

Agenda – Joint Work Session May 26, 2021

- 5 minutes **1** Existing Conditions & Schedule
What do we have and what could we have? When?
- 5 minutes **2** Outreach & Engagement
How will we involve the community?
- 5 minutes **3** Student Capacity
How many students should we build for?
- 5 minutes **4** Budget & Scope
How much do our construction dollars buy?
- 75 minutes **5** Q&A / Discussion
- 25 minutes **6** Public Comment



Existing Conditions

Schedule



VMDO

1869

Earliest Charlottesville City School Board Records

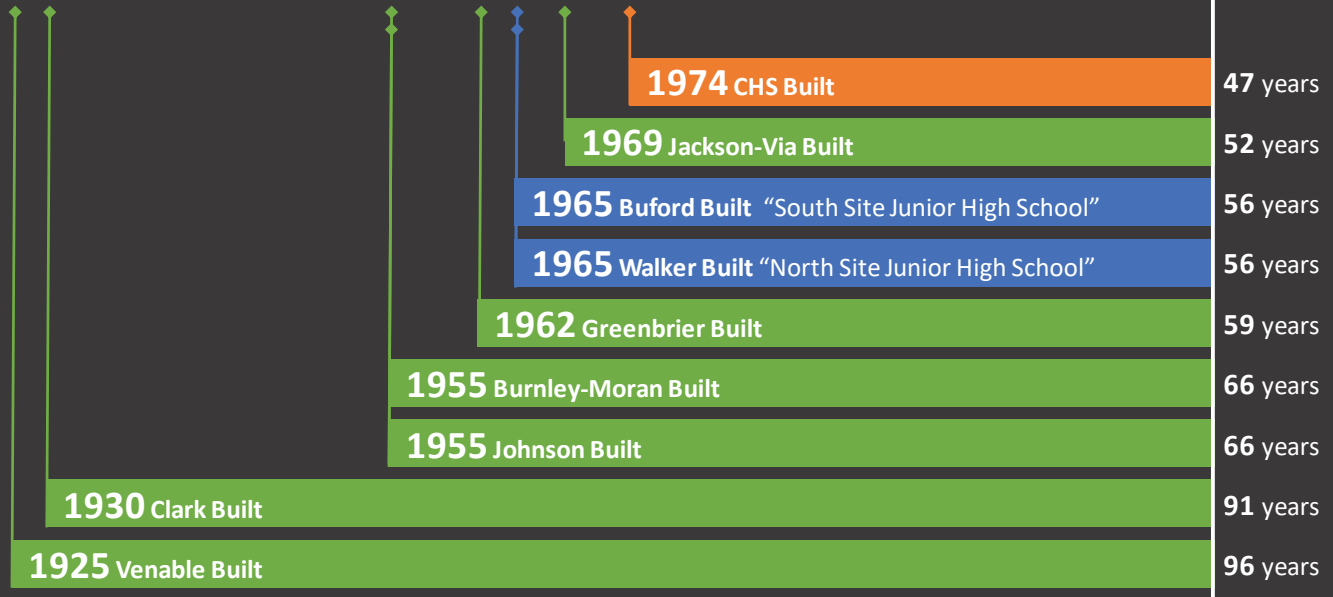
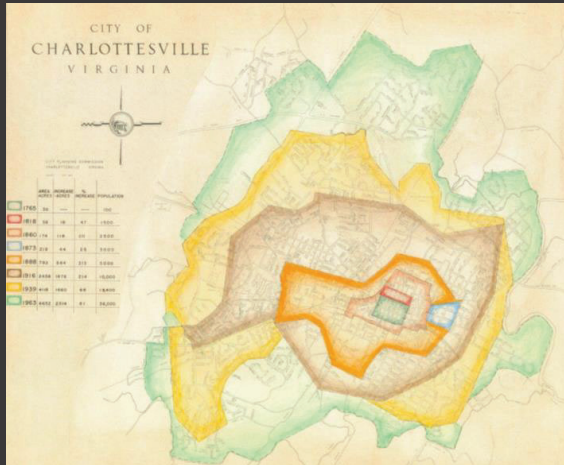
1954

Brown vs Board Ruling

1966

Last CCS Facility Desegregated

2021



Entrances



Extremely difficult to find, and down in a pit!



