

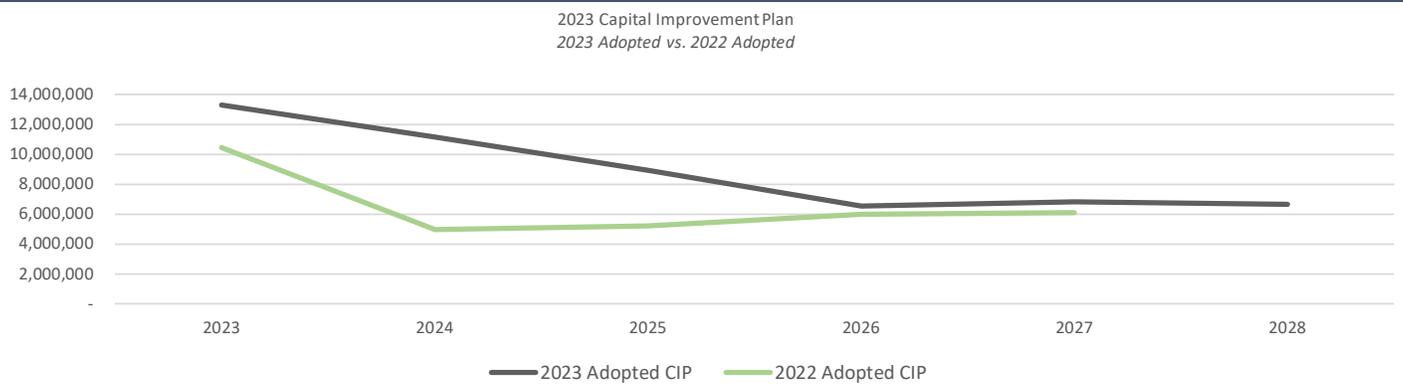
Engineering - Facilities Management

Capital Improvement Plan

Project Summary: Adopted

	2023	2024	2025	2026	2027	2028
CCB Improvements	1,200,000	350,000	350,000	350,000	350,000	350,000
CCB Office Remodels	4,650,000	5,200,000	3,300,000	-	-	-
Energy Improvements	2,830,080	2,700,000	2,700,000	2,700,000	3,500,000	3,300,000
Engineering Service Building Improvements	895,000	-	-	-	-	-
Facility Electrical Improvements to Support Electric Vehic	300,000	350,000	400,000	450,000	500,000	550,000
Fairchild Building Improvements	743,245	-	-	-	-	-
Fire Building Improvements	295,000	295,000	340,000	520,000	750,000	825,000
General Building Improvements	530,000	350,000	370,000	390,000	410,000	430,000
Horizon List Planning	100,000	50,000	50,000	50,000	50,000	50,000
Park Facility Improvements	450,000	900,000	450,000	325,000	75,000	75,000
Police Building Improvements	420,535	411,100	392,900	573,080	412,300	266,000
Streets Facility Improvements	525,000	525,000	575,000	1,175,000	775,000	825,000
Town of Madison Town Hall	350,000	-	-	-	-	-
	\$ 13,288,860	\$ 11,131,100	\$ 8,927,900	\$ 6,533,080	\$ 6,822,300	\$ 6,671,000

