

**CITY OF ANN ARBOR**  
**FY2017 – 2022 CAPITAL IMPROVEMENTS PLAN (CIP)**  
**(Adjustments to FY2016 – 2021 CIP)**

**Background**

The City of Ann Arbor Capital Improvements Plan (CIP) is used as a tool to implement the City Master Plan and assist in the City's financial planning. The CIP outlines a schedule of public expenditures for a six-year period. It does not address all of the capital expenditures for the City, but provides for large, physical improvements that are permanent in nature that are needed for the functioning of the community, including transportation, parks, utilities, and municipal facilities improvements.

The CIP provides a list of high value capital budget items or projects for inclusion in the proposed Capital Budget or the proposed Operations and Maintenance (O & M) Budget of the City's Annual Budget Document. The City utilizes a 2-year budget cycle process where every two years a detailed two-year budget for both operating and capital expenditures is prepared. By city charter, the City Council can only approve a one-year budget. So for the second year of each 2-year budget cycle, the Council reviews and approves adjustments to the second budget year.

As the CIP is coordinated with the capital projects portion of the budget, the CIP is handled in a similar manner. Every two years a six-year plan is completed based on the needs of the city and the community, and the available resources to perform the projects necessary to address those needs. This was performed for the FY2016-2021 CIP and approved by the Ann Arbor City Planning Commission on December 16, 2014. This year, the CIP consists of an update to those projects in the plan that will affect the 2017 fiscal year (FY2017).

**Projects**

In reviewing the current FY2016-2021 CIP for projects that will affect FY2017, staff was charged with examining the projects in the first year of the plan (FY2016) which we are currently in, and those in the second year (FY2017) which will begin on July 1, 2016, and to determine which projects:

1. ***Have a revised estimated project cost from that in the current plan.*** If the total project costs affecting a particular funding source are adjusted, with either an increase or decrease, it could impact that funding source and require adjustments within the plan for FY2017. This could require some project schedules to be adjusted to other years, or some projects to be moved to an "unfunded" status.
2. ***Have an adjusted schedule compared to that in the current plan.*** Project schedules can require adjustment for several reasons, such as: delays encountered during earlier stages of the project; opportunities for outside or improved project funding if projects are advanced or delayed; reduced resources; modified priority of the particular project; decisions made by City Council in conjunction with the FY2016 capital budget approval; or because of need to adjust the schedule of related projects.
3. ***Need to be added to or deleted from the plan.*** The conditions and needs of the City's various capital infrastructure systems are dynamic and change over time, even within the relatively short time of a year. As a result, there are some new needs that have been identified between the approval of the FY2016-2021 CIP and the adjustments proposed

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in this FY2017-2022 CIP which necessitate new projects that require funding in FY2017, or perhaps even in FY2016. Conversely, there may be needs previously identified which may no longer be present, or some projects may have already been completed. Thus, some projects in either FY2016 or FY2017 may be eliminated. Any new needs that can be deferred until at least FY2018 are not added to the CIP at this time, nor are any projects beyond FY2017 eliminated. These items will be reviewed and considered during the next full CIP planning process in the fall of 2016.

There were 349 projects/needs contained in the FY2016-2021 CIP, with 140 of those needing funding in FY2016 and/or FY2017. There are 11 new projects being added, 21 projects being moved out to FY18 or later, and 11 projects being moved into FY17 from a later year for a net total of 141 projects needing funding in FY2016 and/or FY2017.

