



FERNDALE

CAPITAL IMPROVEMENT PLAN

FISCAL YEARS
2026-2031

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Transmittal Letter

Dear Planning Commission and City Council:

I am pleased to present to you the Capital Improvement Plan (CIP) for fiscal years ending 2026-2031. The CIP serves as a planning document that connects significant capital investments and budgetary activities with the City's foundational plans and programs. The projects selected over the next six years further the vision and critical success factors in the City Council's Strategic Plan.

Department heads are asked to update their respective CIP projects between August through the final week of September every year. The CIP Policy Team holds review sessions with department heads in October. Recommendation and Approval will be sought by the Planning Commission and City Council before the end of the calendar year. Acceptance of the CIP by the City Council does not mean that they grant final approval of all projects within the CIP. Rather, by accepting the CIP, the City Council acknowledges that these projects represent a reasonable interpretation of pending capital needs for the community and can be included in the upcoming multi-year budget process.

The 2026-2031 Capital Improvement Program is a six-year expenditure plan that provides the City with a financial strategy to support vital infrastructure improvements and major investments.

As the City of Ferndale prioritizes funding decisions, understanding how our capital needs affect community services will provide City Council the tools needed to balance infrastructure investment while continuing to be the benchmark for a modern community.



James Krizan
Assistant City Manager

Project Lead: James Krizan, Assistant City Manager

The project lead is responsible for organizing the policy team, facilitating meetings, and organizing the drafting of the CIP to present to the Planning Commission and City Council.

Policy and Administration Group:

The CIP planning team approves of the Capital Improvement Plan policy, studies and reviews proposed capital projects, and meets with staff to discuss and score projects.

2026-2031 CIP Policy Team:

Staff Participants:

- James Krizan, Assistant City Manager
- Michael Olson, Deputy Director of Public Works
- Logan Applebee, Zero-Waste Systems Manager
- Reilly Coleman, Communications Specialist
- Christine Ross, Planner I
- Dave Movilla, Deputy City Clerk
- Jamie Still, Finance Manager

2026 - 2031 Elected Official/Appointed Official Participants:

- Donnie Johnson, Councilmember
- Greg Pawlica, Councilmember/Planning Commission Liaison
- Christa Azar, Planning Commission

City of Ferndale Resolution

At a regular meeting of the City Council of the City of Ferndale, Oakland County, Michigan, held in the Council Chambers at 300 E. Nine Mile, Ferndale MI 48220 on the 16th day of December 2024, the following resolution was moved, and supported:

The Municipal Planning Act, Act 285 of Public Acts of 1931, as amended, requires the Ferndale Planning Commission to annually accept a Capital Improvement Plan for the benefit of the health, safety and welfare of the community as those criteria relate to the physical development of Ferndale.

The CIP Policy team has consulted with the City's professional staff who carry on the business of planning for and providing for the present and future needs and desires of the citizens of Ferndale.

The Capital Improvement Plan is meant to consider the immediate and future needs and goals of Ferndale, as identified by the public, Planning Commission, City Council, and the City Manager's office, considering existing projects, plans, and anticipated resources.

The Capital Improvement Plan is a flexible document, necessarily meant to be reevaluated and amended each year, to project into the 6 (six) succeeding years, and further amended as needed to address practical realities as they relate to policies and philosophies of relevant Boards, the City Council, and the City Manager's office.

The Capital Improvement Plan is a guide and forum to aid the Ferndale City Council and the Ferndale City Manager's Office in making decisions regarding the physical development and infrastructure maintenance of the City and determining what, if any, resources can or should be available to carry out City Council's policies and budgetary decisions.

The components of the Capital Improvement Plan have been subject to a public review, and a duly noticed full Public Hearing on November 20, 2024.

The City of Ferndale Planning Commission reviewed the Capital Improvement Plan during the Ferndale Planning Commission meeting on November 20, 2024

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FERNDALE DO RESOLVE AS FOLLOWS:

That the Capital Improvement Plan presented for review on November 20, 2024 to the City Planning Commission, is adopted by the Ferndale City Council on December 16, 2024.

APPROVED AND ADOPTED by the City Council of the City of Ferndale in regular session
this 16th day of December 2024.

AYES:

NAYS:

Absent:

Mayor

I, Dean Lent, the duly appointed City Clerk of the City of Ferndale, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the City Council of the City of Ferndale at a meeting held on December 16, 2024, the original of which is on file in the City Clerk's Office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 16th day of December 2024.

Dean Lent, City Clerk

Capital Improvement Plan – 2026-2031

Introduction:

The Capital Improvement Plan (CIP) is a budgetary guide for planning and funding public facilities and infrastructure. Included projects incorporate both the construction of new facilities and the rehabilitation or replacement of existing capital, such as vehicles.

The programming of projects is distributed over a six-year period to help the City remain flexible to changes in the environment, fiscal health, capital needs, and new priorities. Projects are divided into operational or strategic categories:

- **Operational** projects continue to support the normal day-to-day activities of the requesting department. These are in line with scheduled replacements or increasing effectiveness or efficiencies.
- **Strategic** projects are those that align with specific goals in the Land Use or Strategic Plan.

The final CIP document is used as a tool to help ensure that the City's long- and short-term capital investments are made with careful consideration of adopted city plans, needs, and the resources available to fund all projects.

The Michigan Planning Enabling Act ([PA 33 of 2008](#)) requires communities that have adopted a master plan to annually prepare a capital improvements plan. Development of the CIP will correspond with the annual budget process cycle.

CIP and the budget process:

The CIP plays a significant role in the implementation of the master plan by providing the link between planning and budgeting for capital projects. The CIP precedes the budget process and is used to develop the capital project portion of the annual budget.

Department heads update their respective CIP projects between August through the final week of September every year. The CIP Policy Team will hold review sessions with department heads in October. Recommendation and approval will be sought by the Planning Commission and City Council before the end of the calendar year. Acceptance of the CIP by the City Council does not mean that they grant final approval of all projects within the CIP. Rather, by accepting the CIP, the City Council acknowledges that these projects represent a reasonable interpretation of pending capital needs for the community and can be included in the upcoming multi-year budget process.

City Council Strategic Plan:

The City of Ferndale's Strategic Plan identifies outcomes that help us set budget priorities and guide our high expectations for quality service delivery.



1. **Economic Prosperity:** Ferndale has an energetic downtown and an expanding, innovative industrial district. Entrepreneurs look to Ferndale to start and grow their businesses and contribute to a balanced and stable economy.



2. **Supported Infrastructure:** Ferndale cares for the infrastructure and assets that provide critical services to the community. Ongoing maintenance is funded and planned for in both the operating budget and capital improvement plans.



3. **Safe, Protected, Engaged Community:** Ferndale residents flourish in a safe and welcoming environment where public safety is foundational to community health. City government is accessible and responsive to all who choose to engage in routine civic life.



4. **Accessible Transportation Options:** Ferndale prioritizes safe and accessible transportation options within our community for all users, from walking and biking to driving and transit.



5. **Organizational and Financial Excellence:** City government recognizes that leading a modern community requires a commitment to internal quality and financial prudence. City employees are committed to innovation and continuous improvement in the pursuit of excellence.



6. **Strong Regional Partnerships:** Ferndale recognizes its role as convener and connector of local and regional partners that contribute to the City's success. Local schools, DDA, Library and regional governmental and non-governmental organizations engage with the City for support and partnership.



7. **Healthy, Connected, and Invested Neighborhoods:** Ferndale has a variety of housing choices for every age and income level interwoven with an integrated park system that serve as focal points for engaged neighborhoods. Residents actively contribute to a thriving environment, enhancing their homes and supporting our community.



8. **Climate Adaptation and Community Resiliency:** Ferndale prioritizes the health and well-being of our community, and responsibility to a just and equitable social environment, resilient economy, and sustainable natural and built environment. This includes responding to the climate crisis and establishing goals, outcomes, and actions towards creating a resilient community.

Plan Ferndale provides a list of several key values representing the city’s vision and goals. The CIP assigns each project a value based on its impact, as defined by the evaluation questions below. Each project is assigned only one value; the value which best reflects the spirit of the project.

Decision Making Checklist

This checklist is intended to be used as a starting point for translating this plan’s guiding principles, goals, and strategies into the decision making process.

This checklist can be used to evaluate any new policy, development project, code, capital improvement plan, or City action. As these plans, projects, and actions come under review by City Council, Planning Commissions, or other review boards or committees, this list can help guide the conversation around balancing priorities and trade-offs.

Not every decision can achieve all the guiding principles and priorities equally, but should strive not to solely prioritize one value at the expense of another.

VALUE	EVALUATION QUESTIONS
EQUITABLE	<p>Does this project, action, or plan...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Engage the community and stakeholders and seek input from diverse perspectives. <input type="checkbox"/> Support long-term and/or permanent affordable housing. <input type="checkbox"/> Provide accessible, quality services, facilities, and amenities for all.
SUSTAINABLE	<p>Does this project, action, or plan...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Include environmentally responsible and resource efficient materials and processes throughout the project’s life cycle. <input type="checkbox"/> Incorporate on-site stormwater management to limit runoff and impacts on city storm sewer systems. <input type="checkbox"/> Incorporate energy efficiency or renewable energy.
RESILIENT	<p>Does this project, action, or plan...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify and evaluate potential shocks and stresses. <input type="checkbox"/> Identify strategies for preventing or mitigating risks resulting from potential shocks or stresses. <input type="checkbox"/> Protect vulnerable populations from natural hazards.
INCLUSIVE	<p>Does this project, action, or plan...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Welcome Ferndale’s diverse population. <input type="checkbox"/> Promote leadership development in disadvantaged communities through the planning process. <input type="checkbox"/> Provide outreach and communication in an ongoing and accessible format. <input type="checkbox"/> Seek community and stakeholder input through all phases of planning and design. <input type="checkbox"/> Continue to engage the public after the plan or project is completed.

