



FY 2026-28 Capital Improvement Program Update

May 19, 2026

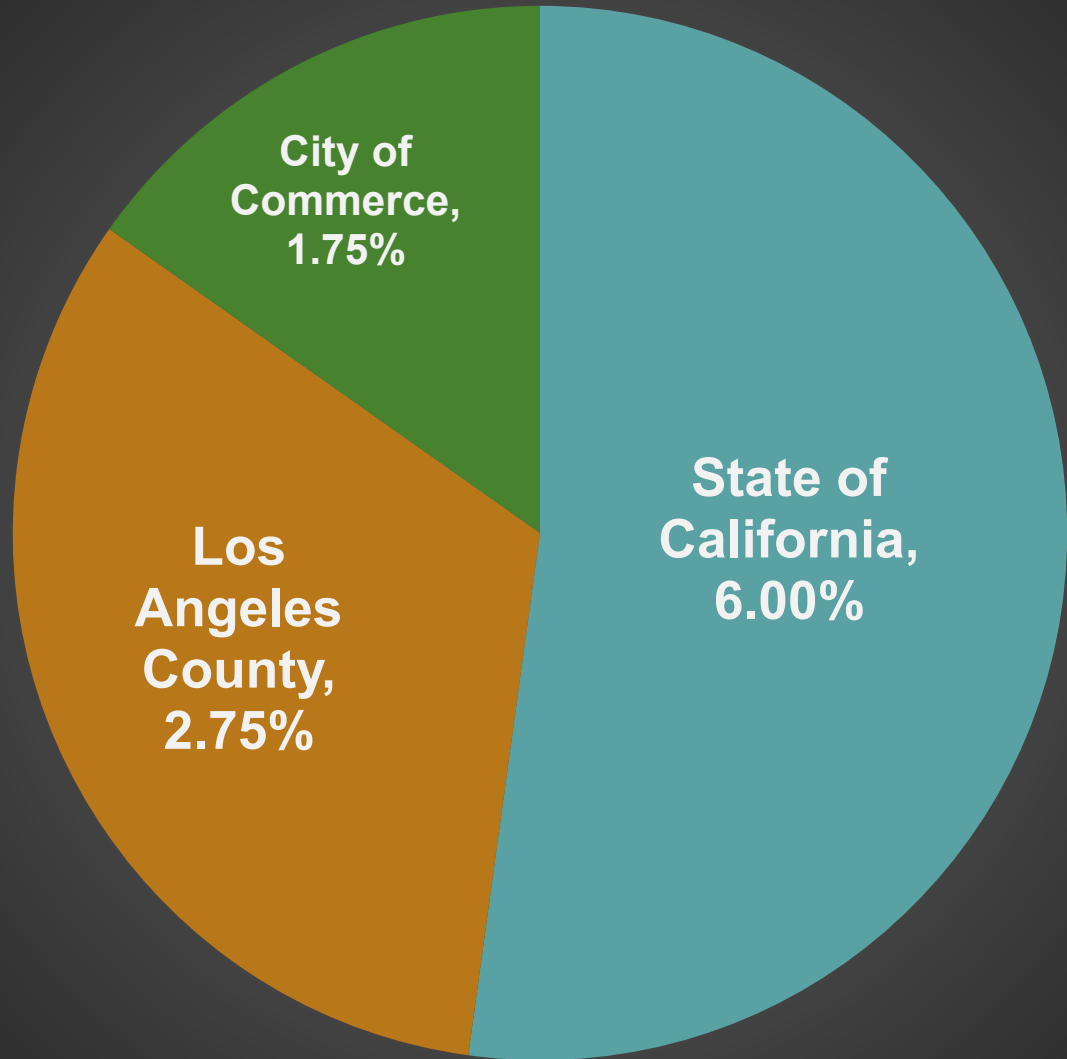
Measure AA

- General Tax Measure passed on Nov. 2012
 - Transaction & Use Tax
 - Sales Tax vs. Transaction & Use Tax:
 - Sales Tax = based on where the sale happens; ex: TV purchase at a Commerce electronics store
 - Transaction & Use Tax = based on where the item is used or delivered; ex: resident purchases a TV online and gets delivered to Commerce
 - Sales Tax rate in Commerce = 10.5% (only 1.75% is kept by the City)
 - Measure PC

