



FERNDALE

CAPITAL IMPROVEMENT PLAN

FISCAL
YEARS
2027-2032



City of Ferndale

Capital Improvement Plan 2027-2032

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Transmittal Letter

Dear Planning Commission and City Council:

I am pleased to present to you the Capital Improvement Plan (CIP) for fiscal years ending 2027-2032. The CIP serves as a planning document that connects significant capital investments and budgetary activities with the City's foundational plans and programs. The projects selected over the next six years further the vision and critical success factors in the City Council's Strategic Plan.

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

The 2027-2032 Capital Improvement Program is a six-year expenditure plan that provides the City with a financial strategy to support vital infrastructure improvements and major investments.

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



James Krizan
Assistant City Manager



City of Ferndale

Capital Improvement Plan 2027-2032

Project Lead: James Krizan, Assistant City Manager

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

Policy and Administration Group:

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

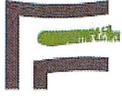
2027-2032 CIP Policy Team:

Staff Participants:

- James Krizan, Assistant City Manager
- Michael Olson, Deputy Director of Public Works
- Reilly Coleman, Communications Manager
- Melissa Kalnasy, Planner II
- Dave Movilla, Deputy City Clerk
- Brenda Zarosly, Deputy Finance Director

2027 - 2032 Elected Official/Appointed Official Participants:

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



FERNDALE



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 March 9, 2026, 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 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 February 18, 2026, and the City of Ferndale Planning Commission reviewed the Capital Improvement Plan during the Ferndale Planning Commission meeting on February 18, 2026.

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

That the Capital Improvement Plan presented for review on February 18, 2026 to the City Planning Commission, is adopted by the Ferndale City Council on March 9, 2026.

APPROVED AND ADOPTED by the City Council of the City of Ferndale in regular session this 9th day of March 2026.

AYES: *Johnson, Sabatini, Kelley, Mikuski, Leaks-May*

NAYS: *Ø*

Absent: *Ø*

Raylor Johnson

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 March 9, 2026, 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 9th day of March 2026.

Dean Lent

Dean Lent, City Clerk



City of Ferndale

Capital Improvement Plan 2027-2032

Capital Improvement Plan – 2027-2032

Introduction:

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

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

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

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

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

CIP and the budget process:

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

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

City of Ferndale

Capital Improvement Plan 2027-2032

City Council Strategic Plan:

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



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



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



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



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



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



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



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



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



City of Ferndale

Capital Improvement Plan 2027-2032

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.



City of Ferndale

Capital Improvement Plan 2027-2032

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

GENERAL FUND



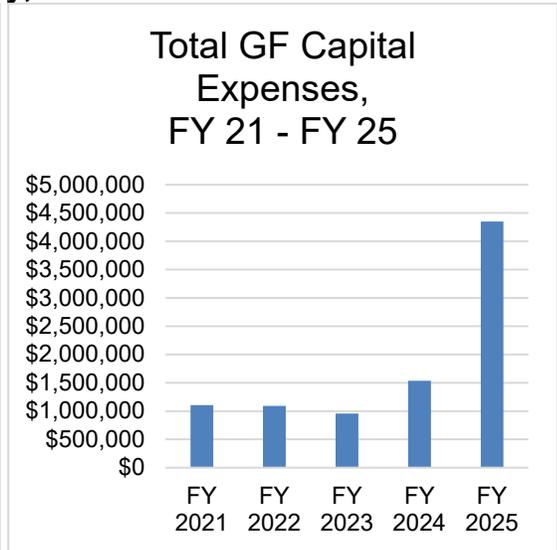
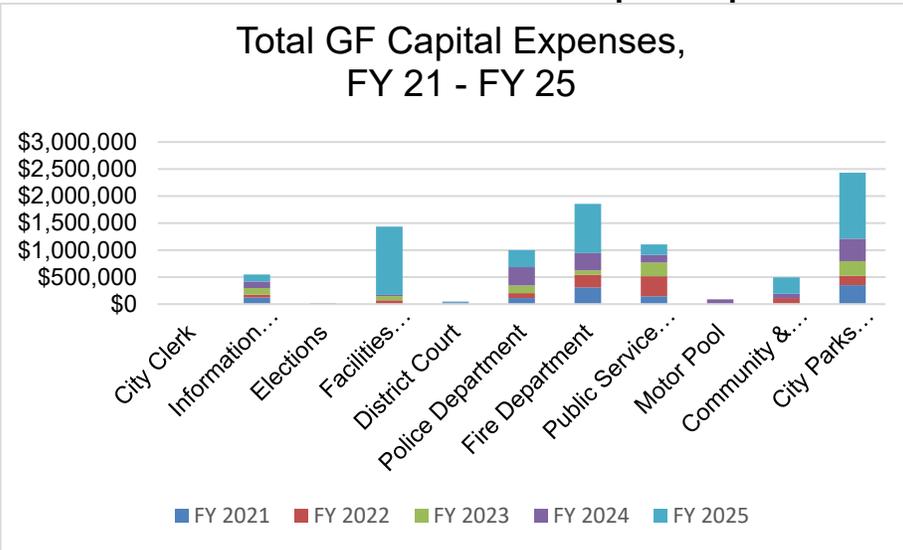
City of Ferndale

Capital Improvement Plan 2027-2032

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

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

General Fund Capital Expense History, FY 21 – FY 25



General Fund Capital Expenses, FYE 21 - FYE 25						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Five-Year Total
City Clerk	-	-	\$1,746	-	-	\$1,746
Information Technology	\$120,428	\$54,309	\$122,477	\$121,367	\$128,976	\$547,556
Elections	-	-	\$4,700	\$9,631	-	\$14,331
Facilities Maintenance	-	\$72,091	\$76,733	\$23,560	\$1,261,985	\$1,434,370
District Court	\$36,415	-	-	-	\$10,000	\$46,415
Police Department	\$112,639	\$89,783	\$142,105	\$338,643	\$314,899	\$998,070
Fire Department	\$310,405	\$232,541	\$83,020	\$318,434	\$911,399	\$1,855,799
Public Service Department	\$145,464	\$369,419	\$254,770	\$139,998	\$195,287	\$1,104,939
Motor Pool	-	-	-	\$90,114	-	\$90,114
Community & Economic Development	\$9,544	\$101,788	-	\$81,287	\$301,504	\$494,123
City Parks Department	\$352,284	\$172,344	\$271,456	\$413,319	\$1,224,191	\$2,433,595
Total	\$1,106,431	\$1,092,275	\$957,007	\$1,536,355	\$4,348,241	\$9,040,309



