2026 PROPOSED | Capital Projects Budget

Updated 11/06/25

List Number	Priority 1-5	Priority A-D	Project	Project Start	Total Life Approved Budget	Prior Years Expenditure	Carry Over from 2025	2026 Additional Request	2026 Total Request	2027	2028	2029	2030
			ONGOING										
1	1	A	Pavement Program	Ongoing	-	-	-	1,000,000	1,000,000	1,335,000	1,025,000	925,000	980,000
2	Carryover		Roof Replacement Program		165,000	10,000	155,000	(130,000)	25,000	200,000	178,000	-	-
			MAJOR CAPITAL - NEW CONSTRUCTION										
3	Carryover		Pickleball Courts	2022	5,354,713	4,354,713	1,000,000	-	1,000,000	-	-	-	-
4	Carryover		RWC Admin Relocation	2023	313,300	313,300	-	100,000	100,000	-	-	-	-
5	Carryover		Food + Beverage Capital Projects	2025	809,100	559,100	250,000	-	250,000	-	-	-	-
			MAJOR CAPITAL - OVER $1M										
6	2	B	Hillside Park Space Master Plan	2026	-	-	-	95,000	95,000	1,200,000	-	-	-
7	Carryover		Golf Course Lake Liner Replacement	2024	50,000	1,750	48,250	-	48,250	1,000,000	-	-	-
			MAJOR CAPITAL - LESS THAN $1M										
8	Carryover		Golf Bridge Replacement	2023	225,000	225,000	-	600,000	600,000	-	-	-	-
9	Carryover		Event Center | Pickleball Solar (Phase III Solar)	2022	21,000	29,571	-	10,000	10,000	-	-	-	-
10	2	A	Golf Water Conservation Projects	2026	-	-	-	150,000	150,000	-	-	-	-
			NEW REQUESTS										
11	2	B	Dollar Clubhouse Master Plan	2026	-	-	-	125,000	125,000	-	-	-	-
12	2	C	Dollar Park Electrical	2026	-	-	-	140,000	140,000	-	-	-	-
13	1	B	Stanley Dollar Security Fencing and Camera	2026	-	-	-	40,000	40,000	-	-	-	-
14	1	B	Server for Security Camera Storage	2026	-	-	-	64,750	64,750	-	-	-	-
15	2	A	IT Server Upgrade	2026	-	-	-	24,500	24,500	-	-	-	-
16	4	B	Buckeye Tennis Courts 7 & 8 Resurfacing	2026	-	-	-	30,000	30,000	-	-	-	-
			FUTURE PROJECTS										
17	1	D	Pedestrian Gate Project (Plan Only)		-	-	-	-	-	25,000	160,000	-	-
18	2	A	MOD Underground Fuel/Waste Oil Tanks Replacement										
			TOTAL 2026 PROPOSED CAPITAL PROJECTS		**6,938,113**	**5,493,434**	**1,453,250**	**2,249,250**	**3,702,500**	**3,760,000**	**1,363,000**	**925,000**	**980,000**
			TOTAL 2026 PROPOSED MACHINERY + EQUIPMENT						**663,690**				
			TOTAL 2026 PROPOSED RWC FACILITY + PROPERTY IMPROVEMENTS						**1,212,000**				
								TOTAL 2026 PROPOSED CAPITAL BUDGET	**5,578,190**				

PRIORITY
1-A
Optimum pricing when bid Q2 for Q4 implementation

PROJECT SUMMARY	
Total Estimated 2026	**$1,000,000**
Project Start Date	January 2026
Estimated Completion	Ongoing | 5-Year Proj
Project Location	Valley-Wide
Managing Department	Fac+Prop Maintenance









PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The Pavement Program proactively evaluates pavement condition index (PCI) based on visual surveys that focus on seven types of distress: alligator cracking, block cracking, longitudinal and transverse cracking, distortions, patching and utility cute, rutting and depressions, and weathering and raveling. The PCI score ranges from 0 - 100 and there is prescribed maintenance for each score:

