



STAFF REPORT

AGENDA NO: 9b

MEETING DATE: March 11, 2026

To: Honorable Mayor and City Council

Date: March 11, 2026

**From: Chris Lamm, Director of Public Works – (650) 558-7230
Kevin Okada, Assistant Public Works Director – (650) 558-7230**

Subject: Review of Draft FY 2026-27 Capital Improvement Program Funded by the General Fund, Measure I, Gas Tax, Measure A & W, Senate Bill (SB 1), Parking Enterprise Funds, and Development Impact Fees

RECOMMENDATION

Staff recommends that the City Council review the proposed draft FY 2026-27 Capital Improvement Program (CIP) funded by the General Fund, Measure I, Gas Tax, Measure A & W, SB 1, Parking Enterprise Fund, and Development Impact Fees, and provide feedback.

BACKGROUND

Historically, staff has presented the City Council with a draft of the proposed General Fund CIP as part of the mid-year budget study session in order to receive Council feedback with sufficient time to incorporate any changes prior to the adoption of the budget. The draft General Fund CIP typically includes General Fund, Measure I, Gas Tax, Measure A & W, SB 1, and Parking Enterprise funded projects. Development Impact Fees are being utilized again this year to lessen the impact on the General Fund. Staff will present the CIP for the Storm Drainage System, Water System, Sanitary Sewer System, and Wastewater Treatment Plant at a future meeting as part of the overall budget presentation.

During the past several budget cycles, the City Council adopted a reduced General Fund CIP to reflect the ongoing economic impacts of COVID-19. The proposed CIP for FY 2026–27 continues to leverage a variety of funding sources to minimize impacts on the General Fund. In addition, the City is anticipating a significant future budget request for the new City Hall, which has reduced the amount of Measure I funds available for streets and sidewalks. To offset this reduction, additional Gas Tax and SB 1 funds were utilized to ensure that street and sidewalk improvements do not fall further behind in deferred maintenance. Furthermore, the proposed CIP General Fund requests for this fiscal year generally align with, and in some cases are reduced from, the five-year CIP outlined in last year's budget forecast.

DISCUSSION

GENERAL FUND CIP

In developing the FY 2026-27 CIP, staff evaluated the most critical needs of City infrastructure and identified projects with the following distribution of funding: \$3.65M in General Funds; \$1.0M from Measure I; \$5.05M from a combination of Gas Tax, Measure A & W, and SB 1; \$700K from Parking Enterprise Funds; \$2.245M in Development Impact Fees; and \$20.325M in grant funding, for a total of \$32.97M for next year’s CIP excluding Water, Sewer, and Storm Drainage projects.

Below is a summary table of each of the CIP program categories with project descriptions and costs. Staff will provide the City Council with additional information on these projects at the March 11, 2026, Mid-Year Budget Study Session.

PARKS AND RECREATION IMPROVEMENTS (\$430,000)

Project Description	General Fund	Total
BSD Synthetic Turf Replacement Fund	\$200	\$200
Cuernavaca Synthetic Turf Replacement	\$150	\$150
Central Irrigation Controller	\$50	\$50
Annual Tree Replacement	\$30	\$30
Subtotal Parks and Recreation Improvements:	\$430	\$430

Note: Funding presented in thousands.

Staff is requesting funding for several capital improvement projects to maintain and upgrade recreational facilities.

These allocations include \$200K for the replacement of synthetic turf at Burlingame School District (BSD) facilities, \$150K for turf replacement at Cuernavaca Field, \$50K for a Central Irrigation Controller, and \$30K for ongoing annual tree replacement across the city.

Beyond these specific projects, the City will continue to prioritize infrastructure maintenance based on the needs assessment and replacement schedule as outlined in the department’s annual work program. These proactive investments will ensure that public parks, sports facilities, and recreational spaces remain safe, functional, and well-maintained for the community in the years to come.

BUILDING FACILITIES IMPROVEMENTS (\$5,465,000)

Project Description	General Fund	Impact Fees	Total
Parks Division Corporation Yard	\$1,500	-	\$1,500
PD Women’s Bathroom Expansion/Locker Room Reno, Ph 2	-	\$1,000	\$1,000
Fire Station 36 Misc Improvements	\$700	-	\$700
Library Staff Elevator Modernization	-	\$600	\$600
Fire Station 34 HVAC Improvements	\$500	-	\$500
Fire Station 34 Roof Replacement	-	\$285	\$285
Washington Park Grandstands Improvements	-	\$260	\$260
City Facilities Roof Replacement Fund	\$200	-	\$200
Fire Station 34 Traffic Signal Replacement	\$150	-	\$150
Fire Alarm Upgrade at Library	-	\$100	\$100
Citywide Minor Building Facilities	\$100	-	\$100
PW Corp Yard Parking Lot Improvements and Drainage	\$70	-	\$70
Subtotal Building Facilities Improvements:	\$3,220	\$2,245	\$5,465

Note: Funding presented in thousands.

