

Engineering - Facilities Management

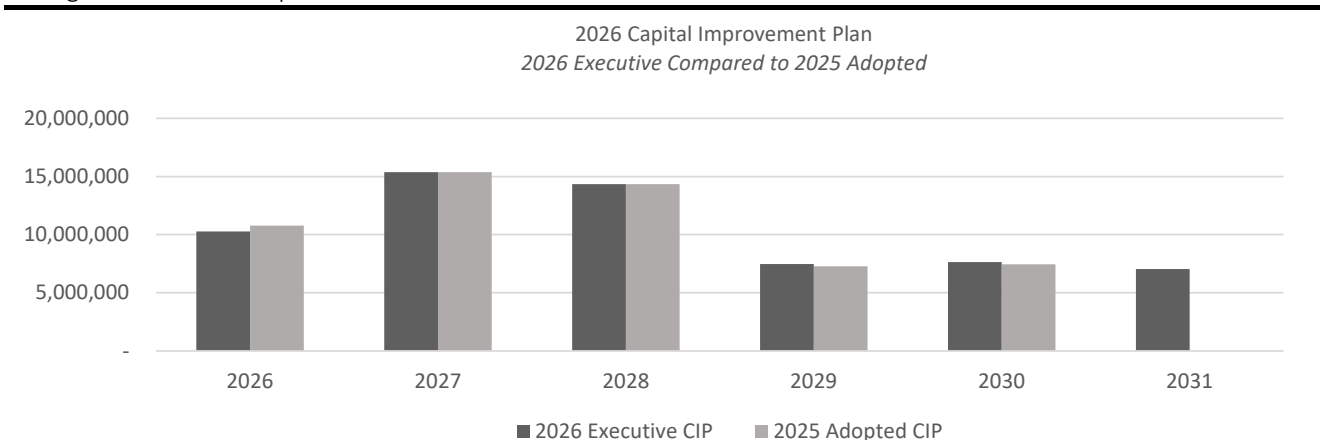
Capital Improvement Plan (CIP) Overview

Budget Phase: Executive

Summary Table

	2026	2027	2028	2029	2030	2031
ADA Transition Plan Implementation	-	200,000	225,000	250,000	275,000	300,000
CCB Improvements	350,000	350,000	350,000	350,000	365,000	385,000
CCB Office Remodels	-	8,250,000	7,000,000	-	-	-
Election Operations Center	3,750,000	-	-	-	-	-
Electric Vehicle (EV) Charging Infrastructure	390,000	410,000	430,000	450,000	470,000	490,000
Energy Improvements	2,700,000	3,500,000	3,300,000	3,300,000	3,300,000	2,500,000
Fire Facility Improvements	520,000	750,000	750,000	750,000	785,000	820,000
General Facility Improvements	390,000	210,000	205,000	200,000	195,000	190,000
Horizon List Planning	50,000	50,000	50,000	50,000	50,000	50,000
Madison Municipal Building Facility Improvements	-	-	150,000	150,000	150,000	150,000
Park Facility Improvements	575,000	75,000	450,000	450,000	470,000	490,000
Police Facility Improvements	575,000	400,000	350,000	375,000	390,000	405,000
Reserve Fund to Maintain Temporary Shelter Facilities	160,000	170,000	180,000	190,000	200,000	210,000
Senior Center Building Improvements	144,000	161,000	-	-	-	-
Streets Facility Improvements	675,000	850,000	900,000	950,000	1,000,000	1,050,000
	\$ 10,279,000	\$ 15,376,000	\$ 14,340,000	\$ 7,465,000	\$ 7,650,000	\$ 7,040,000

Changes from 2025 Adopted CIP



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Capital Improvement Plan (CIP) Overview

Description of Major Changes

ADA Transition Plan Implementation

- New program. Executive Budget includes \$1.3 million in General Fund GO Borrowing from 2027-2031.

CCB Improvements

- No major changes compared to 2025 Adopted CIP.

