

Engineering - Facilities Management

Capital Improvement Plan (CIP) Overview

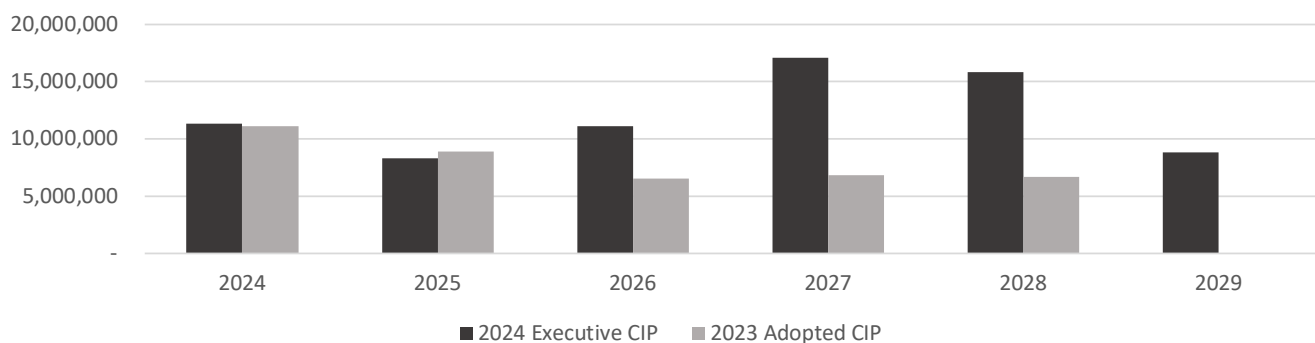
Budget Phase: Executive

Summary Table

	2024	2025	2026	2027	2028	2029
CCB Improvements	350,000	350,000	3,410,000	350,000	350,000	350,000
CCB Office Remodels	4,750,000	-	-	8,250,000	7,000,000	-
Electric Vehicle (EV)						
Charging Infrastructure	1,500,000	1,650,000	1,815,000	2,000,000	2,200,000	2,420,000
Energy Improvements	2,700,000	3,950,000	2,700,000	3,500,000	3,300,000	3,300,000
Fire Facility Improvements	50,000	340,000	520,000	750,000	750,000	750,000
General Facility Improvements	350,000	370,000	390,000	410,000	430,000	450,000
Horizon List Planning	50,000	50,000	50,000	50,000	50,000	50,000
Madison Municipal Building Facility Improvements	150,000	50,000	-	-	150,000	150,000
Park Facility Improvements	900,000	450,000	325,000	450,000	450,000	450,000
Police Facility Improvements	100,000	350,000	575,000	400,000	350,000	375,000
Reserve Fund to Maintain Temporary Shelter Facilities	150,000	150,000	-	-	-	-
Senior Center Building Improvements	167,175	36,600	144,000	161,000	-	-
Streets Facility Improvements	100,000	575,000	1,175,000	775,000	825,000	500,000
	\$ 11,317,175	\$ 8,321,600	\$ 11,104,000	\$ 17,096,000	\$ 15,855,000	\$ 8,795,000

Changes from 2023 Adopted CIP

2024 Capital Improvement Plan
2024 Executive Compared to 2023 Adopted



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Capital Improvement Plan (CIP) Overview

Description of Major Changes

CCB Improvements

- Program budget increased by \$3.1 million in GF GO Borrowing in 2026. This reflects an 874% increase.
- Program budget increase in 2026 is for the City's portion of window replacements on Doty, Wilson, and Carroll St.

CCB Office Remodels

- Program was delayed from 2024-2025 to 2024 and 2027-2028 due to additional planning around the future uses of the CCB.
- Program budget increased by \$11.5 million from 2024-2028. \$250,000 of the increase was added to study the long term cost/benefit of CCB improvements. This reflects a 135% increase.

Electric Vehicle (EV) Charging Infrastructure

- Program name has been updated from "Facility Electrical Improvements to Support Electric Vehicles" to "Electric Vehicle (EV) Charging Infrastructure."
- Program budget increased by \$6.9 million (\$6.9 million in GF GO Borrowing and \$60,000 in Federal Funding) from 2024-2028. This reflects a 307% increase. Program budget increases are due to an agreement between City Engineering and Fleet Services with Engineering now responsible for establishing the City's EV charging infrastructure.
- \$60,000 in Federal Sources added in 2024-2029 assumes receipt of tax credits under the Inflation Reduction Act.

