

Ad Hoc Joint City-Schools Facility Investment Task Force

Agenda

- Welcome & Meeting Objectives
- Community Comments
- Subcommittee Updates
- Review and Discussion of Preliminary CIP Scenarios and Application of Draft Criteria to Candidate Projects
- Wrap Up & Next Steps







Subcommittee Updates

Subcommittee Chairs

- Capital Planning & Implementation
 - Meeting #1 held 8/29
 - Meeting #2 scheduled for 9/25
- Alternative Project Delivery Methods
 - Meeting #1 held 9/1
 - Meeting #2 held 9/14
- Facility Maintenance & Operations
 - Meeting #1 held 9/18
 - Meeting #2 TBD





Goals for Meeting 4

Joint Task Force

- Modify (if necessary) and agree on planning strategies
- Provide direction on draft criteria and application to projects
- Highlight other criteria that the Joint Task Force wishes to be included
- Discuss methodology you wish to see employed in a future scenario





Planning Strategies

Guide to Decision-Making

The Joint Task Force seeks to develop a CIP that:

- 1. Identifies projects with the highest needs / urgency, are the most ready, and provide the highest value to Alexandria residents.
- 2. Considers the biggest risks to the portfolio if particular projects are delayed, such as critical life safety needs and required or mandated projects.



Planning Strategies

Guide to Decision-Making

The Joint Task Force seeks to develop a CIP that:

- 3. Provides a strategic city-wide approach that optimizes opportunities and logistical considerations:
 - a) for identifying and acquiring new sites for city and school projects, while being opportunistic as situations may arise;
 - b) implementing related projects together to ensure economies and synergies are realized;
 - c) implementing an optimal 'swing' approach when a City and/or School facility uses need to be displaced during construction;
 - d) addresses projected school overcrowding through the implementation of projects that expand student capacity over time;
- 4. Considers interim measures (mitigation strategies) if urgency timeframes cannot be met.



Review & Discussion



Need and Relative Urgency

Project Urgency

- Urgent (1-3 years)
- Somewhat Urgent (4-6 years)
- Not Urgent (7-9 years)

Project Need (Consequence of Delay)

- Life Safety / Critical Need
- Required / Mandated Project
- Facility Renewal
- Functional Need / Expansion
- Related to Other Project

Projects Presenting the Biggest Risk

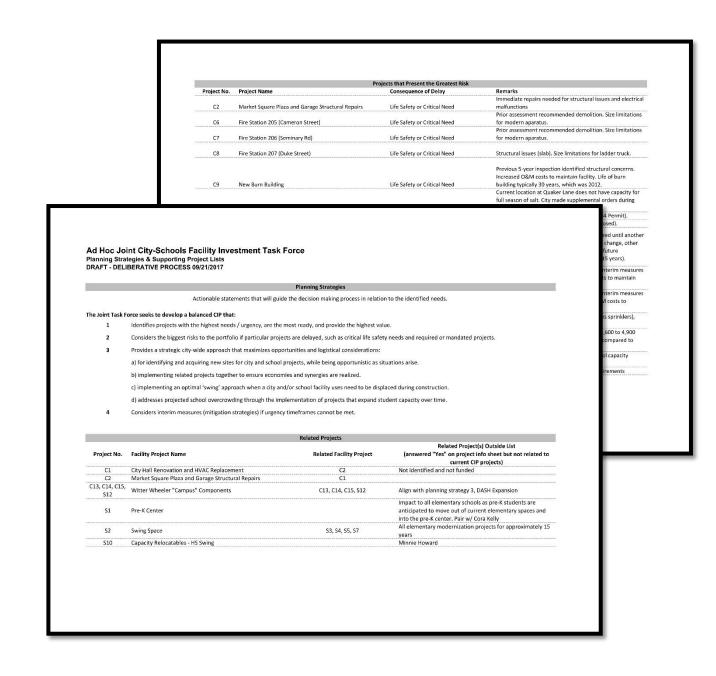
Projects identified by staff



Project Readiness

Supporting Documents

- Is the criteria captured in a manner you envisioned?
- ◆ Is the criteria applied as you envisioned?
- Are there other criteria you would like to see?





