



CITY OF CARMEL-BY-THE-SEA

Revised 5 Year Capital Improvement Plan & Accelerated Street CIP Options

City Council Meeting

April 6, 2026



Purpose

- Review updated Capital Improvement Plan
- Present 2 options for street maintenance prioritization
- Seek Council direction to finalize a CIP budget and 5-year plan



Agenda

- Present the refined CIP based on Councils prior feedback (Option 1).

- Present options for a Street CIP prioritization:
 - All Streets > PCI 50 in 5 Years (Option 2)
 - All Streets > PCI 50 in 10 Years (Option 3)

- Seek Council Direction



Revisions to the Original 5-Year CIP Plan (Option 1)

- Sunset Retaining Wall (\$450,000): Deferred to FY27-28
- City Shingle Project (\$500,000): Deferred to FY28-29
- Mission Trail Preserve (\$175,000): Deferred to FY27-28
- PW/PD Architectural Design: Reduced from \$5M to \$3.5M
- Removed Fires Inspector Vehicle (\$75,000)
- Micro-seal Paving Project: Increased by \$25,000 (new total \$600,000)
- Picadilly Project (\$150,000): Moved to FY26–27
- Sand Ramp: Increased from \$275,000 to \$400,000 for FY26–27 to combine design and permitting.
- Added Shore Infrastructure Repairs (\$400,000 Carryover)
- Contingency: Increased from \$549,000 to \$600,000



OPTION 1: Revised 5-Year CIP

City of Carmel-by-the-Sea 5-Year Capital Improvement Plan FY 2026-2031 Excluding Operating Budget Projects As of: 4/6/26										
Category	FY 2026/27		FY 2027/28		FY 2028/29		FY 2029/30		FY 2030/31	
	Year 1		Year 2		Year 3		Year 4		Year 5	
	Project	Estimate	Project	Estimate	Project	Estimate	Project	Estimate	Project	Estimate
Drainage	Drainage Improvement Project Design (Carryover \$175,000)	D 450,000	Drainage Improvement Project-Construction FY 26/27	D 1,500,000						
					Mission Bypass Pipe - Design	D 415,000	Mission Bypass Pipe - Construction	D 2,750,000		
									Drainage Improvement Project - Design	D 865,000
	Scenic Drainage Improvement & Pathway Restoration Design 8th - 11th (Carryover \$100,000)	D 300,000	Scenic Drainage Improvement & Pathway Restoration Constr Ph 1 - 8th - 11th	D 1,500,000	Scenic Drainage Improvement & Pathway Restoration Planting/Monitoring Ph 2 - 8th - 11th	D 300,000				
	\$8,080,000	\$ 750,000		\$ 3,000,000		\$ 715,000		\$ 2,750,000		\$ 865,000
Streets/ Sidewalks	Street Improvement Project - Design	D 500,000	Street Improvement Project - Construction Ph 1	D 1,000,000	Street Improvement Project - Construction Ph 2	D 1,500,000				
					Street Improvement Project - Design	D 500,000	Street Improvement Project - Construction Ph 1	D 500,000	Street Improvement Project - Construction Ph 2	D 1,500,000
									Street Improvement Project - Design	D 500,000
	Street Preventative Maintenance Project - Microseal/Microsurface (Design and Construction)	D 600,000								
	Resurface Parking Lot Sunset Center	D 300,000								
					Childrens Library Drainage & Parking Lot Resurface - Design	D 150,000	Childrens Library Drainage & Parking Lot Resurface - Construction	D 600,000		
	Sidewalk Improvement Project - Design	D 275,000	Sidewalk Improvement Project - Construction Ph 1	D 500,000	Sidewalk Improvement Project - Construction Ph 2	D 600,000	Sidewalk Improvement Project - Design	D 300,000	Sidewalk Improvement Project - Construction Ph 1	D 700,000
			Sunset Center Retaining Walls, Sidewalk & Fence Improvement - Design(Carryover - \$450,000)	D 450,000	Sunset Center Retaining Walls, Sidewalk & Fence Improvement - Construction	D 1,200,000				
	\$11,675,000	\$ 1,675,000		\$ 1,950,000		\$ 3,950,000		\$ 1,400,000		\$ 2,700,000



No Change to Streets Category





OPTION 1: Revised 5-Year CIP

continued:

