE: Santa Rita Jail Security System Upgrade

SITE/LOCATION: 5325 Broder Boulevard, Dublin

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES							
<p>The current security electronics system is near the end of its useful life. A Needs Assessment has identified the critical need for a multi-phase retrofit/upgrade to implement in multiple phases and a budget estimate. Bridging design documents and budget estimate are complete. The next steps include the validation of the budget estimate, development of a Project Management Plan (PMP), CAO approval of the PMP, design, and construction of Phase 1. Security system replacement will enable improved Sheriff's Office operational efficiencies. This project will be delivered using Design-Build methodology.</p>									
PROJECT TEAM		CURRENT STATUS/ISSUES							
<p>Project Manager: Michael Cadrecha, GSA-TSD Architect/Engineer: YEI Engineers Client/Stakeholder: Alameda County Sheriff's Office Contractor: TBD</p>		<ul style="list-style-type: none">• Design: The bridging design phase is complete.• Cost estimate in process based upon current market conditions.• Preparing Design-Build documents.• Construction: Procurement/RFP in process.							
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN							
<p>Design Start Date: 2013 Phase 1 Construction Start: 2016 Phase 1 Project Completion: 2017 Other phases: TBD</p>		<ul style="list-style-type: none">• No identified funding source.							
PROJECT BUDGET & FUNDING SOURCE(s)									
<ul style="list-style-type: none">• Project Budget: \$ 24,000,000• Funding Sources:<table><tr><td>Capital Designation for Phase I</td><td>\$ 2,500,000</td></tr><tr><td><u>TBD</u></td><td><u>\$ 21,500,000</u></td></tr><tr><td>Total Funding Sources</td><td>\$ 24,000,000</td></tr></table>				Capital Designation for Phase I	\$ 2,500,000	<u>TBD</u>	<u>\$ 21,500,000</u>	Total Funding Sources	\$ 24,000,000
Capital Designation for Phase I	\$ 2,500,000								
<u>TBD</u>	<u>\$ 21,500,000</u>								
Total Funding Sources	\$ 24,000,000								

Updated: April 30, 2015

SITE/LOCATION: 5325 Broder Boulevard, Dublin

PROJECT STATUS/UPDATES

[illegible]

CURRENT STATUS/ISSUES

- Design: Completed.
- Construction: Completed, including new Load Shed System.
- Domestic hot water solar thermal system is complete.
- Upgrade to the ancillary equipment underway is 80% complete.
- Integration of housing unit mechanical system.
- Integration of a new solar system.

UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN

- Commissioning will continue through FY 15/16.

PROJECT BUDGET & FUNDING SOURCE(s)


- | | |
|--------------------------------|-------------------|
| • Project Budget: | \$ 3,355,339 |
| • Funding Sources: | |
| CEC RESCO Grant | \$ 1,983,555 |
| Energy Fund | \$ 35,689 |
| Major Maintenance FY 11 | \$ 884,334 |
| <u>Major Maintenance FY 12</u> | <u>\$ 451,761</u> |
| Total Funding Sources | \$ 3,355,339 |

PROJECT #: 8034

Updated: April 30, 2015

PROJECT TITLE: Glenn Dyer Jail Lobby Remodel

SITE/LOCATION: 660 5th Street, Oakland

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>This project will improve accessibility, ergonomics, esthetic and security for staff as well provide functional enhancements to improve service to the public visiting the Glenn Dyer Jail. The renovation will take place in the administration area lobby and visitors check-in windows.</p>	
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Brian Laczko, GSA-TSD Contractor/Builder: SEA-PAC, Job Order Contractor Architect/Engineer: AE3 Partners Stakeholder: Alameda County Sheriff's Office</p>	<ul style="list-style-type: none">The project is complete and in closeout.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Design Start Date: January 2013 Construction Start: September 2014 Project Completion: March 2015</p>	<ul style="list-style-type: none">None at this time.
PROJECT BUDGET & FUNDING SOURCE(s)	
<ul style="list-style-type: none">Project Budget:	\$223,000
<ul style="list-style-type: none">Funding Sources:	
ACSO State Funding <i>Citizen's Option for Public Safety (COPS)</i>	\$188,000
<u>Americans with Disabilities Act (ADA) Fund</u>	<u>\$ 35,000</u>
Total Funding Sources	\$223,000


PROJECT #: 9031 (formerly 8033)

Updated: April 30, 2015

PROJECT TITLE: Seismic Retrofit & Tenant Improvements

Peralta Oaks Office Building

SITE/LOCATION: 2901 Peralta Oaks Court, Oakland

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
Project co-located the Coroner's Office, Sheriff's Crime Lab, and County Public Health Lab. This project seismically retrofitted and provided adaptive reuse of an existing 51,000+ sq. ft. three-story building to house these functions.			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager: Jerry Loeper, GSA-TSD Architect/Engineer: Shah Kawasaki Architects Const. Manager: Consolidated CM Contractor/Builder: Arntz Builders, Inc. Client/Stakeholder: Alameda County Sheriff's Office Client/Stakeholder: Public Health		<ul style="list-style-type: none">• Design: Complete.• Construction: Occupancy achieved - February 2015. Departments are operational.• Final punch list, construction items, and LEED certification in progress.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Design Start Date: August 2010 Construction Start: July 2013 Project Completion: June 2015		<ul style="list-style-type: none">• Complete move in of tenant's special equipment in progress - April 2015.• Project close-out in progress - Spring 2015.	


PROJECT BUDGET & FUNDING SOURCE(s)	
• Project Budget:	\$31,206,961
• Funding Sources:	
Criminal Justice Facilities Fund	\$24,000,000
Health Care Services Tobacco Master Settlement Funds	\$ 5,000,000
GSA Major Maintenance, Hazmat, ADA	\$ 1,687,755
Capital Designation	\$ 519,206
Total Funding Sources	\$31,206,961

PROJECT #: 10017

Updated: April 30, 2015

PROJECT TITLE: Camp Sweeney Replacement

SITE/LOCATION: 2500 Fairmont Drive, San Leandro

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
The intent is to replace the existing Camp Sweeney buildings with a new 120-bed facility, reduced from the previously approved 150-bed facility. It will include support for academic, administration, and recreational facilities. The complex is anticipated to consist of seven buildings totaling approximately 65,000 sq. ft., and will be located in the Lower Parking Lot adjacent to Fairmont Blvd. Athletic facilities will occupy the site of the former JJC.			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager: Maritza Delgadillo, GSA-TSD Architect/Engineer: Komorous-Towey Architects Client/Stakeholder: Probation Const. Manager: TBD Contractor/Builder: TBD		<ul style="list-style-type: none">• Pre-Design: The update to the 2008 Needs Assessment is complete.• Submittals for State approvals complete by mid-summer 2015.• Schematic design completed.• Design-Build bridging documentation has commenced.• Geotechnical completed.• Design in progress to determine the scope of site work preparation including utilities, and, relocation of the access road.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Design Start Date: Fall 2015 Construction Start: Summer 2017 Project Completion: TBD		<ul style="list-style-type: none">• Board of State and Community Corrections Task 1 (pre-construction due diligence) is due May 2015.• Phase 1 Environmental by Spring 2015.• Complete CEQA amendment/supplement to 2003 EIR/S.	
PROJECT BUDGET & FUNDING SOURCE(s)			
• Project Budget:		\$ 54,844,899	
• Funding Sources:			
SB81 Corrections Standards Authority Grant		\$ 35,000,000	
In-Kind Match Land Value		\$ 4,312,440	
Criminal Justice Facility Trust Fund		\$ 15,000,000	
Probation Dept.		\$ 532,459	
Total Funding Sources		\$ 54,844,899	

PROJECT #: 10034

Updated: April 30, 2015

PROJECT TITLE: San Lorenzo Library Building Expansion

SITE/LOCATION: 395 Paseo Grande, San Lorenzo

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>This project will provide for revitalization and expansion of the existing San Lorenzo Library facility to better serve the community needs with a modern library. The improvements will expand the 11,867 square foot building to a total of approximately 20,000 square feet. The increased library square footage will enable enhanced library programming and services, such as a larger children's activity area, a learning center for teens, an expanded public meeting room, additional restrooms, and more space for library operations and staff functions.</p>	
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Michael Cadrecha, GSA-TSD Contractor/Builder: Alten Construction Inc. Architect/Engineer: Group 4 Architects Const. Manager: Swinerton Management Stakeholder: Alameda County Library Stakeholder: Community Development Agency</p>	<ul style="list-style-type: none">The Project is under construction progressing on schedule for completion - Summer 2015.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Design Start Date: October 2012 Construction Start: March 2014 Project Completion: Summer 2015</p>	<ul style="list-style-type: none">None at this time.
PROJECT BUDGET & FUNDING SOURCE(s)	
<ul style="list-style-type: none">Project Budget: \$ 9,889,266Funding Sources:<ul style="list-style-type: none">San Lorenzo Sub-Area of the Eden Area Redevelopment Project \$ 9,425,264Library \$ 213,591<u>General Funds (Tier One Projects)</u> \$ 250,411Total Funding Sources \$ 9,889,266	

PROJECT #: 11020

Updated: April 30, 2015

PROJECT TITLE: 1111 Jackson Tenant Improvements

SITE/LOCATION: 1111 Jackson Street, Oakland

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>The County purchased a 144,000 sq. ft. building, comprising nine floors (including the basement) of 16,000 sq. ft. each. The 3rd and 4th floors are “unimproved.” Build out and remodel is needed to fully outfit the building for County occupancy by units from two agencies, Probation Department, and Social Services Agency. The clients’ space programming and planning will improve space use efficiency. Design and construction of tenant improvements targeted for LEED Silver.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager (space planning): John Yue, RPM Project Manager: Brian Laczko, GSA-TSD Architect/Engineer: Noll & Tam Client/Stakeholder: Probation Client/Stakeholder: Social Services Agency Const. Manager: TBD Contractor/Builder: TBD</p>		<ul style="list-style-type: none">• Phase 1: Construction of Information Technology Data Backbone- complete May 2015.• Phase 2: Tenant Improvements out to bid pending Design-Build RFQ release in March 2015.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Alternative Officing Concept Start Date: June 2012 Design Start Date: April 2014 Phase I RFP Date: August 2014 Construction Start: May 2015 Project Completion: October 2015</p>		<ul style="list-style-type: none">• Phase 1: IT cable infrastructure with hardware to be complete–May 2015.• Phase 2: Contract award for tenant improvement build out–June 2015.• Completion of floors 7 and 8 – August 2015.• Completion of floors 1 through 6 – September 2015.	

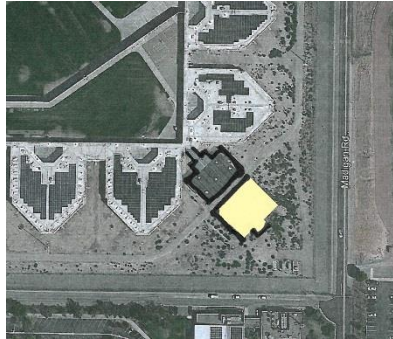
PROJECT BUDGET & FUNDING SOURCE(S)	
• Project Budget:	\$25,019,816
• Funding Sources:	
GSA (Rental Income)	\$ 1,100,000
Probation Department	\$ 3,393,761
SSA	\$ 8,062,523
Building sale	\$ 9,450,709
GSA	\$ 3,012,823
Total Funding Sources	\$25,019,816

PROJECT #: 12034

Updated: April 30, 2015

PROJECT TITLE: Sandy Turner Educational Center II

SITE/LOCATION: 5325 Broder Boulevard, Dublin

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
Vocational and educational building for County inmates and California Department of Corrections and Rehabilitation (CDCR) State Prisoners housed at the Santa Rita Jail. Approximately 9,000 sq. ft. adjacent to the existing Sandy Turner Educational Center I, the project will include four classrooms, a vocational lab, counseling rooms and staff support spaces. The Design-Build delivery method will be used.	
PROJECT TEAM	CURRENT STATUS/ISSUES
Project Manager: David Savellano, GSA-TSD Contractor/Builder: Clark & Sullivan Architect/Engineer: Shaw Kawasaki Stakeholder: Alameda County Sheriff's Office Const. Manager: mack5	<ul style="list-style-type: none">• RFP to pre-qualified Design-Build entities was issued in April 2014.• Construction contract awarded in February 2015.• Design/Construction ongoing, scheduled for completion in Spring 2016.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
Design Start Date: March 2015 Construction Start: May 2015 Project Completion: June 2016	<ul style="list-style-type: none">• None at this time.

PROJECT BUDGET & FUNDING SOURCE(s)	
• Project Budget:	\$3,689,480
• Funding Sources:	
Alameda County Sheriff's Office	
Inmate Welfare Fund	\$1,663,839
Inmates Commissary vendor, Trinity Corp.	\$1,000,000
Global Tel*Link Corp.	\$ 750,000
<u>Citizens Option for Public Safety (COPS)</u>	<u>\$ 275,641</u>
Total Funding Sources	\$3,689,480

PROJECT #: 12035

Updated: April 30, 2015

PROJECT TITLE: Regional Renewable Energy Procurement (R-REP)

SITE/LOCATION: Multiple Sites

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES
<p>The R-REP project is a collaborative procurement of renewable energy that includes 19 public agencies, and over 180 sites, totaling approximately 31 megawatts of solar photovoltaic systems throughout Alameda, Contra Costa, San Mateo and Santa Clara Counties. Alameda County is the lead agency for the procurement. The R-REP Phase I RFP was issued in September 2013, and the Phase II RFP was issued in November 2014.</p> <p>These projects will enable participating agencies to save operating costs, meet greenhouse gas emission reduction requirements, and assist in Assembly Bill 32 compliance.</p>		<p>Alameda County has received bids for 12 sites included in the R-REP Phase I and Phase II solicitations for a cumulative capacity of 12.5 megawatts of power. If all of these sites are selected and paid for through a cash acquisition method, the total County budget for R-REP project construction costs would be an estimated \$33,800,000. The County will use Power Purchase Agreements to acquire power from these sites. The County awarded all 12 sites to SunEdison LLC.</p> <p>The County awarded the Santa Rita Jail project to SunEdison Government Solutions LLC for a 1,724 kW photovoltaics (PV) system at Santa Rita Jail (SRJ) in June 2014. The design is complete, and roof replacement work is underway. PV installation at SRJ is anticipated to start in Q2 2015.</p>
PROJECT TEAM		CURRENT STATUS/ISSUES
<p>Project Manager: Kayla Platt, GSA-Admin. Participating Agencies</p> <p>Client/Stakeholder: GSA Energy Program</p> <p>Const. Manager: SRJ site: SunEdison Government Solutions, LLC</p> <p>Contractor: Sun Edison Government Solutions, LLC</p>		<p>Alameda County GSA is working in partnership with the Alameda County Community Development Agency and the Alameda County Flood Control District to negotiate Development Agreements with SunEdison for utility-scale solar PV generation systems at two separate sites. Contract negotiations will commence for Phase II sites in March 2015.</p>
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Phase I SRJ PV Project</p> <p>Construction Start: Q2 2015</p> <p>Phase I SRJ Project Completion: Q4 2015</p> <p>Phase II RFP Negotiations Start: Q1 2015</p> <p>Phase II Sites Construction Starts: Q3 – Q4 2015</p> <p>Phase II Project Completion: Q4 2015- Q2 2016</p>		<p>R-REP project development is dependent upon expeditious completion of contract negotiations and effective management of multiple projects in parallel to achieve California Solar Initiative (CSI) rebates.</p>

PROJECT BUDGET & FUNDING SOURCE(s)

• Project Budget:	\$10,706,364
• Funding Sources:	
Energy Fund	\$ 1,866,637
California Solar Initiative Rebates	\$ 1,032,841
California Energy Commission Loan	\$ 3,000,000
Reimbursement from Vendor	\$ 902,930
<u>Capital Designation Fund</u>	<u>\$ 3,903,956</u>
Total Funding Sources:	\$10,706,364

PROJECT #: 13007

Updated: April 30, 2015

PROJECT TITLE: Purchase Electric Vehicles &
Install Electrical Charging Stations - Phase II

SITE/LOCATION: Countywide

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>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.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager: Doug Bond, GSA-Transportation Architect/Engineer: Global Engineering Client/Stakeholder: GSA-Transportation Const. Manager: TBD Contractor/Builder: TBD</p>		<ul style="list-style-type: none">• Phase II Procurement: EV bid is complete and charging station bid nearly complete.• Phase II Construction: Design phase ongoing.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Phase I Completion: 1st Quarter 2013 Phase II Design Start: 2nd Quarter 2014 Phase II Completion: 3rd Quarter 2015</p>		<ul style="list-style-type: none">• Phase II Procurement: RFP to install EV charging stations to be issued in Q2 2015.	
PROJECT BUDGET & FUNDING SOURCE(s)			
<ul style="list-style-type: none">• Current Project Budget:		\$4,723,000	
<ul style="list-style-type: none">• Funding Sources:			
Federal – CMAQ		\$2,799,147	
<u>Local Vehicle Replacement Funds</u>		<u>\$1,923,853</u>	
Total Funding Sources		\$4,723,000	

PROJECT #: 13016

Updated: April 30, 2015

PROJECT TITLE: BHCS Villa Short Stay

SITE/LOCATION: Fairmont Hospital Campus – Central Location

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>This project will provide Behavioral Health Care Services (BHCS) with a new facility to provide temporary housing for up to 16 patients in need of mental health services and will include a new single story facility totaling approximately 7,800 sq. ft. This project will enable BHCS to obtain access to California Mental Health grant funds.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager: Jerry Loeper, GSA-TSD Architect/Engineer: Muller & Caulfield Design/Build Entity: Jeff Luchetti Construction Client/Stakeholder: BHCS Const. Manager: mack5, Inc.</p>		<ul style="list-style-type: none">• Design: Bridging Architect/Engineer phase was completed in 2014.• California Environmental Quality Act (CEQA): Mitigated Negotiation Dec. - Approved.• Construction Design Phase: Complete.• Construction: In process, and on schedule.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Design Start Date: January 2013 Construction Start: Summer 2014 Project Completion: October 2015</p>		<ul style="list-style-type: none">• Completion of construction in time for move-in and occupancy in late October 2015.	

PROJECT BUDGET & FUNDING SOURCE(s)

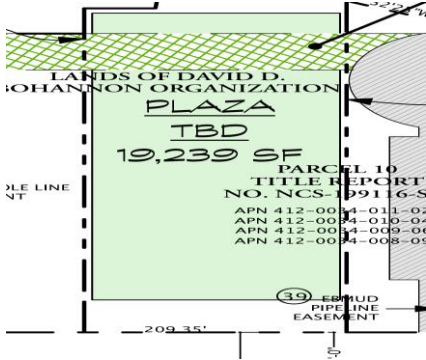
- Project Budget: \$4,374,715
- Funding Sources:
 - CA Department of Health Care Services
 - (Prop. 63 Mental Health Services Act funds) \$4,374,715
 - Total Funding Sources \$4,374,715

PROJECT #: 13022

Updated: April 30, 2015

PROJECT TITLE: San Lorenzo Village Plaza

SITE/LOCATION: Between Hesperian Boulevard and San Lorenzo Library, San Lorenzo

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>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.</p>	
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Community Development Agency Architect: Noll & Tam Contractor: TBD Stakeholders: Community Development Agency Adjacent Property Owners Alameda County Library Bohannon Organization San Lorenzo Village Homes Assoc.</p>	<ul style="list-style-type: none">• Site development review.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Land Acquisition: FY 15/16 Design Start Date: FY 15/16 Construction Start: FY 16/17 Project Completion: FY 17/18</p>	<ul style="list-style-type: none">• Negotiate land acquisition.