Energy Improvements

- Program budget increased by \$7.8 million in Federal Sources over the course of the CIP. \$1.0 million in Federal Sources in 2024-2025 is due to receipt of the Department of Energy Connected Communities Grant. \$6.8 million in Federal Sources added in 2024-2029 assumes receipt of tax credits under the Inflation Reduction Act.
- Use of Federal Sources reduces GF GO Borrowing by \$7.8 million over the course of the CIP.

Fire Facility Improvements

- Program name has been updated from "Fire Building Improvements" to "Fire Facility Improvements."
- Program budget decreased by \$245,000 (83%) in GF GO Borrowing in 2024 due to staff capacity to complete scheduled work.
- Program budget decreased by \$75,000 in GF GO Borrowing in 2028. This reflects a 9.1% decrease.

General Facility Improvements

- Program name has been updated from "General Building Improvements" to "General Facility Improvements."
- No major changes compared to 2023 Adopted CIP.

Horizon List Planning

- No major changes compared to 2023 Adopted CIP.

Madison Municipal Building Facility Improvements

- New program. Executive Budget includes \$500,000 in GF GO Borrowing over the course of the CIP.

Park Facility Improvements

- Program budget increased by \$750,000 in GF GO Borrowing in 2027 and 2028. This reflects a 500% increase.
- Program budget increases include funds for shelter improvements and increased general park improvements annually in 2027-2029.

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Capital Improvement Plan (CIP) Overview

Description of Major Changes (Continued)

Police Facility Improvements

- Program name has been updated from "Police Building Improvements" to "Police Facility Improvements."
- Program budget decreased by \$311,100 (76%) in GF GO Borrowing in 2024 due to staff capacity to complete scheduled work.

Reserve Fund to Maintain Temporary Shelter Facilities

- Program has been moved from Community Development Division to Engineering to more efficiently plan, fund, and implement projects.
- Program budget extended to 2025 at 2023 Adopted CIP funding levels (\$150,000 in annual GF GO Borrowing).

Senior Center Building Improvements

- Project has been moved from Community Development Division to Engineering to more efficiently plan, fund, and implement projects.
- Project budget increased by \$318,800 in GF GO Borrowing in 2024-2027. This reflects a 167.8% increase.
- Project extended to 2027 due to delays in planned work in 2021-2022 due to the COVID-19 pandemic.

Streets Facility Improvements

- Program budget decreased by \$425,000 (81%) in GF GO Borrowing in 2024 due to staff capacity to complete scheduled work.

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Summary of Expenditures and Revenues

2024 CIP by Expenditure Type

	2024	2025	2026	2027	2028	2029
Building	11,267,175	8,271,600	11,054,000	17,046,000	15,805,000	8,745,000
Other	50,000	50,000	50,000	50,000	50,000	50,000
	\$ 11,317,175	\$ 8,321,600	\$ 11,104,000	\$ 17,096,000	\$ 15,855,000	\$ 8,795,000