CCB Office Remodels

- No major changes compared to 2025 Adopted CIP.

Elections Operations Center

- No major changes compared to 2025 Adopted CIP.

Electric Vehicle (EV) Charging Infrastructure

- No major changes compared to 2025 Adopted CIP.

Energy Improvements

- Program budget increased by \$4.7 million in General Fund GO Borrowing from 2026-2030 and decreased by \$4.7 million in Federal funding from 2026-2030. This reflects a 43.5% increase in General Fund GO Borrowing and a 90.7% decrease in Federal funding. The total program budget of \$16.1 million remains unchanged from 2026-2030. The increase in General Fund GO Borrowing re-establishes the previously authorized level of borrowing from the 2023 Adopted CIP.
- Federal funding decreased due to the elimination of most Inflation Reduction Act (IRA) direct pay tax credits. \$480,000 in federal sources in 2026 remains for eligible geothermal projects.
- Engineering - Facilities Management anticipates utilizing other types of non-IRA eligible sources of energy improvements including solar, LED, battery, and Building Automation System upgrades.

Fire Facility Improvements

- No major changes compared to 2025 Adopted CIP.

General Facility Improvements

- Program budget decreased by \$950,000 million in General Fund GO Borrowing from 2026-2030 to fund a net-neutral increase in the ADA Transition Plan Implementation Program. This reflects a 54.0% decrease.

Horizon List Planning

- No major changes compared to 2025 Adopted CIP.

Madison Municipal Building Facility Improvements

- No major changes compared to 2025 Adopted CIP.

Park Facility Improvements

- No major changes compared to 2025 Adopted CIP.

Police Facility Improvements

- No major changes compared to 2025 Adopted CIP.

Reserve Fund to Maintain Temporary Shelter Facilities

- Program budget increased by \$600,000 in General Fund GO Borrowing from 2029-2031.
- Program funding ended in 2028 in the 2025 Adopted CIP. Increased funding from 2029-2031 supports continued shelter facilities annual maintenance.

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Capital Improvement Plan (CIP) Overview

Description of Major Changes (Continued)

Senior Center Building Improvements

- No major changes compared to 2025 Adopted CIP.

Streets Facility Improvements

- Program budget decreased by \$500,000 in General Fund GO Borrowing in 2026 due to focusing on the Streets Far West Facility (Munis #13016) and Long-Range Facility Plan before completing a standalone office renovation and mechanical upgrade project for the Streets West Badger Facility.

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Summary of Expenditures and Revenues

2026 CIP by Expenditure Type

	2026	2027	2028	2029	2030	2031
Art & Historical Treasures	-	82,500	70,000	-	-	-
Building	10,229,000	15,043,500	13,995,000	7,165,000	7,325,000	6,690,000
Non-Capitalized Expense	-	200,000	225,000	250,000	275,000	300,000
Other	50,000	50,000	50,000	50,000	50,000	50,000
	\$ 10,279,000	\$ 15,376,000	\$ 14,340,000	\$ 7,465,000	\$ 7,650,000	\$ 7,040,000

2026 CIP by Funding Source

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	9,759,000	15,336,000	14,300,000	7,425,000	7,610,000	7,000,000
Federal Sources	480,000	-	-	-	-	-
State Sources	40,000	40,000	40,000	40,000	40,000	40,000
	\$ 10,279,000	\$ 15,376,000	\$ 14,340,000	\$ 7,465,000	\$ 7,650,000	\$ 7,040,000