PROJECT BUDGET & FUNDING SOURCE(s)

- Project Budget: \$4,795,000
- Funding Sources:

RDA ROPS	\$ 395,000
General Fund	\$4,400,000
Total Funding Sources	\$4,795,000

PROJECT #: 13023
PROJECT TITLE: Cherryland Community Center
SITE/LOCATION: 278 Hampton Road, Hayward

Updated: April 30, 2015

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES								
<p>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 Center will be owned and constructed by the County in Cherryland, an unincorporated neighborhood in Hayward. The facility will be operated and maintained by Hayward Area Recreation District (HARD).</p>									
PROJECT TEAM	CURRENT STATUS/ISSUES								
<p>Project Manager: Brian Laczko, GSA-TSD Architect: Noll & Tam Architects Contractor: TBD Stakeholder: HARD Stakeholder: Community Development Agency Stakeholder: General Services Agency</p>	<ul style="list-style-type: none"> • Environmental Impact Report (EIR) process ongoing through May 2015. • Construction drawings in progress, approximately 60% complete. 								
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN								
<p>Community Engagement: Mar 2013 – Mar 2015 Design Start: Aug 2013 – Jul 2015 Construction Start: October 2015 Project Completion: December 2016</p>	<ul style="list-style-type: none"> • Complete Memorandum of Understanding with HARD. • Site mitigation – Summer 2015. • Contractor selection – Summer/Fall 2015. 								
PROJECT BUDGET & FUNDING SOURCE(s)									
<ul style="list-style-type: none"> • Project Budget: \$20,300,000 • Funding Sources: <table> <tr> <td>RDA ROPS</td><td>\$ 2,300,000</td></tr> <tr> <td>HARD Contribution</td><td>\$ 1,000,000</td></tr> <tr> <td><u>General Fund (Tier One Projects)</u></td><td><u>\$17,000,000</u></td></tr> <tr> <td>Total Funding Sources</td><td>\$20,300,000</td></tr> </table> 		RDA ROPS	\$ 2,300,000	HARD Contribution	\$ 1,000,000	<u>General Fund (Tier One Projects)</u>	<u>\$17,000,000</u>	Total Funding Sources	\$20,300,000
RDA ROPS	\$ 2,300,000								
HARD Contribution	\$ 1,000,000								
<u>General Fund (Tier One Projects)</u>	<u>\$17,000,000</u>								
Total Funding Sources	\$20,300,000								

PROJECT #: 13024

Updated: April 30, 2015

PROJECT TITLE: Cherryland Fire Station

SITE/LOCATION: 19745 Meekland Avenue, Hayward


PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
The existing fire facility is outdated and does not meet current public safety standards or operational needs. The Cherryland Fire Station will include the basic requirements for a single engine company station. The facility will be designed to meet the local public safety needs for the Cherryland portion of unincorporated Alameda County.			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager: Brian Laczko, GSA-TSD Contractor: TBD Architect: Muller & Caulfield Architect: RossDrulisCusenbery Stakeholder: Alameda County Fire Department Stakeholder: Community Development Agency		<ul style="list-style-type: none">• Board approval for bidding-February 2015.• Site mitigation and demolition complete-March 2015.• Bidding in 2015 pending funding confirmation.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Design Start: March 2013 Construction Start: July 2015 Project Completion: August 2016		<ul style="list-style-type: none">• Need verification of funding sources.• RFP for Construction Manager- June 2015.• Construction start- July 2015.	
PROJECT BUDGET & FUNDING SOURCE(s)			
• Project Budget:		\$ 9,667,655	
• Funding Sources:			
RDA ROPS		\$ 920,666	
2006 Bond Proceeds		\$ 6,410,025	
Alameda County Fire Department		\$ 195,000	
<u>General Fund (Tier One Projects)</u>		<u>\$ 2,141,964</u>	
Total Funding Sources		\$ 9,667,655	

PROJECT #: 13025

Updated: April 30, 2015

PROJECT TITLE: Meekland Avenue Sidewalk (E. Lewelling to Blossom)

SITE/LOCATION: Meekland Avenue, Between Lewelling Boulevard and A Street

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
The Project will provide improvements to a street that includes both residential and commercial uses. The Project includes reconstruct sidewalks, resurface the asphalt pavement, and install street trees, street lighting, and pedestrian safety enhancements.	

PROJECT TEAM	CURRENT STATUS/ISSUES
Project Manager: John Bates, Public Works Agency Contractor: TBD Stakeholder: Public Works Agency Stakeholder: Community Development Agency	<ul style="list-style-type: none">• Detailed design on hold.• Project budgeted in FY 15/16.

MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
Master Plan Complete: 2011 Design Start: TBD Construction Start: TBD Project Completion: TBD	<ul style="list-style-type: none">• None at this time.

PROJECT BUDGET & FUNDING SOURCE(s)	
• Project Budget:	\$3,500,000
• Funding Source:	
<u>General Fund</u>	<u>\$3,500,000</u>
Total Funding Source	\$3,500,000

PROJECT #: 13026

Updated: April 30, 2015

PROJECT TITLE: Castro Valley Shared Parking Lot

SITE/LOCATION: Castro Valley Boulevard at Wilbeam Avenue, Castro Valley

PROJECT DESCRIPTION

The project intent is to improve the pedestrian environment and encourage potential outdoor dining opportunities for the property owners and restaurant tenants while reducing the vehicular penetrations along Castro Valley Boulevard. The project will consolidate individual parking lots, currently separated by fencing and grade changes, into one large parking lot that is accessible from Castro Valley Boulevard and Wilbeam Avenue, and includes replacement of two individual driveways with pedestrian walking paseos.

PROJECT STATUS/UPDATES



PROJECT TEAM

Project Manager: Community Development Agency
Urban Design: Golden Associates
Civil Engineer: BKF Engineering
Contractor: TBD
Stakeholder: Community Development Agency
Stakeholder: Agency Adjacent Property Owners

CURRENT STATUS/ISSUES

- Site Development Review.

MILESTONE SCHEDULE

Complete Design: Spring 2015
Public Approval: Summer 2015
Bid & Award: Fall 2015
Construction Start: Winter 2015
Project Completion: Spring 2016

UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN

- Project launch is contingent upon the successful transfer of properties from successor agency to the County.

PROJECT BUDGET & FUNDING SOURCE(S)


- Project Budget: \$1,800,000
- Funding Source:
 - General Fund \$1,800,000
 - Total Funding Source \$1,800,000

PROJECT #: 13027

Updated: April 30, 2015

PROJECT TITLE: E. 14th St. Streetscape, Phase II

SITE/LOCATION: E. 14th St. Between 162nd Avenue and 172nd Avenue, Ashland

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>The project includes widened sidewalks, enhanced crosswalks and intersection bulb-outs, and undergrounding of all utilities. Also included are street tree planting and tree grates, improved medians with landscaping, decorative pavers, street furnishing including benches, steel post traffic barricades and trash cans, decorative streetlights and banners.</p>	
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Public Works Agency Civil Engineer: Public Works Agency Landscape Design: Public Works Agency Contractor: TBD Stakeholder: Caltrans and Public Stakeholder: Community Development Agency</p>	<ul style="list-style-type: none">• Project estimated to be budgeted in FY 16/17.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Design Start Date: Fall 2015 Construction Start: TBD Project Completion: TBD</p>	<ul style="list-style-type: none">• Funding secured for design only.

PROJECT BUDGET & FUNDING SOURCE(S)	
<ul style="list-style-type: none">• Project Budget:	\$10,500,000
<ul style="list-style-type: none">• Funding Sources:	
Federal Earmark (Design)	\$ 600,000
<u>General Fund</u>	<u>\$ 9,900,000</u>
Total Funding Sources	\$10,500,000

PROJECT #: 13028

Updated: April 30, 2015

PROJECT TITLE: Mission Boulevard Streetscape Phase III

SITE/LOCATION: Mission Boulevard between I-238 Overcrossing to Rufus Court

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
The project includes widened sidewalks, enhanced crosswalks, and intersection bulb-outs, undergrounding of overhead utilities, street tree planting and tree grates, improved medians. This phase also includes landscaping, street furnishing including benches, steel post traffic barricades and trash cans, decorative streetlights and banners.			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager: James Chu, Public Works Agency Contractor: TBD Stakeholders: Caltrans and Public Stakeholder: Community Development Agency		<ul style="list-style-type: none">Project estimated to be budgeted in FY 17/18.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Design Start Date: TBD Construction Start: TBD Project Completion: TBD		<ul style="list-style-type: none">PG&E to complete utility undergrounding.	

PROJECT BUDGET & FUNDING SOURCE(s)

- Project Budget: \$9,900,000
- Funding Source:


General Fund	\$9,900,000
Total Funding Source	\$9,900,000

PROJECT #: 13029

Updated: April 30, 2015

PROJECT TITLE: Hesperian Streetscape

SITE/LOCATION: Hesperian Boulevard between 880 Freeway and A Street

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>The Hesperian Streetscape Project includes widened sidewalks, street trees, median landscaping, pedestrian safety enhancements to crosswalks and other amenities. A gateway marker will be installed in the landscaped median, and the renovation of an existing bridge over San Lorenzo Creek will provide a more pleasing gateway. The utility poles system currently located in the median will be relocated underground.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager: James Chu, Public Works Agency Design Team: Public Works Agency Contractor: TBD Stakeholder: Public Stakeholder: Community Development Agency</p>		<ul style="list-style-type: none">• Design: Currently 90% complete.• Construction:<ul style="list-style-type: none">○ Construct in conjunction with PG&E Rule 20A Utility Undergrounding Project.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Design Start Date: Fall 2015 Construction Start: TBD Project Completion: TBD</p>		<ul style="list-style-type: none">• PG&E to complete the design for utility undergrounding along the entire Hesperian Boulevard corridor.	


PROJECT BUDGET & FUNDING SOURCE(s)	
• Project Budget:	\$22,844,960
• Funding Sources:	
ROPS Phase I	\$ 4,719,960
Rule 20A	\$ 5,500,000
TBD	\$12,625,000
Total Funding Sources	\$22,844,960

PROJECT #: 14015

Updated: April 30, 2015

PROJECT TITLE: EMCS Replacement Phase 1

SITE/LOCATION: Multiple Locations

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>The scope of work for this project includes replacing and retrofitting energy management control systems that control the heating, ventilation, and air conditioning systems at four County-owned facilities. The existing legacy control systems are no longer manufactured or supported by the manufacturer with a more efficient energy management control system.</p>	
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Chetan Kaushal, GSA-TSD Architect/Engineer: N/A Client/Stakeholder: Multiple Agencies Contractor/Builder: Mesa Energy</p>	<ul style="list-style-type: none">• Project 90% complete.• All four sites are currently being commissioned.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Design Start Date: June 2014 Construction Start: July 2014 Project Completion: May 2015</p>	<ul style="list-style-type: none">• None at this time.


PROJECT BUDGET & FUNDING SOURCE(s)	
<ul style="list-style-type: none">• Project Budget: \$ 500,000• Funding Source:<ul style="list-style-type: none"><u>Major Maintenance</u> \$ 500,000Total Funding Source \$ 500,000	

PROJECT #: 14017

Updated: April 30, 2015

PROJECT TITLE: GDDF Water Conservation

SITE/LOCATION: Glenn Dyer Detention Facility, 551 7TH Street, Oakland

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>The scope of the project includes the installation of a new water control system that will limit the way water is used at the jail. The project also includes replacing an inefficient domestic booster pump station that is no longer supported by the manufacturer with a more efficiency booster pump station.</p>	 <p>The diagram illustrates the electrical control system for the water conservation project. It features four main components: a Transformer (bottom left), a Controller (top center), an Activator (bottom right), and a Solenoid Valve (top right). Wires connect the Transformer to the Controller, the Controller to the Activator, and the Activator to the Solenoid Valve. There is also a direct wire connection from the Controller to the Solenoid Valve.</p>
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Chetan Kaushal, GSA-TSD Architect/Engineer: N/A Client/Stakeholder: Multiple Agencies Contractor/Builder: Fort Bragg Electric, Inc.</p>	<ul style="list-style-type: none">• Phase I completed and commissioned - December 2014.• Phase II starts in March 2015 and to be completed by April 2015.• No issues at this time.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Design Start Date: June 2014 Construction Start: July 2014 Phase I Project Completion: December 2014 Phase II Project Completion: April 2015</p>	<ul style="list-style-type: none">• None at this time.

PROJECT BUDGET & FUNDING SOURCE(s)					
<ul style="list-style-type: none">• Project Budget: \$906,580• Funding Source:<table><tr><td>Major Maintenance</td><td>\$906,580</td></tr><tr><td>Total Funding Source</td><td>\$906,580</td></tr></table>		Major Maintenance	\$906,580	Total Funding Source	\$906,580
Major Maintenance	\$906,580				
Total Funding Source	\$906,580				

PROJECT #: 14023

Updated: April 30, 2015

PROJECT TITLE: Probation Day Reporting and Transition Center

SITE/LOCATION: 400 Broadway, Oakland

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
The Alameda County Probation Department is required by AB 109 to establish a Transition/Day Treatment Reporting Center. The facility will provide enhanced services including counseling, training, and community re-entry support to community providers delivering services to the community. The intent is to remodel and lease portions of the existing Probation office at 400 Broadway.			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager:	Maritza Delgadillo, GSA-TSD	<ul style="list-style-type: none">• Program and Schematic Design confirmation with stakeholder pending.• Construction: HazMat analysis and abatement scope and schedule being developed.• Temporary space at 400 Broadway in operation as of March 2015.	
Architect/ Engineer:	Shaw Kawasaki		
Stakeholder:	Probation Department		
Contractor:	Job Order Contract		
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Design Start Date:	April 2014	<ul style="list-style-type: none">• Relocation of existing Probation functions from Annex building.• Coordination with construction at 1111 Jackson St., to house Probation IS and administrative functions.• Project will require upgrades to address building code compliance, ADA upgrades infrastructure, and building systems upgrades.• Confirmation of scope, cost and funding.	
Phase I Construction Start:	October 2015		
Project Completion:	December 2016		
PROJECT BUDGET & FUNDING SOURCE(s)			
• Project Budget:		\$8,491,693	
• Funding Sources:			
Probation	\$6,900,000		
<u>TBD</u>	<u>\$1,591,693</u>		
Total Funding Sources	\$8,491,693		

PROJECT #: 14028

Updated: April 30, 2015

PROJECT TITLE: Environmental Health Office Remodel

SITE/LOCATION: 1131 Harbor Bay Parkway, Alameda

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>The scope of work for the first floor includes replacing the existing carpet and repainting the interior. The 2nd floor scope includes converting the open space into three private offices, a storage area, one conference room, re-paint, re-carpet and reconfigure the existing workstations into smaller footprints. It also includes upgrading the outdated IT equipment and cabling, expanding the current Main Distribution Frame Room, all of which are necessary to provide Category 6 cabling to the workstations.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager: Michael Cadrecha, GSA-TSD Architect/Engineer: Interface Engineering Client/Stakeholder: Environmental Health Contractor/Builder: SEA-PAC</p>		<ul style="list-style-type: none">Project in the bidding phase.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Design Start Date: April 2014 Construction Start: May 2015 Project Completion: July 2015</p>		<ul style="list-style-type: none">Paint and carpet proposal.Design proposal.Construction proposal.Furniture storage costs.Indoor Air Quality during construction and post construction flushing.	
PROJECT BUDGET & FUNDING SOURCE(s)			
<ul style="list-style-type: none">Project Budget:		\$1,156,753	
<ul style="list-style-type: none">Funding Sources:			
Environmental Health		\$ 814,880	
<u>Building Maintenance Department</u>		<u>\$ 341,873</u>	
Total Funding Sources		\$1,156,753	

PROJECT #: 14021

Updated: April 30, 2015

PROJECT TITLE: Sobering Center & Detox Back-up Power

SITE/LOCATION: Fairmont Hospital Campus, San Leandro

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES
Provide emergency backup power to the existing Behavior Health Care Services Sobering Center by connecting to the proposed BHCS Villa Short Stay oversized generator.		<ul style="list-style-type: none">• Design and produce construction documents.• Advertise and bid for construction.• Award contract and build.
PROJECT TEAM		CURRENT STATUS/ISSUES
Project Manager:	Jerry Loeper, GSA-TSD	<ul style="list-style-type: none">• The project is in design and construction document phase.
Architect/Engineer:	Interface Engineering	
Client/Stakeholder:	BHCS/HCSA	
Client/Stakeholder:	GSA-BMD	
Contractor/Builder:	TBD	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
Design Start Date:	January 2015	<ul style="list-style-type: none">• Re-validate project budget based on current market information and bids.• Connection to a new generator will be provided upon completion of adjacent Villa Short Stay project.
Construction Start:	TBD	
Project Completion:	TBD	
PROJECT BUDGET & FUNDING SOURCE(s)		

- Project Budget: \$250,000
- Funding Source:


Health Care Services Agency	\$250,000
Total Funding Source	\$250,000

PROJECT #: 15040

Updated: April 30, 2015

PROJECT TITLE: North County SSC Controls Upgrade

SITE/LOCATION: North County Self Sufficiency Center

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>The scope of work for this project includes replacing and retrofitting energy management control systems that control the heating, ventilation, air conditioning and lighting systems at North County Self Sufficiency Center. The existing legacy control systems are no longer manufactured or supported by the manufacturer. Replacement of the system will result in energy efficiency and operational savings.</p>	
PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Chetan Kaushal, GSA-TSD Architect/Engineer: N/A Client/Stakeholder: Multiple Agencies Contractor/Builder: N/A</p>	<ul style="list-style-type: none">Request for Proposal Development, 75% complete.
MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Advertisement Date: July, 2015 Design Start Date: September, 2015 Construction Start: October, 2015 Project Completion: December, 2015</p>	<ul style="list-style-type: none">None at this time.
PROJECT BUDGET & FUNDING SOURCE(s)	
<ul style="list-style-type: none">Project Budget: \$500,000Funding Source:<ul style="list-style-type: none"><u>General Services Agency Construction Fund</u> \$500,000Total Funding Source \$500,000	

CATEGORY II – REQUESTED STUDIES UNDERWAY

SUMMARY

Category II: Requested Studies Underway

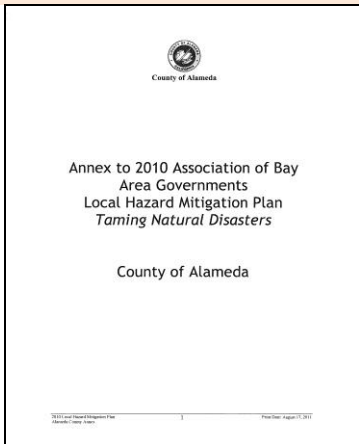
There are six Category II projects. These projects are in the process of programming, evaluation and further development.

Category II and V Projects are requested or needed projects that are still in the development stage. These projects move into Category I upon the completion of preliminary studies and identification of funding sources.