Project Readiness

Project Readiness:

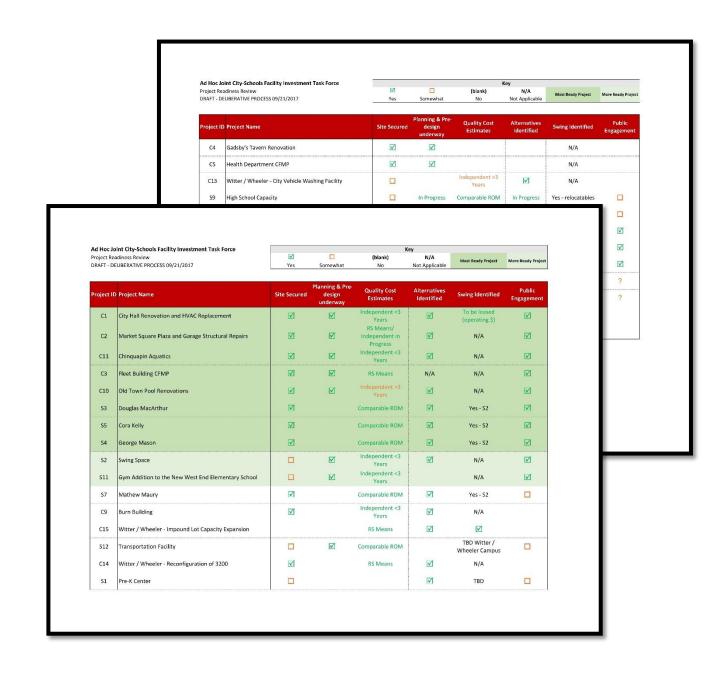
- Site Secured
- Planning & Pre-Design Underway
- Quality Cost Estimates
- Alternatives Identified
- Swing Identified
- Public Engagement
- Results in list of 8 projects that are the most ready for implementation based on current circumstances
- Used as a filter for decision-making when forming CIP scenarios



Project Readiness

Supporting Documents

- Is the criteria captured in a manner you envisioned?
- ◆ Is the criteria applied as you envisioned?
- Are there other criteria you would like to see?





Value to Alexandria

- 1. Level of Impact to Service
 - Critical to Public Safety
 - Required Service to Citizens
 - Essential to City Operations
 - Amenity to Citizens
- 2. Scale of Impact to Service
 - Impact to All Alexandria Residents
 - Impact to Most Alexandria Residents
 - Targeted Impact



Value to Alexandria

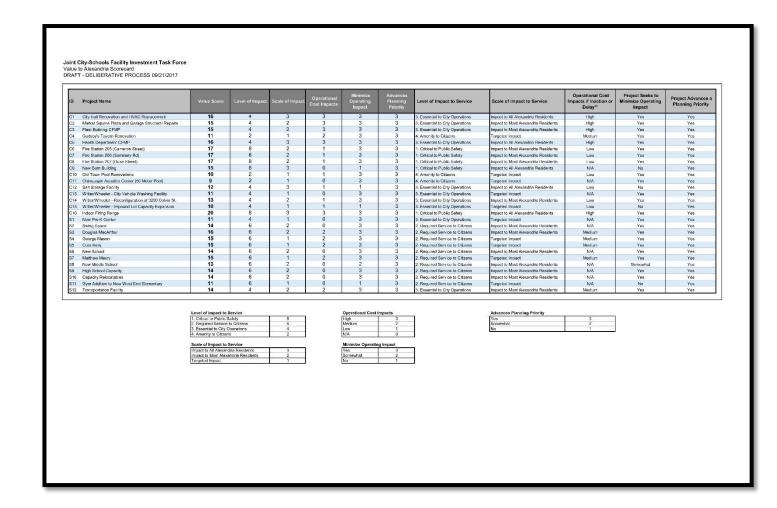
- 3. Project Advances a Planning Priority
 - Yes / Somewhat / No
- 4. Project Seeks to Minimize Operating Impact
 - Yes / Somewhat / No
- 5. Operational Impacts if Inaction or Delay
 - High / Medium / Low (\$ value TBD)
- Result in value score for each project
- Used as a filter for decision-making when forming CIP scenarios



Value to Alexandria

Supporting Documents

- Is the criteria captured in a manner you envisioned?
- ◆ Is the criteria applied as you envisioned?
- Are there other criteria you would like to see?