Entrances

Visible, Accessible + Sense of identity

V M D O

05.26.2021
Joint Council / Board
Work session

Lobby



Cramped, uninspiring, dimly lit

V M D O

05.26.2021
Joint Council / Board
Work session



Lobby

Visible + Accessible, Welcoming Community

V M D O

05.26.2021
Joint Council / Board
Work session

Corridors



Monotonous, lack of orientation & connection to classrooms



05.26.2021
Joint Council / Board
Work session

Corridors



Make learning everywhere and part of school culture

V M D O

05.26.2021
Joint Council / Board
Work session

Classroom



Dimly lit, minimal daylight & views, stationary furniture

V M D O

05.26.2021
Joint Council / Board
Work session

10



Classroom

Flexible + Adaptable



05.26.2021
Joint Council / Board
Work session



Library

Community space isolated from classrooms and corridor





Library

Media Center - Flexible, adaptable, age-appropriate scale



Dining



Traditional cafeteria-style seating, poor acoustics





Dining

Varied seating options, acoustically designed, education focus



05.26.2021
Joint Council / Board
Work session



Gym

Outdated facility – undersized, outdated



05.26.2021
Joint Council / Board
Work session



Gym

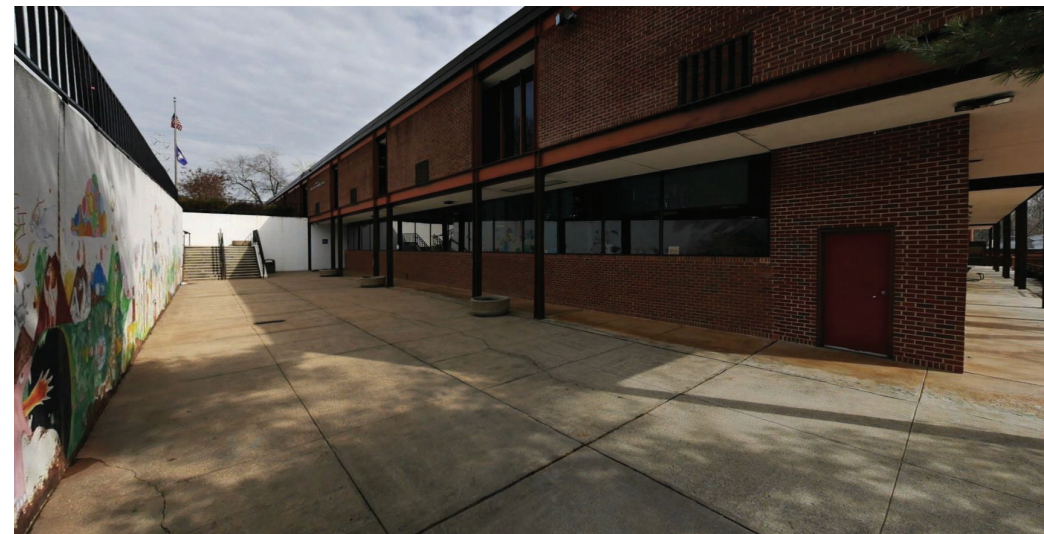
Light, spacious, playful

VMDO

05.26.2021
Joint Council / Board
Work session



Unsafe and uninviting conditions





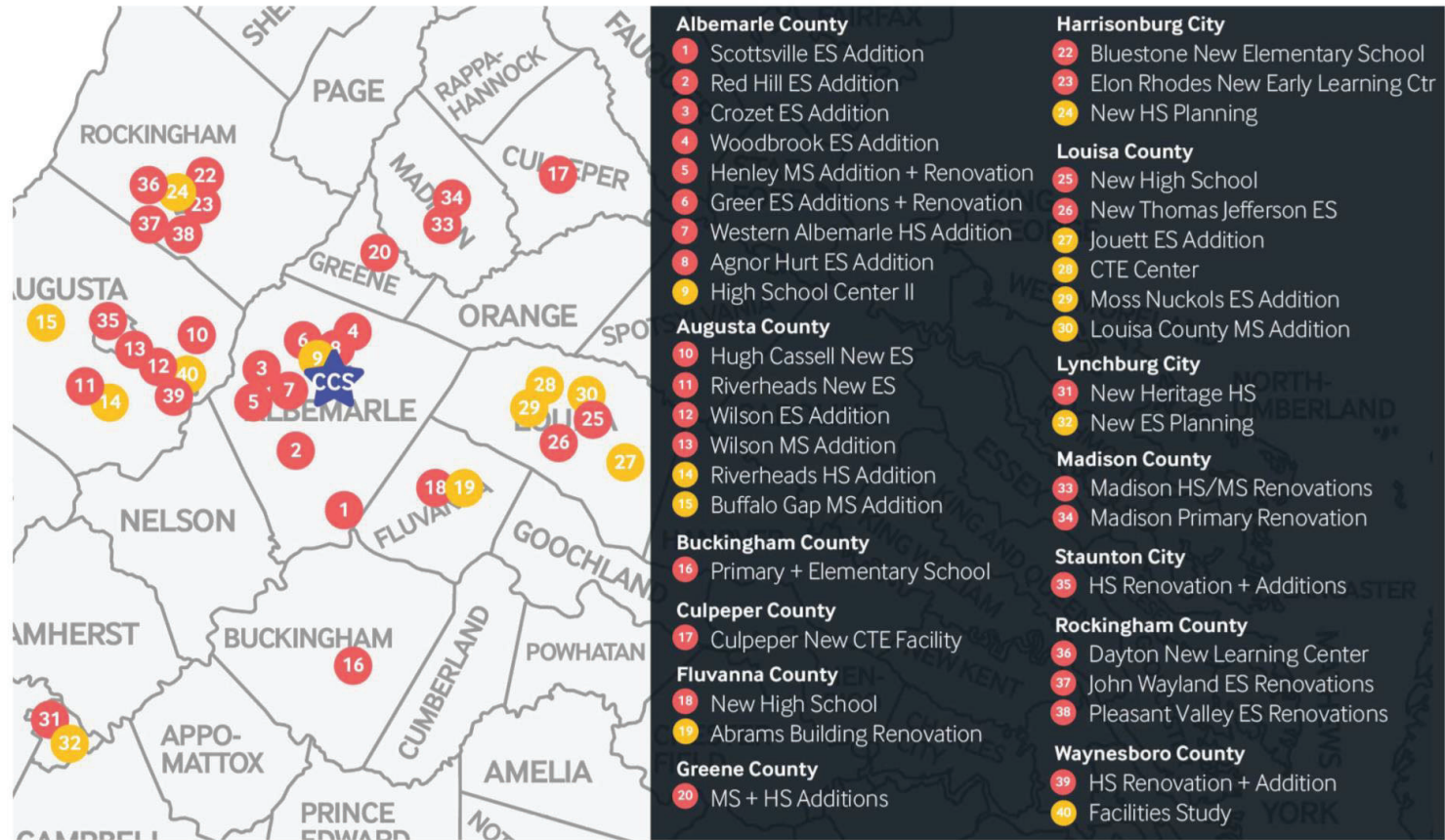
Outdoor spaces

Outdoor Learning - Useful, Active + Inspiring

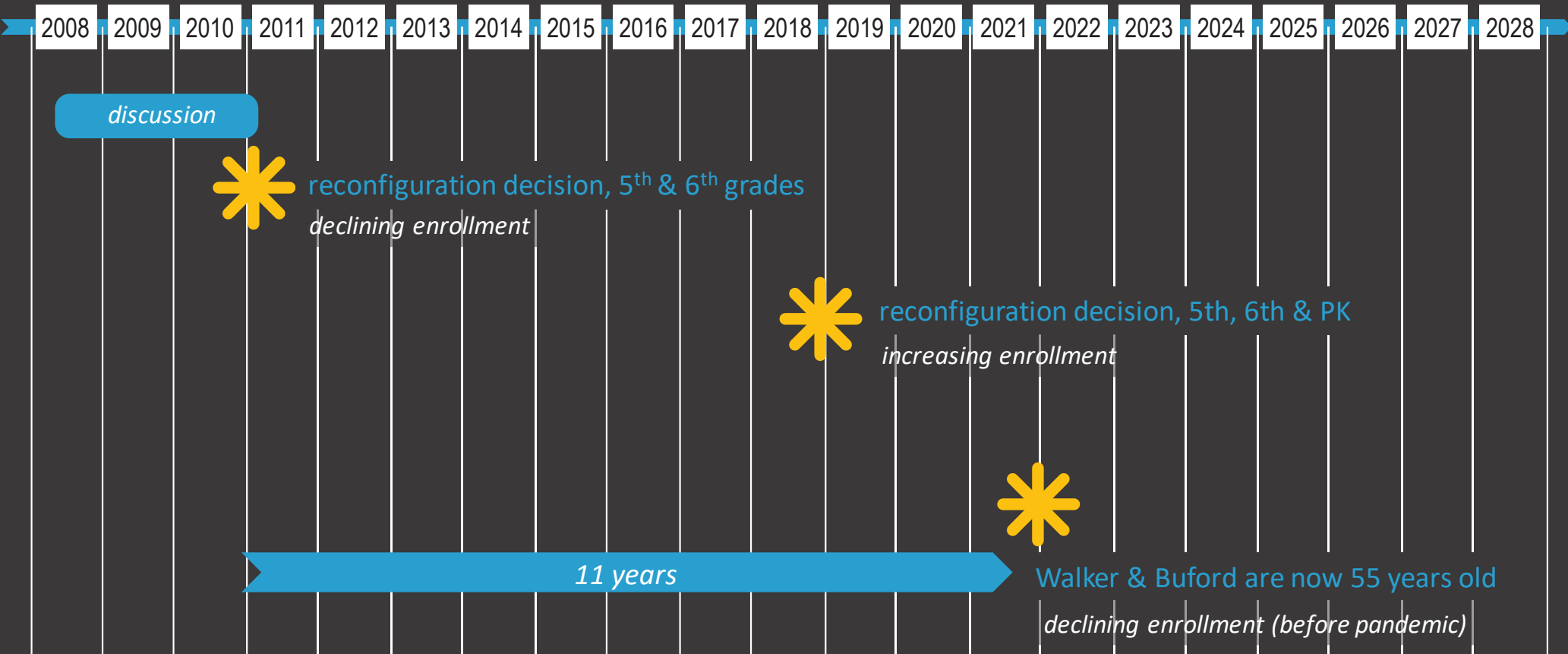


05.26.2021
Joint Council / Board
Work session

Recent and planned public school construction projects in neighboring districts represent **over \$700 M** of investment in public school facilities since 2011.



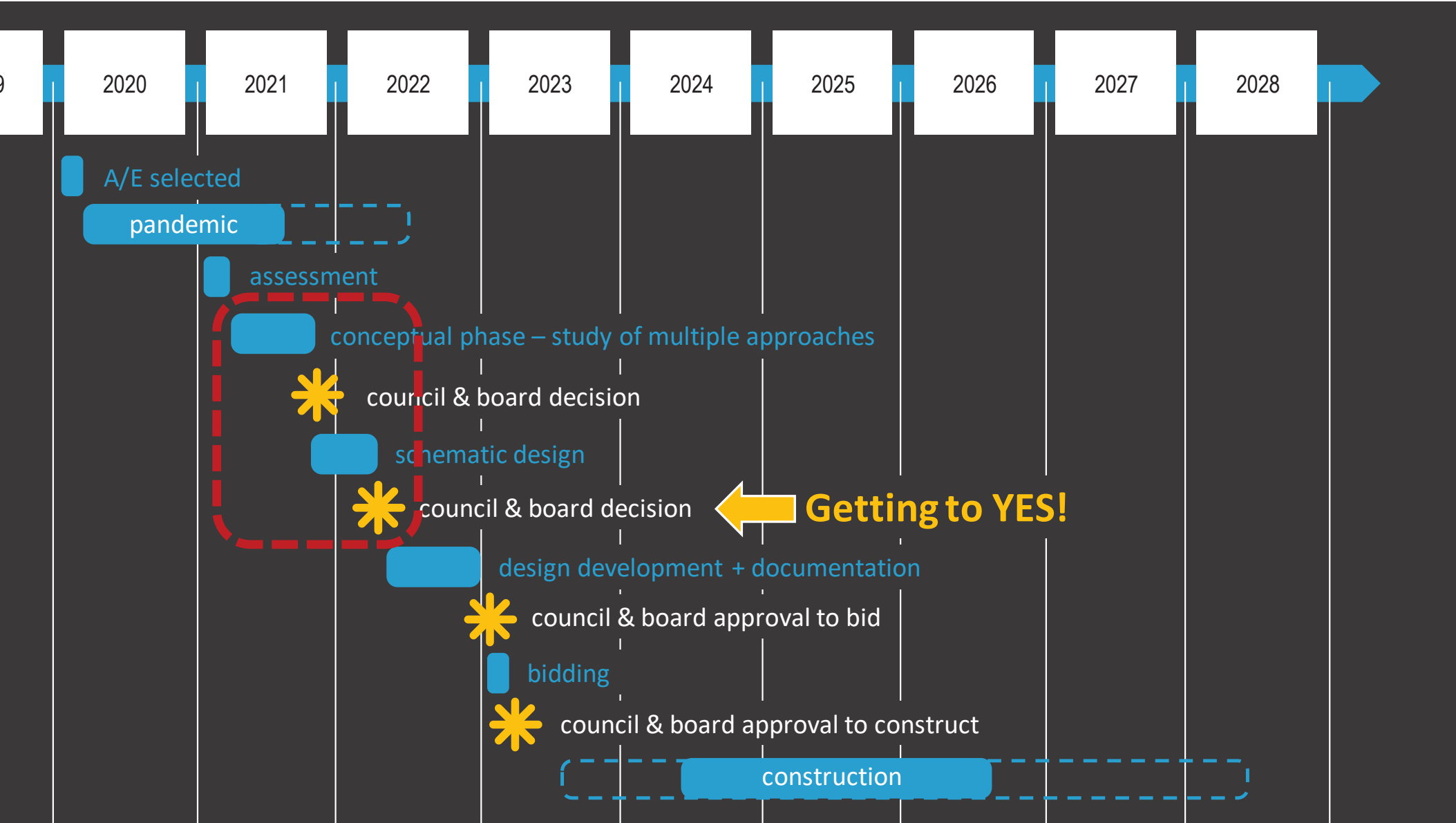
● Projects in Planning ● Projects Completed or Under Construction



Era 1: 1966 – 1988: Walker & Buford Junior Highs

Era 2: 1988 – 2008: Reconfigured into Walker Upper Elementary & Buford Middle School

