



MEETING SUMMARY

Ad Hoc Joint City-Schools Facility Investment Task Force

Alternative Project Delivery Methods Subcommittee

Friday, September 1, 2017 | 9:00 – 10:30 am

City Hall – Chet & Sabra Avery Conference Room

1 Task Force Members Present

- Mignon Anthony, Chair
- Dwight Dunton
- Dave Millard

2 COA and ACPS Project Staff

- Jeremy McPike, Director, Department of General Services
- Morgan Routt, Director, Office of Management and Budget
- Donna Poillucci, Deputy Director, Department of General Services
- Carrie Beach, Division Chief, Neighborhood Planning and Community Development
- Katherine Carraway, Urban Planner, Department of Planning and Zoning
- Arthur Wicks, Budget/Management Analyst, Office of Management and Budget
- Dr. Lois Berlin, Superintendent, Alexandria City Public Schools
- Mike Herbstman, Chief Financial Officer, Alexandria City Public Schools
- Erika Gulick, Facilities Planner / GIS Specialist, Alexandria City Public Schools
- Sharon Lewis, Director of Procurement and General Services, Alexandria City Public Schools
- Kurt Huffman, Director of School, Business and Community Partnerships

3 Consultants

- Brailsford and Dunlavy Staff: Beth Penfield, Kayla Anthony, Stacy Kaplowitz, and Cassia Sookhoo

4 Community Comment Period

- There were no written or verbal comments submitted to the Subcommittee by community members.

5 Review of Meeting Agenda and Objectives

- Mignon Anthony, Chair, welcomed Subcommittee members and made introductory remarks.

6 Discuss and Confirm Subcommittee Objectives

- Subcommittee members discussed the broad nature of the Subcommittee topic and possible focus areas as meetings progress.
- Mr. Millard specified that he would like the Subcommittee to consider real estate opportunities for long-term planning. Mr. Dunton concurred.
 - Examples given were utilizing Victory Center on Eisenhower Avenue for City staff; and (re)assessing the Torpedo Factory’s potential to address some of the issues discussed
- Ms. Anthony indicated that representatives from Alexandria Economic Development Partnership intend to be present at the next Subcommittee meeting to discuss projects currently under their purview.
- The Subcommittee requested that staff identify projects in the City that are adjacent to projects under the purview of the Joint Task Force.
- Subcommittee members will consider civic engagement and the timeline for engagement throughout project delivery.

7 Alternative Project Delivery Methods Best Practices

- Consultants from Brailsford and Dunlavey facilitated a discussion on best practices in alternative project delivery methods and aligned vernacular within the field.
- Mr. McPike explained the statutory environment for Virginia and the City of Alexandria with regards to alternative project delivery methods. Mr. McPike answered specific questions raised by Subcommittee members.
- Ms. Lewis explained the process for ACPS projects to utilize alternative project delivery methods and examples of projects that have done so. Ms. Lewis answered specific questions raised by Subcommittee members.

8 Discussion / Observations to Date on City and School Practices and Processes

- Subcommittee members discussed themes and observations of the current use of alternative project delivery methods by the City and ACPS.
- Mr. Dunton indicated that he desires to see more high risk/high reward project solutions as an option. He believes some solutions are not considered as they have higher risk than others.
- Ms. Anthony indicated that she wishes to explore synergies between current and potential projects.
- Mr. Millard expressed his interest in determining overlap between the mission of a public agency and potential partner, similar to a Venn Diagram.
- Based on discussion, the Subcommittee intends to consider the following topics during this process:
 - Recommend project models for the City consider for future projects, including
 - Alternative strategies
 - Implementation approaches and delivery methods
 - Alternative financing opportunities
 - Public private partnerships (“P3”)
 - Other alternatives beyond P3

- Identify real estate opportunities, both selling and purchasing, within the City
 - Outline how the current administration interfaces with proposed projects
 - Identify strengths and/or weakness of both public and private partners
 - Opportunities for colocation and/or joint use and the projects are best suited for such alternatives
 - Civic engagement as related to each topic
- During discussions, the Subcommittee requested the following additional information:
 - Projects currently under the purview of Alexandria Economic Development Partnership
 - Comparison of current projects in the city and forthcoming projects to identify potential synergies
 - Information on Low-Income Housing Tax Credits (LIHTC) and how it has been used in Alexandria

9 Next Steps

- The Subcommittee determined its next meeting will be September 14 from 8:00 – 9:30am. Afterward, the Subcommittee determined it will meet bi-weekly on Thursday mornings prior to the Joint Task Force meetings, beginning October 5. The meetings will occur from 7:30 – 9:00am at City Hall.
- Ms. Anthony concluded the meeting.