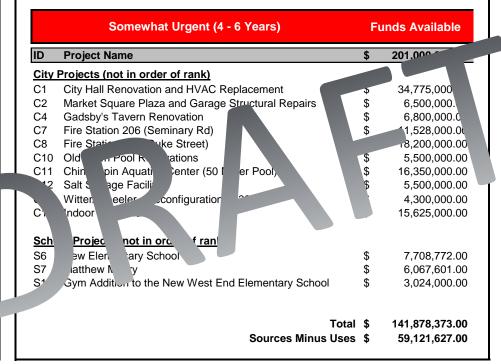


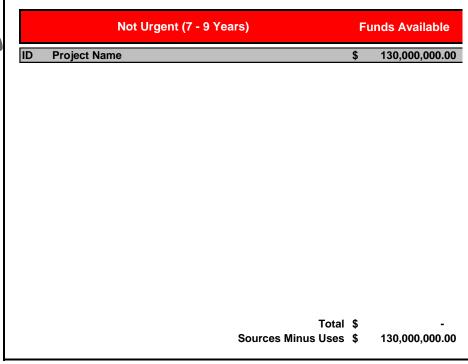


Need & Relative Urgency

- Projects sorted into timeframes based on project need and relative urgency
- ◆ All projects identified for Years 1 3 (Urgent) or Years 4 –
 6 (Somewhat Urgent)
- Used as basis for shifting projects into later timeframes using consequence of delay, project readiness, and value to Alexandria

	Urgent (1 - 3 Years)	F	unds Available
ID	Project Name	\$	208,000,000.00
City	Projects (not in order of rank)		
C3	Fleet Building CFMP	\$	6,460,000.00
C5	Health Department CFMP		15,677,238.00
C6	Fire Station 205 (Cameron Street)	\$ \$ \$	11,273,000.00
C9	New Burn Building	\$	2,140,000.00
C13	Witter/Wheeler - City Vehicle Washing Facility	\$	4,100,000.00
C15	Witter/Wheeler - Impound Lot Capacity Expansion	\$	15,700,000.00
Scho	ool Projects (not in order of rank)		
S1	Pre-K Center	\$	27,594,3
S2	Swing Space	\$	22,000,00
S3	Douglas MacArthur	\$	48,638,412
S4	George Mason	\$ \$	40,880,585
S5	Cora Kelly	\$	30,034,237.
S8	New Middle School	\$	54,242,547.0
S9	High School Capacity	\$	118,428,536.00
S10	Capacity Relocatables (High School Swing)	\$	11,256,150.00
S12	Transportation Facility	\$	6,100,000.00
	To	tal \$	414,525,100.00
	Sources Minus Us	es	(\$206,525,100.00)







Scenarios

- The following scenarios <u>are not</u> a Capital Improvement Plan nor a prioritized list or ranking of projects
- Scenarios provide a way to understand how criteria, once applied to projects, can be utilized in a methodology to build a baseline on which to make decisions and build a CIP
 - Projects are ordered by letter and number
 - City projects appear on the list first, followed by Schools consistency across all documents
- ◆ B&D followed three methodologies that align with drafted planning strategies, resulting in three baseline scenarios for discussion by the Joint Task Force.
- ___

All scenarios build on need and relative urgency criteria

Scenario 1

Years 1 - 3:

- Projects identified as "Urgent" and that present biggest risk to portfolio (red text), remain in Years 1 – 3
- Projects identified as "Urgent" but not identified as presenting risk shift to Years 4 - 6

Years 4 - 6

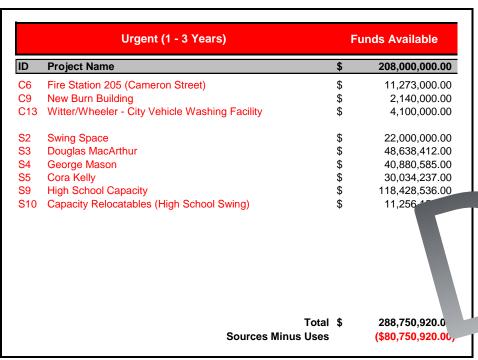
- ◆ Projects identified as "Urgent" and shifted from Years 1 3 remain in Years 4 – 6
- ◆ Projects identified as "Somewhat Urgent" and that present biggest risk to portfolio (red text), remain in Years 4 - 6
- Projects identified as "Somewhat Urgent" but not identified as presenting risk shift to Years 7 - 9



