

# FY27-FY28 Capital Budget

## **Proposed Capital Budget Approval**

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Office of Resilience and Capital Planning | May 11, 2026

# CPC AGENDA

## Capital Budget

- ▣ **Action Item:** Proposed Capital Budget Approval
  - ▣ Admin Code Section 3.21: CPC reviews the Capital Budget to ensure it aligns with recommendations in Capital Plan
  
- ▣ Today's Presentation
  - ▣ Summary of Changes to Scenarios
  - ▣ Recommendation
  - ▣ Committee Discussion & Vote

# Proposed Capital Budget

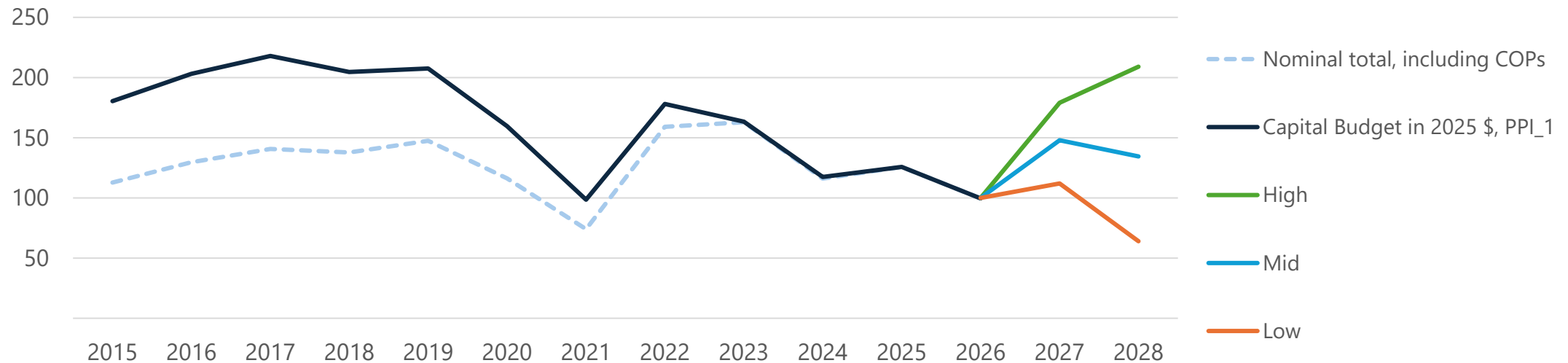
## Revised Low Scenario

- At MBO direction, the low scenario was revised to move \$30M of GF from Y2 to Y1
  - New amounts - **FY27: \$87M, FY28: \$57M**
- Funding for street resurfacing was prioritized, resulting in an additional \$15M in FY27
- The mid packages were revised to reflect the changes to the low scenario

# Proposed Capital Budget Scenario Recap

	High Scenario (\$M) (Based on Capital Plan)		Mid Scenario (\$M) (All Packages Combined)		Low Scenario (\$M)	
	FY27	FY28	FY27	FY28	FY27	FY28
<b>General Fund</b>	179.0	209.0	122.9	127.5	87.0	57.0
<b>Certificates of Participation</b>	-	-	25.0	7.0	25.0	7.0

Capital Budget GF Investment in Real 2025 Dollars (Millions)



# Proposed Capital Budget

## Summary of changes to Low Scenario

Set-asides & Policies	FY27	FY28
REC Set-Aside	15.0	15.0
Street Trees Set-Aside	7.1	7.5
Routine maintenance allocations	12.8	13.3
<b>SUB-TOTAL</b>	<b>34.9</b>	<b>35.8</b>



	FY27	FY28
	15.0	15.0
	7.1	7.5
	12.9	13.3
	<b>35.1</b>	<b>35.8</b>

Remaining Expenditure Categories	FY27	FY28
ADA	3.9	7.7
Critical Enhancements	2.9	4.6
Facility Renewals	13.6	24.1
Planning	0.2	0.3
ROW Renewals	1.6	4.6
Street Resurfacing (Pay-Go Cash)	-	10.0
<b>SUB-TOTAL</b>	<b>22.1</b>	<b>51.2</b>
<b>TOTAL (Pay-Go Cash)</b>	<b>57.0</b>	<b>87.0</b>
<b>COPs</b>	<b>25.0</b>	<b>7.0</b>