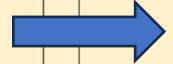
Category	FY 2026/27			FY 2027/28			FY 2028/29			FY 2029/30			FY 2030/31		
	Year 1			Year 2			Year 3			Year 4			Year 5		
Facilities	Picadilly Restroom - Design (Carryover from FY25/26 \$70,000)	D	150,000	Picadilly Restroom Construction	D	600,000									
	Vista Lobos Panel Upgrade E V (Carryover \$560,000)	D	560,000												
							Facility Condition Assessment		200,000	Facility Repairs	D	300,000	Facility Repairs	D	300,000
							City Hall Shingles & Windows (Carryover \$70,000)	D	500,000						
	ADA Upgrade		20,000	ADA Upgrade		20,000	ADA Upgrade		20,000	ADA Upgrade		20,000	ADA Upgrade		20,000
	Sunset Center - Piano Room Floor		25,000												
	Sunset Center - Guardrail Replacement		50,000												
	Fire Station Alert System Upgrade		200,000												
	PD/PW Architecture - Design	D	3,500,000	PD/PW Architecture - Design (Carryover from FY 26/27)	D										
	Flanders Foundation Repair (Assessment & Repair)	D	150,000	Flanders Window and Gutter Repair	D	100,000									
	Transfer Switches for City Hall & Vista Lobos	D	100,000	Back-up generator transfer switch for City Hall & Vista Lobos		200,000									
	Fire Service Backflow Preventer Upgrade (HML, CL and CH) (Carryover \$200,000)	D	250,000	Fire Station Window upgrades	D	20,000									
										PW Roll-up 2 Doors	D	100,000			
\$7,405,000		\$ 5,005,000			\$ 940,000			\$ 720,000			\$ 420,000			\$ 320,000	



OPTION 1: Revised 5-Year CIP

continued:

Category	FY 2026/27			FY 2027/28			FY 2028/29			FY 2029/30			FY 2030/31		
	Year 1			Year 2			Year 3			Year 4			Year 5		
Forestry, Parks & Beach	Sand Ramp 8th Ave Repair Project - Design and Permitting (Carryover \$275,000)	D	400,000	Sand Ramp 8th Ave Repair Project - Design and Permitting	D	-	Sand Ramp 8th Ave Repair Project - Construction	D	2,000,000						
	Eroded Bluff Emergency Repair (Design and Construction)		200,000												
	Shoreline Infrastructure Repairs (Carryover \$400,000)	D	400,000	Shoreline Infrastructure Repairs	D	200,000									
				4th Ave Outfall - Design (Carryover \$900,000 from FY25/26)	D	900,000	4th Ave Outfall - Permitting	D	0	4th Ave Outfall - Permitting and Construction	D	2,500,000			
										4th Ave Pathway (Monte Verde St to San Antonio) Design		400,000	4th Ave Pathway (Monte Verde St to San Antonio) Construction		2,500,000
				Carmel Beach Climate Adaptation & Coastal Resiliency Program (Technical Studies, Design & CEQA)		650,000	Carmel Beach Climate Adaptation & Coastal Resiliency Program (Implementation)		300,000	Carmel Beach Climate Adaptation & Coastal Resiliency Program (Implementation)		200,000	Carmel Beach Climate Adaptation & Coastal Resiliency Program (Monitoring)		150,000
				Mission Trail Nature Preserve - Stream Restoration & Trail Resiliency Design (Carryover \$175,000)	D	175,000	Mission Trail Nature Preserve - Stream Restoration & Trail Resiliency Design & Permitting	D	400,000	Mission Trail Nature Preserve Environmental & Permitting- Stream Restoration & Trail Resiliency	D	100,000	Mission Trail Nature Preserve - Stream Restoration & Trail Resiliency	D	4,000,000
				North Dunes Habitat Restoration Area - Invasive Species Planning and Removal		200,000	North Dunes Habitat Restoration Area - Invasive Species Removal		100,000						
	\$15,775,000	\$ 1,000,000		\$ 2,125,000		\$ 2,800,000		\$ 3,200,000		\$ 6,650,000					
Fleet & Equipment	Radio Lease, Year 6		30,000	PW Water Truck (1994 Ford SD)		125,000	PW EV Truck (2005 Ford LCF)		125,000	PW Maintenance Truck (2008 Ford F350)		125,000	PW Maintenance Truck (2012 F250)		125,000
	PW Patch Truch (1999 F450)		125,000	PD Patrol Vehicle EV (2019)		75,000	PD Detective Vehicle EV (2017)		75,000	PD Patrol Vehicle EV (2016)		75,000	PD Patrol Vehicle EV (2020)		75,000
	PD Radar Trailer (2009)		25,000	PD Parking Vehicle EV (2014)		45,000	PD Patrol Vehicle EV (2020)		75,000						
	PD Parking Vehicle		50,000				PW Backup Portable Generator		90,000						
	PD Admin Vehicle EV (2013)		75,000												
	PD Animal Control Vehicle (2009)		75,000												
	EV Vehicles - 3CE Grants		-30,000	EV Vehicles - 3CE Grants		-30,000	EV Vehicles - 3CE Grants		-35,000	EV Vehicles - 3CE Grants		-35,000	EV Vehicles - 3CE Grants		-35,000
	\$1,225,000	\$ 350,000		\$ 215,000		\$ 330,000		\$ 165,000		\$ 165,000		\$ 165,000			
Contingency		600,000	CIP Contingency		600,000	CIP Contingency		600,000	CIP Contingency		600,000	CIP Contingency		600,000	
		Project Subtotal		9,380,000		8,830,000		9,115,000		8,535,000		11,300,000			





