



December 14, 2021

PLANNING COMMISSION PUBLIC HEARING
FY 2023 -2027
CAPITAL IMPROVEMENT PROGRAM

What is a Capital Improvement Program?

1. Five-year financing plan
2. Projects usually cost more than \$50,000
3. Generally Non-recurring and Non-operational
4. Projects have useful life of five years or more



This CIP budget was constructed with the following focus:

- School Reconfiguration Placeholder
 - Increase from \$50M to \$75M
 - Funding moved from FY25 to FY24
 - Need for Significant Revenue Enhancements
- Debt Capacity will be Exhausted
- Some large projects were removed from the Authorized But Not Issued Bond list (West Main Street and 7th Street Parking Garage)
- Spend Down of Existing Funds

Net effect of the above is that any additions to the CIP required off-setting reductions



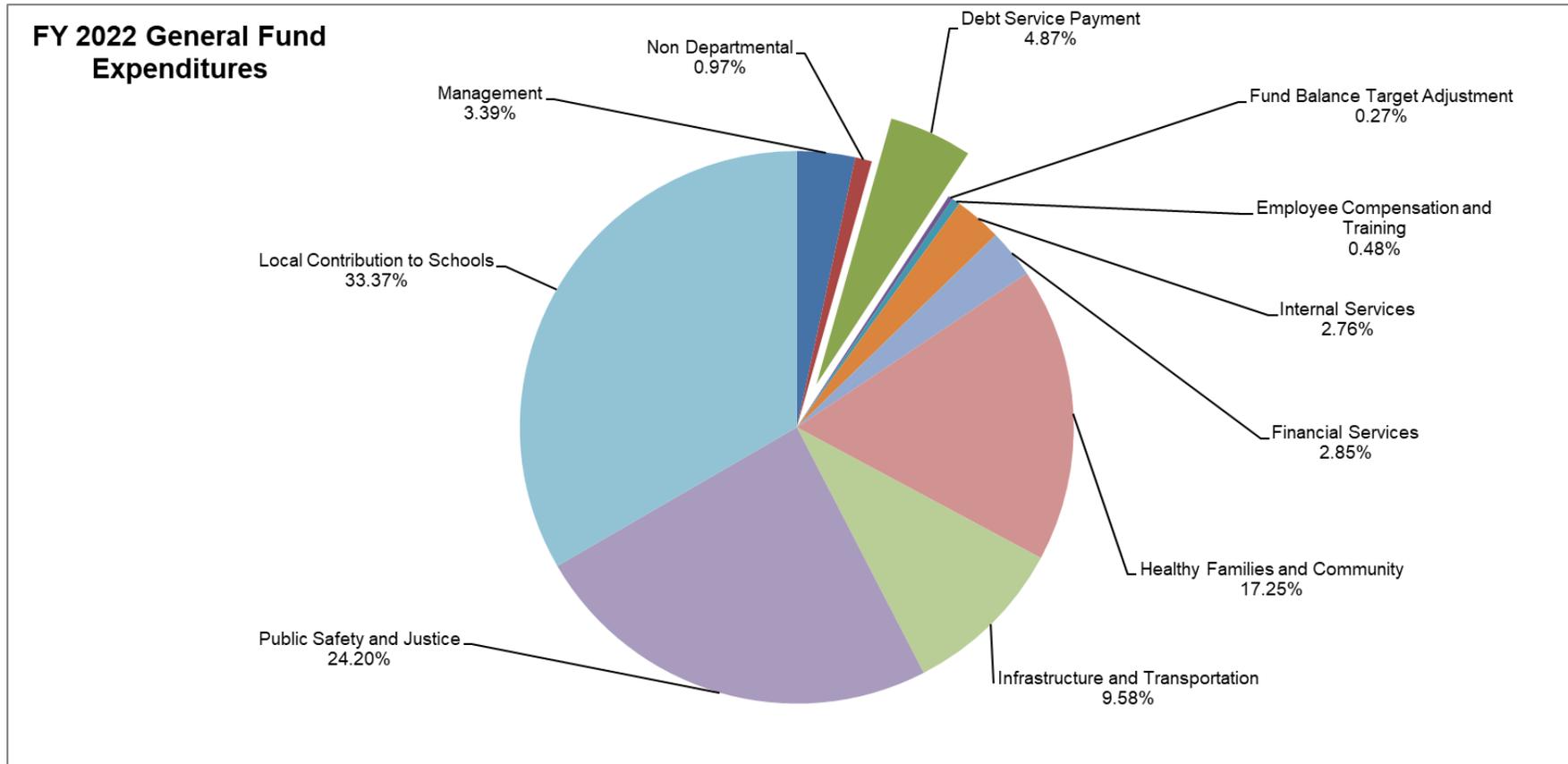
FY 2023-2027 CIP Budget Focus

FY 2023-2027 CIP Budget Draft

	<u>Adopted Budget</u>						<u>Totals</u>
	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	
Sources of Funds:							
General fund transfer	\$ 6,958,841	\$ 6,737,940	\$ 7,549,378	\$ 6,580,400	\$ 6,476,400	\$ 6,481,098	\$ 33,825,216
Year- End Surplus	-	-	-	-	-	-	\$ -
Bond issues	19,823,072	18,084,467	67,023,907	9,885,491	9,885,491	-	\$ 104,879,356
Other	830,000	380,500	318,000	318,000	318,000	318,000	\$ 1,652,500
Total sources	\$ 27,611,913	\$ 25,202,907	\$ 74,891,285	\$ 16,783,891	\$ 16,679,891	\$ 6,799,098	\$ 140,357,072
Uses of funds:							
Education	\$3,520,000	\$7,100,000	\$75,900,000	\$2,150,000	\$2,150,000	\$1,311,000	\$88,611,000
Economic development	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$600,000
Facilities Capital Projects	\$1,370,491	\$1,420,491	\$1,420,492	\$1,420,491	\$1,470,491	\$1,295,098	\$7,027,063
Public safety and justice	\$6,634,581	\$1,360,776	\$1,306,215	\$153,800	\$265,000	\$0	\$3,085,791
Transportation and access	\$8,462,000	\$6,136,440	\$4,556,178	\$4,429,600	\$4,414,400	\$0	\$19,536,618
Parks and recreation	\$865,000	\$1,420,200	\$1,443,400	\$865,000	\$865,000	\$78,000	\$4,671,600
Affordable Housing	\$6,469,841	\$7,325,000	\$8,075,000	\$7,325,000	\$7,075,000	\$4,075,000	\$33,875,000
General government	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$40,000	\$1,200,000
Total uses	\$ 27,611,913	\$ 25,202,907	\$ 93,141,285	\$ 16,783,891	\$ 16,679,891	\$ 6,799,098	\$ 158,607,072



Capital Improvement Program



The AAA/Aaa Bond Rating

- A credit rating is a determination by an independent agency of a municipality's ability and willingness to repay the debt.
 - The City has maintained the highest possible general obligation credit ratings:
 - ✦ Aaa from Moody's Investors Service since 1973
 - ✦ AAA by Standard & Poor's since 1964
 - Allows the City to borrow funds at the lowest possible borrowing cost = more money going toward capital projects than interest payments.
 - Helpful in attracting economic development prospects.
- Rating agencies focus on four key factors:
 - **Economy** – demographics, employment base, property values and taxpayer composition
 - **Management** – policies, procedures, strategic planning and ability to achieve budgetary targets and adherence to financial policies
 - **Financial** – budget practices, investments and fund balances
 - **Debt** – outstanding debt, future needs and obligations



FY 2023 Draft vs FY 2023 as Planned

Category	As Planned in FY22	Current Draft	\$ Change	Notable Changes
	FY23	FY23		
Education	4,600,000	4,600,000	-	
Facilities	1,370,491	1,420,491	50,000	
Public Safety	265,000	1,360,776	1,095,776	\$1.2M added to address construction cost increases for Bypass Fire Station, \$111k reduced for radio and MDT replacements
Transportation and Access	11,563,440	6,136,440	(5,427,000)	\$5.6M funding allocated for new parking deck reallocated for School Reconfiguration project (\$5M) and Structural Repairs to Market Street Garage (\$638k), \$250k reduced from Paving, \$50k added for Historic District and Entrance Corridor Design Guidelines.
Parks and Recreation	790,000	1,420,200	630,200	\$100k reduction from Parks and Rec Lump Sum, \$150k added for Comprehensive Master Plan, \$45.7k added for Oakwood Cemetery, \$50k added for Ash Tree Removal, \$92.5k added for City/County projects at Ivy Creek and Darden Towe, \$350k added for McIntire Park Drainage Corrections and \$42k added for Key Recreation Roof
Affordable Housing - CAHF	925,000	925,000	-	
Supplemental Rental Assistance	900,000	900,000	-	
Housing Rehabilitation	-	-	-	
Friendship Court	2,500,000	2,500,000	-	
CRHA	3,000,000	3,000,000	-	
Economic Development	150,000	150,000	-	
Technology Infrastructure	290,000	290,000	-	
Other Governmental Projects	-	-	-	
Total Expenses	26,353,931	22,702,907	(3,651,024)	



Key Messages

- **Strategic Focus** – The DRAFT CIP focuses on Council’s key priorities
- **Affordability** - This plan is **NOT** affordable without the significant revenue enhancements
- **Reallocations** – Funds already committed but not spent in previous plans can still be reallocated
- **Future Needs** - Additional or new CIP funding would likely not be available for quite some time. Cash funding would be the only option and would also be competing with the additional funds needed to cover the debt service. FY 27 is the first of **three** years when bond funding will likely not be available.
- **Limited reserves** – Even with additional tax revenues, the reserve funds are depleted

The Infrastructure Investment and Jobs Act

- **Targeted Areas of Funding** have been identified.
 - Repair and Rebuild Roads, Bridges and Rails
 - Improve healthy, sustainable transportation
 - Build a network of EV chargers
 - Access to High-Speed Internet
 - Preparing Infrastructure for Impacts of Climate Change, Cyber Attacks and Extreme Weather Events
 - Access to Clean Drinking Water
 - Airport Improvements
- **Matching Funds** appear to be part of the equation
 - Reaching Capacity for both bonds and affordability will affect City's ability to leverage federal funds
 - CAT – potential of \$37M+ , match (\$2M approx.)

Planning Commission Discussion Items

(from 11-23-21 Work Session)

Add Funding:

- Affordable Housing
- Ash Tree Remediation Request
- Sidewalks – restore to \$300k/year
- Tonsler Park
- Bridge Inspections
- Stribling Avenue Infrastructure Improvements

Reduce Funding:

- Parking Structure

Budget Development

Scheduled Worksessions

- Mar 10** Budget Worksession #1 (Revenue & Expenditures)
- Mar 17** Budget Worksession #2 (Outside Agencies)
- Mar 23** Community Budget Forum
- Mar 31** Budget Worksession #3 (CIP)
- Apr 7** Budget Worksession #4 (Wrap-up)

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



**City of Charlottesville
City Manager's Office
MEMO**



TO: Planning Commission
FROM: Krisy Hammill, Senior Budget and Management Analyst
CC: Sam Sanders, Deputy City Manager
Ashley Marshall, Deputy City Manager
James Freas, Director, Neighborhood Development Services
City Council
DATE: December 6, 2021
SUBJECT: **FY 2023 – 2027 Capital Improvement Program Draft Budget**

Presented for the Planning Commission's consideration is a draft of FY 2023-2027 Capital Improvement Program (CIP).