Sales Tax Rate Comparison

City	Tax Rate
Bell	9.75%
Bell Gardens	10.50%
Commerce	10.50%
Cudahy	10.50%
Huntington Park	10.50%
Lynwood	10.75%
Maywood	9.75%
Montebello	10.50%
Monterey Park	10.50%
Pico Rivera	10.75%
Santa Fe Springs	10.75%
South El Monte	10.75%
South Gate	10.75%
Vernon	10.50%

**Sales Tax
Distribution
10.5%**



Recent Regulatory Changes



About Measure PC: Commerce Essential Services Protection Measure



Measure AA

- Dedicated to Capital Projects throughout the City
- A new fund was established to track the revenue and expenditures associated with Measure AA
- On average, Measure AA generates \$9 million in revenue annually
- Fund Balance:
 - As of June 30, 2025 (latest audited figures): \$12.8 million
 - Outstanding reimbursements of \$24 million
 - Total of \$36.8 million
- Decline in Sales Tax/Economic & market volatility

New CIP Project Budget Framework

Capital Improvement Program (CIP) – Two-Year Budget Approach

- The City is implementing a two-year CIP
- The new approach improves planning, prioritization, funding alignment, efficiency, and time and effort.
- Departments play an active role in scoping, prioritizing, identifying funding, as well as the delivery of projects (team approach).
- Funds will be allocated and obligated for both fiscal years (FY).

CIP Project Submittals

- Departments submitted a CIP Budget Intake Form for every proposed project with the following information:
 - Project description, justification, and alignment with the City's strategic goals.
 - Funding amount requested for each FY.
 - Estimated total project cost.
 - Proposed schedule over the next FYs.
 - Proposed funding sources.
 - Ongoing maintenance costs.
- Departments prioritized projects across the two-year period.
- Public Works Staff assisted each department in scoping, cost estimates, and determined funding sources both internal and external.
- Departments are expected to actively pursue grant funding and Public Works Department will assist.
- Projects with identified potential grant funding received higher priority consideration.

New CIP Project Budget Framework

Grant Funding Strategy

- Shelf-ready projects score higher in competitive grant applications; therefore, the City will allocate early funding to advance projects to this level:
 - Design at least 60% completed.
 - Right-of-way certification completed.
 - Community outreach and public input completed.
 - Project included in adopted City CIP.
 - All relevant studies completed including environmental documents.
 - Cost-benefit analysis prepared.
 - Include Project in Federal Transportation Improvement Program (FTIP).
 - City should have 6 to 7 Shelf Ready Projects at any given time.

CIP Review Process

- After CIP budget intake forms were submitted Public Works staff held multiple meetings with project sponsors to review and assist the departments with:
 - Refining project scope, developing more accurate cost estimates, and clarifying project readiness and timing.
- Subsequently, coordination meeting with Finance was held to review:
 - Available funding and fiscal constraints over the two-year period.
 - Project list was further refined and prioritized.

New CIP Project Budget Framework

Decision-Making Process

- Following Public Works staff and Finance review:
 - The final CIP list was presented by Public Works and Finance Director to the City Manager.
 - The City Manager determined the final Project priorities and funding sources.
 - Following the City Manager direction the CIP list was further refined, and Projects were prioritized.
- Proposed projects will be:
 - Presented to Measure AA Committee for consideration and recommendation to City Council.
 - Final CIP list will be approved by City Council.

Approved Projects

- Approved CIP Projects will be
 - Included in the adopted CIP budget.
 - Eligible to proceed with design, bidding, and construction.
 - The new City adopted Purchasing Policy will be followed.
 - Public Works will assign a Project Manager to manage the Projects.