	FY27	FY28
	4.3	4.3
	6.6	2.5
	22.4	11.5
	0.5	-
	3.1	3.0
	15.0	-
	<b>51.9</b>	<b>21.2</b>
	<b>87.0</b>	<b>57.0</b>
	<b>25.0</b>	<b>7.0</b>

- Allocations for set-asides remain unchanged
- Funding for other categories shifts from Y2 to Y1
- 2-year funding for ADA & Renewals is lower due to cuts to Opera House and JUV elevators, and LHH – Nurse Call Replacement
- Total funding for Streets increased and moved from Y2 to Y1

# Proposed Capital Budget

## Summary of changes to Mid packages

Capital Budget Packages	FY27*	FY28*
ADA & Elevators	10.4	3.7
Emergency Power	8.9	1.3
Life and Safety	7.4	6.1
Security	5.5	0.9
Street Resurfacing	26.0	35.0
<b>SUB-TOTAL (All Packages)</b>	<b>58.3</b>	<b>47.0</b>



	FY27*	FY28*
	7.3	9.1
	4.6	4.9
	9.4	9.9
	3.7	1.7
	11.0	45.0
	<b>35.9</b>	<b>70.5</b>

- Moving funding to Y1 in the low scenario means that most of the add-on packages are now lower in Y1 (and higher in Y2)
- Increased funding for streets in the low scenario means that an additional \$11M would achieve the level needed for PCI 75 (for FY27 only)

\*The \$ amount shown is the total increase from the low scenario for each package (not always the full project cost). The sub-total is the cost of adding this package to Low.

# Proposed Capital Budget

## Updated Mid Scenario (Low + all packages)

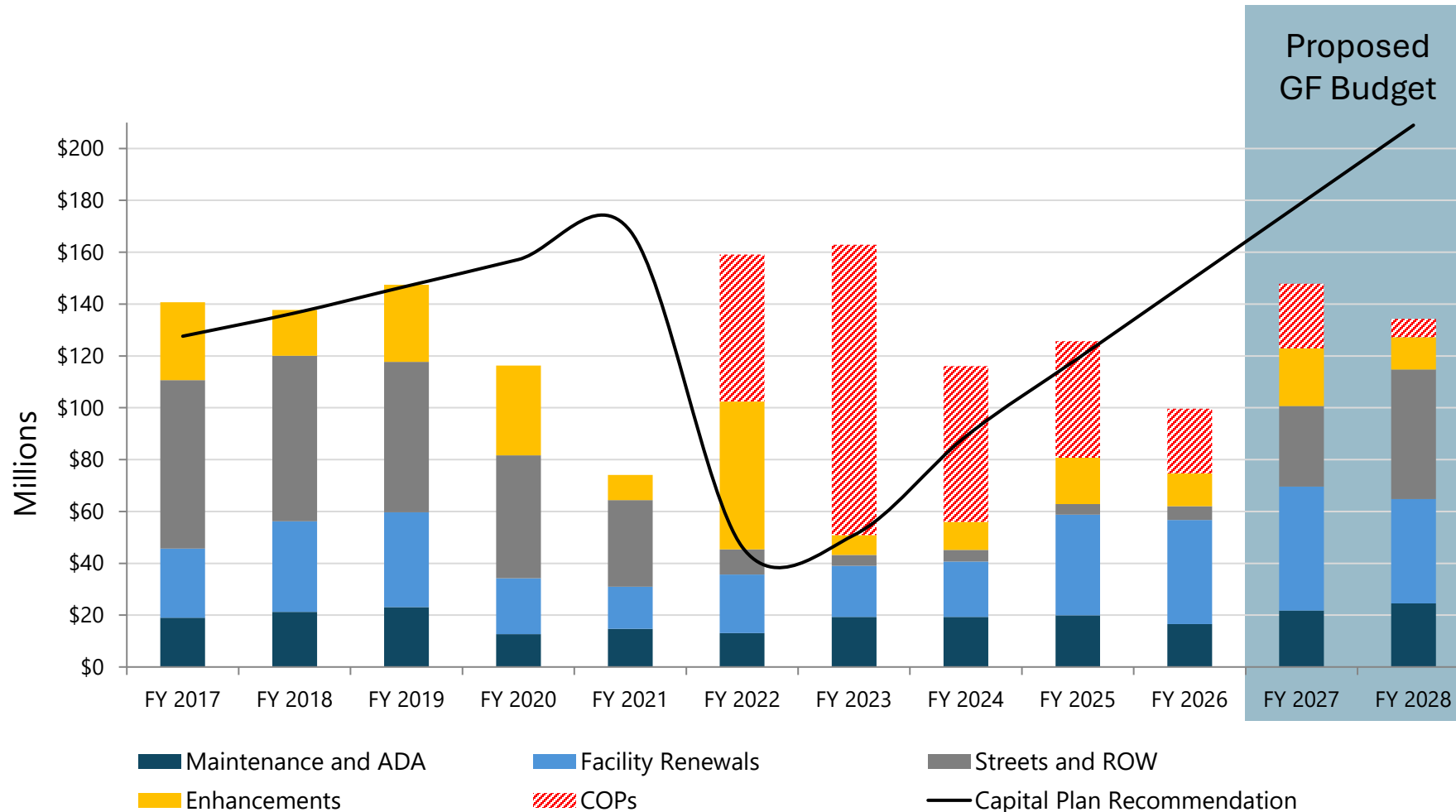
Set-asides & Policies	FY27	FY28
REC Set-Aside ( <i>Prop B, 2016</i> )	15.0	15.0
Street Trees Set-Aside ( <i>supports Prop E, 2016</i> )	7.1	7.5
Routine maintenance allocations for all depts.	12.9	13.3
<b>SUB-TOTAL</b>	<b>35.1</b>	<b>35.8</b>