Era 3: 2008 – 2027: Second Reconfiguration discussions / planning / construction



2020

2021

2022

2023

2024

2025

2026

2027

2028

A/E selected

pandemic

assessment

conceptual phase – study of multiple approaches

council & board decision

schematic design

council & board decision

design development + documentation

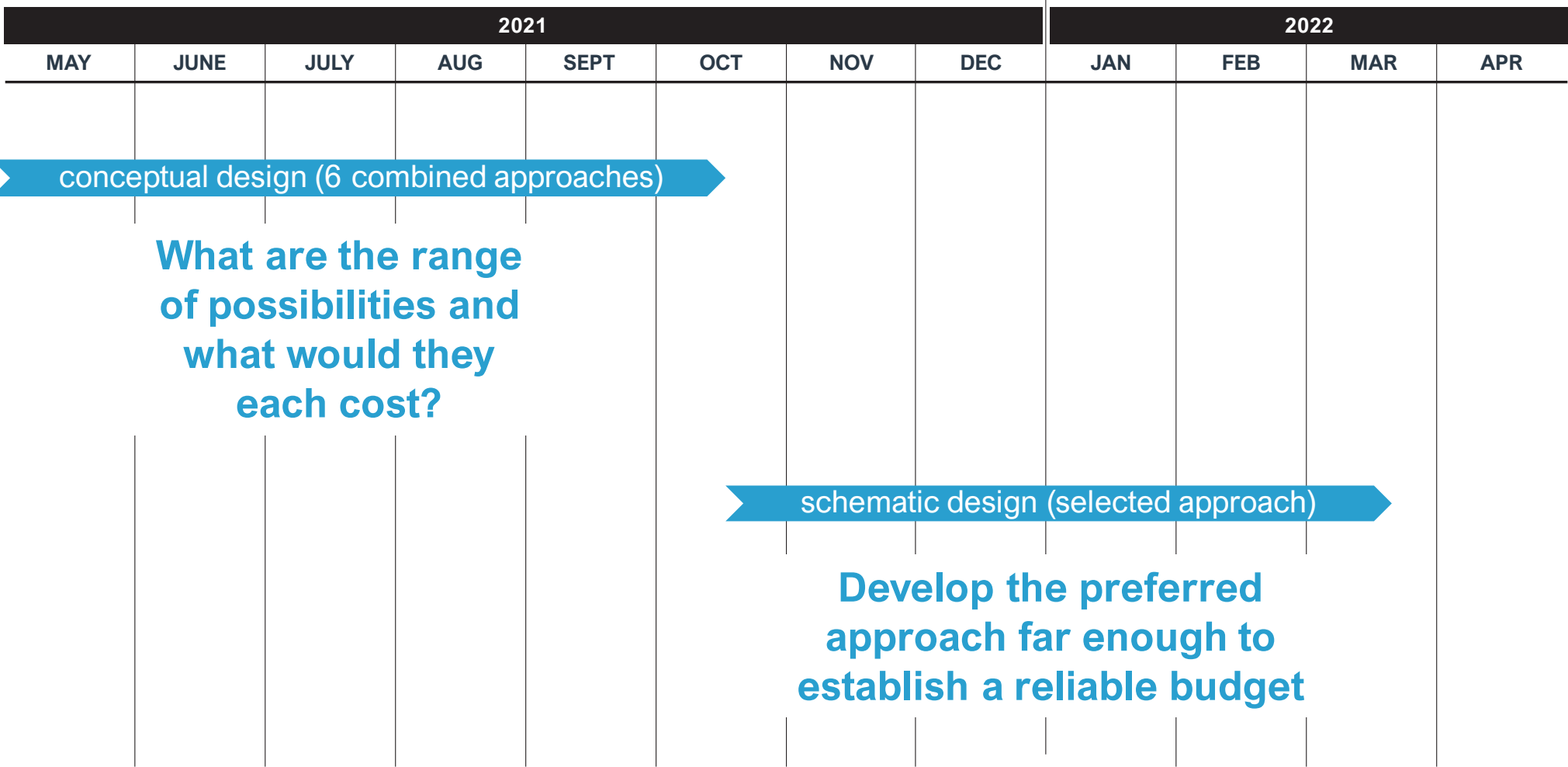
council & board approval to bid

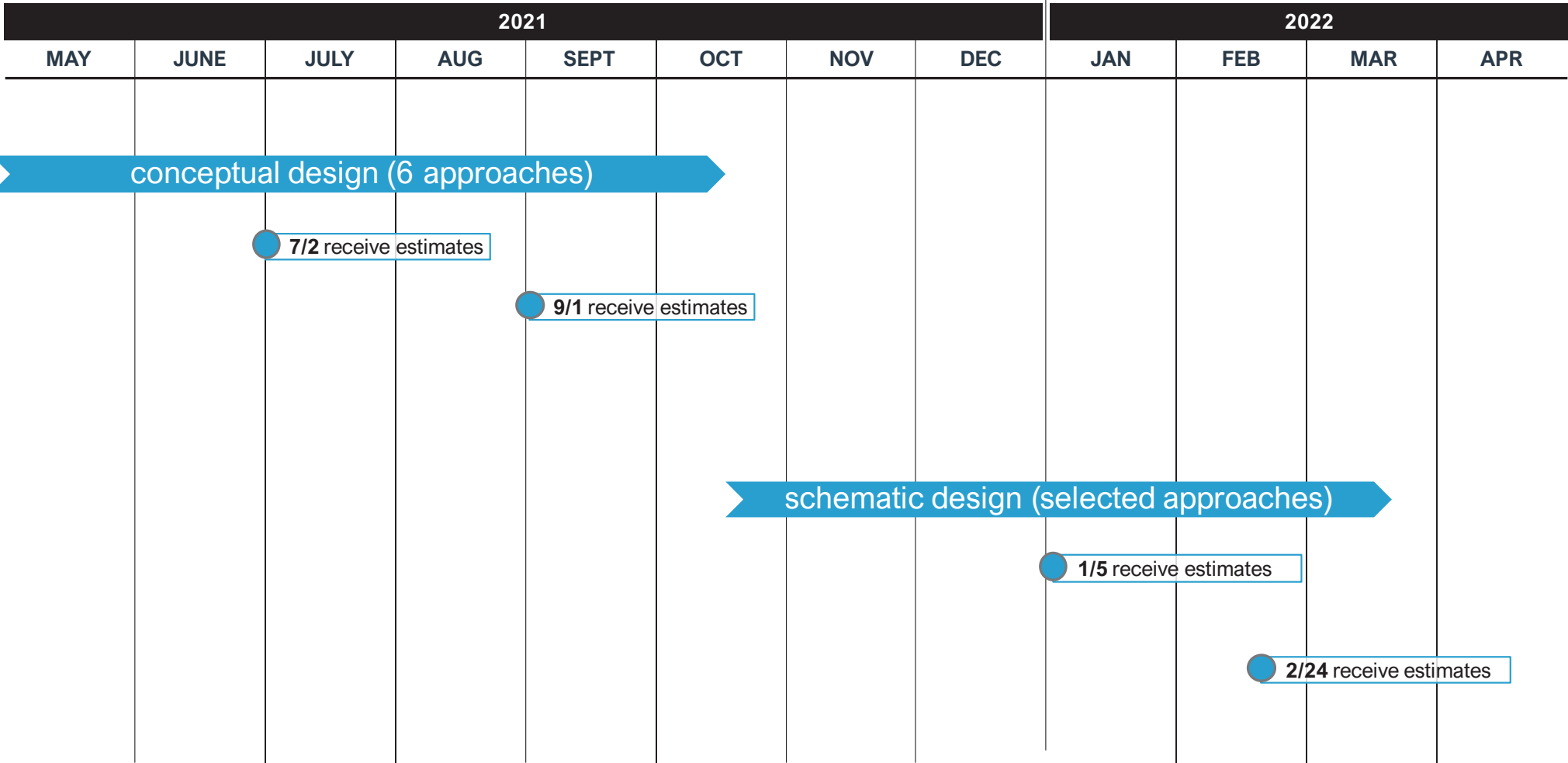
bidding

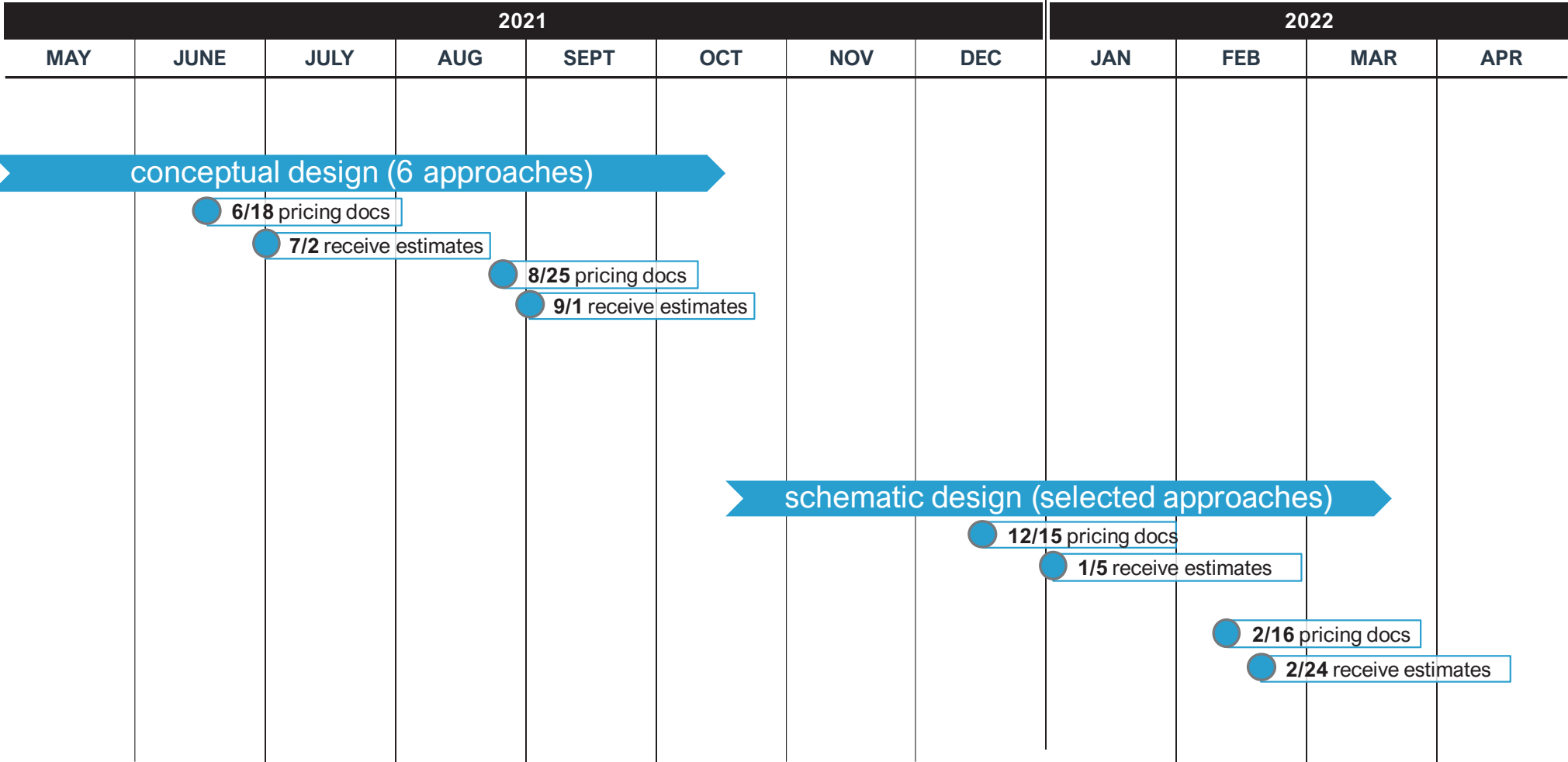
council & board approval to construct

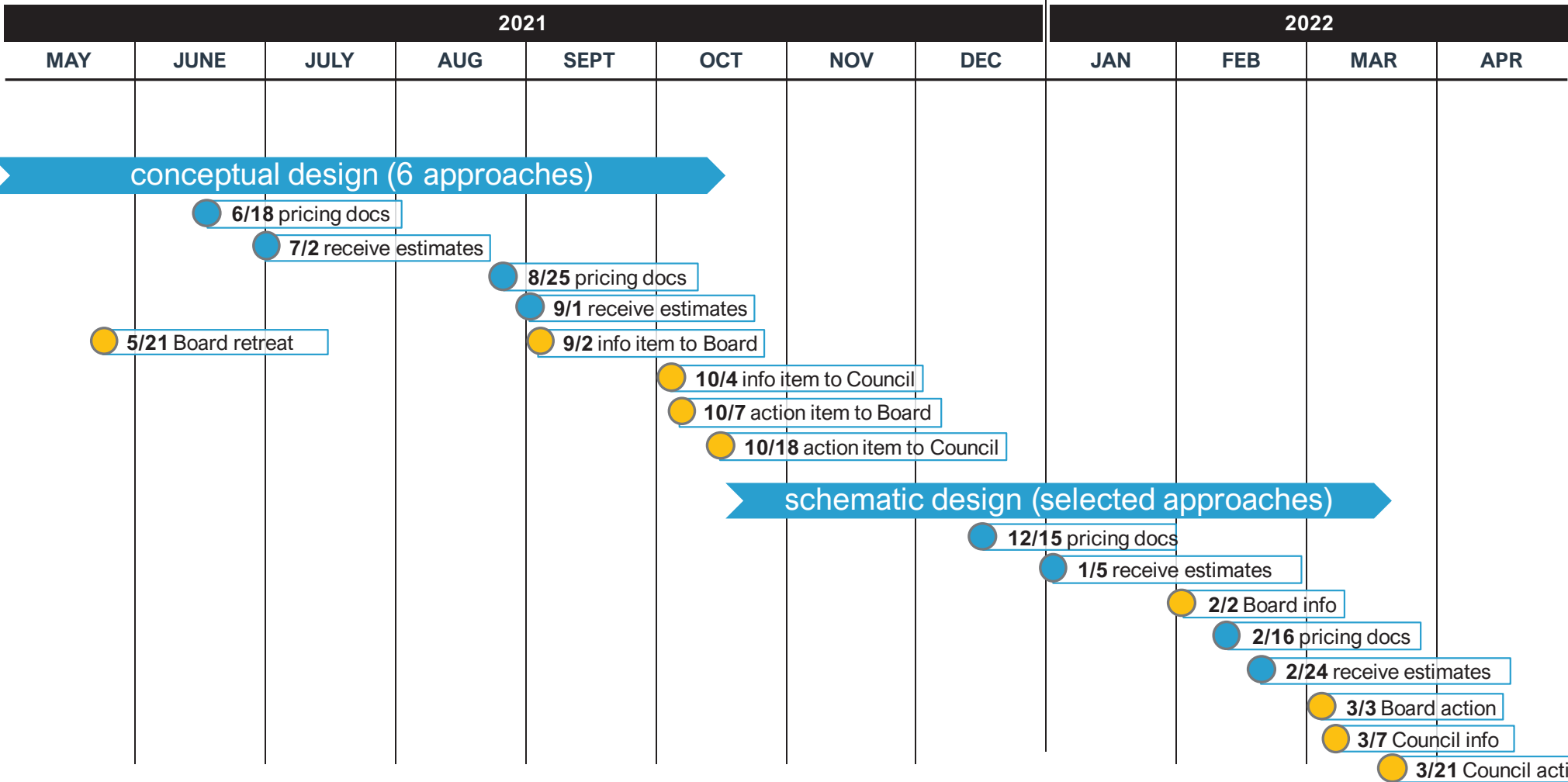
construction

Getting to YES!









Outreach & Engagement



VMDO

STAFF

Working Group

(Local Leaders)

Role: Design the Process

Closed discussions between Owner and Consultant

- What are the questions we should ask? How? When?
- Does feedback suggest changes to the approach?

Members

Meet once a month for an hour

PUBLIC

CCS Community Design Team (CDT)