Adapted from the Twin Cities Equitable Development Scorecard and the APA’s Sustaining Places: Best Practices for Comprehensive Plans

Plan Ferndale provides a list of several key values representing the city’s vision and goals. The CIP assigns each project a value based on its impact, as defined by the evaluation questions below. Each project is assigned only one value; the value which best reflects the spirit of the project.

FROM CHECKLIST TO SCORECARD

Once this checklist starts to be used, the City may choose to augment it to encourage or require certain actions or projects meet established criteria. Several organizations provide quantifiable certifications or scorecards to provide even more clarity on expectations:

- [LEED](#) for buildings, neighborhoods, or cities
- [EcoDistricts](#) for equitable and sustainable development
- [FitWel](#) for building health
- [WELL](#) Building Standard for health and wellbeing
- [Equitable Development Scorecard](#)

These performance-based systems may be used for official certification and monitoring or used as aspirational guidance to drive decisionmaking that holds development to a higher standard that meets the goals of Plan Ferndale.

VALUE	EVALUATION QUESTIONS
HEALTHY	<p>Does this project, action, or plan...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Encourage an active and healthy lifestyle. <input type="checkbox"/> Facilitate access to healthy, locally grown foods for all Ferndale residents. <input type="checkbox"/> Promote traffic calming and pedestrian safety. <input type="checkbox"/> Assist in the ongoing maintenance and repair of existing residences. <input type="checkbox"/> Meet environmental standards on clean air, water, and soil without increasing soil toxicity, air and water pollution. <input type="checkbox"/> Enhance public safety through facilitated emergency response and the reduction of crime and injuries.
THRIVING	<p>Does this project, action, or plan...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Support local business development or entrepreneurship. <input type="checkbox"/> Celebrate local arts, culture, heritage, and identity. <input type="checkbox"/> Create job opportunities for residents. <input type="checkbox"/> Improve the livability of local neighborhoods with streetscaping, public space, and green space. <input type="checkbox"/> Enhance Ferndale’s reputation as a vibrant, authentic, place. <input type="checkbox"/> Attract visitors to Ferndale. <input type="checkbox"/> Reflect distinct identities of local cultural heritage through the preservation, restoration, or adaptation of local architecture and/or features.
CONNECTED	<p>Does this project, action, or plan...</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide safe, attractive, and convenient access to pedestrian, bicycle, and transit systems. <input type="checkbox"/> Promote accessibility through Universal Design standards. <input type="checkbox"/> Plan for equitable access to jobs, health care, schools, public safety facilities, and arts and cultural facilities <input type="checkbox"/> Help Ferndale be part of the regional transportation network.

City of Ferndale Priority Based Budgeting (PBB) and the CIP

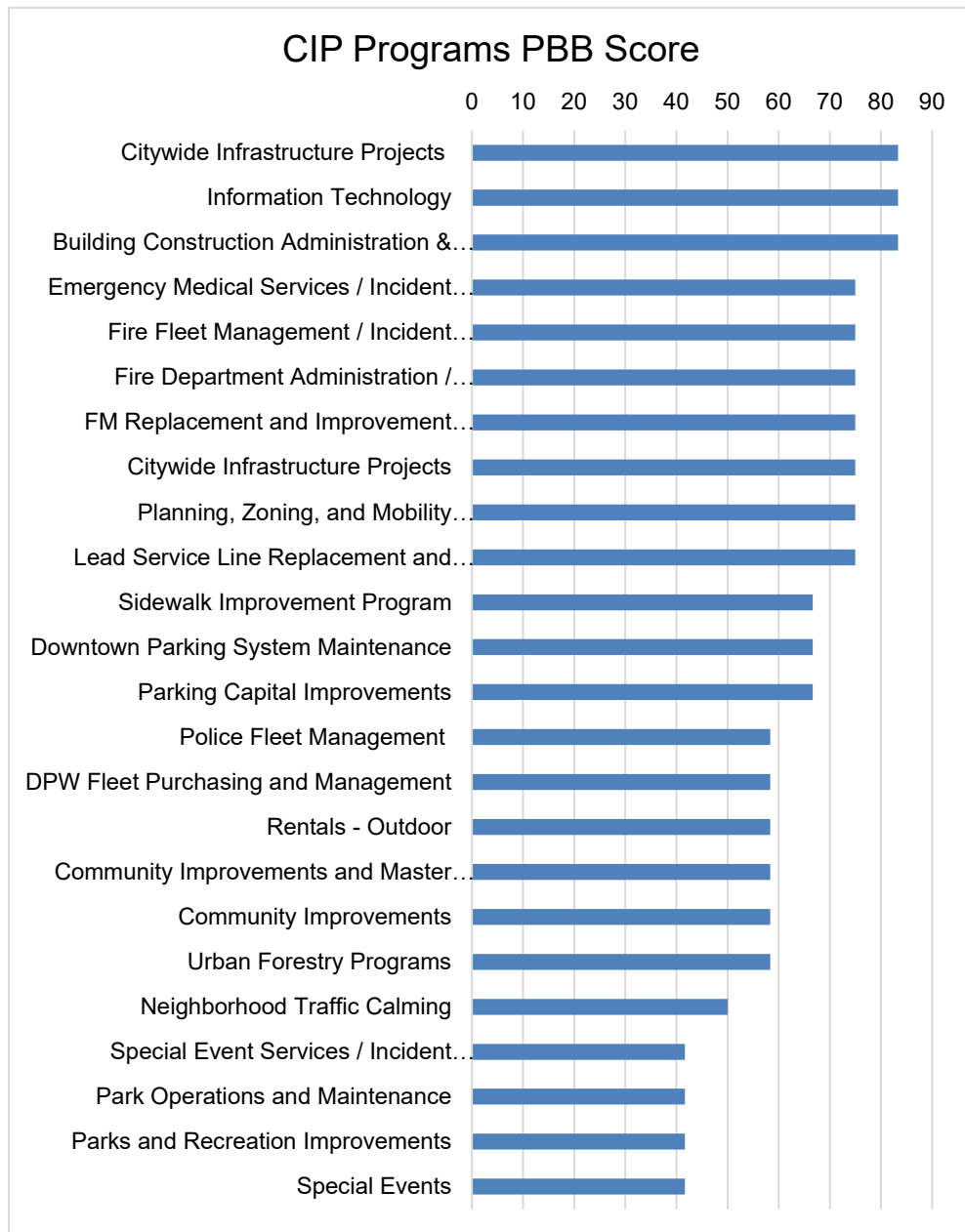
Since the fiscal year 2022 budget, a parallel budget allocation report has been prepared with Priority Based Budgeting (PBB).

PBB is the work of organizing personnel and material expenses into service centered programs which reflect the true costs of city services. For example, core services such as snow removal do not directly appear in the city budget, it pulls resources from four different lines within the budget and uses staff time from twelve employees from the DPW Director to salt truck driver.

PBB coalesces all the associated costs into one program called Snow Removal, which then shows residents the true cost for this service. Viewing the budget through PBB allows council and residents to connect services and funding levels in a more direct way.

Each program receives a score reflecting the impact of the program on the core services and priorities of the city. Scores are based on:

- Demand for the program
- Mandate type (federal, state, local)
- Percent of population served
- Recovery cost (pays for itself)
- Community reliance on program



For the CIP, staff are asked to link their request to the program it would support. The program score was then added to the CIP to reflect the impact on service represented by the request.

Building the connection of CIP request to program presents a story of how services are provided in the city and furthermore, how those services progress City Council's strategic plan.

