

### **FY 2024 Proposed Budget Work Session**

FY 2024 – FY 2033 Capital Improvement Program Overview March 1, 2023



## Agenda

- Introduction / Updates Since City Council Retreat
- Project Updates
  - Large Capacity Stormwater Projects
  - Eugene Simpson Park Ballfield Renovation
  - West End Transitway (Phase I)
  - Complete Streets & Vision Zero
  - City Hall Renovation
- Schools Capital Funding Recommendation
- Other Funding Highlights
- FY 2025 CIP Development



## **CIP Affordability & Sustainability**

- At City Council Retreat, Discussed CIP Sustainability Concerns:
  - CIP cost to operating budget exceeds anticipated growth in revenue
  - Approved capital budgets are larger and more complex than our experienced ability to execute capital projects
  - Cash flowing and borrowing timing changes have mitigated large increases to debt service to date, but some of these increases become inevitable as large projects get underway
- Proposed CIP begins process of right-sizing CIP to a more affordable and sustainable path

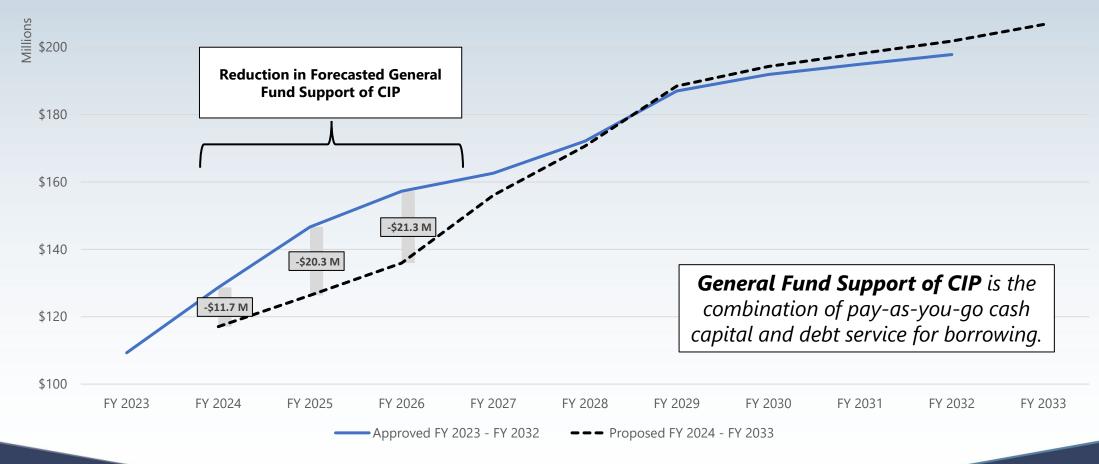


## **Proposed CIP**

- Focus on previously planned projects and working within approved budget levels
- Focus on executing projects from previous capital appropriations
  - Targeted review of projects with available capital balances
  - \$38.3 M in City project funding reductions or deferrals in FY 2024
- Increased investments to support high priority initiatives
  - City Hall Renovation (+\$40.1 M)
  - Schools On-Going Projects / George Mason Elementary Renovation (+\$39.5 M)
  - Landmark Mall Redevelopment (+\$37.6 M)
- Deploying Fund Balance Designation for CIP to reduce borrowing and offset use of cash capital to smooth cost curve in FY 2024 – FY 2026



# Impacts of Proposed CIP Changes



## **Large Capacity Stormwater Projects**

- Commonwealth/Ashby/Glebe Flood Mitigation Project
  - Budget: \$47.3 million
  - **Design**: In Progress
  - Construction: Estimated completion in late CY 2027
- Hooffs Run Culvert Bypass
  - Budget: \$59.3 million
  - **Design:** Procurement in Progress
  - Construction: Estimated completion in mid CY 2028



### **Eugene Simpson Park Ballfield Renovation**

#### **Project Overview**

• Design and construct improvements per the 2014 Citywide Parks Improvement Plan Includes conversion of the large diamond field to synthetic turf, natural turf and drainage improvements to the small diamond field, parking, accessibility, circulation, and stormwater improvements as well as relocation of the basketball court and new plantings.