(Community)

Role: Execute the Process

Public discussions where potential solutions are first presented

- Present the issues, Ask the questions, Hear people's voices.
- Meetings are recorded and published

Members

*Meet twice a month for up to 3 hours
(Core group that commits to attendance; additional attendees from general public)*

STAFF

Building Committee

(Staff)

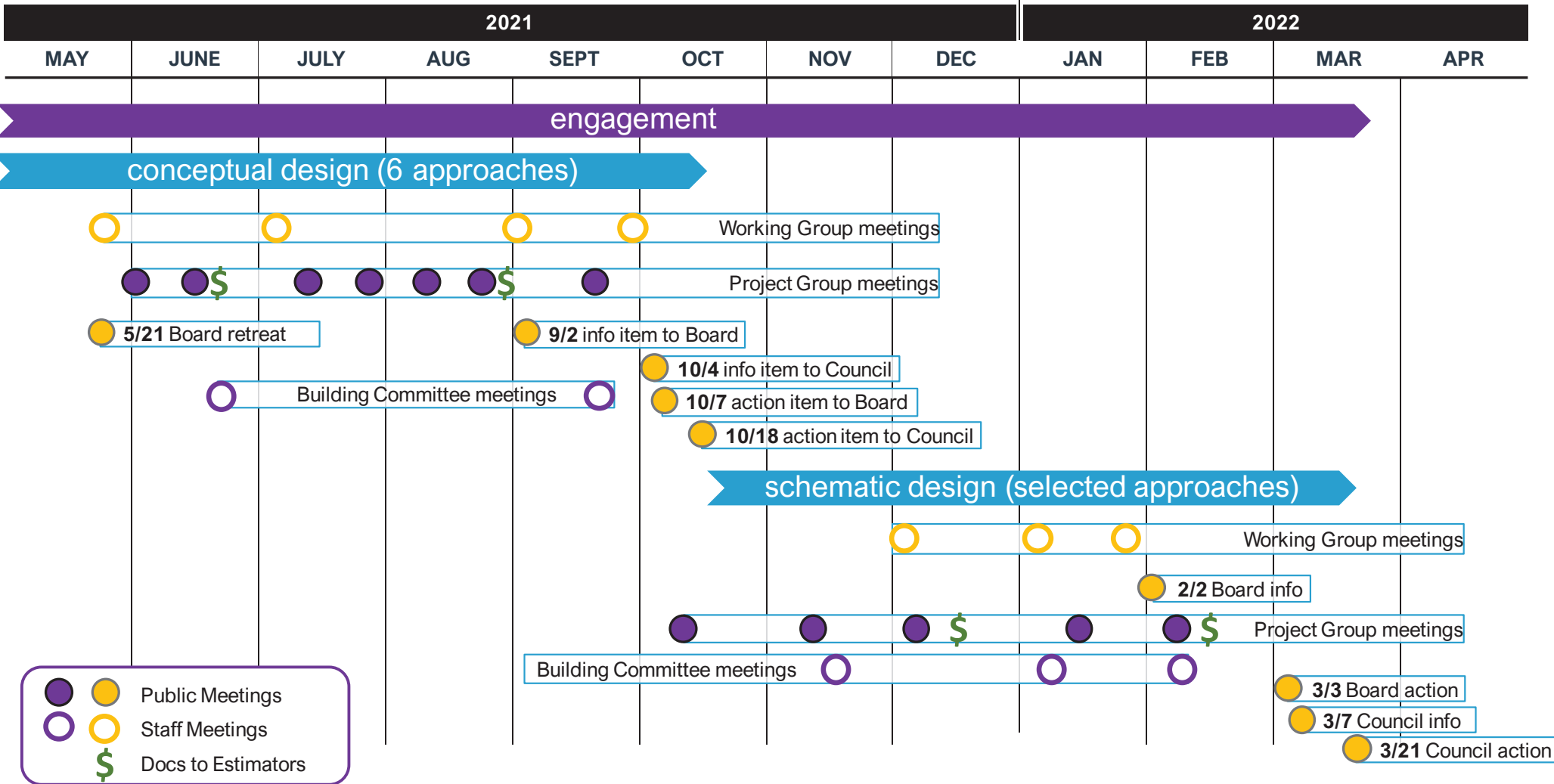
Role: Inform the Process

Non-public discussions, but all information presented & collected is made public

- Subject matter expertise
- More fine-grained than public cares about
- Design team can speak with individual members to collect info

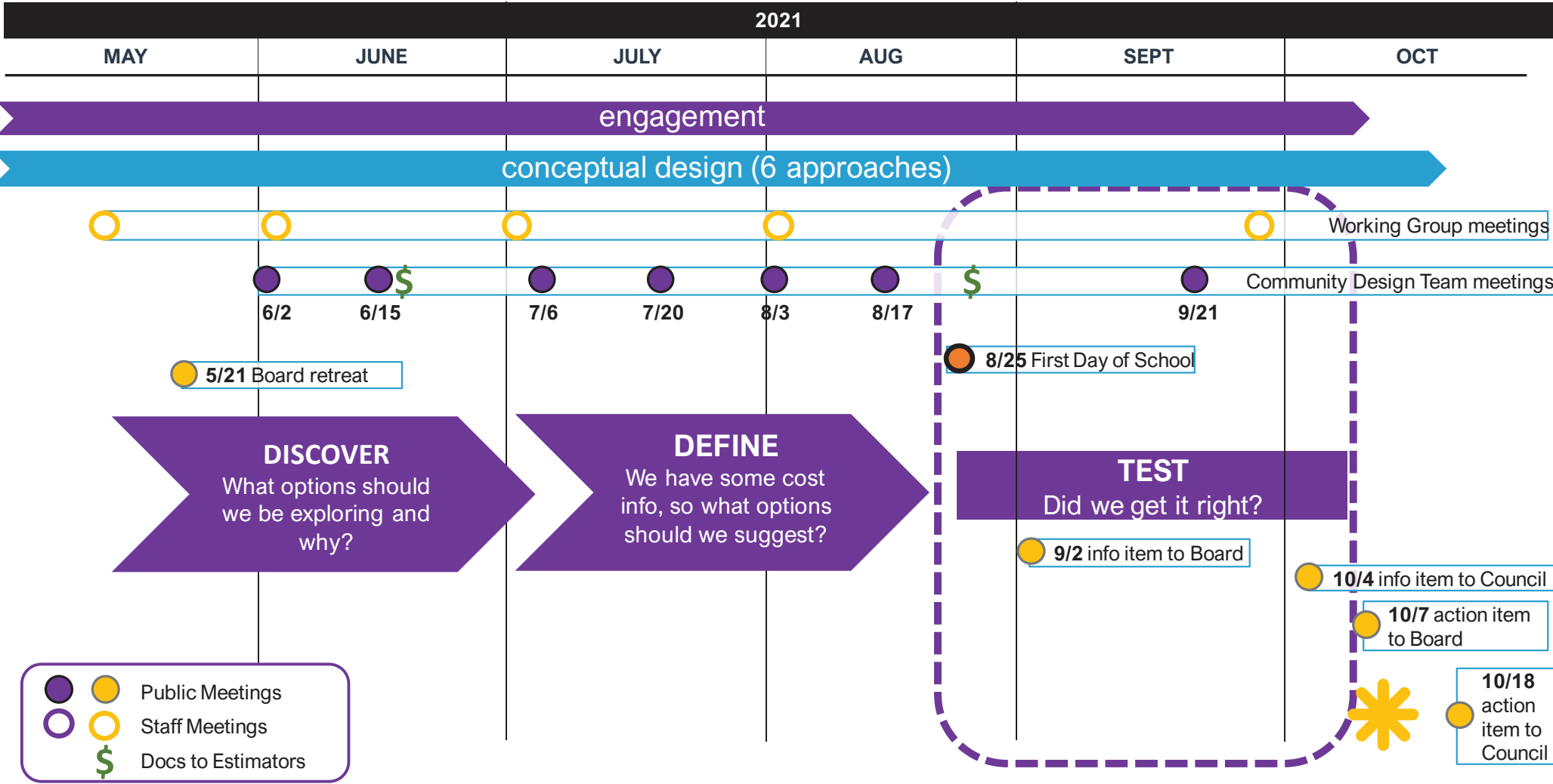
Members

Meet once a month for an hour, plus as needed



Schedule: revised 5/19





Schedule: revised 5/19



Community Vision, Priorities and Values

**Scope &
Constraints**

Budget, Site,
Capacity,
Construction time,
Existing conditions,
Etc.