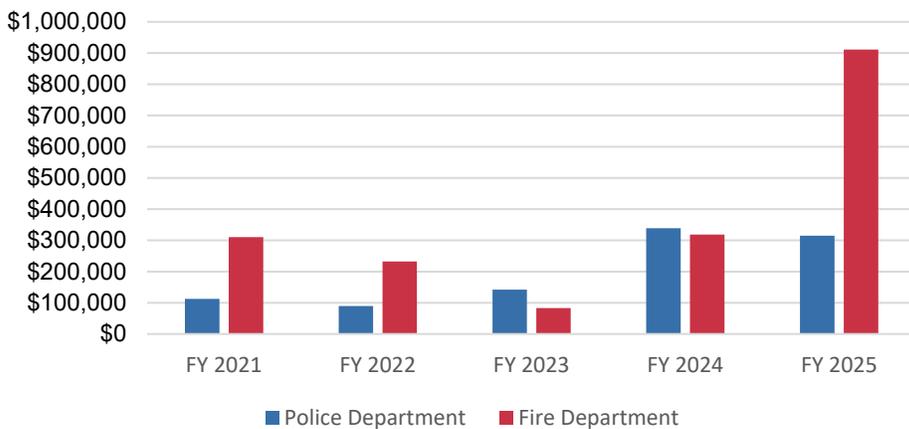
City of Ferndale

Capital Improvement Plan 2027-2032

General Fund: Police and Fire

CIP #	Project Title	Type	FY27	FY28	FY29	FY30	FY31	FY32	CIP Score
Police Department									
682	Public Safety Headquarters	Strategic	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000	\$2,300,000	156
732	Carbyne APEX Call Management Platform	Operational	\$98,277	\$48,113	\$48,113		\$48,113	\$48,113	87
750	Patrol Vehicles	Strategic	\$36,050	\$36,050	\$36,050			\$36,050	77
Fire Department									
680	Ambulance	Operational	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000		149
623	Fire Engine / Quint	Operational		\$300,000	\$300,000	\$300,000	\$300,000		N/A
627	Utility Vehicle	Operational	\$20,000	\$20,000					N/A
730	Backline Air Monitors	Operational	\$12,250	\$10,085					98
731	Thermal Imaging Cameras	Operational	\$7,500	\$7,500					78

**Police and Fire Capital Expenses
FY21 - FY 25**



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

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



FERNDALE

City of Ferndale

Capital Improvement Plan 2027-2032

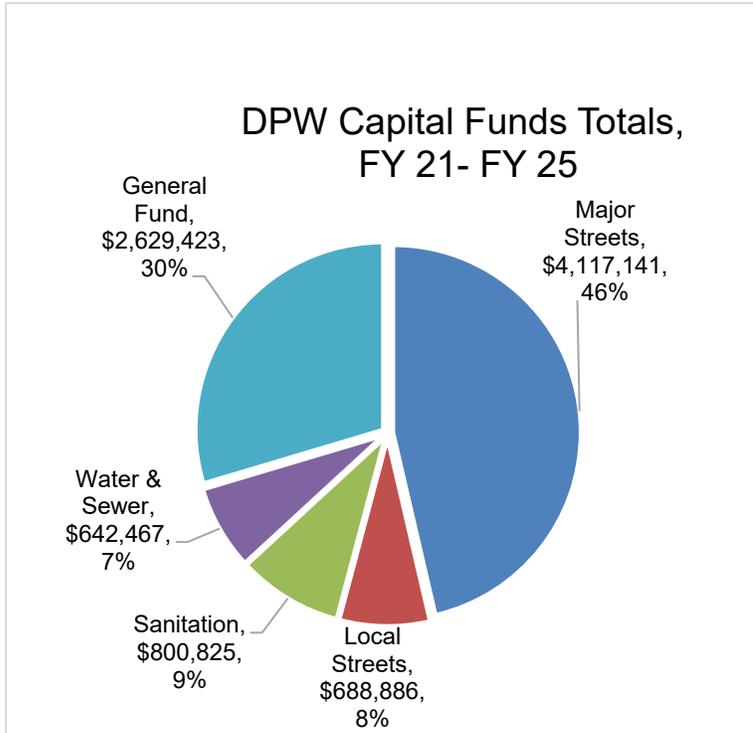
General Fund: Public Works and Parks & Recreation

CIP #	Project Title	Type	FY27	FY28	FY29	FY30	FY31	FY32	CIP Score
Public Works									
699	Withington Alley Enhancements	Strategic	\$264,600	\$264,600					140
751	City Hall and Police Facilities Improvements	Operational	\$605,008	\$270,291	\$1,046,901	\$805,132	\$1,057,165	\$2,344,994	138
752	Detroit Curling Club Facility Improvements	Operational	\$24,275				\$266,995		138
753	District Court Facility Improvements	Operational	\$4,495			\$157,348			138
756	Fire Station 1 Facility Improvements	Operational	\$248,407	\$552,117	\$512,330	\$46,279	\$105,216	\$664,455	138
757	Fire Station 2 Facility Improvements	Operational		\$78,543					138
758	Historical Museum Facility Improvements	Operational		\$73,732	\$49,528	\$98,334	\$47,800	\$93,977	138
760	Outdoor Parks Building Improvements	Operational	\$46,785	\$404,355	\$101,149		\$90,283	\$34,544	138
764	General DPW - Fleet Replacement Program	Operational	\$75,000	\$203,000	\$196,000			\$70,000	102
765	Motor Pool - Fleet Replacement Program	Operational	\$48,000						102
771	Community & Economic Development Dept. - Fleet Replacement Program	Operational	\$112,500	\$39,000					102
755	DPW Main Yard Facility Improvements	Operational	\$533,309	\$1,229,370	\$344,998	\$72,189	\$1,505,935	\$513,849	138
762	DPW Southwest Yard Facility Improvements	Operational	\$155,402	\$52,832	\$339,744		\$21,238	\$84,953	138
763	DPW Facilities Division Fleet Replacements	Operational	\$75,000						102
Parks and Recreation									
656	Martin Road Stormwater Management	Strategic	\$100,000						n/a
683	Martin Rd. Recreation Facility	Strategic	\$1,800,000						\$127
715	Geary Park Plaza	Strategic		\$80,000					\$104
716	Harding Park Hockey Rink Replacement	Strategic	\$100,000						\$158
718	Park Amenity Upgrades	Strategic	\$92,000	\$13,000	\$63,000		\$26,500		\$141
766	Parks & Forestry - Fleet Replacement Program	Operational	\$715,000	\$200,000	\$715,000	\$275,000		\$90,000	\$102
773	ADA Accessible Path Installation and Connections	Strategic	\$50,000	\$637,000					\$105
774	Geary Park Plaza	Strategic			\$100,000				\$60
775	Martin Rd Park Field Lights	Operational		\$45,000					\$89
776	Wilson Park Phase 2 Improvement	Strategic	\$25,000	\$105,000					\$105
778	5 Year Parks and Recreation Master Plan	Strategic	\$75,000						\$103
777	Lennon Park Improvement Project	Strategic	\$73,000	\$365,000					\$107

