

# Alternative Project Delivery Methods Subcommittee

Subcommittee Meeting #3  
October 5, 2017

# Welcome / Meeting Agenda and Objectives

Mignon Anthony, Subcommittee Chair



# Agenda

## Meeting 3

### 1. Welcome & Intro

- Revisit Charge of Task Force
- Community Comments
- Meeting 2 Review

### 2. Alternative Strategies Discussion

- Capabilities Services Model
- Structure for discussions
- Colocation

# Joint Task Force

## Review of Charge (Resolution No. 2775)

1. Discuss and provide guidance to City Council with regards to providing recommendations to help frame the CIP for FY2019-2028 and beyond
2. **Assist in development of a report that shall include comments and recommendations that will:**
  - Develop and recommend a long-range CIP with prioritization of City and School facilities utilizing identified available funding
  - **Determine opportunities for joint facility / site / colocation**
  - Review and recommend municipal facility planning and civic engagement principles, standards, and practices
  - **Review and recommend alternative capital project delivery methods and project management structures**
  - Review and recommend governance of capital planning and project delivery
  - Review and recommend asset management practices

# Goals of Today

## Meeting 3

1. Identify future considerations for colocation that City and ACPS can explore further
2. Identify policies or frameworks that would be helpful for examining colocation opportunities
3. Consider the impact of colocation on developing the CIP
  - Seed money
  - Project timing

# Community Comments



# Meeting #2 Review

Kayla Anthony, Brailsford & Dunlavey



# Meeting #2

## Review

- Alexandria Economic Development Partnership (AEDP)
  - AEDP themes for growing the city, growing number of businesses, and growing current businesses
  - Industrial Development Authority (IDA) as pass-thru entity for securing bond funding
  - Recent Office Competitiveness and Conversion study
  - Subcommittee requested AEDP continue to liaise with the Joint Task Force to link projects and opportunities throughout the City
- Discussed importance of defining characteristics of a project that indicate a project is ripe for alternative delivery
- Indicated that Meeting #3 will focus on collocation