### **Adjustments to FY2017**

Original funding need for FY2017 was \$61,079,000. The total adjusted funding need for FY2017 is \$77,662,000. This total funding need amount is approximately \$16,583,000 over that included in the FY2016-FY2021 CIP for FY2017, an increase of 27.15%. As can be seen below, of the \$16,583,000 increase, approximately \$10,750,000 (17.6% of the 27.15% increase) is attributable to Housing Commission and DDA projects. Some of the contributors to the increase in FY2017 funding need compared to the approved FY2016-2021 CIP include:

1. Net budgetary increase in FY17 for Housing Commission Projects totaled \$7,000,000
2. Net budgetary increase in FY17 for DDA Projects totaled \$3,750,000
3. Net budgetary increase in Street Construction in FY17 totaled \$2,244,000, reflecting schedule changes and per Council goal to improve condition of the street network
4. Schedule for the Airport Safety Runway Extension shifted approximately \$3,000,000 in funds from FY16 to FY17

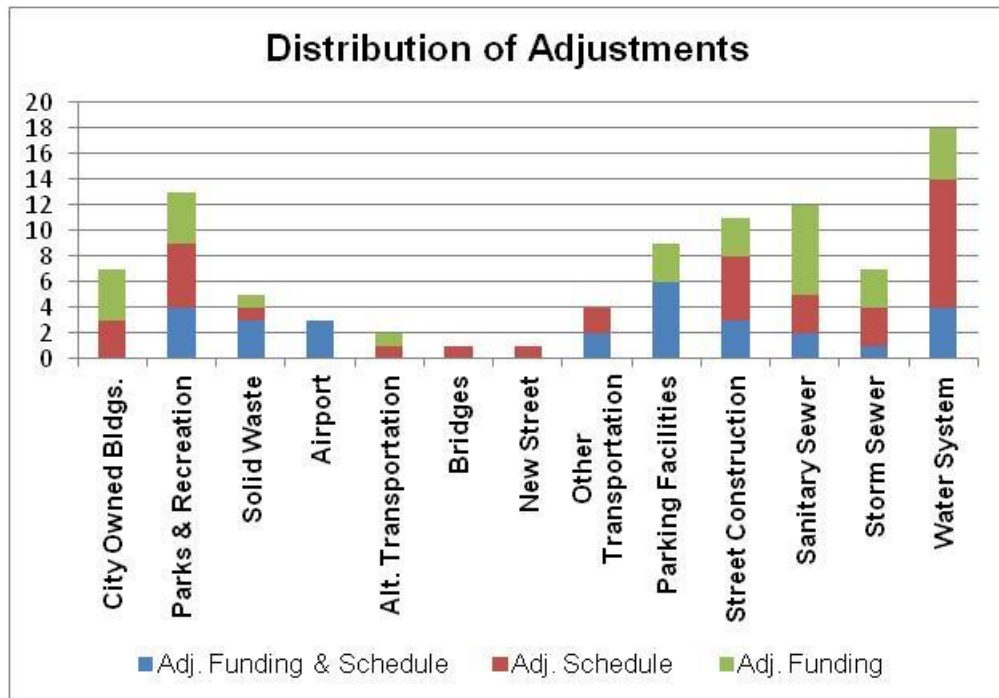
Other summary data regarding the adjustments being made to both FY2016 and FY2017 include:

- 30 projects had funding adjustments
- 35 projects had schedule adjustments
- 28 projects had funding and schedule adjustments
- 11 projects are being added to the plan for FY2016 and/or FY2017 (2 are DDA or Housing Commission)

The following pages contain tables and charts displaying these and other summary aspects of the CIP adjustments.