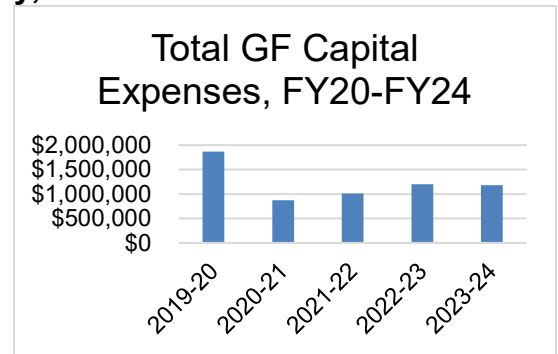
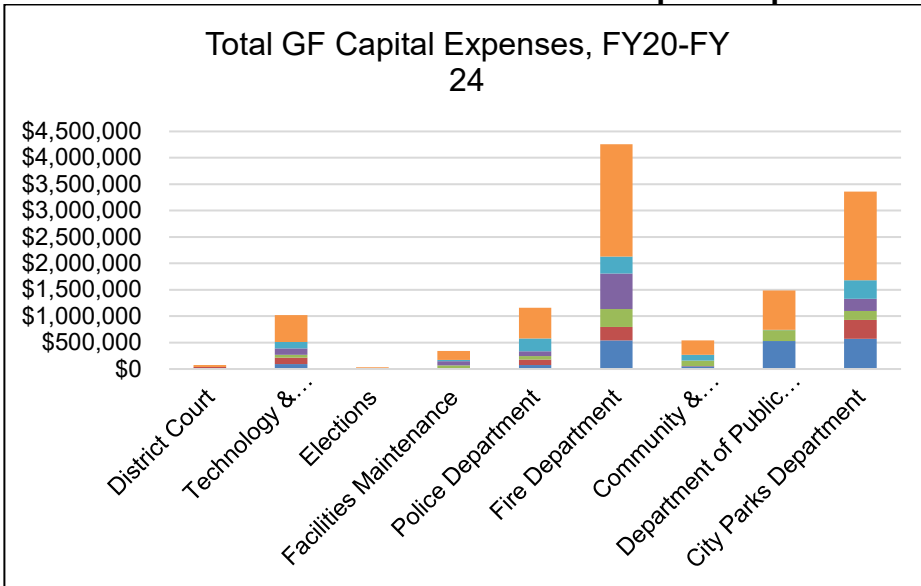
GENERAL FUND

General Fund

The General Fund (GF) is the City’s primary operating fund. The most significant revenue sources for the GF are property tax, state-shared revenues, personal property tax, and charges for services. Major department capital and operating activities funded out of the General Fund include:

District Court	Elections	Recreation Department
City Manager	Human Resources & Wellness	Community & Economic Development
City Communications	Clinic	Department of Public Works
Information Technology Services	Cable Department	Motor Pool
City Clerk	Police Department	City Parks
	Fire Department	
	Special Events	

General Fund Capital Expense History, FY20-FY24



Capital expenses were significantly reduced in response to COVID-19 in FY21 and FY22. Facilities capital was also deferred in anticipation of data and recommendations from the Facilities Condition Assessment and Resident Task Force on Facilities.

General Fund Capital Expenses, FY20-FY24						
	2019-20	2020-21	2021-22	2022-23	2023-24	Five Year Total
District Court	\$340	\$36,415				\$36,755
Technology & Communications	\$92,934	\$120,428	\$54,308	\$122,477	\$121,367	\$511,514
Elections	\$1,484			\$6,446	\$9,631	\$17,561
Facilities Maintenance			\$72,091	\$76,733	\$23,560	\$172,384
Police Department	\$78,346	\$98,664	\$65,980	\$91,821	\$245,090	\$579,901
Fire Department	\$539,535	\$255,886	\$340,162	\$675,737	\$318,434	\$2,129,754
Community & Economic Development	\$49,215	\$9,544	\$101,788		\$109,675	\$270,222
Department of Public Works	\$532,822		\$205,907		\$3,750	\$742,479
City Parks Department	\$575,031	\$352,284	\$172,344	\$229,678	\$350,502	\$1,679,839
Totals	\$1,869,707	\$873,221	\$1,012,580	\$1,202,892	\$1,182,009	\$6,140,409



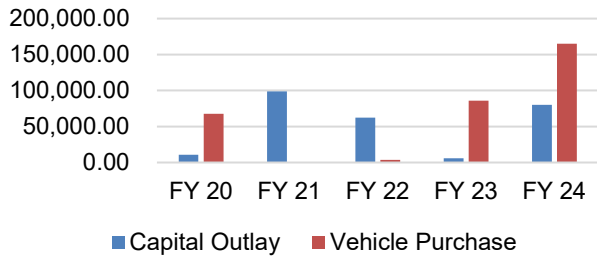
City of Ferndale

Capital Improvement Plan 2026-2031

General Fund: Police and Fire

CIP #	Project Title	Type	FY26	FY27	FY28	FY29	FY30	FY31	Dept. Program	PBBi Score	CIP Score
Police Department											
677	2025 Dodge Durangos	Operational	\$127,116						Police Fleet Management	58.33	61
697	2025 Jeep Grand Cherokee AWD	Operational	\$48,403						Police Fleet Management	58.33	61
682	Public Safety Headquarters	Strategic	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000	Citywide Infrastructure Projects	83.33	156
600	2030 Ford Explorers & Traverse	Operational					\$230,000		Police Fleet Management	83.33	N/A
Fire Department											
678	Special Event and Parking Structure Response Vehicle	Operational	\$38,048						Special Event Services / Incident Response	41.67	114
679	Cardiac Monitor Replacement	Operational	\$108,122						Emergency Medical Services / Incident Response	75	120
680	Ambulance	Operational		\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	Fire Fleet Management / Incident Response	75	149
686	Edraulics Extrication Equipment	Operational	\$35,000						Specialty Response / Incident Response	75	149
687	MDC Computers	Operational		\$24,000					Fire Department Administration / Incident Response	75	106
688	EZ Raider Stand Up Quad	Operational	\$15,990						Specialty Response / Incident Response	75	115
603	Retrofitting Fire Engines for Class A Foam	Operational	\$35,000						Fire Fleet Management / Incident Response	75	N/A
623	Fire Engine / Quint	Operational			\$300,000	\$300,000	\$300,000	\$300,000	Fire Fleet Management / Incident Response	75	N/A
627	Utility Vehicle	Operational	\$20,000	\$20,000	\$20,000				Fire Fleet Management / Incident Response	75	N/A

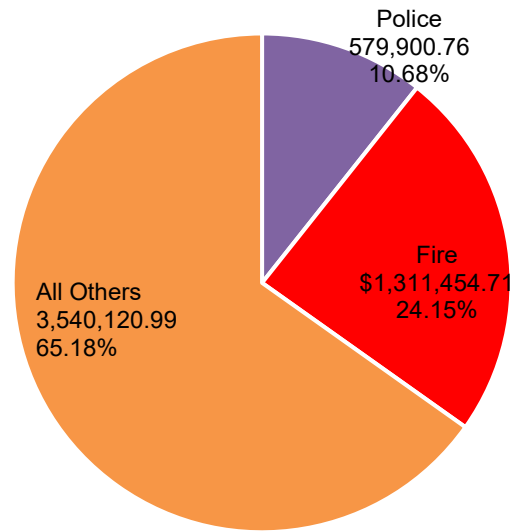
Police Capital Expenses, FY20 - FY 24



Fire Department capital expenses outweigh police purchases due to the replacement cost of fire engines and ambulances. In FY22, city council utilized American Rescue Plan Act (ARPA) funds to buy an ambulance and engine, shifting those costs out of the taxpayer funded general fund.

Police Department capital purchases support the fleet of vehicles used in the Patrol Operations program. Besides vehicles, Police capital outlay provides the tools and equipment officers need to do their job.

Total Capital Expenditures, FY20-FY24



City of Ferndale

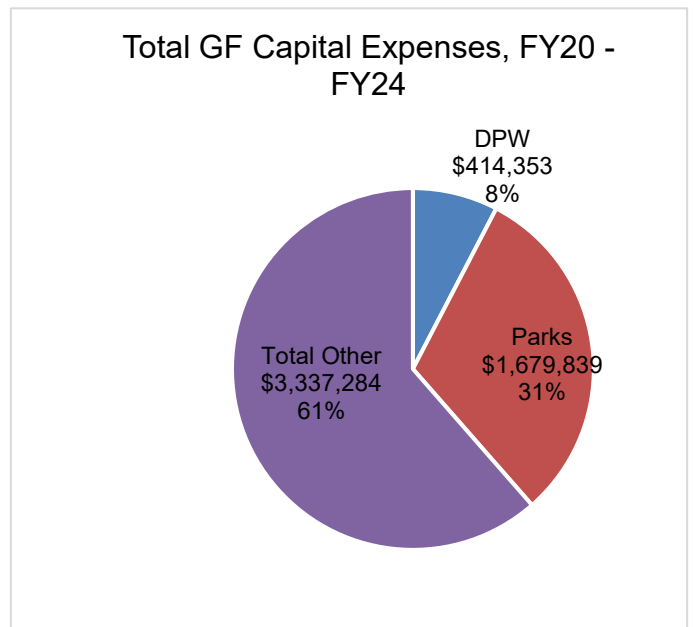
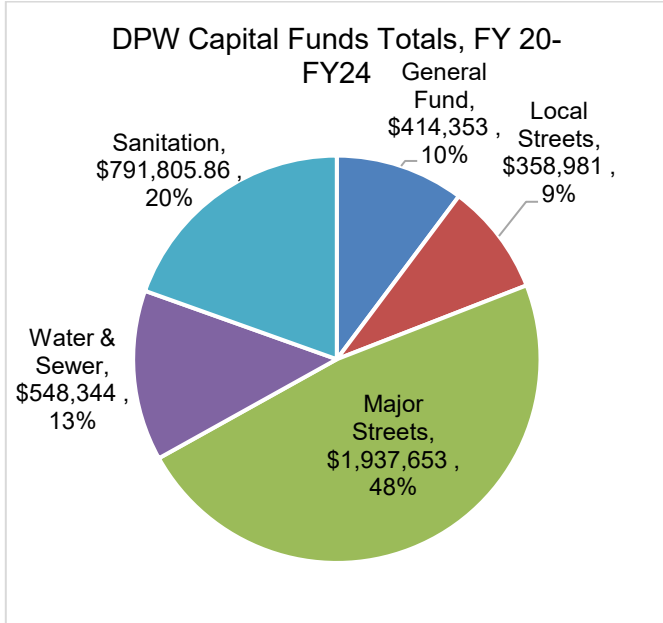
Capital Improvement Plan 2026-2031