The current draft CIP budget contains revenues and expenses totaling \$25,202,907 in FY 2023, a decrease of 8.7% from the Adopted FY 2022 amount. The projected five-year total CIP budget is \$158,607,072.

The General Fund contribution to the CIP in FY 2023 is proposed to be \$6,815,940 and the amount of revenue proposed to come from bond sales for FY 2023 is projected to be \$18,084,467. The five-year total amount of revenue from bond sales is projected to be \$123,129,356.

This draft budget attempts to address the City's growing capital needs and Council's priorities. Significant revenue enhancements will be needed in order to make this plan affordable.

A few notable highlights include:

1. Last year's five-year plan included a \$50M placeholder in FY 25 for the Schools Reconfiguration Project. This budget reflects a \$25M increase for the school project which brings the placeholder total to \$75M and moves the funding ahead to FY 24.
2. \$23.25 million of the planned bond revenue represents bonds that were previously authorized for the West Main Street project (\$18.25M) and the 7th Street Parking Garage (\$5M) that have been reprogrammed to fund the School Reconfiguration project increase.
3. FY 27 reflects no additional bond revenue as it is anticipated that the City's bond capacity will be exhausted by year 5 of this plan.

This draft budget is built based on what is currently known about the City’s total revenue and expenditure needs for FY 2023. As the FY 2023 budget development work continues, operational needs as well as capital needs will continue to be balanced with projected revenues and the five- year CIP will remain a work in progress until it is formally presented to City Council in March as part as the Proposed Budget.

Additional Materials

In preparation for the Public Hearing on December 14th, the following documents are being provided:

- Attachment I** – FY 2023-2027 Draft Five-Year CIP Plan
- Attachment II** – FY 2023-2027 Unfunded CIP Projects List
- Attachment III-** New Request List
- Attachment IV -** Commissioner Questions and Responses (Revised)
- Attachment V** – FY 2023 CIP Revenue and Expenditure Description Summary (New)

Most of this material is a duplicate of the material provided for the [November 23rd work session](#). However, please note that Attachment III has been revised to include additional questions and responses and Attachment IV is a new document being provided for your review.

**Proposed Capital Improvement Program
FY 2023-2027**

	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
<i>*red denotes an addition or a change from FY 22 plan</i>							
Revenues							
Transfer from General Fund	6,880,841	6,737,940	7,549,378	6,580,400	6,476,400	6,481,098	33,825,216
Transfer from General Fund - Mall Vendor Fees	78,000	78,000	78,000	78,000	78,000	78,000	390,000
Contribution from Albemarle County (CATEC)	90,000	62,500	0	0	0	0	62,500
Contribution from Schools (Small Cap Program)	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
PEG Fee Revenue	40,000	40,000	40,000	40,000	40,000	40,000	200,000
VDOT - Rev Share East High Signalization	500,000	0	0	0	0	0	0
CY 2022 Bond Issue	19,823,072	0	0	0	0	0	0
CY 2023 Bond Issue	0	18,084,467	0	0	0	0	18,084,467
CY 2024 Bond Issue	0	0	62,023,907	0	0	0	62,023,907
CY 2025 Bond Issue	0	0	0	9,885,491	0	0	9,885,491
CY 2026 Bond Issue	0	0	0	0	9,885,491	0	9,885,491
CY 2027 Bond Issue	0	0	0	0	0	0	0
Bond Previously Authorized - West Main Street		0	18,250,000			0	18,250,000
Bond Previously Authorized - Parking Structure		0	5,000,000			0	5,000,000
TOTAL AVAILABLE REVENUES	\$27,611,913	\$25,202,907	\$93,141,285	\$16,783,891	\$16,679,891	\$6,799,098	\$158,607,072
Expenditures							
BONDABLE PROJECTS							
EDUCATION	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
Lump Sum to Schools (City Contribution)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	561,000	5,361,000
City Schools HVAC Replacement	750,000	750,000	750,000	750,000	750,000	750,000	3,750,000
City Schools Priority Improvement Projects	1,250,000	1,250,000	1,250,000	0	0	0	2,500,000
Charlottesville High School Roof Replacement	120,000	1,200,000	0	0	0	0	1,200,000
Charlottesville City School Reconfiguration	0	2,500,000	72,500,000	0	0	0	75,000,000
SUBTOTAL	\$3,320,000	\$6,900,000	\$75,700,000	\$1,950,000	\$1,950,000	\$1,311,000	\$87,811,000
FACILITIES CAPITAL PROJECTS	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
Lump Sum to Facilities Capital Projects	1,045,491	1,045,491	1,045,492	1,045,491	1,045,491	1,045,098	5,227,063
City Facility HVAC Replacement	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000
City and Schools Solar PV Program	75,000	75,000	75,000	75,000	75,000	0	300,000
SUBTOTAL	\$1,370,491	1,370,491	1,370,492	1,370,491	1,370,491	\$1,295,098	6,777,063
PUBLIC SAFETY AND JUSTICE	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
General District Court	6,062,028	0	0	0	0	0	0
Replacement Fire Apparatus	0	0	1,152,415	0	0	0	1,152,415
Replacement EMS Apparatus	377,553	0	0	0	0	0	0
Bypass Fire Station - Add'l Funding		1,206,976	0	0	0	0	1,206,976

**Proposed Capital Improvement Program
FY 2023-2027**

	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
<i>*red denotes an addition or a change from FY 22 plan</i>							
SUBTOTAL	\$6,439,581	\$1,206,976	\$1,152,415	\$0	\$0	\$0	\$2,359,391
TRANSPORTATION AND ACCESS	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
New Sidewalks	0	0	100,000	100,000	100,000	0	300,000
Sidewalk Repair	500,000	500,000	500,000	500,000	500,000	0	2,000,000
SIA Immediate Implementation	200,000	200,000	200,000	200,000	200,000	0	800,000
Small Area Plans	100,000	100,000	100,000	100,000	100,000	0	400,000
Street Milling and Paving	1,500,000	1,250,000	1,500,000	1,500,000	1,500,000	0	5,750,000
Parking Structure	1,000,000	1,317,000	0	0	0	0	1,317,000
ADA Pedestrian Signal Upgrades	240,000	240,000	240,000	240,000	240,000	0	960,000
Minor Bridge Repairs	225,000	225,000	225,000	225,000	225,000	0	900,000
Citywide ADA Improvements - Sidewalks and Curbs	200,000	200,000	200,000	200,000	200,000	0	800,000
Traffic Signal Infrastructure Replacement	228,000	500,000	500,000	500,000	500,000	0	2,000,000
East High Street Signalization - VDOT Rev Share	1,000,000	0	0	0	0	0	0
Belmont Bridge - Local Match	2,500,000	0	0	0	0	0	0
Market Street Garage Concrete Structural Repairs		683,000	0	0	0	0	683,000
SUBTOTAL	\$7,693,000	\$5,215,000	\$3,565,000	\$3,565,000	\$3,565,000	\$0	\$15,910,000
PARKS AND RECREATION	<u>Projected FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
McIntire Park Drainage Corrections	\$0	\$350,000	0	0	0	0	\$350,000
Key Recreation Slate Roof Replacement	\$0	\$42,000	\$486,000	0	0	0	\$528,000
SUBTOTAL	\$0	\$392,000	\$486,000	\$0	\$0	\$0	\$878,000
AFFORDABLE HOUSING	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
Public Housing Redevelopment - (CRHA)	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	0	12,000,000
SUBTOTAL	\$1,500,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$0	\$12,000,000
TOTAL BONDABLE PROJECTS	\$20,323,072	\$18,084,467	\$85,273,907	\$9,885,491	\$9,885,491	\$2,606,098	\$125,735,454
NONBONDABLE PROJECTS							
EDUCATION	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
School Small Capital Improvements Program	200,000	200,000	200,000	200,000	200,000	0	800,000
SUBTOTAL	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$0	\$800,000
ECONOMIC DEVELOPMENT	<u>Adopted</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>

DRAFT

**Proposed Capital Improvement Program
FY 2023-2027**

	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
<i>*red denotes an addition or a change from FY 22 plan</i>							
<u>Project</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>
Economic Development Strategic Initiatives	0	150,000	150,000	150,000	150,000	0	600,000
SUBTOTAL	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$600,000
FACILITIES CAPITAL PROJECTS							5 Year
<u>Project</u>							<u>Total</u>
HVAC Contingency Fund - City Facilities		25,000	25,000	25,000	50,000	0	\$125,000
HVAC Contingency Fund - School Facilities		25,000	25,000	25,000	50,000	0	\$125,000
SUBTOTAL		\$50,000	\$50,000	\$50,000	\$100,000	\$0	\$250,000
					3,800		
PUBLIC SAFETY AND JUSTICE	<u>Adopted</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>
<u>Project</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>
Police Mobile Data Terminals	195,000	45,000	45,000	45,000	75,000	0	210,000
Police Portable Radio Replacement	0	45,000	45,000	45,000	75,000	0	210,000
Fire Portable Radio Replacement	0	45,000	45,000	45,000	75,000	0	210,000
Sheriff Portable Radio Replacement	0	18,800	18,800	18,800	40,000	0	96,400
SUBTOTAL	\$195,000	\$153,800	\$153,800	\$153,800	\$265,000	\$0	\$726,400
TRANSPORTATION & ACCESS	<u>Adopted</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>
<u>Project</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>
State Bridge and Highway Inspections	0	60,000	75,000	100,000	100,000	0	335,000
CAT Transit Bus Replacement Match	134,000	139,510	114,400	114,400	114,400	0	482,710
Intelligent Transportation System	185,000	150,000	150,000	185,000	185,000	0	670,000
City Wide Traffic Engineering Improvements	50,000	100,000	137,800	150,000	150,000	0	537,800
Neighborhood Transportation Improvements	150,000	50,000	50,000	50,000	50,000	0	200,000
Bicycle Infrastructure	150,000	137,000	150,000	165,200	150,000	0	602,200
Right of Way Appurtenance	0	25,000	75,000	100,000	100,000	0	300,000
Traffic Sign Retro Reflective Compliance	100,000	75,000	100,000	0	0	0	175,000
ADA Ramp Corrections	0	134,930	138,978	0	0	0	273,908
Historic District and Entrance Corridor Design Guidelines		50,000	0	0	0	0	50,000
SUBTOTAL	\$769,000	\$921,440	\$991,178	\$864,600	\$849,400	\$0	\$3,626,618
PARKS & RECREATION	<u>Adopted</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>
<u>Project</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>
Parks and Recreation Lump Sum Account	300,000	300,000	400,000	400,000	400,000	0	1,500,000
Parks and Schools Playground Renovations	112,000	112,000	112,000	112,000	112,000	0	448,000
Urban Tree Planting	75,000	75,000	75,000	75,000	75,000	0	300,000
Parkland and Trails Acquisition and Development	250,000	125,000	125,000	125,000	125,000	0	500,000
Refurbish Parks Restrooms	50,000	0	0	0	0	0	0
Downtown Mall Infrastructure Repairs	78,000	78,000	78,000	78,000	78,000	78,000	390,000