- Very Poor/Failed > 0 - 25 = full reconstruction
- Poor/Very Poor > 26 - 40 = pavement replacement, potential base stabilization
- Fair/Poor > 41 - 60 = localized replacement, overlay, and inlay
- Poor/Good > 61 - 70 = slurry seal, thin overlay
- Good/Very Good > 71 - 85 = patching, crack fill, sealcoat, and slurry seal
- Very Good/Excellent > 85 - 100 = crack fill

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
5,265,000			-	1,000,000	1,000,000	1,335,000	1,025,000	925,000	980,000	5,265,000

COMMUNITY BENEFIT | IMPACT

The entire community benefits from this project. Investing in pavement improvements not only enhances road quality but also significantly contributes to the safety of all road users.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

The cost of the paving prolongs the life of the asset. Deferring maintenance can lead to unsafe roads and potentially even more costly repairs to the road base in the near future.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

Replacing the pavement now will prevent the need for more costly road base repairs and higher replacement cost in the near future.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

N/A

Ongoing required maintenance.

PRIORITY
Carryover Project

PROJECT SUMMARY	
Total Estimated 2025	**$25,000**
Project Start Date	January 2026
Estimated Completion	Ongoing | 5-Year Proj
Project Location	Valley-Wide
Managing Department	Fac+Prop Maintenance



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The skylights have an estimated useful life of 20 years and were installed in 1992. There is delamination and spalling which will lead to leaks. To avoid potential water damage replacement is advised.

Funding was approved in 2024 however, evaluation revealed that replacement of the skylight system in-kind would be cost prohibitive. A new design incorporating clerestory windows with a solid roof will provide ample daylight, while saving on construction costs. Schematic drawings and structural analysis will need to be developed to obtain an accurate cost estimate for replacement.

Forecast includes the replacement of gutter system at Gateway in 2028.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
413,000	165,000	10,000	155,000	(130,000)	25,000	200,000	178,000			413,000

COMMUNITY BENEFIT | IMPACT

The entire community benefits from this asset.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

Replacing roofs extends the life of the asset.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

Delay of this project may result in substantial deterioration of the skylights and may result in water damage. As with most construction projects, there is also an increased cost of materials and supplies over time.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

N/A

Ongoing required maintenance.

PRIORITY	PROJECT SUMMARY	
Carryover Project	**Total Estimated 2026**	**1,000,000**
	Project Start Date	January 2022
	Estimated Completion	June 2026
	Project Location	Event Center Complex
	Managing Department	Community Services





PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

Funds for 2026 are for the construction phase of the pickleball facility. Project completion expected June 2026.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
5,354,713	5,354,713	4,354,713	1,000,000		1,000,000	-	-	-		5,354,713

COMMUNITY BENEFIT | IMPACT

The Pickleball Club is one of the largest clubs in Rossmoor with over 600 members. The new courts double the existing amount of playing space and will accommodate more playing time through the year as it is a covered space.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

This new facility will add to the workload of Facilities Maintenance and Custodial Services. Facilities Maintenance will require an approximate 1/2 hour per week for site inspection of lights, leaks, and electrical. Custodial will require an approximate 1/2 hour for routine inspection of surfaces and required cleaning.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

Ongoing custodial and facility maintenance of this facility will add minimal cost in the initial years (i.e., additional replacement bulbs, custodial supplies, nets, and rollers). Deferred maintenance will include scheduling funding for court resurfacing to the manufacturer's standard. This is unknown until the project is bid. As this is a partially closed facility, it will not have the same exposure as outdoor courts that require resurfacing every 7 - 10 years.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

July 2022, ELS was hired to investigate feasibility of the current site and funds were approved to initiate the construction of a Pickleball complex. Additional funding was approved in the 2023 capital budget to add a building enclosure. The permitting process began in July 2023 and continued through March 2025. Final review and approval by the City of Walnut Creek included Design Review Committee in December 2024 and Planning Commission review/approval in March 2025. The RWC Board approved the construction phase budget and award of construction contract to Huff Construction in August 2025. Huff mobilized on October 20, 2025.