Proj.#	Project Description	Total Estimated Project Budget	Non-County Funding	County Funding (Designated)	Net County Cost (General Fund)	Unfunded Costs
3056	Local Hazard Mitigation Plan	300,000	TBD	TBD	TBD	300,000
14029	GDJ Locker Room Expansion	TBD	TBD	TBD	TBD	TBD
14030	SRJ Accessibility Retrofit	TBD	TBD	TBD	TBD	TBD
15010	Arena Center	TBD	TBD	TBD	TBD	TBD
15018	Edgewater SSA Office Remodel	500,000	0	500,000	0	0
15024	Fairmont Campus Network Infrastructure Program	TBD	TBD	TBD	TBD	TBD
Total		800,000	TBD	500,000	TBD	300,000

PROJECT #: 3056
PROJECT TITLE: Local Hazard Mitigation Plan
SITE/LOCATION: Countywide

Updated: April 30, 2015

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>The Local Hazard Mitigation Plan enables the County’s compliance with the Disaster Mitigation Act of 2000 and serves as an annex to the Association of Bay Area Governments (ABAG) multi-jurisdictional Local Hazard Mitigation Plan (LHMP). The project includes hazard mapping, identification of critical assets, development of mitigation strategies, cost/benefits analysis, FEMA approval, County Board of Supervisors adoption (via Resolution), and LHMP implementation. The project impacts County-owned, operated, and leased facilities and must be updated every five years.</p>		<div></div>	
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager: Michael Cadrecha, GSA-TSD</p> <p>Outside Consultant: TBD</p> <p>Clients/Stakeholders: AHS, PWA, CDA, ACSO, OES, ACFD, HCSA, ABAG</p> <p>Approving Agencies: FEMA, Cal EMA</p>		<ul style="list-style-type: none">The current Alameda County Annex to ABAG’s 2010 Multi-Jurisdictional LHMP was approved by the Board of Supervisors in January 2012. The Plan is required to be updated by March 2016.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Plan Update Start Date: 1st Quarter 2015</p> <p>Project Completion: 1st Quarter 2016</p>		<ul style="list-style-type: none">A planning consultant will be retained to update the plan. This is consistent with the input by ABAG for plan updates by individual jurisdictions, due to FEMA in March 2016.	
PROJECT BUDGET & FUNDING SOURCE(s)			

- Project Budget: \$300,000

PROJECT #: 14029

Updated: April 30, 2015

PROJECT TITLE: Glen Dyer Jail Staff Locker Room Expansion

SITE/LOCATION: 550 6th Street, Oakland CA 94607

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>This project will provide a renovation and expansion of the existing Glen Dyer Jail Locker Room to better serve the needs of ACSO staff better. The improvements will expand the 1,000 square area to a total of approximately 4,000 square feet. The increased square footage will provide deeper and wider lockers than currently exist to store the increased amount of equipment Command staff, Deputies, and Technicians carry compared to when the facility was originally completed.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager:	Michael Cadrecha, GSA-TSD	<ul style="list-style-type: none">• This project is in the early development phase.• Completed concept design will be the basis for a cost estimate and funding approval.	
Architect/Engineer:	TBD		
Client/Stakeholder:	Alameda County Sheriff's Office (ACSO)		
Const. Manager:	TBD		
Contractor:	TBD		
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Budget Estimate:	Summer 2015	<ul style="list-style-type: none">• Budget estimate and approval are pending in spring 2015.• Funding sources TBD.	
Design Start Date:	TBD		
Construction Start:	TBD		
Project Completion:	TBD		
PROJECT BUDGET & FUNDING SOURCE(s)			

- Project Budget: TBD

PROJECT #: 14030

Updated: April 30, 2015

PROJECT TITLE: Santa Rita Jail Accessibility Retrofit

SITE/LOCATION: Santa Rita Jail, Dublin

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
Increased recognition of the Civil Rights under the Americans with Disabilities Act (ADA) of detainees and persons being held for adjudication requires that intake, administration and detention facilities of the Santa Rita Jail be retrofitted to accommodate people with disabilities. This retrofit impacts all areas of the approximately 1 million square foot Jail, which houses approximately 4,000 inmates.		Exact scope and extent of retrofit work being developed based on surveys conducted over the past year. Cost estimates and draft duration schedules are being prepared. ACSO has for some time implemented equivalent facilitation short-term programmatic fixes for non-compliant physical plant elements. These are also being reviewed to confirm where actual retrofit/remodel is required.	
PROJECT TEAM		CURRENT STATUS/ISSUES	
Project Manager:	General Services Agency, (GSA)	<ul style="list-style-type: none">• In development.• County has retained consultants to assist in the definition of scope.• ADA requirements and other codes related to the operation of the Jail and ACSO management of security.	
Civil Engineer:	TBD		
Landscape Design:	TBD		
Contractor:	TBD		
Stakeholders:	Alameda County Sheriff’s Office (ACSO)		
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
Scope Analysis:	Ongoing	<ul style="list-style-type: none">• County is responding to accessibility claims regarding alleged non-compliant elements in pending litigation. Timing of any further litigation and possible court-ordered remediation unknown at this time.• The budget will be determined based upon the scope of accessibility retrofits.	
Design Start Date:	TBD		
Construction Start:	TBD		
Project Completion:	TBD		
PROJECT BUDGET & FUNDING SOURCE(s)			


- Project Budget: TBD

PROJECT #: 15010

Updated: April 30, 2015

PROJECT TITLE: Arena Center

SITE/LOCATION: 6775, 7001, and 7195 Oakport Street, Oakland, California

PROJECT DESCRIPTION	PROJECT STATUS/UPDATES
<p>On July 29, 2014, the Board of Supervisors approved the purchase of these three buildings, referred to as the Arena Center. The County closed escrow on the buildings in September 2014.</p> <p>On November 4, 2014, the Board of Supervisors (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.</p>	

PROJECT TEAM	CURRENT STATUS/ISSUES
<p>Project Manager: Ann Ludwig Architect/Engineer: TBD Client/Stakeholder: TBD Client/Stakeholder: TBD Const. Manager: TBD Contractor/Builder: TBD</p>	<ul style="list-style-type: none">• Prepared presentation to the Board of Supervisors budget and delivery plan.• Pending BOS direction – work will continue with proposed tenants to finalize the scope of work for bidding.• Pending BOS direction – bid documents could be completed in Fall 2015, with a contract for design/construction services by Spring 2016.

MILESTONE SCHEDULE	UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN
<p>Design Start Date: TBD Construction Start: TBD Project Completion: TBD</p>	

PROJECT BUDGET & FUNDING SOURCE(s)

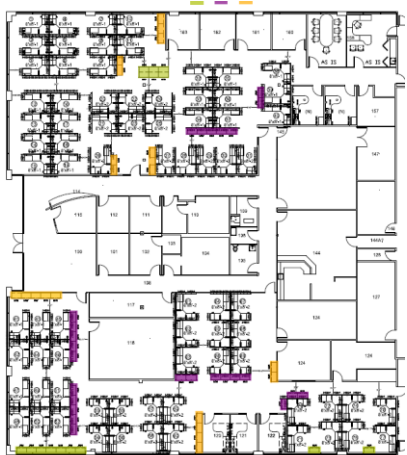
- Project Budget: TBD

PROJECT #: 15018

Updated: April 30, 2015

PROJECT TITLE: Edgewater Building - SSA Offices Remodel

SITE/LOCATION: Oakland, CA

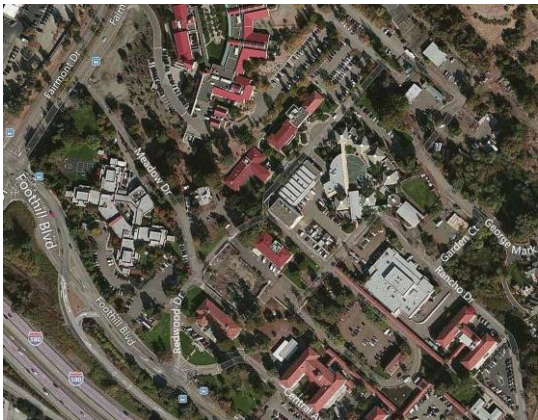
PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>Remodel of Social Services Agency (SSA) offices at Edgewater building in Oakland’s Coliseum area for expanded program and future staffing.</p> <p>Current facilities are inefficient, and the scope includes reconfiguration of workstations and related revisions to building systems.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager: Brian Laczko, GSA-TSD</p> <p>Designer: Unisource Solution</p> <p>Client/Stakeholder: Social Services Agency</p> <p>Const. Manager: N/A</p> <p>Contractor/Builder: TBD</p>		<ul style="list-style-type: none">• Confirmation of program and costs ongoing.• Accessibility alterations at exterior parking under review.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Planning/Design Start: Fall 2014</p> <p>Construction Start: Summer 2015</p> <p>Project Completion: Fall 2015</p>		<ul style="list-style-type: none">• Construction start is pending budget and the scope confirmation.• Furniture order issued.	
PROJECT BUDGET & FUNDING SOURCE(s)			
<ul style="list-style-type: none">• Project Budget:		\$ 500,000	
<ul style="list-style-type: none">• Funding Source:			
<u>SSA</u>		\$ 500,000	
Total Funding Source		\$ 500,000	

PROJECT #: 15024

Updated: April 30, 2015

PROJECT TITLE: Fairmont Campus Network Infrastructure Program

SITE/LOCATION: San Leandro, CA

PROJECT DESCRIPTION		PROJECT STATUS/UPDATES	
<p>Master planning of network infrastructure program, “Opt-E-Man”, for buildings on broader County Campus in San Leandro. This project will develop a high-level master plan across that campus, including existing physical age and condition of buildings relative to network capacity, confirming geographic, utility, seismic costs, and related constraints. The completion and implementation of the individual portions of the whole plan will be funded and developed on departmental basis, starting with the Eden part, pending approval and funding by Behavior Health Care Services (BHCS) for progress concurrently with Villa Short Stay and generator project construction completion.</p>			
PROJECT TEAM		CURRENT STATUS/ISSUES	
<p>Project Manager: Brian Laczko, GSA-TSD Architect/Engineer: Interface Engineering Client/Stakeholder: BHCS Client/Stakeholder: GSA Const. Manager: TBD Contractor/Builder: TBD</p>		<ul style="list-style-type: none">• A survey of campus existing buildings and geographic constraints and opportunities in progress.• Scope definition for BHCS project at Eden facility.• The overall cost estimate is in development.	
MILESTONE SCHEDULE		UPCOMING CRITICAL EVENTS AND AREAS OF CONCERN	
<p>Design Start Date: Spring 2015 Construction Start: Summer-Fall 2015 Project Completion: Winter 2015</p>		<ul style="list-style-type: none">• County to implement BHCS component as separate phase scoped, approved and funded concurrently with the development of a wider campus plan.	
PROJECT BUDGET & FUNDING SOURCE(s)			

- Project Budget: TBD

CATEGORY III – MAJOR MAINTENANCE PROJECTS

SUMMARY

Category III: Major Maintenance Projects

There are 23 major maintenance projects scheduled for completion during Fiscal Year 2015-16. These projects total \$7.1 million. Additionally, 35 other projects, in progress during prior fiscal years will continue until completed. GSA has identified 55 other major maintenance projects, totaling \$51.4 million that will need to wait until future years. The total of estimated costs to complete all currently identified major maintenance projects is \$72.98 million.

# of Proj.	Project Description	Total Estimated Project Budget	Non-County Funding	County Funding (Designated)	Net County Cost (General Fund)	Unfunded Costs
23	Projects Estimated to be Completed in Fiscal Year 2015-16	7,110,000	TBD	14,500,000	TBD	48,475,000
35	Projects in Progress from Prior Year Budgets	14,429,000	TBD		10,000,000	
50	Projects Estimated to be Completed in Future Years	22,151,000	TBD		TBD	
5	Projects Under Consideration	29,285,000	TBD		TBD	
113	Total	72,975,000	TBD	14,500,000	10,000,000	48,475,000
61	Completed Projects	12,183,000				

**Major Maintenance Projects -
Estimated for Completion, Progress, Proposed and Completed
Capital Improvement Plan
Fiscal Year 2015-16 through 2019-20**

Projects Estimated to be Completed in FY15/16

Bldg. #	Bldg.	Address	City	Project	Amount	Status
01030	HCSA	1131 Harbor Bay	Alameda	Phase 1a of HVAC Upgrade	\$ 1,500,000	15/16
01030	HCSA	1131 Harbor Way	Alameda	Repair/replace leaking windows & caulking (phase II)	\$ 150,000	15/16
04210	Probation	400 Broadway	Oakland	Replace fire alarm panel	\$ 200,000	15/16
04280	GDJ	551 7th	Oakland	Elevator modernization	\$ 700,000	15/16
04280	GDJ	551 7th	Oakland	Boiler burner retrofit 3 ea. (BAAQMD)	\$ 200,000	15/16
04280	GDJ	551 7th	Oakland	HVAC Coil Replacement	\$ 165,000	15/16
04280	GDJ	551 7th	Oakland	Replace fire alarm system (phase II)	\$ 200,000	15/16
04290	Parking Structure	585 7th St	Oakland	Elevator equipment, controls & door upgrade	\$ 260,000	15/16
4735	Self Sufficiency Center	2000 San Pablo	Oakland	HVAC Controls replacement	\$ 400,000	15/16
04400	RC Davidson	1225 Fallon	Oakland	Boiler Replacement	\$ 500,000	15/16
04400	RC Davidson	1225 Fallon	Oakland	Title 19 remediation	\$ 75,000	15/16
04430	Lakeside Plaza	1401 Lakeside	Oakland	Generator and Fuel tank replacement	\$ 150,000	15/16
04430	Lakeside Plaza	1401 Lakeside	Oakland	Title 19 remediation	\$ 75,000	15/16
04430	Lakeside Plaza	1401 Lakeside	Oakland	Boiler Replacement 1 ea.	\$ 85,000	15/16
04440	Alco Park	165 13th St	Oakland	Repair concrete spalling, seal & strip (phase II)	\$ 600,000	15/16
04580	SSA/OIT	7751 Edgewater	Oakland	Re-design layout, repave and strip parking lot	\$ 200,000	15/16
11063	SRJ	5325 Broder	Dublin	Replace 40 roof access hatches	\$ 100,000	15/16
11063	SRJ	5325 Broder	Dublin	Repair/reseal/restripe public parking lots	\$ 200,000	15/16
11063	SRJ	5325 Broder	Dublin	Replace chiller	\$ 750,000	15/16
11063	SRJ	5325 Broder	Dublin	Replace cooling towers (\$650K FY14/15 + \$250 FY15/16)	\$ 250,000	15/16
17080	Eden Township Stat.	15001 Foothill	San Leandro	Retaining wall engineering study	\$ 50,000	15/16
	Various buildings		County Wide	Carpet Replacement	\$ 100,000	15/16
	Various BMD Projects		County Wide	Contract Project Managers	\$ 200,000	15/16
Subtotal					\$ 7,110,000	

Projects in progress from FY 13/14/ & 14/15 budgets

01030	HCSA	1131 Harbor Bay	Alameda	Repair/replace leaking windows Eng./design/specs (phase I)	\$ 25,000	progress
01300	HCSA	1131 Harbor Bay	Alameda	Engineer HVAC changes - all floors	\$ 233,000	progress
01300	HCSA	1131 Harbor Bay	Alameda	TI Office and MDF build out	\$ 85,000	progress
01300	HCSA	1131 Harbor Bay	Alameda	Replace carpet, and paint all 2nd floor and 70% 1st floor	\$ 322,000	progress
04020	Andover House	3408 Andover St	Oakland	Roof Replacement	\$ 50,000	progress
04160	ACSO	2425 E 12th	Oakland	Install fire alarm system (phase II)	\$ 140,000	progress
04280	GDJ	551 7th	Oakland	A/C #3 coil replacement	\$ 70,000	progress
04280	GDJ	551 7th	Oakland	Refurbish walk in Cooler/Freezer	\$ 152,000	progress
04280	GDJ	551 7th	Oakland	Replace Fire Alarm System Eng./design/specs (phase I)	\$ 50,000	progress
04390	Admin. Bldg.	1221 Oak Street	Oakland	Sidewalk repairs	\$ 50,000	progress
04400	RC Davidson	1225 Fallon	Oakland	Title 19 engineering	\$ 25,000	progress
04400	RC Davidson	1225 Fallon	Oakland	Elevator repairs	\$ 200,000	progress
04440	Alco Park	165 13th St	Oakland	Repair concrete spalling - Eng./design/spec (phase I)	\$ 25,000	progress
04430	Lakeside Plaza	1401 Lakeside	Oakland	Title 19 engineering	\$ 25,000	progress
04490	Peralta Oaks	2901 Peralta Oaks Ct	Oakland	Irrigation and landscape renovation	\$ 60,000	progress
04560	SSA	8477 Enterprise	Oakland	Replace AC #3 Rooftop package unit	\$ 65,000	progress
11063	SRJ	5325 Broder	Dublin	Repair spalling concrete in chiller room	\$ 90,000	progress
11063	SRJ	5325 Broder	Dublin	Classification area HVAC replacement	\$ 75,000	progress
11063	SRJ	5325 Broder	Dublin	CP 52 trench repair	\$ 37,000	3 bid
11063	SRJ	5325 Broder	Dublin	Dishwasher conveyor replacement 2 ea.	\$ 85,000	3 bid
11063	SRJ	5325 Broder	Dublin	Exterior stucco & expansion joint repairs	\$ 150,000	follow-up
11063	SRJ	5325 Broder	Dublin	Paint exterior of 1M gallon water tank	\$ 100,000	progress
11063	SRJ	5325 Broder	Dublin	Replace Control point #1 HVAC Unit	\$ 45,000	progress
11063	SRJ	5325 Broder	Dublin	Replace cooling towers	\$ 650,000	progress
11063	SRJ	5325 Broder	Dublin	Re-surface road to water tank	\$ 150,000	progress
11063	SRJ	5325 Broder	Dublin	Solar replacement system	\$ 520,000	progress
11063	SRJ	5325 Broder	Dublin	SRJ ADA Upgrades (Eng./design/specs)	\$ 100,000	progress
13060	Winton Bldg.	224W Winton	Hayward	Structural repairs in room 110	\$ 50,000	follow-up
13060	Winton Bldg.	224W Winton	Hayward	Plaza concrete repairs/replacement	\$ 100,000	3 bid
14030	HCSA	5584 La Ribera	Livermore	Replace fire alarm panel	\$ 115,000	progress
17130	EOC	2000 150th Ave	San Leandro	Stabilize landscape & drainage Eng./design/specs (phase I)	\$ 25,000	follow-up
17250	Fairmont Hospital	15400 Foothill Dr	San Leandro	Repair public sidewalk along Foothill	\$ 60,000	progress
9000	Various sites		Countywide	Hazardous Material Removal	\$ 5,000,000	progress
5214	Various sites		Countywide	Americans with Disability Act access projects	\$ 5,000,000	progress
	Various buildings		County Wide	EMCS Replacement (phase I)	\$ 500,000	progress
Subtotal					\$ 14,429,000	

Completed Projects

01030	HCSA	1131 Harbor Bay	Alameda	Replace carpet, replace lights and paint COOP area	\$ 100,000	complete
04020	Andover House	3408 Andover St	Oakland	Building evaluation report	\$ 178,000	complete
04160	ACSO	2425 E 12th	Oakland	Install fire alarm system Eng./design/specs (phase I)	\$ 13,000	complete
04210	Probation	400 Broadway	Oakland	TI Paint and Carpet 2nd floor	\$ 118,000	complete
04210	Probation	400 Broadway	Oakland	Remove and replace exterior building caulk (phase I)	\$ 360,000	complete
04210	Probation	400 Broadway	Oakland	Replace 1 boiler, install gas meters - BAAQMD Compliance	\$ 241,000	complete
04220	SSA	401 Broadway	Oakland	Replace and repair elevator gear assembly	\$ 150,000	complete
04220	SSA	401 Broadway	Oakland	Replace 1 boiler, install meters - BAAQMD Compliance	\$ 166,000	complete
04280	GDJ	551 7th	Oakland	GDGF Water Conservation	\$ 800,000	complete
04280	GDJ	551 7th	Oakland	Replace booster pump station	\$ 100,000	complete
04310	Wiley Manuel	661 Washington	Oakland	DA Broussard Bridge Area Duct Less HVAC Split Unit	\$ 35,000	complete

Major Maintenance Projects -
Estimated for Completion, Progress, Proposed and Completed
Capital Improvement Plan
Fiscal Year 2015-16 through 2019-20