Design Concept(s)

Launched Monday, 5/24

A variety of accessible information and engagement opportunities



Short Video



Survey

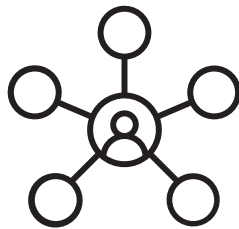


Forward-able email template



Translation text line

Leverage networks to make personalized recommendations



Working Group, School board, City Council, CCS Staff, City Staff, Principals, Teachers, Partner Organizations, Local Leaders

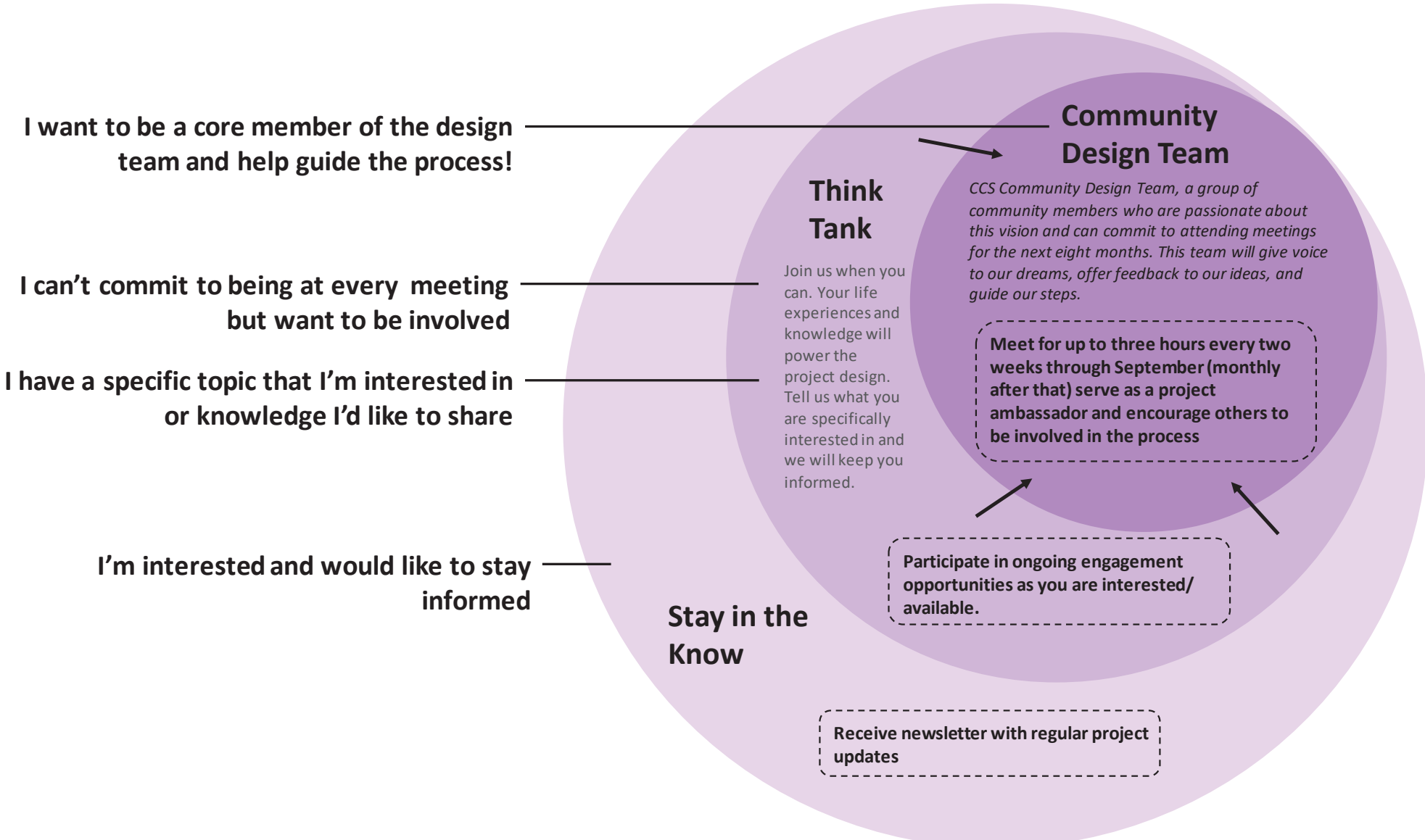
Cville Community

CCS Community

Buford, Walker, & Pre-K Communities

Outreach has been launched!





I want to be a core member of the design team and help guide the process!

Community Design Team

CCS Community Design Team, a group of community members who are passionate about this vision and can commit to attending meetings for the next eight months. This team will give voice to our dreams, offer feedback to our ideas, and guide our steps.

I can't commit to being at every meeting but want to be involved

Think Tank

Join us when you can. Your life experiences and knowledge will power the project design. Tell us what you are specifically interested in and we will keep you informed.

Meet for up to three hours every two weeks through September (monthly after that) serve as a project ambassador and encourage others to be involved in the process

I have a specific topic that I'm interested in or knowledge I'd like to share

I'm interested and would like to stay informed

Stay in the Know

Participate in ongoing engagement opportunities as you are interested/available.

Receive newsletter with regular project updates

CCS Community Design Team (CDT) (Community)

Role: Execute the Process

Public discussions where potential solutions are first presented

- Present the issues, Ask the questions, Hear people's voices.
- Meetings are recorded and published

Members –Appointed

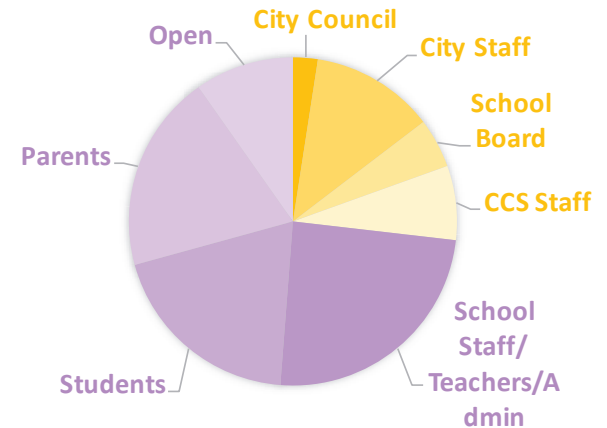
CCS

- **Lisa Torres & Jennifer McKeever** (School Board)
- **Adams Hastings** (Principal, Walker)
- **Denise Johnson** (Supervisor of Equity & Inclusion)
- **Kim Powell** (Assistant Superintendent, Finance & Operations)

City

- **Nikuyah Walker** (City Council)
- **Todd Brown** (Parks & Recreation)
- **Alex Ikefuna** (Neighborhood Development Services)
- **Sue Moffett** (Social Services)
- **Kaki Dimock** (Human Services)
- **Mike Goddard** (Public Works)

= 11 representatives



Members – Open Application

- 8 Students (students entering 7th grade and below are encouraged to apply as a pair with a parent)
- 8 Parents
- 10 Teachers/ school staff/admin
- 6 Open

= +/-30 representatives

DISCOVER What options should we be exploring and why?

5/26 School Board & City Council Work session

5/24 Facilities web page launch

6/18 pricing docs

6/2 CDT: Get Involved!
-Reconfiguration History & Context
-Design Process
-Who should we be talking to as part of the process? What should we be learning?

6/15 CDT: Visioning Community Design Team
-What is our collective vision for the future of CCS, Buford & Walker?
-What values to do want to use to measure success of the project?

5/24 - 6/7 "Get Involved" Survey

Gauge interest level of participation in the process, stay informed, be in a focus group, apply for the CDT

6/15-6/25 Visioning Survey

5/24 Welcome video
Brief overview of project nuts & bolts, process, and invitation to get involved

6/7 Design Process video

6/22 CCS History video 6/29 Existing Conditions

6/4 Afternoon 6/8 Evening

6/20 Afternoon 6/28 Evening Interviews

15 min slots open to all, individual, family, or small group, 2 hr. blocks at varied times and days