2024 CIP by Funding Source

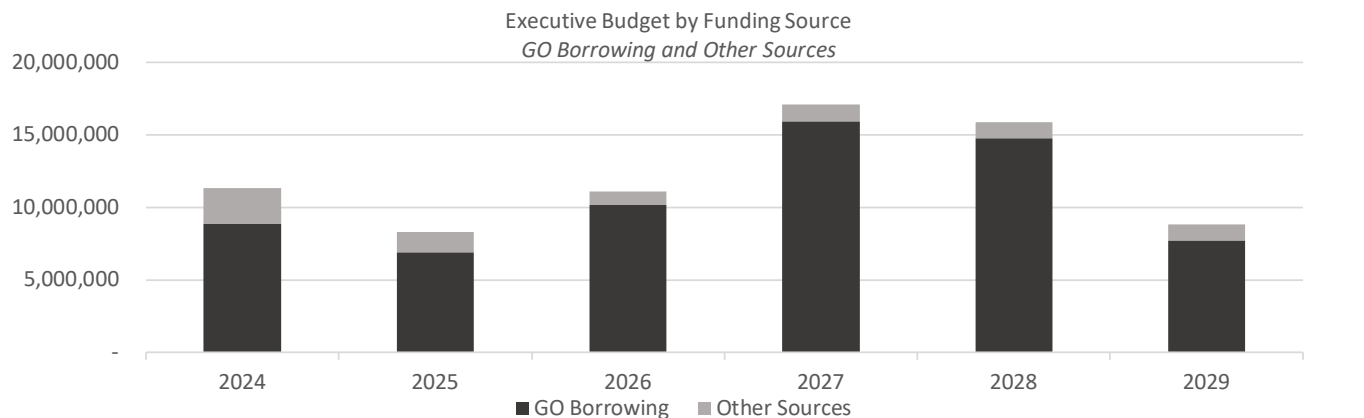
	2024	2025	2026	2027	2028	2029
GF GO Borrowing	8,901,175	6,905,600	10,188,000	15,924,000	14,747,000	7,687,000
Federal Sources	2,376,000	1,376,000	876,000	1,132,000	1,068,000	1,068,000
State Sources	40,000	40,000	40,000	40,000	40,000	40,000
	\$ 11,317,175	\$ 8,321,600	\$ 11,104,000	\$ 17,096,000	\$ 15,855,000	\$ 8,795,000

Borrowing Summary

	2024	2025	2026	2027	2028	2029
General Fund GO Borrowing	8,901,175	6,905,600	10,188,000	15,924,000	14,747,000	7,687,000
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ 8,901,175	\$ 6,905,600	\$ 10,188,000	\$ 15,924,000	\$ 14,747,000	\$ 7,687,000

Annual Debt Service

	2024	2025	2026	2027	2028	2029
General Fund GO Borrowing	1,157,153	897,728	1,324,440	2,070,120	1,917,110	999,310
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ 1,157,153	\$ 897,728	\$ 1,324,440	\$ 2,070,120	\$ 1,917,110	\$ 999,310



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Carryforward General Obligation Borrowing

	Unused Appropriation Authority	Reauthorized GO Borrowing
13667 CCB OFFICE REMODELS	796,176	3,504,484
14705 CENTRAL LIBRARY LIGHTING DESIGN	9,464	-
10561 CITY COUNTY BUILDING IMPROVEMENTS	1,742,723	1,425,147
10562 ENERGY IMPROVEMENTS	2,982,263	2,525,479
14140 EV CHARGING INFRASTRUCTURE	262,383	295,400
11078 FAIRCHILD BLDG IMPROVEMENTS	1,947,792	1,743,245
10560 FIRE FACILITY IMPROVEMENTS	779,404	560,560
10549 GENERAL FACILITY IMPROVEMENTS	295,353	443,702
12641 HORIZON LIST PLANNING	185,746	187,474
10564 PARK FACILITY IMPROVEMENTS	2,083,141	1,383,096
13341 POLICE FACILITY IMPROVEMENTS	839,844	613,935
11079 SAYLE ST FACILITY IMPROVEMENTS	250,921	150,000
10192 SERVICE BUILDING IMPROVEMENTS	88,375	38,900
10565 STREETS FACILITY IMPROVEMENTS	756,511	530,859
14357 TOWN OF MADISON TOWN HALL	281,664	271,000
	\$ 13,301,759	\$ 13,673,279

Engineering - Facilities Management

Project & Program Details

Project	CCB Improvements	Project #	10561
Citywide Element	Green and Resilient	Project Type	Program

Project Description

This program funds the City's portion of shared City and County facility projects scheduled for the City County Building (CCB), a 65+ year old building. The goal of this program is to support necessary repair and maintenance work initiated by Dane County facilities maintenance staff. Projects funded in this program generally include electrical, heating and cooling, plumbing, and other building updates. Projects planned in 2024 include Elevator 7 and 8 modernization. Additionally, funding was added in 2026 to support the City's portion of window replacements on Doty, Wilson, and Carroll Street elevations of the building.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	350,000	350,000	3,410,000	350,000	350,000	350,000
Total	\$ 350,000	\$ 350,000	\$ 3,410,000	\$ 350,000	\$ 350,000	\$ 350,000

Project	CCB Office Remodels	Project #	13667
Citywide Element	Effective Government	Project Type	Program