Proposed Capital Improvement Program

FY 2023-2027

*red denotes an addition or a change from FY 22 plan	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Parks and Recreation Comprehensive Master Plan		150,000	0	0	0	0	150,000
Oakwood Cemetery Drainage and Road Issues		45,700	0	0	0	0	45,700
Hazard and Liability Ash Tree Removal		50,000	75,000	75,000	75,000	0	275,000
City/County - Ivy Creek Preservation Study		66,000	92,400	0	0	0	158,400
City/County - Darden Towe Ash Trees		26,500	0	0	0	0	26,500
SUBTOTAL	\$865,000	\$1,028,200	\$957,400	\$865,000	\$865,000	\$78,000	\$3,793,600
TECHNOLOGY INFRASTRUCTURE	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
Communications Technology Account/Public Access	40,000	40,000	40,000	40,000	40,000	40,000	200,000
City Wide IT Strategic Infrastructure	250,000	250,000	250,000	250,000	250,000	0	1,000,000
SUBTOTAL	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$40,000	\$1,200,000
AFFORDABLE HOUSING	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
Charlottesville Affordable Housing Fund (CAHF)	925,000	925,000	925,000	925,000	925,000	925,000	4,625,000
Supplemental Rental Assistance	900,000	900,000	900,000	900,000	900,000	900,000	4,500,000
Friendship Court Infrastructure Improvements	2,000,000	0	2,500,000	0	0	0	2,500,000
Friendship Court Redevelopment - Phase 1	394,841	0	0	0	0	0	0
Friendship Court Redevelopment - Phase 2	750,000	2,500,000	0	0	0	0	2,500,000
Friendship Court Redevelopment - Phase 3	0	0	750,000	2,500,000	0	0	3,250,000
Friendship Court Redevelopment - Phase 4		0	0	0	2,250,000	2,250,000	4,500,000
SUBTOTAL	\$4,969,841	\$4,325,000	\$5,075,000	\$4,325,000	\$4,075,000	\$4,075,000	\$21,875,000
OTHER GOVERNMENTAL PROJECTS	<u>Adopted FY22</u>	<u>Proposed FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>5 Year Total</u>
Project							
Home Energy Conservation Grant Program	0	0	0	0	0	0	0
SUBTOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL NONBONDABLE PROJECTS	\$7,288,841	\$7,118,440	\$7,867,378	\$6,898,400	\$6,794,400	\$4,193,000	\$32,871,618
TOTAL PROJECT EXPENDITURES	\$27,611,913	\$25,202,907	\$93,141,285	\$16,783,891	\$16,679,891	\$6,799,098	\$158,607,072
Funding Gap	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Funding Gap		\$0	\$0	\$0	\$0	-\$2,606,098	

Proposed Fiscal Year (FY) 2023 Capital Improvement Program (CIP) Revenue and Expenditure Description Summary

Revenue Summary

Total proposed revenues for FY 2023 are **\$25,202,907** broken down as follows:

- 1) The General Fund transfer to the Capital Fund is proposed at a total of \$6,737,940.
- 2) Transfer from the General Fund - Mall Vendor Fee revenue of \$78,000, to offset the cost of Downtown Mall Infrastructure Repairs.
- 3) A contribution from Albemarle County of \$62,500 for the County's portion of expenses related to facility improvements at C.A.T.E.C.
- 4) The annual \$200,000 contribution from the Charlottesville City Schools for their Small Capital Improvement Program.
- 5) P.E.G. Fee revenue of \$40,000 which is received as part of the franchise agreement with Comcast.
- 6) The \$18,084,467 in bond revenue to pay for projects deemed bondable.

Expenditure Summary

Bondable Projects

Total proposed Bondable Project expenditures for FY 2023 are **\$18,084,467** and descriptions for the projects being funded are shown below.

Education

- 1) Lump Sum to Schools Proposed FY 23 – \$1,200,000
This sum is the yearly appropriation to the City Schools for their Capital Program. Project types include health/safety, facility asset preservation, code compliance (building & fire codes, and ADA), scheduled/periodic maintenance, and to a lesser extent, quality of space/functionality. Some of the items proposed to be covered by this appropriation include Clark Cafeteria Flooring Restoration, Clark and Walker Envelope Restoration, School Security and CHS Electrical Panel Replacement.
The balance for the lump sum to schools account as of November 30,2021 is \$3,017,083.
- 2) Schools H.V.A.C. Replacement Plan Proposed FY 23 – \$750,000

Facilities Maintenance has developed a 20-year plan for the replacement of H.V.A.C. equipment. Each piece of equipment has a predictable life cycle, beyond which failure becomes imminent. All aging equipment will be replaced with the most energy-efficient option available on the market, resulting in direct and lasting cost savings. As of January 1, 2020, per EPA ruling, R22 refrigerant will be phased out completely, no new or imported R22 allowed in the US. Reclaimed refrigerant would still be available but at a very high cost. FM's plan moving forward is to concentrate our replacement efforts on equipment such as chillers and rooftop units which contain large amounts of R22. The refrigerant from these units as they are replaced will be recovered by our technicians and stored in our warehouse for future needs until our inventory of R22 units is depleted. The balance for this project as of November 30, 2021, is \$743,327.

- 3) C.C.S. Priority Improvements Projects Proposed FY 23 – \$1,250,000
 In 2016, City School's Facility Improvement Planning Committee (FIPC) met and selected the following project “themes”, as the top CCS project priorities. Subsequently, the School Board reviewed and formally approved the “themes” and the phasing plan.
- *Classroom Modernization *Corridor Improvements *Daylighting
 - *Auditorium Renovations *Cafeteria Renovations

The general scope of work could include new flooring, ceiling replacement with new LED light fixtures, furniture (flexible), paint – including accent colors & white board paint (dry erase) for select walls, casework/cubbies/classroom storage/coat racks, daylighting- windows/solar tubes/light shelves/etc., technology upgrades, acoustic treatments, window treatments, minor electrical & HVAC work. The balance for this program as of November 30, 2021, is \$2,498,745.

- 4) Charlottesville High School Roof Replacement Proposed FY 23 – \$1,200,000
 Charlottesville High School was constructed and opened in 1974. The current, 217,000 square foot roof was installed in 1997. This is its second roof and is a black 60mil EPDM membrane fully adhered over tapered rigid insulation. The roof was covered under warranty, which has since expired. A roof assessment was completed in 2008 by Heyward Boyd Architects. Based on recommendations in that 2008 study, the City of Charlottesville engaged a contractor in 2011 to perform the remedial work designed to extend the lifespan of the roof. We are now beginning to face the inevitable end of useful life for the CHS roof system. By 2023 it should be expected that the roof membrane will be 26 years old, degraded beyond repair, and should be replaced. This project represents a 'membrane-over' type of roof replacement which maintains existing insulation and membrane while a new membrane is installed atop. The estimated life of this system is 10-15 years. An FY23 CIP new request (currently on the unfunded list) was submitted for an additional \$2,300,000 to pursue a complete reroof valued at \$3.5M providing for a roof with a 30-year life span that would allow for installation of a larger solar PV system. The balance for the CHS Roof Replacement account as of November 30, 2021, is \$120,000 which will be used in FY22 for the design portion of this project.

- 5) Charlottesville City School Reconfiguration Proposed FY23 - \$2,500,000

Charlottesville City School Board has, since at least 2008, advocated for the reconfiguration of grade distribution at CCS to eliminate one campus transition and to consolidate 6-8th grade students in one campus. In 2019, City Council approved the expenditure of \$3M for design work to this end. A \$50M place holder was applied to the FY25 budget to anticipate a construction budget. Neither of these values were based on formal estimates, but were attempts to get design work started, and to build a funding path. After an approximate one-year delay due to pandemic-related funding VMDO Architects were hired to begin design work. The City's initial contract with VMDO amounted to approximately half of the \$3M budget, leaving some funding for extension of VMDO's contract into Construction Documentation, but not enough to complete the work. An additional \$2.5M will be required to reach project design completion. City Council and School Board have supported an adjustment in scope that will bring the project cost to \$75M, which should be available in FY24 to avoid a year of cost escalation. To that end, \$2.5M will be required in FY23 to contract with our consultants to complete design work in time for project bidding in FY24, at which time the \$72.5M will be required.

The balance for the School Reconfiguration Project account as of November 30, 2021, is \$1,302,390.

Facilities Capital Improvements

- 1) Lump Sum to Facilities Capital Projects Proposed FY 23 – \$1,045,491
Facilities Development uses this lump sum to fund improvements and repairs to various City owned facilities. Typical project types include health/safety, facility asset preservation, code compliance (building & fire codes, and ADA), scheduled/periodic capital maintenance, and quality of space/functionality. Some of the items proposed to be covered by this appropriation include continued upgrades of the CATEC electrical distribution system, upgrades to certain HVAC systems at CATEC, exterior envelope restoration of the Community Services building on East Jefferson, annual roof inspections.
The balance for lump sum to facilities account as of November 30, 2021, is \$3,246,356.
- 2) City Building H.V.A.C. Replacement Plan Proposed FY 23 – \$250,000
Facilities Maintenance has developed a plan for the replacement of H.V.A.C. equipment in City Facilities. Each piece of equipment has a predictable life cycle, beyond which failure becomes imminent. All aging equipment will be replaced with the most energy-efficient option available on the market, resulting in direct and lasting cost savings. As of January 1, 2020, per EPA ruling, R22 refrigerant will be phased out completely, no new or imported R22 allowed in the US. Reclaimed refrigerant would still be available but at a very high cost. FM's plan moving forward is to concentrate our replacement efforts on equipment such as chillers and rooftop units which contain large amounts of R22. The refrigerant from these units as they are replaced will be recovered by our technicians and stored in our warehouse for future needs until our inventory of R22 units is depleted.
The balance for this project as of November 30, 2021, is \$434,695.
- 3) City and Schools Solar P.V. Program Proposed FY 23 – \$75,000

The City and Schools Solar PV Program consists of phased installation of solar photovoltaic (PV) panels on the roofs of various Charlottesville municipal and school facilities. This request for CIP funding is intended to make a steady investment in the City's commitment to environmental stewardship and "leading by example" with environmentally friendly and economically beneficial strategies and technology. This program decreases utility costs through on-site power generation. Unlike other facility-related capital programs, costs for solar equipment components been declining and advances in engineering designs have kept installation costs stable and should do so for the foreseeable future. There is ongoing evaluation of options to scale the deployment of solar PV and offset of energy consumption through a power purchase agreement. The balance for this project as of November 30, 2021, is \$571,976.

Public Safety and Justice

- 1) Bypass Fire Station Proposed FY 23 – \$1,206,976
Design of a new Station #1 located on the Rt. 250 By-pass began in 2019 with an adopted Conceptual Design that was completed in October 2020. The current project budget based on the design is \$5,917,885. In the early 2021, the Fire Department re-evaluated the adopted 2020 Conceptual Design and identified design concerns and requested going back to Preliminary Design to address these concerns. Three new concepts were presented in late June 2021. The Construction Cost estimates for the October 2020 adopted Conceptual Design and three concepts were re-calculated based on current escalation costs. The four estimates range from \$4,535,395 to \$4,797,423. The adopted 2020 Conceptual Design is now estimated at \$4,709,210, which is over 14% higher than just 9 months prior (\$4,114,435). In consideration of the cost escalation and to-be-selected concept, the current construction project deficit is approximately \$682,058 (including design, escalation to bid day, and construction contingency. In late 2020, the City's project team also learned that the project would require a new water main to complete a loop along the Rt. 250 By-pass corridor to receive the necessary water service, which was not included as part of the original project scope of work. This additional water main work is estimated to cost \$524,918, which includes design, escalation to bid day, and construction contingency. The sum of the construction cost deficit of \$682,058 and the \$594,918 cost of the new water main equate to the additional \$1,206,976 being requested for this project.
The balance for this project as of November 30, 2021, is \$5,244,511.