Bldg. #	Bldg.	Address	City	Project	Amount	Status
04360	Family Justice Center	470 27th St	Oakland	Paint exterior of building	\$ 200,000	complete
04360	Family Justice Ctr	470 27th St	Oakland	Replace Cooling Tower	\$ 215,000	complete
04360	Family Justice Ctr	470 27th St	Oakland	Replace boiler	\$ 203,000	complete
04380	Madison Building	1106 Madison	Oakland	Replace 2nd and 3rd floor carpet	\$ 156,000	complete
04390	Admin. Bldg.	1221 Oak Street	Oakland	ITD Power Upgrade & monitoring (phase I)	\$ 52,000	complete
04390	Admin. Bldg.	1221 Oak Street	Oakland	Replace 5th floor carpet	\$ 90,000	complete
04400	RC Davidson	1225 Fallon	Oakland	Replace 1 boiler - BAAQMD Compliance	\$ 306,000	complete
04410	Conference Center	125 12th St	Oakland	Replace 4th floor carpet	\$ 92,000	complete
04430	Lakeside Plaza	1401 Lakeside	Oakland	Replace Carpet on 3rd, 4th and 10th floor	\$ 200,000	complete
04430	Lakeside Plaza	1401 Lakeside	Oakland	Upgrade 3 elevators	\$ 680,000	complete
04490	Peralta Oaks	2901 Peralta Oaks	Oakland	Replace exterior windows	\$ 535,000	complete
04580	SSA/OIT	7751 Edgewater	Oakland	Install fire alarm system	\$ 52,000	complete
04580	SSA	7751 Edgewater	Oakland	Replace carpet	\$ 105,000	complete
04721	Jackson Street	1111 Jackson	Oakland	Install drywall 3rd and 4th floors	\$ 97,000	complete
04721	Jackson Street	1111 Jackson	Oakland	1st floor tenant improvement	\$ 15,000	complete
10020	Nike Site	Fairmont Dr	San Leandro	Radio/microwave site upgrade	\$ 192,000	complete
11030	Animal Shelter	4595 Gleason	Dublin	Boiler upgrade (BAAQMD)	\$ 74,000	complete
11040	OES	4985 Broder	Dublin	Install A/C system in radio equipment room	\$ 53,000	complete
11040	OES	4985 Broder	Dublin	Install A/C system in projection room	\$ 47,000	complete
11063	SRJ	5325 Broder	Dublin	Repave and repair roads and drainage system	\$ 366,000	complete
11063	SRJ	5325 Broder	Dublin	Replace evaporative coolers	\$ 468,000	complete
11063	SRJ	5325 Broder	Dublin	Install new kitchen walk-in freezer	\$ 101,000	complete
11063	SRJ	5325 Broder	Dublin	Smart Grid	\$ 1,336,000	complete
11063	SRJ	5325 Broder	Dublin	Housing Unit #8 door modifications	\$ 96,000	complete
11063	SRJ	5325 Broder	Dublin	Upgrade emergency generator controls	\$ 400,000	complete
11063	SRJ	5325 Broder	Dublin	Replace housing control A/C units 18 total	\$ 228,000	complete
11063	SRJ	5325 Broder	Dublin	Interior repair and paint of 1M gallon Water Tank	\$ 62,000	complete
11063	SRJ	5325 Broder	Dublin	Repair/replace roof membrane Core bldg. (phase I)	\$ 200,000	complete
11063	SRJ	5325 Broder	Dublin	Replace 120' of 16" Water Main	\$ 108,000	complete
11063	SRJ	5325 Broder	Dublin	New load shed system	\$ 12,000	complete
11063	SRJ	5325 Broder	Dublin	BMD shop mezzanine Tenant improvement	\$ 100,000	complete
11063	SRJ	5325 Broder	Dublin	Wireless Video Mesh Network	\$ 95,000	complete
12080	FHOJ	39439 Paseo	Fremont	Replace carpet in DA's and PD's areas	\$ 130,000	complete
12100	Coyote Hills	Jarvis Rd	Fremont	Radio/microwave site upgrade	\$ 119,000	complete
13060	Winton Bldg.	224W Winton	Hayward	Parking lot and drainage system repair	\$ 195,000	complete
13070	Hayward Vets	2237 Main St	Hayward	Repair, prep and paint building exterior	\$ 212,000	complete
13130	Hayward HOJ	24005 Amador St	Hayward	Replace carpet in DA's area	\$ 95,000	complete
13170	Hayward shelter	256-258 W 'A' St	Hayward	Replace roof	\$ 72,000	complete
13181	Public Works	951A Turner Ct	Hayward	Replace/repair roof membrane on the bldg.	\$ 102,000	complete
13230	409 Jackson	409 Jackson St	Hayward	Exterior paint	\$ 17,000	complete
13230	409 Jackson	409 Jackson St	Hayward	Replace concrete fence	\$ 46,000	complete
14100	Veterans Bldg.	522 So. I Street	Livermore	Exterior building repairs and paint	\$ 260,000	complete
14100	Veterans Bldg.	522 So. I Street	Livermore	Refurbish kitchen - haz abatement, counters, sink, appliances	\$ 110,000	complete
17080	Eden Township Stat.	15001 Foothill	San Leandro	Paint exterior of building	\$ 200,000	complete
17080	Eden Township Stat.	15001 Foothill	San Leandro	Building evaluation report	\$ 58,000	complete
17150	Eden BHCS	2045 Fairmont Dr	San Leandro	Exterior paint and fascia repair	\$ 245,000	complete
17215	JJC	2500 Fairmont Dr	San Leandro	Security fence upgrades	\$ 95,000	complete
17250	Fairmont Hospital	15400 Foothill	San Leandro	Road & Parking lot repairs, parking meter & sign installation	\$ 599,000	complete
17250	Fairmont Hospital	15400 Foothill	San Leandro	Rebuild and restore water tank, install safety equipment	\$ 220,000	complete
	Various buildings		Oakland	Install wireless thermostats (RCD, Admin, SSA, & Prob.)	\$ 211,000	complete
				Subtotal	\$ 12,183,000	
Projects Estimated to be Completed in Future Years						
01030	HCSA	1131 Harbor Bay	Alameda	Phase 2 of HVAC Upgrade	\$ 1,500,000	16/17
04110	Youth Uprising	8711A MacArthur	Oakland	Storm water infrastructure - design/specs (phase I)	\$ 10,000	
04110	Youth Uprising	8711A MacArthur	Oakland	Storm water infrastructure - install (phase II)	\$ 75,000	
04280	GDI	551 7th	Oakland	HVAC coil replacement 3 ea.	\$ 165,000	
04280	GDI	551 7th	Oakland	Encapsulation & Restoration 216,734 sf concrete wall	\$ 600,000	16/17
04290	Parking Structure	585 7th St	Oakland	Clean, repair & seal exterior concrete	\$ 653,000	
04310	Wiley Manuel	661 Washington	Oakland	GDI DDC & Automation Control upgrade	\$ 500,000	
04390	Admin. Bldg.	1221 Oak Street	Oakland	HVAC controls replacement	\$ 300,000	
04400	RC Davidson	1225 Fallon	Oakland	Electrical panel - upgrade/replace (phase II)	\$ 400,000	
04400	RC Davidson	1225 Fallon	Oakland	Electrical panels - Eng./design/spec (phase I)	\$ 50,000	
04400	RC Davidson	1225 Fallon	Oakland	HVAC controls replacement	\$ 300,000	
04400	RC Davidson	1225 Fallon	Oakland	Replace AC 13	\$ 40,000	
04400	RC Davidson	1225 Fallon	Oakland	Replace emergency generator	\$ 400,000	
04400	RC Davidson	1225 Fallon	Oakland	Replace inmate elevator	\$ 1,500,000	
04400	RC Davidson	1225 Fallon	Oakland	Window - eval/Eng./design/specs. (phase I)	\$ 100,000	
04400	RC Davidson	1225 Fallon	Oakland	Window - repair/replace - (phase II)	\$ 500,000	
04430	Lakeside Plaza	1401 Lakeside	Oakland	Engineer HVAC changes - all floors	\$ 100,000	
04430	Lakeside Plaza	1401 Lakeside	Oakland	Garage elevator modernization	\$ 200,000	
04430	Lakeside Plaza	1401 Lakeside	Oakland	Replace chipped marble - lobby & ramp	\$ 150,000	
04430	Lakeside Plaza	1401 Lakeside	Oakland	Replace cooling tower	\$ 103,000	
04430	Lakeside Plaza	1401 Lakeside	Oakland	Waterproof & paint exterior panels	\$ 350,000	
04440	Alco Park	165 13th St	Oakland	Exterior repair and paint - face and circular drive	\$ 300,000	

Major Maintenance Projects -
Estimated for Completion, Progress, Proposed and Completed
Capital Improvement Plan
Fiscal Year 2015-16 through 2019-20

Bldg. #	Bldg.	Address	City	Project	Amount	Status
04721	Jackson Street	1111 Jackson	Oakland	Sidewalk/tree replacement	\$ 110,000	
11063	SRJ	5325 Broder	Dublin	AGV controls, robotics & guide path - Eng./design/specs (phase I)	\$ 200,000	
11063	SRJ	5325 Broder	Dublin	BAC phase II	\$ 500,000	
11063	SRJ	5325 Broder	Dublin	BAC replacement phase II	500,000	
11063	SRJ	5325 Broder	Dublin	Exterior paint, caulk & expansion joint repairs	\$1,800,000	
11063	SRJ	5325 Broder	Dublin	Install backup main transformer	\$ 250,000	
11063	SRJ	5325 Broder	Dublin	install compactor on sewer auger discharge & 2nd grinder	\$ 200,000	
11063	SRJ	5325 Broder	Dublin	Repair/reseal/restripe secure parking lot	\$ 100,000	
11063	SRJ	5325 Broder	Dublin	Replace 6 dryers and 1 washer	\$ 200,000	
11063	SRJ	5325 Broder	Dublin	Replace housing units 6 - 9 roofs	\$ 400,000	
11063	SRJ	5325 Broder	Dublin	Replace roof membrane in core bldg. (phase III)	\$ 200,000	
11063	SRJ	5325 Broder	Dublin	Replace slider operators for S1, S2, S3, & S4	\$ 60,000	
11063	SRJ	5325 Broder	Dublin	Replace underground water main	\$ 3,000,000	
11063	SRJ	5325 Broder	Dublin	Tank/range drainage repairs design (phase I)	\$ 50,000	
11063	SRJ	5325 Broder	Dublin	Tank/range road - repave and install drainage system (phase II)	\$ 350,000	
13060	Winton Bldg.	224W Winton	Hayward	Phase II HVAC/Mechanical Upgrade (evaluation)	\$ 150,000	
13060	Winton Bldg.	224W Winton	Hayward	Repair/replace windows and screens throughout	\$ 300,000	
17130	EOC	2000 150th Ave	San Leandro	Stabilize landscape & drainage construction (phase II)	\$ 100,000	
17190	Juv Hall, LV1,2&3	2200 Fairmont	San Leandro	Repair and resurface roofing on all LV bldgs.	\$ 400,000	
	Various buildings		County Wide	Building Evaluation Reports	\$ 350,000	
	Various buildings		County Wide	Carpet Replacement	\$ 500,000	
	Various buildings		County Wide	Elevator Evaluation reports/specs (phase I)	\$ 200,000	
	Various buildings		County Wide	Elevator upgrades based on Engineering Study (phase II)	\$ 2,600,000	
	Various buildings		County Wide	Roofing Evaluation reports/specs (phase I)	\$ 200,000	
	Various buildings		County Wide	Roofing replacement/repair based on Study (phase II)	\$ 750,000	
	Various buildings		County Wide	Sidewalk replacement (phase II)	\$ 200,000	
	Various buildings		County Wide	Sidewalk replacement evaluation & specs. (phase I)	\$ 25,000	
	Various buildings		County Wide	Upgrade HVAC controls study	\$ 160,000	
				Subtotal	\$ 22,151,000	
Projects Under Consideration						
04220	SSA	401 Broadway	Oakland	Replace rusted exterior RA ducts	\$ 40,000	TBD
04220	SSA	401 Broadway	Oakland	Roof Replacement	\$ 220,000	TBD
04390	Admin. Bldg.	1221 Oak Street	Oakland	Exterior caulking	\$ 25,000	TBD
11063	SRJ	5325 Broder	Dublin	AGV controls, robotics & guide path - repair/replace (phase II)	\$ 5,000,000	TBD
11063	SRJ	5325 Broder	Dublin	Upgrade/Replace the electronic security/fire system (phase II)	\$ 24,000,000	TBD
				Subtotal	\$ 29,265,000	
				Grand total exclusive of completed Projects	\$ 72,975,000	

CATEGORY IV – RENOVATIONS AND IMPROVEMENTS TO EXISTING FACILITIES

SUMMARY

Category IV: Renovations and Improvements to Existing Facilities

There is one Category IV project. The primary purpose of projects in this category is to prolong the useful life of the County's facilities and to adapt older buildings to current County program needs and requirements. At this time, this project does not have an identified funding source or financing plan.

Proj.#	Project Description	Total Estimated Project Budget	Non-County Funding	County Funding (Designated)	Net County Cost (General Fund)	Unfunded Costs
	Hayward Veteran's Building Seismic Reinforcement	350,000	TBD	TBD	TBD	350,000
Total		350,000	TBD	TBD	TBD	350,000

Category IV
Renovations/Improvements to Existing Facilities

Agency/Department: General Services Agency
Project Title: Hayward Veterans' Memorial Building Seismic Reinforcement
Estimated Total Cost: \$350,000

Project Description:

A visual inspection and preliminary structural review were completed by a consulting engineer in 1991. Reinforcement hardware ties are needed for the Hayward Memorial building's out-of-plane wall lateral forces to the roof system. The building is a reinforced concrete building, meeting minimum standards of the 1985 Uniform Building Code. The building's performance in a strong seismic event is ranked "moderate to moderately high" on a seven point category for the range of risk. This is third from the top, just below "very high and high risk."

The building is used by veterans and other Hayward citizens.

Funding Sources:

No funding sources can be identified at this time.

CATEGORY V – NEW CONSTRUCTION, PURCHASES OR LEASES

SUMMARY

Category V: New Construction, Purchases or Leases

There are nine Category V projects. The primary purpose of projects in this category is to identify new capital facility needs that require construction, purchase or leasing to meet the County's needs. Generally, the cited initial project cost estimates do not reflect current construction costs.

Proj.#	Project Description	Total Estimated Project Budget	Non-County Funding	County Funding (Designated)	Net County Cost (General Fund)	Unfunded Costs
2030	County Administration Building Plaza Improvement	7,000,000	TBD	500,000	TBD	6,500,000
	Alcopark Demolition and Replacement	24,500,000	TBD	TBD	TBD	24,500,000
	Public Health Headquarters Replace Leased Space	17,200,000	TBD	TBD	TBD	17,200,000
	Fire Station #1 Replacement San Lorenzo	4,400,000	TBD	TBD	TBD	4,400,000
	Fire Station #2 Replacement Hayward	4,400,000	TBD	TBD	TBD	4,400,000
	Fire Station #4 Retrofit Castro Valley	3,300,000	TBD	TBD	TBD	3,300,000
	Fire Station #5 Replacement Castro Valley	4,400,000	TBD	TBD	TBD	4,400,000
	Fire Station #6 Retrofit Castro Valley	1,700,000	TBD	TBD	TBD	1,700,000
	Fire Station #7 Retrofit/Expansion Castro Valley	1,800,000	TBD	TBD	TBD	1,800,000
Total		68,700,000	TBD	500,000	TBD	68,200,000

Category V
New Construction/Facility Purchases

Agency/Department: General Services Agency
Project Title: Project No. 2030 - County Administration Building
Plaza Improvement Study
Estimated Total Cost: \$7,000,000

Project Description:

The plaza at the main entry of the County Administration Building has reached the end of its useful life and needs repair and retrofit to meet accessibility and safety needs. The repairs include replacement of the membrane below the paving, installation of new paving and replacement or modernization of railings, steps and other existing deteriorated elements. The project scope also includes some landscape/aesthetic improvements as the budget permits.

Funding Sources:

Reserves/Designation	\$ 500,000
TBD	<u>\$6,500,000</u>
Total Funding Sources	\$7,000,000

Category V
New Construction/Facility Purchases

Agency/Department: General Services Agency
Project Title: Alcopark Demolition & Replacement

Estimated Total Cost: \$24,500,000

Project Description:

A structural engineering study was commissioned for ALCOPARK building repairs and seismic reinforcements. The consulting engineer concluded that it is not cost effective for the County to reinforce ALCOPARK. Given the probability of a major earthquake on the Hayward fault, the current building is a collapse hazard.

The current parking structure provides 600 general parking spaces and 100 County Motor Pool spaces. A new design and structure could nearly double available parking spaces to 1,000, and accommodate replacement of the basement garage shop and offices, to include special ventilation for exhaust.

The structure provides parking for all program employees in the downtown Oakland buildings including Board members, judges, County employees and hourly public parking for citizens. A new design could increase parking, and avoid the County's exposure to liability.

Funding Sources:

No funding sources can be identified at this time.

Category V
New Construction/Facility Purchases

Agency/Department: General Services Agency
Project Title: Replace Leased Space: Public Health Headquarters

Estimated Total Cost: \$17,200,000

Project Description:

The Public Health Department headquarters has occupied leased space at 1000 Broadway, Oakland, since 1997. The lease, which now covers 71,652 square feet of space, was recently extended with a new expiration date of February, 2015. While the current space is generally satisfactory for office operations, restrictions from the lessor prevent Public Health from providing any services to the public from this location.

Public Health would like to acquire a new location either by lease, purchase, or construction, which would allow them to integrate community programs with administrative operations. The possibility of co-locating with other service providers that share their vision and goals presents the best possible way of addressing program goals.

The initial step in determining how best to meet Public Health Department requirements includes an analysis of operating requirements and a determination of location, space and design needs. Initiating this process will allow for identification of the client department's preferred alternative and will enable implementation of the transition consistent with the lease expiration in 2015.

Funding Sources:

No funding sources can be identified at this time.

Category V
New Construction/Facility Purchases

Agency/Department: Fire Department
Project Title: Fire Station #1 Replacement
San Lorenzo
Estimated Total Cost: \$4,400,000

Project Description:

Fire Station #1, constructed in 1963, is a one-story building, with a partial second-story consisting of a single room addition. The Station is located on land that is owned by the San Lorenzo Homes Association. The parcel is extremely small and not suitable for a replacement facility. The building consists of a conventional wood frame construction with stucco finish on the outside and gypsum board on the inside. The consultant found that due to its age and unknown structural details, it was not viable to perform a seismic upgrade of this Station. The conclusion was that Station #1 does not meet the requirements of the Essential Facilities classification in its present condition and that a seismic retrofit to address shortcomings would be extensive and likely to exceed the cost of a replacement building.

Based on findings and conclusions of a joint City of San Leandro, City of Dublin and Alameda County Fire Department Fire Station Prototype Study in February 2000, the replacement of the existing Station with one that meets Essential Facility status as well as current federal and State requirements will cost approximately \$2,500,000. The total estimated cost of the project, including relocation costs and necessary land acquisition was estimated at \$3,000,000. Estimated costs as of 3/31/07 totaled \$4,400,000.

Funding Sources:

The Alameda County Fire Department does not have the financial resources available to fund the full cost of the land purchase and Station replacement. Additionally, it does not appear that there are viable federal or State resources that could be pursued to help offset these costs. No other funding sources can be identified at this time.

Category V
New Construction/Facility Purchases

Agency/Department: Fire Department
Project Title: Fire Station #2 Replacement
Hayward
Estimated Total Cost: \$4,400,000

Project Description:

Fire Station #2, constructed in 1979, is a two-story conventional wood frame building with a nonrectangular geometry that follows the acute angle of the street layout. The roof is flat with built-up roofing. The building has a stucco finish on the outside and gypboard on the inside. The consultant found that due to its age and unknown structural details it was not viable to perform a seismic upgrade of this Station. The conclusion was that Station #2 does not meet the requirements of the Essential Facilities classification in its present condition and that a seismic retrofit to address shortcomings would be extensive and likely to exceed the cost of a replacement building.

Based on findings and conclusions of a joint City of San Leandro, City of Dublin and Alameda County Fire Department Fire Station Prototype Study in February 2000, the replacement of the existing station with one that meets Essential Facility status as well as current federal and State requirements will cost approximately \$2,500,000. The total cost, including relocation costs and any potential land acquisition was estimated to be \$3,000,000. Estimated costs as of 3/31/07 totaled \$4,400,000.

Funding Sources:

The Alameda County Fire Department does not have the financial resources available to fund the full cost of this Station replacement. Additionally, it does not appear that there are viable federal or State resources that could be pursued to help offset these costs. No other funding sources can be identified at this time.

Category V
New Construction/Facility Purchases

Agency/Department: Fire Department
Project Title: Seismic Retrofit/Expansion of Fire Station No. 4
20336 San Miguel, Castro Valley
Estimated Total Cost: \$3,300,000

Project Description:

Fire Station #4, constructed in 1966, is a single-story building. The Apparatus Room consists of a pre-engineered building (steel and tension rod braced framing with the exterior covered with light gauge metal panels). The remaining masonry building portion consists of steel reinforced concrete masonry block shear walls in combination with glass/metal curtain walls. The metal deck of the masonry building has a vermiculite fill roof that is supported by steel framing. The building was found to be in generally serviceable condition with no visible signs of significant cracks or other detrimental signs of distress in the concrete masonry walls. The consultant found that this building does not meet the requirements of the Essential Facility classification in its present condition. However, given what is currently known about the building's engineering, the building should perform adequately as an Essential Facility building after various seismic upgrades are made.

Funding Sources:

The Alameda County Fire Department does not have the financial resources available to fund the full cost of the retrofit upgrades. Additionally, it does not appear that there are viable federal or State resources that could be pursued to help offset these costs. No other funding sources can be identified at this time.

Category V
New Construction/Facility Purchases

Agency/Department: Fire Department
Project Title: Retrofit/Relocation of Fire Station No. 5
1877 Lake Chabot Road, Castro Valley
Estimated Total Cost: \$4,400,000

Project Description:

Fire Station #5, constructed in 1963, is a single-story combination wood frame and reinforced masonry building. The roof consists of tar and gravel. The building was found to be in a generally good condition with the masonry and wood framed walls showing no apparent signs of significant cracks or other detrimental signs of distress in the concrete masonry walls. The consultant found that this building does not meet the requirements of the Essential Facility classification in its present condition. However, given what is currently known about the building's engineering, the building should perform adequately as an Essential Facility building after various seismic upgrades are made.

