



November 20, 2020

FY 2022 CIP BUDGET DEVELOPMENT WORKSESSION

Agenda

1. Authorized But Not Issued List
2. West Main Street Project Discussion
3. Schools Project Discussion
4. Strategic Plan Extension



Budget Process Update

Key Dates

- **January 12** – *DATE CHANGE* - Planning Commission CIP Public Hearing
- **March 1** - Proposed City and School Operating and Capital Budget Formally Presented to Council
- **March 15** - First Budget and Tax Rate Public Hearings
- **April 5** - Second Budget Public Hearing/Budget Approval First Reading/Tax Levy Approval First Reading
- **April 13** - Budget and Tax Levy Approval Second Reading

Please visit www.Charlottesville.gov/budget for further details



Budget Process Update

Scheduled Worksessions

Dec 10	Budget Worksession (Budget Development)
Jan 26	Budget Worksession (Budget Development)
Jan 28	City Council and School Board Joint Worksession
Mar 4	Budget Worksession #1 (Revenue & Expenditures)
Mar 11	Budget Worksession #2 (Outside Agencies)
Mar 17	Community Budget Forum
Mar 25	Budget Worksession #3 (CIP)
Apr 8	Budget Worksession #4 (Wrap-up)

Please visit www.Charlottesville.gov/budget for further details.



Authorized But Not Issued (ABNI)

How is the ABNI list generated?

	A	B	AP	AQ	AR	AS	AT	AU	AV	AW	AX
1	Bonds Authorized vs Bonds Issued by Project										
2											
3											
4						2019					2021
5						Bonds					Bonds
6			FY19 CIP	Bonds Sold	Cash Funded	Authorized	FY20 CIP	FY21 CIP	Bonds Sold	Cash or	Authorized
7	Acct Code	Project	Bonded \$\$	2019 Series	Projects	but not Issued	Bonded \$\$	Bonded \$\$	2020 Series	Other Funding	but not Issued
98	P-00982	Washington Park Basketball Court Renovations	150,000			150,000			(150,000)		-
99	CP-020	Facilities Lump Sum					1,045,491				1,045,491
100	SH-020	Lump Sum to Schools					1,200,000			(500,000)	700,000
101	P-01012	City Schools Reconfiguration and Design					3,000,000				3,000,000
102	P-01013	Energy Performance Audit				150,000					150,000
103	P-00988	Bypass Fire Station					3,700,000				3,700,000
104	P-00214	Minor Bridge Repairs					218,545	225,101			443,646
105	P-01004	State Revenue Sharing					413,218				413,218
106	P-01017	Riverview Park Restroom					245,000				245,000
107	P-00937	Public Housing Redevelopment					3,000,000	1,500,000	(4,500,000)		-
108	SS-012	Sidewalk Repair					500,000		(500,000)		500,000
109	CP-021	Fac Lump Sum FY21						1,545,491			1,545,491
110	P-00484	New Historic Surveys						50,000		(50,000)	-
111	P-01008	7th Street Deck						2,000,000	(2,000,000)		-
112	P-01011	Smith Center IAQ						2,250,000			2,250,000
113	P-01035	Fire Apparatus Replacement						995,500		(995,500)	-
114	P-01036	Traffic Signal Replacement						200,000			200,000
115	P-01037	Blight Remediation						50,000			50,000
116	P-01038	VDOT Hydraulic/250						150,000			150,000
117	SH-021	School Lump Sum FY21						1,200,000		(200,000)	1,000,000
118											-
119											-
120											-
121											-
122											-
123		GO/CIP Total	15,376,716	(10,500,000)	(9,538)	43,398,077	24,680,217	24,561,092	(15,138,478)	(4,544,801)	72,956,107
124											
125		Bond Contingency				353,583					353,583
126											
127		Total with Contingency	15,376,716	(10,500,000)	(9,538)	43,751,660	24,680,217	24,561,092	(15,138,478)	(4,544,801)	73,309,690
128											



ABNI and Capacity Revisions

ABNI Revisions

<u>Administrative Cleanup</u>	<u>Amount</u>	<u>Reason</u>
Old Lynchburg Road	1,000,000	remove - project closed out to CIP Contingency
Martha Jefferson Neighborhood Streetscape	800,000	remove - project closed out
CHS Field House	100,000	project moved to lump sum
Public Housing Redevelopment	4,500,000	bonds sold September 2020
Total Revisions	6,400,000	