PRIORITY
Carryover Project

PROJECT SUMMARY	
Total Estimated 2026	100,000
Project Start Date	January 2023
Estimated Completion	December 2029
Project Location	Valley-Wide
Managing Department	General Manager



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

For the past two years, RWC has explored a number of options to relocate all of RWC's services and administrative funcitons to one location. This work will continue into 2026.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
413,300	313,300	313,300	-	100,000	100,000	-	-	-		413,300

COMMUNITY BENEFIT | IMPACT

This will benefit the entire community by creating a central service center that houses most of RWC's services.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

Locating all of RWC's services and administrative functions in one location will create better communication between departments. Improved communication and efficiency of work will positively impact service delivery to the community.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

Any additional facility will impact the workload of both the Facilities Maintenance and Custodial teams, and will increase both operational budgets. This has not yet been evaluated.

DEPENDENCIES

Further action on this project pending direction from Board.

PROJECT HISTORY | TIMELINE

MOD replacement is identified in the FMP.

April 2023, the RWC Board approved $160,000 to complete an evaluation of the Medical Center Property for potential reuse for MOD, Accounting, and other RWC offices.

May 2024, the RWC Board approved $13,300 amendment for ELS to study the cost of several relocation options.

PRIORITY
Carryover Project

PROJECT SUMMARY	
Total Estimated 2026	**250,000**
Project Start Date	January 2026
Estimated Completion	March 2026
Project Location	Valley-Wide
Managing Department	Community Services



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

Funding in 2026 is for start up capital costs of the new operator including but not limited to bar and kitchen equipment, dining room furniture and finishes, professional design services, and contingencies for these items.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
809,100	809,100	559,100	250,000	-	250,000	-	-	-		809,100

COMMUNITY BENEFIT | IMPACT

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

DEPENDENCIES

PROJECT HISTORY

In December 2023, the RWC Board authorized an agreement with Synergy Food Service Consultants for a Food and Beverage Study to develop a high-level concept plan to convey what types of food service delivery models are possible for a community of this size and population. That study concluded in 2025 and Synergy's scope was amended to develop an RFP and recruit candidates for a new food service operator. This funding was approved by the RWC Board in October 2025.

PRIORITY
2-B

PROJECT SUMMARY	
Total Estimated 2026	**95,000**
Project Start Date	July 2025
Estimated Completion	December 2027
Project Location	Hillside
Managing Department	Community Services



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

Hillside Clubhouse's park space provides a variety of activity areas including lawn bowling, bocce, and a picnic shelter with bbq station. Primary user groups for lawn bowling and bocce have expressed interest in different improvements. Over the years, the RWC Board has discussed replacing at least one of the lawn bowling courts with artificial turf. The Bocce Club, has requested improvements to the bocce area to accommodate their growing club interest.

In 2025, the RWC Board included in the capital budget funding for a master plan to consider programming and redesign off all park spaces at Hillside. The project was deferred to 2026. (Projected 2027 is an estimate for turf replacement of one lawn bowling court.)

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2028	2030	Total 5-Yr Est Cost
1,295,000	-	-	-	95,000	95,000	1,200,000	-	-		1,295,000

COMMUNITY BENEFIT | IMPACT

In addition to addressing interests expressed by the Lawn Bowling and Bocce Clubs, a master plan process will explore new ideas by allowing broader resident engagement in the process.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

There is no risk with deferring this project.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

Costs are unknown until the master plan is complete. Depending on the outcome and cost, the plan may be complete in phases.

There may be opportunity for replacing natural greens in whole or part with artificial turf. The 2026 budgeted cost for maintaining lawn bowling greens is $197K. This includes $42K for water that includes the greens, clubhouse, and the park. For this reason it is difficult to estimate exact savings by converting natural to artificial turf.

DEPENDENCIES

PROJECT HISTORY

The project was deferred in 2025 to 2026.

PRIORITY
Carryover Project

PROJECT SUMMARY	
Total Estimated 2025	**48,250**
Project Start Date	January 2024
Estimated Completion	December 2027
Project Location	Golf Course
Managing Department	Fac+Prop Maintenance



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The liner is approximately 25 years old. It has ripped in several locations and needs replacement to eliminate water loss. Scoping and feasibility studies began in late 2024 and continued into 2025. The project was paused and deferred to continue in 2026.