City of Ferndale

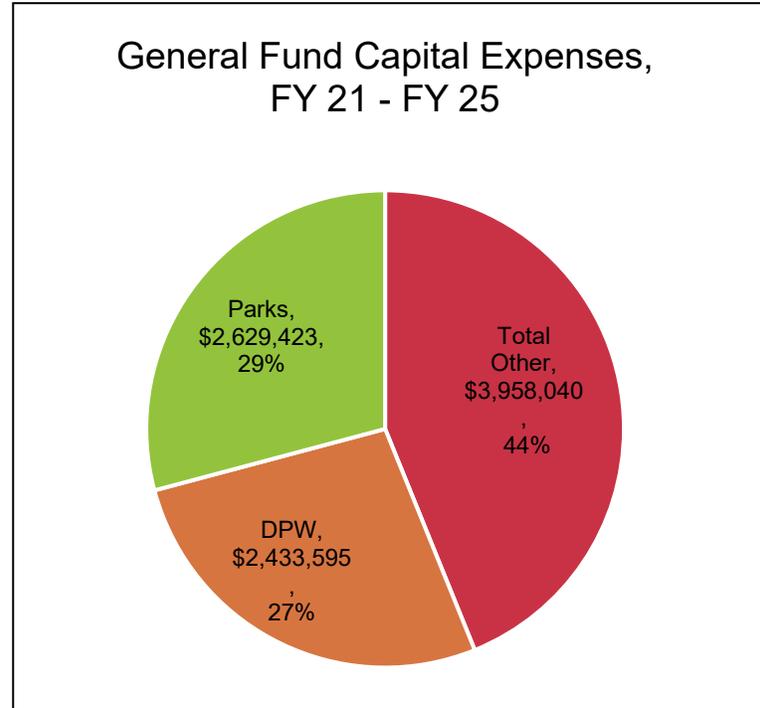
Capital Improvement Plan 2027-2032

General Fund: Public Works and Parks & Recreation



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

*Does not include Road Bond Fund



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.



FERNDALE

City of Ferndale

Capital Improvement Plan 2027-2032

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

CIP #	Project Title	Type	FY27	FY28	FY29	FY30	FY31	FY32	CIP Score
Community and Economic Development									
676	Slow Zones	Strategic	\$50,000	\$50,000					137
724	Livernois Business District Vision Plan	Strategic	\$90,000						74
725	Northeast Quadrant Planning	Strategic	\$50,000						65
726	Withington Lot Plan	Strategic		\$100,000					71
727	Complete Bike Network	Strategic		\$10,000	\$10,000				80
728	Create a Barrier Free and Inclusive Design Plan	Strategic			\$50,000				66
District Court									
722	Painting the Court	Operational	\$29,000						16

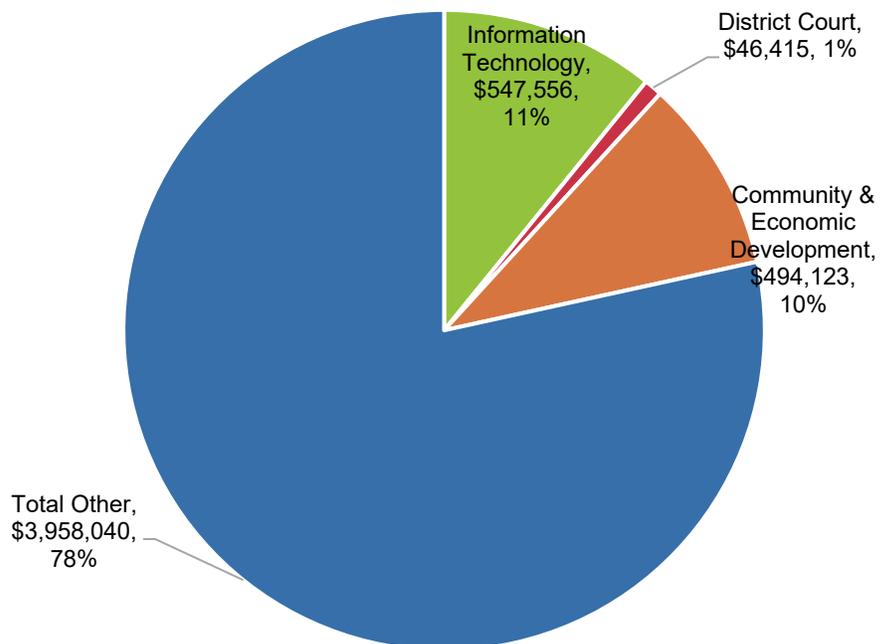
The Purpose of Planning

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

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

During the delay, the Cities of Ferndale and Pleasant Ridge partnered with MDOT to create the Woodward Moves project. Both cities would use bulk pricing from MDOT's construction contractor to implement mobility improvements, found in the 2019 CIP, along Woodward. Ferndale's cost for the project was \$1.1 million after receiving a federal grant of \$2 million. Woodward Moves was possible because it was planned for before the opportunity appeared. Many of the CED CIPs above are included in the event an opportunity to implement them arises.

Total GF Capital Expenses, FY21-FY25





City of Ferndale

Capital Improvement Plan 2027-2032

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

CIP #	Project Title	Type	FY27	FY28	FY29	FY30	FY31	FY32	CIP Score
Information Technology									
613	Server upgrades	Operational	\$11,000						N/A
617	Police Department Backup Storage Upgrades	Operational	\$35,000						N/A
618	Network maintenance	Operational		\$25,000					N/A
619	Power Protection Maintenance	Operational		\$11,000					N/A
620	Network equipment maintenance	Operational			\$10,000				N/A
621	Network equipment maintenance	Operational			\$12,000				N/A
622	Parks Network Equipment Maintenance and Upgrades	Operational		\$15,000					N/A
684	Replace City Hall host server	Operational	\$50,000						95
689	Annual workstation replacements	Operational	\$35,000	\$35,000	\$37,000	\$39,000	\$37,000	\$39,000	80
690	Annual surveillance equipment replacements	Operational	\$35,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	71
691	Network and IT build out of Martin Rd. Rec Facility	Operational	\$62,000						130
693	Expansion of public Wi-Fi at parks and public spaces	Operational			\$30,000				85
694	Network maintenance and upgrades	Operational				\$13,000			114
695	Network maintenance and upgrades	Operational				\$18,000			114
772	Replace City Hall Firewalls and Renew Meraki Enterprise Agreement	Operational				\$185,000			79
767	Implement Access Control Upgrades at Garbutt Park, City Hall, and PD	Operational	\$82,000						70