OPTION 1: Revised 5-Year CIP

continued:

Category	FY 2026/27		FY 2027/28		FY 2028/29		FY 2029/30		FY 2030/31	
	Year 1		Year 2		Year 3		Year 4		Year 5	
	<i>Project Subtotal</i>	9,380,000		8,830,000		9,115,000		8,535,000		11,300,000
Staff Resources	Project Management (3 FTE)	\$ 612,504	Project Management (3 FTE)	\$ 627,817	Project Management (3 FTE)	\$ 643,512	Project Management (3 FTE)	\$ 659,600	Project Management (3 FTE)	\$ 676,090
	5-Year Total:									
Grand Totals (incl. carry over)	\$50,379,523	\$9,992,504		\$9,457,817		\$9,758,512		\$9,194,600		\$11,976,090
	Deferred Maintenance Total	\$7,935,000	Deferred Maintenance Total	\$7,125,000	Deferred Maintenance Total	\$7,565,000	Deferred Maintenance Total	\$7,150,000	Deferred Maintenance Total	\$7,865,000



OPTIONS 2 & 3

Based on Council's feedback to prioritize streets maintenance and an initiative of the Finance Committee:

- Present 5- and 10-year street program options that raise all streets to a PCI above 50.



OPTIONS: 2 & 3

Side by Side Comparison

Option 2: 5-Year Street CIP to Achieve Roads with PCI Score above 50

Fiscal Years	Street Improvement	Street Preventative Maintenance
Year 1	\$450,000	\$672,000
Year 2	\$2,500,000	\$705,600
Year 3	\$1,760,000	\$740,880
Year 4	\$1,540,000	\$777,924
Year 5	\$1,350,000	\$816,820
Total	\$7,600,000	\$3,713,224
Grandtotal	\$11,313,224	

Option 3: 10-Year Street CIP to Achieve Roads with PCI Score above 50

Fiscal Years	Street Improvement	Street Preventative Maintenance
Year 1	\$200,000	\$850,000
Year 2	\$854,000	\$700,000
Year 3	\$939,400	\$500,000
Year 4	\$1,033,340	\$400,000
Year 5	\$1,136,674	\$400,000
Year 6	\$1,250,341	\$400,000
Year 7	\$1,375,376	\$400,000
Year 8	\$1,512,913	\$400,000
Year 9	\$1,664,204	\$400,000
Year 10	\$1,830,625	\$400,000
Total	\$11,796,873	\$4,850,000
Grandtotal	\$16,646,873	