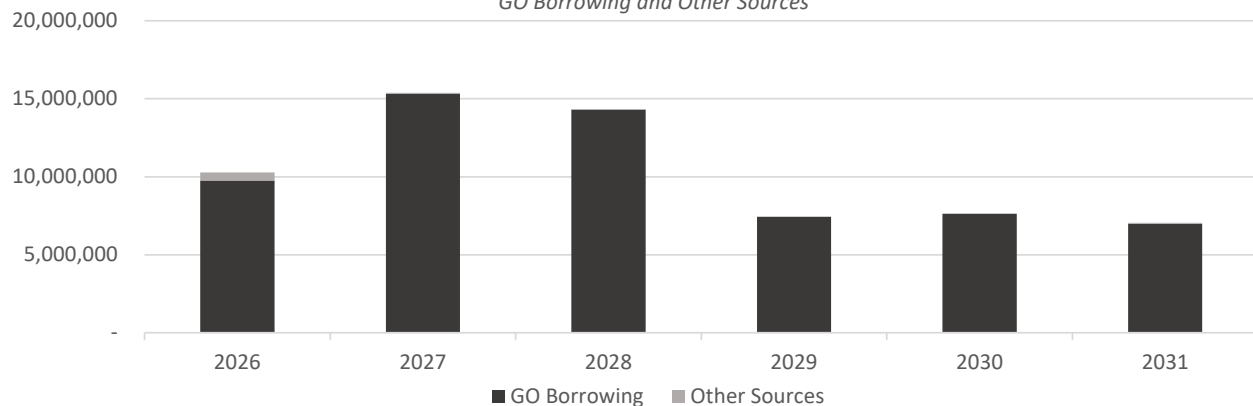
Borrowing Summary

	2026	2027	2028	2029	2030	2031
General Fund GO						
Borrowing	9,759,000	15,336,000	14,300,000	7,425,000	7,610,000	7,000,000
Non-General Fund GO						
Borrowing	-	-	-	-	-	-
	\$ 9,759,000	\$ 15,336,000	\$ 14,300,000	\$ 7,425,000	\$ 7,610,000	\$ 7,000,000

Annual Debt Service

	2026	2027	2028	2029	2030	2031
General Fund GO						
Borrowing	1,268,670	1,993,680	1,859,000	965,250	989,300	910,000
Non-General Fund GO						
Borrowing	-	-	-	-	-	-
	\$ 1,268,670	\$ 1,993,680	\$ 1,859,000	\$ 965,250	\$ 989,300	\$ 910,000

Executive Budget by Funding Source
GO Borrowing and Other Sources



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Carryforward General Obligation Borrowing

	Unused Appropriation Authority	Reauthorized GO Borrowing
10192 SERVICE BUILDING IMPROVEMENTS	150,872	33,900
10549 GENERAL FACILITY IMPROVEMENTS	371,204	245,264
10560 FIRE FACILITY IMPROVEMENTS	113,494	190,212
10561 CITY COUNTY BUILDING IMPROVEMENTS	247,580	247,488
10562 ENERGY IMPROVEMENTS	3,526,310	2,195,582
10564 PARK FACILITY IMPROVEMENTS	775,207	679,798
10565 STREETS FACILITY IMPROVEMENTS	532,590	825,300
11079 SAYLE ST FACILITY IMPROVEMENTS	208,537	208,472
12641 HORIZON LIST PLANNING	119,608	76,227
13341 POLICE FACILITY IMPROVEMENTS	441,988	234,635
13667 CCB OFFICE REMODELS	2,055,768	1,818,184
14140 EV CHARGING INFRASTRUCTURE	408,249	417,090
14357 TOWN OF MADISON TOWN HALL	7,492	7,400
14715 MMB FACILITY IMPROVEMENTS	157,595	70,381
14749 SENIOR CENTER FACILITY IMPROVEMENTS	13,056	12,975
14751 TEMPORARY SHELTER FACILITIES MAINT	435,060	335,135
15336 ELECTION OPERATIONS CENTER	249,709	249,700
	\$ 9,814,319	\$ 7,847,743

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Project & Program Details

Project	ADA Transition Plan Implementation	Project #	15751
Citywide Element	Health and Safety	Project Type	Program