The 2026 funding request is an estimate only for removal of the existing lake liner and concrete border at the shoreline, replacement of the lake liner and border in kind, with the possibility of some lake bottom dredging. Environmental consulting oversight is needed for management of various agencies having jurisdiction over waterways. Work will need to be limited to a 6 to 8 week period during the Spring or Fall seasons when irrigation is not as critical.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2028	2030	Total 5-Yr Est Cost
1,050,000	50,000	1,750	48,250		48,250	1,000,000	-	-		1,050,000

COMMUNITY BENEFIT | IMPACT

This will benefit the community by maintaining a water resource that offsets EBMUD water use.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

Once drained there may be some risk that additional sections of the pond may need repair. The benefit is preserving all water in the pond for irrigation.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

The value is preserving an asset and not losing a valuable resource of water through leaks in the existing liner. Water will be saved and in times of drought this can be very valuable. Delaying this project may make the existing conditions worse and more costly.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

The RWC Board approved this project in 2024.

PRIORITY	PROJECT SUMMARY	
Carryover Project	**Total Estimated 2026**	**600,000**
	Project Start Date	January 2023
	Estimated Completion	December 2027
	Project Location	Golf Course
	Managing Department	Fac+Prop Maintenance



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The golf course has 12 bridges for golf carts and pedestrian use. They have been inspected and recommended for replacement over an approximate 10 year span.

Final design will be complete in 2025. Contractor bidding and construction will be completed in 2026. Construction will address waterway agency requirements for erosion control, vegetation, and wildlife standards.

Ongoing 10 year annual monitoring and reporting will be under a separate agreement, when that scope of services is known.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2028	2030	Total 5-Yr Est Cost
825,000	225,000	225,000	-	600,000	600,000	-	-	-		825,000

COMMUNITY BENEFIT | IMPACT

Maintaining the bridges in a safe manner helps preserve the amenity for golf and walkers.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

The bridge may fail if this project is not addressed. The project will also address streambeds' current non-compliance with waterway agency requirements for erosion control, vegetation and wildlife standards to minimize possible future violations.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

RWC must preserve the assets on the courses including the bridges in order to continue to provide this amenity to the community.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

This project is identified in the Long Range Capital Plan and was studied during the preparation of the FMP and the project was initiated in 2023. Field analysis (topography mapping, geotechnical sampling), schematic design (preliminary bridge design) and evaluation of environmental mitigation requirements completed in 2024. Design and construction documents completed in 2025.

PRIORITY
Carryover Project

PROJECT SUMMARY	
Total Estimated 2025	**10,000**
Project Start Date	January 2022
Estimated Completion	June 2026
Project Location	Event Center|Pickleball
Managing Department	Community Services



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The next phase of solar is installation of arrays on the Evenet Center and the new pickleball facility. Funding is for the consulting project manager to coordinate the pickleball and solar general contractors, subcontractors, and PG&E, while maintaining the interests of RWC and residents over the course of the project.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2024	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
39,571	21,000	29,571		10,000	10,000	-	-	-		39,571

COMMUNITY BENEFIT | IMPACT

This will benefit the entire community by creating a reduction of the utilities line item of the Operating Budget.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

The project may result in reduced electric utility costs to RWC.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

The impact to electric utility costs has not yet been evaluated for this project.

There is no imminent need to proceed with this project. It may be deferred to Q4 of 2024 or considered in 2025.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

PRIORITY
2-A
Work typically completed in Q3

PROJECT SUMMARY	
Total Estimated 2026	**150,000**
Project Start Date	January 2026
Estimated Completion	December 2026
Project Location	Golf Course
Managing Department	Golf



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

Funding will be used to complete several turf reduction projects on the Dollar Ranch back 9 tees.

This project meets a RWC Board goal to continue water conservation efforts on RWC property. The project will conserve potable water as well as reduce costs and conserve limited resources.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
150,000	-	-	-	150,000	150,000		-	-		150,000

COMMUNITY BENEFIT | IMPACT

This will benefit the entire community by creating a reduction of the water utility line item of the Operating Budget.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

Turf requires significant water resources to maintain. The benefit is a reduction in water use that may be restricted with ongoing drought conditions.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

The reduction will help RWC maintain water budgets in the operating fund. Without this project more water would need to be purchased from EBMUD. The savings in water of 2,512,224 gallons equals approximately $25,000 based on current rates.