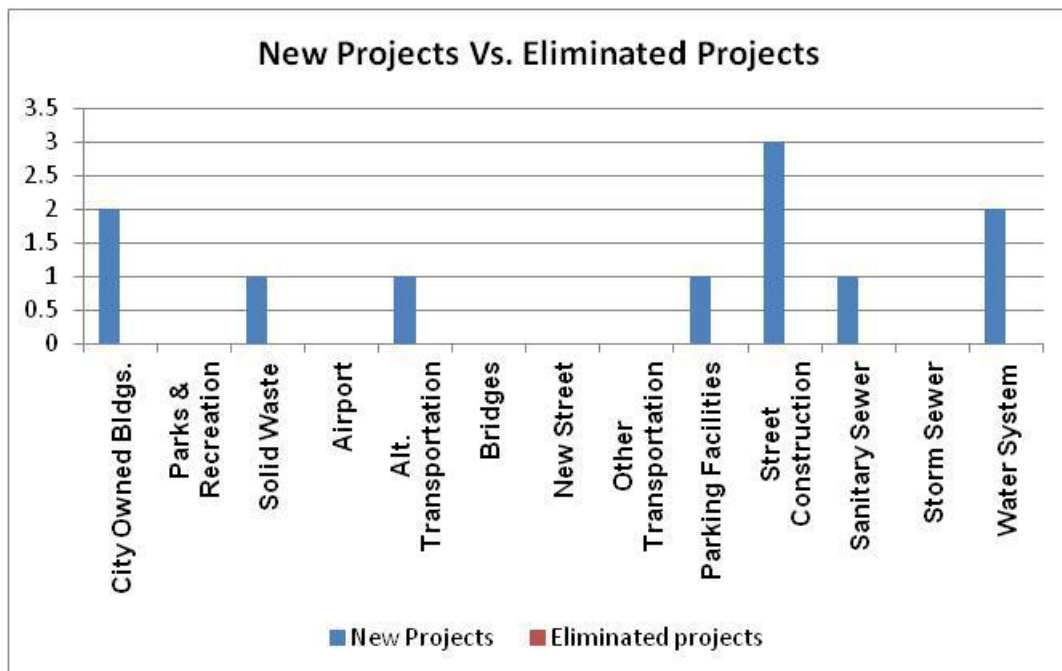
### Distribution of Adjustments

Asset Category	Adj. Funding & Schedule	Adj. Schedule	Adj. Funding
City Owned Bldgs.	0	3	4
Parks & Recreation	4	5	4
Solid Waste	3	1	1
Airport	3	0	0
Alt. Transportation	0	1	1
Bridges	0	1	0
New Street	0	1	0
Other Transportation	2	2	0
Parking Facilities	6	0	3
Street Construction	3	5	3
Sanitary Sewer	2	3	7
Storm Sewer	1	3	3
Water System	4	10	4
Totals:	28	35	30



### New Projects vs. Eliminated Projects

Asset Category	New Projects	Eliminated projects
City Owned Bldgs.	2	0
Parks & Recreation	0	0
Solid Waste	1	0
Airport	0	0
Alt. Transportation	1	0
Bridges	0	0
New Street	0	0
Other Transportation	0	0
Parking Facilities	1	0
Street Construction	3	0
Sanitary Sewer	1	0
Storm Sewer	0	0
Water System	2	0
Totals:	11	0



## FY2016 - FY2017 CIP Modifications by Nature of Change

### **Projects Added:** (11)

- MF-CB-16-08: Guy C. Larcom Municipal Building: 2nd Floor/Council Chamber Renovation Completion (FY16: \$140,000)
- MF-CB-17-01: Housing Commission: White/State/Henry (FY17: \$8,000,000)
- MF-SW-17-01: Organics Management Study (FY16; \$100,000 added at capital budget)
- TR-AT-17-01: Stone School Sidewalks (Clinton and Stone School Parks Area) (FY17; \$256,000)
- TR-PF-17-01: DDA: Parking Structure Elevators Capital Maintenance (+60,000 in FY16; +\$100,000 in FY17)
- TR-SC-17-01: County Millage 2016 Street Capital Preventive Maintenance (FY 16: \$2,400,000)
- TR-SC-17-02: State & Ellsworth Roundabout Improvements (FY16-FY17; +\$180,000)
- TR-SC-17-03: Colony/Essex/Manchester Concrete Repairs (FY16; + \$1,050,900)
- UT-SN-16-09: Scio Twp. Pump Station (FY16: +\$200,000)
- UT-WS-17-01: Prescott (Stadium to Potter) Water Main (FY16; \$126,500)
- UT-WS-17-02: Geddes Ave (Huntington to Hickory) Water Stubs (FY16; \$105,550)