2025-26 Completed Projects

Completed Projects

No.	Project Name	Total Budget	Grant Amount	Measure AA
1	Pathways for Hope	\$7,394,389	\$4,955,257	\$2,439,132
2	HVAC Replacement - Energy Efficiency	\$1,500,000		\$1,500,000
3	Bandini Library and Learning Center	\$2,700,000		\$2,700,000
4	Highway Safety Improvement (HSIP) Cycle 10	\$2,199,540	\$2,055,496	\$144,044
5	Roof Repairs/Replacement at City Hall and Veteran's Neighborhood Library	\$968,598		\$968,598
6	Bristow Park Community Center and Library (Design only)	\$367,852		\$367,852

Pathways for Hope (Infrastructure) - Clean CA Grant Program



Total Project Cost:
\$7,394,389

Grant Amount:
\$4,955,257

Measure AA:
\$2,439,132

- Improvements at Bandini Park, Bristow Park, Rosewood Park, Bandini Elementary School area, and Leonis Street Pedestrian Tunnel which included the installation of new park lighting, landscaping, enhancements to walking paths, and curb restorations.

Pathways for Hope (Mural Artwork) - Clean CA Grant Program



Energy Efficiency - HVAC



Total Project Cost:
\$1,500,000

Measure AA:
\$1,500,000

- Replacement of 3 HVAC units at Rosewood Park, 6 HVAC units at Bandini Park, and 28 HVAC units at Civic Center.

Bandini Library and Learning Center



Highway Safety Improvement Project (HSIP) Cycle 10



Total Project Cost:
\$2,199,540

Grant Amount :
\$2,055,496

Measure AA:
\$144,044

- Improvements at the intersections of
 - Eastern Avenue & Telegraph Road,
 - Slauson Avenue & Eastern Avenue,
 - Garfield Avenue & Flotilla Street, and
 - Washington Boulevard & Garfield Avenue.
- The improvements included the installation of new traffic signal poles, traffic signal heads, pedestrian signal heads, signal hardware, traffic controllers & cabinets, and video detection cameras.

Roof Repairs/Replacement at City Hall and Veteran's Neighborhood Library



Total Project Cost:
\$968,598

Measure AA:
\$968,598



Bristow Park Community Center and Library

- Design is completed.
- Approximately \$14M required to fund Construction Phase.

Total Design Cost:
\$367,852

Measure AA:
\$367,852





Projects in Construction

Construction Projects in Progress

No.	Project Name	Total Budget	Grant Amount	Measure AA
1	Highway Safety Improvement (HSIP) Cycle 11	\$1,359,356	\$1,223,420	\$135,936
2	FY 24-25 Pavement Rehab Project	\$4,800,000		\$4,800,000
3	Slauson Corridor Improvement Project (I-5 to I-710) and ATP Cycle 6 Project	\$19,449,700	\$16,349,700	\$3,100,000
4	Watcher/ Greenwood Traffic Circle Installation	\$300,000		\$300,000
5	I-5 Freeway SB Eastern Exit Lighted Monument Sign and Landscaping	\$2,532,763		\$2,532,763
6	Washington Blvd. Dedicated NB RT Lane onto Telegraph	\$799,915		\$799,915
7	Speed Humps at Various Locations	\$306,300		

Highway Safety Improvement Project (HSIP) Cycle 11



Total Project Cost:

\$1,359,356

Grant Amount :

\$1,223,420

Measure AA:

\$135,936

- The Project includes signal modifications at 26 signalized locations.
- Construction anticipated to be completed in July 2026.

FY 24-25 Pavement Rehab Project



- ▶ Rehabilitation of 23 alleys.
- ▶ Construction anticipated to be completed in June 2026.

Total Project Cost:

\$4,800,000

Measure AA:

\$4,800,000

Slauson Corridor Improvement Project (I-5 to I-710) and ATP Cycle 6 Project



- Improvements include upgrades and modifications of traffic signals, construction of raised medians, addition of left-turn lanes, pavement rehabilitation, enhancing street lighting, and landscaping.
- Construction started in May 2026.