Project Description

This project funds the design and construction to address the compliance issues identified in the ADA Transition Plan as completed by the Department of Civil Rights in 2025 and 2026. The transition plan lists the City of Madison facilities that are open to the public and the barriers to access currently present for each facility. The access barriers are then further prioritized as follows: Priority 1) Accessible approach and entrance - includes elements needed to get into the building like parking, accessible route, curb ramps, entrance, elevators, etc.; Priority 2) Access to goods and services - includes elements needed to access areas of the building like seating areas, rooms and spaces, wayfinding signs, service counters, elevators and more; Priority 3) Access to public restrooms - includes all aspects of an ADA complaint public restroom; Priority 4) Access to Additional Services - includes additional elements such as water fountains, public telephones, and audible and visual fire alarms. The City of Madison anticipates that it will remove the barriers to access in public facilities by 2040 and in Parks by 2055 pending budget approvals and staff resources. This funding request contemplates reoccurring annual budget requests until 2040 or until compliance issues have been addressed. Annual projects and estimates require further coordination and scope identification. The items in City parks and libraries will be covered by separate budget requests.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	-	200,000	225,000	250,000	275,000	300,000
Total	\$ -	\$ 200,000	\$ 225,000	\$ 250,000	\$ 275,000	\$ 300,000

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) - 210 Martin Luther King Jr Blvd, a 65+ year old building. The goal of this program is to support necessary CCB facility improvements work initiated by Dane County facilities staff. Projects funded in this program generally include electrical, heating and cooling, plumbing, and other building updates. At the time of the Executive Budget publication, projects in 2026 and beyond have not been identified by County staff. Historical averages of costs are included in this submission and increased in out years for inflation.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	350,000	350,000	350,000	350,000	365,000	385,000
Total	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 365,000	\$ 385,000

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Project & Program Details

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 was completed in 2024 for Assessor, Clerk, and Treasurer at level 1; and Common Council Offices and Office of the Independent Monitor at level 5. Phase 2a is currently in construction in 2025 for the Department of Civil Rights (moving to former Parks space at level 1). Phase 3 is generally to complete the design and construction (in 2026/2027) for the Attorney's Office, Mayor's Office, and Finance at level 4 and improved security at Engineering's reception area at level 1. Phase 3 will also include IT infrastructure work. Phase 4 is to complete the design and construction (in 2027/2028) for Information Technology and other users at level 5.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	-	8,250,000	7,000,000	-	-	-
Total	\$ -	\$ 8,250,000	\$ 7,000,000	\$ -	\$ -	\$ -

Project	Election Operations Center	Project #	15336
Citywide Element	Effective Government	Project Type	Project

Project Description

This project funds design and construction of a City of Madison Election Operations Center facility. This proposed facility would securely store City of Madison election equipment and supplies in a secure and climate-controlled environment. The facility would include space for poll worker training, the assembly of absentee mailings, sorting of returned absentee envelopes, a phone bank for voter calls, a room for opening election mail according to federal guidelines, work space for Clerk's Office personnel, and a huddle space to serve as an Election Day support center for City of Madison polling places. This request is based on an intention to locate such a facility at the Dane County elections center. Dane County is currently pursuing an adaptive reuse of a former brewery facility located at 2002 Pankratz Street for use as a county-wide elections center. This project and the estimates require further coordination with Dane County's facilities, real estate, legal, and construction teams to provide more clarity. Although design work commenced in 2024, and construction start is currently scheduled for 2025, this funding request contemplates a one-time payment from City to County in 2026 once the election center design and construction are completed.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	3,750,000	-	-	-	-	-
Total	\$ 3,750,000	\$ -	\$ -	\$ -	\$ -	\$ -

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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 EVs 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.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	390,000	410,000	430,000	450,000	470,000	490,000
Total	\$ 390,000	\$ 410,000	\$ 430,000	\$ 450,000	\$ 470,000	\$ 490,000

