

Joint Task Force

Meeting #7 | November 2, 2017



BRAILSFORD & DUNLAVEY

INSPIRE. EMPOWER. ADVANCE.

Welcome & Agenda

Lynn Hampton, Chair



Ad Hoc Joint City-Schools Facility Investment Task Force

Agenda

- **Welcome & Meeting Objectives**
- **Community Comments**
- **Subcommittee Updates**
- **Review and Discussion of CIP**
- **Wrap Up & Next Steps**

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

Community Comments

10 minutes total, 2 minutes per person





Subcommittee Updates

Elliott Branch, Capital Planning & Implementation

Mignon Anthony, Alternative Project Delivery Methods

Amy Liu, Facility Maintenance & Operations

Subcommittee Updates

Subcommittee Chairs

- ◆ Capital Planning & Implementation
 - ◆ Meeting #4 held 10/23
 - ◆ Meeting #5 scheduled 11/6
- ◆ Alternative Project Delivery Methods
 - ◆ Meeting #5 held 11/2
 - ◆ Meeting #6 scheduled 11/16
- ◆ Facility Maintenance & Operations
 - ◆ Meeting #3 held 10/30
 - ◆ Meeting #4 scheduled 11/13



Facilities Capital Improvement Plan

Beth Penfield, Brailsford & Dunlavey

Kayla Anthony, Brailsford & Dunlavey

Agenda

Meeting 7

1. Summary of Process

2. Deliverable 1: Memo

3. Survey Takeaways

4. Facilities Capital Improvement Plan

- a) FCIP per Survey – balanced overall but not year by year
- b) FCIP – balanced by year



Joint Task Force Timeline

Facilities Capital Improvement Plan

- ◆ **Meeting #1 June 27, 2017**
 - ◆ Introductions and overview
- ◆ **Meeting #2 July 11, 2017**
 - ◆ General capital improvement program best practices
- ◆ **Meeting #3 September 7, 2017**
 - ◆ Criteria and prioritization approach
- ◆ **Meeting #4 September 21, 2017**
 - ◆ Draft application of criteria and prioritization approach to projects
- ◆ **Meeting #5 October 5, 2017**
 - ◆ Work session to develop FCIP
- ◆ **Meeting #6 October 19, 2017**
 - ◆ Work session to further develop FCIP
- ◆ **Meeting #7 November 2, 2017**
 - ◆ Refinement and summary of FCIP recommendations



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.



Deliverable 1: Memo

Discussion

- Multiple internal drafts and reviews based on discussion at meetings to date
- Draft sent to Joint Task Force for review prior to Meeting 7
- **Outstanding Questions:**
 - Directionally correct?
 - High-level comments regarding content?
 - Additional emphasis needed?
 - Recommended approach for projects that do not have funding in this FCIP – if no alternative funding secured?

Survey

Key Takeaways

- As of the previous Task Force Meeting, there was a funding gap of more than \$120 Million across FY2019 – 2027
- To facilitate further development and refinement of the FCIP, B&D developed a survey to assist with balancing the FCIP
- The survey asked Task Force Members to indicate on a scale of 1 to 5 if they supported removing funding for a particular project within this FCIP
- The survey asked Task Force Members to indicate how they would fund the high school capacity project

Survey

Key Takeaways

- Members agreed that in order to balance this FCIP, funding could be removed for 7 projects: Firing Range, Pre-K Center, Chinquapin Aquatic Center, Fire Station 206, New Elementary School, Gadsby's Tavern, and reduced funding for the Health Department CFMP
- Members indicated that funding for Swing Space should be consolidated with funding for a new school – members desire to see capital funds for a temporary swing space utilized as a future permanent school
- Members indicated that funding for high school construction should occur in FY2021 (or before) in order to provide capacity for the projected peak of 5,000 students in 2023
- Some members indicated Market Square Parking was an opportunity for alternative funding and suggested funding be removed in this FCIP