Project Description

This project is for the design and remodel of City office spaces in the CCB. The goal of the project is to replace decades old building systems, optimize and expand the usage of available space, and improve work spaces and meeting room spaces for City agencies including Civil Rights, Information Technology, Common Council Offices, Office of the Independent Monitor, Attorney, Finance, Mayor's Office, Assessor, Clerk, Treasurer, and Engineering. The project's scope includes design, construction, office workstations, audiovisual equipment, moving costs, rental of temporary facilities, and staff costs. Master planning for levels 1, 4, and 5 was completed in 2021 (phase 1). Construction for Phase 2 is underway in 2023 for Assessor, Clerk, and Treasurer at level 1; and Common Council Offices and Office of the Independent Monitor at level 5. The remaining design and construction is organized into three phases. Phase 2a is to complete design and construction (in 2023/2024) for Department of Civil Rights (moving to former Parks space at level 1) and improved security for Engineering. Phase 3 is to complete the design and construction (in 2027) for the Attorney's Office, Mayor's Office, Finance at level 4; and IT and other users at level 5. Phase 4 is to complete the design and construction (in 2027/2028) for Information Technology and other users at level 5. Funding in 2024 includes \$250,000 for a comprehensive total cost of ownership analysis of the CCB to help evaluate future investments to meet city department office needs.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	4,750,000	-	-	8,250,000	7,000,000	-
Total	\$ 4,750,000	\$ -	\$ -	\$ 8,250,000	\$ 7,000,000	\$ -

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Project & Program Details

Project	Electric Vehicle (EV) Charging Infrastructure	Project #	14140
Citywide Element	Green and Resilient	Project Type	Program

Project Description

This program is to fund improvements to electrical systems at City-owned sites and facilities to accommodate added load from electric vehicle chargers. Fleet Service is transitioning the City's fleet to more electric vehicles as part of the 100% Renewable Madison plan. Many of these electrical vehicles will be stored, charged, and operated from facilities with electrical systems that were not designed with the capacity to support the appropriate electric vehicle charging systems. These systems will need to be upgraded with additional capacity to prepare for these new vehicles. The goal of the program is to have necessary infrastructure in place before the new EV's arrive at each facility so they can be put into effective use right away. Some of this work will be completed by the Engineering Division's Green Power jobs training program. \$72,000 in Federal Sources reflects anticipated tax credits from the Inflation Reduction Act (IRA). This program was previously referred to as "Facility Electrical Improvements to Support Electric Vehicles."

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	1,488,000	1,638,000	1,803,000	1,988,000	2,188,000	2,408,000
Federal Sources	12,000	12,000	12,000	12,000	12,000	12,000
Total	\$ 1,500,000	\$ 1,650,000	\$ 1,815,000	\$ 2,000,000	\$ 2,200,000	\$ 2,420,000

Project	Energy Improvements	Project #	10562
Citywide Element	Green and Resilient	Project Type	Program

Project Description

This program is for implementation of energy efficiency goals. The goals of the program are to meet the 100% Renewable Madison plan at City-owned sites and facilities, support energy efficiency, and reduce energy demand. Projects supported by this program include supplying distributed energy via solar photovoltaic (PV) panels, installation of LED lighting, batteries and building automation upgrades. Solar projects planned in 2024 include design and installations at CDA Truax Campus, along with Madison Public Market and Bartillon Homeless Shelter. It is also planned to install a battery at West Badger Road and Fire Station 14. Engineering staff estimate that these projects will result in \$125,000 in operating savings in each year of the CIP due to lower utility and maintenance costs. \$6.8 million in Federal Sources reflects anticipated tax credits from the Inflation Reduction Act (IRA).

