



FERNDALE

CAPITAL IMPROVEMENT PLAN

FISCAL YEARS
2025-2030



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Transmittal Letter to the Community

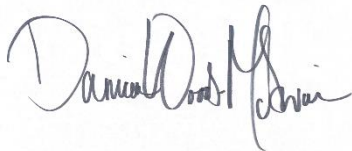
Dear City Council:

I am pleased to present to you the Capital Improvement Plan (CIP) for fiscal years ending 2025-2030. 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 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.

The 2025-2030 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.



Danicea Woods-McSwain
Assistant to the City Manager

Project Lead: Danicea Woods-McSwain, Assistant to the 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.

2025-2030 CIP Policy Team:

Staff Participants:

- Danicea Woods-McSwain, Assistant to the City Manager
- James Jameson, Director of Public Works
- Emanuel Johnson, Recreation Manager
- Reilly Coleman, Communications Specialist
- Christine Ross, Planner I
- Dave Movilla, Deputy City Clerk
- Ermon Sims, Administrative Accountant

2025 - 2030 Elected Official/Appointed Official Participants:

- Kat Bruner-James, Mayor Pro-Tem
- 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 27th day of November 2023, 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 15, 2023.

The City of Ferndale Planning Commission reviewed the Capital Improvement Plan during the Ferndale Planning Commission meeting on November 15, 2023

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

That the Capital Improvement Plan presented for review on November 15, 2023 to the City Planning Commission, is adopted by the Ferndale City Council on November 27, 2023.

APPROVED AND ADOPTED by the City Council of the City of Ferndale in regular session this 27th day of November 2023.

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 November 27, 2023, 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 27th day of November 2023.

Dean Lent, City Clerk

Capital Improvement Plan – “2025-2030”

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 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 shall 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.

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

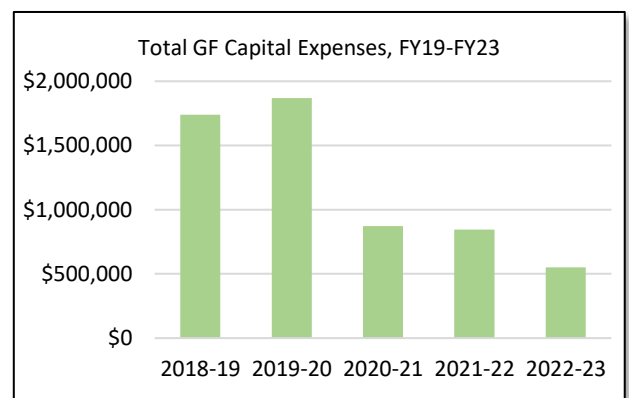
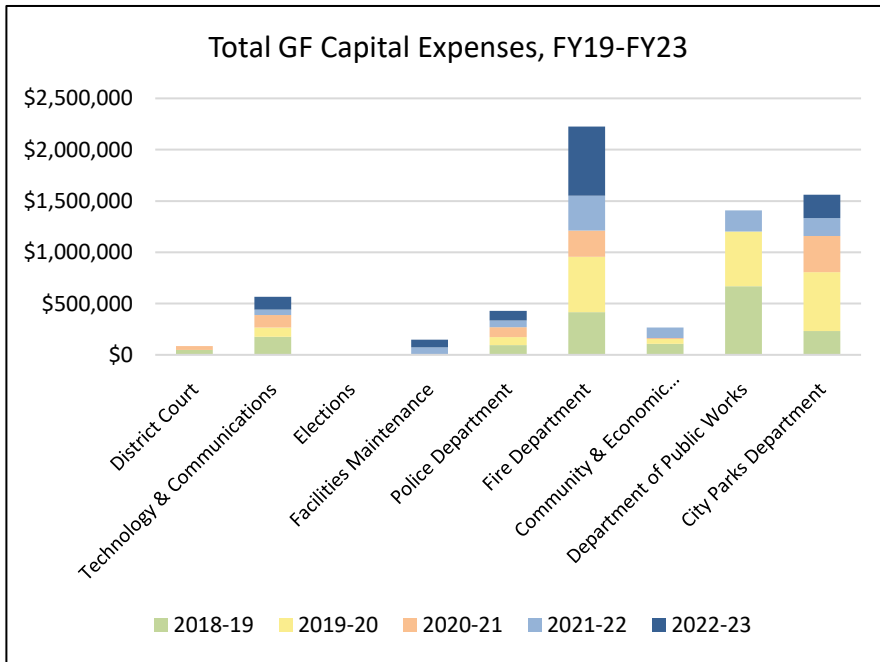
The General Fund (GF) is the City’s primary operating fund. The most significant revenue sources for the GF are property tax, state-shared revenues, personal property tax, and charges for services. Major department capital and operating activities funded out of the General Fund include:

District Court
City Manager
City Communications
Information Technology Services
City Clerk

Elections
Human Resources & Wellness Clinic
Cable Department
Police Department
Fire Department
Special Events

Recreation Department
Community & Economic Development
Department of Public Works
Motor Pool
City Parks

General Fund Capital Expense History, FY19-FY23



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, FY19-FY23						
	2018-19	2019-20	2020-21	2021-22	2022-23	Five Year Total
District Court	\$48,724	\$340	\$36,415			\$85,479
Technology & Communications	\$174,662	\$92,934	\$120,428	\$54,308	\$122,477	\$564,809
Elections		\$1,484			\$6,446	\$7,930
Facilities Maintenance				\$72,091	\$76,733	\$148,824
Police Department	\$93,585	\$78,346	\$98,664	\$65,980	\$91,821	\$428,396
Fire Department	\$415,262	\$539,535	\$255,886	\$340,162	\$675,737	\$2,226,582
Community & Economic Development	\$105,927	\$49,215	\$9,544	\$101,788		\$266,474
Department of Public Works	\$669,450	\$532,822		\$205,907		\$1,408,179
City Parks Department	\$232,380	\$575,031	\$352,284	\$172,344	\$229,678	\$1,561,717
Totals	\$1,739,990	\$1,869,707	\$873,221	\$1,012,580	\$1,202,892	\$6,698,390