Changes from 2022 CIP



Major Changes

- CCB Improvements
 - Project budget increased \$901,000 in GF GO borrowing in 2023 and \$250,000 per year in 2024 through 2027
 - 2023 cost increases will support several significant improvements, including end-of-life emergency generator, electrical panel replacement, window replacement, lighting control upgrades, air handling unit #7 replacement, and a condensate pump replacement, while out-year estimates have been increased to better align with historical costs
- CCB Remodel
 - \$8.5 million in GF GO borrowing moved from Horizon List to CIP to support phases 3 and 4, with phase 3 design and bidding in 2023 and construction in 2024, and phase 4 design and bidding in 2024 and construction in 2025
- Engineering Service Building Improvements
 - New \$895,000 project added to CIP in 2023 to remodel and expand the locker rooms and add a comfort room for nursing mothers at Emil Street to support the growing, diverse workforce
 - Project is supported by a combination of GF GO borrowing, Stormwater GO borrowing, Sewer Revenue Bonds, and Landfill Reserves
- Facility Electrical Improvements to Support Electric Vehicles
 - New \$2.5 million GF GO funding-supported program added to CIP to upgrade electrical capacity and existing city facilities to support ongoing conversion of the City Fleet to electric vehicles
- Fairchild Building Improvements
 - Project budget increased by \$200,000 GF GO borrowing to reflect inflationary pressure on the costs of mechanical and electrical work
- General Building Improvements
 - Program budget increased \$200,000 in 2023 to support installation of bi-polar ionization for improved ventilation/air quality in city facilities
- Town of Madison Town Hall
 - New \$350,000 project added in 2023 to fund improvements to the Town of Madison Town Hall site and facilities to temporarily accommodate various City agencies in need of additional space

Engineering - Facilities Management

Budget Overview

2023 CIP by Expenditure Type

	2023	2024	2025	2026	2027	2028
Building	13,188,860	11,081,100	8,877,900	6,483,080	6,772,300	6,621,000
Other	100,000	50,000	50,000	50,000	50,000	50,000
Total Expenditures	\$ 13,288,860	\$ 11,131,100	\$ 8,927,900	\$ 6,533,080	\$ 6,822,300	\$ 6,671,000

2023 CIP by Funding Source

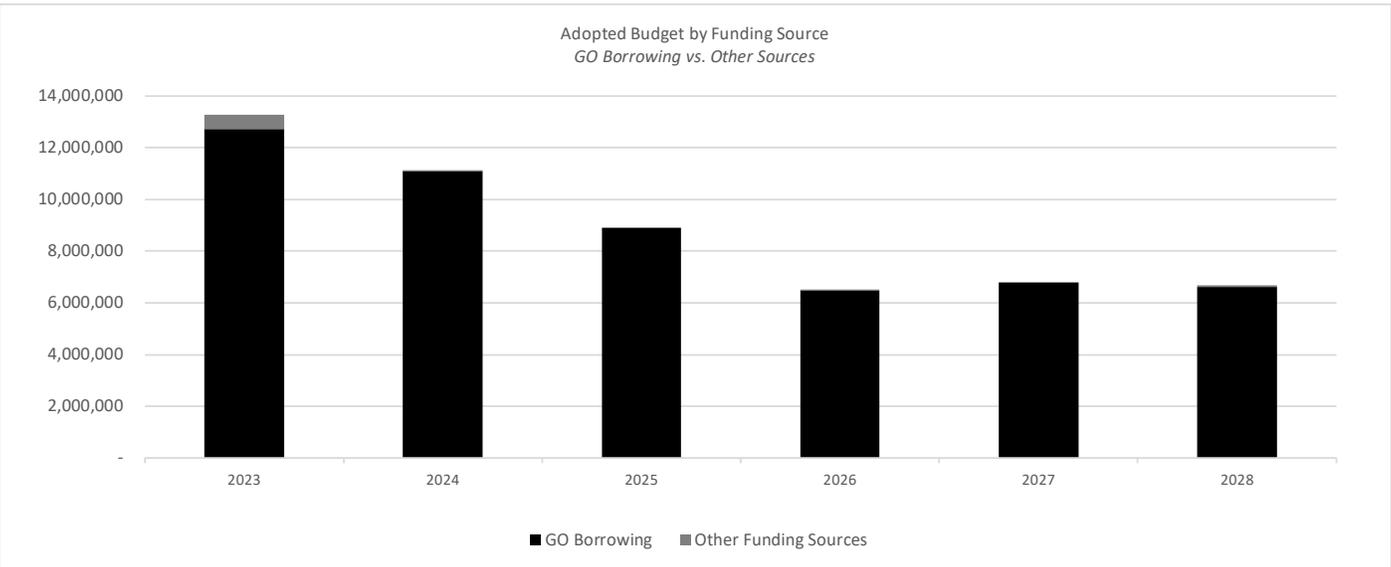
	2023	2024	2025	2026	2027	2028
GF GO Borrowing	12,443,360	11,091,100	8,887,900	6,493,080	6,782,300	6,631,000
Non-GF GO Borrowing	268,500	-	-	-	-	-
Reserves Applied	89,500	-	-	-	-	-
Revenue Bonds	447,500	-	-	-	-	-
State Sources	40,000	40,000	40,000	40,000	40,000	40,000
Total Funding	\$ 13,288,860	\$ 11,131,100	\$ 8,927,900	\$ 6,533,080	\$ 6,822,300	\$ 6,671,000

