

Joint City-Schools Facility
Investment Task Force

Alternative Project Delivery Methods Subcommittee

Subcommittee Meeting #4
October 19, 2017



Welcome / Meeting Agenda and Objectives

Mignon Anthony, Subcommittee Chair



Agenda

Meeting 4

1. Welcome & Intro

- Revisit Charge of Task Force
- Community Comments
- Meeting 3 Review

2. Alexandria Economic Development Partnership

- Follow up discussion on alternative project delivery

3. Alternative Strategies Discussion

- Service Provider and Financial Resources
- Exercise

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 4

1. Consider essential capabilities for the City and who should provide those services
2. Identify policies or frameworks that would be helpful for examining partnership opportunities
3. Consider the strengths, weaknesses, opportunities, and threats of partnership for services

Community Comments



Meeting #3 Review

Kayla Anthony, Brailsford & Dunlavey



Meeting #3

Review

- Introduced the Capabilities Service Model (from the Capital Planning Subcommittee)
- Reviewed colocation / joint use and provided examples of regional practices and discussed key themes and takeaways
- Reviewed current practices and policies for City and ACPS
- Subcommittee members discussed future considerations for City and ACPS to explore further, including policies and frameworks
- Exercise – subcommittee members indicated which projects and services should be further explored for colocation opportunities