Capacity Revision

Quick Math – Last Week

New Debt at 10% Debt Ratio	\$ 192,000,000
Bonds Previously Authorized Not Issued (ABNI)	\$ (80,000,000)
	<u>\$ 112,000,000</u>
FY 21-25 CIP Bonds Authorized	\$ (60,000,000)
Remaining Bond Capacity	\$ 52,000,000

Quick Math – Last Week

New Debt at 10% Debt Ratio	\$ 192,000,000
Bonds Previously Authorized Not Issued (ABNI)	\$ (74,000,000)
	<u>\$ 118,000,000</u>
FY 21-25 CIP Bonds Authorized	\$ (60,000,000)
Remaining Bond Capacity	\$ 58,000,000



West Main Street Project

- Total Project Cost Estimate (all 4 phases) - \$49M
 - Value Engineering Study estimates a maximum of \$3M in savings (all 4 phases)
- Total Local Contribution Estimate (all 4 phases) - \$29M
- \$3M has been spent to date
- \$47k (approx.) total reimbursement to date from VDOT

	Phase 1	Phase 2	Phase 3	Phase 4	All Phases
Project Cost	\$16,698,751.00	\$13,523,704.00	\$10,383,336.00	\$8,697,142.00	\$49,302,933.00
Local Allocations	\$13,422,860.00	\$7,141,300.00			\$20,564,160.00
Local Money Spent	\$3,162,045.00				\$3,162,045.00
State Allocations	\$3,275,891.00	\$4,009,265.00			\$7,285,156.00
VDOT Reimbursement Payments	\$47,148.13				\$47,148.13
Unidentified Funds		\$2,373,139.00		\$8,697,142.00	\$11,070,281.00
State \$ (applied for)			\$10,383,336.00		\$10,383,336.00



School Reconfiguration Project

Originally Stated Objectives for Reconfiguration As Discussed in December 2018 CCS Board Meeting

- Utilize existing public properties (no land acquisition required)
- Expand pre-school & provide best-in-class wrap-around services
- Move 5th grade back to elementary schools
- Reduce middle year transitions, build community & equity
- Secure open campuses
- Upgrade facilities constructed over a half century ago
- Un-do configuration decisions driven by segregation and subsequent efforts to desegregate that did not optimally address educational or developmental needs of students



School Reconfiguration Project

Planning Phase Elements

As Discussed in City/CCS Facilities Working Group November 2019

- Determine impacts on spaces, both classroom and common, from influx of 5th grade students into the elementary schools, and Early Learning into Walker
- Projected space need estimates associated with the above, and massing ideas for any new required spaces and budget pricing for same
- Conduct suitability determination for spaces in elementary schools that are changing function/ age group
- Examine cohort sizes based on preference to staying in existing elementary, increase in Buford enrollment due to appeal of renovated school (may be outside scope of this approach)



School Reconfiguration Project

Deliverables for Initial Planning and Design Phase

- Visioning Document
- Goals and Objectives Document
- Capacity Study Update
- Early Childhood and Central Admin Program Document
- Middle School Program Document
- Middle School Concept Designs (3 layouts)
- Middle School Schematic Design (3 layouts)
- Early Childhood/ Central Admin Concept Design (3 layouts)
- Early Childhood/ Central Admin. Schematic Design (3 layouts)
- Delivery of first cost estimates **June 2021**
- Updated cost estimates expected **December 2021**



School Reconfiguration Project

Financial Clarity

- Minimum commitment of \$50M
- Anticipated Construction Date
 - Willingness to wait some period of time to save up “cash” for the project
- Impact of Existing Funding School Funding
 - School Priority Improvement Projects - \$1.25M annually
- Expectations for Schools Commitment
 - 40% Formula
 - Operating Reductions



Wrap-Up

Staff Summary

What did we hear today?



Strategic Plan Extension

City of Charlottesville

STRATEGIC PLAN

FY 2018–20 (Extended to FY 2021)

VISION
To be one community filled with opportunity

MISSION
We provide services that promote equity and an excellent quality of life in our community



City Strategic Goals Key:



Goal 1: An Inclusive Community of Self-sufficient Residents



Goal 2: A Healthy and Safe City

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Goal 3: A Beautiful and Sustainable Natural and Built Environment



Goal 4: A Strong, Creative and Diversified Economy



Goal 5: A Well-managed and Responsive Organization