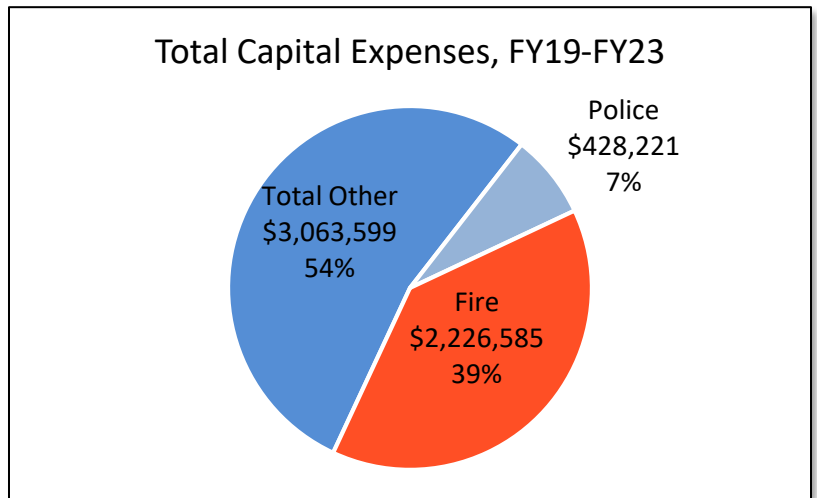
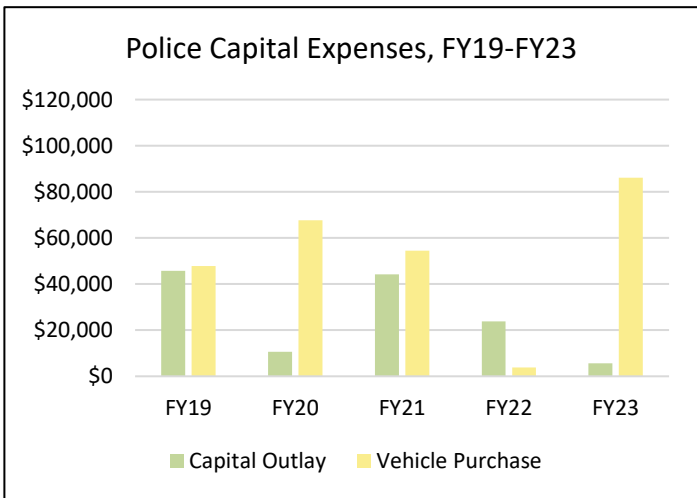


City of Ferndale

Capital Improvement Plan 2025-2030

General Fund: Police and Fire

CIP#	Project Title	Type	FY25	FY26	FY27	FY28	FY29	FY30	Dept. Program	Program Score	Value
Police Department											
598	Scout Car Replacements	Operational	\$143,035						Patrol Operations	75	Resilient
599	Firearm Replacement	Operational	\$27,045						Patrol Operations	75	Resilient
600	Ford Explorers and Traverse - Scout	Operational	\$44,803					\$230,000	Patrol Operations	75	Resilient
629	Public Safety HQ Facility	Strategic	\$1,500,000	\$3,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	Citywide Infrastructure	83	Healthy
Fire Department											
601	Vehicle Replacement - Fire Marshall	Operational	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000		Prevention and Investigation	83	Resilient
602	Fire Station Decon Updates	Operational	\$50,000						Incident Response	75	Resilient
603	Retrofit Fire Engine for Class A Foam	Operational		\$35,000					Fire Fleet	75	Healthy
604	Edraulics Extracation Equipment	Operational	\$35,000						Prevention and Investigation	83	Healthy
623	Fire Engine/Quint	Operational		\$150,000		\$300,000	\$300,000	\$300,000	Fire Fleet	75	Healthy
624	Ambulance	Operational		\$70,000		\$60,000	\$60,000	\$60,000	Fire Fleet	75	Healthy
625	Cardiac Monitors	Operational			\$135,000				Incident Response	75	Healthy
626	MDC Computers	Operational			\$24,000				Incident Response	75	Healthy
627	Utility Vehicle	Operational	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000		Fire Fleet	75	Resilient
N/A	Annual Firefighter Gear Replacements	Operational	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	Incident Response	75	Healthy



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.

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 funded¹³ general fund.



City of Ferndale

Capital Improvement Plan 2025-2030

General Fund: Public Works, Parks & Recreation, and Parking

CIP#	Project Title	Type	FY25	FY26	FY27	FY28	FY29	FY30	Dept. Program	Program Score	Value
Public Works											
641	DPW Fleet	Operational	\$227,000	\$342,000	\$217,000	\$423,000	\$424,000	\$215,000	DPW Fleet	72	Resilient
668	Parks Parking Lot Resurfacing	Operational	\$799,000	\$350,000					Citywide Infrastructure	83	Connected
661	Park Sidewalk Improvements	Operational	\$283,600						Citywide Infrastructure	83	Healthy
662	W. Nine Mile Improvements	Operational	\$500,000	\$1,000,000					Citywide Infrastructure	83	Thriving
606	Withington Alley Enhancements	Operational	\$200,000	\$250,000					Citywide Infrastructure	83	Connected
663	Facilities Replacements	Operational	\$1,822,597	\$406,680	\$771,208	\$2,946,963	\$197,273	\$11,033	Citywide Infrastructure	83	Equitable
664	Urban Canopy Renewal Program	Strategic	\$250,000	\$125,000	\$135,000	\$150,000	\$165,000	\$180,000	Citywide Infrastructure	83	Healthy
667	Sidewalk Replacement Program	Operational	\$265,000		\$297,754		\$334,556		Citywide Infrastructure	83	Connected
Parks & Recreation											
559	Parks & Rec Vehicle	Operational	\$70,000						Parks & Rec Fleet	39	Resilient
656	Martin Road Stormwater Management	Strategic	\$100,000	\$100,000					Park Operations	42	Sustainable
639	Martin Road Park Field Lights	Operational	\$155,000						Park Improvements	42	Healthy
640	Park Amenity Upgrades	Strategic	\$92,000	\$13,000	\$63,000	\$26,500			Park Improvements	42	Equitable
642	Wilson Park Improvements - Phase 2	Strategic		\$270,000					Park Improvements	42	Thriving
578	Replace Harding Park Hockey Rink	Operational	\$100,000						Park Improvements	42	Thriving
579	Geary Park Plaza	Strategic		\$80,000					Park Improvements	42	Connected
580	ADA Accessible Paths	Strategic			\$400,000	\$287,000			Park Improvements	42	Healthy
628	Martin Rd. Recreation Facility*	Strategic	\$1,000,000	\$1,000,000	\$450,000	\$450,000	\$450,000	\$450,000	Park Improvements	42	Equitable
Parking											
669	Surface Lot Repairs/Reconstruction	Operational	\$1,800,500						Parking Capital Improvements	67	Resilient