There is no imminent need to proceed with this project. It may be deferred to Q4 of 2026 or considered in 2027.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

The project was initiated in 2022.

PRIORITY
2-B

PROJECT SUMMARY	
Total Estimated 2026	**125,000**
Project Start Date	January 2026
Estimated Completion	December 2026
Project Location	Dollar Clubhouse
Managing Department	General Manager



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

This project will develop a Master Plan for the Dollar Clubhouse. The plan will assess current conditions, explore options for improved space utilization, and identify opportunities to enhance accessibility and functionality while preserving the building's historic character. The resulting Master Plan will guide future renovations and investments to support continued community use of this landmark facility.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
125,000			-	125,000	125,000	-	-	-		125,000

COMMUNITY BENEFIT | IMPACT

This will maximize programming space for the use of all residents.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

Without a comprehensive plan, each minor repair or improvement may uncover more serious underlying structural or accessibility problems, resulting in unexpected costs, delays, and potential rework. This approach can also lead to inefficient use of funds, inconsistent design solutions, and missed opportunities to improve overall functionality and accessibility.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

A Master Plan ensures that investments contribute to a cohesive long-term vision for the building by providing a coordinated strategy to identify priorities and sequence improvements in a logical manner.

DEPENDENCIES

PROJECT HISTORY | TIMELINE

None. New request.

PRIORITY
2-C

PROJECT SUMMARY	
Total Estimated 2025	-
Project Start Date	January 2026
Estimated Completion	December 2027
Project Location	Dollar Clubhouse
Managing Department	Fac+Prop Maintenance



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

This project proposes installing new permanent electrical service to the Dollar Picnic and Stage area, restoring functionality that was lost when the original system failed many years ago. Reestablishing a dedicated electrical connection will provide a safe, reliable, and code-compliant power source to support lighting, sound systems, and other event needs, enhancing both the safety and quality of community use in this popular area.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
140,000	-	-	-	140,000	140,000			-		140,000

COMMUNITY BENEFIT | IMPACT

This improvement will give residents access to a safer, more dependable amenity for gatherings and performances, enhancing the quality and enjoyment of community events held in this popular outdoor space.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

There is no risk if this project does not move forward.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

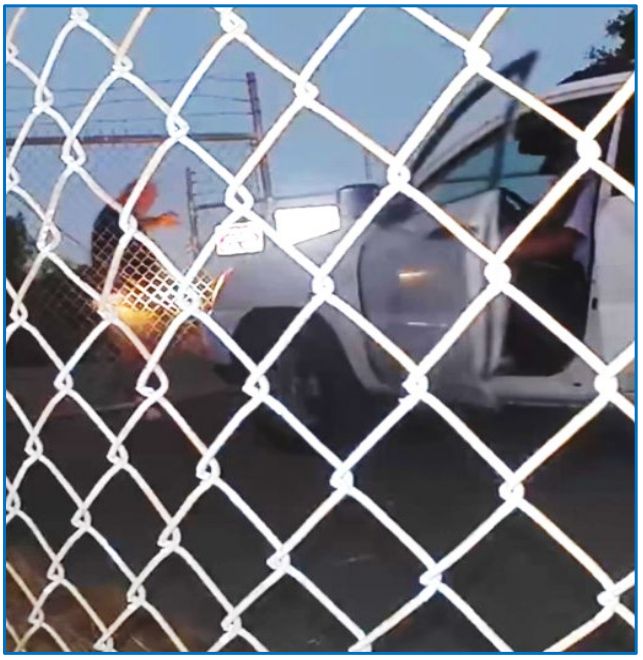
DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

None. New request.