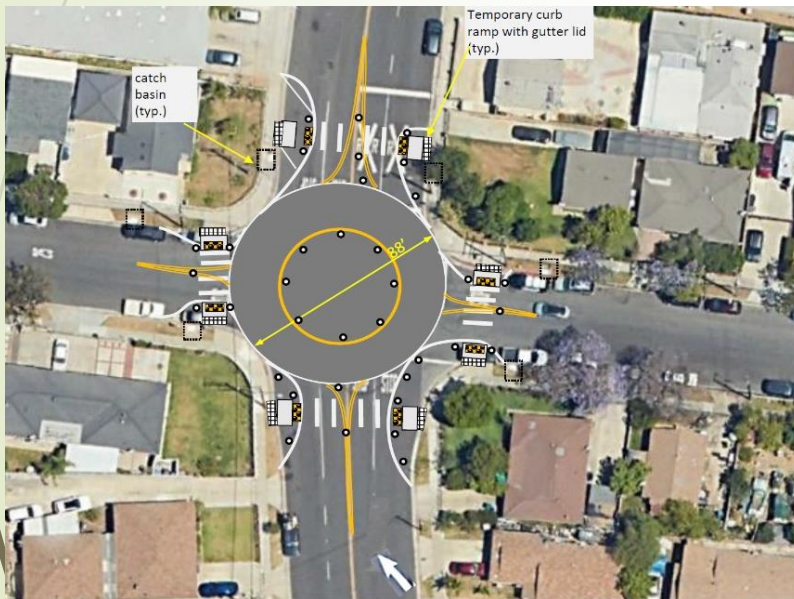
Total Project Cost:
\$19,449,700

Grant Amount:
\$16,349,700

Measure AA:
\$3,100,000

Watcher/ Greenwood Traffic Circle Installation

- ▶ Roundabout construction at Watcher/Greenwood intersection.
- ▶ Construction anticipated to begin in May 2026.



Total Project Cost:
\$300,000

Measure AA:
\$300,000

I-5 Freeway SB Eastern Exit Lighted Monument Sign and Landscaping

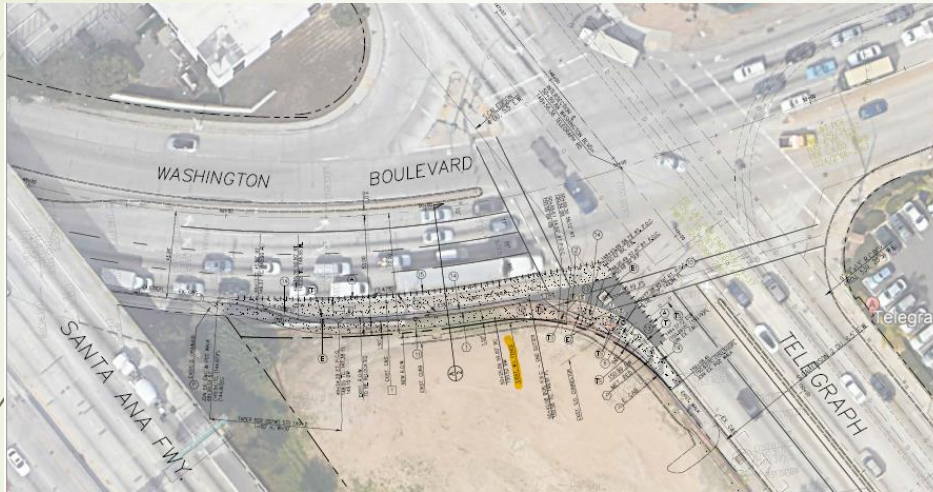
- Project includes installation of a gateway monument and landscaping enhancements.
- Construction anticipated to begin in July 2026.