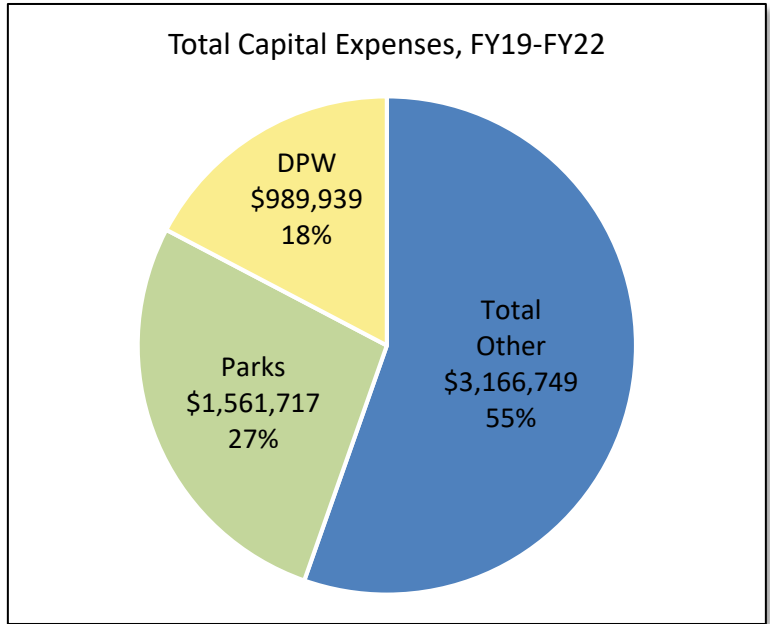
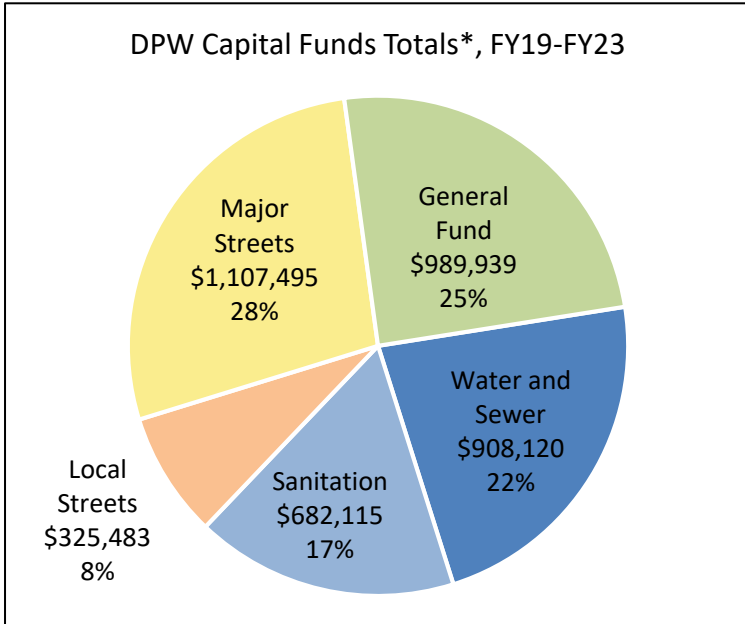
*The cost for the Martin Rd. Recreation Facility, Facilities Task Force recommendation, is expected to be \$7 million. The first \$2 million of spending will be funded through grants secured by City staff. The next \$5 million could be spent via a 20-year \$5 million bond. This would result in \$450,000 in annual debt service payments that would need to be supported by the general fund.

Additional information on next page.

City of Ferndale

Capital Improvement Plan 2025-2030

General Fund: Public Works, Parks & Recreation, and Parking



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 2025-2030

General Fund: Community Economic Development, District Court, and Information Technology

CIP#	Project Title	Type	FY25	FY26	FY27	FY28	FY29	FY30	Dept. Program	Program Score	Value
Community Economic Development											
648	BS&A Software (PZE)	Operational	\$12,500						Planning, Zoning, and Mobility	75	Equitable
651	Barrier Free and Inclusive Design Plan	Strategic	\$45,000						Planning, Zoning, and Mobility	75	Inclusive
652	Complete Bike Network	Strategic	\$100,000	\$100,000					Plan Ferndale	83	Connected
573	Hybrid/Electric Code Enforcement Vehicle and Charging Station	Operational		\$65,000					Citywide Infrastructure	83	Sustainable
District Court											
597	Interior Court Painting	Operational	\$40,000						Facility Maintenance	50	Resilient
596	Courthouse Roof	Operational			\$70,000				Facility Maintenance	50	Resilient
Information Technology											
632	Election Laptops Upgrade	Operational		\$20,000					Conduct Elections	83	Resilient
637	Citywide Access Control Improvements	Operational				\$27,000			Facility Access Control	34	Resilient
636	Trash Compactor Access Control Improvements	Operational			\$21,000				Facility Access Control	34	Resilient
635	Parks Restroom Access Control Improvements	Operational		\$27,000					Facility Access Control	34	Resilient
634	Dog Park Access Control Improvements	Operational	\$27,000						Facility Access Control	33	Resilient
619	Power Protection Maintenance	Operational				\$11,000			Internet Infrastructure	34	Resilient
609	Citywide Server Upgrades	Operational	\$48,000						Internet Infrastructure	34	Resilient
610	Court Network Equipment Upgrades	Operational	\$11,000						Internet Infrastructure	34	Resilient
612	Fire Station 1 Network Equipment Upgrades	Operational	\$10,000						Internet Infrastructure	34	Healthy
613	DPW Server Upgrades	Operational	\$11,000						Internet Infrastructure	34	Resilient
614	DPW Network Equipment Maintenance and Upgrades	Operational		\$11,000					Internet Infrastructure	34	Resilient
616	City Hall Network Equipment Upgrades	Operational			\$65,000				Internet Infrastructure	34	Resilient
617	Police Department Backup Storage Upgrades	Operational			\$35,000				Internet Infrastructure	34	Resilient
618	DPW Network Maintenance	Operational			\$25,000				Internet Infrastructure	34	Resilient
620	DPW Network Equipment Maintenance	Operational				\$10,000			Internet Infrastructure	34	Resilient
622	Parks Network Equipment Maintenance and Upgrades	Operational				\$15,000			Internet Infrastructure	34 ¹⁶	Resilient