5 and 10-Year Overall Comparison

Option 2: 5-Year Program to Raise All Streets to a PCI of 50 or Higher

Category	FY 2026/27			FY 2027/28			FY 2028/29			FY 2029/30			FY 2030/31		
	Year 1			Year 2			Year 3			Year 4			Year 5		
Streets/ Sidewalks	Street Improvement Project A- Design	D	450,000	Street Improvement Project A- Construction	D	2,200,000	Street Improvement Project B- Construction	D	1,500,000	Street Improvement Project C- Construction	D	1,300,000	Street Improvement Project D- Construction	D	1,200,000
				Street Improvement Project B- Design	D	300,000	Street Improvement Project C- Design	D	260,000	Street Improvement Project D- Design	D	240,000	Street Improvement Project E - Design	D	150,000
	Street Preventative Maintenance Project - (Design and Construction)	D	672,000	Street Preventative Maintenance Project - (Design and Construction)	D	705,600	Street Preventative Maintenance Project - (Design and Construction)	D	740,880	Street Preventative Maintenance Project - (Design and Construction)	D	777,924	Street Preventative Maintenance Project - (Design and Construction)	D	816,820
	Resurface Parking Lot Sunset Center	D	300,000				Childrens Library Drainage & Parking Lot Resurface - Design	D	150,000	Childrens Library Drainage & Parking Lot Resurface - Construction	D	600,000			
	Sidewalk Improvement Project - Design	D	275,000	Sidewalk Improvement Project - Construction Ph 1	D	500,000	Sidewalk Improvement Project - Construction Ph 2	D	600,000	Sidewalk Improvement Project - Design	D	300,000	Sidewalk Improvement Project -Construction Ph 1	D	700,000
				Sunset Center Retaining Walls, Sidewalk & Fence Improvement - Design(Carryover - \$450,000)	D	450,000	Sunset Center Retaining Walls, Sidewalk & Fence Improvement - Construction	D	1,200,000						
	\$16,388,224		\$ 1,697,000		\$ 4,155,600		\$ 4,450,880		\$ 3,217,924		\$ 2,866,820				
	Project Subtotal		9,602,000	11,035,600		9,615,880		10,352,924		11,466,820					
Staff Resources	Project Management (3 FTE)		\$ 612,504	Project Management (4 FTE)		\$ 837,089	Project Management (4 FTE)		\$ 858,016	Project Management (4 FTE)		\$ 879,467	Project Management (4 FTE)		\$ 901,453
	5-Year Total:														
Grand Totals (incl. carry over)	\$56,161,754		\$10,214,504		\$11,872,689		\$10,473,896		\$11,232,391		\$8,967,924		\$8,031,820		\$12,368,274
	Deferred Maintenance Total		\$7,957,000	Deferred Maintenance Total		\$9,150,600	Deferred Maintenance Total [No Title]		\$8,065,880	Deferred Maintenance Total		\$8,967,924	Deferred Maintenance Total		\$8,031,820

Option 3: 10-Year Program to Raise All Streets to a PCI of 50 or Higher

Category	FY 2026/27			FY 2027/28			FY 2028/29			FY 2029/30			FY 2030/31		
	Year 1			Year 2			Year 3			Year 4			Year 5		
Streets/ Sidewalks	Street Improvement Project A- Design	D	200,000	Street Improvement Project A- Construction	D	800,000	Street Improvement Project B- Construction	D	880,000	Street Improvement Project C- Construction	D	968,000	Street Improvement Project D- Construction	D	1,064,800
				Street Improvement Project B- Design	D	176,000	Street Improvement Project C- Design	D	193,600	Street Improvement Project D- Design	D	212,960	Street Improvement Project E - Design	D	234,256
	Street Preventative Maintenance Project - (Design and Construction)	D	850,000	Street Preventative Maintenance Project - (Design and Construction)	D	700,000	Street Preventative Maintenance Project - (Design and Construction)	D	500,000	Street Preventative Maintenance Project - (Design and Construction)	D	400,000	Street Preventative Maintenance Project - (Design and Construction)	D	400,000
	Resurface Parking Lot Sunset Center	D	300,000				Childrens Library Drainage & Parking Lot Resurface - Design	D	150,000	Childrens Library Drainage & Parking Lot Resurface - Construction	D	600,000			
	Sidewalk Improvement Project - Design	D	275,000	Sidewalk Improvement Project - Construction Ph 1	D	500,000	Sidewalk Improvement Project - Construction Ph 2	D	600,000	Sidewalk Improvement Project - Design	D	300,000	Sidewalk Improvement Project -Construction Ph 1	D	700,000
				Sunset Center Retaining Walls, Sidewalk & Fence Improvement - Design(Carryover - \$450,000)	D	450,000	Sunset Center Retaining Walls, Sidewalk & Fence Improvement - Construction	D	1,200,000						
	\$12,654,616		\$ 1,625,000		\$ 2,626,000		\$ 3,523,600		\$ 2,480,960		\$ 2,399,056				
	Project Subtotal		9,530,000	9,506,000		8,688,600		9,615,960		10,999,056					
Staff Resources	Project Management (3 FTE)		\$ 612,504	Project Management (3 FTE)		\$ 627,817	Project Management (3 FTE)		\$ 643,512	Project Management (3 FTE)		\$ 659,800	Project Management (3 FTE)		\$ 676,090
	5-Year Total:														
Grand Totals (incl. carry over)	\$51,659,139		\$10,142,504		\$10,133,817		\$9,332,112		\$10,275,560		\$8,230,960		\$7,564,056		\$11,675,146
	Deferred Maintenance Total		\$7,885,000	Deferred Maintenance Total		\$7,621,000	Deferred Maintenance Total		\$7,138,600	Deferred Maintenance Total		\$8,230,960	Deferred Maintenance Total		\$7,564,056