FACILITIES



City of Ferndale

Capital Improvement Plan 2027-2032

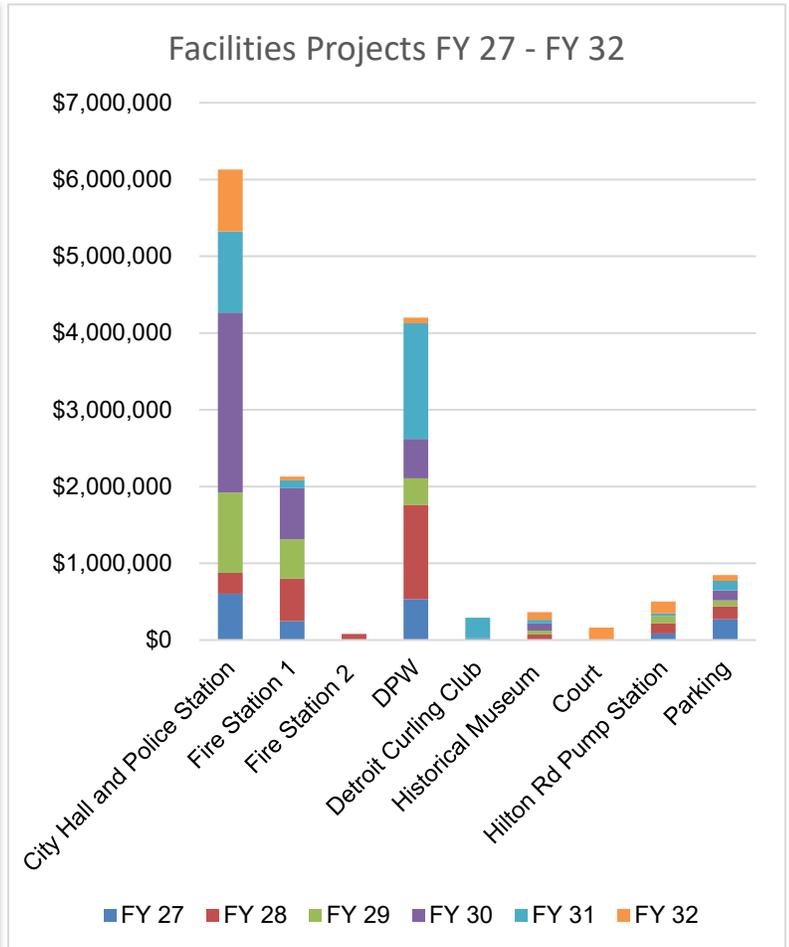
City Facilities

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.



Facility	6-Year Total	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
City Hall and Police Station	\$6,129,496	\$605,008	\$270,291	\$1,046,902	\$2,344,994	\$1,057,165	\$805,135
Fire Station 1	\$2,128,807	\$248,408	\$552,118	\$512,331	\$664,455	\$105,216	\$46,279
Fire Station 2	\$78,544	\$0	\$78,544	\$0	\$0	\$0	\$0
DPW	\$4,199,653	\$533,310	\$1,229,371	\$344,998	\$513,849	\$1,505,935	\$72,189
Detroit Curling Club	\$291,270	\$24,275	\$0	\$0	\$0	\$266,994	\$0
Historical Museum	\$363,372	\$0	\$73,732	\$49,528	\$93,977	\$47,800	\$98,335
Court	\$161,844	\$4,495	\$0	\$0	\$0	\$0	\$157,349
Hilton Rd Pump Station	\$502,896	\$85,631	\$135,509	\$94,768	\$0	\$30,571	\$156,416
Parking	\$846,616	\$269,419	\$170,693	\$77,295	\$131,081	\$123,246	\$74,883
Totals	\$14,702,498	\$1,770,546	\$2,510,258	\$2,125,823	\$3,748,357	\$3,136,928	\$1,410,586



City of Ferndale

Capital Improvement Plan 2027-2032

City Hall and Police Station Pg. 1

CITY HALL & POLICE STATION						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
ADA.Improvements and repairs.		\$25,462				
ADA.Level III study.	\$10,374					
Appliance.CH.Dishwasher (lunchroom) replacement.				\$1,098		
Appliance.CH.Electric stove (lunchroom) replacement.				\$974		
Appliance.CH.Refrigerator (lunchroom) replacement.				\$941		
Appliance.PD.Dishwasher (lunchroom) replacement.				\$1,098		
Appliance.PD.Electric stove (lunchroom) replacement.				\$974		
Electrical.Full system renovation and upgrade.					\$917,601	
Electrical.PD.Distribution panel #1 upgrade and replacement.			\$20,715			
Electrical.PD.Distribution panel #2 upgrade and replacement.					\$29,127	
Elevator.CH.Lift replacement (employee entrance).	\$92,113					
Elevator.CH.Lift replacement (front lobby).	\$107,890					
Engineering.CAD drawing and site plan.	\$7,608					
Engineering.Electrical evaluation and report.	\$9,770					
Engineering.Facilities Condition Assessment	\$22,823					
Engineering.HVAC (balance) evaluation and report.	\$6,978					
Engineering.Plumbing evaluation and report.	\$9,770					
Engineering.Plumbing video survey.	\$2,791					
Engineering.Structural (superstructure) evaluation and report.	\$15,077					
Exterior.Building (limestone columns, sills, tuck pointing) repair/restoration.	\$140,681					
Exterior.Canopy painting.	\$20,748					
Exterior.CH.Front door replacement and renovation.				\$84,019		
Exterior.CH.Side door replacement.		\$8,709				
Exterior.PD.Roof restoration.				\$121,361		
HVAC.CH.Air handler unit #1 replacement.		\$34,835				
HVAC.CH.Ductless mini-split #1 (server room) replacement.		\$10,625				
HVAC.CH.Ductless mini-split #2 (IT room) replacement.					\$7,837	