General Fund: Community Economic Development, District Court, and Information Technology

The Purpose of Planning

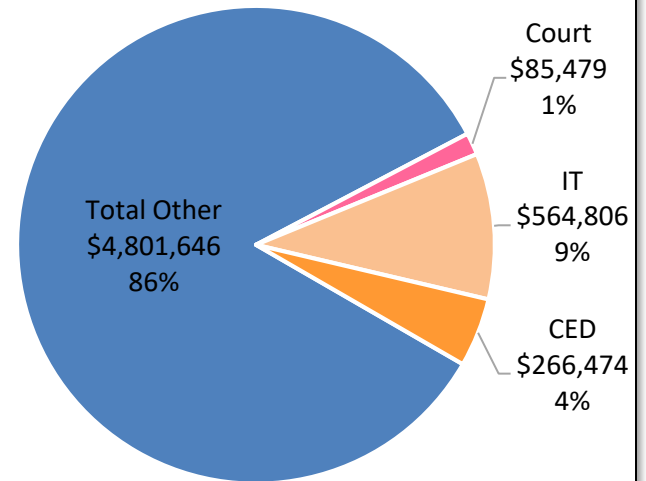
In February 2019, CED submitted a CIP called “Woodward Avenue Complete Streets Plan”, at the cost of \$5.5 million. The CIP called for a reimagining of Woodward Ave. to better serve pedestrians, bicyclists, and motor vehicles. The CIP originated from the 2017 Master Land Use Plan Update.

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 Capital Expenses, FY19-FY23



FACILITIES



City of Ferndale

Capital Improvement Plan 2025-2030

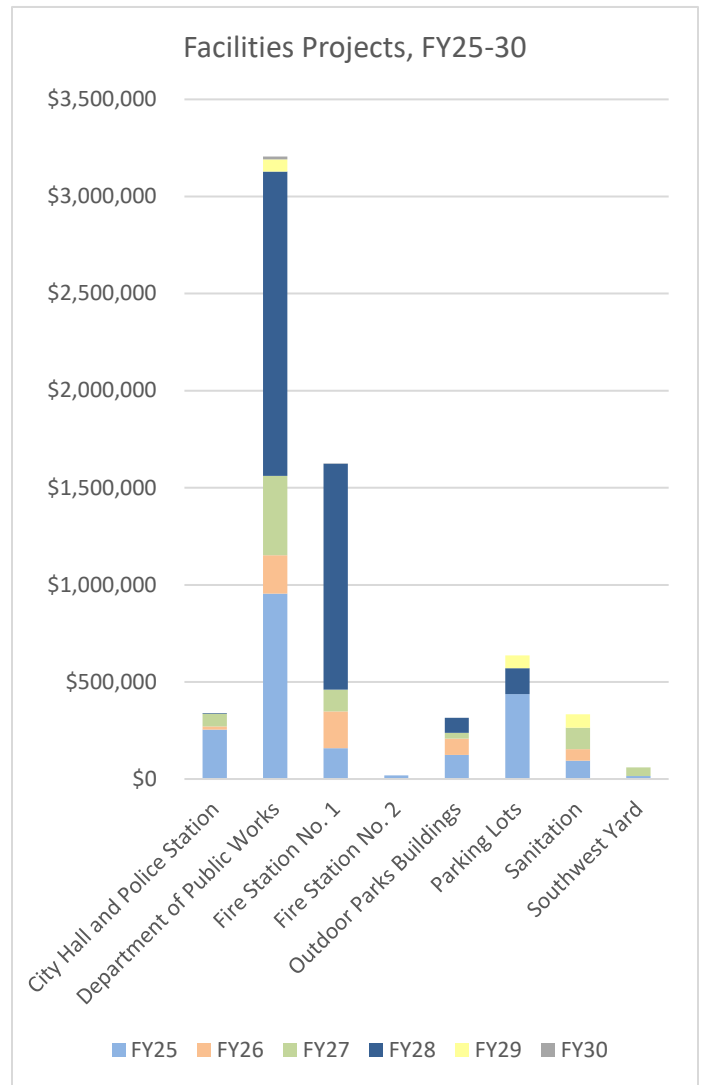
City Facilities

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.