Conclusion

Provide Direction on the following:

- Proceed with the refined 5-year CIP or one of the two Street CIP program options.
- Retain, remove, or postpone projects currently included in the staff proposed CIP plan.



COMPARISON: REVISED VS ORIGINAL 5-YEAR CIP

Option 1: Revised 5-YEAR CIP

Category	FY 2026/27		FY 2027/28		FY 2028/29		FY 2029/30		FY 2030/31	
	Year 1		Year 2		Year 3		Year 4		Year 5	
	<i>Project Subtotal</i>	9,380,000		8,830,000		9,115,000		8,535,000		11,300,000
Staff Resources	Project Management (3 FTE)	\$ 612,504	Project Management (3 FTE)	\$ 627,817	Project Management (3 FTE)	\$ 643,512	Project Management (3 FTE)	\$ 659,600	Project Management (3 FTE)	\$ 676,090
	5-Year Total:									
Grand Totals (incl. carry over)	\$50,379,523	\$9,992,504		\$9,457,817		\$9,758,512		\$9,194,600		\$11,976,090
	Deferred Maintenance Total	\$7,935,000	Deferred Maintenance Total	\$7,125,000	Deferred Maintenance Total	\$7,565,000	Deferred Maintenance Total	\$7,150,000	Deferred Maintenance Total	\$7,865,000

Original 5-YEAR CIP

	<i>Project Subtotal</i>	11,529,000		9,005,000		9,465,000		10,135,000		9,700,000
Staff Resources	Project Management (3 FTE)	\$ 612,504	Project Management (3 FTE)	\$ 627,817	Project Management (3 FTE)	\$ 643,512	Project Management (3 FTE)	\$ 659,600	Project Management (3 FTE)	\$ 676,090
	5-Year Total:									
Grand Totals (incl. carry over)	\$53,053,523	\$12,141,504		\$9,632,817		\$10,108,512		\$10,794,600		\$10,376,090
	Deferred Maintenance Total	\$9,860,000	Deferred Maintenance Total	\$6,620,000	Deferred Maintenance Total	\$7,215,000	Deferred Maintenance Total	\$8,600,000	Deferred Maintenance Total	\$6,365,000



