DDA CIP SCHEDULE

FY 2026-2027

What is a Capital Improvement Plan?

Requirement for a Capital Improvement Plan (CIP) is per the State Planning Enabling Act:

Projects supported by local public dollars must be reflected in the City CIP.

In 2013, City of Ann Arbor ordinance was changed to reinforce that DDA projects must be in the City CIP.

The CIP is intended to be used as a **tool to implement the City's Comprehensive Plan goals** and **inform the City's budget**.

This includes infrastructure projects over **$100,000** and studies that will inform infrastructure improvements over **$50,000.**

CIP outlines public expenditures for a **six-year** period.

CIP is a mechanism for **inter-department collaboration**, **project planning**, and **value-based project scoring.**

CIP Schedule and Coordination

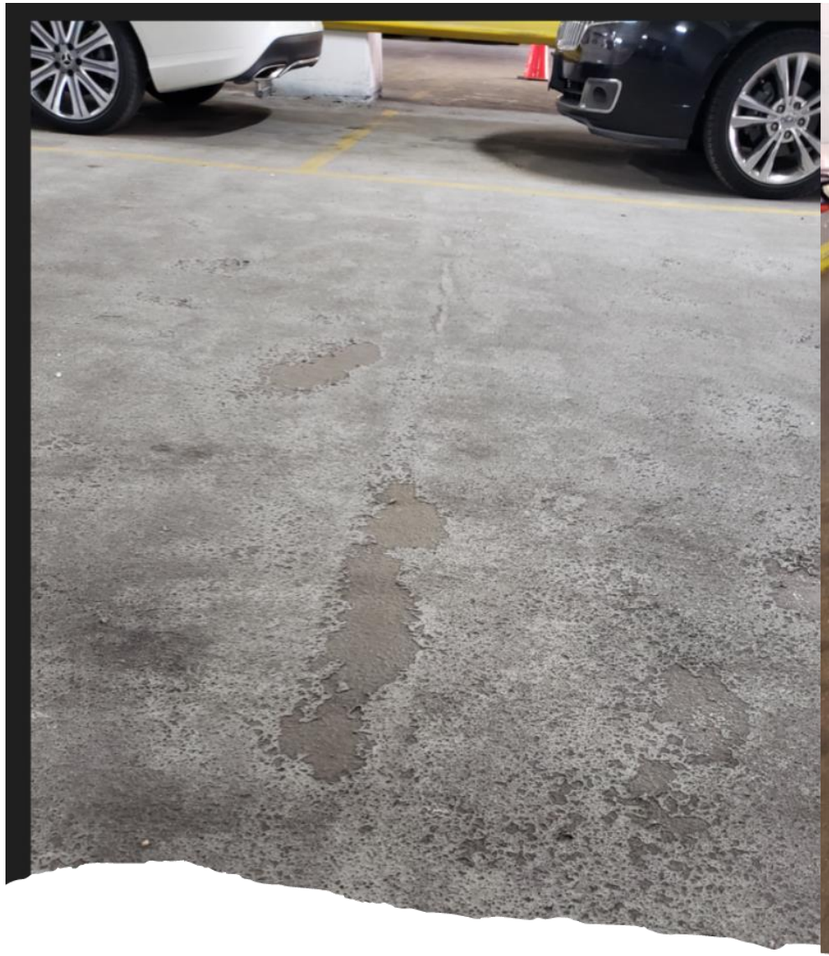
Last year we developed the Capital Improvement Plan (CIP) for FY26-31.

This year we are updating projects in the first two years of the plan (FY26-27).

Modification Year Updates may include changes to:

- Project budget
- Funding Sources
- Project Schedule
- Project Scope
- Removing projects no longer necessary

Parking CIP Recommendations



Parking System CIP

Items Included

- Annual infrastructure maintenance and restoration
- Mechanical components & elevators
- Parking equipment
- Large studies that inform infrastructure work
- New construction or projects

Reminder…

This is not a commitment to spend. Budget process and project approvals will happen as they normally do.