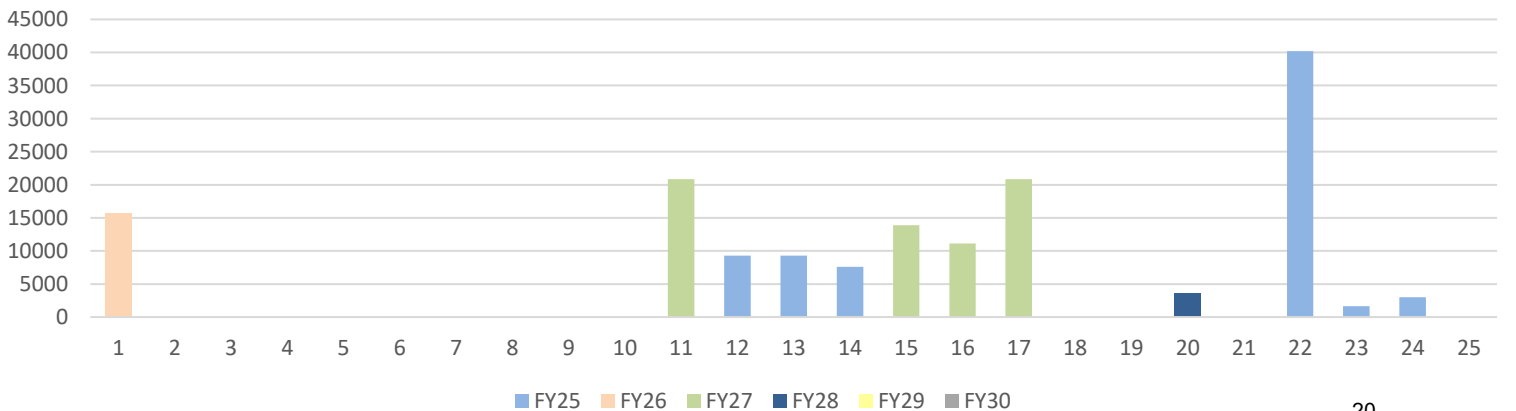


Building	Proposed Timeline	6-Year Total	FY25	FY26	FY27	FY28	FY29	FY30
City Hall and Police Station	PS relocated/replaced 3-4 years; CH relocated/replaced 5-6 years.	\$340,845	\$254,810	\$15,721	\$66,658	\$3,565		
Department of Public Works	B1, B2 renovated, B3 replaced 5-6 years; salt barn removed 1-2 years.	\$3,205,702	\$954,860	\$197,981	\$408,135	\$1,567,977	\$61,395	\$15,354
Fire Station No. 1	Converts to FS 2 4-5 years.	\$1,626,144	\$159,480	\$188,797	\$111,927	\$1,163,788		\$2,152
Fire Station No. 2	Removed and replaced with FSHQ in 2-3 years.	\$18,539	\$18,539					
Outdoor Parks Buildings	Removing / repairing as needed.	\$231,554	\$123,970	\$84,358	\$29,364	\$78,220		
Parking Lots	Repair and replace as needed (equipment only).	\$636,920	\$437,384			\$133,411	\$66,125	
Sanitation	Repair and replace as needed (equipment only).	\$333,799	\$94,800	\$58,564	\$110,684		\$69,751	
Southwest Yard	Relocated within 1-2 years.	\$59,270	\$14,831		\$44,439			19
Totals		\$6,452,773	\$2,058,676	\$545,422	\$771,208	\$2,946,963	\$197,506	\$17,506

City Hall and Police Station

City Hall & Police Station	Description	FY25	FY26	FY27	FY28	FY29	FY30
1	Electrical.PD.Distribution panel #1 upgrade and replacement.		\$15,721				
2	Electrical.PD.Distribution panel #2 upgrade and replacement.						
3	Engineering.CAD drawing and site plan.						
4	Engineering.Electrical evaluation and report.						
5	Engineering.HVAC (balance) evaluation and report.						
6	Engineering.Plumbing video survey.						
7	Engineering.Structural (general) evaluation and report.						
8	Engineering.Structural (superstructure) evaluation and report.						
9	Exterior.Building encapsulating/containing pillars.						
10	Exterior.Canopy painting.						
11	Exterior.PD.Roof critical repairs.			\$20,831			
12	HVAC.CH.Air handler unit #1 critical repairs.	\$9,270					
13	HVAC.CH.Air handler unit #2 critical repairs.	\$9,270					
14	HVAC.CH.Ductless mini-split #1 (server room) replacement.	\$7,607					
15	HVAC.CH.Split-system rooftop condenser #1 critical repairs.			\$13,887			
16	HVAC.CH.Split-system rooftop condenser #2 critical repairs.			\$11,110			
17	HVAC.CH.Controls recommission after PD vacates.			\$20,831			
18	HVAC.Heating water pump #1 replacement.						
19	HVAC.Heating water pump #2 replacement.						
20	HVAC.Radiator (x3) replacement.				\$3,565		
21	Interior.PD.High impact paneling (watch command only) replacement.						
22	Interior.PD.Prepare and paint all surfaces.	\$40,206					
23	Plumbing.Domestic hot-water heater replacement.	\$1,622					
24	Plumbing.Domestic hot-water storage tank replacement.	\$2,993					
25	Sustainability.Energy efficiency upgrades.						
Total		\$70,968	\$15,721	\$66,659	\$3,565		

City Hall/Police Station Projects, FY25-FY30





City of Ferndale

Capital Improvement Plan 2025-2030

Public Works, Pg. 1

Department Of Public Works	Description	FY25	FY26	FY27	FY28	FY29	FY30
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.CAD drawing and site plan.						
13	Engineering.Electrical evaluation and report.						
14	Engineering.HVAC (balance) evaluation and report.						
15	Engineering.Plumbing evaluation and report.						
16	Engineering.Plumbing video survey.						
17	Engineering.Structural (general) evaluation and report.						
18	Engineering.Structural (superstructure) evaluation and report.						
19	Exterior.B1.Door replacement (x2).						
20	Exterior.B1.Historical window repair.						
21	Exterior.B1.Prepare and paint walls.		\$23,255				
22	Exterior.B1.Roofing replacement (lower admin).				\$9,655		
23	Exterior.B1.Roofing replacement (upper admin).				\$22,279		
24	Exterior.B1.Window replacement (x26).				\$24,641		
25	Exterior.B2.Door replacement (x2).				\$5,299		
26	Exterior.B2.Roofing replacement.				\$228,736		
27	Exterior.B3.Building repair/restoration critical repairs.						
28	Exterior.B3.Door replacement (x2).					\$5,617	
29	Exterior.B3.Wood siding repairs.						
30	Exterior.Covered parking canopy upgrade.				\$257,608		