City of Ferndale

Capital Improvement Plan 2027-2032

City Hall and Police Station Pg 2

CITY HALL & POLICE STATION						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
HVAC.CH.Split-system rooftop condenser #1 replacement.						\$51,552
HVAC.CH.Split-system rooftop condenser #2 replacement.						\$35,048
HVAC.Controls recommission and upgrade.	\$104,165					
HVAC.PD.Air Handler (gun range) replacement.			\$52,253			
HVAC.PD.Air handler unit #3 replacement.		\$34,835				
HVAC.PD.Ductless mini-split #4 (cells) replacement.						\$9,780
HVAC.PD.Split-system rooftop condenser #3 replacement.						\$35,048
HVAC.PD.Split-system rooftop condenser #4 replacement.						\$35,048
HVAC.Radiator (x3) replacement.					\$4,703	
Interior.CH.Carpet tile replacement.		\$22,873				
Interior.CH.Prepare and paint all surfaces.				\$55,675		
Interior.CH.Terazzo floor renovation and replacement.					\$97,898	
Interior.CH.Tile replacement.			\$32,380			
Interior.PD.Basement storage expansion/renovation.				\$186,709		
Interior.PD.Basement storage expansion/renovation.			\$308,564			
Interior.PD.Reconfiguration expansion/renovation.				\$345,412		
Interior.PD.High impact paneling (halls and watch command) replacement.	\$42,603		\$46,079			
Interior.PD.rubber tile replacement.			\$13,226			
Interior.Toilet partition repair and replacement.			\$4,234			
Parking.CH.Letter board signage replacement.		\$51,787				
Parking.Cut and patch lot.	\$11,619					
Parking.Mill and overlay.			\$98,965			
Parking.Seal and stripe.			\$20,945			
Plumbing.Domestic hot-water storage tank replacement.		\$3,484				
Plumbing.PD.Drinking fountain replacement.				\$4,238		
Plumbing.PD.Urinal replacement (x2).				\$3,454		
Plumbing.Storm drainage system replacement.				\$824,205		



City of Ferndale

Capital Improvement Plan 2027-2032

City Hall and Police Station Pg 3

CITY HALL & POLICE STATION						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Plumbing.Supply and sanitary replacement.				\$714,833		
Safety.Access control and master key system upgrades.						\$44,428
Safety.Fire alarm system upgrade and replacement.						\$318,102
Safety.Fire suppression system.						\$276,130
Safety.PD.Gun range filtration system and exhaust upgrades.			\$449,540			
Sustainability.Energy efficiency upgrades.		\$77,681				
Total	\$605,008.08	\$270,291.50	\$1,046,901.96	\$2,344,994.15	\$1,057,165.45	\$805,135.02



City of Ferndale

Capital Improvement Plan 2027-2032

Public Works, Pg. 1

DEPARTMENT OF PUBLIC WORKS						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
ADA.Improvements and repairs.		\$24,815				
ADA.Level III study.	\$10,374					
Appliance.B1.Dishwasher (lunchroom) replacement.					\$1,142	
Appliance.B1.Gas range (lunchroom) replacement.				\$1,052		
Appliance.B1.Refrigerator (lunchroom) replacement.				\$941		
Appliance.B2.Refrigerator (lunchroom) replacement.				\$941		
Appliance.B3.Refrigerator (lunchroom) replacement.				\$941		
Electrical.B1.Distribution panel upgrade and replacement (x4).						
Electrical.B1.Lighting system full replacement.						
Electrical.B3.Distribution panel replacement (x2)						
Electrical.B3.Switchboard replacement.			\$63,400			
Electrical.Generator replacement.					\$235,110	
Electrical.Tranfer switch replacement.						
Engineering.CAD drawing and site plan.	\$7,608					
Engineering.Electrical evaluation and report.	\$9,770					
Engineering.HVAC (balance) evaluation and report.	\$6,978					
Engineering.Plumbing evaluation and report.	\$9,770					
Engineering.Plumbing video survey.	\$2,791					
Engineering.Structural (general) evaluation and report.	\$9,770					
Engineering.Structural (superstructure) evaluation and report.	\$15,077					
Exterior.B1.Door replacement (x2).					\$3,916	
Exterior.B1.Historical window repair.	\$50,243					
Exterior.B1.Overhead door (aluminum) replacement (x6).						
Exterior.B1.Overhead door (steel) replacement (x3).						
Exterior.B1.Prepare and paint walls.			\$20,868			
Exterior.B1.Roofing replacement (lower admin).					\$12,736	
Exterior.B1.Roofing replacement (upper admin).					\$29,389	



City of Ferndale

Capital Improvement Plan 2027-2032

Public Works, Pg.2

DEPARTMENT OF PUBLIC WORKS						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Exterior.B1.Vinyl siding replacement.						
Exterior.B1.Window replacement (x26).					\$32,503	
Exterior.B2.Door replacement (x4).	\$4,020					
Exterior.B2.Overhead door replacement (steel, x3).						
Exterior.B2.Roofing replacement.					\$301,725	
Exterior.B3.Building repair/restoration (brick and mortar).	\$55,268					
Exterior.B3.Building repair/restoration (CMU).	\$40,195					
Exterior.B3.Door replacement (x2).					\$2,351	
Exterior.B3.Overhead door (steel) replacement (x4).						
Exterior.B3.Roofing replacement.					\$106,798	
Exterior.B3.Wood siding repairs.	\$6,224					
Exterior.Brine shed replacement.			\$58,873			
Exterior.Covered parking canopy upgrade.					\$339,811	
Exterior.Fuel operations shed.						\$17,165
Exterior.Gate replacement (x2)						
Exterior.Salt barn demo and utility work.				\$102,690		
Exterior.Tree planting and landscape work.		\$38,840				
HVAC.B1.Bathroom exhaust fan replacement (x2).	\$871					
HVAC.B1.Exhaust fan replacement (new garage, x2).	\$4,886					
HVAC.B1.Gas tube heater replacement (x5).					\$38,775	
HVAC.B1.Rooftop unit replacement (front admin).	\$94,231					
HVAC.B1.Split-system replacement (rear admin).	\$94,231					
HVAC.B2.Boiler replacement.			\$42,457			
HVAC.B2.Ductless mini-split #1 (sign-shop).				\$9,419		
HVAC.B2.Ductless mini-split #2 (training room).				\$9,419		
HVAC.B3.Boiler distribution pump replacement (x3).						
HVAC.B3.Boiler replacement.						
HVAC.B3.Ductless mini-split #3 (mechanic office).				\$9,419		