Transportation and Access

- 1) Sidewalk Repair and Improvements Proposed FY 23 – \$500,000
This project funds the repair of the City's existing sidewalks. Sidewalk repairs are necessary to keep existing infrastructure safe and hazard free and are necessary for completion of the pedestrian network which in turn, is needed to balance sound transportation alternatives. When the tripping hazards, gaps, and broken sidewalks are repaired it helps to minimize the liability of the City. This project also includes approximately \$200,000 - \$250,000 per year to provide for the repair, upgrade, and/or

replacement of existing A.D.A. ramps, primarily those ramps on streets scheduled for paving as required by ADA law.

The balance for this project as of November 30, 2021, is \$461,727. Current available balances in other sidewalk accounts also include New Sidewalks - \$785,830 and Citywide Sidewalks and Curbs - \$606,031 (see below).

- 2) S.I.A. Immediate Implementation Proposed FY 23 - \$200,000
This funding is intended to facilitate completion of projects outlined in the Strategic Investment Area Plan completed in December 2013. Examples of capital projects in the plan include 2nd Street improved streetscape, Pollocks Branch/greenway trail bridge, improved connectivity and walkability, and improvement to the Monticello Avenue bike/pedestrian streetscape.
For more information on this project please visit the following website: <https://www.charlottesville.gov/1150/Strategic-Investment-Area-SIA>
The balance for this project as of November 30,2021 is \$1,197,262.
- 3) Small Area Plans Proposed FY 23 - \$100,000
The Comprehensive Plan identified several specific areas of the city where planning and design issues or investment opportunities may warrant additional study through the development of specific small area plans in the coming years. The small area planning process is intended to examine areas anew and holistically, with the full engagement of the public, elected and appointed officials and planning professionals. The resulting small area plans will provide the basis for future planning, urban design, investment decisions, and possible changes to zoning and the future land use plan.
The balance for this project as of November 30,2021 is \$496,037.
- 4) Street Milling and Paving Proposed FY 23 – \$1,250,000
These funds will be used to repair street problems that occur during the year, such as potholes, and support additional street milling and paving projects that are a major part of maintaining the City’s aging infrastructure.
The balance for this project as of November 30,2021 is \$1,157,783.
- 5) Parking Structure Proposed FY 23 - \$1,317,000
These funds were originally budgeted to construct a parking structure downtown. The parking structure was included as part of the 2018 intergovernmental memorandum of agreement between the City and Albemarle County regarding expansion, renovation, and operation of a set of courts. At Council’s request, the plans to construct a parking garage have been halted but the City still has a contractual obligation related to parking that must be addressed. City and County staff have been discussing potential options, but no final decisions have been made at this point. These funds will now be used to address any potential expenses that may be required to address these obligations. Any funds not used or needed will be reported to Council and available to be reallocated for other projects.
The balance for this project as of November 30,2021 is \$2,869,993.
- 6) ADA Pedestrian Signal Upgrades Proposed FY 23 - \$240,000

These funds seek to comply with requirements of the federal Americans with Disabilities Act (ADA) to provide access to the sidewalk and street crossing network. A study of the city's signalized intersections conducted by Timmons Group in 2015 identified over \$1.1 million dollars in deficiencies related to pedestrian access - including curb ramp improvements and access to pedestrian pushbuttons. This project aims to increase ADA access at those intersections.

The balance for this project as of November 30,2021 is \$1,034,791.

- 7) Minor Bridge Repairs Proposed FY 23 – \$225,000
This project is the continuation of the required maintenance of the various bridges throughout the City. This request is for lump sum C.I.P. project money to rehab/maintain citywide bridge projects. Work may include repairs to substructure (generally includes parts underneath and out of sight) and superstructure (generally includes the deck, railings, and 'visible to motorists' parts) elements.
The balance for this project as of November 30, 2021, is \$1,991,319.
- 8) Citywide ADA Improvements – Sidewalks and Curbs Proposed FY 23 – \$200,000
These funds seek to comply with requirements of the federal Americans with Disabilities Act to provide access to the sidewalk and street crossing network. The following budget request aims to improve approx. 460 high priority deficient curb ramps in neighborhoods per the ADA Transition Plan (Adopted 2013) and seeks to fill in gaps (less than 200 feet) in the sidewalk network per the Bicycle and Pedestrian Master Plan (Adopted 2015). These funds can be used to leverage federal grants that will help us to achieve ADA compliance more quickly.
The balance for this project as of November 30,2021 is \$606,031. Current available balances in other sidewalk accounts also include New Sidewalks - \$785,830 and Sidewalk Repair and Improvements - \$461,727 (see above).
- 9) Traffic Signal Infrastructure Replacement Proposed FY 23 – \$500,000
There has been no historical programmatic funding for replacement of traffic signal hardware and electronic equipment used to direct vehicular and pedestrian traffic: e.g., mast arms, signal heads, electronic controllers, vehicle detection loops, conduit, wiring, uninterruptible power supplies, switches, and protected pedestrian crossing systems. Efforts have been made at modernization of some components to leverage technological advances, but items have simply aged beyond their expected useful lives. Per a survey conducted in 2017, the estimated replacement value of all existing traffic signal equipment is more than \$10 million. The estimated replacement value of those items surveyed with a condition rating of Fair (but aging), Poor or technologically Obsolete) is ~\$2.6 million (assuming stable funding, adjusted for inflation).
The balance for this project as of November 30, 2021, is \$428,000.
- 10) Market Street Garage Concrete Structural Repairs Proposed FY 23 – \$683,000
The Market Street Parking Garage is four and a half (4.5) levels (one at-grade and three and a half elevated) and consists of a cast-in-place post tensioned concrete structural system. The facility was constructed in 1973 and provides 473 total parking spaces for employees and visitors to downtown. All four sides of the building are clad in a slatted

precast façade and masonry brick, allowing for natural light and ventilation. This facility is a critical component to the overall success of downtown and the Mall. Kimley-Horn, the original design engineer of the facility, recently performed a limited condition assessment of the deck's readily accessible and visible elements which are categorized as: Structural, Waterproofing, Operational, Systems, and Aesthetic. In general, the condition assessment identified conditions common among parking structures of similar age and construction type in this region. No immediate life-safety issues were observed. Overall, the parking deck appeared to be performing well but does have some deficiencies that need to be addressed to prevent further deterioration. This resulted in an overall performance rating of *Fair*. The details of these findings are discussed further in the main body of the report. Findings were broken into 3 categories:

PRIORITY 1 - deficient items have a more immediate impact to the functionality of the building systems and are recommended to be addressed within one to two years. Included are also items observed that may present a life-safety concerns.

PRIORITY 2 - deficient items are intended to assist in protecting the building from further deficiencies and are recommended to be addressed within two to three years.

PRIORITY 3 - deficient items are existing deficiencies that do not appear to prevent the systems from functioning now, but that could impact the systems if not addressed in the future.

Work recommended in this FY 2023 submission represent the **Priority 1** project elements. Priority 2 and 3 works will be contemplated in separate, subsequent submissions. Structural/waterproofing maintenance projects, similar to the work contemplated for this project, are necessary for such a facility and have occurred on the Market Street Parking Garage on, generally, a 5-year cycle since 2001, and perhaps earlier. This trend is expected to continue. And, as the facility continues to age, the scope, cost, and frequency of such work will likely continue to increase.

Parks and Recreation

- 1) McIntire Park Drainage Corrections Proposed FY 23 – \$350,000
Several problematic drainage conditions have deteriorated to a degree that Norfolk Southern, the Railway Company whose corridor is directly east of the playing fields, notified the Virginia Department of Environmental Quality (DEQ) and recommended that corrective actions be undertaken to repair an eroding railroad embankment. As recently as January 2020 the Rivanna Water and Sewer Authority made some repairs in the vicinity. It was during these repairs that it came to light that the erosive runoff was generated from the Little League complex, specifically an inlet and pipe which were installed by the league and daylighted into the embankment.

- 2) Key Recreation Slate Roof Replacement Proposed FY 23 – \$42,000
Key Rec Center serves as a contributing structure to the Charlottesville Downtown architectural fabric. It houses a public Recreation Center and operations for the Downtown Ting Pavilion. Key Rec Center utilizes a compilation of slate and flat membrane roofing systems totaling just over 10,000sf. A 2018 roofing assessment performed by Grimm & Parker Architects (attached) indicated that the slate portion of the roof (the bulk of this roof) is in poor condition and should be replaced within 5 years (CY

2023). This project contemplates replacement only of the slate portion of the roof. A 2013 project was undertaken to extend the service life of the slate roof. And it did. However, the roof assessment team estimated in 2018 that, at that time, there were several hundred slate shingles which require replacement. Things have not improved since then. Some slate is now becoming dislodged and may present hazardous conditions. The existing slate roof area of the building is now experiencing some leaking conditions which may hamper Parks & Rec programming and service delivery. An additional \$486,000 is programmed for FY24 to fully fund the cost of the replacement.

Housing Projects

- 3) Public Housing Redevelopment Proposed FY 23 – \$3,000,000
This project sets aside funding for the future redevelopment of the public housing sites. This funding is the fourth year of an original City projected commitment of \$15 million for the redevelopment of the public housing sites. An additional \$3M is included here for FY 27 which would bring the total commitment to \$21 million.
The balance for this project as of November 30,2021 is \$3,301,134.

Non-bondable Projects

Total non-bondable project expenditures for the FY 2022 are **\$7,118,440** and broken down as follows:

Education

- 1) Schools Small Capital Improvements Proposed FY 23 – \$200,000
This sum is to cover some of the small capital improvement projects within the various City Schools which includes a wide range of maintenance and improvement projects. All individual projects funded via this account are fully vetted and prioritized by the Charlottesville City Schools Administration and the individual school principals. This expenditure item is offset by a corresponding dedicated revenue from the Schools.
The balance for this project as of November 30,2021 is \$3,017,083.

Economic Development

- 1) Economic Development Strategic Initiatives Proposed FY 23 – \$150,000
The City has a history of funding a strategic investments fund so that a ready source of funds is available when unique opportunities arise. The strategic initiative funds are critical to the economic development efforts of the City. These efforts include marketing, business retention, small business support, incubator support, sponsorship of job fairs and workforce development. These funds are also used to assist in long term strategic improvements, to grow and expand the tax base, as well as allowing the City to respond quickly to take advantage of a variety of strategic opportunities.
The balance for this project as of November 30,2021 is \$1,540,498

Facilities Capital Projects

- 1) HVAC Contingency Fund – City Facilities Proposed FY 23 – \$25,000
In the event of a critical HVAC/Electrical equipment loss, funding over and above current expenditures would be needed due to aging mechanical infrastructure. This account will establish a level annual funding amount that will accumulate over time so that in the event of a critical failure, funds would be available to address costs that would be needed to stabilize and allow HVAC and electrical systems to continue working properly.