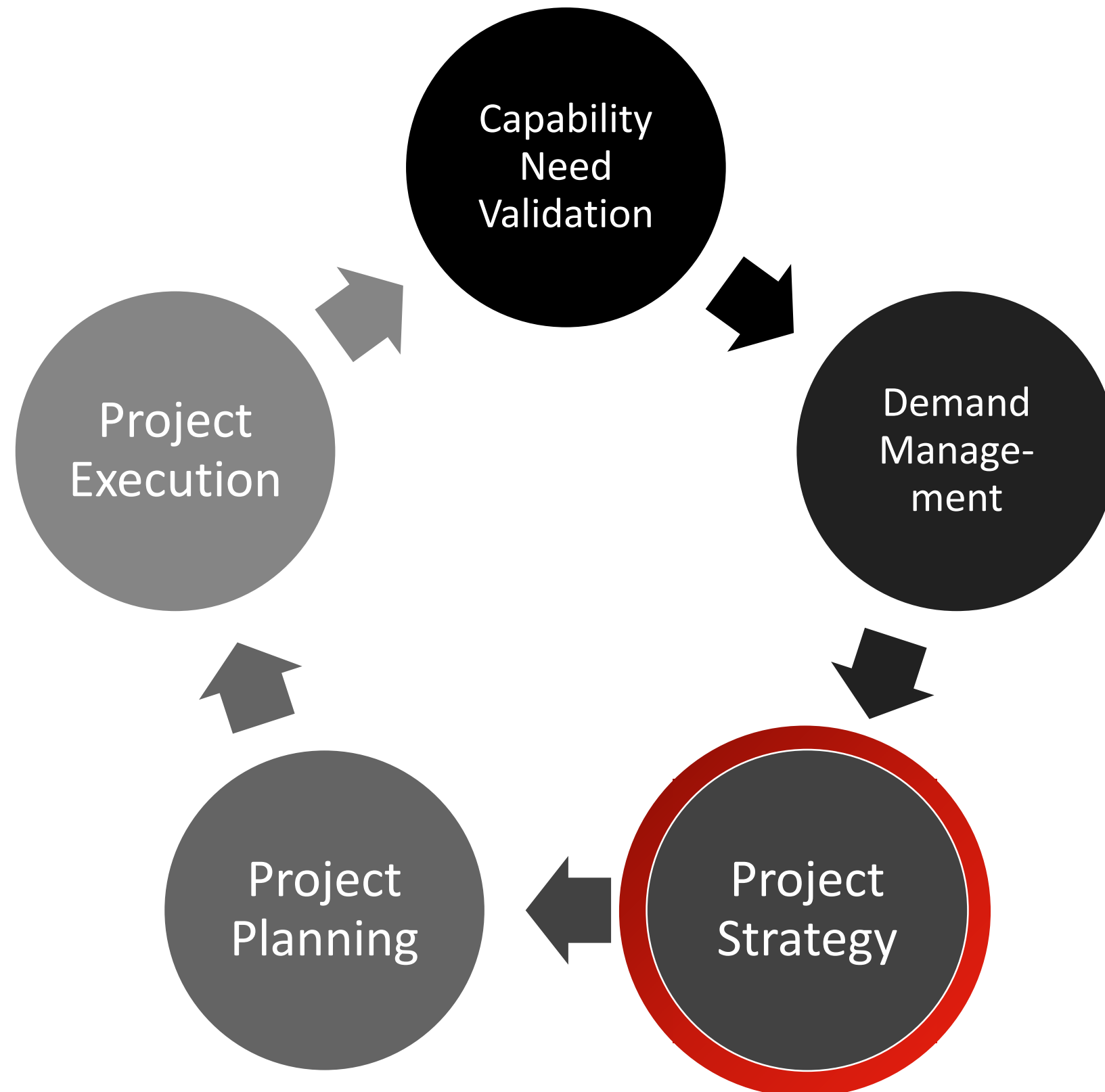
Alternative Strategies Discussion

Cassia Sookhoo, Brailsford and Dunlavey
Kayla Anthony, Brailsford and Dunlavey



Capabilities Service Model

Revisit Project Strategy



- Project Strategy
 - The Who and Where
 - Colocation = Where
 - Service Provider = Who
- Alternatives should consider who provides services and funding

Service Provider and Finance

Introduction

“Government has to fit the rhythm of life of the people.”

- Jean-Francois Cope – Budget and Administrative Reform, France
- Collaborative Partnerships for Service Delivery
 - Shared Services
 - P3 for Service Delivery
 - Outsourcing
 - Non-Governmental Organization Partnerships

Shared Services

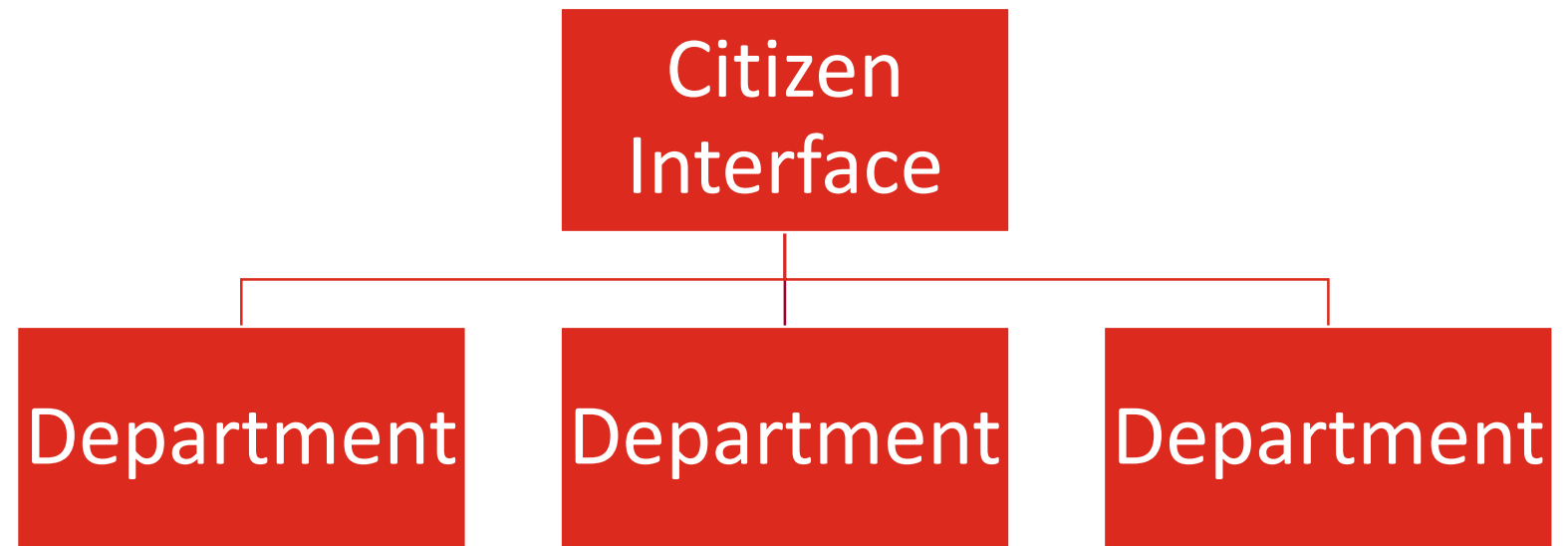
Examples

Instead of having various separate departments, shared services allows for centralized streamlined processes and activities.