City of Ferndale

Capital Improvement Plan 2025-2030

Public Works, Pg. 2

Department Of Public Works	Description	FY25	FY26	FY27	FY28	FY29	FY30
31	Exterior.Fuel operations shed replacement.					\$13,263	
32	Exterior.Salt barn demo and utility work.			\$90,267			
33	Exterior.Tree planting and landscape work.	\$27,809					
34	HVAC.B1.Bathroom exhaust fan replacement (x2).						
35	HVAC.B1.Exhaust fan replacement (new garage, x2).						
36	HVAC.B1.Gas tube heater replacement (x5).				28,219		
37	HVAC.B1.Rooftop unit replacement (front admin).		\$14,541				
38	HVAC.B3.Ductless mini-split #3 (mechanic office).			6,726			
39	HVAC.B3.Exhaust fan and CO2 alarm system upgrade..	9,270					
40	HVAC.B3.Gas tube heater replacement (x6).				33,863		
41	Interior.B1.Cabinetry and casework (lunhroom).			11,210			
42	Interior.B1.Carpet tile replacement.	5,893					
43	Interior.B1.Ceiling spray coating (men's restroom).				12,431		
44	Interior.B1.Ceramic tile replacement.				2,897		
45	Interior.B1.Floor prep and paint.	26,189					
46	Interior.B1.Locker and breakroom renovation.				125,124		
47	Interior.B1.VCT floor replacement.				29,735		
48	Interior.B1.Wall prep and paint.		\$4,640				
49	Interior.B1.Wood paneling replacement.				28,873		
50	Interior.B2.Wall prep and paint.		\$14,837				
51	Interior.B2.Wood paneling replacement.		\$1,965				
52	Parking.Light pole replacement (x6).				62,382		
53	Parking.Lot seal and striping.			30,887			
54	Parking.Pavement mill and overlay.			240,226			
55	Parking.Vehicle access gate replacement (x2).			25,222			
56	Plumbing.B1.Backflow preventer replacement (supply office).					\$8,187	
57	Plumbing.B1.Stormwater and sewer re-routing (admin area).	130,944					
58	Plumbing.Supply and sanitary replacement.				404,813		
59	Safety.Access control and master key system upgrades.					\$34,328	
60	Safety.AED system replacement (x3).				6,660		
61	Safety.Emergency eye wash and shower station replacement						\$15,354
62	Safety.Emergency exit lighting/signage replacement.						
DPW Total		\$200,104	\$59,238	\$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	FY25	FY26	FY27	FY28	FY29	FY30	Dept. Program	Program Score	Value
Act 51 Funding											
644	Major Road Fund Fleet	Operational	\$370,000	\$190,000				\$267,000	DPW Fleet	72	Resilient
645	Local Roads Fleet	Operational			\$250,000			\$267,000	DPW Fleet	72	Resilient
658	Pavement Markings	Operational	\$150,000	\$300,000		\$300,000		\$300,000	Major/Local Road Maintenance	83	Connected
659	Major/Local Road Crack Sealing	Operational	\$150,000		\$175,000		\$200,000		Major/Local Road Maintenance	83	Connected
Parking Fund											
615	DOT Network Equipment Maintenance and Upgrades	Operational		\$23,000					Internet Infrastructure	34	Resilient
621	DOT Network Equipment Maintenance	Operational				\$12,000			Internet Infrastructure	34	Resilient
611	DOT Surveillance Upgrades	Operational	\$45,000						Internet Infrastructure	34	Resilient
605	Parking Kiosk Replacement	Operational	\$63,100	\$63,100	\$63,100				Parking Technology Admin	67	Sustainable
630	Parking Lot Solar Lights	Operational	\$19,500						Parking Technology Admin	67	Connected
638	ParkFerndale Electric Utility Vehicle	Operational	\$49,950						Parking Capital Improvements	67	Resilient

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).



City of Ferndale

Capital Improvement Plan 2025-2030

Special Funds: Sanitation and Water & Sewer

CIP#	Project Title	Type	FY25	FY26	FY27	FY28	FY29	FY30	Dept. Program	Program Score	Value
Sanitation Fund											
643	Sanitation Fleet	Operational	\$245,000	\$110,000	\$110,000	\$110,000	\$110,000	\$125,000	DPW Fleet	72	Resilient
608	Trash Compactor Network Equipment Upgrades	Operational	\$20,000						Internet Infrastructure	34	Resilient
Water & Sewer Fund											
646	Water/Sewer Fund Fleet	Operational	\$335,000	\$195,000	\$305,000	\$305,000	\$75,000	\$35,000	DPW Fleet	72	Resilient
665	Pump Station Improvements	Operational	\$700,000						Water Distribution Infrastructure	83	Healthy
647	As Needed Sewer Repairs	Operational	\$955,500	\$735,000	\$771,750	\$298,500	\$598,500	\$651,000	Collection System Infrastructure	83	Resilient
667	Lead Service Line Replacement	Operational	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	Water Distribution Infrastructure	83	Healthy
657	Water Main Improvements	Operational	\$1,756,800	\$535,550	\$810,000	\$810,000	\$810,000	\$925,000	Water Distribution Infrastructure	83	Resilient

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.

The City of Ferndale will use the Seamless Docs application to receive and compile CIP applications from department heads. In the interest of transparency, all 2025-2030 capital improvement project applications are available online here: https://drive.google.com/file/d/13PCCob6JK323ljt7gmu-K7usJxBkHsp9/view?usp=drive_link

Open the CIP folder and navigate to the 'Record Portal' to view project applications and status updates. A condensed and categorized list of these projects is included in this packet.

CIP Funding Language

Because the 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 the 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 (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 Fleet - All Funds

Budget Account	Description	FY25	FY26	FY27	FY28	FY29	FY30
101-441-977.500	Replace Loader #4743 CIP 5yr Finance FY22	\$46,116	\$47,730				
	Replace 4710		\$75,000				
	Replace 4744 (Finance 5yr 26-30)		\$64,776	\$67,044	\$69,390	\$71,819	\$74,332
	Replace 1253	\$62,586	\$64,776	\$67,044	\$69,390	\$71,819	
	Replace 1255		\$64,776	\$67,044	\$69,390	\$71,819	\$74,332
	Replace 1254					\$71,819	\$74,332
	Replace 1252					\$71,819	\$74,332
101-443-977	Replace Power Washers					\$28,349	
	Description	FY25	FY26	FY27	FY28	FY29	FY30
101-750-977.500	Purchase Lease Pickup PF2		\$99,977				
	CIP 252- Replace #1250 Prentice Loader						
	Replace Mower # 8132					\$31,499	
	Replace Mower # 8133					\$31,499	
	Replace Mower # 8130					\$31,499	
	Replace Tractor 705		\$73,868				
	Replace PF2	\$65,880					
	Replace 1256 (Finance 5yr 26-30)	\$62,586	\$64,776	\$67,044	\$69,390	\$71,819	
	Replace 1209	\$60,390					
	Replace 709	\$71,370					
	Replace Trailer 1112			\$14,114			
	Replace 720				\$64,691		
	Replace 721				\$64,691		
	Replace 1234		\$120,462				
	Description	FY25	FY26	FY27	FY28	FY29	FY30
226-000-977.500	Street Sweeper 835	\$192,150					
	Replace 1201	\$19,215	\$18,565	\$18,565	\$18,565	\$18,565	\$18,565
	Replace 835	\$120,780	\$116,696	\$116,696	\$116,696	\$116,696	
	Replace Leaf Vac 8333						
	Replace Leaf Vac 8334	\$82,350					
	Replace Leaf Vac 8335		\$79,565				
	Description	FY25	FY26	FY27	FY28	FY29	FY30
202-000-977.000	Replace Salt Dump 1245 (1/2)	\$28,548	\$29,547		\$31,651		
	Replace Salt Dump 1246 (1/2)	\$28,548	\$29,547		\$31,651		
	Replace Salt Dump 1248 (1/2)	\$38,430	\$39,775	\$41,167		\$44,099	
	Replace Lift Truck 1240 (1/2)	\$60,939					
	Replace 1237	\$71,370					
	Replace 1236	\$71,370					
	Replace 1238 (1/2)		\$19,876				
	Compact Loader Purchase						