PRIORITY	PROJECT SUMMARY	
1-B	**Total Estimated 2026**	**40,000**
	Project Start Date	January 2026
	Estimated Completion	December 2026
	Project Location	Valley-Wide
	Managing Department	Public Safety|Fac+Prop



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The Stanley Dollar perimeter gate has been in its current location for over 30 years. During that time, Rossmoor experienced very few unlawful incursions through this access point. Recently, a developer in Lafayette removed a secondary gate on Lucas Drive, which had previously restricted access from the public streets in that area, opening Lucas Street and adjacent roads to general traffic. This has left the Stanley Dollar gate as the only remaining barrier to prevent unauthorized access into Rossmoor. The original gate was not design for this purpose. While it restricts vehicle entry, a pedestrian opening adjacent to the vehicle gate allows easy foot access. Historically, the removed Lucas Drive gate provided adequate pedestrian restriction, but since its removal, Rossmoor has experienced a notable increase in security incidents originating from this access point.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
40,000			-	40,000	40,000	-	-	-		40,000

COMMUNITY BENEFIT | IMPACT

By replacing the outdated gate, extending fencing, and implementing modern surveillance and monitoring systems, Rossmoor will restore a secure perimeter, enhance resident safety, and protect shared property assets.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

These vulnerabilities have made this location a repeated target for criminal activity. PG&E has also expressed safety and liability concerns about residents or intruders trespassing via the pedestrian path and has granted approval for Rossmoor to extend fencing from our new gate to their existing security fence to help protect both properties.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

DEPENDENCIES

PROJECT HISTORY | TIMELINE

None. New request.

PRIORITY
1-B

PROJECT SUMMARY	
Total Estimated 2026	**64,750**
Project Start Date	January 2026
Estimated Completion	December 2026
Project Location	Valley-Wide
Managing Department	Public Safety | IT



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The existing server that stores security camera footage holds less than a week's worth of recordings. This does not provide an adequate timeframe to review footage in the event of an incident as it is common for a complaint to come in after that retention period has passed. The existing limited server capacity also limits adding additional cameras that are recommended by Public Safety.

The new camera server will provide the ability to increase storage and number of cameras, and expand retention to 30 days.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
64,750			-	64,750	64,750	-	-	-		64,750

COMMUNITY BENEFIT | IMPACT

This will allow more time to review incidents. Longer retention helps identify and investigate issues (e.g., vandalism, theft, accidents) that are discovered days or weeks later. Enhanced collaboration with law enforcement and footage can be provided for investigations.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

There may be an increase in requests for footage. This would create an higher level of service from the IT and Public Safety departments.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

DEPENDENCIES

PROJECT HISTORY | TIMELINE

None. New request.

PRIORITY
2-A

PROJECT SUMMARY	
Total Estimated 2026	**24,500**
Project Start Date	January 2026
Estimated Completion	December 2026
Project Location	Valley-Wide
Managing Department	Finance | IT



PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The existing Cisco Meraki Firewalls have reached the end of their useful life. They are no longer in production and cannot be replaced if one develops issues. The proposed MX450 firewalls provide enhanced security protection and creates a more secure and faster environment.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
24,500			-	24,500	24,500	-	-	-		24,500

COMMUNITY BENEFIT | IMPACT

Maintaining firewalls helps sustain secure and reliable access to online systems, prevents unauthorized intrusion, and supports uninterrupted business and service to all residents.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

With the aging firewall in place, RWC risks exposure to system slowdowns or outages.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

DEPENDENCIES

PROJECT HISTORY | TIMELINE

None. New Request.

Buckeye Courts 7 + 8 Resurfacing | 16

PRIORITY
4-B

PROJECT SUMMARY	
Total Estimated 2026	**30,000**
Project Start Date	January 2026
Estimated Completion	December 2026
Project Location	Buckeye Tennis Courts
Managing Department	Fac+Prop Maintenance





PROJECT DESCRIPTION

Amenity Enhancement | Asset Replacement/Preservation | Regulatory Compliance | Safety

The asphalt pavement of courts 7 and 8 is filled with pyrites. This is causing cosmetic marring of the surface where the pyrites leach to the surface leaving what appear to be rust spots and streaks. Resurfacing the courts will remedy the surface discoloration and repair small cracks. While not a permanent solution as the pyrites will continue to leach, it is a more cost effective approach to address what is a cosmetic issue at the courts, rather than a full depth replacement that would be a more involved construction project with an estimated cost of more than $350,000.