The City is seeking funding for multiple facility improvement projects aimed at replacing and upgrading critical infrastructure to ensure the optimal functioning of municipal buildings and to support the operational needs of various departments as follows.

Parks Division Corporation Yard

The Parks Division Corporation Yard (Parks Yard) is an older facility that has been expanded over many decades, with the original structure potentially dating back to the 1950s. As a result of its age and the incremental additions over the years, the facility has numerous deficiencies. These include insufficient space to house the equipment needed to efficiently maintain the parks system; inability to meet Americans with Disabilities Act (ADA) requirements, limiting access to most buildings; outdated and non-gender-neutral locker room and restroom facilities that are inadequate for current staffing levels; inadequate electrical capacity to support additional electric equipment (leaf blowers, trimmers, mowers, etc.); lack of Level 2 EV charging stations; IT equipment located in non-conditioned space above the men’s locker room; a generator that only powers the breakroom building panel; and recurring sewer line backups behind the office area.

To address these deficiencies and advance the development of a modern and compliant facility, staff is requesting \$1.5M in General Funds to fund the design of a new Parks Yard facility. Completing the design will allow the City to better define scope and costs, pursue future construction funding, and ensure the Parks Division can meet operational demands safely and efficiently.

Police Department Women's Bathroom Expansion/Locker Room Renovations Project – Phase 2

Staff is requesting \$1M to fund a portion of the construction for the Police Department Women's Bathroom Expansion and Locker Room Renovations Project, which represents Phase 2 of the Police Department's ADA Improvements Project. Although \$1M is being requested for the upcoming fiscal year, an additional \$1.3M is estimated to be needed in the following fiscal year to fully fund the project based on the current cost estimates. The scope of work includes ADA improvements to both the men's and women's locker rooms and restrooms.

Fire Station 36 Misc Improvements

For Fire Station 36, \$700K from the General Fund is requested to fund construction for miscellaneous facility improvements, including installing a new roof, replacing existing HVAC equipment, painting the interior and exterior of the station, and repairing concrete.

Library Staff Elevator Modernization

With the Library Public Elevator Modernization Project funded last fiscal year, \$600K is now needed to support the design and construction of the Library Staff Elevator Modernization Project at the Main Library. The existing staff elevators have reached the end of their service life and require significant upgrades. This project will improve system reliability, enhance energy efficiency, and reduce ongoing operating costs.

Fire Station 34 HVAC Improvements

For Fire Station 34, an additional \$500K above the existing \$1.2M allocation is needed to fully fund the construction of the Fire Station 34 HVAC Replacement Project. The scope of work includes replacing the existing HVAC infrastructure, which has reached the end of its service life and requires upgrading. This project will enhance system reliability, improve energy efficiency, and reduce ongoing operating costs.

Fire Station 34 Roof Replacement

The request of \$285K is intended to be used to fund design and construction for the replacement of the roof at Fire Station 34. The roof has reached the end of its useful life and needs replacement.

Washington Park Grandstands Improvements

Staff is requesting \$260K to fund a combination of three projects to address the chain link fence, rotted wood, roof replacement, gutter replacement, downspout replacement, painting, ADA issues, and other minor miscellaneous improvements at the Washington Park Grandstand.

City Facilities Roof Replacement Fund

An annual allocation of \$200K from the General Fund is requested for funding the replacement of roofs at various City facilities including the Depot, Village Park, and Easton Library.

Fire Station 34 Traffic Signal Replacement

Staff is requesting \$150K to upgrade the aging traffic signal system near Fire Station 34 to improve emergency response times and intersection safety. Improvements will include signal modifications, upgraded detection systems, and operational enhancements. This investment strengthens public safety infrastructure and ensures reliable signal performance.

Fire Alarm Upgrade at Library

A total of \$100K is requested to fully fund construction for fire alarm upgrades at the Main Library as the current system is outdated. This upgrade will improve safety and reliability by ensuring compliance with modern safety codes.

Citywide Minor Building Facilities

To maintain ongoing support for small-scale facility needs, \$100K is proposed to replenish funds previously expended on miscellaneous improvements across City facilities. These funds allow staff to address necessary minor upgrades as needs arise.