- 2) HVAC Contingency Fund – School Facilities Proposed FY 23 – \$25,000
In the event of a critical HVAC/Electrical equipment loss, funding over and above current expenditures would be needed due to aging mechanical infrastructure. This account will establish a level annual funding amount that will accumulate over time so that in the event of a critical failure, funds would be available to address costs that would be needed to stabilize and allow HVAC and electrical systems to continue working properly.

Public Safety and Justice

- 1) Police Mobile Data Terminals Proposed FY 23 – \$45,000
Mobile data terminals will provide necessary and proper communication and safety equipment to officers while in the field. These devices allow officers to communicate with a central dispatch office, display mappings, CAD drawings, diagrams, review the criminal history of a suspect, print reports and citations and access safety information. Funds were allocated as part of the CIP to replace most of the inventory because they were outdated. This account will establish a level annual funding amount that will accumulate over time so that funds will be available as the radios reach the end of their useful life.
The balance for this project as of November 30,2021 is \$69,514

- 2) Police Portable Radio Replacement Proposed FY 23 – \$45,000
All City radios were required to be replaced in FY 20 to be compatible with the new regional 800Mhz radio system. The citywide the cost to replace all the radios is substantial. This account will establish a level annual funding amount that will accumulate over time so that funds will be available as the radios reach the end of their useful life.

- 3) Fire Portable Radio Replacement Proposed FY 23 – \$45,000
All City radios were required to be replaced in FY 20 to be compatible with the new regional 800Mhz radio system. The citywide the cost to replace all the radios is substantial. This account will establish a level annual funding amount that will

accumulate over time so that funds will be available as the radios reach the end of their useful life.

- 4) Sheriff Portable Radio Replacement Proposed FY 23 – \$18,800
All City radios were required to be replaced in FY 20 to be compatible with the new regional 800Mhz radio system. The citywide the cost to replace all the radios is substantial. This account will establish a level annual funding amount that will accumulate over time so that funds will be available as the radios reach the end of their useful life.

Transportation and Access

- 1) State Bridge and Highway Inspections Proposed FY 23 – \$60,000
This project is the continuation of the required State inspections of the various bridges throughout the City. VDOT requires bridge inspection reports on numerous structures be submitted annually. In addition to bridges, box culverts and overhead signs must also be inspected.
The balance for this project as of November 30, 2021, is \$295,417.
- 2) CAT Transit Bus Replacement Proposed FY 23 – \$139,510
The matching funds are to leverage Federal and State capital grant funding for bus purchases. For cost projections it is assumed that the federal share is 80 percent, the state share is 16 percent, and the City share is 4 percent.
The balance for this project as of November 30, 2021, is \$740,927.
- 3) Intelligent Transportation System Proposed FY 23 – \$150,000
The Intelligent Transportation System (I.T.S.) is comprised of traffic signal related hardware and software that communicates and coordinates with traffic signals citywide from the Traffic Operations Command Center. The system is also comprised of three weather stations related to street surface conditions during weather emergencies, and four (4) variable message boards located on major city entrances. Coordinated signal corridors controlled from the Control Center include Emmet Street, Main Street, Avon Street, Preston Avenue, and Ridge/5th. The project funds maintenance and upgrades of the system, including field and command center hardware and software, as well as on-going costs for utilities such as phone lines.
The balance for this project as of November 30, 2021, is \$180,559.
- 4) City Wide Traffic Engineering Improvements Proposed FY 23 – \$100,000
The request is for lump sum CIP project money to address various traffic engineering issues as they arise. Projects would include traffic control enhancements, reconfiguring intersections, retiming, and coordinating traffic signals, addressing parking concerns, mitigating traffic safety problems, and other creative retrofitting to existing traffic operations in lieu of building new roads. Potential projects are coordinated with other state and federal agencies as well as other city departments.
The balance for this project as of November 30, 2021, is \$282,0111.

- 5) Neighborhood Transportation Improvements Proposed FY 23 – \$50,000
 The proposed Neighborhood Transportation Improvements CIP budget request seeks to implement larger neighborhood improvements that would consume 50% or more of the annual Traffic Engineer's Traffic Improvements fund. Neighborhood Associations advocate for neighbors' requests to address certain corridors or intersections that impact a significant portion of their community. They generally address connectivity and safety issues within the transportation network. Neighborhood transportation improvements for projects such as JPA between Stribling and Cleveland, design, and construction of improvements on Forrest Hills, permanent implementation of the improvements along Locust Avenue, design, and construction of improvements along old Ridge Street. The balance for this project as of November 30, 2021, is \$251,540.
- 6) Bicycle Infrastructure Proposed FY 23 – \$137,000
 This project implements the Bicycle and Pedestrian Master Plan, which addresses various bicycle access and safety issues on City streets, as well as other related bicycle infrastructure issues. Potential projects will be vetted through the Bicycle and Pedestrian Safety Committee as well as at Traffic Meetings to include N.D.S., police, fire, parks/trails planner, and public works. Projects would include re-stripping pavements, reconfiguring intersections, additional bicycle. For more information on plans for these project funds please visit: <https://www.charlottesville.gov/559/Biking-Walking>
 The balance for this project as of November 30, 2021, is \$636,976.
- 7) Right of Way (ROW) Appurtenance Proposed FY 23 – \$25,000
 The funds represent a flexible lump sum account to address unfunded needs for the repair and replacement of ROW appurtenances, such as guard rail, handrails, and other safety and security features.
 The balance for this project as of November 30, 2021, is \$141,178.
- 8) Traffic Sign Retro Reflective Compliance Proposed FY 23 – \$75,000
 A large portion of Right-of-Way signage in the City is out of compliance with FHWA regulations regarding retro-reflectivity. There are approximately 12,000 to 15,000 street signs City wide. Bringing all those signs into compliance will take approximately 3.5 years to complete. This funding represents the second of 3.5 years of funding necessary to achieve compliance.
 The balance for this project as of November 30, 2021, is \$151,064.
- 9) ADA Ramp Corrections Proposed FY 23 – \$134,930
 These funds seek to comply with requirements of the federal Americans with Disabilities Act to provide access to the sidewalk and street crossing network. The following budget request aims to improve high priority deficient curb ramps in neighborhoods.
 The balance for this project as of November 30, 2021, is \$131,000.
- 10) Historic District and Entrance Corridor Design Guidelines Proposed FY 23 – \$50,000
 These guidelines serve to inform and facilitate development activity consistent with the City's adopted preservation and design policies in the City's designated Historic Districts

and Entrance Corridors. There are code requirements for review and update of the guidelines that need to occur in regular increments. A comprehensive review is needed, and these funds will be used to fund the use of a consultant to help complete the review and update. These updates are particularly pertinent at this time so that the guidelines can be aligned with the City's new Comprehensive Plan and Zoning Ordinance.

Parks and Recreation

- 1) Parks and Recreation Lump Sum Account Proposed FY 23 – \$300,000
This sum is the yearly appropriation to Parks and Recreation for their capital program. The account is needed to provide Parks and Recreation with the ability to accomplish the most urgent and/or important community needs. Project types include health/safety, facility asset preservation, code compliance (building & fire codes, and ADA), and scheduled/periodic maintenance and deferred maintenance and replacement. Some of the items proposed to be covered by this appropriation include basketball/tennis court maintenance/resurfacing (e.g. CHS Tennis Courts), drainage issues at the McIntire Skate Park and Forest Hills Park, replacement of spray ground features at Forest Hills and Greenleaf Park.
As of November 30, 2021, the balance for this project is \$394,702. These funds will be used to re-plaster the Onesty Family and Aquatic Center pool tub with a combination of white coat in the lap pool and the circulation pool area. Remove existing pool coping, caulking, repaint existing play structures and repaint Zero depth area. Bids are expected in December to start the project in the New Year and be ready by mid-April for the summer pool season.
- 2) Parks and Schools Playground Renovations Proposed FY 23 – \$112,000
The Parks and Recreation Department maintains forty-five (45) playgrounds across the City. This project includes the replacement of the City Parks playground equipment and of playground equipment at Charlottesville City School Parks, to ensure user safety and comply with current codes. This project will provide improved safety for the residents who use playgrounds daily.
The balance for this project as of November 30, 2021, is \$357,956. The funds will be used for the following replacement playgrounds: Meade Park, Belmont Park, and Venable School Playground.
- 3) Urban Tree Planting Proposed FY 23 – \$75,000
The protection of the Urban Tree Canopy has a direct affect upon air quality, stormwater management and quality of life for City residents and is a highly held value among residents of the City. These funds will also be used for the procurement of replacement trees and the planting of new trees in areas of where invasive species are prevalent and along riparian buffers to enhance water quality and stormwater management strategies.
The balance for this project as of November 30, 2021, is \$75,000.
- 4) Parkland and Trails Acquisition and Development Proposed FY 23 – \$125,000

These funds will be used to pursue land acquisition opportunities to preserve open space, protect natural resources and improve riparian buffers and provide future trail connections. This will also provide funding for the development of the City's trails and greenways. Green infrastructure and open space conservation are often the cheapest way to safeguard drinking water, clean the air and achieve other environmental goals. Trails and urban connector paths are also highly desired by residents and visitors alike.

The balance for this project as of November 30, 2021, is \$311,347. These funds will be used for the matching funds for a VDOT grant for Meadow Creek trail, land acquisition at west McIntire Park for the 250 Bypass Trail, construction management services for Rugby Avenue Trail and Washington Park Ramp projects and possibly a land acquisition on the Rivanna River for trail expansion. The \$125,000 next year allocation is earmarked to cover the remaining match for the VDOT grant.

5) Downtown Mall Infrastructure Repairs Proposed FY 23 – \$78,000

This account creates a funding source for major repair and maintenance initiatives on the mall, activity which currently does not have regular funding from any other sources. Examples of work would include runnel repair or renovation, crossing repairs, repairs to section from Omni to Water Street, reworking/repairing larger fields of pavers that have failed or are failing, light relocation or replacement, upgrading electrical systems to include more efficient lighting fixtures, banner and flag bracket replacement and repairs, twice a year cleaning and sanding and similar activities. A transfer from the General Fund of the revenues collected from the vendor and cafe fees paid annually to the City by merchants on the Mall is used to offset the cost of this project.

The balance for this project as of November 30, 2021, is \$267,180. This balance is subject to change based on actual collections of café fees.

6) Parks and Recreation Comprehensive Master Plan Proposed FY 23 – \$150,000

A Park's Comprehensive Master Plan identifies a series of recommendations that will guide decision making and investments over a 10-year span. Charlottesville Parks and Recreation needs its first Comprehensive Master Plan written to best serve the citizens for the next decade. The department does possess some Site Master Plans and follows the City's Strategic Plan and a few other guiding/supporting documents. However, the department has never had the overarching Master Plan that looks at City's entire Parks and Recreation needs. As a result, some planning decisions have been made using a narrower scope which has caused for deficiencies in parks facilities, services, and programs. A professional, impartial, planning firm will be contracted. The Comprehensive Master Plan will be developed through a community-driven process. It will support the Mission, Vision and Values of the Charlottesville Parks and Recreation Department and provides specific action items and key steps necessary to meet the community's parks and recreation needs. The firm will involve the city staff, stakeholders, and community in different stages of opportunity analysis and needs assessment. Using the input, they will develop and communicate different strategies with priorities in mind. This process will conclude with a final draft of the department's first guiding planning tool. This plan will be the link for which all site master plan's will be created and implemented.