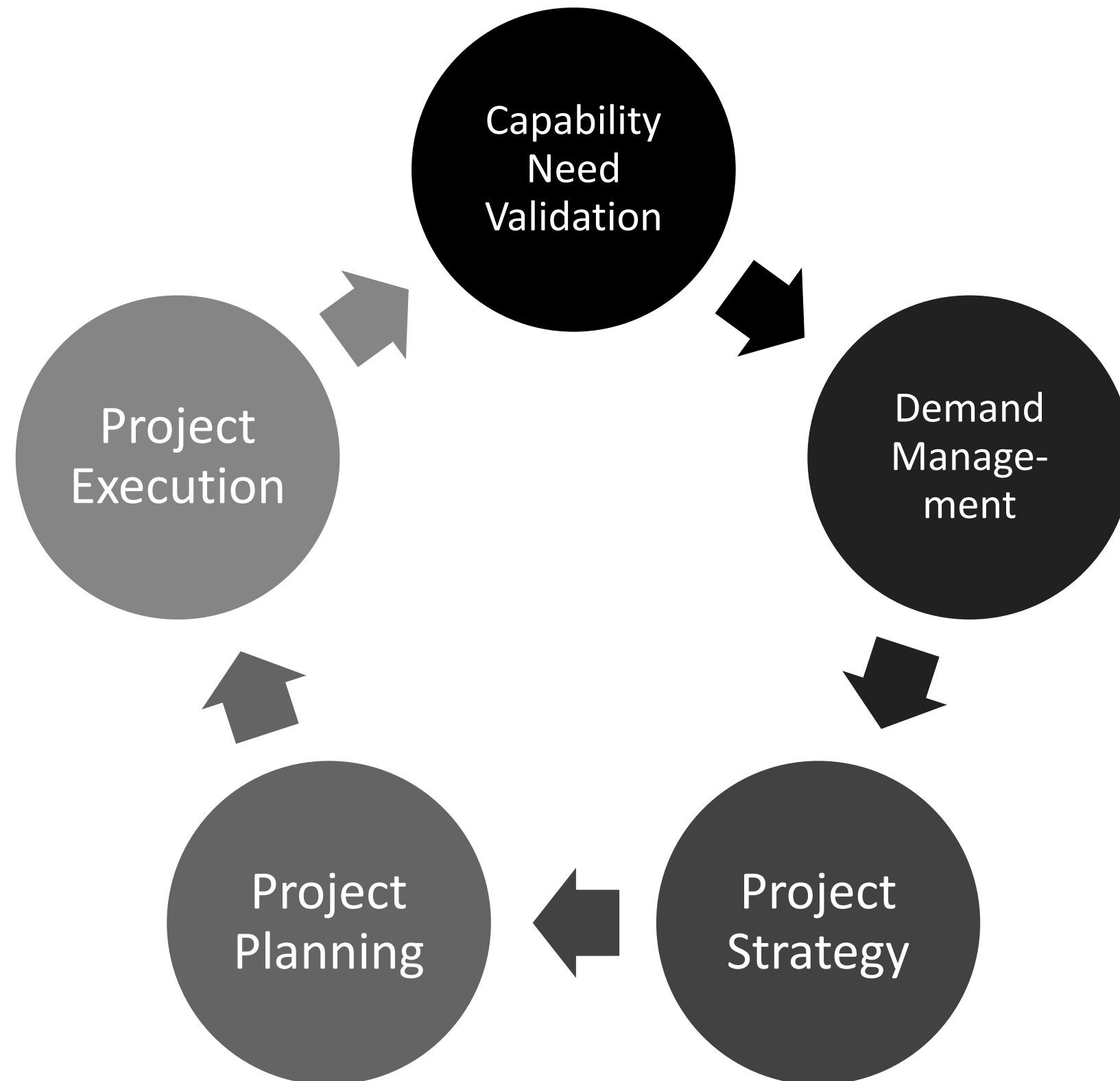
# Alternative Strategies Discussion

Beth Penfield, Brailsford and Dunlavey  
Cassia Sookhoo, Brailsford and Dunlavey  
Stacy Kaplowitz, Brailsford and Dunlavey