### **Projects With Funding Adjustments** (30)

- MF-CB-14-05: 415 West Washington Site Stabilization (-\$167,000 in FY16 per capital budget)
- MF-CB-16-03: Housing Commission: 701-749 N Maple (+ \$1,250,000 in FY16)
- MF-CB-16-04: Housing Commission: 3401-3481 Platt (-\$1,000,000 in FY17)
- MF-CB-16-06: Allen Creek Greenway Master Plan (-\$50,000 in FY16 per capital budget)
- MF-PR-10-02: Parks Roads, Bridges, and Parking Lots (-\$100,000 in FY17)
- MF-PR-10-06: Trails & Pathways - Repairs & Reconstruction (+\$647,500 in FY16; received TAP grant)
- MF-PR-12-06: Historic Park Structures Repair/Restoration (added \$150,000 to FY17)
- MF-PR-14-03: Leslie Park Golf Course Cart and Other Storage (+\$100,000 in FY16)
- MF-SW-16-01: Biodigester Alternatives and Partners Study (+\$30,000 in FY16)
- TR-AT-13-01: Annual Sidewalk Repair Program (-\$200,000 in FY17)
- TR-PF-10-02: DDA: Parking Structure Assessments (-\$25,000 in FY16)
- TR-PF-15-01: DDA: 4th and William Parking Structure Stairs, Elevators, and Lobby (-\$1,184,000 in FY16)
- TR-PF-16-02: DDA: Ann Ashley Parking Structure Capital Maintenance Phase 1 (- \$1,101,195 in FY 16)
- TR-SC-12-13: ASRP - Division (Madison to Huron) (-\$150,000)
- TR-SC-13-07: Annual Street Resurfacing Program (ASRP) (+\$500,000 in FY 16 and +\$500,000 in FY17)
- TR-SC-15-02: Annual Capital Street Maintenance Program (-\$1,000,050 in FY16; moved funds to new project called County Millage Street Improvements)

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- UT-SN-14-06: Sanitary Sewer Lining Projects (-\$250,000 in FY16 and -\$250,000 in FY17)
- UT-SN-16-03: Huron/West Park Sanitary: SSWWEP Project Area A (+ 3,000 in FY17)
- UT-SN-16-04: High Level/1st Street Sanitary: SSWWEP Project Area B (+ 10,500 in FY17)
- UT-SN-16-05: High Level/State & Hoover: SSWWEP Project Area C -\$5,000 in FY16)
- UT-SN-16-06: Pittsfield Valley Sanitary: SSWWEP Project Area D (+ \$109,000 in FY17)
- UT-SN-16-07: Glen Leven Sanitary: SSWWEP Project Area E (+ 80,000 in FY17)
- UT-SN-16-10: WWTP Bridge (+\$53,000 in FY16)
- UT-ST-14-07: Storm Sewer Lining Projects (\$-600,000 in FY16)
- UT-ST-16-07: Ferdon to Wells Crosslot Storm Pipe Relocation (+206,700 in FY17)
- UT-ST-16-14: Street Tree Planting (FY2016-FY2020) (-\$49,000 in FY16)
- UT-WS-14-14: Orchard Hills Water Main Extension (+\$35,000 in FY17)
- UT-WS-16-25: WTP East High Service Pump Variable Frequency Drive Replacement (+\$100,000 in FY16)
- UT-WS-16-38: Division Ave (Jefferson to William) Water Main Improvements (+\$25,000 in FY16)
- UT-WS-16-39: Observatory (Geddes to Ann) 12" Water Main (-\$100,000 in FY16)