ORIGINAL PROPOSED ANNUAL FY 26/27 CIP BUDGET

FISCAL YEAR 2026-2027

Category	Year 1		FY25-26 Carryover (Included in the Budget)	FY 26-27 Budget Needed	Soft Cost (Included in the Estimate)	FY 26/27 Construction Cost	FY 27/28 Construction Cost	Future Construction Cost	ADA Required ?
	FY 2026/27	Estimated Total							
Drainage	Drainage Improvement Project Design	450,000	175,000	275,000	450,000		1,500,000		No
		\$ 450,000	\$ 175,000	\$ 275,000	\$ 450,000		\$ 1,500,000		
Streets/Sidewalks	Street Improvement Project - Design	500,000		500,000	500,000		1,000,000	1,500,000	Yes
	Street Improvement Project - Microseal (Design and Construction)	575,000		575,000	75,000	500,000			No
	Resurface Parking Lot Sunset Center	300,000	150,000	150,000	30,000	270,000			Yes
	Sidewalk Improvement Project - Design	275,000		275,000	275,000		500,000	600,000	Yes
	Sunset Center Retaining Walls, Sidewalk and Fence Improvement - Design	450,000	450,000		450,000		1,200,000		Yes
		\$ 2,100,000	\$ 600,000	\$ 1,500,000	\$ 1,330,000	\$ 770,000	\$ 2,700,000		
Facilities	Vista Lobos Panel Upgrade EV	560,000	560,000		140,000	420,000			No
	City Hall Shingles & Windows	500,000	70,000	430,000	100,000	400,000			No
	ADA Upgrade	20,000		20,000		20,000			Yes
	Sunset Center - Piano Room Floor	25,000		25,000		25,000			No
	Sunset Center - Guardrail Replacement	50,000		50,000		50,000			No
	Fire Station Alert System Upgrade	200,000		200,000		200,000			No
	PD/PW Architecture - Design	5,000,000		5,000,000	5,000,000				No
	Flanders Foundation Repair (Assessment & Repair)	150,000		150,000	50,000	100,000			No
	Transfer Switches for City Hall & Vista Lobos	100,000		100,000		100,000			No
	Fire Service Backflow Preventer Upgrade (HML, CL and CH)	250,000	200,000	50,000	20,000	230,000			No
	\$ 6,855,000	\$ 830,000	\$ 6,025,000	\$ 5,310,000	\$ 1,545,000	\$ -			

Soft Cost: (~25%-30%)	Construction Cost:
Engineering/Design	Construction
Topo Survey	Contingency (~10%-20%)
Advertisement	
Public Outreach	
Permits	
Geotechnical Investigation	
Project Management	
Construction Management	
Inspection	



ORIGINAL PROPOSED ANNUAL FY 26/27 CIP BUDGET

Category	Year 1	FY25-26 Carryover (Included in the Budget)	FY 26-27 Budget Needed	Soft Cost (Included in the Estimate)	FY 26/27 Construction Cost	FY 27/28 Construction Cost	Future Construction Cost	ADA Required ?
Forestry, Parks & Beach	Sand Ramp 8th Ave Repair Project - Design and Temporary Sand Replacement	275,000	275,000	275,000				Yes
	Eroded Bluff Emergency Repair	200,000	200,000	100,000	100,000			No
	Scenic Pathway Emergency Improvement Design 8th - 11th	300,000	100,000	200,000		1,500,000		Yes
	Mission Trail Nature Preserve - Stream Restoration & Trail Resiliency Design	175,000	175,000	175,000				Yes
	North Dunes Habitat Restoration Area - Invasive Species Planning and Removal	200,000		200,000	100,000	100,000		No
		\$ 1,150,000	\$ 550,000	\$ 950,000	\$ 200,000	\$ 1,500,000		
Fleet & Equipment	Radio Lease, Year 6	30,000	30,000		30,000			No
	PW Patch Truch (1999 F450)	125,000	125,000		125,000			No
	PD Radar Trailer (2009)	25,000	25,000		25,000			No
	Fire Inspector Vehicle EV (2012)	75,000	75,000		75,000			No
	PD Parking Vehicle	50,000	50,000		50,000			No
	PD Admin Vehicle EV (2013)	75,000	75,000		75,000			No
	PD Animal Control Vehicle (2009)	75,000	75,000		75,000			No
	EV Vehicles - 3CE Grants	-30,000	-30,000		-30,000			
		\$ 425,000	\$ 425,000		\$ 425,000			
Contingency	CIP Contingency	\$ 549,000	\$ 549,000	\$ 249,000	\$ 300,000			
	Project Subtotal	\$ 11,529,000	\$ 2,155,000	\$ 9,374,000	\$ 8,289,000	\$ 3,240,000	\$ 5,700,000	\$ 2,100,000
Staff Resources	Project Management (3 FTE)	\$ 612,504	\$ 612,504	\$ 612,504				
	Grand Total	\$12,141,504	\$2,155,000	\$9,986,504	\$8,901,504	\$3,240,000	\$5,700,000	\$2,100,000

= Amount of External Funding Source
 = Budget Needed for FY26/27 (Excl Carry-Over)
 * EV Vehicles needed to meet State EV fleet requirements