CIP demonstrates priorities and creates capacity.

Parking CIP Recommendations

DDA Goals / Renewal Plan Principles

Identity, Infrastructure, Transportation, Sustainability

City Goals

Sustainability, Infrastructure

Parking Agreement

n. The DDA, at its own expense, shall operate, maintain, pay related debt service, and keep the Municipal Parking System in good repair and the total expense of routine maintenance and repair in connection therewith shall be borne and paid by the DDA. The DDA is authorized to make such further repairs, alterations, additions, and enhancements of the Facilities as are deemed reasonable and necessary by the DDA to operate the Facilities for the purposes set forth in this Agreement.

Parking System CIP

Structural

- Floors
- Beams, columns, walls
- Stair and elevator towers
- Masonry
- Railing and barriers

Operational

- Mechanical systems
- Electrical systems
- Parking control systems
- Fire protection systems
- Cleaning and housekeeping
- Snow and ice control

Aesthetic

- Landscaping
- Painting
- General appearance
- Architectural finishes

Contractor specializing in parking structure restoration

Parking operator and contractors with system specific expertise

SUMMARY SHEET

Ann Arbor DDA Parking Structures Maintenance & Repair Plan

Preliminary Capital Expenditures

February 2024

PARKING STRUCTURE	*Plan Year* / *Fiscal Year* / *Fiscal Year Start Date*	1 2025 1-Jul-24	2 2026 1-Jul-25	3 2027 1-Jul-26	4 2028 1-Jul-27	5 2029 1-Jul-28
80 - Fourth & Washington		$1,091,000	$193,000	$0	$0	$839,000
81 - First & Washington		$0	$0	$179,000	$0	$0
82 - Maynard		$307,000	$1,216,000	$953,000	$1,242,000	$1,095,000
83 - Forest Avenue		$158,000	$1,434,000	$0	$0	$0
84 - Fourth & William		$189,000	$0	$0	$1,954,000	$786,000
85 - Liberty Square		$847,000	$0	$1,133,000	$0	$221,000
86 - Ann Ashley		$208,000	$359,000	$803,000	$0	$242,000
87 - Library Lane		$0	$0	$250,000	$0	$0
TOTAL PROBABLE CONSTRUCTION COST BUDGET IN 2024 DOLLARS		**$2,800,000**	**$3,202,000**	**$3,318,000**	**$3,196,000**	**$3,183,000**

NOTE: Totals in 2024 dollars (no increase for inflation).

