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| Milwaukee Area Domestic Animal Control Commission |  |  |

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| Capital Improvement Plan  2020 - 2030 |



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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.

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| ***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. The CIP will not increase member billing.

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| **FINANCIAL SUMMARY**  **MADACC Capital Improvements Projects 2019 - 2030** | | | | | | | |  |  |  |  |  |  |  |
| **Project Name** | **FY 2019** | **FY 2020** | **FY 2021** | **FY 2022** | **FY 2023** | **FY 2024** | **FY 2025** | **FY 2026** | **FY 2027** | **FY 2028** | **FY 2029** | **FY 2030** | **Total** |
| Security System |  | $25,000 |  |  |  |  |  |  |  |  |  |  | $0 |
| Radios |  |  |  |  |  |  |  |  |  |  |  |  | $0 |
| Electric Gate | $25,000 |  |  |  |  |  |  |  |  |  |  |  | $25,000 |
| Office Furniture |  |  |  |  |  |  |  |  |  |  |  |  | $0 |
| Blacktop Parking Lots |  |  |  |  |  |  |  |  |  |  |  |  | $10,000 |
| Washer/Dryer |  |  | $10,000 |  |  | $15,000 |  |  | $10,000 |  |  | $15,000 | $50,000 |
| New Roof |  |  |  | $50,000 |  |  |  |  |  |  |  |  | $50,000 |
| New Rooftop HVAC Unit |  |  | $30,000 |  |  | $30,000 |  |  | $30,000 |  |  | $30,000 | $120,000 |
| Replace Generator |  |  |  |  |  |  |  |  |  | $30,000 |  |  | $30,000 |
| Exterior Building Maintenance |  |  |  |  | $50,000 |  |  |  |  |  |  |  | $50,000 |
| Replace Cat Condos Front Office |  | $25,000 |  |  |  |  |  |  |  |  |  |  | $20,000 |
| Replace Dishwasher |  |  |  |  |  |  |  | $15,000 |  |  |  |  | $15,000 |
| Medical Equipment Purchase (pending budget amendment) | $10,000 |  |  |  |  |  |  |  |  |  |  |  | $22,000 |
| Crematory Relining |  |  |  |  |  |  | $35,000 |  |  |  |  |  | $35,000 |
| **Total** | **$35,000** | **$50,000** | **$40,000** | **$50,000** | **$50,000** | **$45,000** | **$35,000** | **$15,000** | **$40,000** | **$30,000** | **$0** | **$45,000** | **$435,000** |
| **Starting Balance** | **$551,484** | **$516,484** | **$486,484** | **$496,484** | **$496,484** | **$496,484** | **$501,484** | **$516,484** | **$551,484** | **$561,484** | **$581,484** | **$631,484** |  |
| **Ending Balance** | **$516,484** | **$486,484** | **$496,484** | **$496,484** | **$496,484** | **$501,484** | **$516,484** | **$551,484** | **$561,484** | **$581,484** | **$631,484** | **$646,484** |  |

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# 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.

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| **Project**  Dishwasher Replacement |  |  | **FY2026**  $15,000 |  |  | **Total**  $15,000 |  |  |  |  |  |  |  |  | Capital Projects |

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| A picture containing appliance, indoor, cabinet, white goods  Description generated with very high confidenceWasher 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.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Project**  Washer/Dryer Replacements |  |  | **FY2021/2024/2027/2030**  $15,000 or $10,000 |  |  |  | **Total**  $50,000 |  |  |  |  |  |  |  | Capital Projects | |

# 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.

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| **Project**  Roof Resealing |  |  | **FY2022**  $50,000 |  |  | **Total**  $50,000 |  |  |  |  |  |  |  |  | Capital Projects |

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| Generator Replacement  The current generator is estimated to reach the end of its useful life by 2028. 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.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Project**  Replace Generator |  |  | **FY2028**  $30,000 |  |  |  | **Total**  $30,000 |  |  |  |  |  |  |  | Capital Projects |     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.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Project**  Replace Gate |  |  | **FY2019**  $25,000 |  |  |  | **Total**  $25,000 |  |  |  |  |  |  |  | Capital Projects |  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 2021, 2024, 2027 and 2030. The two newer units are expected to function through 2036.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Project**  Planned HVAC Unit Replacement t |  |  | **FY2021/2024/2027/2030**  $30,000 |  |  | **Total**  $120,000 |  |  |  |  |  |  |  |  | Capital Projects |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | 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**  Exterior Building Maintenance |  |  | **FY2023**  $50,000 |  |  |  | **Total**  $50,000 |  |  |  |  |  |  |  | Capital Projects | | |

# 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.

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| **Project**  Cat Condos |  |  | **FY2020**  $25,000 |  |  | **Total**  $25,000 |  |  |  |  |  |  |  |  | Capital Projects |

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| 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.   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Project**  Refractory Replacement |  |  | **FY2025**  $35,000 |  |  |  | **Total**  $35,000 |  |  |  |  |  |  |  | Capital Projects |  Capital Projects  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | |

A hand holding a cell phone

Description automatically generatedAccess Control System

MADACC has a door card security system in place and the hardware and equipment have become outdated and is at the point of replacement. The entire system will need to be replaced to ensure security in 2020.

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| **Project**  Door Card Security System |  |  | **FY2020**  $25,000 |  |  | **Total**  $25,000 |  |  |  |  |  |  |  |  | Capital Projects |