- 7) Oakwood Cemetery Drainage and Road Issues Proposed FY 23 – \$47,500
 Long-term drainage issues have compromised 12-15 grave sites at Oakwood Cemetery. Numerous complaints from family members of the deceased and many visual inspections have caused the immediate need toward a sustainable solution. Professional assessments agree that underground springs and indirect water sources have been flooding an area of the cemetery and has caused graves and headstones to significantly sink into the ground. Public Works has developed a plan for correction with an additional drain system directly in the damaged area. If the work can be done very soon, further damage to the grave sites can be minimized. The remedy would also not involve moving any graves. Secondly, paving of the road above the cemetery is needed. This road is continually eroding and causing problems throughout the cemetery. The road is needed for access to surrounding neighbors. However, this gravel surface is not sustainable and Public Works recommends paving the 400 liner feet of roadway.
- 8) Hazard and Liability Ash Tree Removal Proposed FY 23 – \$50,000
 To better address invasive species which, damage our native forests and tree species, these funds will be used to help offset expenses for removal of damaged trees because of the invasive emerald ash borer. This funding will also help preserve 31 of Charlottesville's best ash trees from emerald ash borer. The new influx of dead City trees left by emerald ash borer where they pose a risk to public safety will inevitably need to be removed at the City's expense. To maintain other levels of service and public safety regarding city-wide tree care, it is advised to offset ash removal costs with CIP funding. Removal of these dead and dying trees will be critical to public safety and improve the aesthetics and health of our urban forest.
- 9) City/County – Ivy Creek Preservation Study Proposed FY 23 – \$66,000
 Funding is requested for the Ivy Creek Preservation Project which will involve two studies (Level 1 Study: Farmhouse Complex buildings and the historic landscape and Level 2 in FY 27 for a total of \$158,400. The City and Albemarle County will share the cost of the study. These funds represent the City's share of the total cost.
- 10) City/County – Darden Towe Ash Trees Proposed FY 23 – \$26,500
 Funding is requested for landscaping of 125 trees for Darden Towe Park main parking lot to replace diseased /hazard ash trees that were removed in 2020. The City and Albemarle County will share the cost of the study. These funds represent the City's share of the total cost.

Technology Infrastructure

- 1) Communications Technology Account/
Public Access Television Proposed FY 23 – \$40,000
 This funding will allow the City to continue upgrading and improving its cable network services and programming to the citizens by providing technology equipment and maintenance of that equipment to the Public Access Offices providing technology and equipment to Channel 10 located in City Hall. This funding is tied to the P.E.G. Fee Revenue.

The balance for this project as of November 30, 2021, is \$91,591.

- 2) City Wide IT Strategic Infrastructure Proposed FY 23 – \$250,000
Information Technology systems and software needs have grown from sporadic workgroup and departmental specific functions to integrated organization-wide technology platforms for analysis and decision-making. These important technology investments need to be reviewed outside of department specific needs, in a holistic and comprehensive manner, that considers the strategic direction and overall business needs of the City as whole. This project would establish a separate funding stream for City wide strategic technology needs. The projects funded by the Citywide IT Strategic Infrastructure account would support enhancement needs, such as the expansion of resources and emerging technologies, and projects/systems that would improve efficiency and effectiveness of our services and employees.
The balance for this project as of November 30, 2021, is \$417,367.

Housing Projects

- 1) Charlottesville Affordable Housing Fund (CAHF) Proposed FY 23 – \$925,000
The primary focus of CAHF is to accomplish the goal adopted by Council in February 2010 (as contained in the 2025 Goals for Affordable Housing report) to grow the supported affordable housing stock to 15% of overall housing stock by 2025. CAHF funds are specifically targeted toward assisting with creation of new supported affordable housing opportunities for persons/households of low to moderate-income levels or preserving existing supported affordable units. For more information on this project please visit the following website: <https://www.charlottesville.gov/679/Charlottesville-Affordable-Housing-Fund>
- 2) Supplemental Rental Assistance Proposed FY 23 – \$900,000
These funds continue the City’s support for the Charlottesville Supplemental Rental Assistance Program, or C.S.R.A.P., which provides monthly tenant-based rental assistance for Extremely Low-Income households.
The balance for this project as of November 30, 2021, is \$217,500.
- 3) Friendship Court Redevelopment Proposed FY 23 – \$2,500,000
This funding is for the redevelopment of Friendship Court which will construct 450 new residential units in addition to an early childhood center and other commercial spaces that will serve the community. The four phases of redevelopment will create an equitable income mix of tiered affordability, including the necessary replacement of the existing 150 project-based Section 8 homes at Friendship Court and the creation of approximately 300 additional affordable units for low- and very-low-income households (30-80% AMI). In FY 20 the City included \$4,005,159 in the CIP for Phase I. Due to COVID, additional funding originally planned for FY21 was deferred to FY 22. The FY 22 budget includes 394,841 to fund the balance of the full Phase I request, \$2,000,000 for infrastructure improvements and \$750,000 is included to fund a portion of Phase II. FY 23 budget includes \$2,500,000 to fund the remaining funds needed for Phase II.

**FY 2023-2027 Capital Improvement Program Unfunded List
In Order of Amount Unfunded**

Project Title	Requested FY23	Requested FY24	Requested FY25	Requested FY26	Requested FY27	5 Year Total	Notes/Comments
West Main Streetscape Improvements	35,200,000	-	-			35,200,000	Represents \$18.25M previously authorized and unfunded in FY23 budget to be reallocated to the school reconfiguration projects and the amount of additional funding that was anticipated to be needed for later phases.
Land Acquisition	15,000,000	5,000,000	5,000,000			25,000,000	
Jefferson-Madison Regional Library Renovation	13,080,638	-	-			13,080,638	
Energy Savings Performance Contract	5,000,000					5,000,000	potential annual payback of \$333k
Dairy Road over Route 250 Bridge Replacement	750,000	2,000,000	2,000,000			4,750,000	Awarded SGR funding \$7,210,664. City Appropriation request next
Revenue Sharing Grant Match Funds	2,650,000	1,000,000	1,000,000			4,650,000	FY27 Request represents money required for a match for 2029 funding/award, applied for in FY24. Projects TBD.
City Schools Priority Improvement Projects	-	-	1,250,000	1,250,000	1,250,000	3,750,000	Requested to ensure all remaining elementary schools are addressed in the Modernization Program.
Tonsler Park Master Plan Implementation	3,500,000	-	-			3,500,000	\$1.8M in funding is currently available. Design to start soon. Planning on starting construction in FY'22.
Stribling Avenue Sidewalk	500,000	1,150,000	1,150,000			2,800,000	Development Request. Does not meet City prioritization for recommended sidewalk project.
Housing Rehabilitation	1,000,000	500,000	500,000	500,000		2,500,000	
CHS Roof Replacement	2,300,000					2,300,000	Represents additional funding for an alternate scope of work beyond what is already included in the CIP
Street Milling and Paving	500,000	500,000	500,000	500,000		2,000,000	Represents the difference between amount requested and amount proposed in CIP.
Undergrounding Overhead Private Utilities	2,000,000					2,000,000	
PHA - Gap Funding for MACAA Apartments	1,980,000					1,980,000	
PHA - Gap Funding for Park Street Christian Church/Hinton Avenue United Methodist Church Apartments	1,950,000					1,950,000	Request postponed until the 2023 LIHTC application
Meadowcreek Valley Master Plan Implementation	1,250,000	-	-			1,250,000	\$600,000 needed to install stone dust trail at end of Michie Drive and stow mall bridges and to restore funding moved front VDOT grant for large bridge near north end
New Sidewalks	600,000	300,000	300,000			1,200,000	Represents the difference between amount requested and amount proposed in CIP.
Crow Recreation ADA Compliance	1,000,000	-	-			1,000,000	Some items have been brought to compliance, but the facility is not within total compliance..

**FY 2023-2027 Capital Improvement Program Unfunded List
In Order of Amount Unfunded**

Project Title	Requested FY23	Requested FY24	Requested FY25	Requested FY26	Requested FY27	5 Year Total	Notes/Comments
Meadow Creek Trail Connection from Michie to Greenbrier	750,000					750,000	Total project \$2.55M with \$1.8M in federal funds available
Virginia Supportive Housing - Permanent Supportive Housing Project	500,000	250,000	-	-		750,000	
Onesty Youth Aquatic Play Features Replacement	712,000	-	-	-		712,000	
Key Rec Center Restroom/Locker Room Renovations	600,000	-	-	-		600,000	
LED Streetlight Conversion	50,000	275,000	275,000			600,000	
Forest Hills Spray Pad Shade Structure	540,000	-	-	-		540,000	
McIntire Park Master Plan Implementation	500,000	-				500,000	
Meadowcreek Golf Course Cart Trail Paving	500,000	-	-	-		500,000	
Citywide ADA Improvements - Sidewalks & Curbs	230,512	124,729	131,225			486,466	Represents the difference between amount requested and amount proposed in CIP.
Avon Salt Barn	478,791					478,791	Project was previously partially funded but needs to be investigated further for possible change in scope.
Yorktown Drive Sidewalk	456,500	-	-			456,500	This is from Neighborhood Request. Does not meet City prioritization for recommended sidewalk project.
Bicycle Infrastructure	400,000	-	-			400,000	
Parks and Recreation Lump Sum	400,000	-	-	-		400,000	
Schools Small Cap Improvements	100,000	100,000	100,000	100,000		400,000	Advise returning this program to full funding, considering the amount of work that will be generated by current challenges to school infrastructure.
Park Trails and Land Acquisitions	125,000	125,000	125,000	-		375,000	
Downtown Mall Infrastructure Repairs	144,000	72,000	72,000	72,000		360,000	
Sprayground Surface Renovations	354,000	-	-	-		354,000	
Automation and Processing fo AP Invoices	46,690	244,001	25,133			315,824	
Fire Bunker Gear (PPE) Replacement	-	-	300,000	-		300,000	Pulled the 300,000 from FY24 and moved it to FY25 to better align with the first needed bulk replacement of ~100 sets of firefighter turnout gear. These funds presently reside in the operational budget. The goals over time has been to replace 20 sets per year x 5 years to get 100 sets (for the first set of gear), and the same process over the next 5 years (for the second set of gear). Moving to a CIP allotment on a five year interval will allow for the identified/specified amount of funds to replace half of the sets every five years.