- Fully funds ADA, life safety, security, emergency power packages
- Streets fully funded with both COP capacity and General Fund cash to maintain PCI at 75 in the long term

Remaining Expenditure Categories	FY27	FY28
ADA ( <i>primarily Curb Ramps Program, elevator renewals</i> )	8.3	11.3
Critical Enhancements ( <i>legal mandates, security, fiber etc.</i> )	15.1	5.3
Facility Renewals ( <i>life-safety, HVAC, roofs, boilers etc.</i> )	32.8	25.2
Planning	0.5	-
ROW Renewals ( <i>potholes, sidewalk repairs etc.</i> )	5.1	4.9
Street Resurfacing (Pay-Go Cash)	26.0	45.0
<b>SUB-TOTAL</b>	<b>87.8</b>	<b>91.7</b>
<b>TOTAL (Pay-Go Cash)</b>	<b>122.9</b>	<b>127.5</b>
<b>COPs</b>	<b>25.0</b>	<b>7.0</b>

# Proposed Capital Budget

- ▣ ORCP Staff recommend that CPC recommends **Mid Scenario** (Low scenario + all packages) to Board of Supervisors
  - ▣ Including proposed reallocations



# Proposed Capital Budget

## Non-General Fund Capital Sources

*\$ in millions*

Funding Source	Dept. receiving funds	FY27	FY28	2-Year Total
State	DPW	48.0	48.0	<b>96.0</b>
Marina Fund	REC	70.9	0.9	<b>71.8</b>
Open Space Fund	REC	6.1	6.3	<b>12.4</b>
Library Preservation Fund	LIB	7.6	4.2	<b>11.8</b>
Convention Facilities Fund	ADM	3.0	3.0	<b>6.0</b>
Capital Planning Fund	DPW, REC	5.5	-	<b>5.5</b>
Special Revenue	REC	1.4	1.6	<b>3.0</b>
Area Plan Impact Fees / CFD	DPW, MTA, REC	3.0	-	<b>3.0</b>
Downtown Park Fund	REC	1.0	-	<b>1.0</b>
Private	DPW	0.4	0.4	<b>0.7</b>
<b>TOTAL</b>		<b>146.9</b>	<b>64.3</b>	<b>211.2</b>