Family Activities

Community Based Pop-Up Events
Dates, times, places, and partners all to vary

Student Capacity



VMDO

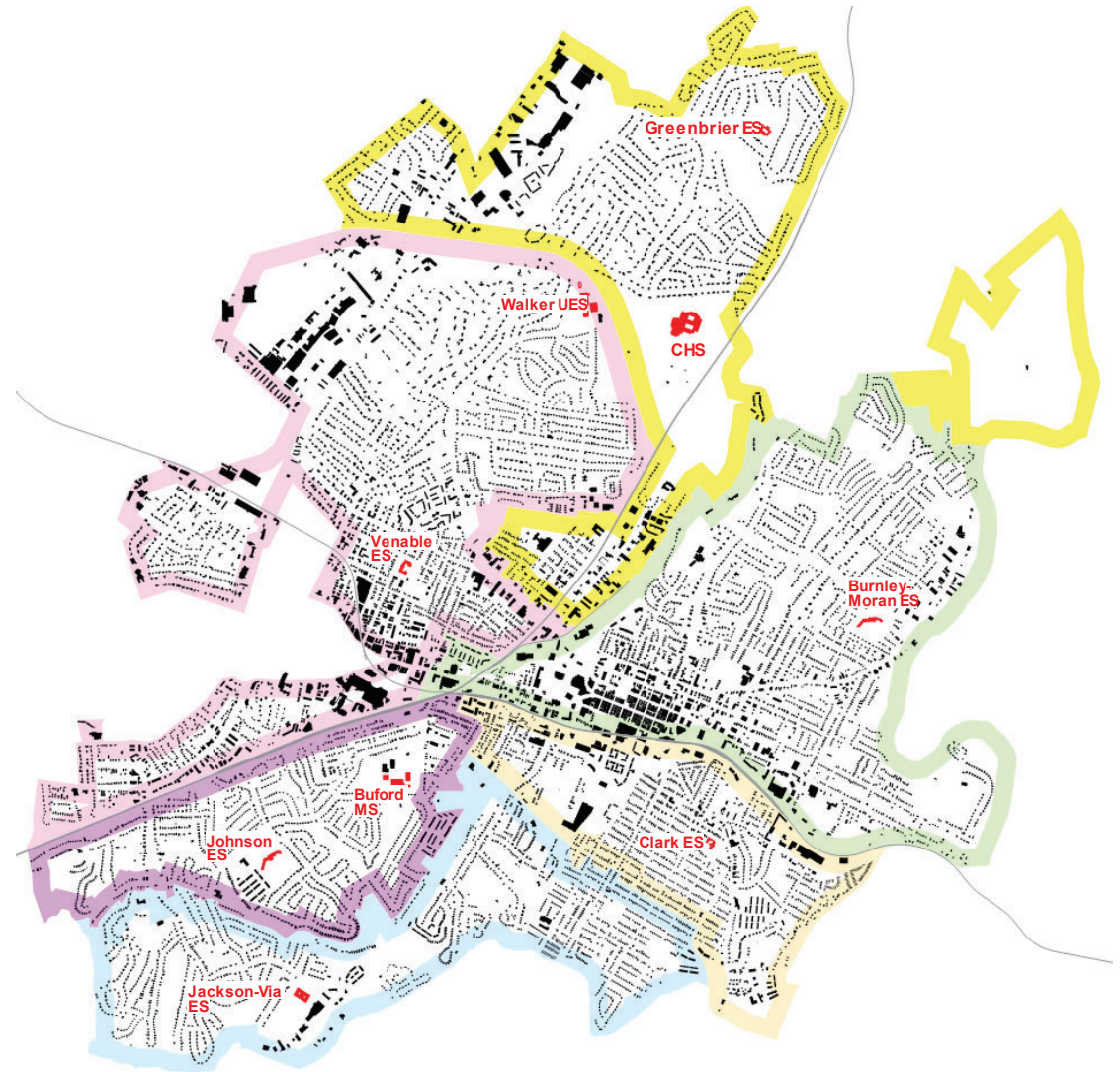
Last time we had a public conversation about Reconfiguration, it was in the context of the 2016-17 Capacity Study.

Today it is in the context of a project focused on **equity and academics**.

While the enrollment growth trends of the 2010s have cooled, capacity will remain an important topic in Reconfiguration planning.

How many students to build for now?

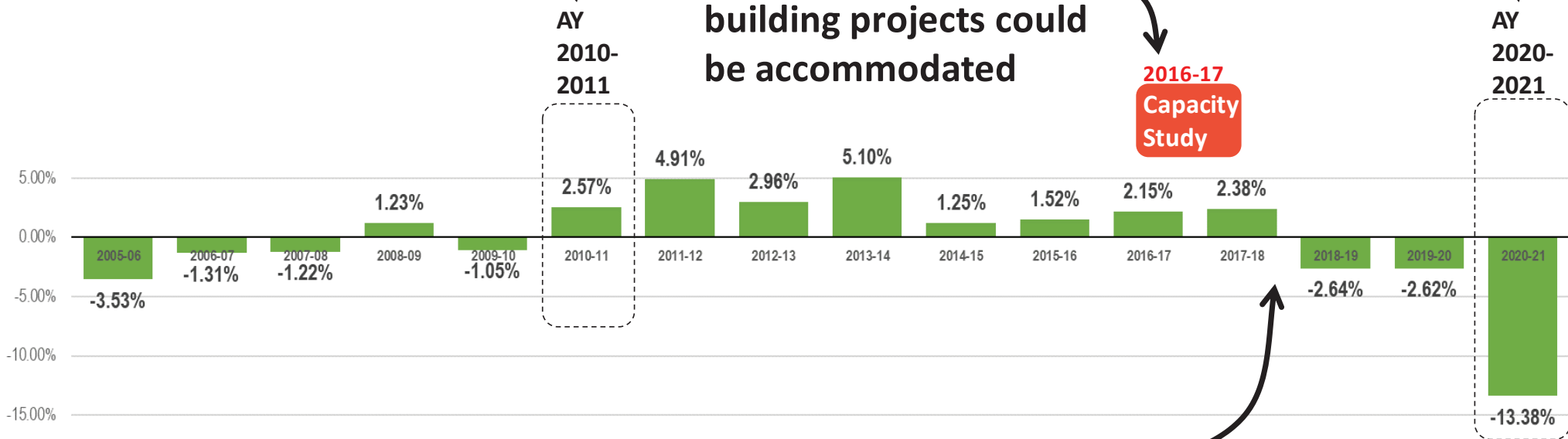
The answer has a significant impact on project cost, and how soon additional builds might be needed.



Beginning of growth trend

Study identified how many pupils fit at each CCS facility, and where potential capacity building projects could be accommodated

Now

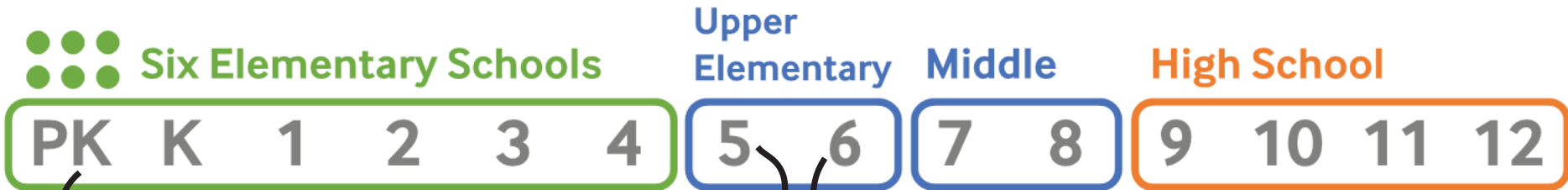


With the growth trend cooling around the time the Capacity Study was completed, CCS adopted a “**Watch and Wait**” approach.

Now: Reconfiguration & Elementary Capacity

Does the Pre-K / 5th grade swap fit?

now

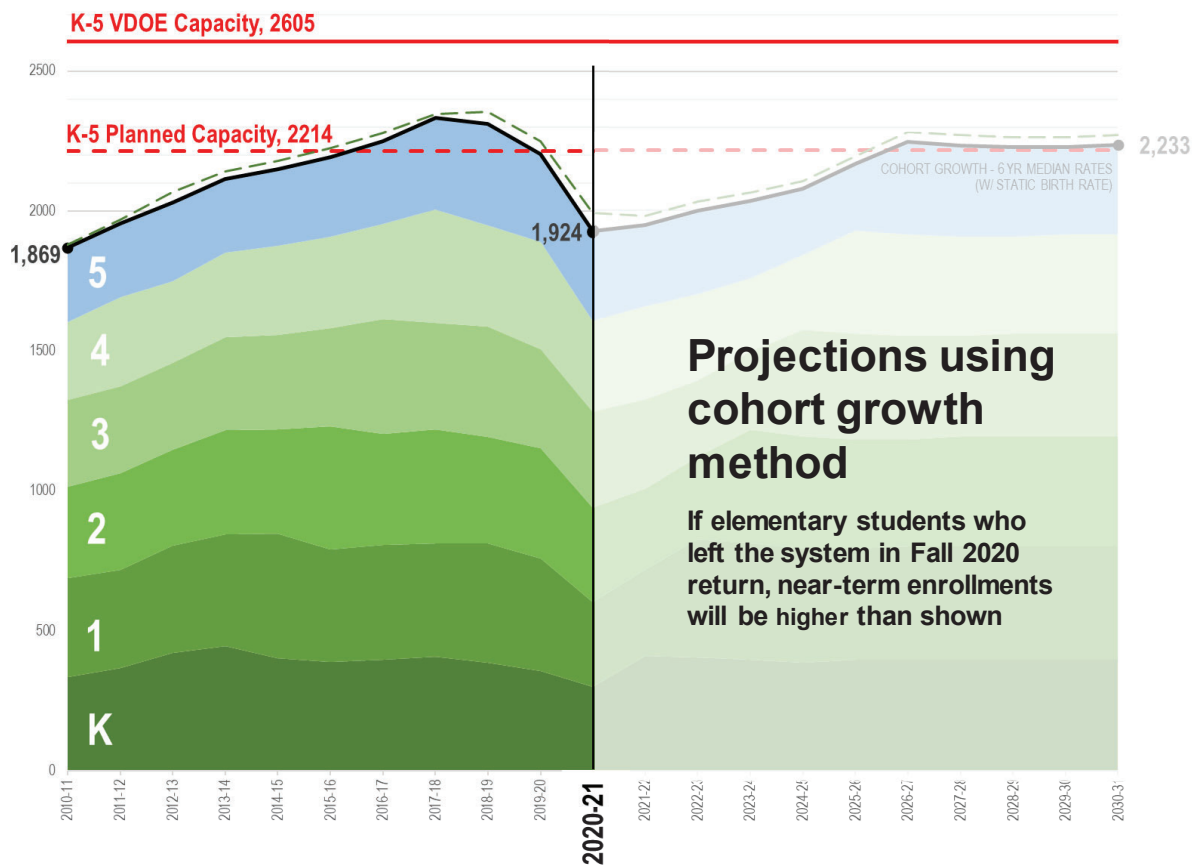


goal



Yes, for now.