**FY 2023-2027 Capital Improvement Program Unfunded List
In Order of Amount Unfunded**

Project Title	Requested FY23	Requested FY24	Requested FY25	Requested FY26	Requested FY27	5 Year Total	Notes/Comments
Fire Self-Contained Breathing Apparatus (SCBA) Replacement					300,000	300,000	Pulled the FY 25/26 allocation and added one single \$300,000 allocation for FY27. Prior to the last replacement the FD recieved a regional grant with the county to replace all SCBA. To date there hasn't been a recurring CIP allotment for these scheduled replacements - they have relied on one-time allocations or grants in recent years. Applying the funds into the CIP marches out/plots out the replacement on a known schedule with funding specified/allocated for the recurring needs.
Green Infrastructure Opportunities	150,000	75,000	75,000	-		300,000	
Park Lighting Replacements	150,000	75,000	75,000	-		300,000	Still recommended by CPD for improving security at the parks.
Washington Park Pool Shade Structure Replacement	250,000	-	-			250,000	
Bridge Inspections	242,274	-	-			242,274	
Blight and Code Enforcement Fund	150,000	-	50,000	-		200,000	There is a list of properties in need of extensive repair as well as emergency situations which lead to inhabitable sites with out the repair. Note that these funds are recoverable.
Meadowcreek Golf Course Bunker Renovations	200,000	-	-	-		200,000	
SIA Implementation	100,000	50,000	50,000			200,000	
Parks and Recreation Facility Security Upgrades 7 Enhancements	190,000	-	-			190,000	
Parkland Acquisition Underserved Areas	80,000	100,000				180,000	Cedar Hill and Angus Road
Fontaine Avenue Fire Station Alerting System					175,000	175,000	
Historic Preservation Program - Historic Surveys	50,000	50,000		50,000		150,000	Matching funds from Dept. Of Historic Resources could be sought through application process. We have a number of districts awaiting survey and need funding to keep the program going. Please note that \$50K in the current account was allocated by the city for a study of the downtown mall and can not be used for surveys
Meadowcreek Golf Course Parking Lot Light Installation	150,000	-	-			150,000	
Meadowcreek Golf Course Tee Box Leveling	150,000	-	-			150,000	
Preston Corridor Study - leverage funding for Preston-Grady Intersections	150,000					150,000	
Land Acquisition - CAT Park-n-Ride Hub 29N		145,685				145,685	4% match to leverage approximately \$3.6M in federal and state funding.

**FY 2023-2027 Capital Improvement Program Unfunded List
In Order of Amount Unfunded**

Project Title	Requested FY23	Requested FY24	Requested FY25	Requested FY26	Requested FY27	5 Year Total	<u>Notes/Comments</u>
Forest Health Improvement Initiative	100,000	-	-			100,000	Critically needed for ongoing treatment and removal of infected Ash trees in the City.
Safe Routes to School - Prioritize projects, schematic designs and cost estimates	100,000					100,000	
Skatepark Lighting	85,000	-	-			85,000	The original project scope called for LED light fixtures and an initial cost estimate of \$300,000. Staff has fundraised a total of \$215,000 (which includes several grants) and would need to request \$85,000 to fund this project.
Citywide Tree Planting	25,000	25,000	25,000			75,000	Represents additional funding beyond what is already included in the CIP
Total for all Requests	97,470,405	12,161,415	13,003,358	2,472,000	1,725,000	126,832,178	

Summary of CIP New Requests FY 2023 Budget Development

New Requests Added to Proposed CIP Draft

<u>Department</u>	<u>Description</u>	<u>Amount Requested</u>	<u>Amount Included in CIP Draft</u>
Parks and Rec	McIntire Park Drainage Issue	\$ 350,000	\$ 350,000
Parks and Rec	Key Recreation Center Slate Roof Replacement	\$ 528,000	\$ 528,000
Parks and Rec	Parks and Recreation Comprehensive Master Plan	\$ 150,000	\$ 150,000
Parks and Rec	Oakwood Cemetery Drainage and Road Issues	\$ 45,700	\$ 45,700
Parks and Rec	City/County - Ivy Creek Preservation Project Study. City Share - \$66k request in FY 23 and \$92,400 in FY 27.	\$ 158,400	\$ 158,400
Parks and Rec	City/County - Darden Towe Park - replace 125 diseased/hazard Ash trees in parking lot	\$ 26,741	\$ 26,500
Fire	Bypass Fire Station - Add'l Funding	\$ 1,206,976	\$ 1,206,976
NDS	Review of design guidelines for Historic District and Entrance Co	\$ 50,000	\$ 50,000
PW - Facilities Maintenance	HVAC Contingency Fund - to establish a contingency for emergencies	\$ 250,000	\$ 50,000
PW - Facilities Development	Market Street Parking Garage Concrete Structural Repairs	\$ 683,000	\$ 683,000
Parks and Rec	Hazard and Liability Ash Tree Removal - \$105k/yr, \$525k five year total	\$ 105,000	\$ 50,000
Total		\$ 3,553,817	\$ 3,298,576

New Requests Added to the Unfunded List

<u>Department</u>	<u>Description</u>	<u>Amount Requested</u>
Parks and Rec	Meadowcreek Trail Connection from Michie Drive to Greenbrier Elementary - Total project \$2.55M with \$1.8M Federal Funds	\$ 750,000
Parks and Rec	Land Acquisition of Parkland Underserved Areas - \$180k requested - \$80k in FY23 land and \$100k in FY24 Playground Equip - Cedar Hill and Angus Road	\$ 180,000
Fire	Fontaine Ave Fire Station - Alerting System	\$ 175,000
CAT	Land Acquisition - Transit Park-n-Ride Hub - Transit Hub Park-n-Ride - Route 29 - \$3,642,135 total cost largely funded by state and federal funds with an estimated 4% local match	\$ 145,685
PW - Engineering	Safe Routes to School - funding 80% grant match to prioritize projects, schematic designs and cost estimates	\$ 100,000
PW - Engineering	Preston Corridor Study - to leverage Smart Scale funding for Preston-Grady Intersections (\$7.7M) which would be available in FY26	\$ 150,000
PW - Engineering	Undergrounding Overhead Private Utilities - these funds would be used to help leverage State funding for larger transportation projects. Undergrounding is typically viewed as a betterment and can not be covered using the State funding.	\$ 2,000,000
PW - Environmental	Energy Savings Performance Contract - \$5M investment requested in FY23 with an annual payoff of \$333,333.	\$ 5,000,000
PW - Environmental	LED Streetlight Conversion - \$600k total (\$50k in FY23, \$275k in FY24, \$275k in FY25). Streetlight conversion is identified as the primary strategy for lighting in the Climate Action Plan.	\$ 50,000
PW - Facilities Development	Avon Salt Barn - Add'l funding to cover new project budget	\$ 478,791
PW - Facilities Development	CHS Roof Replacement - Add'l Funds requested - change in scope - Facilities Development recommends pursuing the alternative scope originally presented - a complete reroof valued at \$3.5M. This roof would have a life span of up to 30 years versus 10 -15 year life under original scope, and would allow for installation of a larger solar PV system that would not have to be removed in ten years' time (when the lesser cost approach will require additional roof work).	\$ 2,300,000
	PHA - Gap Funding for MACAA Apartments	\$ 1,980,000
	PHA - Gap Funding for Park Street Christian Church/Hinton Avenue United Methodist Church Apartments	\$ 1,950,000
Total		\$ 22,367,110

**Summary of CIP New Requests
FY 2023 Budget Development**

OTHER - New Requests for the Future

		Amount
<u>Department</u>	<u>Description</u>	<u>Requested</u>
Fire	Cardiac Monitors	\$ 200,000
Fire	Anticipated FD or Public Safety Training Center Location	TBD
PW- Facilities Development	Buford Roof Replacement - FY26 - if reconfiguration does not move forward	\$ 1,200,000
PW- Facilities Development	Burnley Moran Roof	\$ 1,100,000
PW- Facilities Development	City Hall Complex Building Envelope Maintenance	\$ 500,000
PW- Facilities Development	General District Court Furniture Fixtures & Equipment - FY26	\$ 202,000

CIP Draft Questions and Responses – Revised to include additional questions since November 23rd

1. Should we expect to receive the typical pre-CIP-hearing summary with a paragraph and fund balance on each line item? (For example, see last year's [CIP hearing agenda](#).)

This will be provided as part of the materials for the public hearing in December.

2. In particular, I'd like to better understand the \$1.317m in this draft CIP for the Guadalajara Parking Structure, bringing it to a total funding of \$4.317 million (of which an amount in the mid-six figures has been expended on studies, as I understand it). Presumably that's not enough to build a garage, and there's no funding in out-years, so what's happening here? Additionally, there appear to be bond issuances in FY 24/25 totaling \$5 million called "Parking Structure" with no accompanying expenditures?

Parking Structure	1,000,000	1,317,000
Bond Previously Authorized - Parking Structure	0	4,455,000

The City still has contractual obligations to Albemarle County with respect to parking and the Courts project. The FY22 Adopted CIP plan provided for \$7M in funding in FY23 for the parking deck. The current FY23 draft, re-allocates \$5M of that funding to help get the Schools Reconfiguration project funded at \$75M. The remaining \$2M was split leaving \$1.317 million to help address the contractual obligations with the County and funds \$638k for the structural work needed in the Market Street Garage. Should the funding currently allocated for the Courts parking obligation be more than what is necessary, it would be staff's recommendation that those remaining funds be made available for Council to re-allocate for other CIP needs.

3. Also, I'd like to hear more about why the \$683k Market Street Garage Structural Repairs item isn't accompanied by a corresponding revenue item from the Parking Enterprise Fund. If garage revenue diverted to that "self-sustaining parking" fund isn't paying for its own facilities' upkeep, what exactly is it for?

The idea of a "self-sustaining parking" fund has been the discussion and the goal from the beginning of the creation of the Parking Fund. However, largely due to COVID, the fund balance in the Parking Fund has been reduced to approximately \$640k at the end of FY21. The majority of the net parking revenues have continued to be returned to the General Fund each year. There was a plan in place to gradually decrease the parking revenue going to the General fund down to zero but with the impacts of COVID that has not occurred. Additionally, structural repairs will be needed for the Water Street parking garage in the near future and the Parking Enterprise would be the source for those expenses.

4. An understanding of the new requests? whether they can be pushed back

The items in red (some of which were new requests this year) were added to the CIP based on staff's assessment of the need relative to contractual obligations, legal mandates, and/or the presence of a health and safety issue. Each addition resulted in reductions from other projects.

5. Whether this fits the affordable housing plan Council just approved

Although, the CIP is not the sole source of funding for the affordable housing plan, this is more of a policy question that both the Planning Commission and Council should consider as part the recommendation and approval process.

6. If there is a way to push significant funds into bicycle and pedestrian safety, for example that Stribling request that appears to be strategic and time sensitive.

CIP discussions have noted that the projects included in the 5-year plan are pushing the City to the limits of both affordability and debt capacity. The decision to delay, add, increase, or decrease funding from one project to another is a decision and discussion of priorities that the Commission and Council should consider as part of the recommendation and approval process.

7. What SIA is for and if it can be pushed back?

Please see the accompanying SIA Fact Sheet. Whether or not to push back the timing of a particular project is a decision and discussion of priorities that the Commission and Council should consider as part of the recommendation and approval process.

8. Is there is a way to get Tonsler back on the map?

\$1.8M remains in the CIP that was previously approved for the Tonsler Park Master Plan Implementation. Staff has recently received 2 schematic plans for parking and the new facility. It is anticipated that another \$3.5M would be necessary to complete the project and that request currently remains on the unfunded list.

9. Is there is anything else that we thought couldn't be pushed back last year, but now we know it can?

The current CIP draft is reflective of staff's recommendation based on information known at this point. The decision to delay, add, decrease, or increase funding from one project to another is a decision and discussion of priorities that the Commission and Council should consider as part of the recommendation and approval process.

10. The bulk of the school reconfiguration funding is in FY25. Is that an implicit policy decision to override the school board's decision in October to start in FY24? Are budget needs driving that?

The first copy of the draft that was circulated incorrectly listed the bulk of the funding in FY25. That was corrected with the current draft that was recirculated to the Planning Commission and Council on Wednesday (11/17/21) afternoon.

11. What is the purpose of the \$2.5 million in school reconfiguration fund allocated for FY23? Is that to fund design materials? I understand the VMDO contract for the conceptual study came in at \$1.47 million, even though Council allocated \$3 million — can we offset some of this with the \$1.53m balance of that allocation?