General Fund: Public Works and Parks & Recreation

CIP #	Project Title	Type	FY26	FY27	FY28	FY29	FY30	FY31	Dept. Program	PBBi Score	CIP Score
Public Works											
699	Withington Alley Enhancements	Strategic	\$264,600	\$264,600					Infrastructure (New/Replacement)	75	140
711	Sidewalk Improvement Program	Operational		\$280,900		\$334,557	\$315,620		Sidewalk Improvement Program	66.67	140
712	Facilities Replacement and Improvement Program	Operational	\$2,708,726	\$945,400	\$2,946,963		\$197,273	\$17,506	FM Replacement and Improvement Program	75	165
698	W. Nine Mile Improvements (Woodward to Planavon)	Strategic	\$500,000	\$1,000,000					Citywide Infrastructure Projects	75	140
	GF Vehicle Replacement	Operational	\$382,383	\$201,132	\$238,606	\$387,446	\$371,665	\$80,984	DPW Fleet Purchasing and Management	58.33	125
Parks and Recreation											
656	Martin Road Stormwater Management	Strategic	\$100,000						Park Operations and Maintenance	41.67	n/a
683	Martin Rd. Recreation Facility	Strategic	\$2,000,000	\$566,000	\$566,000	\$566,000	\$566,000	\$566,000	Infrastructure	66.67	127
714	ADA Accessible Path Installation and Connections	Strategic		\$387,000	\$300,000				Parks and Recreation Improvements	41.67	141
715	Geary Park Plaza	Strategic		\$80,000					Parks and Recreation Improvements	41.67	104
716	Harding Park Hockey Rink Replacement	Strategic	\$100,000						Parks Operations & Maintenance	41.67	158
717	Martin Road Park Field Lights	Operational	\$155,000						Rentals - Outdoor	58.33	128
718	Park Amenity Upgrades	Strategic	\$92,000	\$13,000	\$63,000		\$26,500		Parks Operations & Maintenance	41.67	141
720	Wilson Park Phase II Improvements	Strategic	\$270,000	\$100,000					Parks and Recreation Improvements	41.67	135
	Parks and Recreation Fleet Replacement	Operational	\$327,294	\$310,520	\$69,391	\$166,318	\$89,982	\$0	DPW Fleet Purchasing and Management	58.33	125

Additional information on next page.

General Fund: Public Works and Parks & Recreation



Public Works operates several special funds along with the general fund. These funds share vehicles and equipment where possible to reduce expenses from the general fund. The five-year total DPW capital investment is about \$4 million. (See chart on next page)

Unlike Public Works, city park improvements draw almost exclusively from the general fund. Many park investments include grant reimbursements which lowers the costs to residents significantly.

*Does not include Road Bond Fund



City of Ferndale

Capital Improvement Plan 2026-2031

General Fund: Community Economic Development, District Court, and IT

CIP #	Project Title	Type	FY26	FY27	FY28	FY29	FY30	FY31	Dept. Program	PBBI Score	CIP Score
Community and Economic Development											
671	BS&A Software (PZE)	Operational	\$12,500						Building Construction Administration & Permitting	83.33	17
672	Create a Barrier Free and Inclusive Design Plan	Strategic	\$50,000						Community Improvements and Master Land Use Plan Administration	58.33	131
673	Complete Bike Network	Strategic		\$200,000					Planning, Zoning, and Mobility Administration, and Master Land Use Plan Administration, and Woodward Moves	75	146
674	Withington Lot Plan	Strategic	\$100,000						Community Improvements	58.33	127
675	Northeast Quadrant Planning	Strategic	\$50,000						Community Improvements	58.33	136
676	Slow Zones	Strategic	\$50,000	\$50,000					Neighborhood Traffic Calming	50	137
District Court											
721	JAVS Upgrade-Court recording equipment	Operational	\$65,000						Information Technology	83.33	50
722	Painting the Court	Operational	\$29,000						Citywide Infrastructure Projects	83.33	16
Information Technology											
613	Server upgrades	Operational	\$11,000						Infrastructure (New/Replacement)	34	N/A
614	Network equipment maintenance and upgrades	Operational	\$11,000						Infrastructure (New/Replacement)	34	N/A
615	Network equipment maintenance and upgrades	Operational	\$23,000						Infrastructure (New/Replacement)	34	N/A
616	Network equipment upgrades	Operational		\$65,000					Infrastructure (New/Replacement)	34	N/A
618	Network maintenance	Operational		\$25,000					Infrastructure (New/Replacement)	34	N/A
620	Network equipment maintenance	Operational			\$10,000				Infrastructure (New/Replacement)	34	N/A
621	Network equipment maintenance	Operational			\$12,000				Infrastructure (New/Replacement)	34	N/A
684	Replace City Hall host server	Operational	\$50,000						Information Technology	83.33	95
685	Implement access control upgrades at Garbutt Park and City Hall	Operational	\$28,000						Information Technology	83.33	110
689	Annual workstation replacements	Operational	\$35,000	\$35,000	\$37,000	\$39,000	\$37,000	\$39,000	Information Technology	83.33	80
690	Annual surveillance equipment replacements	Operational	\$20,000	\$20,000	\$37,000	\$20,000	\$20,000	\$20,000	Information Technology	83.33	71
691	Network and IT build out of Martin Rd. Rec Facility	Operational	\$40,000						Parks and Recreation	33.33	130
692	Access control overhaul at PD	Operational		\$48,000					Police	75	52
693	Expansion of public Wi-Fi at parks and public spaces	Operational			\$30,000				Information Technology	83.33	85
694	Network maintenance and upgrades	Operational				\$13,000			Information Technology	83.33	114
695	Network maintenance and upgrades	Operational				\$18,000			Fire Department	33.33	114

General Fund: Community Economic Development, District Court, and IT

The Purpose of Planning

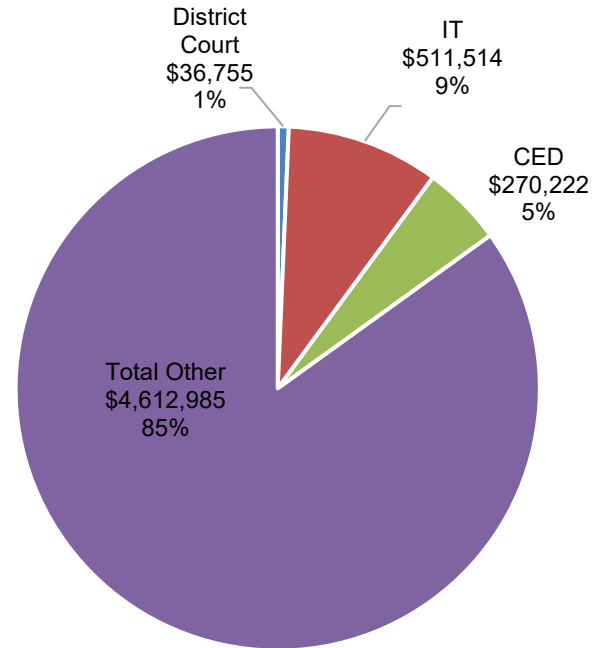
In February 2019, CED submitted a CIP called “Woodward Avenue Complete Streets Plan”, at the cost of \$5.5 million. The CIP called for a reimagining of Woodward Ave. to better serve pedestrians, bicyclists, and motor vehicles. The CIP originated from the 2017 Master Land Use Plan Update.

The Michigan Department of Transportation (MDOT) announced in late 2019 that they would be resurfacing Woodward in 2020. The project was delayed due to the COVID-19 pandemic.

During the delay, the Cities of Ferndale and Pleasant Ridge partnered with MDOT to create the Woodward Moves project. Both cities would use bulk pricing from MDOT’s construction contractor to implement mobility improvements, found in the 2019 CIP, along Woodward. Ferndale’s cost for the project was \$1.1 million after receiving a federal grant of \$2 million.

Woodward Moves was possible because it was planned for before the opportunity appeared. Many of the CED CIPs above are included in the event an opportunity to implement them arises.

Total GF Capital Expenses, FY20-FY24



FACILITIES

City Facilities

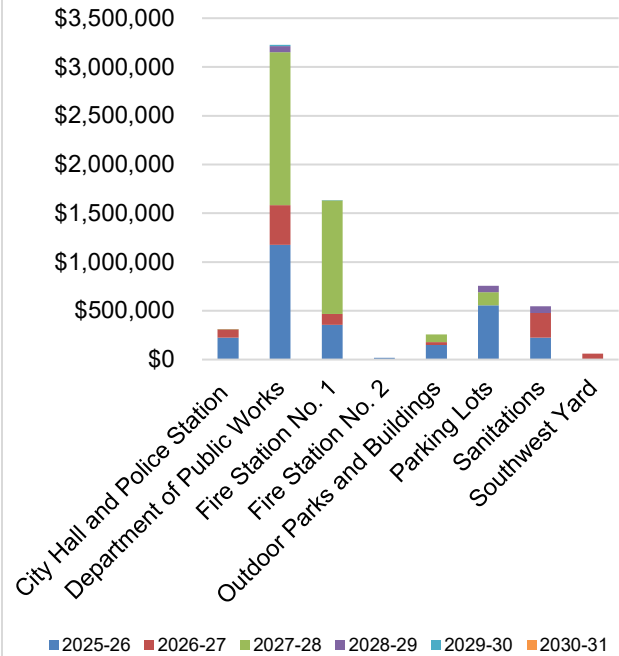
Resident Task Force & the Facilities Condition Assessment

The results of the 2021 facilities condition assessment (FCA) were used by the resident task force to determine viability of city assets. The task force report will now be used to guide which investments from the FCA to make. The recommendations presented divert \$10 million of needed investment over 6-years into construction and debt service of new or renovated facilities, instead of maintaining facilities status quo.