As of 3/31/07, the estimated cost of all necessary seismic retrofit upgrades is approximately \$4,400,000. However, should engineering or other circumstances arise which increase the total retrofit costs, it may be more economically viable to consider replacement of the Station. Based on findings and conclusions of a joint City of San Leandro, City of Dublin and Alameda County Fire Department Fire Station Prototype Study in February 2000, the replacement of the existing Station with one that meets Essential Facility status as well as current federal and State requirements would cost approximately \$2,500,000. The total cost, including relocation costs and any potential land acquisition was estimated to be \$3,000,000.

Funding Sources:

The Alameda County Fire Department does not have the financial resources available to fund the full cost of the retrofit and/or replacement. Additionally, it does not appear that there are viable federal or State resources that could be pursued to help offset these costs. No other funding sources can be identified at this time.

Category V
New Construction/Facility Purchases

Agency/Department: Fire Department
Project Title: Seismic Retrofit/Expansion of Fire Station No. 6
19780 Cull Canyon Road, Castro Valley
Estimated Total Cost: \$1,700,000

Project Description:

Fire Station #6, constructed in 1978, is a single-story wood frame building. The gable type roof is covered with concrete tile. The exterior wall coverings consist of stucco or brick tile. The adjacent 1992 equipment building, which is separate from the 1978 main building, also uses the same type of foundation system and wood frame construction. The ground floor for both buildings consists of reinforced concrete slab on-grade. The building was found to be in generally serviceable condition with no visible signs of significant cracks or other detrimental signs of distress in the concrete masonry walls. The consultant found that this building does not meet the requirements of the Essential Facility Classification in its present condition. However, given what is currently known about the building's engineering, the building should perform adequately as an Essential Facility building after various seismic upgrades are made.

Funding Sources:

The Alameda County Fire Department does not have the financial resources available to fund the full cost of the retrofit upgrades. Additionally, it does not appear that there are viable federal or State resources that could be pursued to help offset these costs. No other funding sources can be identified at this time.

Category V
New Construction/Facility Purchases

Agency/Department: Fire Department
Project Title: Seismic Retrofit/Expansion of Fire Station No. 7
6901 Villa Real Drive, Castro Valley, CA
Estimated Total Cost: \$1,800,000

Project Description:

Fire Station #7, constructed in 1987, is a single-story conventional wood frame building. The exterior wall covering is stucco and the concrete tile roofing is supported by prefabricated wood trusses that have metal plate connectors. The floor is reinforced concrete. The building was found to be in generally serviceable condition with the exterior stucco walls and perimeter concrete foundations as well as concrete slab on grade revealing no significant cracks or apparent signs of distress. The consultant found that this building does not meet the requirements of the Essential Facility classification in its present condition. However, given what is currently known about the building's engineering, the building should perform adequately as an Essential Facility building after various seismic upgrades are made.

Funding Sources:

The Alameda County Fire Department does not have the financial resources available to fund the full cost of the retrofit upgrades. Additionally, it does not appear that there are viable federal or State resources that could be pursued to help offset these costs. No other funding sources can be identified at this time.

FINANCIAL PLAN

The Financial Plan is designed to match the County's identified capital needs to 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.

Capital Revenues

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	607,103,623
Designated Departmental Funds: Funds included in departmental budgets on an annual basis consisting of grants, other awards and County General Fund revenues	82,292,681
Criminal Justice Facilities Trust Fund	66,500,000
Bond Funding backed by Tobacco Revenues	45,772,181
Other	63,556,025
Federal, State and Regional Grants	96,971,058
Redevelopment Recognized Obligation Payments (ROPS)	8,335,626
Court Equity Payments, including Courthouse Construction Funds	33,400,000
General Fund	75,115,130
Total	1,079,046,324

Matching Capital Needs to Identified Resource

The Financial Plan identifies \$1.08 billion in resources for the \$1.23 billion in capital projects and anticipated bond financing payments reflected in the FY 2015-2020 five-year Plan. This leaves \$155.4 million in unfunded capital needs. Of the 45 Category I, II and V projects included in the Plan, 27 are fully funded, four are partially funded, and no funding is available for the remaining 14 projects. Because of the County's limited ability to increase the revenue available to fund capital projects, conservative revenue growth and financing cost assumptions are reflected in the Financial Plan.

The Financial Plan employs a combination of debt financing and pay-as-you-go methods to maximize the funding for capital projects. Currently, the Highland Hospital Campus Acute Tower Replacement (ATR) project, utilizes debt financing as a portion of the project financing. To date, two tranches of ATR-related bonds have been issued for \$607 million. The interest cost of the bonds is partially subsidized because of the County's ability to utilize Build America and Recovery Zone Economic Development Bonds as part of its financing strategy. This strategy is anticipated to save the County over \$25 million in financing costs over the life of the bonds. Issuance of \$100 million in tax-exempt commercial paper notes for initial funding for the ATR project has also been approved with the Board, in 2011. Authority to issue taxable commercial paper notes was approved in 2013 in order to give the County additional flexibility in the use of this program for the ATR and other projects.

FINANCIAL PLAN

Upcoming Debt Issuance

The County expects to issue one additional series of lease revenue bonds for \$100 million in Fiscal Year 2015-16 to complete the ATR project. Project completion is projected for 2017. The County will make annual debt service payments on these bonds from its General Fund after the retirement of the Pension Obligation Bonds, with a contribution from the Alameda Health System of \$7 million annually, beginning on July 1, 2019.

Alameda County Capital Improvement Plan 2015-2020
Expenditure Detail

	Project Name	Proj. #	Total Expenditure through FY 2014-15	Fiscal Year 2015-16 Budget	Balance of Identified Revenues	Estimated Project Costs	County Funding	Non-County Funding	Gen. Fund	Total Identified Funding	Unfunded Amount
I. Approved and Underway											
	AHS Acute Care Tower - Highland	2043	521,870,413	31,300,000	115,119,763	668,290,176	668,290,176	0	0	668,290,176	0
	East County Hall of Justice	5155	35,225,062	15,983,599	96,303,544	147,512,205	64,112,205	83,400,000	0	147,512,205	0
	Telephone System Upgrade to Voice over IP	6048	950,000	1,900,000	3,650,000	6,500,000	6,500,000	0	0	6,500,000	0
	Juvenile Justice Center Operations Dept. Operations Center	8020	19,948	82,171	13,036	115,155	115,155	0	0	115,155	0
	Santa Rita Jail Security System Upgrade	8022	779,886	1,595,560	124,554	24,000,000	2,500,000	0	0	2,500,000	21,500,000
	Santa Rits Jail Smart Grid	9018	2,042,745	390,810	921,784	3,355,339	1,371,784	1,983,555	0	3,355,339	0
	Glenn Dyer Jail Lobby Remodel	8034	188,000	0	35,000	223,000	0	188,000	35,000	223,000	0
	Peralta Oaks Seismic Retrofit	9031	27,243,591	4,447,403	(484,033)	31,206,961	29,519,206	0	1,687,755	31,206,961	0
	Camp Sweeney Replacement	10017	2,341,596	53,308,590	(805,287)	54,844,899	19,844,899	35,000,000	0	54,844,899	0
	San Lorenzo Library Building Expansion	10034	6,347,371	2,138,049	1,403,846	9,889,266	9,638,855	0	250,411	9,889,266	0
	1111 Jackson Street, Oakland Improvements	11020	2,163,727	20,000,000	2,856,089	25,019,816	25,019,816	0	0	25,019,816	0
	Sandy Turner Educational Center II	12034	412,203	3,293,451	(16,174)	3,689,480	1,663,839	2,025,641	0	3,689,480	0
	Regional Renewable Energy Procurement	12035	1,385,069	910,360	8,410,935	10,706,364	10,706,364	0	0	10,706,364	0
	Electric Vehicles & Charging Stations, Phase 2	13007	442,011	4,481,088	(200,099)	4,723,000	1,923,853	2,799,147	0	4,723,000	0
	Behavior Health Care Villa Short Stay	13016	2,206,493	609,532	1,558,690	4,374,715	0	4,374,715	0	4,374,715	0
	San Lorenzo Village Plaza and Public Space	13022	48,819	0	4,746,181	4,795,000	0	395,000	4,400,000	4,795,000	0
	Cherryland Community Center	13023	2,075,514	13,695,589	4,528,897	20,300,000	1,000,000	2,300,000	17,000,000	20,300,000	0
	Cherryland Fire Station	13024	1,378,519	9,598,058	(1,308,922)	9,667,655	6,605,025	920,666	2,141,964	9,667,655	0
	Cherryland Sidewalks Phase III/Meekland Avenue	13025	0	0	3,500,000	3,500,000	0	0	3,500,000	3,500,000	0
	Castro Valley Shared Parking Lot	13026	46,637	3,300,000	(1,546,637)	1,800,000	0	0	1,800,000	1,800,000	0
	E. 14th Street/Mission Blvd. Streetscape, Phase II	13027	0	500,000	10,000,000	10,500,000	0	600,000	9,900,000	10,500,000	0
	E. 14th Street/Mission Blvd. Streetscape, Phase III	13028	0	0	9,900,000	9,900,000	0	0	9,900,000	9,900,000	0
	Hesperian Streetscape	13029	0	0	10,219,960	22,844,960	5,500,000	4,719,960	0	10,219,960	12,625,000
	EMCS Replacement Phase I	14015	427,633	72,065	302	500,000	500,000	0	0	500,000	0
	Glenn Dyer Jail Water Conservation Project	14017	741,762	164,818	0	906,580	906,580	0	0	906,580	0
	Probation Day Reporting and Transition Center	14023	274,626	2,520,690	3,804,684	8,491,693	6,600,000	0	0	6,600,000	1,891,693
	EH Office Remodel Harbor Bay	14028	41,892	557,393	557,468	1,156,753	1,156,753	0	0	1,156,753	0
	Sobering Center & Detox Back-up Generator	14021	0	187,914	62,086	250,000	250,000	0	0	250,000	0
	North County Self-Sufficiency Center Controls	15040	0	500,000	0	500,000	500,000	0	0	500,000	0
I. Approved and Underway Total			608,653,517	171,537,140	273,355,667	1,089,563,017	864,224,510	138,706,684	50,615,130	1,053,546,324	36,016,693
II. Requested with Studies Underway											
	Local Hazard Mitigation Plan	3056	0	0	0	300,000	0	0	0	0	300,000
	GDF Locker Room Expansion	14029	0	0	0	TBD	0	TBD	0	0	TBD
	SRJ Accessibility Retrofit	14030	0	0	0	TBD	0	TBD	0	0	TBD
	Arena Center	15010	0	0	0	TBD	0	TBD	0	0	TBD
	Edgewater Building - SSA Offices Remodel	15018	0	0	0	500,000	500,000	0	0	500,000	0
	Fairmont Campus Network Infrastructure Program	15024	0	0	0	TBD	0	TBD	0	0	TBD
II. Requested with Studies Underway Total			0	0	0	800,000	500,000	0	0	500,000	300,000
III. Major Maintenance											
	Misc. Major Maintenance Projects		0	2,900,000	0	62,975,000	0	0	14,500,000	14,500,000	48,475,000
	Americans with Disabilities Act	5214	0	5,000,000	0	5,000,000	0	0	5,000,000	5,000,000	0
	Hazardous Materials Removal	9000	0	5,000,000	0	5,000,000	0	0	5,000,000	5,000,000	0
III. Major Maintenance Total			0	12,900,000	0	72,975,000	0	0	24,500,000	24,500,000	48,475,000
IV. Renovations/Improvements to Existing Facilities											
	Hayward Veterans Building Seismic Reinforcement		0	0	0	350,000	0	0	0	0	350,000
IV. Renovations/Improvements to Existing Facilities Total			0	0	0	350,000	0	0	0	0	350,000
V. Identified New Construction, Purchase or Lease Requests											
	County Administration Building Plaza Improvement	2030	0	0	500,000	7,000,000	500,000	0	0	500,000	6,500,000
	Alcopark Demolition and Replacement		0	0	0	24,500,000	0	0	0	0	24,500,000
	Public Health Headquarters Replace Leased Space		0	0	0	17,200,000	0	0	0	0	17,200,000
	Fire Station #1 Replacement San Lorenzo		0	0	0	4,400,000	0	0	0	0	4,400,000
	Fire Station #2 Replacement Hayward		0	0	0	4,400,000	0	0	0	0	4,400,000
	Fire Station #4 Retrofit Castro Valley		0	0	0	3,300,000	0	0	0	0	3,300,000
	Fire Station #5 Replacement Castro Valley		0	0	0	4,400,000	0	0	0	0	4,400,000
	Fire Station #6 Retrofit Castro Valley		0	0	0	1,700,000	0	0	0	0	1,700,000
	Fire Station #7 Retrofit/Expansion Castro Valley		0	0	0	1,800,000	0	0	0	0	1,800,000
V. Identified New Construction, Purchase or Lease Requests Totals			0	0	500,000	68,700,000	500,000	0	0	500,000	68,200,000
Grand Total			608,653,517	184,437,140	273,855,667	1,232,388,017	865,224,510	138,706,684	75,115,130	1,079,046,324	153,341,693

Alameda County Capital Improvement Plan 2015-2020
Projects Approved and Underway by Project Area

Project Name		Proj. #	Fiscal Year 2015-16 Budget	Estimated Project Costs	County Funding	Non-County Funding	Gen. Fund	Total Identified Funding	Unfunded Amount
I. Approved and Underway									
General Government									
	Telephone System Upgrade to Voice over IP	6048	1,900,000	6,500,000	6,500,000	0	0	6,500,000	0
	Electric Vehicles & Charging Stations, Phase 2	13007	4,481,088	4,723,000	1,923,853	2,799,147	0	4,723,000	0
	Regional Renewable Energy Procurement	12035	910,360	10,706,364	10,706,364	0	0	10,706,364	0
	EMCS Replacement Phase I	14015	72,065	500,000	500,000	0	0	500,000	0
General Government Total			7,363,513	22,429,364	19,630,217	2,799,147	0	22,429,364	0
Health Services									
	AHS Acute Care Tower - Highland	2043	31,300,000	668,290,176	668,290,176	0	0	668,290,176	0
	Behavior Health Care Villa Short Stay	13016	609,532	4,374,715	0	4,374,715	0	4,374,715	0
	Sobering Center & Detox Back-up Generator	14021	187,914	250,000	250,000	0	0	250,000	0
	EH Office Remodel Harbor Bay	14028	557,393	1,156,753	1,156,753	0	0	1,156,753	0
Health Service Total			32,654,839	674,071,644	669,696,929	4,374,715	0	674,071,644	0
Public Protection									
	East County Hall of Justice	5155	15,983,599	147,512,205	64,112,205	83,400,000	0	147,512,205	0
	Juvenile Justice Center Operations Dept. Operations Center	8020	82,171	115,155	115,155	0	0	115,155	0
	Santa Rita Jail Security System Upgrade	8022	1,595,560	24,000,000	2,500,000	0	0	2,500,000	21,500,000
	Santa Rits Jail Smart Grid	9018	390,810	3,355,339	1,371,784	1,983,555	0	3,355,339	0
	Glenn Dyer Jail Lobby Remodel	8034	0	223,000	0	188,000	35,000	223,000	0
	Glenn Dyer Jail Water Conservation Project	14017	164,818	906,580	906,580	0	0	906,580	0
	Peralta Oaks Seismic Retrofit	9031	4,447,403	31,206,961	29,519,206	0	1,687,755	31,206,961	0
	Camp Sweeney Replacement	10017	53,308,590	54,844,899	19,844,899	35,000,000	0	54,844,899	0
	Sandy Turner Educational Center II	12034	3,293,451	3,689,480	1,663,839	2,025,641	0	3,689,480	0
	Probation Day Reporting and Transition Center	14023	2,520,690	8,491,693	6,600,000	0	0	6,600,000	1,891,693
Public Protection Total			81,787,092	274,345,312	126,633,668	122,597,196	1,722,755	250,953,619	23,391,693
Public Assistance									
	North County Self-Sufficiency Center Controls	15040	500,000	500,000	500,000	0	0	500,000	0
Public Assistance Total			500,000	500,000	500,000	0	0	500,000	0
Public Assistance and Public Protection									
	1111 Jackson Street, Oakland Improvements	11020	20,000,000	25,019,816	25,019,816	0	0	25,019,816	0
Public Assistance and Public Protection Total			20,000,000	25,019,816	25,019,816	0	0	25,019,816	0
Redevelopment									
	San Lorenzo Library Building Expansion	10034	2,138,049	9,889,266	9,638,855	0	250,411	9,889,266	0
	San Lorenzo Village Plaza and Public Space	13022	0	4,795,000	0	395,000	4,400,000	4,795,000	0
	Cherryland Community Center	13023	13,695,589	20,300,000	1,000,000	2,300,000	17,000,000	20,300,000	0
	Cherryland Fire Station	13024	9,598,058	9,667,655	6,605,025	920,666	2,141,964	9,667,655	0
	Cherryland Sidewalks Phase III/Meekland Avenue	13025	0	3,500,000	0	0	3,500,000	3,500,000	0
	Castro Valley Shared Parking Lot	13026	3,300,000	1,800,000	0	0	1,800,000	1,800,000	0
	E. 14th Street/Mission Blvd. Streetscape, Phase II	13027	500,000	10,500,000	0	600,000	9,900,000	10,500,000	0
	E. 14th Street/Mission Blvd. Streetscape, Phase III	13028	0	9,900,000	0	0	9,900,000	9,900,000	0
	Hesperian Streetscape	13029	0	22,844,960	5,500,000	4,719,960	0	10,219,960	12,625,000
Redevelopment Total			29,231,696	93,196,881	22,743,880	8,935,626	48,892,375	80,571,881	12,625,000
I. Approved and Underway Total			171,537,140	1,089,563,017	864,224,510	138,706,684	50,615,130	1,053,546,324	36,016,693