Borrowing Summary

	2023	2024	2025	2026	2027	2028
Borrowing Schedule						
General Fund GO Borrowing	12,443,360	11,091,100	8,887,900	6,493,080	6,782,300	6,631,000
Non-General Fund GO Borrowing	268,500	-	-	-	-	-
Total GO Borrowing	\$ 12,711,860	\$ 11,091,100	\$ 8,887,900	\$ 6,493,080	\$ 6,782,300	\$ 6,631,000

Annual Debt Service

General Fund GO Borrowing	1,617,637	1,441,843	1,155,427	844,100	881,699	862,030
Non-General Fund GO Borrowing	34,905	-	-	-	-	-



Engineering - Facilities Management

Project Overview

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 2023 include Emergency Generator Replacement, Electrical Panels Replacements, Exterior Windows Replacements (partially DOE funded), Lighting Controls Improvements (partially DOE funded), Air Handling Unit #7 Replacement, and a Condensate Pump Replacement.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	1,200,000	350,000	350,000	350,000	350,000	350,000
TOTAL	\$ 1,200,000	\$ 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 various offices 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 rooms spaces for City agencies including Civil Rights, Information Technology, Common Council Offices, Office of the Independent Monitor, Attorney, Finance, Mayor’s Office, Assessor, Clerk, and Treasurer. 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) . The remaining design and construction is organized into three phases. Phase 2 is to complete the design/bid documents (in 2022) and construction (in 2023) for Assessor, Clerk, Treasurer, and Civil Rights (moving to Parks current area) at level 1; and Office of the Independent Monitor, and Common Council Offices at level 5 (in the former Human Resources space facing Martin Luther King Jr. Boulevard). Phase 3 is to complete the design and construction for the Attorney’s Office, Mayor’s Office, Finance at level 4; and IT Helpdesk and other users at level 5. Phase 4 is to complete the design and construction for Information Technology and other users at level 5.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	4,650,000	5,200,000	3,300,000	-	-	-
TOTAL	\$ 4,650,000	\$ 5,200,000	\$ 3,300,000	\$ -	\$ -	\$ -

Project
Citywide Element

Energy Improvements
Green and Resilient

Project # **10562**
Project Type **Program**

Project Description

This program is for implementation of energy efficiency improvements. 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 renewable energy via solar photovoltaic (PV) panels, installation of LED lighting, retro-commissioning and building automation upgrades. Solar projects planned in 2023 include design and installations at State Street Ramp, Bartillon Permanent Men's Shelter, Madison Public Market, Door Creek Shelter, Imagination Center at Reindahl Park, CDA-Tenney Park Apartments, Water Utility - Paterson Operations Building, Fire Station 09, Fire Station 06, Tenney Park Beach Shelter, and Tenney Park Pavilion. LED lighting projects planned in 2023 include design and installation at Water Utility (design only at Heim Building), Fairchild Building, Fire Station 02, and Fire Station 08. Engineering staff estimates that these projects will result in approximately \$125,000 in operating savings in each year of the CIP due to lower utility costs and maintenance staff time.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	2,790,080	2,660,000	2,660,000	2,660,000	3,460,000	3,260,000
State Sources	40,000	40,000	40,000	40,000	40,000	40,000
TOTAL	\$ 2,830,080	\$ 2,700,000	\$ 2,700,000	\$ 2,700,000	\$ 3,500,000	\$ 3,300,000