# Proposed Capital Budget

## Non-GF Sources: Area Plan Impact Fees and CFD

- FY27 Budget includes \$2.8M Transit Center Community Facilities District (CFD) Pay-Go funding

Dept	Project Name	FY27 Funding (\$)
REC	Portsmouth Square	1.6M
PW	Minna Street Streetscape	1.0M
MTA	Accessible Pedestrian Signals	0.1M
MTA	Traffic Signal Controllers	0.1M
	<b>TOTAL</b>	<b>2.8M</b>

- FY27 Budget also includes \$160k of funding from impact fees for REC Embarcadero Plaza

# Proposed Capital Budget

## Non-GF Sources: Capital Planning Fund

- The following bond-funded projects would receive upfront funding through the Capital Planning Fund, and reimburse the Fund once the bonds are sold

Dept	Bond Program	Project Name	Amount (\$)
PW	2026 ESER Bond	1828 Egbert Tenant Improvements	3.0M
REC	2028 Parks Bond	Recreation Centers Planning	1.5M
REC	2028 Parks Bond	Playground & Accessibility Assessment	1.0M
		<b>TOTAL</b>	<b>5.5M</b>

# Proposed Capital Budget

## GF Reallocations

- ▣ **DPW Re-allocation**

- ▣ Re-allocation of prior year (FY22) funding (\$2.65M) for Stockton Street Widening to close the funding gap for the Sunset Boulevard Recycled Water Project

- ▣ **HSH Re-allocation**

- ▣ Re-allocation between projects funded last year (\$450k in surplus from 1001 Polk roof repairs needs to be re-allocated to the 260 GG elevator repair project)

- ▣ **SHF Re-allocation to Correct Chart field**

- ▣ Correcting a chart field issue

# Proposed Capital Budget

## COP Reallocations

- ▣ **1 planned re-allocation**

- ▣ Surplus from the Davies Hall Elevators will be transferred to fund the Opera House Elevators (\$2.6M)

- ▣ **5 planned de-appropriations (see table below)**

- ▣ All capacity used to fund streets in FY28

Program year	Dept	Project Name	Total Appropriated	Total Disbursed	Planned De-appropriation
FY24	ADM	HOJ - Roof Replacement	5,000,000		5,000,000
FY24	DPW	PW Elevator Program Contingency	250,000		250,000
FY25	SHF	San Bruno Water Line	1,000,000		1,000,000
FY23	DPH	LHH - Simon Cooling Center	975,000	134,337	795,518
FY23	ADM	Civic Center - Steam Loop Renewal	3,738,000	3,100,000	638,000
<b>Total</b>					<b>7,683,518</b>

# Proposed Capital Budget Summary

- 2-Year GF Investment: **\$250.3M** (*\$144.0M in Low Scenario*)
  - 2-Year Certificates of Participation: **\$34.7M** (*including prior year reallocations*)
  - 2-Year Other Sources Investment: **\$211.2M**
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- TOTAL 2-Year Proposed Investment: **\$496.2M** (*\$389.9M in Low Scenario*)

# Appendix



# Proposed Capital Budget

## Revised Low Scenario (1/3): Projects with funding moved from Y2 to Y1

- For the projects below, funding was moved forward
- 2-year project funding remains unchanged

Dept	Project Name
AAM	Alarm and access control upgrade
AAM	Sewage ejector pump replacement
ADM	Seismic Safety and Infrastructure
ART	Cultural Centers Door Replacement
DEM	1011 Turk Critical Power Distribution
DPW	Street Structures Inspection Program
FAM	de Young Chiller 1 & 2 Overhaul
FAM	de Young Cooling Tower Overhaul
FAM	de Young Fire Doors
FAM	De Young AHU Repairs

Dept	Project Name
FAM	LH Boiler Refurbish
FAM	Waterproof Skylight
HOM	525 5th Street MSC South Adult Shelter Roof
JUV	JJC Surveillance, Central Control, and Cameras
POL	Security Enhancements
SHF	CJ1, CJ2 & CJ3 Fire Life Safety Systems replacement
SHF	CJ3 Crystal Springs Water Pump #2 Replacement
SHF	CJ3 Sewer Line Valve and Vent Replacement
TIS	DT Fiber to Public Housing
TIS	DT Fiber Backbone