Alameda County Capital Improvement Plan 2015-2020
Revenue Detail

			Identified Funding					Designated County Funds					Non-County Funding				Net County Cost
Project Name	Proj. #	Estimated Project Costs	County Funding	Non-County Funding	Gen. Fund	Total Identified Funding	Unfunded Amount	Anticipated Bond Proceeds	Designation/ Funds	Dept. Crim. Justice Facilities Trust Fund	Balance of 2006 Tobacco Securitiza- tion Proceeds	Other Funds	Grants/ Loans/ Non-County Funding	RDA Dissol Funds & Recog. Obligation Pmts. (CAO Review)	Court Revenue	AB109 Public Safety Realign. Funding	Gen. Fund
I. Approved and Underway																	
AHS Acute Care Tower - Highland	2043	668,290,176	668,290,176	0	0	668,290,176	0	607,103,623	0	0	45,772,181	15,414,372	0	0	0	0	
East County Hall of Justice	5155	147,512,205	64,112,205	83,400,000	0	147,512,205	0	0	36,612,205	27,500,000	0	0	50,000,000	0	33,400,000	0	0
Telephone System Upgrade to Voice over IP	6048	6,500,000	6,500,000	0	0	6,500,000	0	0	6,500,000	0	0	0	0	0	0	0	0
Juvenile Justice Center Operations Dept. Operations Center	8020	115,155	115,155	0	0	115,155	0	0	115,155	0	0	0	0	0	0	0	0
Santa Rita Jail Security System Upgrade	8022	24,000,000	2,500,000	0	0	2,500,000	21,500,000	0	2,500,000	0	0	0	0	0	0	0	0
Santa Rita Jail Smart Grid	9018	3,355,339	1,371,784	1,983,555	0	3,355,339	0	0	1,371,784	0	0	0	1,983,555	0	0	0	0
Glenn Dyer Jail Lobby Remodel	8034	223,000	0	188,000	35,000	223,000	0	0	0	0	0	0	188,000	0	0	0	35,000
Peralta Oaks Seismic Retrofit	9031	31,206,961	29,519,206	0	1,687,755	31,206,961	0	0	519,206	24,000,000	0	5,000,000	0	0	0	0	1,687,755
Camp Sweeney Replacement	10017	54,844,899	19,844,899	35,000,000	0	54,844,899	0	0	532,459	15,000,000	0	4,312,440	35,000,000	0	0	0	0
San Lorenzo Library Building Expansion	10034	9,889,266	9,638,855	0	250,411	9,889,266	0	0	0	0	0	9,638,855	0	0	0	0	250,411
1111 Jackson Street, Oakland Improvements	11020	25,019,816	25,019,816	0	0	25,019,816	0	0	15,599,107	0	0	9,420,709	0	0	0	0	0
Sandy Turner Educational Center II	12034	3,689,480	1,663,839	2,025,641	0	3,689,480	0	0	1,663,839	0	0	0	2,025,641	0	0	0	0
Regional Renewable Energy Procurement	12035	10,706,364	10,706,364	0	0	10,706,364	0	0	5,770,593	0	0	4,935,771	0	0	0	0	0
Electric Vehicles & Charging Stations, Phase 2	13007	4,723,000	1,923,853	2,799,147	0	4,723,000	0	0	0	0	0	1,923,853	2,799,147	0	0	0	0
Behavior Health Care Villa Short Stay	13016	4,374,715	0	4,374,715	0	4,374,715	0	0	0	0	0	0	4,374,715	0	0	0	0
San Lorenzo Village Plaza and Public Space	13022	4,795,000	0	395,000	4,400,000	4,795,000	0	0	0	0	0	0	0	395,000	0	0	4,400,000
Cherryland Community Center	13023	20,300,000	1,000,000	2,300,000	17,000,000	20,300,000	0	0	0	0	0	1,000,000	0	2,300,000	0	0	17,000,000
Cherryland Fire Station	13024	9,667,655	6,605,025	920,666	2,141,964	9,667,655	0	0	195,000	0	0	6,410,025	0	920,666	0	0	2,141,964
Cherryland Sidewalks Phase III/Meekland Avenue	13025	3,500,000	0	0	3,500,000	3,500,000	0	0	0	0	0	0	0	0	0	0	3,500,000
Castro Valley Shared Parking Lot	13026	1,800,000	0	0	1,800,000	1,800,000	0	0	0	0	0	0	0	0	0	0	1,800,000
E. 14th Street/Mission Blvd. Streetscape, Phase II	13027	10,500,000	0	600,000	9,900,000	10,500,000	0	0	0	0	0	0	600,000	0	0	0	9,900,000
E. 14th Street/Mission Blvd. Streetscape, Phase III	13028	9,900,000	0	0	9,900,000	9,900,000	0	0	0	0	0	0	0	0	0	0	9,900,000
Hesperian Streetscape	13029	22,844,960	5,500,000	4,719,960	0	10,219,960	12,625,000	0	0	0	0	5,500,000	0	4,719,960	0	0	0
EMCS Replacement Phase I	14015	500,000	500,000	0	0	500,000	0	0	500,000	0	0	0	0	0	0	0	0
Glenn Dyer Jail Water Conservation Project	14017	906,580	906,580	0	0	906,580	0	0	906,580	0	0	0	0	0	0	0	0
Probation Day Reporting and Transition Center	14023	8,491,693	6,600,000	0	0	6,600,000	1,891,693	0	6,600,000	0	0	0	0	0	0	0	0
EH Office Remodel Harbor Bay	14028	1,156,753	1,156,753	0	0	1,156,753	0	0	1,156,753	0	0	0	0	0	0	0	0
Sobering Center & Detox Back-up Generator	14021	250,000	250,000	0	0	250,000	0	0	250,000	0	0	0	0	0	0	0	0
North County Self-Sufficiency Center Controls	15040	500,000	500,000	0	0	500,000	0	0	500,000	0	0	0	0	0	0	0	0
I. Approved and Underway Total		1,089,563,017	864,224,510	138,706,684	50,615,130	1,053,546,324	36,016,693	607,103,623	81,292,681	66,500,000	45,772,181	63,556,025	96,971,058	8,335,626	33,400,000	0	50,615,130
II. Requested with Studies Underway																	
Local Hazard Mitigation Plan	3056	300,000	0	0	0	0	300,000	0	0	0	0	0	0	0	0	0	0
GDF Locker Room Expansion	14029	0	0	TBD	0	0	TBD	0	0	0	0	0	0	0	0	0	0
SRJ Accessibility Retrofit	14030	0	0	TBD	0	0	TBD	0	0	0	0	0	0	0	0	0	0
Arena Center	15010	0	0	TBD	0	0	TBD	0	0	0	0	0	0	0	0	0	0
Edgewater Building - SSA Offices Remodel	15018	500,000	500,000	0	0	500,000	0	0	500,000	0	0	0	0	0	0	0	0
Fairmont Campus Network Infrastructure Program	15024	0	0	TBD	0	0	TBD	0	0	0	0	0	0	0	0	0	0
II. Requested with Studies Underway Total		800,000	500,000	0	0	500,000	300,000	0	500,000	0	0	0	0	0	0	0	0
III. Major Maintenance																	
Misc. Major Maintenance Projects		62,975,000	0	0	14,500,000	14,500,000	48,475,000	0	0	0	0	0	0	0	0	0	14,500,000
Americans with Disabilities Act	5214	5,000,000	0	0	5,000,000	5,000,000	0	0	0	0	0	0	0	0	0	0	5,000,000
Hazardous Materials Removal	9000	5,000,000	0	0	5,000,000	5,000,000	0	0	0	0	0	0	0	0	0	0	5,000,000
III. Major Maintenance Total		72,975,000	0	0	24,500,000	24,500,000	48,475,000	0	0	0	0	0	0	0	0	0	24,500,000
IV. Renovations/Improvements to Existing Facilities																	
Hayward Veterans Building Seismic Reinforcement		350,000	0	0	0	0	350,000	0	0	0	0	0	0	0	0	0	0
IV. Renovations/Improvements to Existing Facilities Total		350,000	0	0	0	0	350,000	0	0	0	0	0	0	0	0	0	0
V. Identified New Construction, Purchase or Lease Requests																	
County Administration Building Plaza Improvement	2030	7,000,000	500,000	0	0	500,000	6,500,000	0	500,000	0	0	0	0	0	0	0	0
Alcopark Demolition and Replacement		24,500,000	0	0	0	0	24,500,000	0	0	0	0	0	0	0	0	0	0
Public Health Headquarters Replace Leased Space		17,200,000	0	0	0	0	17,200,000	0	0	0	0	0	0	0	0	0	0
Fire Station #1 Replacement San Lorenzo		4,400,000	0	0	0	0	4,400,000	0	0	0	0	0	0	0	0	0	0
Fire Station #2 Replacement Hayward		4,400,000	0	0	0	0	4,400,000	0	0	0	0	0	0	0	0	0	0
Fire Station #4 Retrofit Castro Valley		3,300,000	0	0	0	0	3,300,000	0	0	0	0	0	0	0	0	0	0
Fire Station #5 Replacement Castro Valley		4,400,000	0	0	0	0	4,400,000	0	0	0	0	0	0	0	0	0	0
Fire Station #6 Retrofit Castro Valley		1,700,000	0	0	0	0	1,700,000	0	0	0	0	0	0	0	0	0	0
Fire Station #7 Retrofit/Expansion Castro Valley		1,800,000	0	0	0	0	1,800,000	0	0	0	0	0	0	0	0	0	0
V. Identified New Construction, Purchase or Lease Requests Totals		68,700,000	500,000	0	0	500,000	68,200,000	0	500,000	0	0	0	0	0	0	0	0
Grand Total		1,232,388,017	865,224,510	138,706,684	75,115,130	1,079,046,324	153,341,693	607,103,623	82,292,681	66,500,000	45,772,181	63,556,025	96,971,058	8,335,626	33,400,000	0	75,115,130

APPENDIX A

Alameda County Building List

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	ZIP CODE	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
01015	ACTIVE	LEASE	SUPV CHAN FIELD OFFIC E	1320 HARBOR BAY PKWY, SUITE 145	ALAMEDA	94502	OFF BLDG	1,000.00	BOS
01030	ACTIVE	OWNED	ENV HEALTH HQ	1131 HARBOR BAY	ALAMEDA	94502	OFF BLDG	49,297.00	HCSA
01050	ACTIVE	EQUITY INTEREST	ALAMEDA COURT	2233 SHORELINE DR	ALAMEDA	94501	COURT	26,621.00	COURT- Transfer of Title 2011
01065	ACTIVE	LEASE	BHCS ADULT/CHILDREN'S CLINIC	2325 CLEMENT AVENUE, STE B	ALAMEDA	94501	CLINIC	1,046.00	BHCS
02010	ACTIVE	OWNED	ALBANY VMB	1325 PORTLAND AVE	ALBANY	94706	VET. HALL	13,652.00	Veterans Memorial Bldg
02020	ACTIVE	OTHER	ALBANY LIBRARY	1247 MARIN AVE	ALBANY	94706	LIBRARY	18,220.00	LIBRARY
04010	ACTIVE	LEASE	PUBLIC HEALTH	7200 BANCROFT AVE, Ste 202	OAKLAND	94605	OFF BLDG	16,713.00	HCSA
04012	ACTIVE	LEASE	ADULT AND CHILDREN PROGRAM	7200 BANCROFT AVE, STE 125	OAKLAND	94605	OFF BLDG	45,051.00	BHCS
04020	ACTIVE	OWNED	ANDOVER HOUSE	3408 ANDOVER ST	OAKLAND	94609	HOMELESS SHLTR	5,285.00	BHCS
04030	ACTIVE	OWNED	HAZ HOUSEHOLD WASTE FACILITY	2100 E. 7TH STREET	OAKLAND	94606	RECYCLE CTR	9,947.00	HCSA
04040	ACTIVE	LEASE	OAKLAND HOMELESS	1900 FRUITVALE AVE.	OAKLAND	94601	OFF BLDG	3,761.00	HCSA-Oakland Homeless Families Pr
04090	ACTIVE	LEASE	AMBULATORY CARE	6955 FOOTHILL BLVD STE 200	OAKLAND	94605	OFF BLDG	38,114.00	ACMC-Ambulatory Care
04110	ACTIVE	OWNED	YOUTH UPRISING	8711A MACARTHUR BLVD	OAKLAND	94605	YOUTH CTR	21,244.00	HCSA
04115	ACTIVE	OWNED	YOUTH UPRISING CLINIC	8711B MACARTHUR BLVD	OAKLAND	94605	CLINIC	4,042.00	HCSA
04120	ACTIVE	LEASE	SSA SELF SUFF CTR	6955FOOTHILL AVE Ste. 100	OAKLAND	94605	OFF BLDG	64,392.00	SSA
04121	ACTIVE	LEASE	SSA ADULT & AGING DEPT.	6955 FOOTHILL AVE Ste. 300	OAKLAND	94605	OFF BLDG	55,000.00	SSA
04141	ACTIVE	LEASE	LEAD ABATEMENT	2000 EMBARCADERO # 1	OAKLAND	94606	OFF BLDG	8,295.00	CDA Lead Abatement
04142	ACTIVE	LEASE	BHCS	2000 EMBARCADERO ST 4	OAKLAND	94606	OFF BLDG	94,115.00	HCSA-BHCS
04160	ACTIVE	OWNED	WORK FURLOUGH	2425 E 12TH ST	OAKLAND	94607	OFF BLDG	35,885.00	ACSO-Work Furlough
04170	ACTIVE	OTHER	PWA NORTH COUNTY YARD	3024 EAST 7TH ST	OAKLAND	94607	LAND	0.00	PWA
04190	ACTIVE	OWNED	WEIGHTS & MEASURES	333 - 5TH ST	OAKLAND	94607	SHOP	11,416.00	CDA-Weights & Measures
04210	ACTIVE	OWNED	PROBATION CTR	400 BROADWAY	OAKLAND	94607	OFF BLDG	108,703.00	PROBATION
04220	ACTIVE	OWNED	SOCIAL SERVICES	401 BROADWAY	OAKLAND	94607	OFF BLDG	100,851.00	SSA
04250	ACTIVE	OWNED	CORONER'S BLDG	480 - 4TH ST	OAKLAND	94607	MORGUE	16,667.00	ACSO
04260	ACTIVE	OWNED	PUBLIC HEALTH LAB	499 - 5TH ST	OAKLAND	94607	OFF BLDG	55,516.00	HCSA
04280	ACTIVE	OWNED	NORTH COUNTY JAIL	550 6TH STREET	OAKLAND	94607	DETENTION	172,493.00	ACSO,BHCS-Oakland Pre-Trial Facility
04290	ACTIVE	OWNED	PARKING STRUCTURE	585 - 7TH ST	OAKLAND	94607	PARKING STRUCT	174,068.00	Parking Structure
04310	ACTIVE	EQUITY INTEREST	WILEY MANUEL COURT	661 WASHINGTON ST	OAKLAND	94607	OFF BLDG	18,891.00	COURT, DA,HCSA-transfer of title 2007
04330	ACTIVE	OWNED	PARKING LOT	2530 E 12TH STREET	OAKLAND	94607	PARKING	12,150.00	Parking Lot-Work Furlough
04350	ACTIVE	OWNED	PARKING LOT	414 - 27TH ST	OAKLAND	94609	PARKING	16,928.00	Parking Lot, 27th St
04360	ACTIVE	OWNED	27TH STREET BLDG	470 - 27TH ST	OAKLAND	94609	OFF BLDG	32,047.00	DA-Family Justice Ctr
04370	ACTIVE	LEASE	PUBLIC HEALTH HQ	1000 BROADWAY, 5TH FL	OAKLAND	94612	OFF BLDG	71,652.00	HCSA-Pulic Health Admin
04380	ACTIVE	OWNED	MADISON BLDG	1106 MADISON ST.	OAKLAND	94612	OFF BLDG	77,142.00	AUDITOR CONTROLLER, ITD
04390	ACTIVE	OWNED	ALACO ADMIN BLDG	1221 OAK ST	OAKLAND	94612	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	94612	COURT	263,993.00	COURT, ROV, DA, PD
04410	ACTIVE	OWNED	12TH & OAK ST BLDG	125 12TH ST	OAKLAND	94612	OFF BLDG	73,309.00	Law Library,RISK MGMT,ASSESSOR
04430	ACTIVE	OWNED	LAKESIDE PLAZA	1401 LAKESIDE DRIVE	OAKLAND	94612	OFF BLDG	140,146.00	GSA,ACSO,HR, PD,DA,HCSA
04435	ACTIVE	OWNED	12TH STREET PARKING	235 12TH ST	OAKLAND	94612	PARKING STRUCT	23,807.00	PARKING ASSOC. WITH 1111 JACKSON BLDG
04440	ACTIVE	OWNED	ALCO PARK	165 - 13TH ST	OAKLAND	94612	PARKING STRUCT	406,528.00	Parking Structure, Motorpool

Alameda County Building List

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	ZIP CODE	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
04480	ACTIVE	LEASE	HCSA	568 WEST GRAND AVE.	OAKLAND	94612	OFF BLDG	4,230.00	BHCS-Crisis Response Program
04490	ACTIVE	OWNED	PERALTA OAKS BLDG	2901 PERALTA OAKS CT.	OAKLAND	94619	OFF BLDG	51,408.00	VACANT
04530	ACTIVE	LEASE	HCSA	333 HEGENBERGER RD, 600	OAKLAND	94621	OFF BLDG	18,200.00	HCSA, BHCS-Vocational Dept
04535	ACTIVE	LEASE	SSA - ILSP	675 HEGENBERGER RD	OAKLAND	94605	OFF BLDG	17,321.00	SSA
04540	ACTIVE	LEASE	7677 OAKPORT	7677 OAKPORT	OAKLAND	94621	OFF BLDG	15,178.00	DA- Consum & Environ Protection
04542	ACTIVE	LEASE	DA WELFARE FRAUD	7677 OAKPORT ST.	OAKLAND	94621	OFF BLDG	4,769.00	DA/Welfare Fraud Investigation
04560	ACTIVE	OWNED	WELFARE BLDG	8477 ENTERPRISE DR	OAKLAND	94621	OFF BLDG	40,131.00	SSA
04570	ACTIVE	OWNED	PARKING LOT	8477 ENTERPRISE DR.	OAKLAND	94621	PARKING	51,533.00	Parking
04580	ACTIVE	OWNED	EDGEWATER	7751 EDGEWATER DRIVE	OAKLAND	94621	OFF BLDG	27,595.00	SSA & Courts OIT
04590	ACTIVE	OWNED-HOSP	HIGHLAND HOSPITAL CAMPUS	1411 E 31ST ST	OAKLAND	94602	HOSPITAL	646,536.00	Highland Hospital, HGH Power Plant Oper
04640	ACTIVE	OWNED	13TH STREET BUILDING	393 - 13TH STREET	OAKLAND	94612	OFF BLDG	51,533.00	VACANT, HCSA assigned
04645	ACTIVE	LEASE	HCSA TRUST CLINIC	386 14TH STREET	OAKLAND	94612	OFF BLDG	12,879.00	HCSA
04680	ACTIVE	LEASE	PUBLIC HEALTH DEPT	3600 TELEGRAPH AVE., Ste 100	OAKLAND	94609	OFF BLDG	9,410.00	HCSA
04681	ACTIVE	LEASE	PUBLIC HEALTH DEPT	3600 TELEGRAPH AVE STE B	OAKLAND	94609	OFF BLDG	2,615.00	HCSA
04690	ACTIVE	OWNED	DA-FSD PARKING LOT	1406-1424 FRANKLIN STREET	OAKLAND	94612	PARKING	21,963.00	PARKING LOT 5/15/01
04700	ACTIVE	LEASE	PUBLIC DEFENDER BRANCH OFF	312 CLAY STREET	OAKLAND	94607	OFF BLDG	17,334.00	PD
04722	ACTIVE	OWNED	JACKSON BUILDING	1111 JACKSON STREET	OAKLAND	94612	OFF BLDG	152,654.00	COUNTY COUNSEL
04730	ACTIVE	LEASE	REGISTRAR OF VOTERS	8000 CAPWELL DRIVE	OAKLAND	94621	WAREHOUSE	41,236.00	ROV
04735	ACTIVE	OWNED	NO CO SSC	2000 SAN PABLO BLVD	OAKLAND	94612	OFF BLDG	102,404.00	SSA - purchased building 2/29/12
04736	ACTIVE	OWNED	2000 SP PARKING GARAGE	630 20TH STREET	OAKLAND	94612	PARKING STRUCT	150.00	
04738	ACTIVE	LEASE	BHCS ALCOHOL TREATMENT	2280 SAN PABLO BLVD	OAKLAND	94612	OFF BLDG	8,564.00	BHCS
10010	ACTIVE	OTHER	CORP YARD #2	22330 N 6TH ST	CASTRO VALLEY	94546	LAND	5,558.00	New Lease Occupy 08/02
10020	ACTIVE	OWNED	CASTRO VALLEY NIKE SITE	2892 FAIRMONT DRIVE	SAN LEANDRO	94546	COMM SVC CTR	6,254.00	ACSO,ITD
10030	ACTIVE	OWNED	CASTRO VALLEY LIBRARY (old)	20055 REDWOOD RD	CASTRO VALLEY	94546	LIBRARY	10,239.00	Library- Vacant
10035	ACTIVE	OWNED	CASTRO VALLEY LIBRARY (new)	3600 NORBRIDGE AVE.	CASTRO VALLEY	94546	LIBRARY	34,537.00	Library
10040	ACTIVE	OTHER	CV Land-21105 Redwood	21105 REDWOOD ROAD	CASTRO VALLEY	94546	LAND	0.00	Land for Castro Valley Library
10055	ACTIVE	LEASE	BOS DISTRICT 4	20993 REDWOOD RD	CASTRO VALLEY	94546	OFF BLDG	1,110.00	BOS
11010	ACTIVE	OTHER	DUBLIN LIBRARY	7606 AMADOR VLLY BLVD	DUBLIN	94566	LIBRARY	15,005.00	Library
11020	ACTIVE	OWNED	SHERIFF ACADEMY TRNG	6289 MADIGAN ROAD	DUBLIN	94568	TRAINING	24,737.00	ACSO - multiple buildings
11030	ACTIVE	OWNED	ANIMAL SHELTER	4595 GLEASON AVE.	DUBLIN	94568	ANIMAL SHELTER	15,569.00	ACSO
11040	ACTIVE	OWNED	OES	4985 BRODER BLVD	DUBLIN	94568	OPS CTR	14,200.00	ACSO-ALACO-OES
11050	ACTIVE	OWNED	CHP OFFICE	4999 GLEASON BLVD	DUBLIN	94568	OFF BLDG	11,915.00	CHP
11060	ACTIVE	OWNED	STA RITA CORE BLDG	5325 BRODER BLVD	DUBLIN	94568	DETENTION	101,987.00	ACSO-Sta Rita-Core Bldg, Honeywell, Inc
11061	ACTIVE	OWNED	STA RITA FIRING RANGE B	5325 BRODER BLVD	DUBLIN	94568	LAND	0.00	
11062	ACTIVE	OWNED	STA RITA GROUNDSKEEPING	5325 BRODER BLVD	DUBLIN	94568	SHOP	2,400.00	GSA
11063	ACTIVE	OWNED	STA RITA SERVICE BLDG	5325 BRODER BLVD	DUBLIN	94568	SHOP	118,611.00	ACSO-Sta Rita-Service Bldg