Total Project Cost:
\$2,532,763

Measure AA:
\$2,532,763

Washington Blvd. Dedicated NB RT Lane onto Telegraph



Total Project Cost:
\$799,915

Federal Funds:
\$499,915

Measure AA:
\$300,000

- The Proposed Project includes the construction of approximately 150-foot-long right turn lane at the existing eastbound street of E Washington Boulevard at Telegraph Road as well as traffic signal upgrades.
- Construction anticipated in July 2026.

Speed Humps at Various Locations



Total Project Cost:
\$306,300

Fund 40:
\$306,300

- ▶ Installation of up to twenty-one (21) speed humps at the following locations:
 - Ferguson Drive from Gerhart Ave to Saybrook Ave
 - Roundabout at McDonnell Avenue and Dunham Street near Bristow
 - Greenwood Avenue approaching Watcher Street
 - Watcher Street approaching Greenwood Avenue



Projects in Design

Projects in Design

No.	Project Name	Total Budget	Grant Amount	Measure AA
1	Randolph Corridor Improvement Project	\$14,153,891	\$11,153,891	\$3,000,000
2	Mixmaster Phase 2B Improvements Project	\$4,444,000		\$4,444,000
3	FY 25-26 Pavement Rehab Project	\$6,337,600	\$337,600	\$6,000,000
4	Pavement Management Program Update	\$208,772		\$208,772
5	Revitalization of Telegraph Rd and Washington Blvd Corridors Project	\$250,000		\$250,000
6	Camp Commerce Deck Replacement Project	\$480,000		\$480,000
7	Tubeway Realignment Project	\$19,172,896	FUNDING NOT IDENTIFIED YET	

Randolph Corridor Improvement Project



Total Project Cost:
\$14,153,891

Grant Amount :
\$11,153,891

Measure AA:
\$3,000,000

- Joint project with LA County and Cities of Bell and Huntington Park.
- Includes active transportation improvements: bicycle, pedestrian, traffic calming elements, pedestrian lighting and pavement rehabilitation.
- Working on 60% Design.

Mixmaster Phase 2B Improvements Project



Total Project Cost:
\$4,444,000

Measure AA:
\$4,444,000

- This Project involves the installation of 10 (including 1 in LA County ROW) new overhead guideway signs.
- Design is 90% complete.

FY 25-26 Pavement Rehab Project



- ▶ Rehabilitation of Olympic Blvd, Goodrich Blvd, Eastern Ave, Bandini Blvd, and various streets.

Total Project Cost:

\$6,337,600

Measure AA:

\$6,000,000

Pavement Management Program Update



- Update of the City's Pavement Management Program

Total Project Cost:
\$208,772

Measure AA:
\$208,772

Revitalization of Telegraph Rd and Washington Blvd Corridors Project



Total Project Cost:
\$250,000

Measure AA:
\$250,000

- This Project involves the development of concept plans for the revitalization of two key street corridors:
 - Washington Blvd from Telegraph Rd to Garfield Ave, and
 - Telegraph Rd from WCL to Washington Blvd.
- The Project will provide plans for the enhancement of the corridors visual appeal and functionality by incorporating innovative and functional elements.

Camp Commerce Deck Replacement Project (Design)