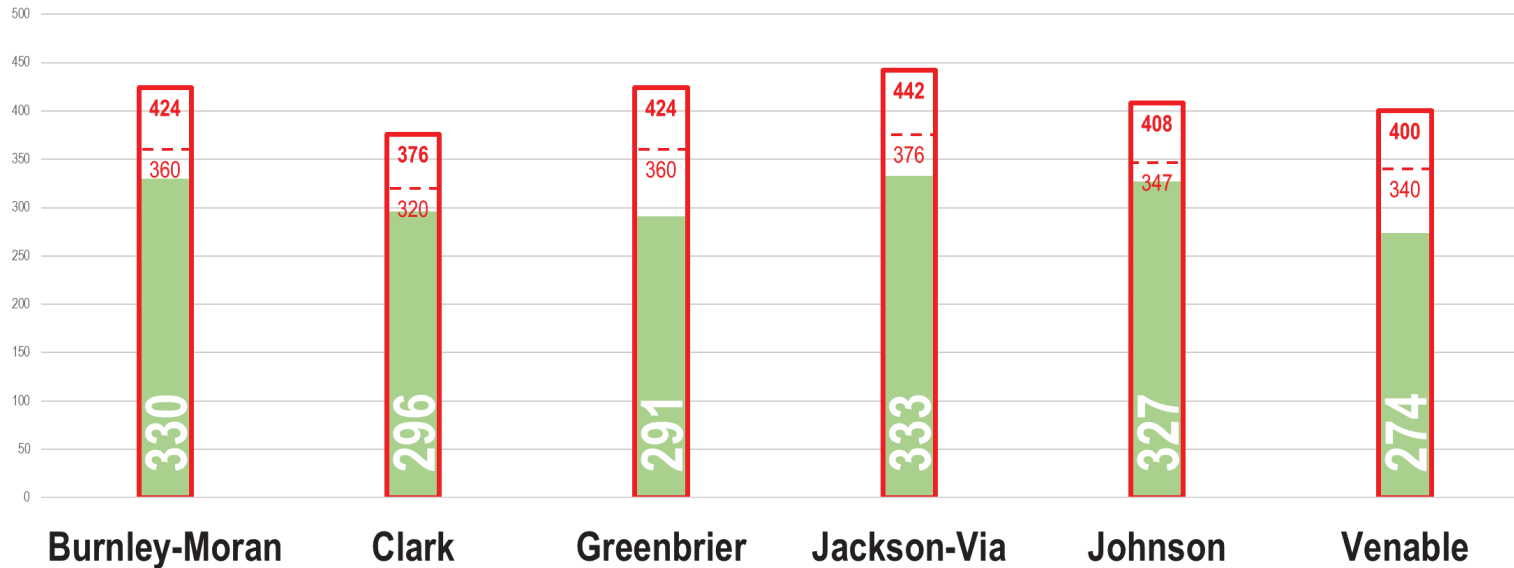
If Pre-K & 5th swapped today...



CCS K-5th
Systemwide Capacity +
Enrollments

What about the individual school level?

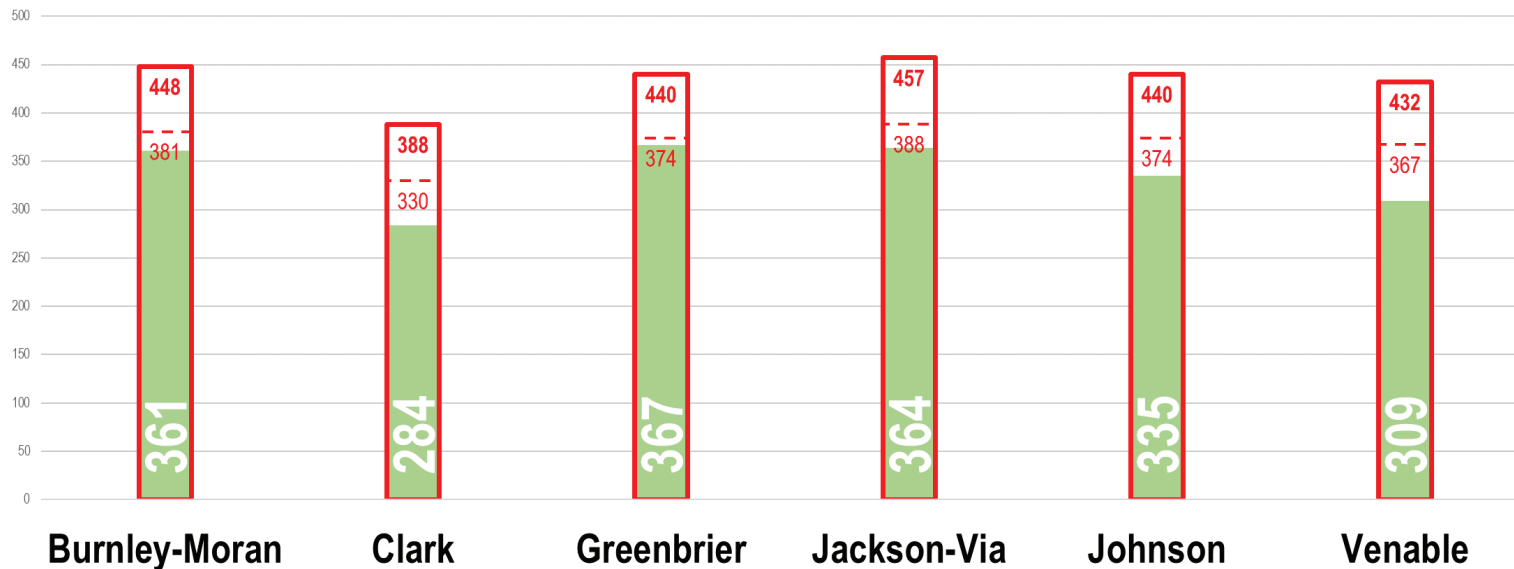
Today's Enrollments (virtual & in-person)...



CCS PK-4th
School
Capacity +
Enrollments

Yes, for now.

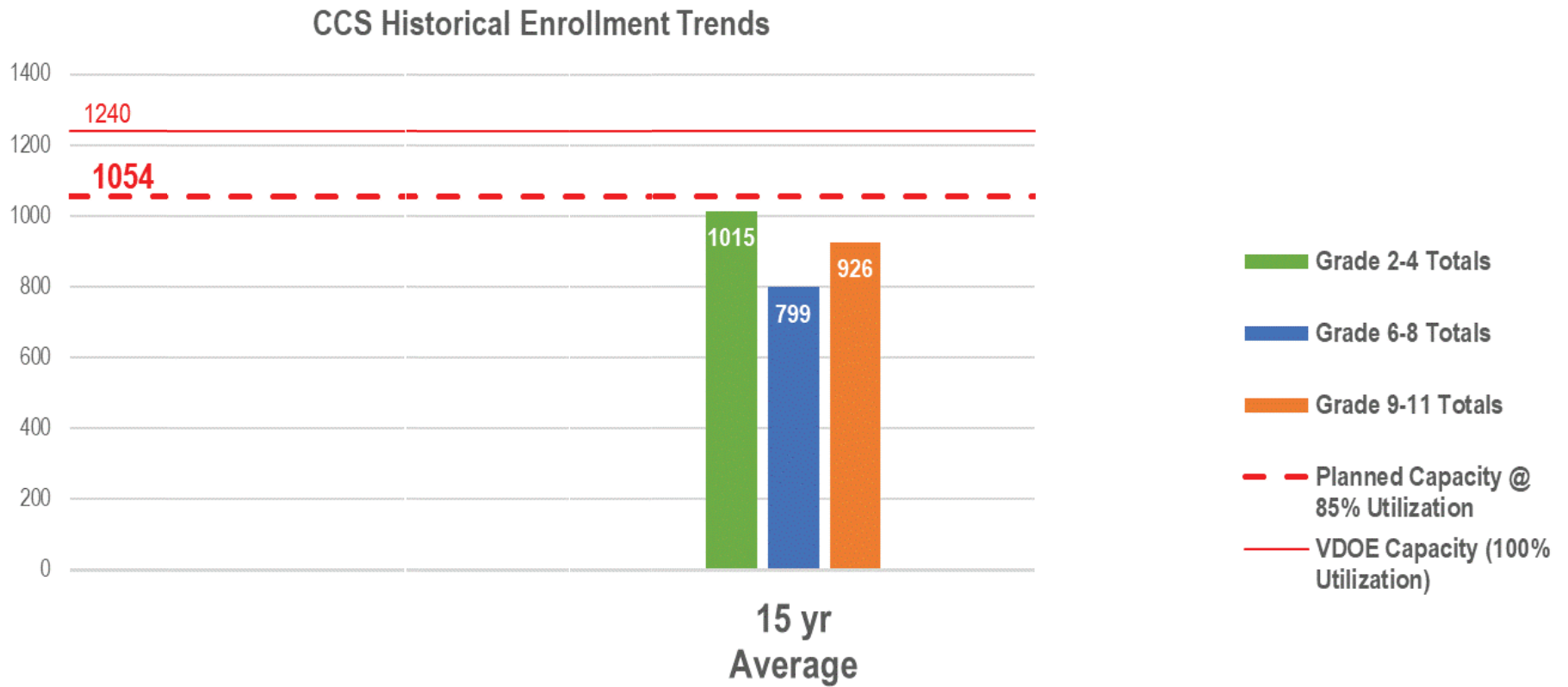
If Pre-K & 5th swapped today...



CCS K-5th School Capacity + Enrollments

- School capacities grow when classrooms formerly used for early childhood programs (at 1:16) become elementary classrooms
- Uses a hypothetical 5th grade class size: “If all last year’s 4th graders had stayed...”

What if grade 6-8 participation increases?