City of Ferndale

Capital Improvement Plan 2027-2032

Public Works, Pg.3

DEPARTMENT OF PUBLIC WORKS						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
HVAC.B3.Exhaust fan and CO2 alarm system upgrade..		\$13,486				
HVAC.B3.Gas tube heater replacement (x6).					\$46,530	
HVAC.B3.Hydronic radiator replacement.						
HVAC.B3.Hydronic unit heater replacement (x6).						
HVAC.Controls recommission and upgrade.	\$101,406					
Interior.B1.Cabinetry and casework (lunhroom).				\$13,815		
Interior.B1.Carpet tile replacement.		\$7,545				
Interior.B1.Ceiling spray coating (men's restroom).					\$15,032	
Interior.B1.Ceramic tile replacement.					\$3,503	
Interior.B1.Floor prep and paint.		\$33,529				
Interior.B1.Locker and breakroom renovation.		\$134,502			\$151,297	
Interior.B1.Office and admin. renovation.		\$150,326				
Interior.B1.Restroom partitions.						
Interior.B1.VCT floor replacement.		\$31,964			\$35,955	
Interior.B1.Wall prep and paint.		\$5,605				
Interior.B1.Wood paneling replacement.		\$31,037				
Interior.B2.Wall prep and paint.			\$18,637			
Interior.B2.Wood paneling replacement.			\$2,469			
Interior.B3.Restroom renovation.			\$82,284			
Interior.B3.Office renovation.			\$40,319			
Interior.B3.Wall prep and paint.			\$15,692			
Interior.B3.Wood paneling replacement.					\$16,164	
Parking.Chainlink fence replacement.						
Parking.CMU fence repairs.						
Parking.Light pole replacement (x6).					\$75,431	
Parking.Lot seal and striping.				\$38,066		
Parking.Pavement mill and overlay.				\$296,061		
Parking.Vehicle access gate replacement (x2).				\$31,084		
Plumbing.B1.Backflow preventer replacement (supply office).						\$10,596
Plumbing.B1.Domestic hot water circulation pump.						



City of Ferndale

Capital Improvement Plan 2027-2032

Public Works, Pg.4

DEPARTMENT OF PUBLIC WORKS						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Plumbing.B1.Shower replacement (x2).						
Plumbing.B1.Stainless steel sink replacement (men's restroom).						
Plumbing.B1.Stormwater and sewer re-routing (admin area).		\$182,886				
Plumbing.B1.Toilet replacement (x10).						
Plumbing.B1.Water heater replacement.						
Plumbing.B3.Electric water heater replacement.	\$1,507					
Plumbing.B3.Sink and counter replacement (x2).						
Plumbing.B3.Supply and sanitary replacement.					\$48,981	
Plumbing.Supply and sanitary replacement.		\$574,836				
Safety.Access control and master key system upgrades.						\$44,428
Safety.AED system replacement (x3).					\$8,785	
Safety.Emergency exit lighting/signage replacement.	\$8,092					
Safety.Emergency eye wash and shower station replacement (x4).						
Safety.Fire alarm panel replacement (x5).						
Safety.Fire alarm system replacement.						
Safety.Fire suppression system upgrade.						
Total	\$533,310	\$1,229,371	\$344,998	\$513,849	\$1,505,935	\$72,189
DETROIT CURLING CLUB						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
ADA.Improvements and repairs (curb cut and ramp at front entrance)	\$7,953.40					
Engineering.FCA + Energy study.	\$4,495.40					
Exterior.Roofing replacement (lower).					\$66,748.62	
Exterior.Roofing replacement (upper).					\$200,245.86	
HVAC.Split-system replacement (clubhouse).	\$19,779.76					
Total	\$24,275.16	\$0.00	\$0.00	\$0.00	\$266,994.48	\$0.00



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COURTHOUSE						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Engineering.FCA + Energy study.	\$4,495.40					
HVAC.FCA replacements						\$157,348.75
Total	\$4,495.40	\$0.00	\$0.00	\$0.00	\$0.00	\$157,348.75

THE DOT PARKING STRUCTURE						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Engineering.FCA + Energy Study.	\$11,757.20					
Exterior.Bollards, doors and rails repair/replacement and painting.					\$28,317.60	
Exterior.Mechanical shaft enclosures resealed.				\$38,508.82		
HVAC.BMS controls updates and recommissioning.					\$32,362.97	
Interior.FM storage upgrades.			\$32,913.52			
Interior.Sanitation room plumbing and storage upgrades.	\$26,626.60					
Parking.Concrete curb repairs.					\$14,563.34	
Parking.Parking lot restriping.				\$23,338.68		
Parking.Snow gate	\$114,114.00					
Total	\$152,497.80	\$0.00	\$32,913.52	\$61,847.50	\$75,243.90	\$0.00

FIRE STATION NO. 1						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
ADA.Improvements and repairs		\$12,448.80				
Appliance.Garbage disposal replacement.		\$376.23				
Electrical.Distribution panel replacement.				\$10,868.64		
Electrical.Generator replacement.				\$217,372.86		
Engineering.CAD drawing and site plan.		\$7,607.60				
Engineering.Electrical evaluation and report.		\$9,769.54				
Engineering.HVAC (balance) evaluation and report.		\$6,978.24				
Engineering.Plumbing evaluation and report.		\$9,769.54				
Engineering.Plumbing video survey.		\$2,791.30				
Engineering.Structural (superstructure) evaluation and report.		\$15,076.88				
Exterior.Building (concrete block) repair.		\$41,087.26				
Exterior.Building (limestone sills, tuck pointing) repair/restoration.		\$28,088.23				
Exterior.Doors replaced (x4).		\$14,740.49				



City of Ferndale

Capital Improvement Plan 2027-2032

Exterior.LED building lighting (x3).						\$2,155.54
Exterior.Roofing replacement.				\$206,457.54		
HVAC.AC Unit (dispatch) replacement.	\$3,684.84					
HVAC.Boiler circulation pump #1 replacement.				\$9,238.53		
HVAC.Boiler replacement.				\$35,471.20		
HVAC.Controls system upgrades.				\$106,846.95		
HVAC.Furnace #1 replacement.				\$8,011.45		
HVAC.Furnace #2 replacement.				\$8,011.45		
HVAC.Hydronic piping replacement (all).	\$88,925.93					
HVAC.Radiator replacement (all).				\$120,836.35		
HVAC.Roof top condenser #1 replacement.				\$12,366.74		
HVAC.Roof top condenser #2 replacement.				\$12,366.74		
HVAC.Split system for admin area (x2).				\$17,262.34		
Interior.Acoustical ceiling replacement.				\$26,416.84		
Interior.Asbestos ceiling replacement.				\$62,935.60		
Interior.Door replacement (x5).				\$6,505.13		
Interior.Flooring prep and paint (garage).				\$11,915.48		
Interior.Flooring VCT tile replacement.				\$23,105.29		
Interior.Locker renovation and replacement.				\$243,111.23		
Interior.Prepare and paint all walls.						\$81,921.67
Interior.Renovation and replacement (sleeping quarters and offices).						\$243,111.23
Parking.Concrete replacement.				\$17,415.97		
Parking.Pavement seal and stripe.				\$13,203.39		
Plumbing.Domestic hot water heater replacement.	\$1,996.23					
Plumbing.Domestic hot water pump replacement.	\$5,066.66					
Plumbing.Sink replacement (x5).						\$13,470.76
Plumbing.Sump pump replacement.						\$7,668.08
Safety.Access control and master key system upgrades.						\$46,279.04
Safety.Asbestos abatement.				\$152,843.60		
Safety.Fire alarm panel replacement.				\$29,435.91		
Safety.Fire suppression system.				\$113,776.06		
Sustainability.Energy efficiency improvements.				\$20,017.12		
Total	\$248,407.78	\$552,117.69	\$512,330.74	\$664,455.20	\$105,216.05	\$46,279.04