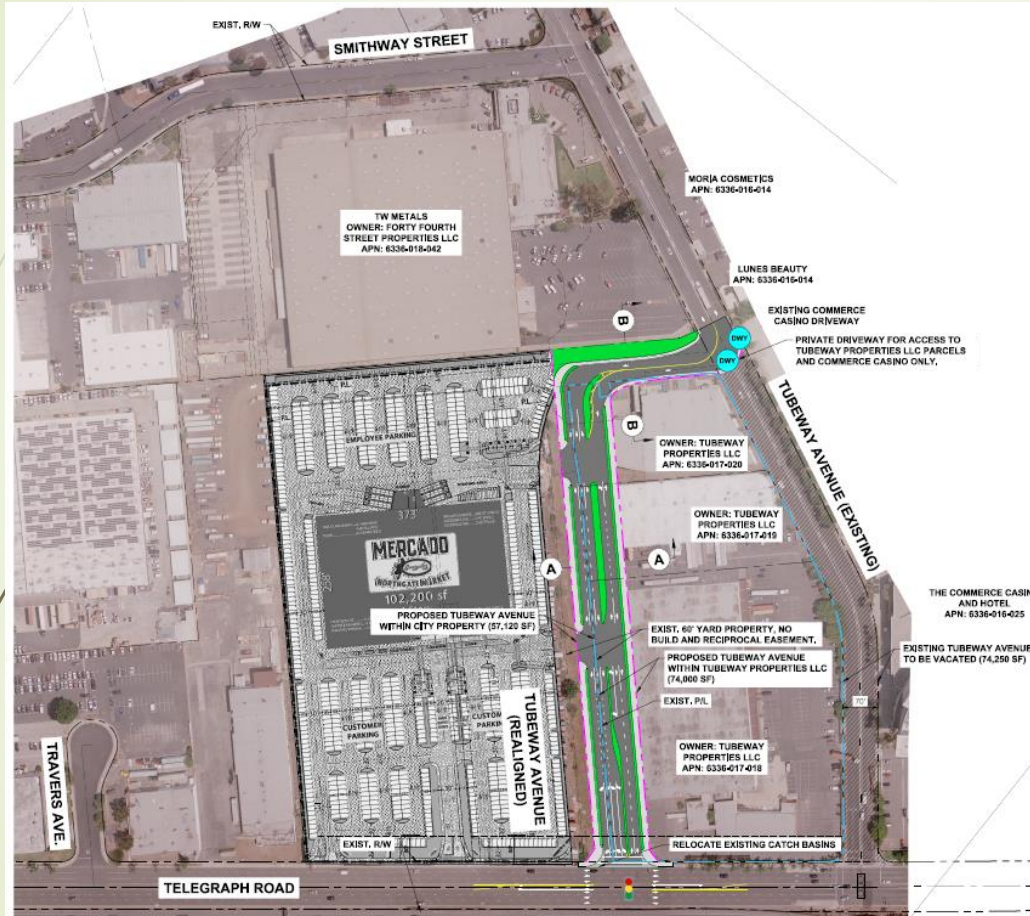


Total Project Cost:
\$480,000

Measure AA:
\$480,000

- This Project involves the assessment and design of the decks at Camp Commerce for structural stability.

Tubeway Realignment Project



Total Project Cost:
\$19,172,896

- This Project is currently under preliminary design and involves the realignment of Tubeway St.
- Approximately \$19M required to fund the Construction Phase for which funding is not yet identified.



FY 2026-28 CIP Projects

FY 2026-27 CIP Projects

No.	Project Name	Total Budget	Grant Amount	Other	Measure AA Request
1	Fire Station Roof Repair	\$300,000			\$300,000
2	Bandini Park Playground Equipment and Flooring	\$400,000			\$400,000
3	Mural Lighting Installation			\$356,714	
4	FY 26-27 Pavement Rehab Project	\$6,000,000		\$1,000,000	\$5,000,000
5	Pocket Park at Gage Ave and Zindell Ave	\$2,220,000		\$220,000	\$2,000,000
6	Commerce Safety Action and Vision Zero Plan	\$798,465	\$638,772		\$159,693
7	Commerce Cleanup with B2W		\$195,645		
8	Bristow Park Community Center Roofing	\$800,000			\$800,000
9	Railroad Bridge Crossings Beautification			\$1,000,000	
10	LA County TSSP (Slauson Ave)	\$100,000			\$100,000
11	Soundwall Study	\$200,000			\$200,000