FOURTH & WASHINGTON PARKING STRUCTURE

Ann Arbor DDA Parking Structures Maintenance & Repair Plan

Preliminary Capital Expenditures

February 2024

WORK ITEMS	*Plan Year*	1	2	3	4	5
	Fiscal Year	2025	2026	2027	2028	2029
	Fiscal Year Start Date	1-Jul-24	1-Jul-25	1-Jul-26	1-Jul-27	1-Jul-28
	Age of Structure (Approx.)	25	26	27	28	29
DIVISION 3 - CONCRETE						
Floor Repairs		$ 12,800				$ 32,000
Ceiling & Tee Flange Repairs		$ 12,600				$ 18,000
Shear Connector Repairs		$ 9,000				$ 9,000
Column & Wall Repairs		$ 1,800				$ 24,000
Curb Repairs		$ 1,600				$ 3,200
Beam & Tee Stem Repairs		$ 4,800				$ 7,500
Stair Repairs		$ 4,000				$ 4,000
Scaling Repairs						$ 97,500
DIVISION 4 - MASONRY						
Masonry Repairs & Mortar Repointing			$ 7,000			$ 10,000
DIVISION 7 - WATERPROOFING						
Joint & Cove Sealants (5-yr warranty)		$ 148,200				$ 30,000
Deck Coating (Recoat) (5-yr warranty)		$ 50,000				$ 110,000
Deck Coating (Full System) (5-yr warranty)		$ 439,200	$ 37,800			
Deck Coating at Stairs						$ 9,500
Epoxy Broadcast Coating		$ 15,000				$ 57,000
Brick Sealer			$ 42,000			
Stair/Elevator Roofs						$ 25,000
Exterior Sealants			$ 7,500			$ 7,500
DIVISION 8 - OPENINGS						
Doors & Frames *(30 to 35 years)*						
Stair Glass & Frame *(30 to 35 years)*						
DIVISION 9 - FINISHES						
Steel						
Misc - bollards, precast connections, etc			$ 5,000			$ 5,000
Exterior Handrails			$ 30,000			$ 4,500
Stair Railings at NE Stair						$ 30,000
Concrete						
Stairs			$ 2,500			$ 5,000
Interior Walls			$ 7,500			$ 15,000
DIVISION 10 - SPECIALTIES						
Electric Signage (replace at 10 years)						$ 21,500
Standard Signage (replace at 20 to 25 years)						$ 50,000
DIVISION 22 - PLUMBING						
Floor Drain Grates		$ 1,000				$ 1,000
Drain Lines		$ 5,000				$ 5,000
Floor Drains		$ 5,000				$ 5,000
Restroom Fixtures						$ 5,000
Sump Pump Replacement						$ 5,000
DIVISION 23 - HVAC						
HVAC Equipment Replacement (lower levels) (20 to 25 years)						
CO2 System						
DIVISION 26 - ELECTRICAL						
Lighting *(replace fixtures at 20 yrs)*						$ 6,500
Power Distribution & Lighting Control						
Emergency Power - New Generator						
DIVISION 32 - EXTERIOR IMPROVEMENTS						
Perimeter Fencing Replacement		$ 75,400				
Restriping		$ 5,000				$ 5,000
CONSTRUCTION COST SUBTOTAL		$ 790,400	$ 139,300	$ -	$ -	$ 607,700
CONTRACTOR MOBILIZATION & GENERAL CONDITIONS (15%)		$ 118,600	$ 20,900	$ -	$ -	$ 91,200
PROBABLE CONSTRUCTION COST		$ 909,000	$ 160,200	$ -	$ -	$ 698,900
TESTING AND OWNER'S CONTINGENCY (20%)		$ 182,000	$ 32,100	$ -	$ -	$ 139,800
TOTAL PROBABLE CONSTRUCTION COST BUDGET		**$ 1,091,000**	**$ 193,000**	**$ -**	**$ -**	**$ 839,000**

NOTE: Totals in 2024 dollars (no increase for inflation).

Parking System CIP

Annual inspections and evaluation → 20-year Structure Maintenance Plan, Elevator and Equipment Plans → CIP → Budget → Projects

Parking System CIP

CIP schedule updated based on new information

- 20-year restoration plan for 8 structures
- PACRS (parking and revenue control system) plan for 39 drive lanes
- Elevator 4-year plan for 13 elevators

Additional dollars in Parking CIP

- Ann Street Project
- DDA Elevate Program $ annually
- Bridge Inspection $5,000 annually for Library Lane
- 4th Ave Transit Enhancements