Years 7 - 9

All remaining projects remain in Years 7 - 9

Scenario 1



Somewhat Urgent (4 - 6 Years)		Funds Available		
ID	Project Name	\$	201,000,000	
C3	Fleet Building CFMP	\$	70	
C5	Health Department CFMP		15,677,23	
C15	Witter/Wheeler - Impound Lot Capacity Expansion	\$	15,700,000	
S12	Transportation Facility	\$	6,100,000	
S8	New Middle School	\$	54,242,547.	
C2	Market a and Garage ruct. Repairs		6,500,000.0	
C7	Fir auon 206 hinary Rd)	\$	11,528,000.0	
C8	Fire ation 207 (L Street)	5	18,200,000.0	
~12	Salt rage Facil		5,500,000.0	
	Indot ring P		15,625,000.0	
	Tota	al\$	155,532,785.0	

Not Urgent (7 - 9 Years)		Funds Available	
ID	Project Name	\$	130,000,000.00
C1	City Hall Renovation and HVAC Replacement	\$	34,775,000.00
C4	Gadsby's Tavern Renovation	\$	6,800,000.00
C10	Old Town Pool Renovations	\$	5,500,000.00
C11	Chinquapin Aquatics Center (50 Meter Pool)	\$	16,350,000.00
C14	Witter/Wheeler - Reconfiguration of 3200	\$	4,300,000.00
S1	Pre-K Center	\$	27,594,395.00
S6	New Elementary School	\$	7,708,772.00
S7	Matthew Maury	\$	6,067,601.00
S11	Gym Addition to the New West End Elementary School	\$	3,024,000.00
	Total	\$	112,119,768.00

- Projects are not prioritized
- Timeframes are not balanced
 - ◆ Years 1 3: \$80M shortage, funds over-allocated
 - ◆ Years 4 6: \$45M unallocated funds
 - ◆ Years 7 9: \$17M unallocated funds
- Logistical issues: School projects clustered, swing space, related projects (Witter/Wheeler Campus)
- Filters not applied: related projects, project readiness, value to Alexandria



Scenario 2

Years 1 – 3

- Projects identified as "Urgent," and identified as ready for implementation remain in Years 1 – 3
- ◆ Remaining projects shift to Years 4 6

Years 4 - 6

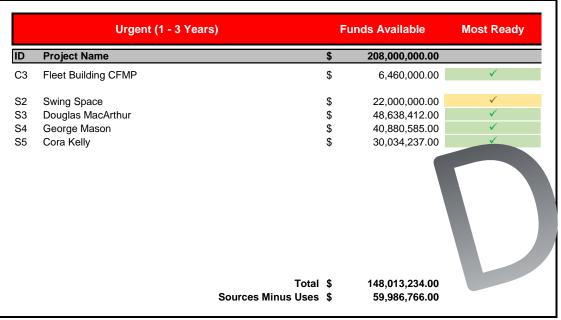
- Projects identified as "Urgent" and shifted from Years 1 3 remain in Years 4 – 6
- ◆ Projects identified as "Somewhat Urgent" shift to Years 7 9