FY 2026-27 CIP Projects

No.	Project Name	Total Budget	Grant Amount	Other	Measure AA Request
12	City Hall Color Lights	\$100,000			\$100,000
13	Rosewood Park Extension	\$2,000,000			\$2,000,000
14	Cal OES EOC Grant Project	\$2,471,500	\$1,482,900	\$494,300	
15	Citywide Traffic Signal Interconnect Project	\$5,263,826	\$3,743,585		\$429,389
16	Military Monument	\$150,000			\$150,000
17	ADA Transition Plan Compliance Improvements	\$100,000			\$100,000
18	Street Repairs/Pothole Patching	\$250,000			\$250,000
19	Engineering Support Services	\$449,000			\$449,000
20	Planning Support Services	\$200,000			\$200,000
21	Implementation of Traffic Safety Measures at Various Locations	\$200,000			\$200,000
22	Various Traffic Studies	\$144,000			\$144,000

Pocket Park at Gage Ave and Zindell Ave



- Construction cost for the new Pocket Park at Gage Ave and Zindell Ave which is currently under design.

Total Project Cost:
\$2,220,000

Other:
\$220,000

Measure AA:
\$2,000,000 41

Rosewood Park Expansion Project



- ▶ Park extension to enhance community engagement and recreational opportunities by adding pickleball courts, pump track, and walking path to improve accessibility, and promote health and wellness.

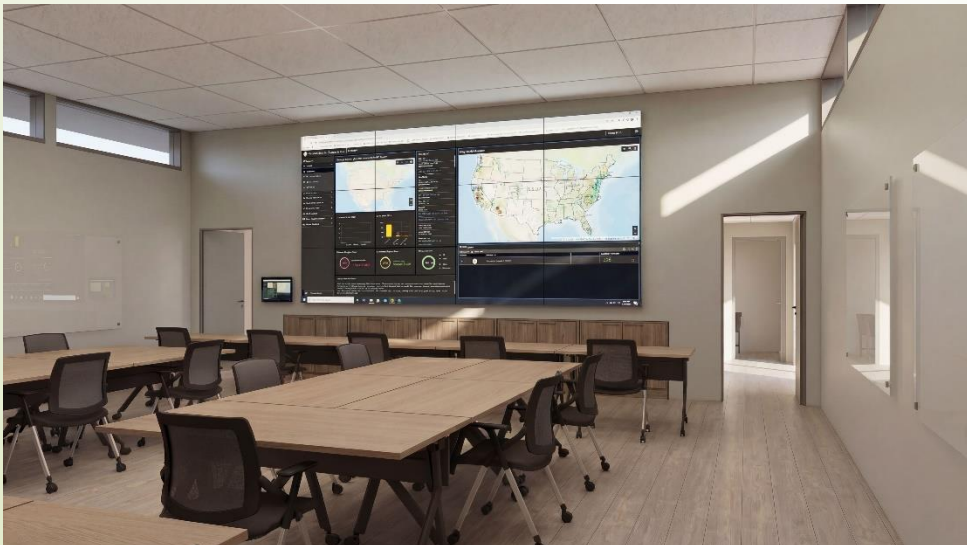
Total Project Cost:
\$2,000,000

Measure AA:
\$2,000,000

Cal OES Emergency Operations Center Project



- ▶ This Project involves the complete renovation of the Emergency Operations Center.