# Proposed Capital Budget

## Revised Low Scenario (2/3): Projects with funding added in Y1

- Funding for Streets was moved from Y2 to Y1, and an additional \$5M was added
- For other projects below, funding was added in Y1 to ensure funding for ADA, security and other critical needs
- 2-year project funding increased

Dept	Project Name	FY27	FY28		FY27	FY28
AAM	HVAC UPCMs Upgrade	-	-		0.1	-
ART	SOMA ADA Barrier Removal	0.2	-		0.6	-
ART	AAACC Elevator Modernization	-	-		0.6	-
DPH	Laguna Honda Hospital Lenel Conversion	-	-		0.6	-
DPH	ZSFG B25 Security - Magnetic Door Revisions	0.5	-	▶	1.0	-
DPW	<b>Street Resurfacing and Reconstruction</b>	-	10.0		15.0	-
DPW	Public Works - Emergency Capital Repairs	-	0.3		0.3	0.3
DPW	Public Right of Way Sand Clearance	0.1	0.1		0.1	0.1
FIR	Emergency Generators	0.3	0.8		0.4	0.8
WAR	Emergency Generators and Electrical Upgrades	-	-		0.6	-

# Proposed Capital Budget

## Revised Low Scenario (3/3): Projects with funding reductions

- In order to increase funding for streets, some projects had to be reduced / defunded in Y2
- 2-year project funding reduced

Dept	Project Name	FY27	FY28		FY27	FY28
ART	Civic Art Collection - Conservation Assessments & Treatment	0.1	0.3		0.3	0.1
ART	Civic Art Collection - Structural Assessments & Reinforcements	0.2	0.3		0.2	0.2
DPH	LHH - Nurse Call Replacement	-	5.5		-	2.0
DPW	Public Works - Pothole Repair	0.8	2.0	▶	1.5	0.8
DPW	Sunset Blvd. Recycled Water Irrigation	-	0.7		0.6	-
DPW	Fence Installations, Repairs, Reinforcements	0.2	0.3		0.2	0.2
JUV	JPD Admin Building Elevator Modernization – Phase II	1.0	2.0		2.0	-
WAR	Opera House Elevator Renewals	-	3.4		0.4	-

# Proposed Capital Budget

## Street Resurfacing Package

*\$ in millions*

Fund Source	Low Scenario		Streets Package to Maintain PCI 75	
	FY27	FY28	FY27	FY28
General Fund	15.0		+11.0	+45.0
Certificates of Participation	23.0	7.0	23.0	7.0
<b>General Fund Investment</b>	<b>38.0</b>	<b>7.0</b>	<b>49.0</b>	<b>52.0</b>

- Addition of the proposed package to the Low Scenario allows the City to maintain a Pavement Condition Index of 75

# Proposed Capital Budget

## ADA & Elevators Package

Dept	Project Name	Low Scenario Funding		Add-on Package	
		FY27	FY28	FY27	FY28
DPW	Curb Ramps Program	2.0	4.0	2.0	2.0
WAR	Opera House Elevator Renewals	0.4			3.0
DPW	Sidewalk Improvements and Repair		0.9	1.5	0.7
JUV	JPD Admin Building Elevator Modernization – Phase II	2.0		1.0	
DPW	Curb Ramps with Basements			2.0	2.0
AAM	Elevator modernization project				1.3
SCI	Elevator Modernization			0.6	
FAM	de Young Landscape Paths			0.2	0.2
<b>Total Add-on Package Cost</b>				<b>7.3</b>	<b>9.1</b>

### Updates

- ART Cultural Center ADA projects: now funded in the low scenario, no longer a part of this package
- WAR Opera House Elevators: 400k moved forward to FY27, but FY28 funding was removed from low scenario and is now only in the package
  - Note this project does have COP funding in Y1
- WAR ADA Lift Renewals added to low scenario, removed from package