Alameda County Building List

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	ZIP CODE	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
11064	ACTIVE	OWNED	STA RITA- MAX 1	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11065	ACTIVE	OWNED	STA RITA - MAX 2	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11066	ACTIVE	OWNED	STA RITA - MAX 3	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11067	ACTIVE	OWNED	STA RITA - MAX 4	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11068	ACTIVE	OWNED	STA RITA - MAX 6	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11069	ACTIVE	OWNED	STA RITA - MAX 7	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11070	ACTIVE	OWNED	STA RITA - MAX 8	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11071	ACTIVE	OWNED	STA RITA - MAX 9	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11072	ACTIVE	OWNED	STA RITA - MAX 21	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11073	ACTIVE	OWNED	STA RITA - MAX 22	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11074	ACTIVE	OWNED	STA RITA - MAX 23	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11075	ACTIVE	OWNED	STA RITA - MIN/MAX 24	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11076	ACTIVE	OWNED	STA RITA - MIN 25	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11077	ACTIVE	OWNED	STA RITA - MIN 31	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11078	ACTIVE	OWNED	STA RITA - MIN 32	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11079	ACTIVE	OWNED	STA RITA - MIN 33	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11080	ACTIVE	OWNED	STA RITA - MIN 34	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11081	ACTIVE	OWNED	STA RITA - MIN 35	5325 BRODER BLVD	DUBLIN	94568	DETENTION	41,236.00	ACSO
11083	ACTIVE	OWNED	STA RITA MODULAR BLDG A	5325 BRODER BLVD.	DUBLIN	94568	TRAINING	2,195.00	ACSO
11084	ACTIVE	OWNED	STA RITA MODULAR BLDG B	5325 BRODER BLVD.	DUBLIN	94568	TRAINING	2,648.00	ACSO
11085	ACTIVE	OWNED	FIRING RANGE CLASSROOM	5325 BRODER BLVD.	DUBLIN	94568	TRAINING	10,140.00	ACSO
11086	ACTIVE	OWNED	SANDY TURNER EDUCATION CTR	5325 BRODER BLVD.	DUBLIN	94568	TRAINING	5,040.00	ACSO
11100	ACTIVE	OWNED	PWA EQ REPAIR	6089 MADIGAN ROAD	DUBLIN	94568	SHOP	31,910.00	PW-Equipment Repair Bldg
11110	ACTIVE	OWNED	GSA AUTO REPAIR SHOP	6175 MADIGAN ROAD	DUBLIN	94568	SHOP	3,168.00	GSA- Motor Pool incl. auto repair shop
11115	ACTIVE	OWNED	BMD WAREHOUSE	5390 MADIGAN ROAD	DUBLIN	94568	WAREHOUSE	15,000.00	GSA Warehouse
11130	ACTIVE	OWNED	PWA OPER OFFICE	4825 GLEASON ST	DUBLIN	94568	OFF BLDG	8,239.00	PWA
12010	ACTIVE	OWNED	NILES LIBRARY	150 'I' ST	FREMONT	94536	LIBRARY	2,152.00	LIBRARY
12020	ACTIVE	LEASE	HCSA/SSA	39155 LIBERTY ST.	FREMONT	94537	OFF BLDG	11,793.00	BHCS, SSA, PUBLIC HEALTH
12022	ACTIVE	LEASE	FREMONT FAMILY RESOURCE CTR	39155 LIBERTY STREET	FREMONT	94538	OFF BLDG	4,867.00	SSA
12030	ACTIVE	OTHER	FREMONT MAIN LIBRARY	2400 STEVENSON BLVD	FREMONT	94538	LIBRARY	34,084.00	LIBRARY ADMINISTRATION
12050	ACTIVE	OWNED	NILES VMB	37154 SECOND ST	FREMONT	94538	VET. HALL	11,132.00	Veterans Mem Bldg
12080	ACTIVE	EQUITY INTEREST	SOUTH COUNTY HOJ	39439 PASEO PADRE PWY	FREMONT	94538	OFF BLDG	15,994.00	COURTS,PUBLIC DEF, DA - TOT 2007
12090	ACTIVE	LEASE	HARVEY GREEN SCHOOL	42875 GATEWOOD STREET	FREMONT	94538	OFF BLDG	3,500.00	HCSA
12100	ACTIVE	OWNED	COYOTE HILLS MICROWAVE STN	OFF JARVIS RD	FREMONT	94538	COMM SVC CTR	2,379.00	ITD
12110	ACTIVE	OTHER	COUNTY LIBRARY	2450 STEVENSON BLVD	FREMONT	94538	LIBRARY	98,532.00	LIBRARY
12130	ACTIVE	OTHER	CENTERVILLE LIBRARY	3801 NICOLET AVE	FREMONT	94536	LIBRARY	6,000.00	LIBRARY-Leased from City of Fremont
12140	ACTIVE	OTHER	IRVINGTON LIBRARY	41825 GREENPARK DRIVE	FREMONT	94538	LIBRARY	5,760.00	LIBRARY-Leased from City of Fremont
13010	ACTIVE	LEASE	CHILDREN/FAM SVCS ASSESSMENT	22225 FOOTHILL BLVD	HAYWARD	94541	OFF BLDG	16,500.00	SSA
13030	ACTIVE	OWNED	Morton Bakar Ctr-494 Blossom	494 BLOSSOM WAY	HAYWARD	94541	MENTAL HLTH FAC	28,000.00	HCSA -Alzheimer's Nursing Home
13040	ACTIVE	OWNED	HAYWARD MOTOR VEH SHOP	10 MORAN COURT	HAYWARD	94544	SHOP	3,312.00	GSA-Hayward Motor V Repair Shop
13050	ACTIVE	OWNED	HAZ HOUSEHOLD WASTE FAC	2091 WEST WINTON AVE.	HAYWARD	94544	RECYCLE CTR	5,040.00	HCSA-So County Hshd Haz Waste Fac

Alameda County Building List

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	ZIP CODE	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
13060	ACTIVE	OWNED	224 W. WINTON BLDG	224 W WINTON AVENUE	HAYWARD	94544	OFF BLDG	81,665.00	CDA/COURT/LAW LIBRARY, TREASURER
13070	ACTIVE	OWNED	HAYWARD VMB	22737 MAIN ST	HAYWARD	94544	VET. HALL	12,857.00	Veterans Mem Bldg
13112	ACTIVE	OWNED	COURTHOUSE SQUARE	24085 AMADOR ST	HAYWARD	94544	OFF BLDG	49,200.00	HCSA,PROBATION,PD
13120	ACTIVE	OWNED	HAYWARD PARKING	24360 AMADOR ST	HAYWARD	94544	PARKING STRUCT	181,405.00	Parking Lot
13130	ACTIVE	EQUITY INTEREST	HAYWARD HOJ	24405 AMADOR ST	HAYWARD	94544	OFF BLDG	15,477.00	COURTS,DA, HCSA- TOT 2007
13150	ACTIVE	OWNED	PWA BLDG	399 ELMHURST ST	HAYWARD	94544	OFF BLDG	73,728.00	PWA
13160	ACTIVE	OWNED	PARKING LOT - WINTON	WINTN-AMADOR-ELMHURST	HAYWARD	94544	PARKING	224,400.00	PARKING
13170	ACTIVE	OWNED	HOMELESS SHELTER	256-258 WEST 'A' STRE	HAYWARD	94545	HOMELESS SHLTR	6,300.00	BHCS
13181	ACTIVE	OWNED	PWA FLOOD OFFICE	951 TURNER CT	HAYWARD	94545	OFF BLDG	27,120.00	PWA(Flood) Field Office
13182	ACTIVE	OWNED	PWA ROADS OFFICE	951 TURNER CT	HAYWARD	94545	SHOP	30,989.00	PWA (Roads) Field Office
13220	ACTIVE	LEASE	EDEN AREA MULTISERVICE CTR	24100 AMADOR STREET	HAYWARD	94544	OFF BLDG	176,854.00	SSA
13230	ACTIVE	OWNED	SOUTH COUNTY CRISIS	409 JACKSON STREET	HAYWARD	94544	OFF BLDG	10,140.00	BHCS
13240	ACTIVE	LEASE	BOS DISTRICT 2 FIELD OFFICE	24301 SOUTHLAND DRIVE, SUITE 101	HAYWARD	9544	OFF BLDG	1,342.00	BOS
14030	ACTIVE	OWNED	HAZ HOUSEHOLD WASTE FAC	5584 LA RIBER STREET	LIVERMORE	94550	RECYCLE CTR	5,240.00	HCSA-East Co Hshld Haz Waste Fac
14040	ACTIVE	OTHER	LIVERMORE FIRE STATION	1617 COLLEGE AVE	LIVERMORE	94550	FIRE STN	4,623.00	FIRE DISTRICT
14050	ACTIVE	OWNED	CRANE RIDGE COMM CTR	MINES ROAD	LIVERMORE	94550	COMM SVC CTR	0.00	ITD-Crane Ridge Communication
14060	ACTIVE	LEASE	SSA CTR	3311 PACIFIC AVE	LIVERMORE	94550	OFF BLDG	1,243.00	SSA- Multi Service Ctr
14070	ACTIVE	OTHER	PATTERSON PASS WATER PLANT	8750 PATTERSON PASS	LIVERMORE	94550	PLANT		GSA
14080	ACTIVE	OTHER	DEL VALLE WATER PLANT	601 EAST VALLECITOS ROAD	LIVERMORE	94550	PLANT		GSA
14090	ACTIVE	OWNED	AGRICULTURE DEPARTMENT	3575 GREENVILLE ROAD	LIVERMORE	94550	OFF BLDG	10,000.00	CDA
14100	ACTIVE	OWNED	LIVERMORE VMB	522 S L STREET	LIVERMORE	94550	VET. HALL	9,927.00	Veterans Memorial Building added 7/13/09
15020	ACTIVE	OTHER	NEWARK LIBRARY	6300 CIVIC TERRACE AV	NEWARK	94560	LIBRARY	15,000.00	LIBRARY
16015	ACTIVE	OWNED	HERITAGE HOUSE	4501 PLEASANTON DRIVE	PLEASANTON	94566	OFF BLDG	3,500.00	District Supervisor Haggerty's Office
16020	ACTIVE	OWNED	ALACO FAIRGROUNDS	PLEASANTON & BERNAL	PLEASANTON	94566	LAND	449,831.00	GSA
16035	ACTIVE	LEASE	DCSS	5669 GIBRALTAR DRIVE	PLEASANTON	94588	OFF BLDG	67,680.00	DCSS/SSA
16040	ACTIVE	LEASE	HEALTH BLDG	3730 HOPYARD RD	PLEASANTON	94588	OFF BLDG	4,522.00	BHCS
16050	ACTIVE	OTHER	PLEASANTON LIBRARY	400 OLD BERNAL AVE.	PLEASANTON	94566	LIBRARY	6,400.00	LIBRARY
16060	ACTIVE	LEASE	PLEASANTON COURT	5672 STONERIDGE DR	PLEASANTON	94588	OFF BLDG	10,576.00	DA

Alameda County Building List

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	ZIP CODE	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
16070	ACTIVE	OTHER	ZONE 7 HOPYARD WELL	Hopyard Well Field	PLEASANTON	94588	LAND		
16080	ACTIVE	OTHER	ZONE 7 FLOOD CONTROL	5997 PARKSIDE DRIVE	PLEASANTON	94588	LAND		GSA
17010	ACTIVE	OWNED	LAS VISTAS III	2300 FAIRMONT DRIVE	SAN LEANDRO	94538	TRAINING	6,804.00	PROBATION-Chabot Girl's Unit #3
17021	ACTIVE	OWNED	SHERIFF'S STORAGE BLDG	2700 FAIRMONT DRIVE	SAN LEANDRO	94544	OFF BLDG	7,039.00	ACSO-Formerly OES
17030	ACTIVE	OTHER	EDEN FIRE STATION	1430 164TH AVE.	SAN LEANDRO	94579	FIRE STN	0.00	FIRE DISTRICT
17040	ACTIVE	OWNED	SAN LEANDRO VMB	1105 BANCROFT AVE	SAN LEANDRO	94577	VET. HALL	21,223.00	Veterans Memorial Bldg
17061	ACTIVE	OTHER	ALACO FIRE DEPT	1414 164TH AVE	SAN LEANDRO	94577	FIRE STN	0.00	FIRE DISTRICT-trailer
17080	ACTIVE	OWNED	EDEN TOWNSHIP BLDG	15001 FOOTHILL BLVD	SAN LEANDRO	94578	OFF BLDG	25,851.00	ACSO-Eden Building
17090	ACTIVE	OWNED-HOSP	VILLA FAIRMONT	15200 FOOTHILL BLVD	SAN LEANDRO	94578	HOSPITAL	35,754.00	HCSA-Villa Fairmont
17100	ACTIVE	OWNED	PROPERTY & SALVAGE	15800 FOOTHILL BLVD	SAN LEANDRO	94578	WAREHOUSE	25,839.00	GSA
17115	ACTIVE	OWNED	ASHLAND YOUTH CENTER	16335 E. 14TH STREET	SAN LEANDRO	94578	YOUTH CTR	32,203.00	BHCS
17121	ACTIVE	LEASE	SHERIFF'S YTH/FAM SVCS BUREAU	16378 E 14TH ST. SUITE 101	SAN LEANDRO	94577	OFF BLDG	2,700.00	ACSO
17130	ACTIVE	OWNED	EMERGENCY OPS CENTER	2000 - 150TH AVE	SAN LEANDRO	94578	OPS CTR	20,035.00	ACSO, ITD
17131	ACTIVE	OWNED	EVIDENCE STORAGE AREA	2010 150th AVE	SAN LEANDRO	94578	WAREHOUSE	2,880.00	ACSO-Sheriff's added modular
17132	ACTIVE	OWNED	YOUTH & FAMILY SERVICES	2020 150th AVE	SAN LEANDRO	94578	OFF BLDG	3,600.00	ACSO-Sheriff's AC Transit staff
17142	ACTIVE	OWNED	C R Bldg#2	2100 FAIRMONT DRIVE	SAN LEANDRO	94578	OFF BLDG	2,240.00	BHCS-Finance R2001-141 updated
17150	ACTIVE	OWNED	HCSA/BHCS EDEN CMHC	2045 FAIRMONT DRIVE	SAN LEANDRO	94578	CLINIC	8,239.00	BHCS/ACSO
17160	ACTIVE	OWNED	WILLOW ROCK CENTER	2050 FAIRMONT DRIVE	SAN LEANDRO	94578	MENTAL HLTH FAC	26,900.00	BHCS-formerly STARS
17163	ACTIVE	OWNED	BMD ADMIN	2054 FAIRMONT DRIVE	SAN LEANDRO	94578	OFF BLDG	1,452.00	GSA
17166	ACTIVE	OWNED	CONREP PROGRAM	2055 FAIRMONT DR. Trailer 1	SAN LEANDRO	94578	OFF BLDG	2,800.00	BHCS-Modular Trailer
17167	ACTIVE	OWNED	EDEN SOCIALIZATION PROG	2060 FAIRMONT DR. Trailer 3	SAN LEANDRO	94578	OFF BLDG	2,800.00	BHCS-Modular Trailer

Alameda County Building List

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	ZIP CODE	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
17171	ACTIVE	OWNED	SO CO BMD SHOPS	2130 FAIRMONT DRIVE	SAN LEANDRO	94578	SHOP	6,420.00	GSA-Snedigar Cottage, Storage Building
17172	ACTIVE	OWNED	LAS VISTAS I	2130 FAIRMONT DRIVE	SAN LEANDRO	94578	OFF BLDG	6,726.00	PROBATION-Girls Unit No 1, Snedigard Unit 1
17180	ACTIVE	OWNED	PROBATION	2150 FAIRMONT DRIVE	SAN LEANDRO	94578	DETENTION	500.00	Probation-RYSE
17191	ACTIVE	OWNED	JUVENILE HALL GYM	2200 FAIRMONT DRIVE	SAN LEANDRO	94578	DETENTION	7,900.00	Probation - only remaining structure in Juve demo
17201	ACTIVE	OWNED	LAS VISTAS II	2300 FAIRMONT DRIVE	SAN LEANDRO	94578	TRAINING	6,804.00	Probation
17202	ACTIVE	OWNED	LAS VISTAS RECREATION	2300 FAIRMONT DRIVE	SAN LEANDRO	94578	TRAINING	2,061.00	PROBATION
17215	ACTIVE	OWNED	JUVENILE JUSTICE CTR	2500 FAIRMONT DRIVE	SAN LEANDRO	94578	DETENTION	455,059.00	PROBATION/DA/PD/BHCS/COURT
17220	ACTIVE	OWNED	CAMP W SWEENEY	2600 FAIRMONT DRIVE	SAN LEANDRO	94578	DETENTION	33,404.00	PROBATION-Camp Wilmont Sweeney
17235	ACTIVE	LEASE	HCSA CONVERGENCE PROG	500 DAVIS ST., BLDG B, STE 120	SAN LEANDRO	94578	OFF BLDG	11,041.00	HCSA
17240	ACTIVE	OWNED	JOHN GEORGE PAVILION	2060 FAIRMONT DRIVE	SAN LEANDRO	94578	MENTAL HLTH FAC	68,607.00	ACMC/COURT
17250	ACTIVE	OWNED-HOSP	FAIRMONT HOSPITAL CAMPUS	15400 FOOTHILL BLVD	SAN LEANDRO	94578	HOSPITAL	413,383.00	Fairmont Campus, FACH Power Plant Oper
17260	ACTIVE	OTHER	ALACO FIRE DEPT	835 E 14th ST #200	SAN LEANDRO	94577	FIRE STN		FIRE DISTRICT
17265	ACTIVE	OTHER	ALACO FIRE DEPT	1400 PAJARO CT	SAN LEANDRO	94577	LAND	0.00	Land purchase - empty lot. .
17270	ACTIVE	OWNED	CHERRY HILL DETOX	2035 FAIRMONT DRIVE	SAN LEANDRO	94578	CLINIC	7,235.00	BHCS- use change 1/08
17275	ACTIVE	OWNED	WHITE COTTON COTTAGE	FAIRMONT DRIVE	SAN LEANDRO	94578	RESIDENCE	3,942.00	GSA
17285	ACTIVE	LEASE	ACRATT	785 MONTAGUE STREET	SAN LEANDRO	94578	OFF BLDG	11,840.00	DA- Alameda County Auto Theft Task Force
17290	ACTIVE	OWNED	NO COUNTY BMD SHOP	15400 FOOTHILL BLVD	SAN LEANDRO	94577	SHOP	5,900.00	GSA
17295	ACTIVE	OWNED	CHERRY HILL SOBERING CTR	15480 FOOTHILL BLVD	SAN LEANDRO	94577	CLINIC	5,736.00	BHCS- new const. 1/08
17300	ACTIVE	OWNED	BHCS CRISIS RESPONSE UNIT	15750 FOOTHILL BLVD	SAN LEANDRO	94577	OFF BLDG	5,600.00	BHCS
17305	ACTIVE	LEASE	BUILDING A CREEKSIDE PLAZA	1100 SAN LEANDRO BLVD BLDG A STE 120	SAN LEANDRO	94577	OFF BLDG	19,101.00	HCSA new leaseHome Visit Staff, add'l space
17310	ACTIVE	LEASE	HCSA FAMILY SVCS @ Creekside Plaza	1000 SAN LEANDRO BLVD.,Bldg C,Ste 100-300	SAN LEANDRO	94577	OFF BLDG	50,041.00	HCSA

Alameda County Building List

BLDG NO	PROPERTY STATUS	TENURE	DESCRIPTION	STREET ADDRESS	CITY	ZIP CODE	PROPERTY TYPE	GROSS SQFT	COMMENT/PRIMARY OCCUPANT
18010	ACTIVE	OWNED	PIONEER MEMORIAL PARK	HESPERIAN BLVD	SAN LORENZO	95480	CEMETARY	177,496.00	Pioneer Memorial Park - 177,436 SQFT
18020	ACTIVE	OWNED	SAN LORENZO LIBRARY	395 PASEO GRANDE	SAN LORENZO	94580	LIBRARY	11,867.00	Library- land leased from home owners assoc
18030	ACTIVE	OTHER	ALACO FIRE DEPT	427 PASEO GRANDE	SAN LORENZO	94580	FIRE STN		FIRE DISTRICT
18040	ACTIVE	LEASE	SUPV CHAN FIELD OFFICE	15903 HESPERIAN BLVD	SAN LORENZO	94580	OFF BLDG	1,446.00	BOS
18045	ACTIVE	LEASE	SAN LORENZO LIBRARY SWING SPACE	16032 HESPERIAN BLVD	SAN LORENZO	94580	LIBRARY	7,000.00	LIBRARY TEMPORARY SWING SPACE
19010	ACTIVE	OWNED	SUNOL RIDGE	SUNOL RIDGE	SUNOL	0	COMM SVC CTR	462.00	ITD-Communications Bldg, Sunol
20020	ACTIVE	OTHER	UNION CITY LIBRARY	34007 ALVARADO-NILES	UNION CITY	94578	LIBRARY	6,000.00	Union City Owned
		193						8,287,232	



**COUNTY OF ALAMEDA
CAPITAL IMPROVEMENT PROGRAM REQUEST FORM**

Complete and submit four copies of this form, with any applicable attachments to the CAO, Finance Director at QIC 20102 after July 1 but no later than December 31.