Facilities Capital Improvement Plan

Discussion

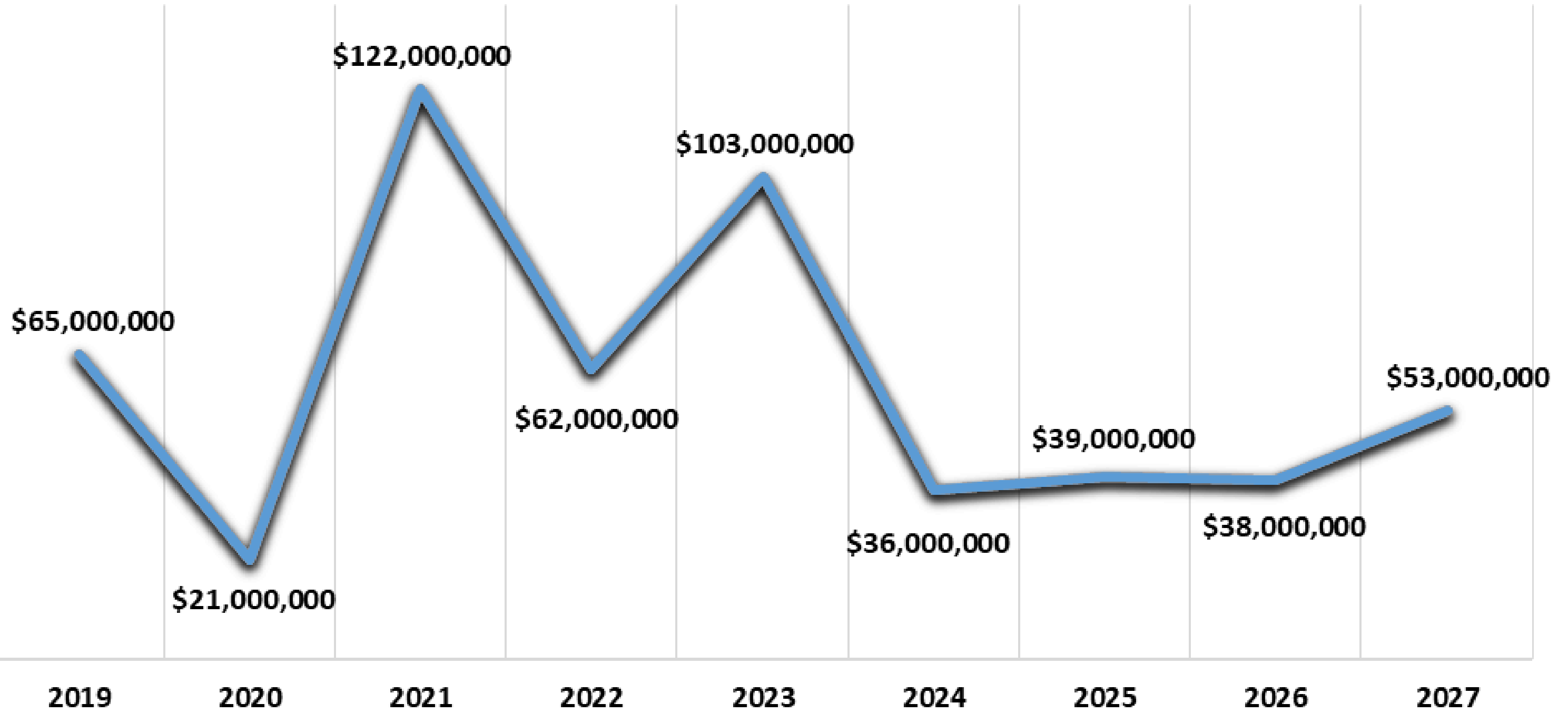
a) FCIP per Survey

- Feedback from survey helped balance overall, but not year-by-year

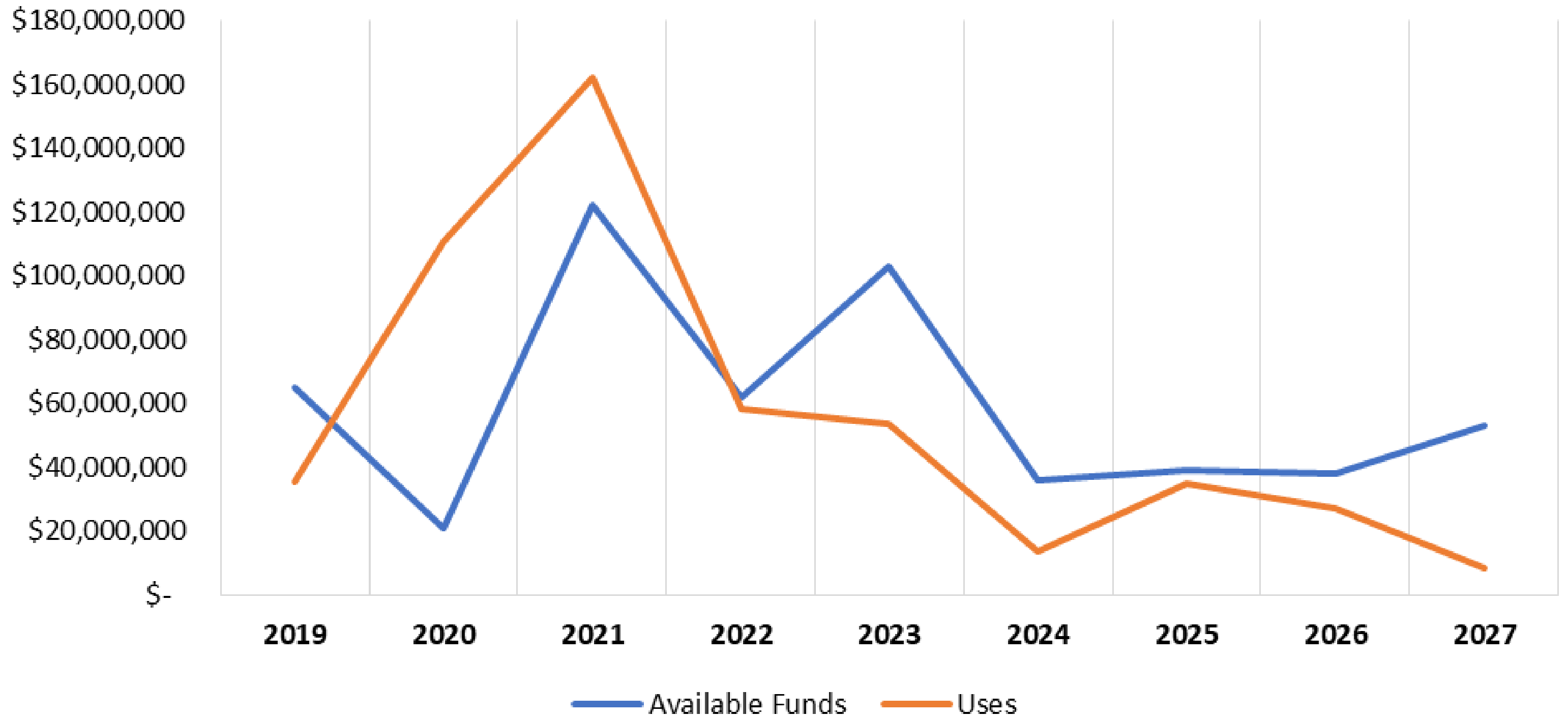
b) Balanced FCIP

- Challenging to balance on an annual basis

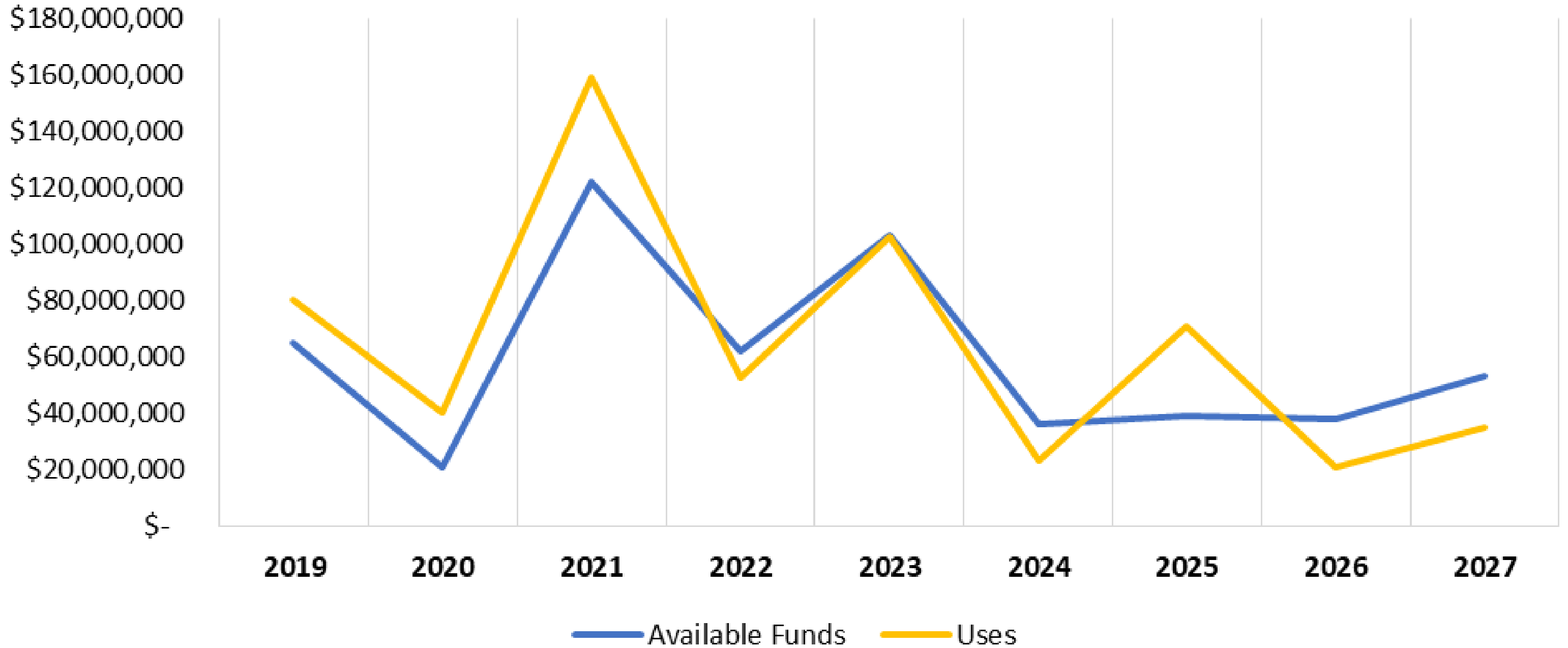
FCIP Funding Sources



FCIP Funding Sources vs. Total Project Funding Needs



FCIP Funding Sources vs. Project Funding Needs (per Survey Results)



Facilities Capital Improvement Plan

Key Themes

- Initial years have wide swing in funding
- Project readiness key to initial FCIP years – facilities projects in the FCIP have not begun planning or design activities
