

Date: September 21, 2017

For ACTION _____

For INFORMATION x

Board Agenda: Yes x

No _____

FROM: Erika Gulick, Facilities Planner & GIS Specialist

THROUGH: Lois Berlin, Ed.D., Interim Superintendent of Schools
Michael Herbstman, Chief Financial Officer
Richard Jackson, Interim Chief Operations Officer

TO: The Honorable Ramee A. Gentry, Chair, and Members of the Alexandria City School Board

TOPIC: Ad Hoc Joint City-Schools Facilities Investment Task Force Update

BACKGROUND:

On Thursday, May 4, 2017, City Council established the Ad Hoc Joint City-Schools Facilities Investment Task Force (Task Force) by adopting Resolution 2775. The Task Force is charged with overseeing the “development of a Joint City-Schools Capital Improvement Plan (CIP) and provide recommendations related to further capital project implementation.”

MEMBERSHIP

Per the City Council approved resolution, the Task Force is comprised of nine highly qualified, disinterested persons who have a relationship to Alexandria. Three members were recommended by former Superintendent, Alvin L. Crawley, Ed.D. and accepted by the City Manager; the remaining six members were appointed by the City Manager following a review of applications. Below are the members of the Task Force, ACPS appointees are indicated with a (*):

- Lynn Hampton (Chair), Consultant; former CEO, Metropolitan Washington Airports Authority
- Mignon Anthony*, Executive Director, 21st Century Buildings Program, Baltimore City Public Schools
- Elliott Branch, Deputy Assistant Secretary, US Navy Department of Acquisitions and Procurement
- Micheline Castan-Smith, Senior Project Manager, Paradigm Development Company
- Marshall Cook*, former President, Education Association of Alexandria
- Dwight Dunton, Founder and President, Bonaventure Realty Group, LLC
- Amy Liu*, Vice President and Director of the Metropolitan Policy Program and Adeline M. and Alfred I. Johnson Chair of Urban and Metropolitan Policy, The Brookings Institution
- Dave Millard, Principal, Avison Young
- Eric Wagner, Executive Vice President for Insurance and Diversified Operations, MedStar Health; former Chair, Alexandria Planning Commission

SCOPE

The Task Force's first major deliverable is a recommendation for a nine-year City-Schools CIP. The projects within the Task Force's purview include all major new facility or facility modernization projects within the CIP for FY 2019 – FY 2027 as shown in the below chart:

Project Number	Entity	Project
C1	City	City Hall Renovation and HVAC Replacement
C2	City	Market Square Plaza and Garage Structural Repairs
C3	City	Fleet Building CFMP
C4	City	Gadsby's Tavern Renovation
C5	City	Health Department CFMP
C6	City	Fire Station 205
C7	City	Fire Station 206
C8	City	Fire Station 207
C9	City	New Burn Building
C10	City	Old Town Pool Renovations
C11	City	Chinquapin Aquatics Center (50 Meter Pool)
C12	City	Salt Storage Facility
C13	City	Witter/Wheeler – City Vehicle Washing Facility
C14	City	Witter/Wheeler – Reconfiguration of 3200 Colvin Street
C15	City	Witter/Wheeler – Impound Lot Capacity Expansion
C16	City	Indoor Firing Range
S1	Schools	New Pre-K Center
S2	Schools	Swing Space (assumes Lee Center)
S3	Schools	Douglas MacArthur
S4	Schools	George Mason
S5	Schools	Cora Kelly
S6	Schools	New Elementary School
S7	Schools	Matthew Maury
S8	Schools	New Middle School
S9	Schools	High School Capacity (assumes Minnie Howard)
S10	Schools	Capacity Relocatables (during MH construction)
S11	Schools	Gym Addition to New West End Elementary
S12	Schools	Transportation Facility

The Task Force has \$538,502,293 available to allocate to these projects. This amount is comprised of three funding sources:

1. FY 2019 – FY 2027 CIP allocations for ACPS projects (less non-capacity projects):
\$289,581,087
2. FY 2019 – FY 2027 CIP allocations for City projects (less projects defined by the City as non-facility projects): \$118,853,238
3. Revenues from the 3-cent tax increase approved by City Council on May 4, 2017:
\$130,067,968

The Task Force recommendation is limited to the per-year allocations in these funding sources, meaning that they cannot transfer funding between fiscal years. See Attachment 1 for a more detailed breakdown of funding by source and fiscal year.

PROGRESS TO DATE

The first Task Force Meeting was held on June 27, 2017, where members introduced themselves, discussed their backgrounds and preliminary understanding of the Task Force,

and reviewed their charge. The second meeting was held on July 13, 2017. Staff explained the projects within the Task Force's purview and reviewed enrollment trends. The Task Force members also discussed the formation of subcommittees which resulted in the creation of the following three subcommittees:

- Capital Planning and Implementation
 - Elliott Branch, Chair
 - Marshall Cook
 - Eric Wagner

This subcommittee is charged with exploring management and governance practices and making recommendations for processes to best execute capital project planning and delivery. This subcommittee's first meeting was held on August 29, 2017. The members of this subcommittee intend to meet bi-weekly in the evenings. The next meeting is scheduled for September 25, 2017 at 7:00 pm.

- Alternative Project Delivery Methods
 - Mignon Anthony, Chair
 - Dwight Dunton
 - David Millard

This subcommittee is charged with exploring opportunities for alternate funding sources such as public-private partnerships and/or tax credits, as well as assessing best project delivery methods. This subcommittee's first meeting was held on September 1, 2017. The members of this subcommittee intend to meet bi-weekly in the mornings. The next meeting is scheduled for September 14, 2017 at 8:00 am.

- Facility Maintenance and Operations
 - Amy Liu, Chair
 - Micheline Castan-Smith
 - Lynn Hampton

This subcommittee is charged with reviewing facility maintenance practices and standards to make recommendations about processes moving forward to best maintain our assets. This subcommittee's first meeting is scheduled for September 18, 2017, at 5:00 pm. The members will determine their meeting schedule at that time.

City and ACPS staff arranged two days of tours for Task Force members to see the facilities proposed for capital projects within their scope. Tours of City facilities were conducted on August 10, 2017, and included visiting the Lee Center, which is proposed for elementary swing space in FY 2019 based on the final School Board adopted FY 2018-2027 CIP. Tours of ACPS facilities were conducted on August 14, 2017, and included Douglas MacArthur, George Mason, Cora Kelly, Matthew Maury, Minnie Howard and the Transportation Facility. A member of ACPS's Communications Department attended and filmed most of the tour. The resulting short film was used to review the tour with Task Force members who were not able to attend. Please use this [link](#) to view the video.

ACPS staff has been working very closely with City staff throughout this process. ACPS staff has responded to Task Force questions, attended internal meetings, reviewed meeting materials and developed project sheets and documents to assist the Task Force in their work.

NEXT STEPS

Regularly scheduled Task Force meetings will take place every other Thursday through December 15, 2017. The current schedule for the completion of the Task Force's work

includes a recommendation for project prioritization at the end of October and all subcommittee recommendations by the end of December.

The next regularly scheduled Task Force meeting is September 21, 2017, at 9:00 am at City Hall. The intent of this meeting is for the Task Force to begin applying the criteria to the projects to draft a project prioritization based on available funding.

CONTACT PERSON: Erika Gulick, 703-619-8298

ATTACHMENTS: Attachment 1: Task Force Funding Breakdown