City of Ferndale

Capital Improvement Plan 2027-2032

FIRE STATION NO. 2						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Safety.Asbestos abatement (ceiling).		\$49,629.22				
Safety.Asbestos abatement (tiles).		\$28,914.41				
Total	\$0.00	\$78,543.63	\$0.00	\$0.00	\$0.00	\$0.00

HISTORICAL MUSEUM						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
ADA.Level III study.		\$11,328.41				
ADA.Repairs and improvements.		\$19,779.76				
Electrical.Distribution panel replacement.			\$3,170.02			
Electrical.Full system replacement.			\$34,493.22			
Electrical.Wiring and switch replacement.			\$6,633.79			
Exterior.Door replacement (x2).			\$2,218.07			
Exterior.Flag pole with uplighting replacement.				\$12,252.81		
Exterior.Window replacemnet (x3).			\$3,012.93			
HVAC.Boiler circulation pump.					\$9,576.04	
HVAC.Boiler replacement.					\$29,666.00	
HVAC.Ductless mini-split installation.				\$9,841.14		
HVAC.Hydronic radiators.					\$6,758.68	
Interior.Ceiling fan replacement.					\$1,799.30	
Interior.Drop ceiling replacement.						\$9,983.65
Interior.Flooring LVT replacement.				\$20,421.34		
Interior.Office and display renovations.						\$88,350.90
Plumbing.Supply and sanitary replacement.		\$27,519.62				
Safety.Fire alarm system.				\$12,252.81		
Safety.Fire suppression system.				\$39,208.98		
Sustainability.Energy efficiency upgrades.		\$15,104.54				
Total (inflation, material markup and contingency added).	\$0.00	\$73,732.33	\$49,528.04	\$93,977.08	\$47,800.02	\$98,334.55



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HILTON RD. PUMP STATION						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
ADA.Improvements and repairs	\$10,892.70				\$12,742.92	
Engineering.CAD drawing and site plan.	\$7,987.98					
Engineering.Electrical evaluation and report.	\$10,258.02					
Engineering.HVAC (balance) evaluation and report.	\$7,327.16					
Exterior.Site lighting replacement.					\$3,083.79	
HVAC.Exhaust fan #1 replacement.						\$9,983.65
HVAC.Exhaust fan #2 replacement.						\$9,983.65
HVAC.Gas unit heater #1 replacement.					\$7,372.20	
HVAC.Gas unit heater #2 replacement.					\$7,372.20	
HVAC.Controls recommission and upgrade.			\$49,998.63			
Interior.Floor epoxy coated prep and paint.		\$86,358.72				
Interior.Office and restroom renovations.						\$132,526.35
Interior.Wall prep and paint.	\$47,259.79	\$49,150.19				
Plumbing.Domestic hot water heater replacement.	\$1,905.50					
Plumbing.Sink replacement.						\$2,675.27
Plumbing.Toilet replacement.						\$1,247.51
Safety.Fire alarm system.			\$11,781.54			
Safety.Fire suppression system.			\$32,988.32			
Total (inflation, material markup and contingency added).	\$85,631.15	\$135,508.91	\$94,768.50	\$0.00	\$30,571.11	\$156,416.43



City of Ferndale

Capital Improvement Plan 2027-2032

OUTDOOR PARKS BUILDINGS						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
ADA improvements and repairs.	\$21,785.40					
Electrical.Garbutt.Electrical system replacement (restroom).			\$7,211.88			
Electrical.Geary.Electrical system replacement (restroom).		\$6,934.50				
Electrical.Harding.Electrical system replacement (restroom).				\$7,500.35		
Electrical.MartinRd.Electrical system replacement (restroom 1).					\$7,800.37	
Electrical.MartinRd.Electrical system replacement (restroom 2).					\$17,829.89	
Electrical.Wilson.Electrical system replacement (restroom).			\$7,211.88			
Exterior.Geary.Roofing replacement (picnic shelter).		\$18,288.58				
Exterior.Harding.Roofing replacement (storage).				\$2,192.44		
Exterior.Harding.Wall paint and prep (storage).				\$5,562.77		
Exterior.MartinRd.Demo old concession/storage building and re-run utilities.			\$54,980.54			
Exterior.MartinRd.Roofing replacement (restroom 2).					\$13,714.78	
Interior.Garbutt.Vinyl wall replacement (restroom).			\$4,458.14			
Interior.Geary.Vinyl wall replacement (restroom).		\$4,286.67				
Interior.Harding.Vinyl wall replacement (restroom).				\$4,636.46		
Interior.Harding.Wall paint and prep (storage).				\$2,782.20		
Interior.MartinRd.Vinyl wall replacement (restroom 1).					\$4,821.92	
Interior.MartinRd.Wall prep and paint (restroom 1).					\$5,615.38	
Interior.MartinRd.Wall prep and paint (restroom 2).					\$5,615.38	
Interior.Wilson.Vinyl wall replacement (restroom).			\$4,458.14			



City of Ferndale

Capital Improvement Plan 2027-2032

Plumbing.Garbutt.Stainless steel commercial fixture replacement (restroom).	\$8,639.80					
Plumbing.Garbutt.Supply and sanitary replacement (restroom).	\$2,774.16					
Plumbing.Geary.Stainless steel commercial fixture replacement (restroom).	\$6,797.78					
Plumbing.Geary.Supply and sanitary replacement (restroom).	\$2,182.71					
Plumbing.Harding.Stainless steel commercial fixture replacement (restroom).	\$8,985.39					
Plumbing.Harding.Supply and sanitary replacement (restroom).	\$2,885.13					
Plumbing.MartinRd.Stainless steel commercial fixture replacement (restroom 1).	\$12,742.92					
Plumbing.MartinRd.Stainless steel commercial fixture replacement (restroom 2).	\$16,141.03					
Plumbing.MartinRd.Supply and sanitary replacement (restroom 1).	\$3,000.53					
Plumbing.MartinRd.Supply and sanitary replacement (restroom 2).	\$3,000.53					
Plumbing.Wilson.Stainless steel commercial fixture replacement (restroom).	\$8,639.80					
Plumbing.Wilson.Supply and sanitary replacement (restroom).	\$2,774.16					
Safety.Wilson.Dog park electrical service, lights and access control upgrade.	\$22,865.26					
Sustainability.Energy efficiency/sustainability upgrades.	\$28,000.00					
Exterior.Martin Rd. Park ballfield renovation	\$90,000.00					
Electrical.Martin Rd. Park ballfield light replacements	\$225,000.00					
ExteriorWilson Dog Park reconfiguration	\$25,000.00					
	\$46,785.40	\$404,355.49	\$101,148.49	\$34,544.74	\$90,282.73	\$0.00



