



# Capital Improvement Plan 2018 - 2029

Milwaukee Area Domestic Animal  
Control Commission



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# CAPITAL IMPROVEMENT PLAN

Now that the MADACC facility has been renovated, it is possible to develop a plan for future capital improvements. MADACC has completed a thorough inspection and planning process for future capital spending. The resulting Capital Improvement Plan (CIP) is a fiscally responsible approach to funding projects needed to maintain MADACC's facilities and equipment. The plan enables municipal members to measure the impact their future contributions will have on MADACC's operations. These capital improvements, combined with operational improvements such as adding a second veterinarian, will enhance MADACC's ability to generate revenue and positively impact the community.

***Did you know that MADACC is a nationally recognized animal control organization that is used by groups such as the ASPCA as a model for operating an animal control facility?***

## Looking Ahead

The CIP's goal is to ensure MADACC provides the most cost-efficient animal control services while continuing to set new standards of care and service to residents and member communities.

Capital projects include structural improvements to the premises, purchase of equipment with a useful life of at least 5 years and unit cost of \$10,000, and replacement or addition of building infrastructure and systems. All capital projects will be included in the annual MADACC budget in the Capital Projects Fund, with expenses billed to members based on animal usage. The Capital Project Fund has historically been funded at \$50,000 annually. Other than in years 2018 and 2019, the CIP establishes annual capital project funding at or less than \$50,000. The CIP will not increase member billing.

# FINANCIAL SUMMARY

## MADACC Capital Improvements Projects 2018 - 2029

Project Name	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
Security System													\$0
Radios													\$0
Electric Gate		\$25,000											\$25,000
Office Furniture													\$0
Blacktop Parking Lots	\$10,000												\$10,000
Washer/Dryer	\$15,000			\$10,000			\$15,000			\$10,000			\$50,000
New Roof					\$50,000								\$50,000
New Rooftop HVAC Unit				\$30,000			\$30,000			\$30,000			\$90,000
Replace Generator			\$30,000										\$30,000
Exterior Building Maintenance						\$50,000							\$50,000
Replace Cat Condos Front Office			\$20,000										\$20,000
Replace Dishwasher									\$15,000				\$15,000
Medical Equipment Purchase (pending budget amendment)	\$10,000	\$10,000											\$22,000
Crematory Relining								\$35,000					\$35,000
<b>Total</b>	<b>\$37,000</b>	<b>\$35,000</b>	<b>\$50,000</b>	<b>\$40,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$45,000</b>	<b>\$35,000</b>	<b>\$15,000</b>	<b>\$40,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$397,000</b>
<b>Starting Balance</b>	<b>\$565,609</b>	<b>\$528,609</b>	<b>\$543,609</b>	<b>\$493,609</b>	<b>\$503,609</b>	<b>\$503,609</b>	<b>\$503,609</b>	<b>\$508,609</b>	<b>\$523,609</b>	<b>\$558,609</b>	<b>\$568,609</b>	<b>\$618,609</b>	
<b>Ending Balance</b>	<b>\$528,609</b>	<b>\$493,609</b>	<b>\$493,609</b>	<b>\$503,609</b>	<b>\$503,609</b>	<b>\$503,609</b>	<b>\$508,609</b>	<b>\$523,609</b>	<b>\$558,609</b>	<b>\$568,609</b>	<b>\$618,609</b>	<b>\$668,609</b>	



# CAPITAL PROJECTS

## Blacktop and Pavement Repairs and Sealing

This project has been deferred for several years but is needed to ensure customer safety and to improve the condition and longevity of the MADACC facility.



<b>Project</b>	<b>FY2018</b>	<b>Total</b>
Blacktop Parking Lots	\$10,000	\$10,000

## Washer and Dryer Replacements

Commercial laundry machines are some of the most highly used equipment at MADACC. Dozens of laundry loads occur daily. Commercial machines are needed to adequately sterilize linens and other items. Laundry machines require replacement every few years due to high use. The average useful life of a unit is six years. We estimate replacement of one washer or dryer approximately every three years.