PW Corp Yard Parking Lot Improvements and Drainage

Funding for this project includes a \$70K General Fund request, along with \$70K each from the Water and Sewer Enterprise funds, for a total of \$210K, to fund the construction of the Project. The scope of work includes drainage improvements, resurfacing, striping, and dig-out repairs. Historically, costs for improvements at the Public Works Corporation Yard have been shared among the Water and Sewer Enterprise funds, and this allocation will be reflected in those CIP budgets as part of the overall budget proposal.

BIKE, PEDESTRIAN, AND TRAFFIC IMPROVEMENTS (\$23,975,000)

Project Description	Gas Tax SB-1	Measure A & W	Measure I	Grants	Total
Old Bayshore Highway Complete Streets	-	\$300	-	\$19,200	\$19,500
Peninsula Corridor Multi-Modal Complete Streets (<i>Design</i>)	-	\$175	-	\$1,125	\$1,300
Sidewalk Repair Program & ADA Improvements	\$100	-	\$1,000	-	\$1,100
Bellevue/Primrose/Floribunda Traffic Circles (<i>Design</i>)	-	\$300	-	-	\$300
California Drive Bike and Ped Improvements Phase 3 (Burlingame to Peninsula)	-	\$300	-	-	\$300
Chapin Complete Streets Improvements (<i>Design</i>)	-	\$300	-	-	\$300
California Drive Signal Modifications @ Howard and Bayswater	-	\$300	-	-	\$300
Citywide Traffic Calming Improvements	-	\$275	-	-	\$275
Easton Stairs Project (Design)	-	\$150	-	-	\$150
South Rollins Road Traffic Calming	-	\$150	-	-	\$150
Citywide Pedestrian Improvements	-	\$100	-	-	\$100
Murchison, Trousdale, and Davis Bike Project	-	\$100	-	-	\$100
Traffic and Transportation Studies	-	\$100	-	-	\$100
Subtotal Bike/Ped/Traffic Improvements:	\$100	\$2,550	\$1,000	\$20,325	\$23,975

Note: Funding presented in thousands.

As detailed in the table above, the City is seeking funding for various pedestrian, bicycle, and traffic safety and mobility enhancements across the city, as outlined below:

Old Bayshore Highway Complete Streets

The City secured \$19.2M in grant funding through the San Mateo County Transportation Authority (SMCTA) to reconstruct Old Bayshore Highway into a safer, multimodal corridor. Planned improvements include protected bicycle facilities, enhanced pedestrian crossings, signal upgrades, and roadway rehabilitation to improve safety and regional connectivity. This grant was awarded as part of the Transportation Authority's Measure A and Measure W Highway Program Call for Projects, which focuses on reducing traffic congestion and improving safety along key commute corridors. This project supports the City's Complete Streets, Vision Zero, Bicycle & Pedestrian Master Plan, and sustainable transportation goals.

Peninsula Corridor Multi-modal Complete Streets (Design)

The City, in partnership with the neighboring City of San Mateo, has secured \$1.125M in grant funding to advance the design and environmental clearance of multimodal improvements along the Peninsula Corridor. The project will develop plans for protected bicycle facilities, pedestrian enhancements, and roadway reconfiguration to improve corridor safety and access. Completion of design will position the City to pursue future construction funding.

Sidewalk Repair Program & ADA Improvements

Staff is requesting \$1M from Measure I Funds for the Sidewalk Repair Program and associated ADA (Americans with Disability Act) improvements in the general area as shown on the map in the attached PowerPoint presentation. Additionally, \$100K in Gas Tax dollars will be used to fund curb and gutter improvements as part of the project. The total requested amount is \$1.1M for this program.

Bellevue / Primrose / Floribunda Traffic Circles (Design)

Staff is requesting \$300K to develop design plans for neighborhood traffic circles at the Bellevue, Primrose, and Floribunda intersections. These improvements are intended to calm traffic, reduce speeds, and enhance safety within the residential neighborhood. Design completion will allow the City to seek construction funding.

California Drive Bike and Pedestrian Improvements, Phase 3 (Design)

A total of \$300K is proposed to initiate the design of Phase 3 bicycle and pedestrian improvements along California Drive, extending from the Burlingame Station toward the Peninsula corridor. This phase continues the City's efforts to expand protected bicycle facilities and improve access to key destinations. The project supports long-term multimodal connectivity goals.