In 2019, City Council approved the expenditure of \$3M for design work relating to this project. A \$50M place holder was applied to the FY25 budget to anticipate a construction budget. Neither of these values were based on formal estimates, but were attempts to get design work started, and to build a funding path. After an approximate one-year delay due to concerns over funding related to the pandemic, VMDO Architects were hired to begin design work. The City's initial contract with VMDO amounted to approximately half of the \$3M budget, leaving some funding for extension of VMDO's contract into Construction Documentation, but not enough to complete the work. An additional \$2.5M will be required to reach project completion. City Council and School Board have supported an adjustment in scope that will bring the project cost to \$75M, which is planned in FY24 to avoid a year of cost escalation. To that end, \$2.5M will be required in FY23 to contract with our consultants to complete design work in time for project bidding in FY24, at which time the \$72.5M will be required.

12. New sidewalks: is there really nothing we can do to get this line item off of \$0, or at least above \$100k in the long term? The last pre-covid budget, FY20, had \$400,000 for New Sidewalks every year.

There is currently \$785k available and allocated for the new sidewalks. This funding plan remains unchanged from the plan that was adopted in FY22. Additionally, several of the VDOT Smart Scale projects also include funding for new sidewalks or sidewalk enhancements. The decision to add or increase funding from one project to another is a decision and discussion of priorities that the Commission and Council should consider as part of the recommendation and approval process.

13. On a similar note, the "reduced" \$1.25m for Street Milling & Paving for FY23 is the amount our pre-covid budgets projected for every year through FY24. Is there a documented reason why we need 20% more money in that pot each year indefinitely?

The City's roadway network consists of 682 segments of streets, totaling 160 miles. A citywide survey of all 160 miles of roadway was recently completed and yielded an average Pavement Condition Index (PCI) score of 69, which is on the high end of the Fair range. 71% of the City's roadway network maintained a pavement condition of Fair, Satisfactory or Good, while the remaining 29% is in Poor, Serious or Failed condition. It is the goal to maintain a city-wide PCI target of 65.

14. Why does the Citywide ADA Improvements - Sidewalks and Curbs line item zero out in FY27? Is the end of the ADA-noncompliance backlog in sight?

There is currently \$606k in budget available for ADA improvements to sidewalks and curbs. Based on previously presented projections, funding the School Reconfiguration Project has the potential to exhaust the City's bond capacity for an extended period of time. This means that the outstanding debt would exceed the City's debt policy and the City's ability to add new projects will be limited to only what can be funded by cash. To illustrate that point, there are no bondable dollars shown in the revenue in FY27 and the amount of the cash transfer from the General Fund (which is set by the 3% pay-go policy) was allocated to the items that generally receive annual recurring funding. That allocation will be subject to further discussion and re-prioritization and should be considered as part of the recommendation and approval process.

15. Stribling: **Would the funding agreement proposed by the Economic Development Department count against our debt capacity?** If so, what led to the decision to move toward that arrangement instead of a cash proffer? If not, why aren't we going through with the Stribling sidewalk improvements in this draft (with an expenditure item and a corresponding revenue item from the developer's line of credit?) What is the impact on our debt capacity from revenues increasing \$700,000/year, all else being equal?

It is possible to structure the funding agreement for this project in a way that it would not count towards the City's debt limit and the anticipated new real tax revenue generated by the development would sufficiently cover the annual debt payment. Considerations to earmark specific tax revenue becomes part of the larger discussion of funding priorities that the Commission should consider as part of its recommendation and Council should consider as part of the approval process.

16. West Main Streetscape: I understand Phases I/II are defunded, but is Phase III (fully funded by the state) still moving forward? I understand we're applying for Phase IV... will we only move forward with it if Smart Scale awards the entire request (less the \$5m promised by UVa)?

It is anticipated that Council will provide further direction on the West Main Street project upon discussion and adoption of a formal resolution to reprogram the \$18.25M included in the CIP as being reprogrammed to the School Reconfiguration project.

17. Friendship Court

7a. Echoing my questions from my email sent on 11/9: what is the Friendship Court Infrastructure Improvements line item going toward? How is the required amount of gap funding determined?

Response: The line item is for the development of a park, streetscape (street, stormwater, sidewalk, etc.) to City standards, and will be turned over to the City for maintenance. Also, the infrastructure design and development would integrate the site much better into the city grid system. PHA and staff discussed the design extensively.

7b. Phase I is now up to \$42,530,317 in funding, or \$401,229/unit [with the caveat that some of it will be paid out over time] — why is so much funding needed when CRHA is producing units at [~\\$200k/unit?](#)

Response: Friendship Court is looking at constructing between 430 to 450 units and the project would also include a park and streetscape, and the infrastructure component drove their unit cost high.

7c. I understand Phase IV. is less-constrained and will [contain commercial](#) and [denser residential](#), since it'll be after all the current residents are rehoused in Phases I-III. Presumably that makes the economics work better — so why does it require \$4.5 million in gap funding?

Response: PHA estimated their gap needs and approached the City for assistance and after extensive discussions, the City approved their request. Again, the components of their infrastructure development necessitated the funding need. They are building a park and new streetscape that will be integrated into the City's grid system. Also, Phase 4 is a place holder and will be addressed as the project progresses to that point.

7d. When will the CAHF efficacy study, part of the contract addendum with RHI/HR&A, be completed? Do we expect this funding outlook to change as the Affordable Housing Plan is implemented and the committee governing funding commitments is convened? (I note that consultants have repeatedly said that our LIHTC gap funding significantly exceeds that of other cities that still make projects work — and Friendship Court Phase I both exceeded VHDA [per-unit cost limits](#) and received more gap funding than [qualified for LIHTC scoring points](#) by some \$820,000.)

Response: CAHF Evaluation Study and Program Redesign is expected to be completed in early 2022. At this time, we don't know whether the funding outlook will change or not. The funding request for the school reconfiguration is going to have a huge impact on funding outlook into the future. This project is creating a neighborhood with blocks, new streetscape that will be integrated into the city grid, creating a livable and pedestrian friendly place.

1. What is happening with the \$1.8 million currently assigned for Tonsler?

Staff are now moving forward and recently received 2 schematic plans for parking and the new facility. Once price estimates are finalized a community engagement process will take place in early Spring. It is anticipated that additional funds will be needed for additional parking as well as to construct the field house.

2. Is there was any more information available regarding the CAHF Affordable Housing line item of \$925k?

A Notice of Funding Availability (NOFA) will be issued to solicit proposals for allocation after the CAHF Performance Evaluation is completed

Additional Information Received from Commissioner Solla-Yates:

I can share a little bit on the CAHF since I sit on that HAC subcommittee. In past years we used a scoring system drawn up to mirror the federal Low Income Tax Credit scores. Staff ranked applications according to the system and made recommendations largely based on their ability to compete for federal matching funds, then the committee decided how to allocate the funds based on those scores. It's a complicated process and we've had applicants have issues getting their submissions in on time or submit applications that would not be allowed by our zoning, but it appears to be better than direct appeals for funding to Council, which is a truly awful process. I should note we have awarded CAHF funds for projects that don't qualify for federal support (rehab services jump to mind) but generally LIHTC is the star, just because that's where so much of the money is.

3. Is more info on what the \$50k (FY23) Historic District and Entrance Corridor Design Guidelines is slated for?

These guidelines serve to inform and facilitate development activity consistent with the City's adopted preservation and design policies in the City's designated Historic Districts and Entrance Corridors. There are code requirements for review and update of the guidelines that need to occur in regular increments. A comprehensive review is needed, and these funds will be used to fund the use of a consultant to help complete the review and update. These updates are particularly pertinent at this time so that the guidelines can be aligned with the City's new Comprehensive Plan and Zoning Ordinance.

4. Realizing that there is a mismatch between bondable and non-bondable and the PC seemed interested in reducing bondable recommendations and raising non bondable. I'm guessing based on past years that that won't work. Is it possible to list out what on the unfunded list is bondable?

Almost everything on the unfunded list except for the affordable housing and tree items appear be eligible to finance with bonds. However, keep in mind that bond eligibility and/or the lack of bond capacity would not necessarily preclude the City from funding the project with cash. Staff's recommendation is that the Commission move forward with its recommendations based on the merits of the project as they relate to the Comp Plan and funding priorities. The method of funding is important but should be a secondary decision.



SIA News FAQs



May 2017

Q: What is the Strategic Investment Area (SIA)?

A: The SIA is an area identified by the City Council as a potential growth area of the City due to its low density and potential for redevelopment, and its location as a gateway to Downtown. The SIA initiative is an effort by the City and stakeholders to improve the quality of life of residents, business owners and visitors in the area.

Q: Where is the SIA?

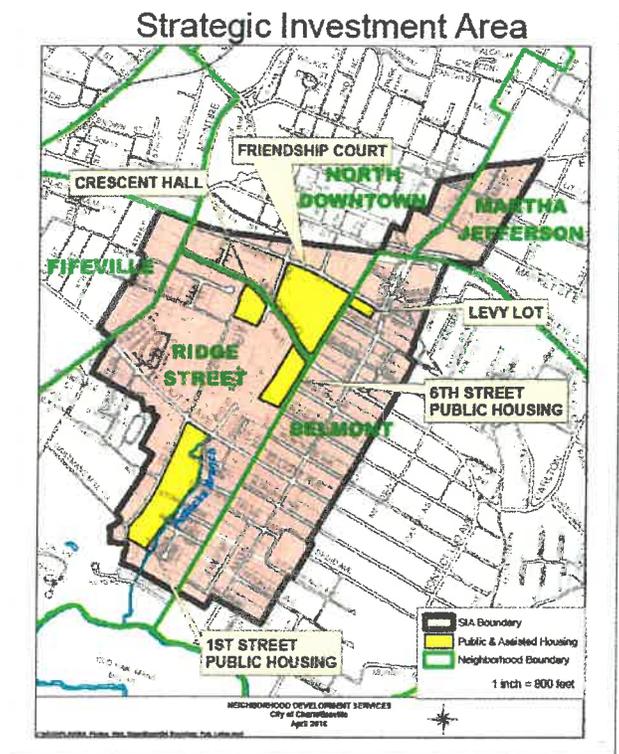
A: The SIA is bounded approximately by the CSX Buckingham Branch Rail Line, Rialto Street, Ridge Street, and Palatine Avenue and extending north to include a small area bounded by East High, 8th Street NE, and 10th Street (see SIA Boundary Map).

Q: How large is the SIA?

A: The SIA is approximately 330 acres.

Q: What is the SIA Plan?

A: The SIA Plan is a strategic small area plan prepared by a professional consulting team guided by Cunningham | Quill Architects and a community stakeholder Steering Committee. Approved by the City Council in February 2014, this plan was supported by the community following input from over 40 stakeholder groups and public meetings.



SIA Boundary Map

Q: What is the purpose of the SIA Plan?

A: The SIA Plan was developed, through a community process, to provide guidance for:

- future redevelopment and investment in the area; and
- improvements to affordable housing, including existing public and assisted housing; and
- improved connections throughout the area; and
- recommended strategies for expanding employment opportunities within the SIA.

Q: Where can I see/get a copy of the SIA Plan?

A: You can visit the City's website to find the SIA Plan and more information about the SIA at:

www.charlottesville.org/SIA



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