Recommended CIP Schedule

FY 26 – FY 27

Revenue Source	Project		FY26		FY27
DDA Parking Fund	Parking Structure Elevators Capital Maintenance	$	750,000	$	800,000
DDA Parking Fund	Parking Facilities General Capital Maintenance	$	200,000	$	200,000
DDA Parking Fund	Parking Equipment	$	325,000	$	325,000
DDA Parking Fund	Parking Structure Restoration Capital Maintenance	$	3,202,000	$	3,318,000
DDA Parking Fund	DDA Elevate Program	$	96,000	$	150,000
DDA Parking Fund	Fourth Ave (Liberty to William) Transit Enhancements	$	500,000	$	500,000
DDA Parking Fund	Ann (First St to Fifth) Resurfacing	$	77,000	$	109,000
DDA Parking Fund	Bridge Inspection Program	$	5,000	$	5,000
Total Parking		**$**	**5,155,000**	**$**	**5,407,000**
DDA TIF Fund	Annual DDA General Capital Improvements and Maintenance	$	450,000	$	500,000
DDA TIF Fund	Streetlight Capital Maintenance	$	150,000	$	150,000
DDA TIF Fund	DDA Elevate Program	$	224,000	$	250,000
DDA TIF Fund	Fourth Ave (Liberty to William) Transit Enhancements	$	900,000	$	2,700,000
MEDC Grant	Fourth Ave (Liberty to William) Transit Enhancements	$	400,000	$	400,000
MDOT Grant	Fourth Ave (Liberty to William) Transit Enhancements	$	-	$	400,000
DDA TIF Fund	Ann (First St to Fifth) Resurfacing	$	540,000	$	743,000
DDA TIF Fund	Event Bollard Installations	$	4,000,000	$	2,000,000
DDA TIF Fund	Farmer's Market Study	$	150,000	$	-
DDA TIF Fund	Huron/Washtenaw Dedicated Transit Lanes & Bus Rapid Transit	$	300,000	$	1,000,000
DDA TIF Fund	Main St (Huron to M-14) Active Transportation Needs Analysis & Conceptual Design	$	260,000	$	-
DDA TIF Fund	Main St (Huron to M-14) Active Transportation Improvements	$	-	$	-
DDA TIF Fund	Geothermal and Solar Installation	$	-	$	-
Total TIF		**$**	**6,974,000**	**$**	**7,343,000**
Total Grant		$	400,000	$	800,000

Note: Capital planning, design, and construction typically extend beyond a single fiscal year. As a result, the DDA capital project schedule reflects estimated expenditures per year and is approved without regard to fiscal year.

2026 – 2031 TIF CIP Recommendations

Overarching recommendation:
The new Development and TIF Plan is nearly complete. For the CIP update (FY26-27), the staff-recommended TIF CIP Schedule:

- Continues planned commitments, like Capital Maintenance, Ann Street, and Fourth Avenue
- Begins to include Development Plan priorities, like Bus Rapid Transit, Event Barricades, and more

Looking ahead:
Once the Development and TIF Plans are adopted, staff anticipate more fully incorporating the new Plans into the 2027-2032 CIP update.

Recommended CIP Schedule

FY 26 – FY 27

Revenue Source	Project		FY26		FY27
DDA Parking Fund	Parking Structure Elevators Capital Maintenance	$	750,000	$	800,000
DDA Parking Fund	Parking Facilities General Capital Maintenance	$	200,000	$	200,000
DDA Parking Fund	Parking Equipment	$	325,000	$	325,000
DDA Parking Fund	Parking Structure Restoration Capital Maintenance	$	3,202,000	$	3,318,000
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Fourth Ave

Lead Department: DDA

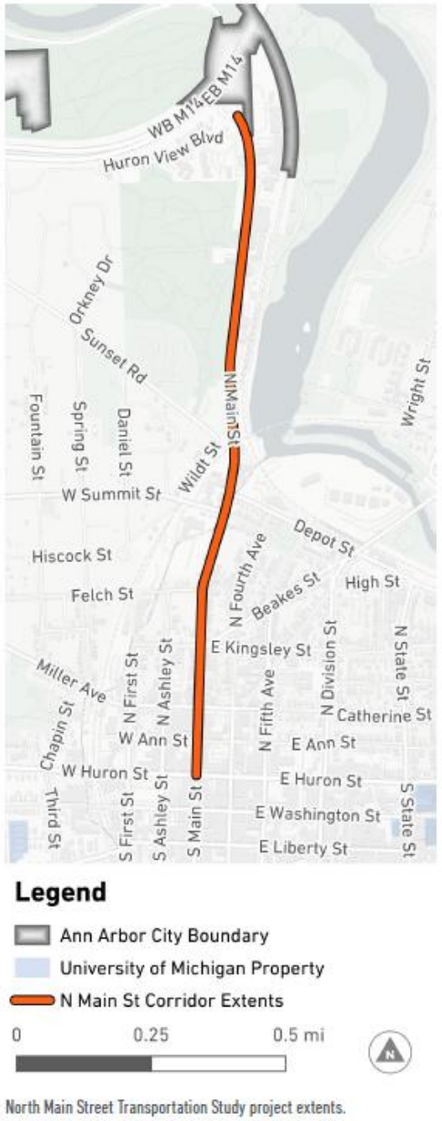
Location: Fourth Ave, William to Liberty