- FY2018 and 2019 become critical years for planning, feasibility, and project planning
- FY2020 funding is limited in scale, therefore the number of facilities projects that can be funded is limited
- FY2021 High school capacity utilizes majority of funding

Facilities Capital Improvement Plan

Discussion

a) FCIP per Survey

- Represents the prioritized, recommended FCIP based on planning strategies
- Final balancing required: \$13.5 Million
- Questions? Comments?

b) Balanced FCIP

- Members desire to see projects removed reconciled within the broader City CIP
- Most projects shifted out at least one FY
- Reduced funding for Health Department CFMP in later years by \$11.5 Million
- Final balancing: moved funding for New Elementary School beyond this FCIP (\$7.7 Million)
- Questions? Comments?

Wrap-Up & Next Steps

Lynn Hampton, Chair



Next Steps

- **Saturday, November 4**
 - Task Force Presents Deliverable 1 to City Council
- **Monday, November 6**
 - Capital Planning & Implementation Subcommittee Meeting
- **Thursday, November 9**
 - Task Force Presents Deliverable 1 to School Board
- **Monday, November 13**
 - Facility Maintenance & Operations Subcommittee Meeting
- **Thursday, November 16**
 - Alternative Project Delivery Methods Subcommittee Meeting
 - Task Force Meeting





Ad Hoc Joint City-Schools Facility
Investment Task Force

Alexandria, VA

June 2017 – December 2017