Budget Account	Description	FY25	FY26	FY27	FY28	FY29	FY30
	Replace 1249					\$220,497	
	Replace 2310					\$78,119	
	Replace 971 & 972	\$10,980					
	Description	FY25	FY26	FY27	FY28	FY29	FY30
203-000-977.000	Replace Lift Truck 1240	\$60,939					
	Replace Salt Dump 1245 (1/2)	\$28,548	\$29,547		\$31,651		
	Replace Salt Dump 1246 (1/2)	\$28,548	\$29,547				
	Replace Salt Dump 1248 (1/2)	\$38,430	\$39,775	\$41,167		\$44,099	
	Replace 1211		\$68,186				
	Replace 1238 (1/2)		\$198,876				
	Replace 1249					\$220,497	
	Replace 2310					\$21,419	
	Replace 971 & 972						
	Description	FY25	FY26	FY27	FY28	FY29	FY30
592-000-977.500	Purchase of backhoe #4740			\$41,167	\$42,608	\$44,099	\$45,643
	Replace Backhoe 4741 (Finance 5yrs 25)	\$38,430	\$39,775	\$41,167	\$42,608		
	Replace Vactor 1261 (Finance 5yrs)	\$122,976	\$127,280	\$131,735	\$136,346	\$141,118	
	Replace PF1		\$68,186				
	Replace PW2	\$65,880					
	Replace 1206	\$65,880					
	Replace 1241 (Finance 5yr 26-30)		\$64,776	\$67,044	\$69,390	\$71,819	\$74,332
	Replace Van 1230						\$84,765

FACILITIES CIP FY25-FY30							
City Hall & Police Station	Description	FY25	FY26	FY27	FY28	FY29	FY30
1	Electrical.PD.Distribution panel #1 upgrade and replacement.		\$15,721				
2	Electrical.PD.Distribution panel #2 upgrade and replacement.						
3	Engineering.CAD drawing and site plan.						
4	Engineering.Electrical evaluation and report.						
5	Engineering.HVAC (balance) evaluation and report.						
6	Engineering.Plumbing video survey.						
7	Engineering.Structural (general) evaluation and report.						
8	Engineering.Structural (superstructure) evaluation and report.						
9	Exterior.Building encapsulating/containing pillars.						
10	Exterior.Canopy painting.						
11	Exterior.PD.Roof critical repairs.			\$20,831			
12	HVAC.CH.Air handler unit #1 critical repairs.	\$9,270					
13	HVAC.CH.Air handler unit #2 critical repairs.	\$9,270					
14	HVAC.CH.Ductless mini-split #1 (server room) replacement.	\$7,607					
15	HVAC.CH.Split-system rooftop condenser #1 critical repairs.			\$13,887			
16	HVAC.CH.Split-system rooftop condenser #2 critical repairs.			\$11,110			
17	HVAC.CH.Controls recommission after PD vacates.			\$20,831			
18	HVAC.Heating water pump #1 replacement.						
19	HVAC.Heating water pump #2 replacement.						
20	HVAC.Radiator (x3) replacement.				\$3,565		
21	Interior.PD.High impact paneling (watch command only) replacement.						
22	Interior.PD.Prepare and paint all surfaces.	\$40,206					
23	Plumbing.Domestic hot-water heater replacement.	\$1,622					
24	Plumbing.Domestic hot-water storage tank replacement.	\$2,993					
25	Sustainability.Energy efficiency upgrades.						
Total		\$70,968	\$15,721	\$66,659	\$3,565		

Department Of Public Works	Description	FY25	FY26	FY27	FY28	FY29	FY30
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.CAD drawing and site plan.						
13	Engineering.Electrical evaluation and report.						
14	Engineering.HVAC (balance) evaluation and report.						
15	Engineering.Plumbing evaluation and report.						
16	Engineering.Plumbing video survey.						
17	Engineering.Structural (general) evaluation and report.						
18	Engineering.Structural (superstructure) evaluation and report.						
19	Exterior.B1.Door replacement (x2).						
20	Exterior.B1.Historical window repair.						
21	Exterior.B1.Prepare and paint walls.		\$23,255				
22	Exterior.B1.Roofing replacement (lower admin).				\$9,655		
23	Exterior.B1.Roofing replacement (upper admin).				\$22,279		
24	Exterior.B1.Window replacement (x26).				\$24,641		
25	Exterior.B2.Door replacement (x2).				\$5,299		
26	Exterior.B2.Roofing replacement.				\$228,736		
27	Exterior.B3.Building repair/restoration critical repairs.						
28	Exterior.B3.Door replacement (x2).					\$5,617	
29	Exterior.B3.Wood siding repairs.						
30	Exterior.Covered parking canopy upgrade.				\$257,608		

Department Of Public Works	Description	FY25	FY26	FY27	FY28	FY29	FY30
31	Exterior.Fuel operations shed replacement.					\$13,263	
32	Exterior.Salt barn demo and utility work.			\$90,267			
33	Exterior.Tree planting and landscape work.	\$27,809					
34	HVAC.B1.Bathroom exhaust fan replacement (x2).						
35	HVAC.B1.Exhaust fan replacement (new garage, x2).						
36	HVAC.B1.Gas tube heater replacement (x5).				28,219		
37	HVAC.B1.Rooftop unit replacement (front admin).		\$14,541				
38	HVAC.B3.Ductless mini-split #3 (mechanic office).			6,726			
39	HVAC.B3.Exhaust fan and CO2 alarm system upgrade..	9,270					
40	HVAC.B3.Gas tube heater replacement (x6).				33,863		
41	Interior.B1.Cabinetry and casework (lunhroom).			11,210			
42	Interior.B1.Carpet tile replacement.	5,893					
43	Interior.B1.Ceiling spray coating (men's restroom).				12,431		