City of Ferndale

Capital Improvement Plan 2027-2032

PARKING LOTS						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Parking.Bermuda.Light pole replacement (x4).				\$69,233.26		
Parking.EBreckenridge.Light pole replacement (x4).					\$48,001.72	
Parking.ETroy.Light pole replacement (x8).	\$82,064.15					
Parking.Library.Light pole replacement (x4).						\$74,882.69
Parking.WBreckenridge.Light pole replacement (x4).			\$44,381.86			
Parking.Withington.Light bollard replacement.	\$34,856.64					
Parking.Withington.Light pole replacement (x10).		\$106,683.39				
Parking.WTroyLight pole replacement (x6).		\$64,010.04				
	\$116,920.79	\$170,693.43	\$44,381.86	\$69,233.26	\$48,001.72	\$74,882.69



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SOUTHWEST STORAGE YARD						
Description	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
Exterior.Aggregate stone surface driveway installation.			\$69,011.57			
Exterior.Fence screen repairs and replacement.	\$21,785.40					
Exterior.Gate replacement (x2)	\$24,690.12					
Exterior.Loading dock installation.			\$243,485.25			
Exterior.Retention pond improvements						
Exterior.Stormwater improvements (under transfer pad)			\$157,087.26			
Exterior.Trees and landscaping improvements.		\$22,656.82				
HVAC.Exhaust fan #1 replacement.		\$8,534.07				
HVAC.Exhaust fan #2 replacement.		\$8,534.07				
HVAC.Gas unit heater #1 replacement.		\$6,553.86				
HVAC.Gas unit heater #2 replacement.		\$6,553.86				
Interior.Wall prep and paint.					\$21,238.20	
Parking.Concrete pavement replacement.			\$27,246.78			
Safety.Access control and lock upgrades.				\$32,674.15		
Safety.Methane extraction system improvements	\$108,927.00					
Safety.Video surveillance installation.				\$52,278.64		
	\$155,402.52	\$52,832.67	\$496,830.87	\$84,952.79	\$21,238.20	\$0.00

SPECIAL FUNDS



City of Ferndale

Capital Improvement Plan 2027-2032

Special Funds: Act 51, Parking, and Drug Forfeiture

CIP #	Project Title	Type	FY27	FY28	FY29	FY30	FY31	FY32	CIP Score
Act 51 Funding									
700	Urban Canopy Program	Operational	\$262,500	\$135,000	\$150,000	\$200,000	\$165,000	\$180,000	111
733	Crack Sealing Program	Operational	\$110,250		\$121,551		\$134,010		94
734	Local Pavement Improvement Program	Operational				\$288,456			60
735	Major ROW and Roads Projects	Operational	\$445,000		\$530,000		\$294,821		124
736	Pavement Marking Program	Operational		\$173,643		\$211,065		\$191,442	118
737	Railroad Crossing Improvements	Operational	\$275,625					\$319,070	108
738	Salt Barn Replacement	Operational	\$915,075						119
739	Tree Planting and Tree Maintenance Programs	Operational	\$92,600	\$97,200	\$102,000	\$118,150	\$112,500	\$107,250	125
740	Sidewalk Improvement Program	Operational	\$60,637		\$66,853		\$73,705		115
768	Highway Division - Fleet Replacement Program	Operational	\$715,000	\$923,000	\$1,220,000	\$200,000	\$50,000	\$900,000	102
Parking Fund									
710	Surface Lot Repairs/Reconstruction	Operational	\$1,316,300						101
719	Ride-On Floor Scrubber Lease	Operational	\$16,000						30
754	The dOT Parking Structure Facility Improvements	Operational	\$152,498		\$32,913		\$75,244	\$61,847	138
761	Parking Lot Lighting Replacements	Operational	\$116,920	\$170,693	\$44,381	\$74,883	\$48,002	\$69,233	63
779	Parking Kiosk Replacement	Operational	\$60,600						60
Drug Forfeiture									
749	DEA Task Force Officer Vehicle	Operational	\$45,674						89



City of Ferndale

Capital Improvement Plan 2027-2032

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”.

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).

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.



City of Ferndale

Capital Improvement Plan 2027-2032

Special Funds: Sanitation and Water & Sewer

CIP #	Project Title	Type	FY27	FY28	FY29	FY30	FY31	FY32	CIP Score
Water and Sewer Fund									
743	Watermain Improvement Program	Operational	\$1,030,000	\$6,019,650		\$1,670,000	\$1,650,000		108
744	Manhole Improvement Project	Operational	\$441,000	\$463,050					108
745	Sewer Main Improvement Program	Operational	\$606,375		\$668,528		\$737,052	\$701,954	108
746	Sewer Televising Program	Operational		\$376,228		\$457,307			84
747	Hilton Pump Station & Tank Critical Repairs	Operational			\$237,029	\$274,384			93
748	Lead Service Line Replacement	Operational	\$4,134,375	\$4,341,093	\$4,558,158	\$5,276,626	\$5,025,358	\$4,786,055	114
759	Hilton Road Pump Station Facility Improvements	Operational	\$85,361	\$135,509	\$94,769	\$156,416	\$30,571		138
770	Water & Sewer Division Fleet Replacement Program	Operational	\$858,000	\$548,000			\$248,000		102
Sanitation Fund									
741	Trash Compactor Improvement Project	Operational	\$181,913	\$86,821	\$91,163		\$53,603	\$51,051	105
742	Residential Refuse Carts Purchase	Operational		\$654,058					80
769	Sanitation Division Fleet Replacement Program	Operational	\$350,000				\$450,000		102

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 2027-2032

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 non-recurring 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 into 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 Plan 2027-2032

City of Ferndale Capital Improvement Program Project Application

All CIP project applications will be submitted digitally for consideration.

CIP Funding Language

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

Bonds:

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

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

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

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

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

Act 51 Dollars – Weight and gas tax:

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

Tax Increment Financing:

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



City of Ferndale

Capital Improvement Plan 2027-2032

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



City of Ferndale

Capital Improvement Plan 2027-2032

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.