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 2026 include design and installations at Madison Metro Transit Ingersoll Bus Operations Facility buildings (1 S Ingersoll St). This project at Metro Ingersoll is partially grant funded by FTA - 80/20 and includes some roofing work; funding in this budget is the local match only for the solar component. Other solar projects for 2026 include expansion of the solar system at Alicia Ashman Library and installation of solar systems for Streets Sycamore and the Reindahl Park Splash Pad. 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. Most Federal funding sources were removed from the CIP after modifications made to those tax credits in the Federal One Big Beautiful Bill Act of 2025.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	2,180,000	3,460,000	3,260,000	3,260,000	3,260,000	2,460,000
State Sources	40,000	40,000	40,000	40,000	40,000	40,000
Federal Sources	480,000	-	-	-	-	-
Total	\$ 2,700,000	\$ 3,500,000	\$ 3,300,000	\$ 3,300,000	\$ 3,300,000	\$ 2,500,000

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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.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	520,000	750,000	750,000	750,000	785,000	820,000
Total	\$ 520,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 785,000	\$ 820,000

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.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	390,000	210,000	205,000	200,000	195,000	190,000
Total	\$ 390,000	\$ 210,000	\$ 205,000	\$ 200,000	\$ 195,000	\$ 190,000

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.

	2026	2027	2028	2029	2030	2031
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. Major mechanical components are expected to start hitting scheduled end-of-life in 2033 (15 years after remodel), and request is expected to increase as of that year.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	-	-	150,000	150,000	150,000	150,000
Total	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 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 2026 include Normal Hall (Landmark) Repairs/Improvements and general park facility improvements.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	575,000	75,000	450,000	450,000	470,000	490,000
Total	\$ 575,000	\$ 75,000	\$ 450,000	\$ 450,000	\$ 470,000	\$ 490,000

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.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	575,000	400,000	350,000	375,000	390,000	405,000
Total	\$ 575,000	\$ 400,000	\$ 350,000	\$ 375,000	\$ 390,000	\$ 405,000

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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. A portion of these properties are expected to continue their current use for an indefinite amount of time. This Reserve Fund program was established in the adopted 2023 CIP, with an initial year of funding at \$150,000, 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 2031.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	160,000	170,000	180,000	190,000	200,000	210,000
Total	\$ 160,000	\$ 170,000	\$ 180,000	\$ 190,000	\$ 200,000	\$ 210,000

Project	Senior Center Building Improvements	Project #	14749
Citywide Element	Culture and Character	Project Type	Program

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: exterior brick repointing and second floor carpet replacement (2026) and hearing loop installations and elevator modernization & safety upgrades (2026-2027).

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	144,000	161,000	-	-	-	-
Total	\$ 144,000	\$ 161,000	\$ -	\$ -	\$ -	\$ -

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.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	675,000	850,000	900,000	950,000	1,000,000	1,050,000
Total	\$ 675,000	\$ 850,000	\$ 900,000	\$ 950,000	\$ 1,000,000	\$ 1,050,000

Engineering - Facilities Management

2026 Appropriation Schedule

2026 Appropriation

	Request	Executive Budget		
		GO Borrowing	Other	Total
CCB Improvements	350,000	350,000	-	350,000
Election Operations Center	3,750,000	3,750,000	-	3,750,000
Electric Vehicle (EV) Charging Infrastructure	390,000	390,000	-	390,000
Energy Improvements	2,700,000	2,180,000	520,000	2,700,000
Fire Facility Improvements	520,000	520,000	-	520,000
General Facility Improvements	390,000	390,000	-	390,000
Horizon List Planning	50,000	50,000	-	50,000
Park Facility Improvements	575,000	575,000	-	575,000
Police Facility Improvements	575,000	575,000	-	575,000
Reserve Fund to Maintain Temporary Shelter Facilities	160,000	160,000	-	160,000
Senior Center Building Improvements	144,000	144,000	-	144,000
Streets Facility Improvements	675,000	675,000	-	675,000
	\$ 10,279,000	\$ 9,759,000	\$ 520,000	\$ 10,279,000