Project
Citywide Element

Engineering Service Building Improvements
Green and Resilient

Project # **10192**
Project Type **Program**

Project Description

This program is for scheduled improvements to the City's Engineering Services Building. The goal of this program is to maintain and improve the City's Engineering Services Building 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 replacement of energy-using building systems and components that have exceeded their useful life. 2023 includes two proposed projects: 1) To remodel an existing storage room into a comfort room for nursing mothers in support of APM 2-50 "Lactation Policy For Breastfeeding Employees and Visitors," and 2) a remodel to the existing locker rooms and an existing large conference room to expand space to serve the needs of a significant growth in field staff (approximately 80 field staff) and to support APM 2-52 "Inclusive Workplace – Transgender Gender Non-Conforming, and Non-Binary Employees".

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	89,500	-	-	-	-	-
Non-GF GO Borrowing	268,500	-	-	-	-	-
Reserves Applied	89,500	-	-	-	-	-
Revenue Bonds	447,500	-	-	-	-	-
TOTAL	\$ 895,000	\$ -				

Project **Facility Electrical Improvements to Support Electric Vehicle** 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. These electrical vehicles will be stored and charged at facilities with electrical systems that were not designed with the capacity to support electric vehicle chargers. These electrical systems will need to be upgraded with additional capacity before the electric vehicle chargers can be installed. Expected projects to pursue in 2023 include Fire Station 01, Fire Station 07, Goodman Park Maintenance Facility, and Water Utility Paterson Vehicle Storage.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	300,000	350,000	400,000	450,000	500,000	550,000
TOTAL	\$ 300,000	\$ 350,000	\$ 400,000	\$ 450,000	\$ 500,000	\$ 550,000

Project **Fairchild Building Improvements** Project # **11078**
 Citywide Element **Green and Resilient** Project Type **Project**

Project Description

This project is for building improvements at the City’s Fairchild Building (originally built in 1927). Major work includes replacing past useful life mechanical systems (boiler, distribution, terminal units, and ventilation) throughout the facility with code-compliant systems, modernize the main 1920s era electrical service panels and circuitry through the facility, and to address structural deficiencies identified and detailed by a 2020 third-party professional structural engineer report. Current uses in the building include housing Parking Enforcement vehicles, Police Department vehicles and general storage, Parks Mall Maintenance vehicles/equipment and storage, art storage, and general city surplus storage.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	743,245	-	-	-	-	-
TOTAL	\$ 743,245	\$ -				

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

Project Description

This program is for scheduled improvements to the City’s fourteen 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 at fire stations. Projects planned for 2023 include replacement of Fire Station 01 water heater, Fire Station 04 water heater, Fire Station 05 roof, Fire Station 08 overhead door operators, Fire Station 08 water heater, Fire Station 09 water softener, Fire Station 10 water heater, Fire Station 10 apparatus bay heaters, and Fire Station 11 apparatus bay heaters.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	295,000	295,000	340,000	520,000	750,000	825,000
TOTAL	\$ 295,000	\$ 295,000	\$ 340,000	\$ 520,000	\$ 750,000	\$ 825,000

Project **General Building 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. Program includes \$530,000 in 2023 for unscheduled replacement of building systems and for installation of bipolar ionization systems in Engineering maintained facilities for improved health outcomes.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	530,000	350,000	370,000	390,000	410,000	430,000
TOTAL	\$ 530,000	\$ 350,000	\$ 370,000	\$ 390,000	\$ 410,000	\$ 430,000