PROJECTED 5-YEAR BUDGET

Total 5-Yr Est Cost	Total Life Approved	Prior Yrs Expended	Carry Over from 2025	2026 Add Req	PROJECTED EXPENDITURE BY YEAR 2026	2027	2028	2029	2030	Total 5-Yr Est Cost
30,000	-	-	-	30,000	30,000		-	-		30,000

COMMUNITY BENEFIT | IMPACT

This project will benefit all users of the Tennis Courts.

BENEFITS VS RISKS OF PROCEEDING W/PROJECT

Operational Efficiencies | Impact to Service Delivery | Impact to Staffing Resources

There is no risk to deferring this project as there is not differential to the playing surface at this time.

ADDITIONAL FISCAL CONSIDERATIONS

Cost of Deferring Project | Ongoing Operating Cost | Ongoing Savings

None.

DEPENDENCIES

None.

PROJECT HISTORY | TIMELINE

None. New Request.

2026 PROPOSED | RWC Facility + Property Improvements

	Improvement Category	2026 Proposed Budget	Description
1	Street Improvements	475,000	Funding is recommended to repair sections of streets that may be damaged from weather or from repairs to underground utilities that require cutting into asphalt pavement. Re-striping of legends, crosswalks, red curbs, etc. and preventive useful life increasing maintenance for areas in need of crack fill, sealcoat or slurry seal. This fund is also used for consultant services to address traffic and pedestrian safety concerns that may result in minor improvements that do not qualify as capital.
2	Concrete Repairs and Replacement	120,000	These funds are for replacement or repair of sections of concrete sidewalks that may be damaged by trees, weather or repairs to underground utilities that require concrete removal. Repairs to pool decks, concrete gutters, v-ditches, etc.
3	Utility Repairs and Replacement	22,000	The water, sewer and drainage lines associated inside GRF facilities or underground, frequently require repairs. Much of the infrastructure is original to the development and requires annual maintenance.
4	Equipment Replacements	55,000	This item is to cover unscheduled replacement of equipment, becoming necessary during the year. It includes items such as heating, ventilation and air conditioning, pumps, motors, water heaters, appliances.
5	Building Improvements	300,000	This account provides resources building improvements inlcuding door and window replacemnt, electrical improvement, flooring, grouting and painting interiors and exteriors. Generally these projects are typically completed by contractors.
6	Furniture Replacement	35,000	These funds will be used to replace keep clubhouse furnishings that require periodic replacement such as pool deck seating, patio tables and chairs, sofas and armhairs in clubhouses.
8	Open Space Tree Management	35,000	These resources are used for contract services to complete tree management and removal in the open space.
9	Defensible Space Fire Abatement	65,000	This budget line item is used for maintenance efforts to limit the risk of fire spread. It includes weed abatement and fire break discing in the open space. Work is performed to meet current Contra Costa County Fire Department regulation. The line item also includes $40,000 for using goats for weed abatement.
10	Landscape Improvements	105,000	This line item is used for items such as irrigation system replacements, renovating areas of old growth lawns and planter beds, trails maintenance, and ameneties such as benches, dg paths, and shade structures in part areas.
	Total Projects	**1,212,000**	