Examples:

Municipal Administrative Services

Shared Technology Platforms – One Stop Shop



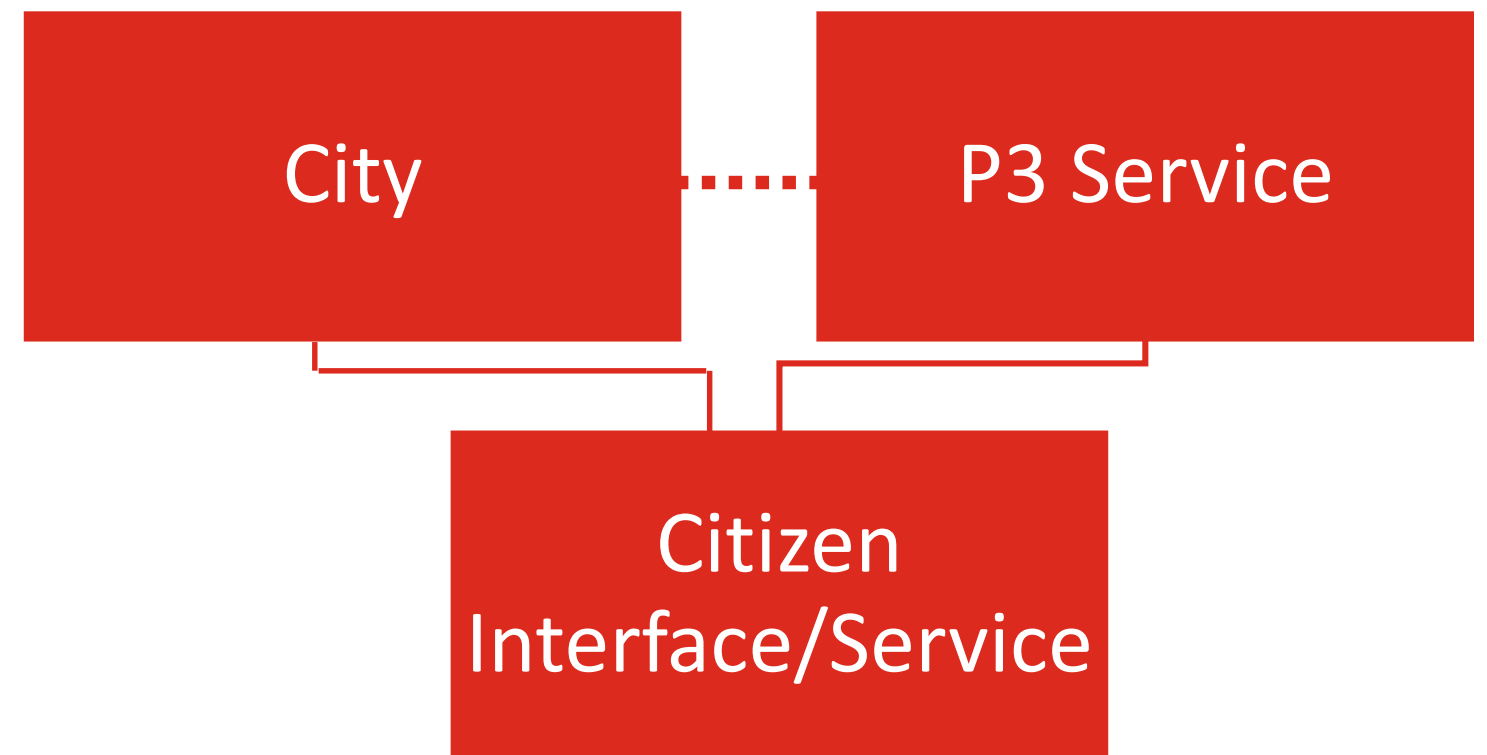
P3 for Service Delivery

Examples

The private sector may have deeper and wider experience of enhancing performance in delivery of services. Private sector delivers and shares risk of services for public good.