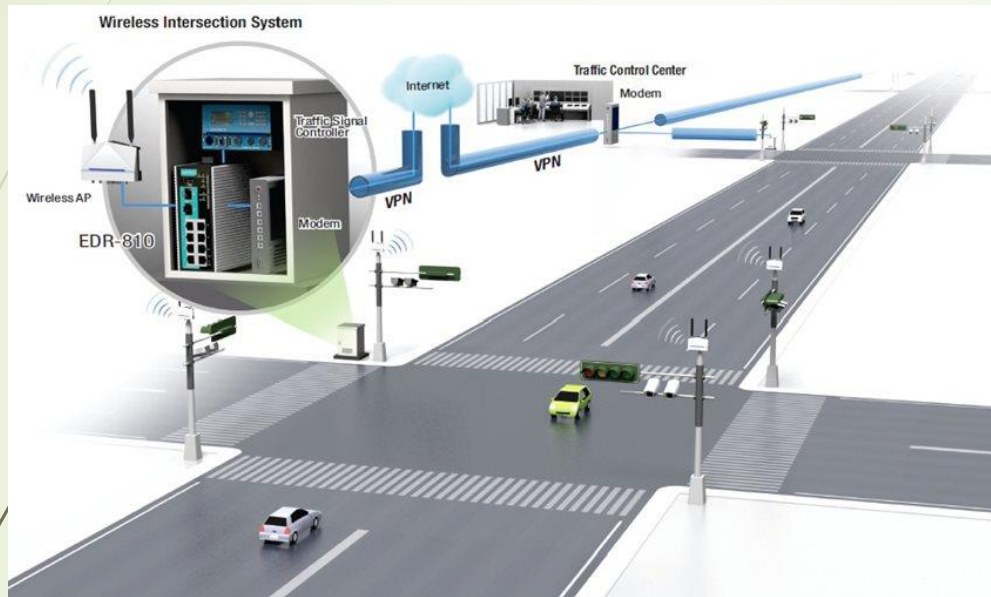
Total Project Cost:
\$2,471,500

Grant Amount :
\$1,482,900

Fund 40:
\$494,300

New Request:
\$494,300

Citywide Traffic Signal Interconnect Project



- This Project involves the synchronization of signal timing across multiple intersections, allowing vehicles to move through a corridor without continuously stopping.

Total Project Cost:

\$5,263,826

Grant Amount :

\$3,743,585

Measure AA:

\$1,025,941

New Measure AA Request:

\$494,300

Rosewood Park Military Monument



Total Project Cost:
\$150,000

Measure AA:
\$150,000

- Design of a Military Monument at Rosewood Park.

FY 2027-28 CIP Projects

No.	Project Name	Total Budget	Grant Amount	Other	Measure AA Request
1	New Transit Maintenance Facility	\$60,922,860	\$30,922,860	\$30,000,000	
2	Battery Electric Bus and Infrastructure Deployment	\$22,312,983	\$20,955,475		\$1,357,508
3	Rosewood Library Furniture	\$45,000			\$45,000
4	Rosewood Library Carpet Replacement	\$100,000			\$100,000
5	BVAC Pool Replaster Resurfacing Project	\$150,000			\$150,000
6	Bristow Park New Playground Equipment	\$500,000			\$500,000
7	FY 27-28 Pavement Rehab Project	\$6,000,000			\$6,000,000
8	Camp Commerce Deck Replacement	\$1,480,000			\$1,000,000
9	Citywide Facility Assessment Report	\$500,000			\$500,000
10	Council Chambers A/V	\$200,000			\$200,000

FY 2027-28 CIP Projects

No.	Project Name	Total Budget	Grant Amount	Other	Measure AA Request
11	ADA Transition Plan Compliance Improvements	\$100,000			\$100,000
12	Street Repairs/Pothole Patching	\$250,000			\$250,000
13	Engineering Support Services	\$449,000			\$449,000
14	Planning Support Services	\$200,000			\$200,000
15	Implementation of Traffic Safety Measures at Various Locations	\$200,000			\$200,000
16	Various Traffic Studies	\$144,000			\$144,000



CIP Funding Requested

FY 26-27 MEASURE AA FUNDS REQUESTED	\$12,982,082
GRANT/OTHER FUNDS	\$39,834,776
TOTAL FY 26-27 CIP PROJECTS BUDGET	\$52,816,858

FY 27-28 MEASURE AA FUNDS REQUESTED	\$11,195,508
GRANT/OTHER FUNDS	\$50,955,475
TOTAL FY 27-28 CIP PROJECTS BUDGET	\$62,150,983

TOTAL MEASURE AA FUNDS REQUESTED FOR BOTH FY 2026-28	\$24,177,590
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Recommendation

Receive and review the proposed FY 2026-27 & FY 2027-28 CIP Budget and provide a recommendation to the City Council for consideration and approval.

Measure AA CIP Projects



Quality of Life and Business Attraction