2026 PROPOSED | Machinery + Equipment

	Item	2026 Estimated	2025 Description	Comments on Projected
1	Golf Equipment	$ 175,150	GOLF $ 12,500 - Turbine Blower attachment for Steiner 440 Traction Tractor $ 51,000 - 72” Front Deck Rotary Mower $ 21,000 - Gas Powered Greens Roller $ 10,000 - Trenching Attachment for Existing Ven-Trac traction Tractor $ 11,000 - PTO Driven Turbine Blower to mount on small Tractor. $ 47,000 - Utility Vehicle LAWN BOWLING $22,650 Electric Walk Behind Greens Mower	Replacement for 2 pieces of equipment that failed prematurely in 2025 - a the turbine blower and front deck rotary mower. The greens roller is requested to minimize transfer between golf course and lawn bowling green. Trenching attachment is requested to minimize reliance on contractors to perform trenching work. Turbine blower attachment that may be mounted on our smallest utility tractor to allow versatility in equipment. One of the utility vehicles is in need of replacement. Lawn Bowling greens mower is in need of replacement.
2	Landscaping Equipment	$ 9,000	Trailer for the RC Mower	The RC Mower is currently being relocated by a shared unit that makes movement from location to location inefficient.
3	Valley-Wide GRF Vehicles Replacement	$ 193,530	$160,930 - (2) F250's $32,600 - (1) Utility Vehicle	There are a total of 90 vehicles in the GRF fleet. Request is based on replacement of 2 vehicles per year. Vehicles are evaluated based on mileage, age, and wear and tear. In addition to replacing 2 F250's we are requesting addition of one Utility Vehicle for use by Custodial Services. This type of vehicle will increase efficiency in servicing Tee Houses and transporting equipment into park areas for rentals and events.
4	Building Component Replacement Program	$ 5,500	Replacement of vehicle maintenance shop emergency generator	Current vehicle maintenance shop emergency generator (connected to the fuel island)is from 1986 and at the end of its useful life.
5	Pool Equipment Replacement Program	$ 12,800	Dollar Pool heaters replacement.	Annual replacement of one of the two Dollar Pool heaters
6	Fitness Equipment Replacement	$ 24,750	Replacement of 3- 4 pieces of cardio equipment.	Replacement of fitness equipment like ellipticals, treadmills, Pilates beds, once they can no longer be maintained through routine maintenance.
7	Tables + Chairs Replacement	$ 119,000	$100,000 - Event Center clubhouse chair inventory replacement. $19,000 - Table replacement valley-wide.	The Event Center chair chairs are the last to be replaced in a 3-year replacement plan. The existing chairs are stained, frayed, and consisted of the "best" of the older model rotated from all other clubhouses as those chairs were replaced. Funding is also requested for replacement. Many of the current 8ft rectangular and4ft square card tables are aging and have become unstable, posing safety concerns for residents and their guests.
8	Utility Replacement Program	$ 7,500	Replacement of Creekside golf maintenance building water heater	Replacement of items like water heaters, backflow prevention assemblies and sprinkler systems that are estimated to be at the end of their useful life.
9	Rossmoor TV	$ 16,000	Black Magic TV camera replacement	Rossmoor TV needs to replace an aged out camera that is starting to have issues.

	Item	2026 Estimated	2025 Description	Comments on Projected
10	Event Center Lights	$ 15,000	Replace the existing backwash tungsten fixtures with new LED units.	Upgrading to LED fixtures will improve energy efficiency, reduce maintenance costs, and enhance system reliability. Tungsten lamps consume more power and produce excess heat, which shortens fixture life and increases cooling requirements. LED fixtures will also eliminate the need for specialized equipment like the scissor lift to replace gels (colored films) that burn out frequently due to the temperature of the existing lights.
11	Room Technology Equipment	$ 85,460	$65,750 - 6 Adjustable lights $19,710 - Screen + Projection	Lighting and technology equipment for Fireside Room to provide greater lighting coverage, less set up and maintenance, and a more comfortable experience for speakers, performers, and audience members. The proposal includes six adjustable lights spread around the Fireside room to cover the different types of events that happen in that room, including filming for RossmoorTV. The lights can be used in different configurations and will be capable of providing light for all the most common room configurations. The ability to control all the aspects of the lights, including positioning, focus, color, and brightness on a Control Console and an iPad will eliminate the need for specialized equipment like the scissor lift to adjust the lights. Putting the lights in the ceiling will place them at a higher angle, making it more comfortable for speakers and performers (and board members during the budget meeting every year). By eliminating light stands, this will also clear space in the room, making it easier for residents to move around and provide less risk of tripping over cables and stands.
	2026 TOTAL M+E	**$ 663,690**		

Capital Projects Prioritization Tool



A **Must-Have**
Projects essential for the organization's mission or regulatory compliance

B **Should-Have**
Projects adding significant value but not immediately critical

C **Could-Have**
Projects desirable if resources are available but not essential

D **Won't-Have**
Projects that can be deferred or dropped