The facility condition assessment (FCA):

1. Provides a deeper dive into the condition and needs of Ferndale's municipal buildings, many of which are old and in need of repair.
2. Provides the information needed to create a Strategic Facility Plan to guide capital spending in facilities for the next 20 years.
3. Offers a space utilization plan, ensuring that projects and updates accommodate changing departmental needs.
4. Incorporates energy benchmarking data into project costs and calculate payback rates for energy efficient improvements, helping the city work towards achieving our sustainability goals.
5. Measures code compliance, ADA compliance, indexes mechanical equipment, prioritizes equipment replacement.

Facilities Projects, FY 26 - FY30



Building	Proposed Timeline	6-Year Total	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
City Hall and Police Station	PS relocated/replaced 3-4 years; CH relocated/replaced 5-6 years.	\$241,380	\$226,285	\$83,323	\$3,565	\$0	\$0	
Department of Public Works	B1, B2 renovated, B3 replaced 5-6 years; salt barn removed 1-2 years.	\$1,863,538	\$1,174,745	\$408,135	\$1,567,978	\$61,396	\$15,354	
Fire Station No. 1	Converts to FS 2 4-5 years.	\$1,155,613	\$356,425	\$111,927	\$1,163,789	\$0	\$2,152	
Fire Station No. 2	Removed and replaced with FSHQ in 2-3 years.	\$15,000	\$19,652	\$0	\$0	\$0	\$0	
Outdoor Parks and Buildings	Removing / repairing as needed.	\$226,867	\$149,465	\$29,365	\$78,220	\$0	\$0	
Parking Lots	Repair and replace as needed (equipment only).	\$565,773	\$556,162	\$0	\$133,412	\$66,125	\$0	
Sanitations	Repair and replace as needed (equipment only).	\$245,808	\$225,992	\$251,547	\$0	\$69,752	\$0	
Southwest Yard	Relocated within 1-2 years.	\$594,000	\$0	\$61,104	\$0	\$0	\$0	
Total		\$4,907,979	\$2,708,726	\$945,401	\$2,946,964	\$197,273	\$17,506	



City of Ferndale

Capital Improvement Plan 2026-2031

City Hall and Police Station

City Hall & Police Station	Description	FY26	FY27	FY28	FY29	FY30	FY31
1	Electrical.PD.Distribution panel #1 upgrade and replacement.		\$16,664.70				
2	Electrical.PD.Distribution panel #2 upgrade and replacement.	\$19,651.76					
3	Engineering.CAD drawing and site plan.	\$6,010.00					
4	Engineering.Electrical evaluation and report.	\$7,717.93					
5	Engineering.HVAC (balance) evaluation and report.	\$5,512.81					
6	Engineering.Plumbing video survey.	\$2,205.12					
7	Engineering.Structural (general) evaluation and report.	\$7,717.93					
8	Engineering.Structural (superstructure) evaluation and report.	\$11,910.72					
9	Exterior.Building encapsulating/containing pillars.	\$45,854.12					
10	Exterior.Canopy painting.	\$16,376.47					
11	Exterior.PD.Roof critical repairs.		\$20,830.87				
12	HVAC.CH.Air handler unit #1 critical repairs.	\$9,825.88					
13	HVAC.CH.Air handler unit #2 critical repairs.	\$9,825.88					
14	HVAC.CH.Ductless mini-split #1 (server room) replacement.	\$8,063.77					
15	HVAC.CH.Split-system rooftop condenser #1 critical repairs.		\$13,887.25				
16	HVAC.CH.Split-system rooftop condenser #2 critical repairs.		\$11,109.80				
17	HVAC.CH.Controls recommission after PD vacates.		\$20,830.87				
18	HVAC.Heating water pump #1 replacement.	\$6,741.87					
19	HVAC.Heating water pump #2 replacement.	\$6,741.87					
20	HVAC.Radiator (x3) replacement.			\$3,565.30			
21	Plumbing.Domestic hot-water storage tank replacement.	\$3,173.10					
22	Sustainability.Energy efficiency upgrades.	\$58,955.29					
Total		\$226,285	\$83,323	\$3,565			



FERNDALE

City of Ferndale

Capital Improvement Plan 2026-2031

Public Works, Pg. 1

Department Of Public Works	Description	FY26	FY27	FY28	FY29	FY30	FY31
1	ADA.Improvements and repairs.			\$22,081			
2	ADA.Level III study.			\$8,695			
3	Appliance.B1.Dishwasher (lunchroom) replacement.		\$795				
4	Appliance.B1.Gas range (lunchroom) replacement.		\$761				
5	Appliance.B1.Refrigerator (lunchroom) replacement.		\$681				
6	Appliance.B2.Refrigerator (lunchroom) replacement.		\$681				
7	Appliance.B3.Refrigerator (lunchroom) replacement.		\$681				
8	Electrical.B3.Distribution panel replacement (x2)			\$5,941			
9	Electrical.B3.Switchboard replacement.			\$51,985			
10	Electrical.Generator replacement.			\$178,236			
11	Electrical.Transfer switch replacement.			\$17,824			
12	Engineering.Electrical evaluation and report.	\$7,718					
13	Engineering.HVAC (balance) evaluation and report.	\$5,513					
14	Engineering.Plumbing evaluation and report.	\$7,718					
15	Engineering.Plumbing video survey.	\$2,205					
16	Engineering.Structural (general) evaluation and report.	\$7,718					
17	Engineering.Structural (superstructure) evaluation and report.	\$11,911					
18	Exterior.B1.Door replacement (x2).	\$4,716					
19	Exterior.B1.Historical window repair.	\$38,071					
20	Exterior.B1.Prepare and paint walls.	\$23,255					
21	Exterior.B1.Roofing replacement (lower admin).	\$8,593		\$9,655			
22	Exterior.B1.Roofing replacement (upper admin).	\$19,829		\$22,279			
23	Exterior.B1.Window replacement (x26).	\$21,930		\$24,641			
24	Exterior.B2.Door replacement (x2).	\$4,716		\$5,299			
25	Exterior.B2.Roofing replacement.	\$203,574		\$228,736			
26	Exterior.B3.Building repair/restoration critical repairs.	\$19,652					
27	Exterior.B3.Door replacement (x2).	\$4,716			\$5,617		
28	Exterior.B3.Wood siding repairs.	\$4,913					
29	Exterior.Covered parking canopy upgrade.	\$229,271		\$257,608			
30	Exterior.Fuel operations shed replacement.	\$11,136			\$13,263		



City of Ferndale

Capital Improvement Plan 2026-2031

Public Works, Pg. 2

Department Of Public Works	Description	FY26	FY27	FY28	FY29	FY30	FY31
31	Exterior.Salt barn demo and utility work.	\$85,158	\$90,267				
32	Exterior.Tree planting and landscape work.	\$29,478					
33	HVAC.B1.Bathroom exhaust fan replacement (x2).	\$660					
34	HVAC.B1.Exhaust fan and controller replacement (new garage, x2).	\$29,478					
35	HVAC.B1.Gas tube heater replacement (x5).			\$28,219			
36	HVAC.B1. Heating/AC and AHU (rear admin.)	\$111,360					
37	HVAC.B1.Rooftop unit replacement (front admin).	\$41,924					
38	HVAC.B3.Ductless mini-split #3 (mechanic office).		\$6,726				
39	HVAC.B3.Exhaust fan and CO2 alarm system upgrade (x4)	\$49,784					
40	HVAC.B3.Gas tube heater replacement (x6).			\$33,863			
41	Interior.B1.Cabinetry and casework (lunhroom).		\$11,210				
42	Interior.B1.Ceiling spray coating (men's restroom).			\$12,431			
43	Interior.B1.Ceramic tile replacement.			\$2,897			
44	Interior.B1.Floor prep and paint.	\$27,760					
45	Interior.B1.Locker and breakroom renovation.			\$125,124			
46	Interior.B1.VCT floor replacement.			\$29,735			
47	Interior.B1.Wood paneling replacement.			\$28,873			
48	Interior.B2.Wall prep and paint.	\$14,837					
49	Interior.B2.Wood paneling replacement.	\$1,965					
50	Parking.Light pole replacement (x6).			\$62,382			
51	Parking.Lot seal and striping.		\$30,887				
52	Parking.Pavement mill and overlay.		\$240,226				
53	Parking.Vehicle access gate replacement (x2).		\$25,222				
54	Plumbing.B1.Backflow preventer replacement (supply office).				\$8,187		
55	Plumbing.B1.Stormwater and sewer re-routing (admin area).	\$138,800					
56	Plumbing.Supply and sanitary replacement.			\$404,813			
57	Safety.Access control and master key system upgrades.				\$34,328		
58	Safety.AED system replacement (x3).			\$6,660			
59	Safety.Emergency eye wash and shower station replacement (x4).					\$15,354	
60	Safety.Emergency exit lighting/signage replacement.	\$6,387					
DPW Total		\$1,174,745	\$408,135	\$1,567,978	\$61,396	\$15,354	