#### **Current Project Phase**

Design

#### **Project Schedule**

- March 2023: Complete 60% Design & Site Plan I DSUP Application
- March June 2023: Community Engagement Process on 60% Design
- June 2023: Planning Commission and City Council Public Hearings
- April 2024: Begin Construction Procurement
- November 2024: Begin Construction

#### **Project Budget**

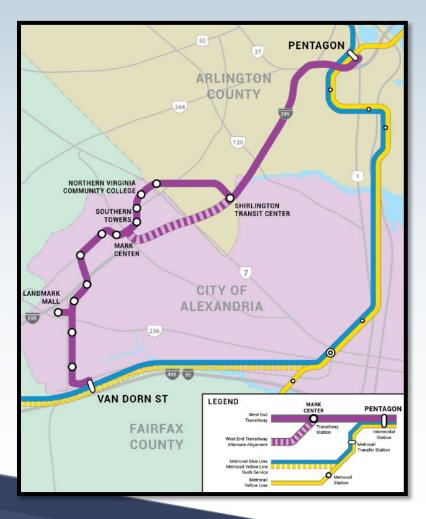
- FY 2024: \$16.5 M (for Construction phase)
- Total: \$19.8 M



Eugene Simpson Stadium Park Renovation Design, Image by GORDON



### West End Transitway – Phase I - \$62M



### **West End Transitway (Phase I) Timeline**

- Design and ROW: FY 2022- FY 2025
- Construction: FY 2025 FY 2027
- Operations begin: FY 2027

### **Coordinating Projects**

- Alexandria West Small Area Plan
- Landmark & Southern Towers Transit Centers
- Seminary & Beauregard Ellipse
- King & Beauregard Intersection
- Beauregard Trail



### **Complete Streets & Vision Zero**



### **Total FY 24 Funding: \$1,810,500**

- \$1M: High Crash Location Audits & Design
- \$267K: Staffing
- \$170K: Vision Zero Implementation
- \$260K: AMP Implementation
- \$113K: Community requests

#### **FY24 Priorities**

- Vision Zero: Speed Management & High Crash Locations
- Multimodal Streets: S. Pickett Street, Mt. Vernon Avenue North, King/Callahan/Russell



## **City Hall Renovation & Swing Space**

### FY 2024 – FY 2033 10-Year CIP (\$110.2 M)

- City Hall Renovation: Design funding in FY 2024; Construction funding in FY 2025; Anticipated Completion by end of FY 2027
- Swing Space: Initial study/planning funding in FY 2025; Lease and Build-out funding will be requested in FY 2026

### Considerations

- As part of the City Hall Renovation programming update & lease analysis; the following will be included:
  - Consideration of hoteling and vacant city space for appropriate City staff to offset cost of relocating
  - Consideration of utilizing other City space, including 4480 King Street, instead of leasing additional office space

## Market Square Plaza & Garage

- FY 2024 FY 2033 10-Year CIP (\$5.0 M\*)
  - Planning, Design & Construction to be aligned with City Hall Renovation project

#### Considerations

- Net Zero
- Historic structures

\*Note: project also includes prior appropriations totaling \$10.5 M



## **Schools Capital Funding**

- 10-year Proposed CIP includes \$367.2 M for Schools capital program
  - Maintains funding plan contemplated in last years Approved CIP
  - Adds **\$39.5 M** in FY 2024 FY 2025 funding to support:
    - Escalation of on-going/underway projects (\$15.1 M in FY 2024)
    - Increase in George Mason Design/Soft Costs (\$1.4 M in FY 2024)
    - Increase in George Mason Construction/Hard Costs (\$23.0 M in FY 2025)
- This funds 80% of funding requested by School Board for FY 2024 FY 2033
- Upcoming development cycles need to re-evaluate City and School capital programs to ensure joint uses, services, and efficiencies are fully explored and realized



# **Other Funding Highlights**

Project	FY 2024	10-Year Total
Landmark Mall Redevelopment	\$65.6 M	\$93.6 M
Waterfront Flood Mitigation	\$48.2 M	\$48.2 M
WMATA Capital Contributions	\$16.7 M	\$185.1 M
Capital Facility Maintenance Programs (CFMPs)	\$5.6 M	\$142.7 M
Affordable Housing Funding	\$6.8 M	\$73.3 M
DASH Bus Fleet Replacement	\$4.8 M	\$105.1 M
Street Reconstruction & Resurfacing	\$5.2 M	\$63.3 M
Bridge Repairs & Refurbishments	\$2.7 M	\$55.1 M
Torpedo Factory Art Center Revitalization & CFMP	\$1.1 M	\$19.7 M
Computer Aided Dispatch (CAD) System	\$0.1 M	\$1.1 M
Dora Kelley Fair-Weather Crossing Replacement w Bridge	\$0.0 M	\$5.0 M

### FY 2025 CIP Development

- Next year's CIP process will further work to put CIP on more sustainable footing
  - Reprioritization, re-timing, and/or elimination of CIP projects to better align with ability of operating budget to absorb costs increases and City's ability to execute projects
    - Early Years of CIP aligned to projects to be delivered
    - Later Years of CIP aligned to dedicating funding capacity for projects/needs
  - Focus/prioritize on delivery of projects already underway