**Projects With Schedule Adjustments (35)**

- MF-CB-12-04: Guy C. Larcom Municipal Building: Freight Elevator Replacement (moved FY16 to FY17 at capital budget)
- MF-CB-14-01 Fire Station #2 Renovations (moved from FY16 and FY 17 to FY18 and FY19 at capital budget)
- MF-CB-14-04: Fire Stations 1 and 6 Rehabilitation (moved FY16 to FY17 at capital budget)
- MF-PR-08-19: Baseball/Softball Field Renovations (moved FY16 to FY17)
- MF-PR-13-01: Gallup Park Boat Launch (moved FY16 to FY18)
- MF-PR-14-01: Whitewater Amenities at Argo (FY17 to FY18)
- MF-PR-16-01: Parks Signs (moved FY16 and FY17 to FY18 and FY19)
- MF-PR-16-03: Dog Park (moved FY16 to FY17)
- MF-SW-12-01: Landfill Entrance Improvements (FY17 to FY18)
- TR-AT-16-05: Morehead-Delaware Pedestrian Bridge (FY20 to FY16 at capital budget)
- TR-BR-16-01: Island Drive Bridge Rehabilitation (FY17 to FY19)
- TR-NS-10-05: Burton Road Improvements (FY16 to FY18)
- TR-OT-15-02: DDA: South University Streetscape (E Univ. to Washtenaw) (moved from FY18 to FY16 design and FY17 construction)
- TR-OT-16-05: Nixon Corridor Traffic Study (FY18 to FY16 per Council action)
- TR-SC-12-01: ASRP - Zina Pitcher/Catherine (Ann to Glen) (FY16 to FY17)
- TR-SC-16-04: ASRP - Arlington (Washtenaw to Heatherway) (FY16 to FY17)
- TR-SC-16-05: ASRP - Arlington (Devonshire to Geddes Ave) (FY16 to FY17)
- TR-SC-16-08: ASRP - Church (Geddes to S University) (FY17 to FY18)
- TR-SC-14-10: ASRP - Green Rd (Nixon to Burbank) (FY17 to FY16)
- UT-SN-08-02: Dover Place/Riverview Sanitary Sewer (FY17 to FY18)

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- UT-SN-14-05: Lift Station Repair/Replacement Program (-\$700,000 in FY16; moved to FY18; no net project change cost)
- UT-SN-16-16: Sanitary Sewer Cost of Service Study (FY16 to FY17 per capital budget)
- UT-ST-14-03: Malletts Streambank Stabilization Phase II (FY17 to FY19)
- UT-ST-16-06: Stormwater Asset Management Plan (spread over 3 years rather than 2; from FY16-FY17 to FY16-FY18 at capital budget)
- UT-ST-16-08: Churchill Park/Eisenhower ROW Basin (FY19 to FY17)
- UT-WS-06-08: Gravity and West High Boundary Valve Replacement (FY17 to FY22)
- UT-WS-08-04: Structural Repairs Project – Phase 2 (moved FY16 to FY21)
- UT-WS-08-05: Replace Filter Press Plates (moved from FY17 to FY19)
- UT-WS-08-07: Barton Pond Early Warning System (Moved design from FY 17 to FY18 to put in same year with construction)
- UT-WS-08-14: Repair Roof of South Industrial Tank (moved FY16 and FY17 to FY19)
- UT-WS-08-15: Repair Valves Behind Ozone Building (moved from FY17 to FY20)
- UT-WS-08-20: Downtown Valve Insertion/Replacement (From FY15 and FY16 to all FY16)
- UT-WS-13-03: Dover Place/Riverview Water Main (FY17 to FY18)
- UT-WS-16-36: Water System Cost of Service Study (moved from FY16 to FY17 at capital budget)
- UT-WS-92-35: Well Booster Station (moved from FY17-FY18 to FY20-FY21)