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	296,000	2,546,000	1,796,000	2,340,000	2,204,000	2,204,000
State Sources	40,000	40,000	40,000	40,000	40,000	40,000
Federal Sources	2,364,000	1,364,000	864,000	1,120,000	1,056,000	1,056,000
Total	\$ 2,700,000	\$ 3,950,000	\$ 2,700,000	\$ 3,500,000	\$ 3,300,000	\$ 3,300,000

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Project & Program Details

Project **Fire Facility Improvements** Project # **10560**
 Citywide Element **Green and Resilient** Project Type **Program**

Project Description

This program is for scheduled improvements and emergency repairs to the City's fourteen (14) Madison Fire Department stations and administration offices. The goal of this program is to maintain and improve the City's Fire facilities to optimize service operations and work conditions and to lower energy costs by implementing energy efficiency components within the improvement projects. Projects funded in this program include building, mechanical, and utility system upgrades and replacements. Improvements funded by this project are chosen by evaluation of mechanical equipment and facility condition, tracking of building maintenance history, and in consultation with the Fire Department. This program was previously referred to as "Fire Building Improvements."

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	50,000	340,000	520,000	750,000	750,000	750,000
Total	\$ 50,000	\$ 340,000	\$ 520,000	\$ 750,000	\$ 750,000	\$ 750,000

Project **General Facility Improvements** Project # **10549**
 Citywide Element **Green and Resilient** Project Type **Program**

Project Description

This program is for scheduled improvements and unplanned repairs to City-owned facilities. The goal of this program is to maintain and improve the City's facilities to optimize service operations and work conditions and to lower energy costs by implementing energy efficiency components within the improvement projects. Projects funded in this program include building, mechanical, and utility system upgrades at City-owned facilities. This program was previously referred to as "General Building Improvements."

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	350,000	370,000	390,000	410,000	430,000	450,000
Total	\$ 350,000	\$ 370,000	\$ 390,000	\$ 410,000	\$ 430,000	\$ 450,000

Project **Horizon List Planning** Project # **12641**
 Citywide Element **Effective Government** Project Type **Program**

Project Description

The Horizon List contains projects that meet a clear community purpose but are not yet fully planned to the level to be considered and funded within the fiscal capacity of the Capital Improvement Plan. This program supports planning efforts around these projects to address any identified outstanding issues so that these projects can be proposed in a future CIP with more complete information. Taking this approach is intended to ensure the Capital Budget & CIP are built using project budgets and timelines that are consistent with the scope and overall goal of capital projects.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	50,000	50,000	50,000	50,000	50,000	50,000
Total	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000

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Project & Program Details

Project **Madison Municipal Building Facility Improvements** Project # **14715**
 Citywide Element **Culture and Character** Project Type **Program**

Project Description

This program is for scheduled improvements and emergency repairs to the City's Madison Municipal Building. The goal of this program is to maintain and improve this facility in a manner that optimizes service operations and work conditions and lowers energy costs by implementing energy efficiency components within the improvement projects. Projects funded in this program include building, mechanical, and utility system upgrades and replacements. Improvements funded by this project are chosen by evaluation of evolving building needs, mechanical equipment and facility condition, tracking of building maintenance history, and in consultation with the departments housed in this building. Funding in 2024 will address the need to have two flagpoles to accommodate the Ho-Chunk Nation flag.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	150,000	50,000	-	-	150,000	150,000
Total	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ 150,000	\$ 150,000

Project **Park Facility Improvements** Project # **10564**
 Citywide Element **Green and Resilient** Project Type **Program**

Project Description

This program is for improvements and ongoing building maintenance at Parks facilities. The goals of this program are to provide quality park facilities to the community and to lower energy costs by implementing energy efficiency components within the improvement projects. Projects in 2024 include Forest Hill Cemetery Office Improvements, Tenney Park Ferry Building Improvements, and General Park Facility Improvements.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	900,000	450,000	325,000	450,000	450,000	450,000
Total	\$ 900,000	\$ 450,000	\$ 325,000	\$ 450,000	\$ 450,000	\$ 450,000

Project **Police Facility Improvements** Project # **13341**
 Citywide Element **Green and Resilient** Project Type **Program**

Project Description

This program is for scheduled improvements to the City's six Police District Stations and the Police Training Facility. The goal of this program is to maintain and improve the City's Police facilities to optimize service operations and work conditions and to lower energy costs by implementing energy efficiency components within the improvement projects. Improvements funded by this project are chosen by evaluation of mechanical equipment and facility condition, tracking of building maintenance history, and in consultation with the Police Department. This program was previously referred to as "Police Building Improvements."