# Capabilities Service Model

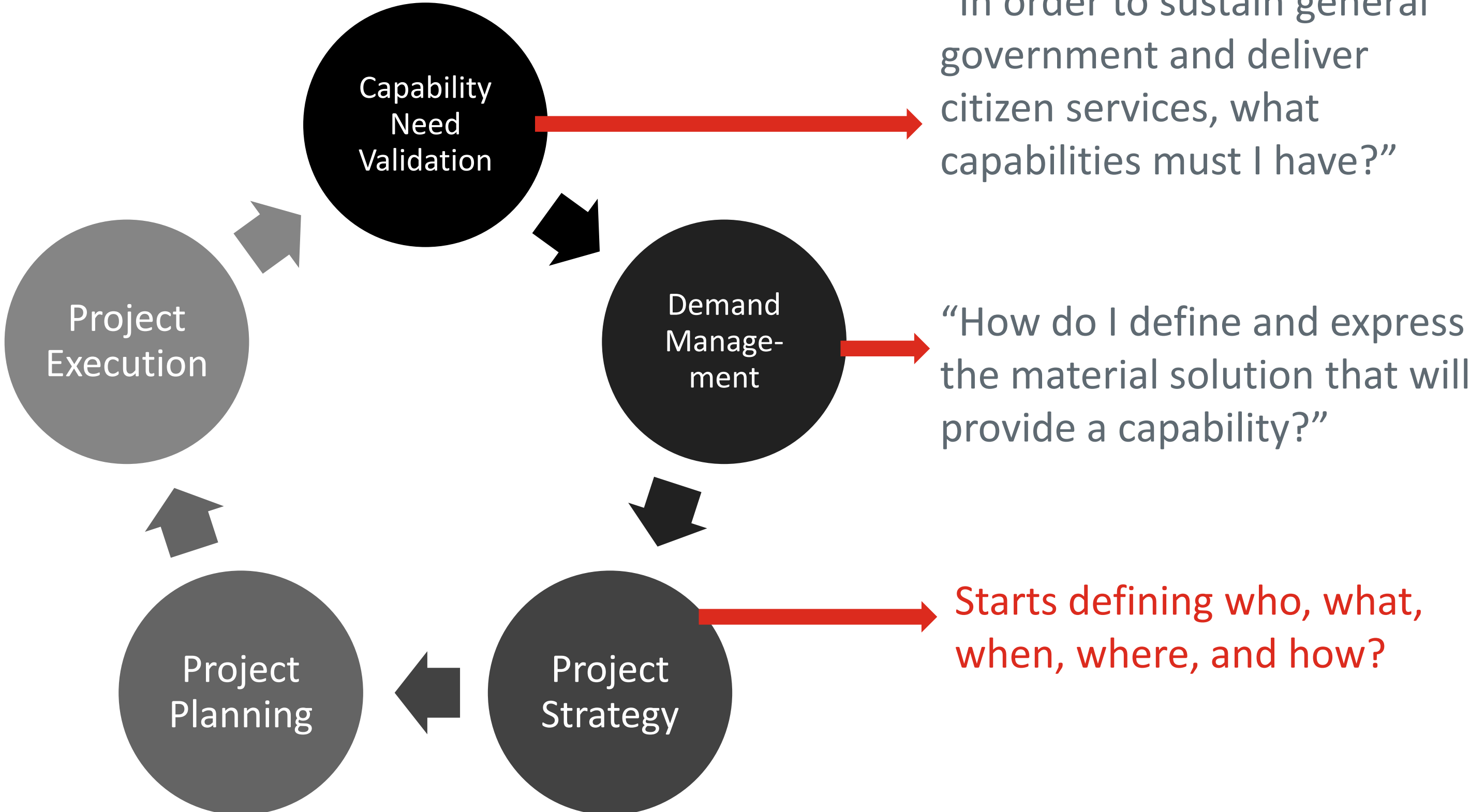
## Introduction & Applicable Points



- Model presented for consideration and modification in Capital Project Planning and Implementation Subcommittee.
- Identifying questions and information needed prior to completing each stage
- Not all projects begin at Capability Need Validation

# Capabilities Service Model

## Introduction & Applicable Points



# Future Meetings

## For Discussion

### Meeting Structure:

- Introduction of Topic
- Examples of Topic with Takeaways
- Current City & ACPS Practices
- Subcommittee Exercise
- Discussion & Wrap-Up

### Meeting Topics:

1. 10/5: Colocation and Joint Use
2. 10/19: Service Providers and Financing
3. 11/2: Public Private Partnerships (P3)



# Colocation

## Introduction

- **Colocation:** when two or more **entities of public interest** share some significant aspect of a physical space on a regular basis
- **Joint Use:** similar to colocation but more narrowly defined as the sharing specialty spaces like multi-purpose rooms, common entries, food service facilities, administrative space, open / play areas, and parking

# Colocation

## Examples

### 1. Charlotte-Mecklenburg (NC)

- Joint Use Task Force
- Joint Resolution endorsing colocation

### 2. Fairfax County

- Comprehensive Plan with colocation

### 3. Montgomery County

- Facility guidelines and project definition for colocation

# Colocation

## Other References

### 1. Arlington County

- Community Facilities Study, 2015

### 2. Loudoun County

- Co-location Policy within the Capital Needs Assessment

# Colocation

## Themes and Takeaways

- Established Policy and Process
- Importance of Written Agreements
- Facility Standards and Physical Parameters
- Joint Work Groups and Resources
- Holistic Approach to Community Engagement
- Respect Case by Case Needs



# Colocation

## Current Practices & Policies

1. City/RPCA/Schools
  - Memorandum of Understanding
2. ACPS
  - Guidelines for Colocation (next slide)

# Colocation

## Current Practices & Policies

### Co-Location Opportunities ACPS can Explore

- Schools with Affordable Housing projects;
- Schools with Senior Housing projects;
- Schools with Recreation;
- Schools with Office use - preferably ACPS or City Departments;
- Schools with Health and Human Services;
- Transportation Facility with the City's Transportation

### Necessary Considerations for School Co-Locations

- Safe, secure and separate access for schools
- MOU for maintenance and operations of the service, site and building
- Clearly defined separation of costs
- Coordinated capital project dollars
- Potential for partnership or providing additional services to students



# Colocation

## Subcommittee Exercise

### 1. Matrix of City Services

- Utilize dots to indicate which services the City / ACPS should further explore for colocation opportunities

### 2. Matrix of Projects in CIP

- Utilize dots to indicate which projects the City / ACPS should further explore for colocation opportunities

# Colocation

## Discussion & Wrap-Up

- What are the future considerations for City and ACPS to explore further?
  - Were there services or project types that were not included?
- What policies or frameworks would be helpful for examining colocation opportunities?
- What is the impact on development of the CIP?
  - Seed money
  - Project timing





Ad Hoc Joint City-Schools Facility  
Investment Task Force

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Alexandria, VA

June 2017 – December 2017