### Projects with Both Funding and Schedule Adjustments (28)

- MF-PR-10-09: Picnic Shelters (Moved FY16 to FY 17 and +\$100,000 then)
- MF-PR-12-03: Farmers Market Winter Enclosure and Infrastructure Improvements (-\$75,000 in FY16; construction moved to FY17 and +\$600,000 then)
- MF-PR-13-03: Argo & Geddes Dams - Gates Coating (moved FY17 to FY18 and +\$100,000 in FY18)
- MF-PR-16-02: Rotary Centennial Playground at Gallup Park (Design moved from FY15 to FY 16 and construction from FY16 to FY 17 and net + \$150K)
- MF-SW-10-03: Methane Gas Recovery (-\$1,000,000 in FY16; shifted to FY17; no net project budget change)
- MF-SW-10-04: Drop-off Station (+\$59,350 in FY 16 for feasibility study; moved FY17 and FY 18 monies to FY18 and FY19 so - \$490,000 in FY17)
- MF-SW-16-02: Landfill Plume Remediation (-\$177,000 FY 16; shifted to FY17; no net project budget change)
- TR-AP-03-01: Airport Access Road Reconstruction (Airport Blvd) (moved FY16 to FY17 and +\$57,000)
- TR-AP-03-10 Terminal Auto Parking Lot Expansion (moved FY17 to FY18 and +\$66,000)
- TR-AP-10-04: Runway Safety Extension (moved FY16 to FY17 and + \$127,000)
- TR-OT-01-09: Seventh Street Signal Interconnect (FY18 to FY16 and +\$210,000)
- TR-OT-10-07: Ellsworth Road Transportation Corridor Study (moved FY16 to FY17 and +\$50,000)
- TR-PF-11-02: DDA: ePark Parking Paystations (moved from FY18 - FY20 to FY17 –

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- FY18; +\$750,000 in FY17)
- TR-PF-16-03: Liberty Square Parking Structure Capital Maintenance (moved from FY16 to FY17 and FY18 and +\$325,580 in total)
- TR-PF-16-04: DDA: Maynard Parking Structure Capital Maintenance (spread from FY17 to FY16- FY18 and +\$643.450 in total)
- TR-PF-16-05: DDA: 4th and William Parking Structure Capital Maintenance (added a phase in FY16 (+ \$2,605,990) and +\$890,585 in FY17)
- TR-PF-16-06: Forest Ave. Parking Structure Capital Maintenance (moved first phase from FY20 to FY16 +\$485,000)
- TR-PF-16-09 DDA: 4<sup>th</sup> and Washington Parking Structure Capital Maintenance (moved from FY2020 to FY16 and FY 17 and project budget increased; +\$139,831 total in FY16 and FY17; also added later phases beyond FY17)
- TR-SC-14-07: Fifth Ave (Kingsley to Catherine) (+\$50,000 in FY 16 and +\$50,000 in FY17 to allow early design coordination with DDA; no net total project budget change)
- TR-SC-16-06: ASRP - Hill St (Fifth to State) (FY 18 to FY17 and -\$271K)
- TR-SC-16-18: Nixon/Dhu Varren/Green Intersection Improvements (design to FY16 and construction from FY18 to FY16 and design to FY16; +\$875,460)
- UT-SN-14-01: Glen/Fuller Diversion (continue into FY16 and +\$50,000)
- UT-SN-16-11: Sanitary Sewer Collection System Asset Management Plan (changed from all in FY16 to spread over 3 years at capital budget)
- UT-ST-14-01: Village Oaks-Chaucer Court Stormwater Improvements (FY15 to FY16 and - \$650,000)
- UT-WS-01-10: Elevated Storage Tank (West High Service District) (moved all but limited design from FY16 to FY2022; -\$2,195,000 in FY16; budget will increase later on)
- UT-WS-02-19: Manchester Elevated Water Tank Paint Project (moved FY15 to FY16 and +\$400,000)
- UT-WS-14-17 Water Meter Replacement Program (-\$225K each in FY16 and FY17 and moved program balance back in schedule)
- UT-WS-16-20: WTP HVAC Improvements (moved design from FY16 to FY17 and increased total budget by \$300,000)