Chapin Complete Streets Improvements (Design)

Staff is requesting \$300K to fund the design of complete streets improvements along Chapin Avenue. The scope includes traffic calming measures, pedestrian upgrades utilizing midblock crossing, and bicycle safety enhancements. Completion of design will prepare the corridor for future grant-funded construction.

California Drive Signal Modifications at Bayswater and Howard

Staff is requesting \$300K to modify the traffic signals at California Drive and Bayswater Avenue, and California Drive and Howard Avenue. Improvements may include signal timing adjustments, upgraded detection equipment, and pedestrian safety enhancements. These upgrades will improve intersection operations and overall roadway safety.

Citywide Traffic Calming Improvements

Staff is requesting \$275K to continue implementing traffic calming measures at priority residential locations citywide. Improvements may include speed cushions, signage upgrades, high-visibility striping, and other treatments aimed at reducing vehicle speeds. The program responds to resident feedback and supports data-driven roadway safety improvements.

Easton Stairs Project

A total of \$150K is proposed to fund the design and improvements to the Easton Drive public stairway. The project will evaluate structural conditions, accessibility considerations, and safety upgrades to enhance pedestrian connectivity.

South Rollins Road Traffic Calming

The South Rollins Road Traffic Calming Project previously received SMCTA grant funding. Staff is requesting an additional \$150K to complete construction and ensure full implementation of approved roadway safety enhancements. The project aims to reduce speeds and improve pedestrian visibility along this corridor.

Citywide Pedestrian Improvements

Funding of \$100K is proposed to implement small-scale pedestrian safety enhancements throughout the city. Improvements may include ADA curb ramp upgrades, high-visibility crosswalks, signage, and other safety measures. The program advances accessibility and pedestrian safety goals.

Murchison / Trousdale / Davis Bike Project

The Murchison / Trousdale / Davis Bicycle Improvement Project is going into construction this summer. Staff is requesting an additional \$100K to address expanded construction scope and ensure full delivery of approved bicycle safety enhancements. The project improves connectivity and enhances comfort for cyclists traveling through the corridor.

Traffic & Transportation Studies

Staff is requesting \$100K to fund citywide traffic and transportation studies. These studies will provide data and analysis to support roadway safety improvements, grant applications, and long-term mobility planning. Strategic planning efforts remain critical to advancing the City's transportation priorities.

These above projects reflect the City's ongoing commitment to enhancing transportation safety, mobility, and infrastructure resilience.

PARKING ENTERPRISE FUNDED PROJECTS (\$700,000)

Staff is requesting \$500K to resurface Parking Lot R, located near Broadway between El Camino Real and Capuchino. This project will resurface the parking lot to enhance safety and improve the aesthetic appearance of the area, ensuring it remains functional, well-maintained, and visually appealing for users

Additionally, staff is requesting \$200K to support repairs and maintenance for the Highland Garage Concrete Repair Project. The scope of work includes concrete repairs, structural patching, crack repair, spall repair, and other corrective work. These repairs will address ongoing maintenance needs and help preserve the long-term useful life of the garage structure.

GAS TAX AND SB 1 PROJECTS (\$2,400,000)

Based on the condition assessment of 84 miles of existing street infrastructure and the recommendations from the Street Pavement Maintenance Software Program, staff is proposing a total of \$2.4M of CIP funding from a combination of Gas Tax Fees and SB 1 funds for next year’s street repairs and resurfacing program as follows.

- Castro Court - from Martinez Drive to End
- East Carol Avenue - from Barroilhet Avenue to Carol Avenue
- Frontera Way – from Vallejo Drive to Hunt Drive
- Hillside Drive – from Alvarado Avenue to Vancouver Avenue
- Paloma Avenue - from Broadway to Lincoln Avenue
- Skyline Boulevard – from South City Limits to Hillside Drive
- Toledo Court – Martinez Drive to End
- *Rollins Road – from North City Limits to Broadway (The North Rollins Road Bike and Pedestrian Project will leverage the funding for the street resurfacing program to ensure a high-quality outcome and longer pavement life cycle.)*

The above list is preliminary and subject to change. A revised list of streets will be presented during the May Budget Study Session.

FISCAL IMPACT

The estimated cost of the proposed CIP program as identified in this staff report is \$12.65M as follows:

• General Fund	\$3,650,000
• Measure I	\$1,000,000
• Gas Tax, Measure A & W, and SB 1	\$5,050,000
• Parking Enterprise Fund	\$700,000
• Development Impact Fees	\$2,245,000
• Grants	\$20,325,000
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Total	\$32,970,000

Exhibit:

- PowerPoint Presentation