SPECIAL FUNDS



City of Ferndale

Capital Improvement Plan 2025-2030

Special Funds: Act 51 and Parking

CIP #	Project Title	Type	FY26	FY27	FY28	FY29	FY30	FY31	Dept. Program	PBBi Score	CIP Score
Act 51 Funding											
700	Urban Canopy Program	Operational	\$262,500	\$135,000	\$150,000	\$200,000	\$165,000	\$180,000	Urban Forestry Programs	58.33	111
701	Pavement Marking Program	Operational	\$300,000		\$300,000			\$300,000	Citywide Infrastructure Projects	83.33	111
702	Pavement Improvement Program	Operational		\$900,000			\$945,000		Citywide Infrastructure Projects	83.33	111
703	Pavement Crack Sealing Program	Operational		\$200,000		\$250,000	\$225,000		Citywide Infrastructure Projects	83.33	111
	Major/Local Road Fleet	Operational	\$590,947	\$646,916	\$94,956	\$628,733	\$0	\$634,373	DPW Fleet Purchasing and Management	58.33	125
Parking Fund											
696	Parking Kiosk Replacement	Operational	\$60,600						Downtown Parking System Maintenance	66.67	105
710	Surface Lot Repairs/Reconstruction	Operational	\$1,316,300						Parking Capital Improvements	66.67	101
719	Ride-On Floor Scrubber Lease	Operational	\$16,000						Downtown Parking System Maintenance	66.67	30

Act 51 Funding

Act 51 provides the City of Ferndale with revenues pulled from a portion of tax revenues placed on motor fuel and highway use in the state. These dollars are restricted for transportation related projects, operations, or services. In Ferndale, these funds are primarily used to maintain our infrastructure designated as “Major Streets” or “Local Streets”.

Parking Fund

The Parking Fund is an enterprise fund overseen by the City Manager’s Office. The fund receives revenues from various parking activities, including on-street and off-street paid parking, parking enforcement citations, and the City’s parking permit program. Major capital projects include acquisition of pay stations, parking expansion projects, technology and security projects, waste management receptacles, and surface improvements.

Drug Forfeiture Fund

This fund is administered by the Ferndale Police Department. The City receives forfeited funds resulting from FPD’s role in drug-related seizures. This fund provides resources beyond FPD’s general fund budget for crime enforcement and has variable funding each year. Appropriate expenditure types are restricted to standards set forth by the Michigan Department of Treasury per MCL 333.7524a (1) (e).

Special Funds: Sanitation and Water & Sewer

CIP #	Project Title	Type	FY26	FY27	FY28	FY29	FY30	FY31	Dept. Program	PBBi Score	CIP Score
Water and Sewer Fund											
704	Albany Generator Replacement	Operational	\$525,000						Citywide Infrastructure Projects	83.33	129
705	Sewer Improvement Program	Operational	\$525,000	\$550,000	\$575,000	\$700,000	\$600,000	\$650,000	Citywide Infrastructure Projects	83.33	125
706	Sewer Televising Program	Operational		\$350,000				\$375,000	Citywide Infrastructure Projects	83.33	125
707	Manhole Rehabilitation Program	Operational	\$840,000						Citywide Infrastructure Projects	83.33	125
708	Water Main Improvement Project	Operational	\$1,900,000	\$695,000	\$975,000	\$1,200,000	\$1,000,000	\$1,050,000	Citywide Infrastructure Projects	83.33	153
709	Lead Service Line Replacement Program	Operational	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	Lead Service Line Replacement and Verification	75	146
	Water & Sewer Fleet	Operational	\$390,934	\$281,114	\$363,996	\$326,337	\$416,004	\$222,705	DPW Fleet Purchasing and Management	58.33	125
Sanitation Fund											
	Sanitation Fleet	Operational	\$382,313	\$135,262	\$228,738	\$135,262	\$139,996	\$0	DPW Fleet Purchasing and Management	58.33	125
	Sanitation Uniform Trash Containers	Operational		\$585,250					Public Utility - Sanitation	91.67	N/A

Sanitation Fund

Revenues for the sanitation fund are primarily used to cover capital and operating costs for citywide waste collection, disposal, and recycling services.

In the last two years, Ferndale’s Zero Waste Coordinator has used sanitation fund dollars to establish diversion projects. Diversion projects seek alternative methods, such as composting or up-cycling, to reduce the amount of waste generated by Ferndale.

Water & Sewer Fund

The Water Department primarily receives revenues from municipal utility customers. These revenues provide funding for the operation of the water utility as well as for investment in major capital projects such as water main replacement, pump station activities, associated technology, security, and communication projects, motor pool contributions, and facilities and infrastructure maintenance devices.

APPENDIX

City of Ferndale Capital Improvement Plan Policy

As used in the City of Ferndale's Capital Improvement Plan, a capital improvement project is defined as a major, nonrecurring expenditure that includes one or more of the following:

1. Any construction of a new facility (i.e., a public building, water/sanitary sewer mains, storm sewers, major/local roadways, recreational facilities), an addition to, or extension of such a facility, if the cost is \$10,000 or more and that the improvement will have a useful life of three years or more.
2. Any vehicle that is purchased or leased. All leased vehicle information should include make, model, annual payment, and the term of the lease.
3. Any nonrecurring rehabilitation of all or a part of a building, its grounds, a facility, or equipment, if the cost is \$10,000 or more and the improvement will have a useful life of three years or more.
4. Any purchase or replacement of major equipment to support City programs if the cost is \$10,000 or more and will be coded to a capital asset account.
5. Any planning, feasibility, engineering, or design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects if the cost is \$10,000 or more and will have a useful life of three years or more.
6. Any planning, feasibility, engineering, or design study costing \$25,000 or more that is not part of an individual capital improvement project or a program that is implemented through individual capital improvement projects.
7. Any acquisition of land for a public purpose that is not part of an individual capital improvement project or a program that is implemented through individual capital improvement projects if the cost is \$25,000 or more.

City of Ferndale Capital Improvement Program Project Application

All CIP project applications will be submitted digitally for consideration.

CIP Funding Language

Because capital improvement projects involve the outlay of substantial funds, numerous sources are necessary to provide financing over the life of a project(s). Most capital funding sources are earmarked for specific purposes and cannot be transferred from one capital program to another. The following is a summary of the funding sources for projects included in the capital improvement program.

Bonds:

When the community of Ferndale sells bonds, purchasers of said bonds are, in effect, lending the City money to enable them to finance capital projects. The logic behind issuing bonds to finance capital projects is that the citizens who benefit from capital improvements over a period should help the community pay for them. Ferndale issues bonds in two forms:

1. General obligation bonds: G.O. bonds can be used for the design or construction of any capital project. These bonds are financed through property taxes, meaning the community has pledged to pay interest and principal on the financing to retire the debt. Voter approval is required if the community wants to increase the taxes it levies and the amount is included in Ferndale's state-imposed debt limits. To minimize the need for property tax increases, the community should coordinate new bond issues with the retirement of previous bonds.

2. Revenue bonds: Revenue bonds are sold for projects that produce revenues, such as water and sewer projects or parking deck construction. Revenue bonds depend on user fees and other project-related income to cover their costs. Unlike G.O. bonds, revenue bonds are not included in any state-imposed debt limits because the full faith and credit of the community back the payments. In March 2019, The City sold \$20,000,000 in Revenue Bonds to build the first parking development in Ferndale, the Development on Troy (The dOT).

Current general obligation bonds: On the May 5, 2015 election, voters approved of a street and park bond proposal that enables the City to borrow *up to* **\$45,000,000** in general obligation unlimited tax bonds to:

- 1) improve, replace, resurface, and reconstructs streets in the City – and **(est. \$43,000,000)**
 - a) *Bond money is the primary source for the rehabilitation of local streets*
- 2) To furnish and equip public park improvements in the City. **(est. \$2,000,000)**

Act 51 Dollars – Weight and gas tax:

Act 51 serves as the State of Michigan's guiding transportation policy. Act 51 provides the City of Ferndale with revenues pulled from a portion of tax revenues placed on motor fuel and highway use in the state. These dollars are restricted for transportation-related projects, operations, or services. In Ferndale, these funds are primarily used to maintain our infrastructure designated as "Major Streets" or "Local Streets".

Tax Increment Financing:

TIF is a municipal financing tool that can be used to renovate or redevelop declining areas while improving their tax base. TIF applies the increase in various state and local taxes that result from a redevelopment project to pay for project-related public improvements.

Capital Outlay / Pay-As-You-Go:

A pay-as-you-go capital project is one that can be funded with current revenues. If the community has the financial capacity to pay for the project in a year, the taxpayers' cost is lower than bonding because no interest is involved. This method takes careful planning to avoid impacting the annual operating budget.

The General Fund (GF) is the City's primary operating fund. The most significant revenue sources for the GF are property tax, state-shared revenues, personal property tax, and charges for services. Major department capital and operating activities funded out of the General Fund include:

- District Court
- City Manager
- City Communications
- Information Technology Services
- City Clerk
- Elections
- Human Resources & Wellness Clinic
- Cable Department
- Police Department
- Fire Department
- Recreation Department
- Community & Economic Development
- Revolving Energy
- Department of Public Works
- Motor Pool
- City Parks
- Special Events

Special Operating Funds:

The property tax rate is stated in mills (one dollar per \$1,000 of valuation). The rate is applied to a property's net value, following the application of all exemptions and a 50% equalization ratio. Millages are voter-approved taxes that are specifically earmarked for purposes.