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

Project Description

This program is for fully scoping facility projects identified on the capital budget Horizon List. The goal of this program is to provide accurate project scope with a detailed cost estimate to ensure readiness of proposed capital projects. Projects planned in 2023 include completing a study of the City-owned Sayle Street facility for scenarios to remodel/ improve current conditions.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	100,000	50,000	50,000	50,000	50,000	50,000
TOTAL	\$ 100,000	\$ 50,000				

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 2023 include Rennebohm Shelter Improvements and General Park Facility Improvements.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	450,000	900,000	450,000	325,000	75,000	75,000
TOTAL	\$ 450,000	\$ 900,000	\$ 450,000	\$ 325,000	\$ 75,000	\$ 75,000

Project
Citywide Element

Police Building Improvements
Health and Safety

Project # **13341**
Project Type **Program**

Project Description

This program is for scheduled improvements to the City’s six Police District Stations, and the Police Training Center. 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. Projects funded in this program include building, mechanical, and utility system upgrades at police stations. Projects planned for 2023 include South District roof replacement and parking lot seal coat, East District parking lot seal coat, West District parking lot replacement and rubber floor replacement, Midtown District parking lot seal coat, and Training Center parking lot seal coat.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	420,535	411,100	392,900	573,080	412,300	266,000
TOTAL	\$ 420,535	\$ 411,100	\$ 392,900	\$ 573,080	\$ 412,300	\$ 266,000

Project
Citywide Element

Streets Facility Improvements
Green and Resilient

Project # **10565**
Project Type **Program**

Project Description

This program is for improvements 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 updates to existing building systems such as HVAC and electrical. Expected notable projects planned for 2023 include replacement of emergency generators at Streets West Badger and East Streets (Sycamore).

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	525,000	525,000	575,000	1,175,000	775,000	825,000
TOTAL	\$ 525,000	\$ 525,000	\$ 575,000	\$ 1,175,000	\$ 775,000	\$ 825,000

Project
Citywide Element

Town of Madison Town Hall
Effective Government

Project # **14357**
Project Type **Project**

Project Description

This project is for improvements to the Town of Madison Town Hall site and facilities at 2120 Fish Hatchery Road. The goal of this project is to repair and improve the Town Hall site and facilities to temporarily accommodate various City agencies in need of additional space. Projects planned for 2023 include salvage and removal of existing contents, exterior enclosure repair to protect from air and water intrusion, finishes and furnishings work, emergency egress lighting upgrades, parking lot patching, and miscellaneous projects to meet building code requirements.

Project Budget by Funding Source

	2023	2024	2025	2026	2027	2028
GF GO Borrowing	350,000	-	-	-	-	-
TOTAL	\$ 350,000	\$ -				

Engineering - Facilities Management

2023 Appropriation Schedule

2023 Appropriation

Adopted Budget

	Request	Executive	GO Borrowing	Other	Total
CCB Improvements	1,577,000	1,200,000	1,200,000	-	1,200,000
CCB Office Remodels	4,650,000	4,650,000	4,650,000	-	4,650,000
Energy Improvements	2,830,080	2,830,080	2,790,080	40,000	2,830,080
Engineering Service Building Improvements	895,000	895,000	358,000	537,000	895,000
Facility Electrical Improvements to Support Electric Vehicles	300,000	300,000	300,000	-	300,000
Fairchild Building Improvements	743,245	743,245	743,245	-	743,245
Fire Building Improvements	295,000	295,000	295,000	-	295,000
General Building Improvements	530,000	530,000	530,000	-	530,000
Horizon List Planning	50,000	100,000	100,000	-	100,000
Park Facility Improvements	450,000	450,000	450,000	-	450,000
Police Building Improvements	420,535	420,535	420,535	-	420,535
Streets Facility Improvements	525,000	525,000	525,000	-	525,000
Town of Madison Town Hall	-	350,000	350,000	-	350,000
	\$ 13,265,860	\$ 13,288,860	\$ 12,711,860	\$ 577,000	\$ 13,288,860