# Proposed Capital Budget

## Life Safety Package

Dept	Project Name	Low Scenario Funding		Add-on Package	
		FY27	FY28	FY27	FY28
DPH	LHH - Nurse Call Replacement		2.0		3.5
DPW	Public Works - Pothole Repair	1.5	0.8	0.5	1.3
SHF	CJ2 and CJ3 Infrastructure Reinforcement & Safety Upgrades	0.3	0.3	0.3	1.3
SHF	County jail 3 Fire Mitigation	0.1	0.1	0.4	0.4
FAM	LH Fire Alarm System replacement	0.1		0.1	0.1
DEM	1011 Turk Fire Life Safety Systems Reliability Project			0.4	2.0
JUV	IT Modular Building Exterior Restoration			1.8	
ADM	Brooks Hall Fire Panel Installation			1.6	
DPH	ZSFG - Fire Alarm Upgrade - B25 Panels & Head End			1.5	
DPH	ZSFG - Colonnade Repairs			0.5	0.5
DPH	LHH - Admin Bldg Haz Mat Abatement			0.5	0.5
POL	Fire Panel Replacements			0.8	0.1
JUV	Multipurpose Room (MPR) Windows – JJC			0.8	
FAM	dY Fire Suppression Systems			0.2	0.2
FAM	LH Fire Suppression Systems			0.2	0.2
FAM	de Young Cooling Tower Rails			0.1	
<b>Total Add-on Package Cost</b>				<b>9.4</b>	<b>9.9</b>

### Updates

- Added to this package:
  - DPH Nurse Call System Replacement (3.5M of FY28 funding was removed from the low scenario)
  - DPW Pothole Repair
- Two DPH projects had funding move forward to FY27:
  - DPH ZSFG Fire Alarm Upgrade
  - DPH Colonnade Repairs
- Projects added to low, removed from package:
  - FAM Legion of Honor Fire Alarm System Replacement
  - SHF CJ1, CJ2 & CJ3 Fire Life Safety Systems replacement

# Proposed Capital Budget Emergency Power Package

Dept	Project Name	Low Scenario Funding		Add-on Package	
		FY27	FY28	FY27	FY28
FIR	Emergency Generator Replacements & Maintenance	0.4	0.8	0.6	0.2
ADM	Public Safety Building Generator Controls	0.7		0.2	
DEM	Design and installation of new generator unit			0.8	4.5
DPH	LHH - Emergency Power (Gap Funding)			2.0	
DPH	ZSFG - B25 IT Emergency Power Off Reconfiguration			0.9	
SHF	CJ Uninterrupted Power Supply Replacement			0.2	0.2
<b>Total Add-on Package Cost</b>				<b>4.6</b>	<b>4.9</b>

## Updates

- DEM 1011 Turk Critical Power Distribution Project: funding moved forward to FY27 in low scenario, removed from this package
- WAR Opera House Emergency Generator and Electrical Upgrades: funding added to low scenario, removed from package
- FIR Emergency Generator Replacements: increased funding in low scenario, reduced the size of package add-on

# Proposed Capital Budget Security Package

Dept	Project Name	Low Scenario Funding		Add-on Package	
		FY27	FY28	FY27	FY28
DPH	ZSFG B25 Security - Magnetic Door Revisions	1.0		1.0	
POL	Police Facilities Security Enhancement	0.2	0.1	0.4	0.3
DPH	ZSFG B5 Security - Badge reader upgrade			1.3	1.3
DPH	ZSFG Security - Campus Wide Call tower installation			1.0	
POL	Police Station Access Card Management System			0.1	0.1
POL	POL-Exterior Perimeter and Parking Lot Lighting			0.1	0.1
<b>Total Add-on Package Cost</b>				<b>3.7</b>	<b>1.7</b>

## Updates

- DPH ZSFG B25 Security Magnetic Door Revisions: funding added to low, reduced the size of the add-on package
- Several projects added to FY27 in the low scenario, so removed from this package:
  - DPH Laguna Honda Hospital Lenel Conversion (Security)
  - JUV JJC Surveillance, Central Control, and Camera Upgrades
  - AAM Alarm and access control upgrade