226 - Sanitation fund: Revenues for the sanitation fund are primarily used to cover capital and operating costs for citywide waste collection, disposal, and recycling services.

265 - Drug Forfeiture Fund: This fund is administered by the Ferndale Police Department. The City receives forfeited funds resulting from FPD's role in drug-related seizures. This fund provides resources beyond FPD's general fund budget for crime enforcement. Appropriate expenditure types are restricted to standards set forth by the Michigan Department of Treasury per MCL 333.7524a (1) (e).

280 - Block Grants: The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD. The State of Michigan award CDBG grants to the City of Ferndale to provide funding toward carrying out community development activities.

296 - Cable & Communications Capital: Wow! AT&T, and Comcast, are private multi-media companies that provide cable television/internet services to the residents of Ferndale. These companies sign a franchise agreement with the City of Ferndale that allows each company to use the public right of way to provide private services to residents & businesses in exchange for an annual franchise fee. The amount owed by each company is derived from a percentage of gross revenues earned by each company via the provision of cable services to residents, this amount is known as a *Public, Education, and Government (PEG) fee*. The City uses annual PEG fees to fund Cable related capital costs.

445 - Capital Improvement Fund: The Capital improvement fund was established for the replacement, improvement, and acquisition of property, facilities, or equipment. The capital improvement fund may receive money from any source, including funds that have been allocated in any year but have not been expended or encumbered by the end of the fiscal year.

Enterprise Funds:

1) 585 - Auto Parking Fund – The Auto Parking Fund is an enterprise fund overseen by the City Manager's Office. The fund receives revenues from various parking activities, including on-street and off-street paid parking, parking enforcement citations, and the City's parking permit program. Major capital projects include acquisition of pay stations, parking expansion projects, technology and security projects, waste management receptacles, and surface improvements.

2) 592 - Water & Sewer Fund – The Water Department primarily receives revenues from municipal utility customers. These revenues provide funding for the operation of the water utility as well as for investment in major capital projects such as water main replacement, pump station activities, associated technology, security, and communication projects, motor pool contributions, and facilities and infrastructure maintenance devices.

DPW – All Fleet and Facilities

Budget Account	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
101-441-977.500	Replace Loader #4743 CIP 5yr Finance FY22	\$47,730					
	Replace 1204						\$80,984
	Replace 4710	\$97,706					
	Replace 4744 (Finance 5yr)	\$64,777	\$67,044	\$69,391	\$71,819	\$74,333	
	Replace 1253	\$64,777	\$67,044	\$69,391	\$71,819	\$74,333	
	Replace Mobile Lift 9301	\$42,616					
	Replace I2 Facilities Vehicle (split funds x4)						
	Replace 1255 (Finance 5 year)	\$64,777	\$67,044	\$69,391	\$71,819	\$74,333	
	Replace Sisscor Lift			\$30,434			
	Grapple Bucket Cat Loader						
	Replace 1254				\$71,819	\$74,333	
	Replace 1252				\$71,819	\$74,333	

Budget Account	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
101-443-977	Replace power washers				\$28,350		

Budget Account	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
101-750-977.500	Replace Tractor # 704/706		\$99,978				
	Purchase Lease Pickup PF2	\$68,186					
	CIP 252- Replace #1250 Prentice Loader						
	Replace Mower # 8132				\$31,500		
	Replace Mower # 8133				\$31,500		
	Replace Mower # 8130				\$31,500		
	Replace Trailer CIP					\$15,649	
	Replace Tractor 705	\$73,868					
	Replace PF2						
	Replace 1256 (Finance 5yr)	\$64,777	\$67,044	\$69,391	\$71,819	\$74,333	
	Replace 1209						
	Replace 709						
	Replace Trailer 1112		\$14,115				
	Replace 720		\$64,692				
	Replace 721		\$64,692				
	Replace 1234	\$120,462					

Budget Account	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
226-000-977.500	New mini-sweeper.						
	Replace 1201 & Sandblasting			\$93,476			
	Replace 835 (5 Finance)	\$116,696	\$116,696	\$116,696	\$116,696	\$120,781	
	Replace I2 Facilities Vehicle (1/4)						
	Replace Leaf Vac 8332						
	Replace Leaf Vac 8333	\$82,350					
	Replace Leaf Vac 8334	\$82,350					
	Replace Leaf Vac 8335	\$82,350					
	Replace SA01 (5y LTO)	\$18,565	\$18,565	\$18,565	\$18,565	\$19,215	

Budget Account	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
202-000-977.500	New Compact loader.						
	Replace 1236		\$76,454				
	Replace 1237		\$76,454				
	Replace 1238 (1/2)		\$205,837				
	Replace 1249 (1/2)				\$220,498		
	Replace 1251 (1/2)						\$236,203
	Replace 2310 (1/2)				\$78,119		
	Replace 971 & 972 (1/2)						
	Replace I2 Facilities Vehicle						
	Replace Lift Truck 1240 (1/2)	\$63,072					
	Replace Salt Dump 1245 (1/2)	\$29,547		\$31,652			
	Replace Salt Dump 1246 (1/2)	\$29,547		\$31,652			
	Replace Salt Dump 1248 (1/2)	\$39,775	\$41,167		\$44,100		

Budget Account	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
203-000-977.500	Replace 1211	\$68,186					
	Replace 1238 (1/2)	\$198,876	\$205,837				
	Replace 1249 (1/2)				\$220,498		
	Replace 1251 (1/2)						\$236,203
	Replace 2310 (1/2)				\$21,420		
	Replace 971 & 972 (1/2)						
	Replace I2 (1/4)						
	Replace Lift Truck 1240 (1/2)	\$63,072					
	Replace Pickup 1220						\$80,984
	Replace Pickup 1232						\$80,984
	Replace Salt Dump 1245 (1/2)	\$29,547		\$31,652			
	Replace Salt Dump 1246 (1/2)	\$29,547					
	Replace Salt Dump 1248 (1/2)	\$39,775	\$41,167		\$44,100		

Budget Account	Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
592-000-977.500	New Mini Excavator w/trailer	\$90,915					
	Replace 1206						
	Replace 1219					\$65,204	
	Replace 1241 (Finance 5yr 26-30)	\$64,777	\$67,044	\$69,391	\$71,819	\$74,333	
	Replace backhoe #4740		\$41,167	\$42,608	\$44,100	\$45,643	\$47,241
	Replace Backhoe 4741 (Finance 5yrs 25)	\$39,775	\$41,167	\$42,608			
	Replace I2 Facilities Vehicle						
	Replace PF1	\$68,186					
	Replace PF1			\$73,043			
	Replace PM Vehicle				\$69,299		
	Replace PW2						
	Replace PW3						\$87,732
	Replace Sewer Cam						
	Replace Vactor 1260 (5 years)						
	Replace Vactor 1261 (Finance 5yrs)	\$127,281	\$131,736	\$136,346	\$141,119	\$146,058	
	Replace Van 1230					\$84,766	\$87,732

Facilities CIP FY26-FY31

CITY HALL & POLICE STATION	Description	FY26	FY27	FY28	FY29	FY30	FY31
	Electrical.PD.Distribution panel #1 upgrade and replacement.		\$16,665				
	Electrical.PD.Distribution panel #2 upgrade and replacement.	\$19,652					
	Engineering.CAD drawing and site plan.	\$6,010					
	Engineering.Electrical evaluation and report.	\$7,718					
	Engineering.HVAC (balance) evaluation and report.	\$5,513					
	Engineering.Plumbing video survey.	\$2,205					
	Engineering.Structural (general) evaluation and report.	\$7,718					
	Engineering.Structural (superstructure) evaluation and report.	\$11,911					
	Exterior.Building encapsulating/containing pillars.	\$45,854					
	Exterior.Canopy painting.	\$16,376					
	Exterior.PD.Roof critical repairs.		\$20,831				
	HVAC.CH.Air handler unit #1 critical repairs.	\$9,826					
	HVAC.CH.Air handler unit #2 critical repairs.	\$9,826					
	HVAC.CH.Ductless mini-split #1 (server room) replacement.	\$8,064					
	HVAC.CH.Split-system rooftop condenser #1 critical repairs.		\$13,887				
	HVAC.CH.Split-system rooftop condenser #2 critical repairs.		\$11,110				
	HVAC.CH.Controls recommission after PD vacates.		\$20,831				
	HVAC.Heating water pump #1 replacement.	\$6,742					
	HVAC.Heating water pump #2 replacement.	\$6,742					
	HVAC.Radiator (x3) replacement.			\$3,565			
	Plumbing.Domestic hot-water storage tank replacement.	\$3,173					
	Sustainability.Energy efficiency upgrades.	\$58,955					
	Total	\$226,285	\$83,323	\$3,565	\$0	\$0	