Examples:

- Public Transportation
- Healthcare
- Recreation and Fitness
- Alcohol Sales (Montgomery County)



Outsourcing

Examples

Transferring business functions and services to third party can create cost and resource efficiencies

Examples:

- Information and Technology
- Data Processing
- Facility Maintenance
- Skills Training



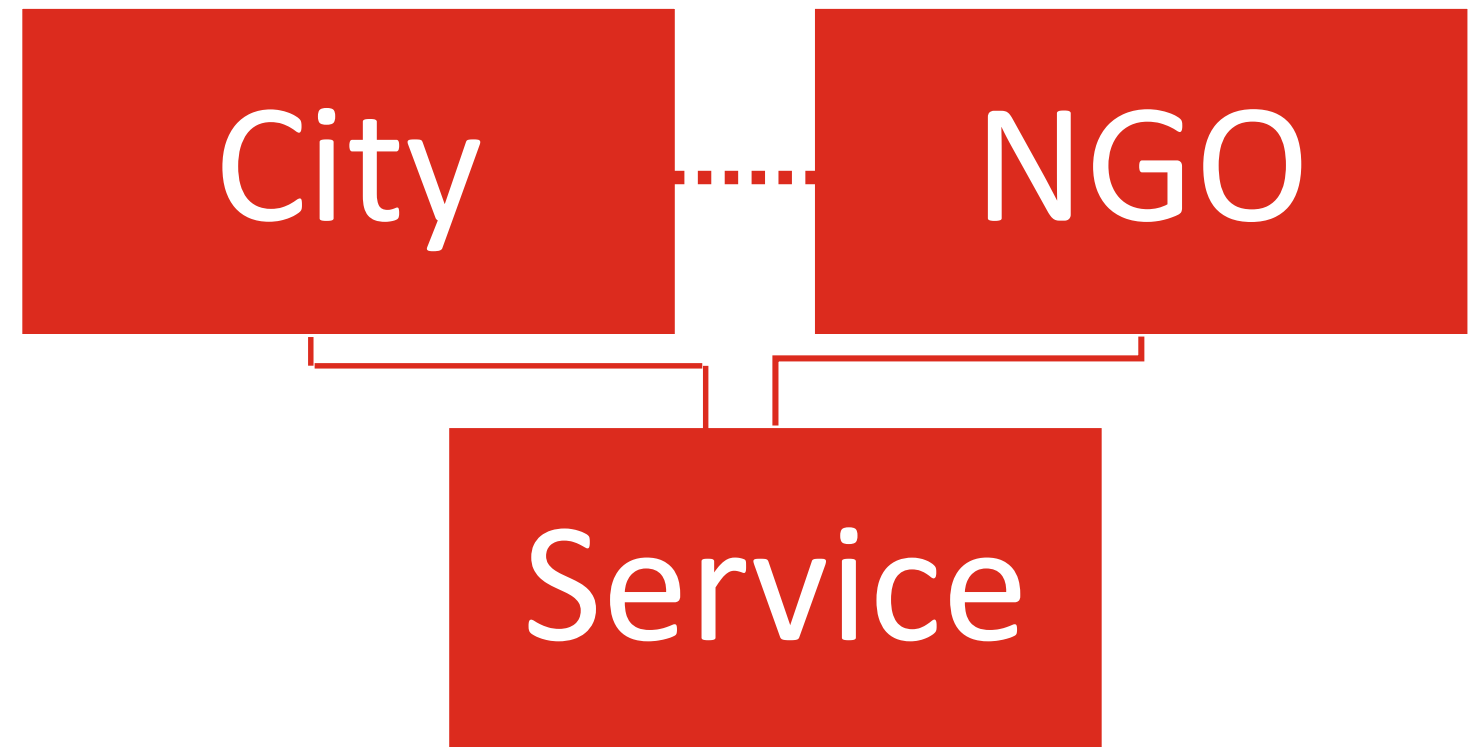
Non-Governmental Organizations

Examples

Because non-governmental organizations are mission driven and work closely with citizens, they tend to understand comprehensive challenges and opportunities for service.

Examples:

- Non Profit Housing Developers
- Business Technical Assistance Providers
- Job Readiness Counseling
- Preschool



Financing

Structures and Considerations

- 1. Leverage Assets**
- 2. Memorandum of Understandings**
- 3. Fee for Service**
- 4. Grant Availability – RFP for service**

Service Providers and Financing

Themes and Takeaways

- Public Champion / High Level Decision Maker
- Establish Expectations for Service Providers
- Importance of Written Agreements
- Understand Service Efficiencies
- Respect Case by Case Needs

Shared Services and Financing

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?
 - Service Provider Identification
 - Project timing

Next Steps

- November 2 Meeting
 - Receive City white paper on ESCO
 - Public Private Partnerships (P3)
- November 16 Meeting
 - Begin drafting subcommittee recommendations
- November 30 Meeting
 - Potential for Q&A from City Energy Manager
 - Finalize subcommittee recommendations
- Future meetings TBD





Ad Hoc Joint City-Schools Facility
Investment Task Force

Alexandria, VA

June 2017 – December 2017