<b>Project</b>	<b>FY2018/2021/2024/2027</b>	<b>Total</b>
Washer/Dryer Replacements	\$15,000 or \$10,000	\$50,000

# CAPITAL PROJECTS

## Roof Repair and/or Replacement

MADACC's roof is frequently in need of repair. The original part of the building roof requires full resealing. This is approximately 80% of the total roof area. New additions to the building will not need roof repair or replacement at this time.



<b>Project</b>	<b>FY2022</b>	<b>Total</b>
Roof Resealing	\$50,000	\$50,000

## Generator Replacement

The current generator is estimated to reach the end of its useful life by 2020. Maintaining a functional generator is imperative as adequate and humane animal care is required 24/7/365. In addition, a reliable power source is needed for critical activities, including surgeries and assisting the public when there is a power outage.



<b>Project</b>	<b>FY2020</b>	<b>Total</b>
Replace Generator	\$30,000	\$30,000

## Gate Replacement

Our security gate is beyond its useful life. We would like to replace this gate with a pivot gate which would be safer and more secure.



<b>Project</b>	<b>FY2019</b>	<b>Total</b>
Replace Gate	\$25,000	\$25,000

# CAPITAL PROJECTS

## Planned Rooftop HVAC Unit Replacement

MADACC’s facility has five HVAC units. The units work at full force year round as humane animal shelter operations require uninterrupted HVAC service. Two new units were installed in 2016 during facility renovation. Three older units were replaced in 2008. The plan is to replace units as their useful life comes to an end. The current estimate is replacing one unit each in 2020, 2024 and 2027. The two newer units are expected to function through 2036.



Project	FY2020/2024/2027	Total
Planned HVAC Unit Replacement	\$30,000	\$90,000

## Exterior Building Maintenance

The facility’s exterior has not been painted nor had masonry repair or resealing since 1999. The exterior requires repair and repainting to be weather resistant and water-tight. This prevents leaks, cracks and other problems that shorten the facility’s life and increase maintenance costs.



Project	FY2023	Total
Exterior Building Maintenance	\$50,000	\$50,000

# CAPITAL PROJECTS

## Cat Condo Replacement

The Cat Condos in the MADACC cat adoption area are vital to our adoption program. The adoption program is successful in minimizing euthanasia and increasing revenue.

The condos are heavily used and are wearing out. The original units were donated by Friends of MADACC. While we are seeking donations to replace the current condos by 2020; if donations are insufficient, MADACC will need to replace the condos as part of the CIP.



<b>Project</b>	<b>FY2020</b>	<b>Total</b>
Cat Condos	\$20,000	\$20,000

## Crematory Maintenance

The new crematory is expected to have a long life expectancy, up to 20 years. The crematory will require various on-going low cost repairs and maintenance during its life. However, at some point the refractory (the inside lining, made of cement brick) will need to be replaced. The current estimate is replacement in 2025 at a cost of \$35,000. Replacement is needed to ensure the crematory operates as needed.



<b>Project</b>	<b>FY2025</b>	<b>Total</b>
Refractory Replacement	\$35,000	\$35,000

# CAPITAL PROJECTS

## Dishwasher Replacement

MADACC has one commercial dishwasher which is vital for controlling disease and preserving animal health. The current unit has a life expectancy of 10 years and we anticipate replacement in 2026 at a cost of \$15,000.



Project	FY2026	Total
Dishwasher Replacement	\$15,000	\$15,000

## New Medical Equipment

With two veterinarians on staff, MADACC is able to perform more veterinary work in-house, rather than contracting for the work. Various medical equipment, including radiograph, ultrasound, and dental radiograph, are necessary to perform more in-house procedures. In-house veterinary work enables MADACC to respond more quickly and effectively to animal health and medical issues. Ensuring timely medical care is a vital aspect of humane animal services. It also allows more revenue generating programs to be implemented.

MADACC applied for and received a \$63,000 PetSmart Charities grant to support purchase of medical equipment. We are requesting the Board to support providing another \$65,000 from available MADACC fund balance to enable purchase and receipt of the equipment in 2018.



Project	FY2018/2019	Total
New Medical Equipment	\$12,000/\$10,000	\$22,000