DEPARTMENT
OF PUBLIC
WORKS

Description

FY26

FY27

FY28

FY29

FY30

FY31

ADA.Improvements and repairs.			\$22,081			
ADA.Level III study.			\$8,695			
Appliance.B1.Dishwasher (lunchroom) replacement.		\$795				
Appliance.B1.Gas range (lunchroom) replacement.		\$761				
Appliance.B1.Refrigerator (lunchroom) replacement.		\$681				
Appliance.B2.Refrigerator (lunchroom) replacement.		\$681				
Appliance.B3.Refrigerator (lunchroom) replacement.		\$681				
Electrical.B3.Distribution panel replacement (x2)			\$5,941			
Electrical.B3.Switchboard replacement.			\$51,985			
Electrical.Generator replacement.			\$178,236			
Electrical.Transfer switch replacement.			\$17,824			
Engineering.Electrical evaluation and report.	\$7,718					
Engineering.HVAC (balance) evaluation and report.	\$5,513					
Engineering.Plumbing evaluation and report.	\$7,718					
Engineering.Plumbing video survey.	\$2,205					
Engineering.Structural (general) evaluation and report.	\$7,718					
Engineering.Structural (superstructure) evaluation and report.	\$11,911					
Exterior.B1.Door replacement (x2).	\$4,716					
Exterior.B1.Historical window repair.	\$38,071					
Exterior.B1.Prepare and paint walls.	\$23,255					
Exterior.B1.Roofing replacement (lower admin).	\$8,593		\$9,655			
Exterior.B1.Roofing replacement (upper admin).	\$19,829		\$22,279			
Exterior.B1.Window replacement (x26).	\$21,930		\$24,641			
Exterior.B2.Door replacement (x2).	\$4,716		\$5,299			
Exterior.B2.Roofing replacement.	\$203,574		\$228,736			
Exterior.B3.Building repair/restoration critical repairs.	\$19,652					
Exterior.B3.Door replacement (x2).	\$4,716			\$5,617		
Exterior.B3.Wood siding repairs.	\$4,913					
Exterior.Covered parking canopy upgrade.	\$229,271		\$257,608			
Exterior.Fuel operations shed replacement.	\$11,136			\$13,263		
Exterior.Salt barn demo and utility work.	\$85,158	\$90,267				
Exterior.Tree planting and landscape work.	\$29,478					
HVAC.B1.Bathroom exhaust fan replacement (x2).	\$660					
HVAC.B1.Exhaust fan and controller replacement (new garage, x2).	\$29,478					
HVAC.B1.Gas tube heater replacement (x5).			\$28,219			
HVAC.B1.Heating/AC and AHU (rear admin.)	\$111,360					
HVAC.B1.Rooftop unit replacement (front admin).	\$41,924					
HVAC.B3.Ductless mini-split #3 (mechanic office).		\$6,726				
HVAC.B3.Exhaust fan and CO2 alarm system upgrade (x4)	\$49,784					
HVAC.B3.Gas tube heater replacement (x6).			\$33,863			

Interior.B1.Cabinetry and casework (lunhroom).		\$11,210				
Interior.B1.Ceiling spray coating (men's restroom).			\$12,431			
Interior.B1.Ceramic tile replacement.			\$2,897			
Interior.B1.Floor prep and paint.	\$27,760					
Interior.B1.Locker and breakroom renovation.			\$125,124			
Interior.B1.VCT floor replacement.			\$29,735			
Interior.B1.Wood paneling replacement.			\$28,873			
Interior.B2.Wall prep and paint.	\$14,837					
Interior.B2.Wood paneling replacement.	\$1,965					
Parking.Light pole replacement (x6).			\$62,382			
Parking.Lot seal and striping.		\$30,887				
Parking.Pavement mill and overlay.		\$240,226				
Parking.Vehicle access gate replacement (x2).		\$25,222				
Plumbing.B1.Backflow preventer replacement (supply office).					\$8,187	
Plumbing.B1.Stormwater and sewer re-routing (admin area).	\$138,800					
Plumbing.Supply and sanitary replacement.			\$404,813			
Safety.Access control and master key system upgrades.					\$34,328	
Safety.AED system replacement (x3).			\$6,660			
Safety.Emergency eye wash and shower station replacement (x4).						\$15,354
Safety.Emergency exit lighting/signage replacement.	\$6,387					
Total	\$1,174,745	\$408,135	\$1,567,978	\$61,396	\$15,354	

FIRE STATION NO. 1	Description	FY26	FY27	FY28	FY29	FY30	FY31
	Appliance.Clothes dryer replacement.					\$807	
	Appliance.Clothes washer replacement.					\$1,055	
	Appliance.Dishwasher replacement.					\$868	
	Appliance.Gas range replacement.					\$2,152	
	Electrical.Distribution panel replacement.	\$7,931					
	Electrical.Full system repair and replacement.			\$273,342			
	Electrical.Generator replacement.			\$178,236			
	Electrical.Transfer switch replacement.			\$17,824			
	Engineering.CAD drawing and site plan.	\$6,010					
	Engineering.Electrical evaluation and report.	\$7,718					
	Engineering.HVAC (balance) evaluation and report.	\$5,513					
	Engineering.Plumbing evaluation and report.	\$7,718					
	Engineering.Plumbing video survey.	\$2,205					
	Engineering.Structural (general) evaluation and report.	\$7,718					
	Engineering.Structural (superstructure) evaluation and report.	\$11,911					
	Exterior.Building (concrete block) repair.	\$33,840					
	Exterior.Building (limestone sills, tuck pointing) repair/restoration.	\$23,134					
	Exterior.Department headquarter signage replacement.			\$37,132			
	Exterior.Doors replaced (x4).	\$9,433					
	Exterior.LED building lighting (x3).			\$1,783			
	Exterior.Roofing replacement.	\$150,664					
	HVAC.Ductless mini-split (dispatch) replacement.	\$6,345					
	HVAC.Boiler circulation pump #1 replacement.	\$6,742					
	HVAC.Boiler circulation pump #2 replacement.			\$7,575			
	HVAC.Boiler circulation pump #3 replacement.			\$7,575			
	HVAC.Controls system upgrades.			\$91,114			
	HVAC.Furnace #1 replacement.			\$6,832			
	HVAC.Furnace #2 replacement.			\$6,832			

HVAC.Gas unit heater #1 replacement.						\$8,170
HVAC.Gas unit heater #2 replacement.						\$8,170
HVAC.Gas unit heater #3 replacement.						\$8,170
HVAC.Hydronic piping replacement (all).						\$78,865
HVAC.Radiator replacement (all).						\$103,043
HVAC.Roof top condenser #1 replacement.						\$10,546
HVAC.Roof top condenser #2 replacement.						\$10,546
HVAC.Split system for admin area (x2).						\$14,720
Interior.Acoustical ceiling replacement.	\$18,507					
Interior.Asbestos ceiling replacement.						\$51,522
Interior.Countertop and cabinetry replacement (kichen).						\$16,325
Interior.Door replacement (x5).	\$4,954					
Interior.Flooring prep and paint (garage).		\$9,668				
Interior.Flooring VCT tile replacement.						\$19,873
Interior.Prepare and paint all walls.						\$30,605
Parking.Concrete replacement.	\$13,218					
Parking.Pavement seal and stripe.	\$10,932					
Plumbing.Domestic hot water heater replacement.	\$1,719					
Plumbing.Domestic hot water pump replacement.	\$4,363					
Plumbing.Sink replacement (x5).						\$11,140
Plumbing.Sump pump replacement.						\$6,342
Safety.Access control and master key system upgrades.						\$32,385
Safety.Asbestos abatement.						\$125,124
Safety.Fire alarm panel replacement.		\$21,018				
Safety.Fire suppression system.		\$81,240				
Sustainability.Energy efficiency improvements.	\$15,852					
Total	\$356,425	\$111,927	\$1,163,789	\$0	\$2,152	

FIRE STATION NO. 2							
Description	FY26	FY27	FY28	FY29	FY30	FY31	
Safety.Asbestos sealing repairs.	\$19,652						
Total	\$19,652	\$0	\$0	\$0	\$0	\$0	

OUTDOOR PARKS							
Description	FY26	FY27	FY28	FY29	FY30	FY31	
ADA improvements and repairs.	\$19,652						
Electrical.Garbutt.Electrical system replacement (restroom).	\$6,015						
Electrical.Geary.Electrical system replacement (restroom).	\$6,015						
Electrical.Harding.Electrical system replacement (restroom).		\$6,376					
Electrical.MartinRd.Electrical system replacement (restroom 1).			\$6,758				
Electrical.MartinRd.Electrical system replacement (restroom 2).			\$15,448				
Electrical.Wilson.Electrical system replacement (restroom).	\$6,015						
Exterior.Harding.Roofing replacement (storage).		\$1,864					
Exterior.Harding.Wall paint and prep (storage).		\$4,729					
Exterior.MartinRd.Demo old concession/storage building and re-run utilities.	\$45,854						
Exterior.MartinRd.Roofing replacement (restroom 2).			\$11,882				
Interior.Garbutt.Vinyl wall replacement (restroom).	\$3,718						
Interior.Geary.Vinyl wall replacement (restroom).	\$3,718						
Interior.Harding.Vinyl wall replacement (restroom).		\$3,941					
Interior.Harding.Wall paint and prep (storage).		\$2,365					
Interior.MartinRd.Vinyl wall replacement (restroom 1).			\$4,178				

Exterior.Fence screen repairs and replacement.

\$16,665

Saftey.Video survelliance installation.

\$44,439

Salt Barn Replacement

Total	\$0	\$61,104	\$0	\$0	\$0	\$0
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