44	Interior.B1.Ceramic tile replacement.				2,897		
45	Interior.B1.Floor prep and paint.	26,189					
46	Interior.B1.Locker and breakroom renovation.				125,124		
47	Interior.B1.VCT floor replacement.				29,735		
48	Interior.B1.Wall prep and paint.		\$4,640				
49	Interior.B1.Wood paneling replacement.				28,873		
50	Interior.B2.Wall prep and paint.		\$14,837				
51	Interior.B2.Wood paneling replacement.		\$1,965				
52	Parking.Light pole replacement (x6).				62,382		
53	Parking.Lot seal and striping.			30,887			
54	Parking.Pavement mill and overlay.			240,226			
55	Parking.Vehicle access gate replacement (x2).			25,222			
56	Plumbing.B1.Backflow preventer replacement (supply office).					\$8,187	
57	Plumbing.B1.Stormwater and sewer re-routing (admin area).	130,944					
58	Plumbing.Supply and sanitary replacement.				404,813		
59	Safety.Access control and master key system upgrades.					\$34,328	
60	Safety.AED system replacement (x3).				6,660		
61	Safety.Emergency eye wash and shower station replacement						\$15,354
61	Safety.Emergency exit lighting/signage replacement.						
Total		\$200,104	\$59,238	\$408,135	\$1,567,978	\$61,396	\$15,354

FIRE STATION NO. 1	Description	FY25	FY26	FY27	FY28	FY29	FY30
	Appliance.Garbage disposal replacement.						\$806
	Electrical.Distribution panel replacement.		\$7,931				\$1,055
	Electrical.Full system repair and replacement.				\$273,342		\$868
	Electrical.Generator replacement.				\$178,236		\$2,152
	Electrical.Transfer switch replacement.				\$17,824		
	Engineering.CAD drawing and site plan.						
	Engineering.Electrical evaluation and report.						
	Engineering.HVAC (balance) evaluation and report.						
	Engineering.Plumbing evaluation and report.						
	Engineering.Plumbing video survey.						
	Engineering.Structural (general) evaluation and report.						
	Engineering.Structural (superstructure) evaluation and report.						
	Exterior.Building (concrete block) repair.						
	Exterior.Building (limestone sills, tuck pointing) repair/restoration.						
	Exterior.Department headquarter signage replacement.				\$37,132		
	Exterior.Doors replaced (x4).						
	Exterior.LED building lighting (x3).				\$1,783		
	Exterior.Roofing replacement.		\$150,664				
	HVAC.Ductless mini-split (dispatch) replacement.	\$5,986					
	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		35
	HVAC.Gas unit heater #1 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.	\$12,470					
Parking.Pavement seal and stripe.	\$10,313					
Plumbing.Domestic hot water heater replacement.						
Plumbing.Domestic hot water pump replacement.						
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.	\$14,955					
Total	\$43,723	\$188,797	\$111,927	\$1,163,789		\$2,152

FIRE STATION NO. 2	Description	FY25	FY26	FY27	FY28	FY29	FY30
		Safety.Asbestos sealing repairs.	\$18,539				
Total	Total (inflation, material markup and contingency added).		\$18,539				

OUTDOOR PARKS	Description	FY25	FY26	FY27	FY28	FY29	FY30
	ADA improvements and repairs.						
	Electrical.Garbutt.Electrical system replacement (restroom).		\$6,015				
	Electrical.Geary.Electrical system replacement (restroom).	\$5,674					
	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.Geary.Roofing replacement (picnic shelter).	\$14,965					
	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).	\$3,508					
	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		
Interior.MartinRd.Wall prep and paint (restroom 1).				\$4,865		
Interior.MartinRd.Wall prep and paint (restroom 2).				\$4,865		
Interior.Wilson.Vinyl wall replacement (restroom).		\$3,718				
Plumbing.Garbutt.Stainless steel commercial fixture replacement (restroom).		\$7,206				
Plumbing.Garbutt.Supply and sanitary replacement (restroom).		\$2,314				
Plumbing.Geary.Stainless steel commercial fixture replacement (restroom).	\$6,798					
Plumbing.Geary.Supply and sanitary replacement (restroom).	\$2,183					
Plumbing.Harding.Stainless steel commercial fixture replacement (restroom).			\$7,638			
Plumbing.Harding.Supply and sanitary replacement (restroom).			\$2,452			
Plumbing.MartinRd.Stainless steel commercial fixture replacement (restroom 1).				\$11,040		
Plumbing.MartinRd.Stainless steel commercial fixture replacement (restroom 2).				\$13,984		
Plumbing.MartinRd.Supply and sanitary replacement (restroom 1).				\$2,600		
Plumbing.MartinRd.Supply and sanitary replacement (restroom 2).				\$2,600		
Plumbing.Wilson.Stainless steel commercial fixture replacement (restroom).		\$7,206				
Plumbing.Wilson.Supply and sanitary replacement (restroom).		\$2,314				
Safety.Access controls and lock upgrades and repairs.						
Safety.Wilson.Dog park electrical service, lights and access control upgrade.	\$22,865					
Sustainability.Energy efficiency/sustainability upgrades.	\$24,719					
Total	\$80,712	\$84,358	\$29,365	\$78,220		

PARKING LOTS	Description	FY25	FY26	FY27	FY28	FY29	FY30
	Parking.Bermuda.Light pole replacement (x4).					\$66,125	
	Parking.EBreckenridge.Light pole replacement (x4).						
	Parking.ETroy.Light pole replacement (x8).						
	Parking.Library.Light pole replacement (x4).						
	Parking.WBreckenridge.Light pole replacement (x4).						
	Parking.Withington.Light bollard replacement.						
	Parking.Withington.Light pole replacement (x10).				\$103,971		
	Parking.WTroyLight pole replacement (x6).	\$52,378					
	Parking.Withington EV Charging stationreplace/expand (x4).						
	Parking.Library.EV Charging station replace/expand (x4).						
	Parking.CityHall.EV Charging station expansion (x4).	\$49,438					
	Parking.Thedot.EV Charging station replacement (x6).	\$24,719			\$29,441		
	Parking.TBD.EV Fast Charging station project.	\$92,697					
	Parking.TBD.EV Fleet Charging stations.						
Total		\$219,232			\$133,412	\$66,125	