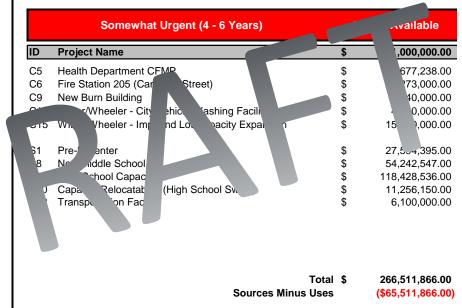
Years 7 - 9

◆ All remaining projects remain in Years 7 - 9



Scenario 2





Not Urgent (7 - 9 Years)		Funds Available	
ID	Project Name	\$	130,000,000.00
C1	City Hall Renovation and HVAC Replacement	\$	34,775,000.00
C2	Market Square Plaza and Garage Structural Repairs	\$	6,500,000.00
C4	Gadsby's Tavern Renovation	\$	6,800,000.00
C7	Fire Station 206 (Seminary Rd)	\$	11,528,000.00
C8	Fire Station 207 (Duke Street)	\$	18,200,000.00
C10	Old Town Pool Renovations	\$	5,500,000.00
C11	Chinquapin Aquatics Center (50 Meter Pool)	\$	16,350,000.00
C12	Salt Storage Facility	\$ \$ \$ \$ \$	5,500,000.00
C14	Witter/Wheeler - Reconfiguration of 3200	\$	4,300,000.00
C16	Indoor Firing Range	\$	15,625,000.00
S6	New Elementary School	\$	7,708,772.00
S7	Matthew Maury	\$	6,067,601.00
S11	Gym Addition to the New West End Elementary School	\$	3,024,000.00
	Total	\$	141,878,373.00
Sources Minus Uses		(\$11,878,373.00	

- Projects are not prioritized
- Timeframes are not balanced
 - Years 1 3: \$60M unallocated funds
 - ◆ Years 4 6: \$65M shortage, funds over-allocated
 - ◆ Years 7 9: \$12M shortage, funds over-allocated
- Logistical Considerations: School projects clustered, swing space, related projects (Witter/Wheeler Campus)
- Criteria not considered: related projects and value to Alexandria



Scenario 3

Years 1 - 3:

- Projects identified as "Urgent" and ready for implementation remain in Years 1 - 3
- Projects identified as "Urgent" and as presenting risk that have secured a site remain in Years 1 – 3
- ◆ Required related projects (swing) remain in Years 1 3
- New options: funding for land or planning/design for future projects

Years 4 - 6

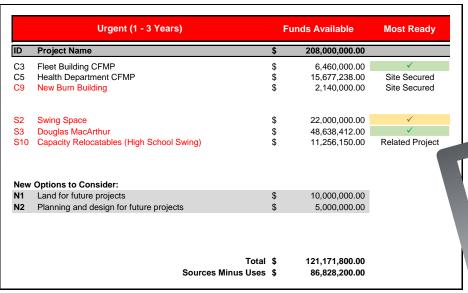
- Projects identified as "Urgent" and shifted from Years 1 3 remain in Years 4 – 6
- Projects with the highest Value to Alexandria (14+)

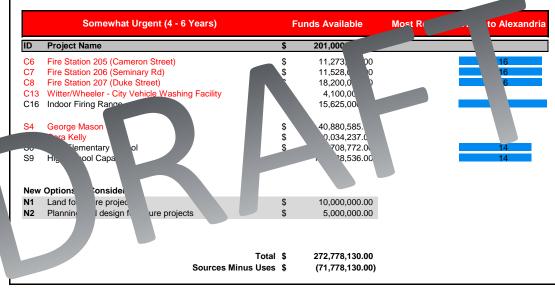
Years 7 - 9

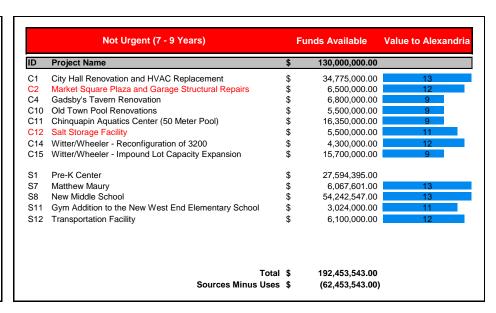
◆ All remaining projects remain in Years 7 - 9



Scenario 3







- Projects are not prioritized
- Timeframes are not balanced
 - ◆ Years 1 3: \$87M unallocated funds
 - ◆ Years 4 6: \$72M shortage, funds over-allocated
 - ◆ Years 7 9: \$62M shortage, funds over-allocated
- ◆ Logistical Considerations: fire stations clustered, projects with greatest risk in 7 - 9 years timeframe, related projects (Witter/Wheeler Campus)



Draft Criteria & Methodology

Discussion

- What are your thoughts on the methodology used in each scenario?
- What sequence of methodology would you like to see to develop a baseline scenario?
- Are there other criteria that should be included?

• What projects would you like to discuss further?



Wrap-Up & Next Steps

Lynn Hampton, Chair