Scheduled Construction Year: 2026

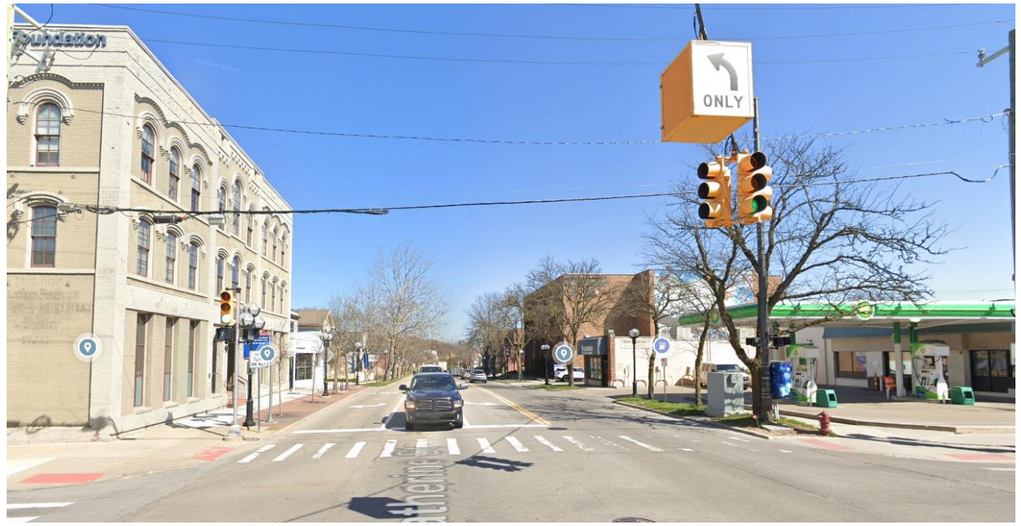
Scope: Streetscape improvements and utility work to support transit riders and affordable housing

- DDA funding:
  - TIF: $3,930,000
  - Parking: $1,000,000
  - MEDC Grant: $800,000
  - MDOT Grant: $400,000
- The City, TheRide, and the Ann Arbor Housing Commission are also partners

N. Main Street Study & Conceptual Design



North Main Street Transportation Study project extents.



Lead Department: City Transportation

Location: North Main, Huron to M-14

Scheduled Construction Year: 2030

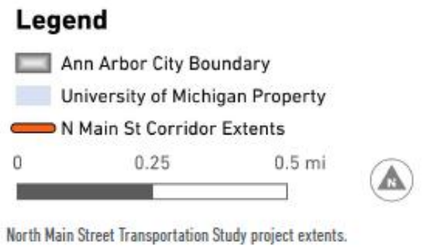
Scope: Develop a conceptual design for North Main Street, including existing conditions assessment, data collection and modeling, public engagement, and conceptual design options.

- DDA funding: $260,000
- City Transportation Funding: $340,000

N. Main Street Cost Share

Recommended DDA Boundary:

Existing DDA Boundary:
Huron to Kingsley



North Main Street Transportation Study project extents.

RECOMMENDED COST SHARE

Based on supported DDA Boundary recommendation

	Cost Share	
City Transportation	$340,000	57%
DDA	$260,000	43%
Total	$600,000	

Recommended CIP Schedule

FY 26 – FY 27

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Next Steps

- **Planning Commission reviews and adopts the full City CIP (September 2025)**

- **The CIP schedule forms the basis for DDA capital budget planning**

QUESTIONS?