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	100,000	350,000	575,000	400,000	350,000	375,000
Total	\$ 100,000	\$ 350,000	\$ 575,000	\$ 400,000	\$ 350,000	\$ 375,000

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Project & Program Details

Project	Reserve Fund to Maintain Temporary Shelter Facilities	Project #	14751
Citywide Element	Neighborhoods and Housing	Project Type	Program

Project Description

In the wake of the COVID-19 pandemic, the City has been instrumental in establishing temporary venues from which to support people in our community experiencing homelessness. These include the acquisition and conversion of the former Karmenta Nursing Home on Milwaukee Street for use by the Salvation Army to shelter homeless families with children; the acquisition and conversion of a former big box retail property on Zeier Road for use as a temporary men's shelter; and the establishment of the City's first sanctioned urban campground, which supports up to 30 persons at a site on Dairy Drive. Each of these properties is expected to continue its current use for a period of another one to two years. This Reserve Fund program was established in the adopted 2023 CIP, with an initial year of funding at \$150,000, in order to finance extraordinary maintenance or repair expenses that might be necessary to sustain operations at these three temporary venues. This proposal seeks to sustain this annual level of maintenance support for these facilities through 2025. This project was included in the Community Development Division capital budget in 2023, but is moved to Engineering Facilities to better coordinate the projects included in this program.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	150,000	150,000	-	-	-	-
Total	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -

Project	Senior Center Building Improvements	Project #	12434
Citywide Element	Culture and Character	Project Type	Project

Project Description

This project funds multiple building improvements to the Madison Senior Center to address safety and other concerns. Building improvements include, but are not limited to: patio roof & main rooftop repair (2024); side door replacement, door swipe access system upgrades, and exterior locks replacement (2025); exterior brick tuckpointing and second floor carpet replacement (2026); as well as hearing loop installations and elevator modernization & safety upgrades (2026-2027). Earlier work components of this project included smoke pollution mitigation in 2020 and 2021; exterior drive painting and ceiling repair in 2022; and main level flooring improvements in 2023. This project was included in the Community Development Division capital budget in 2023, but is moved to Engineering Facilities to better coordinate the projects included in this program.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	167,175	36,600	144,000	161,000	-	-
Total	\$ 167,175	\$ 36,600	\$ 144,000	\$ 161,000	\$ -	\$ -

Engineering - Facilities Management

Project & Program Details

Project	Streets Facility Improvements	Project #	10565
Citywide Element	Green and Resilient	Project Type	Program

Project Description

This program is for scheduled improvements and emergency repairs to the four Streets Division facilities. The goal of this program is to maintain and improve the City's Streets facilities to optimize service operations and working conditions and to lower energy costs by implementing energy efficiency components within the improvement projects. Projects funded in this program include building, mechanical, and utility system upgrades and replacements. Improvements funded by this project are chosen by evaluation of mechanical equipment and facility condition, tracking of building maintenance history, and in consultation with the Streets Division.

	2024	2025	2026	2027	2028	2029
GF GO Borrowing	100,000	575,000	1,175,000	775,000	825,000	500,000
Total	\$ 100,000	\$ 575,000	\$ 1,175,000	\$ 775,000	\$ 825,000	\$ 500,000

Engineering - Facilities Management

2024 Appropriation Schedule

2024 Appropriation

	Request	Executive Budget		Total
		GO Borrowing	Other	
CCB Improvements	350,000	350,000	-	350,000
CCB Office Remodels	4,500,000	4,750,000	-	4,750,000
Electric Vehicle (EV) Charging Infrastructure	1,500,000	1,488,000	12,000	1,500,000
Energy Improvements	2,700,000	296,000	2,404,000	2,700,000
Fire Facility Improvements	50,000	50,000	-	50,000
General Facility Improvements	350,000	350,000	-	350,000
Horizon List Planning	50,000	50,000	-	50,000
Madison Municipal Building Facility Improvements	150,000	150,000	-	150,000
Park Facility Improvements	900,000	900,000	-	900,000
Police Facility Improvements	100,000	100,000	-	100,000
Reserve Fund to Maintain Temporary Shelter Facilities	150,000	150,000	-	150,000
Senior Center Building Improvements	167,175	167,175	-	167,175
Streets Facility Improvements	100,000	100,000	-	100,000
	\$ 11,067,175	\$ 8,901,175	\$ 2,416,000	\$ 11,317,175