For Fiscal Yr: _____	Agency/Dept.: _____	Major Org. Number: _____
Type of Project:		
<div style="display: flex; align-items: flex-start;"><div style="flex: 1;"><input type="checkbox"/> New Facility <input type="checkbox"/> Replacement Facility <input type="checkbox"/> Addition to Existing <input type="checkbox"/> Alteration/Improvement/Refurbishment <input type="checkbox"/> Equipment (Useful life 10 years, and over \$100,000) <input type="checkbox"/> Long Range Planning Study for Potential Facility</div></div>		
Project Name: _____		
Description: <i>include approx. square feet, and number occupants/visitors; attach additional page(s), if needed</i>		
Project Location:	Address: _____	City: _____
	Supervisory District: _____	
Estimated useful life of this Project: _____	Date Completion Required: _____	
Project Justification:		
<div style="display: flex; align-items: flex-start;"><div style="flex: 1;"><input type="checkbox"/> Enhance Protection of Public Health and/or Safety; <input type="checkbox"/> Comply with State and/or Federal Law, Regulation or Court Order; Cite Code Reference Number/Attach Copy _____ Date of Court Order/Attach Copy _____ <input type="checkbox"/> Reduce and/or Stabilize Operating Costs; <input type="checkbox"/> Prolong Life of Facility by 10 years or more; <input type="checkbox"/> Improve the Ability of the County to Deliver Services</div></div>		
Explain: <i>(attach additional page(s), if needed)</i>		
Total Estimated Cost, if known, and Offsetting Funding Sources:		
Total Estimated Project Cost:		\$ _____
Total Offsetting Funding Sources:		\$ _____
Net County Cost:		\$ _____
Identify Funding Sources:		
	Grants	\$ _____
	Matching Funds	\$ _____
	Subventions	\$ _____
	Cost Savings	\$ _____
	Other	\$ _____
This project is priority number _____ of _____ projects submitted by _____ this year.		
Dept. Rep. to contact for add'l info: Name/Title: _____		
		Phone: _____ QIC: _____
Signature of Agency/Department Head: _____		
Title: _____ Date: _____		



**COUNTY OF ALAMEDA
CAPITAL IMPROVEMENT PROGRAM REQUEST FORM**

**CAPITAL IMPROVEMENT PROGRAM REQUEST FORM –
INSTRUCTIONS**

- 1. Identify the fiscal year in which the request will apply.**
- 2. Identify the requesting agency/department by name.**
- 3. Identify the Major Organization Number that would benefit from this project.**
- 4. Identify the type of project requested, by selecting all boxes that apply.**
- 5. Provide a title for the project, and a succinct description, including the approximate square footage, the number of occupants and the approximate number of visitors to be accommodated. Attach an additional page, if needed.**
- 6. Indicate the project location by city, street address, and the supervisorial district number.**
- 7. Indicate the expected useful life of the project in years, once it is completed.**
- 8. Indicate the year that your agency/department needs to have the project completed. Keep in mind that major capital projects usually require multiple years of planning/construction.**
- 9. Assign a priority number for this project in relation to other projects submitted by your agency/department using the following criteria:**
 - Enhance protection of public health and/or safety;**
 - Ensure compliance with state and/or federal law or administrative regulations;**
 - Reduce and/or stabilize operating budget cost;**
 - Prolong the functional life of a capital asset or the County by 10 years or more;**
 - Improve the ability of the County to deliver services.**
- 10. Identify the total estimated cost of the project, if known. In addition, identify total funding sources. Attach an additional page to describe the specific funding sources in detail, if needed.**
- 11. Provide the name, telephone number and QIC for the agency/department contact that can provide information about the project request.**
- 12. The agency/department head must sign and date the request.**

General questions about completing the Capital Improvement Program Request Form may be directed to the County Administrator's Office, Finance Director.

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, dominoes from relocations, etc.), that provide opportunities to clear the building for razing?

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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COUNTY ADMINISTRATOR

January 2, 2008

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA LINTON
ASSISTANT COUNTY ADMINISTRATOR

Honorable Board of Supervisors
Administration Building
Oakland, California 94612

SUBJECT: Financing of the Highland Hospital Acute Care Tower Seismic Replacement Project

Dear Board Members:

RECOMMENDATION:

It is recommended that your Board:

1. Adopt a policy to designate certain discretionary revenues to the Highland Hospital Acute Care Tower Seismic Replacement Project during the anticipated construction period of fiscal year 2007-2008 through fiscal year 2017-2018;
2. Authorize the Auditor-Controller to deposit those discretionary revenues identified in this letter and approved by the Board in a designation to be used to finance the mandated Highland Hospital Acute Care Tower Seismic Replacement Project;
3. Appoint the following firms as members of the finance team for the development of a tax-exempt commercial paper borrowing program in support of this project: Financial Advisor: Public Resources Advisory Group (Principal: Edmund Soong; Location: Los Angeles), Bond Counsel: Nixon Peabody LLP (Principal: Richard Jones; Location: Los Angeles), Disclosure Counsel: Lofton & Jennings (Principal: William Lofton; Location: San Francisco); and
4. Adopt a resolution to authorize the reimbursement of the County from the proceeds of future borrowings for costs incurred in association with the Highland Hospital Acute Care Tower Seismic Replacement Project.

DISCUSSION/SUMMARY:

The replacement of the Highland Hospital Acute Care Tower is mandated by Senate Bill 1953 and current State law requires completion of this project by December 31, 2013. In anticipation of this deadline, your Board has previously taken several actions to reserve funds for this critical project, including \$5 million of Tobacco Master Settlement Agreement revenues, approximately \$45 million made available from the 2006 securitization of future Tobacco Master Settlement Agreement revenues, and \$4,672,912, representing 1% of discretionary revenues from the 2007-08 Final Budget. Based on these revenue sources, funds committed to the project to-date total approximately \$54.7 million. Total project costs, by comparison, are currently at \$682 million, leaving a funding gap of approximately \$627 million. The actions before your Board today are a first step in addressing this gap through a program of targeted savings and flexible borrowing as required to meet the needs of the project.

The Highland Hospital Acute Care Tower Seismic Replacement Project is expected to extend for up to 10 years. This lengthy construction period presents challenges to the financing of the project, but also introduces opportunities not available on shorter-term projects. The financing challenges originate in the uncertainty about the amount to be financed, due to uncertainty in the underlying project cost and schedule.

This extended schedule also permits, however, the accumulation of revenues over multiple years to offset the project's interim debt service costs, decreasing the long-term borrowing required to fund the project upon its completion. The recommendations before your Board today are designed to take advantage of this opportunity for revenue accumulation to meet the challenge of a lengthy construction period with significant uncertainties in project cost and schedule.

The initial financing strategy for this project is expected to utilize a tax-exempt commercial paper program. Commercial paper is a form of short-term debt that has been increasingly adopted by California counties, cities, and special districts to fund capital project costs. Commercial paper is especially well-suited to projects with uncertain borrowing needs, as funds may be drawn upon only as needed, similar to a line of credit. The actions before your Board would appoint a finance team for the initiation of a commercial paper program in support of this project. All firms recommended for appointment are members of the finance pools approved by your Board on September 26, 2006, and were selected in consultation with the County Administrator's Ad Hoc Finance Committee. In addition to these firms, it is anticipated that dealers for the commercial paper program would be selected through a Request for Proposals to be distributed to members of the underwriter's pool also approved by your Board on September 26, 2006.

As currently planned, the commercial paper program would be active for approximately 10 years, and this short-term debt would be replaced with long-term debt upon completion of the project. This schedule offers two advantages. First, it ensures that project costs will be known prior to any long-term financing, eliminating the possibility that too much or too little is borrowed. Second, it defers the financial impact of long-term debt service costs until 2018, when the County's outstanding pension obligation bonds mature. Annual debt service costs on the pension obligation bonds are now at \$45 million, rising to \$67 million in 2017. As currently planned, long-term annual debt service for the Acute Care Tower Seismic Replacement Project would total \$43 million, beginning in 2018 and extending through 2043. This strategy is not without risk, as future interest rates may be higher than current interest rates, but it is the most practical financing approach to the challenge of an extended construction period and finite resources for payment of debt service.

The funds to be accumulated during this extended period come from a variety of sources. As detailed in the attached policy, revenues proposed to be committed to this project include:

- One-third of unanticipated available fund balance currently designated for capital projects at the end of each fiscal year, similar to the commitment made for the Juvenile Justice Facility and consistent with Board practice;
- Surplus Property Development Trust Fund interest earnings in excess of amounts previously dedicated to debt service costs for the Juvenile Justice Facility;
- Sales tax revenues received pursuant to a tax sharing agreement with the City of Dublin, consistent with a previous designation of these funds for capital purposes;

- Interest received on non-Alameda County Medical Center Measure A sales tax revenues prior to their expenditure;
- Annual growth, as available, in non-Alameda County Medical Center Measure A sales tax revenues;
- The balance of funds due to the County from the State of California for health care capital costs associated with Senate Bill 1732
- Any remaining balance, as of June 30, 2008, in the \$8 million previously designated for the capital needs of the Alameda County Medical Center.

The proposed policy also specifies that additional revenue sources, such as the 1% of discretionary revenues committed to capital projects per previous policy, may be dedicated to this project pursuant to the direction of your Board. If available, non-General Fund revenue sources, such as grants, reimbursements and federal and/or State funds will also be utilized to help reduce the County General Fund contributions. Funds would be accumulated over a 10-year period, from fiscal year 2007-08 through 2017-18, and would be applied exclusively to finance the Highland Hospital Acute Care Tower Seismic Replacement Project. It is anticipated that these funds would be utilized to pay interest costs on the commercial paper program that will fund the project during construction.

The County's proposed expenditures on this project will also be supported by financial commitments from the Alameda County Medical Center. To date, the Medical Center has committed resources in two areas: the direct funding of \$8.4 million in make-ready projects that will be completed in advance of construction and the development of an equipment and furnishings acquisition plan that will offset a portion of the estimated \$49 million cost of such items. Both the make-ready projects and the equipment and furnishings costs had previously been accounted for in the preliminary project budget, and the Medical Center's expenditures will reduce total project costs as a result. This support is viewed as only a first step, and the County will continue to work with the Medical Center to increase their financial commitments as planning for the project proceeds.

In addition to the designation of revenues and appointment of finance team members, your Board has also been asked to adopt a reimbursement resolution for the Highland Hospital Acute Care Tower Seismic Replacement Project. This resolution permits the County to reimburse itself from future borrowings for project costs incurred in advance of debt issuance. The maximum amount of the project specified in this resolution is \$900 million, which has been identified as a worst-case scenario in the event that no revenues were accumulated to offset interest costs during the 10-year construction period.

FINANCING:

Cost estimates for the Highland Hospital Acute Care Tower Seismic Replacement Project are still being refined, but are currently projected at \$682 million. The total amount of revenues proposed to be accumulated to offset project costs during the 10-year construction period is also subject to many

Honorable Board of Supervisors

-4-

January 2, 2008

uncertainties, but is estimated at \$225 million. Based on these estimates, future long-term debt issuance is projected at approximately \$656 million with future annual debt service estimated at \$43 million for the period of 2017-18 through 2042-43.

Very truly yours,



Susan S. Muranishi
County Administrator

SSM:SWW:vrr

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Attachments

c: Auditor-Controller
County Counsel
Treasurer/ Tax Collector
Director, Health Care Services Agency
Director, General Services Agency
CEO, Alameda County Medical Center

Capital Investment Policy for the Highland Hospital Acute Care Tower Seismic Replacement Project

Adopted by the Board of Supervisors on January 8, 2008

It shall be the policy of the Board of Supervisors to designate certain discretionary revenues to the Highland Hospital Acute Care Tower Seismic Replacement Project during the anticipated construction period of fiscal year 2007-2008 through fiscal year 2017-2018. To the extent practicable, revenues will be accumulated in a single fund with all interest earnings credited back to the fund. Withdrawals may be made at the discretion of the Alameda County Administrator and shall be applied exclusively to financing costs associated with the Highland Hospital Acute Care Tower Seismic Replacement Project.

Revenues to be dedicated for this project shall include, at a minimum, the following:

- One-third of unanticipated available fund balance currently designated for capital projects as of the end of each fiscal year, similar to the commitment made for the Juvenile Justice Facility and consistent with Board practice;
- Surplus Property Development Trust Fund interest earnings in excess of amounts previously dedicated to debt service costs for the Juvenile Justice Facility;
- Sales tax revenues received pursuant to a tax sharing agreement with the City of Dublin, consistent with previous designation of these funds for capital purposes;
- Interest received on non-Alameda County Medical Center Measure A sales tax revenues prior to their expenditure, to the extent funds are available after meeting existing funding commitments;
- Annual growth in non-Alameda County Medical Center Measure A sales tax revenues, to the extent funds are available after meeting existing funding commitments;
- The balance of funds due to the County from the State of California for health care capital costs associated with Senate Bill 1732; and,
- Any remaining balance, as of June 30, 2008, in the \$8 million previously designated for the capital needs of the Alameda County Medical Center.

Additional revenue sources, such as the 1% of discretionary revenues committed to capital projects per previous policy, and available non-General Fund revenue sources, such as grants or reimbursements and federal and State funds, may also be dedicated to this project pursuant to the direction of the Board of Supervisors.

SWW:vrr

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R-2008-12
**REIMBURSEMENT RESOLUTION
OF THE
COUNTY OF ALAMEDA**

WHEREAS, the County of Alameda (the "**County**") desires and intends to finance the site preparation, construction, furnishing, and equipping of certain real property to be used, for among reasons, as the County's hospital facilities (the "**Project**");

WHEREAS, the County expects to issue debt to finance the costs of the Project on a permanent basis (the "**Debt**");

WHEREAS, the County expects to expend moneys (other than moneys derived from the issuance of bonds) on expenditures relating to the costs of the Project prior to the issuance of the Debt, which expenditures will be properly chargeable to a capital account under general federal income tax principles;

WHEREAS, the County reasonably expects to reimburse certain of such capital expenditures with the proceeds of the Debt;

WHEREAS, the County estimates that the maximum principal amount of Debt which will be issued to pay for the costs of the Project will not exceed \$900,000,000;

WHEREAS, at the time of the reimbursement, the County will evidence the reimbursement in a writing that identifies the allocation of the proceeds of the Debt to the County for the purpose of reimbursing the County for the capital expenditures made prior to the issuance of the Debt;

WHEREAS, the County expects to make the reimbursement allocation no later than eighteen (18) months after the date on which the original expenditure is paid;

WHEREAS, this Resolution is intended to be a "declaration of official intent" in accordance with Section 1.150-2 of the Treasury Regulations;

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Section 1.150-2 of the Treasury Regulations, the County declares its intention to issue Debt the proceeds of which will be used to pay for the costs of the Project, including the reimbursement to the County for certain capital expenditures relating to the Project made prior to the issuance of the Debt.

I hereby certify that the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Alameda at a meeting thereof duly held on this 8th day January, 2007 by the following votes:

ADOPTED by the following votes

AYES: Carson, Lai-Bitker, Miley & President Haggerty - 4

NOES: None

ABSENT: Steele - 1

COUNTY OF ALAMEDA

By: Scott Aggerty
President

ATTEST:

By: R. Bailey Deputy
Clerk

Approved as to form

Richard E. Winnie, County Counsel

By: Claude Kolm
Claude F. Kolm, Deputy County Counsel

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ALAMEDA COUNTY BOARD OF SUPERVISORS

** MINUTE ORDER **

The following was action taken by the Board of Supervisors on January 8, 2008

Approved as Amended ☒ Other ☐

Approved as amended; policy amended to include designating Non Alameda County Medical Center Measure A funds for the Acute Tower Replacement Project after meeting existing funding commitments

Unanimous ☐ Carson ☐ Lai-Bitker ☐ Miley ☐ Steele ☐ Haggerty ☒ - 4

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

Documents accompanying this matter:

☒ Resolution(s) R-2008-12

☐ Ordinance(s) _____

☐ Contract(s) _____

File No. 22975

Item No. 11A

Copies sent to:

Stephen Walsh

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

APPENDIX B

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;

CAPITAL IMPROVEMENT PROGRAM

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;

CAPITAL IMPROVEMENT PROGRAM

- 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:

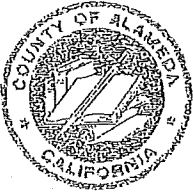
- **Establish administrative policies and a framework for capital programming and budgeting.** All requests for capital improvement projects are submitted to the County Administrator's Office, Finance Director, for review and consultation with the General Services Agency. These requests may be submitted 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.

CAPITAL IMPROVEMENT PROGRAM

- **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.

CAPITAL IMPROVEMENT PROGRAM

- **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.



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

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

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 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.

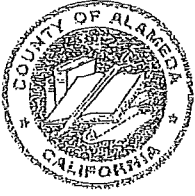
6. Bond proceeds shall be invested in a manner which achieves a return equivalent to allowable arbitrage yields without compromising security or required liquidity.
7. The County's debt financing program shall be managed so that the annual aggregate net direct debt service obligation of the County will 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



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
County Administrator

SSM:GM:dmg

f:\u\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



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

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

March 5, 1999

DONNA LINTON
ASSISTANT COUNTY ADMINISTRATOR

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.

March 5, 1999

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



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

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.

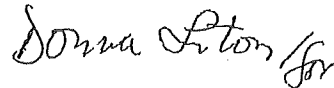
DISCUSSION/SUMMARY:

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.

June 10,

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,



Susan S. Muranishi
County Administrator

Attachments

SSM:CM:cm

V:\fm\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

R 99-644
RESOLUTION # _____

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



PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

Crystal K. Hishida, Clerk
Board of Supervisors

By: ED Concepcion
Deputy

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



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

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



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



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.

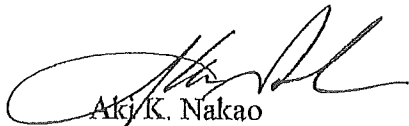
The procedures put in place have resulted in improved oversight of the program. However, due to the challenging financial times additional actions are now required by the County to formally centralize oversight and decision-making to ensure improvements in the management of real property assets and effective 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.

FINANCING:

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

Respectfully submitted,



Aki K. Nakao
Director, General Services Agency

AKN:TT\p E:\BOARD LETTERS\PORTFOLIO\APPROVE RESOLUTION FOR REAL PROPERTY PORTFOLIO PROCEDURES.DOC

Attachment

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

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

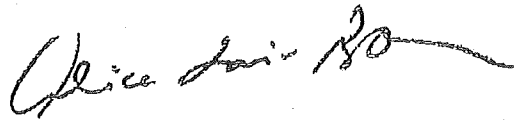
2. In support of Climate Action Plan objectives and furtherance of both fiscal and environmental sustainability goals, all Departments shall consider alternative workplace policies that will reduce operating costs associated with owned and leased real property, reduce space needs, and reduce emissions 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-Butker - 5
NOES: None
ABSENT: None



PRESIDENT, BOARD OF SUPERVISORS

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

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

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.