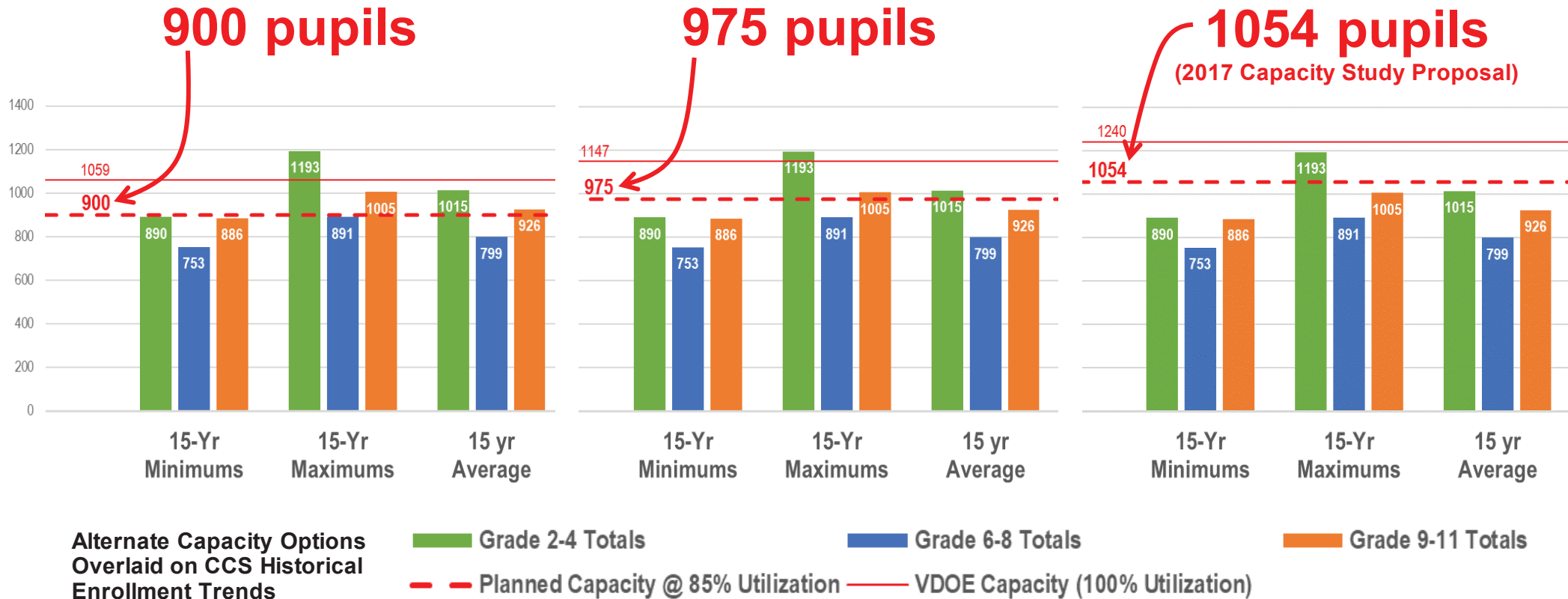


3-year cohorts from ES + HS used as a test – Max, Min, Avg



05.26.2021
Joint Council / Board
Work session

6-8 Middle School Alternate Capacity Options



Alternate capacities overlaid on the same enrollment data





CCS Early Childhood Center: How Many Classrooms?

Must Do

Maintain the existing scope of services

20 classrooms

13 : 1 avg = 260; @ 90% utilization = **234**

15 : 1 avg = 300; @ 90% utilization = **270**

Should Do

Build in some growth, anticipating increased demand

26 classrooms

13 : 1 avg = 338; @ 90% utilization = **304**

15 : 1 avg = 390; @ 90% utilization = **351**

Would Do

Increase the 3-year-old program size to match the 4-year old program, providing a two-year sequence for all enrollees (improves outcomes)

32 classrooms

13 : 1 avg = 416; @ 90% utilization = **374**

15 : 1 avg = 480; @ 90% utilization = **432**

Budget & Scope



VMDO

Central PreK

ESTIMATED COST: \$ 15M - \$ 20M | 45,600 SF
FUNCTIONAL CAPACITY: 258 | MAXIMUM CAPACITY: 304

Considerations:

- Single project helps capacity at all elementary schools, adding 340 seats of functional capacity to grades K-4: 111 additional Functional Capacity (due to K-4 class sizes being larger than PreK class sizes) + 230 PK students relocated.
- New PreK facility and grounds would be designed specifically for early childhood needs and development
- Opportunity to provide wraparound services and aftercare

6-8 Campus

ESTIMATED COST: \$45M - \$60M | 187,000 Total Building SF*
FUNCTIONAL CAPACITY: 1,054 | MAXIMUM CAPACITY: 1,240

Considerations:

- Eliminates a school transition for students, with 5th grade moved to the elementary schools
 - Typical middle school grade configuration
 - If at Buford, then provides options for re-purposing Walker (possible Central PreK, and/or consolidated CCS Admin)
- * Project size and cost range shown are for example project at Buford, and include renovation of existing school

Central PreK

ESTIMATED COST: \$ 15M - \$ 20M | 45,600 SF
FUNCTIONAL CAPACITY: 258 | MAXIMUM CAPACITY: 304

6-8 Campus

ESTIMATED COST: \$45M - \$60M | 187,000 Total Building SF*
FUNCTIONAL CAPACITY: 1,054 | MAXIMUM CAPACITY: 1,240

2020 construction dollars: **\$60.0M - \$80.0M**

Start construction 2023 (escalate to 2024): **\$68.6M - \$91.8M**

Start construction 2024 (escalate to 2025): **\$71.3M - \$95.0M**

Proposed Capital Improvement Program FY 2022-2026

	<u>Proposed</u> <u>FY22</u>	<u>Projected</u> <u>FY23</u>	<u>Projected</u> <u>FY24</u>	<u>Projected</u> <u>FY25</u>	<u>Projected</u> <u>FY26</u>	<u>5 Year Total</u>
Revenues						
Transfer from General Fund	7,135,841	6,737,940	7,549,378	6,580,400	8,580,400	36,583,959
Transfer from General Fund - Mall Vendor Fees	78,000	78,000	78,000	78,000	78,000	390,000
Contribution from Albemarle County (CATEC)	90,000	62,500	0	0	0	152,500
Contribution from Schools (Small Cap Program)	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	200,000
VDOT - Rev Share East High Signalization	500,000	0	0	0	0	500,000
CY 2022 Bond Issue	19,823,072	0	0	0	0	19,823,072
CY 2023 Bond Issue	0	19,235,491	0	0	0	19,235,491
CY 2024 Bond Issue	0	0	12,287,907	0	0	12,287,907
CY 2025 Bond Issue	0	0	0	59,885,491	0	59,885,491
CY 2026 Bond Issue	0	0	0	0	9,885,491	9,885,491
TOTAL AVAILABLE REVENUES	\$27,866,913	\$26,353,931	\$20,155,285	\$66,783,891	\$18,783,891	\$159,943,911

Expenditures

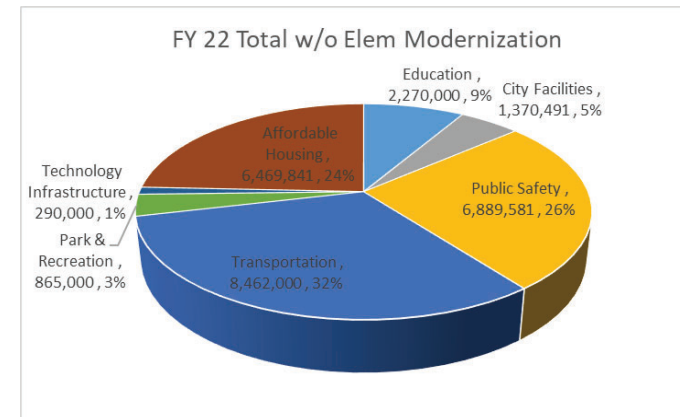
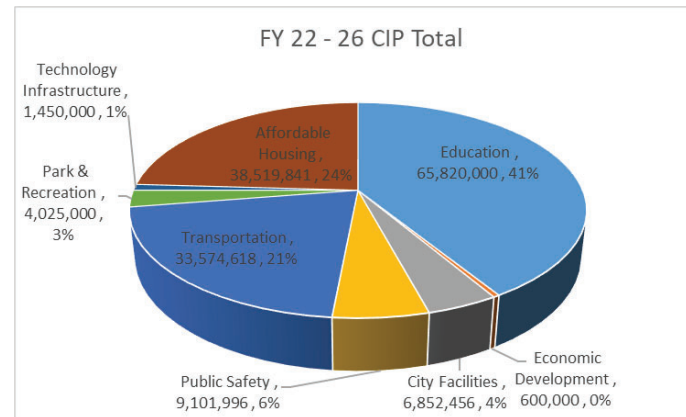
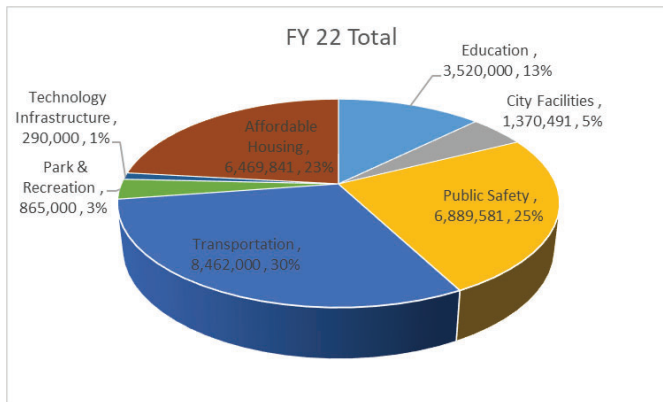
BONDABLE PROJECTS

<u>EDUCATION</u>	<u>Proposed</u> <u>FY22</u>	<u>Projected</u> <u>FY23</u>	<u>Projected</u> <u>FY24</u>	<u>Projected</u> <u>FY25</u>	<u>Projected</u> <u>FY26</u>	<u>5 Year</u> <u>Total</u>
<u>Project</u>						
Lump Sum to Schools (City Contribution)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
City Schools HVAC Replacement	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	3,750,000
Charlottesville High School Roof Replacement	120,000	1,200,000	0	0	0	1,320,000
Charlottesville City School Reconfiguration	0	0	0	50,000,000	0	50,000,000
SUBTOTAL	\$3,320,000	\$4,400,000	\$3,200,000	\$51,950,000	\$1,950,000	\$64,820,000

FY 2022 Capital Improvement Program

FY 2022-2026 Capital Improvement Program

FY 2022 Capital Improvement Program w/o Elementary Modernization



Education: 13%
\$3,520,000

Education: 41%
\$68,820,000

Education: 9%
\$2,270,000

Large Cap Maint: \$1.96M
Elem Modernization: \$1.25M

Large Cap Maint: \$11.07M
Elem Modernization: \$3.75M
Reconfiguration: \$50.00M

Large Cap Maint: \$1.96M

2016 total to schools: \$1.52M
2017 total to schools: \$1.72M

Planning assumptions in each option

Cost of new construction:	\$320 / gsf
Cost of renovation at Buford:	\$200 / gsf
Cost of renovation at Walker:	\$225 / gsf
Cost of demolition:	\$13.50 / gsf
Soft costs:	27.5% * (doesn't include relocatables)
Annual inflation:	3.5%
Construction start:	Summer 2023
Escalate Buford to:	Summer 2024
Escalate Walker to:	Summer 2025 / 2026*
Utilization rate:	85% * (90% at PK)
Square foot per student:	150 (planned capacity)
Students per teaching station:	25:1 MS / 14:1 PK



Math exercise, not a design exercise

Buford

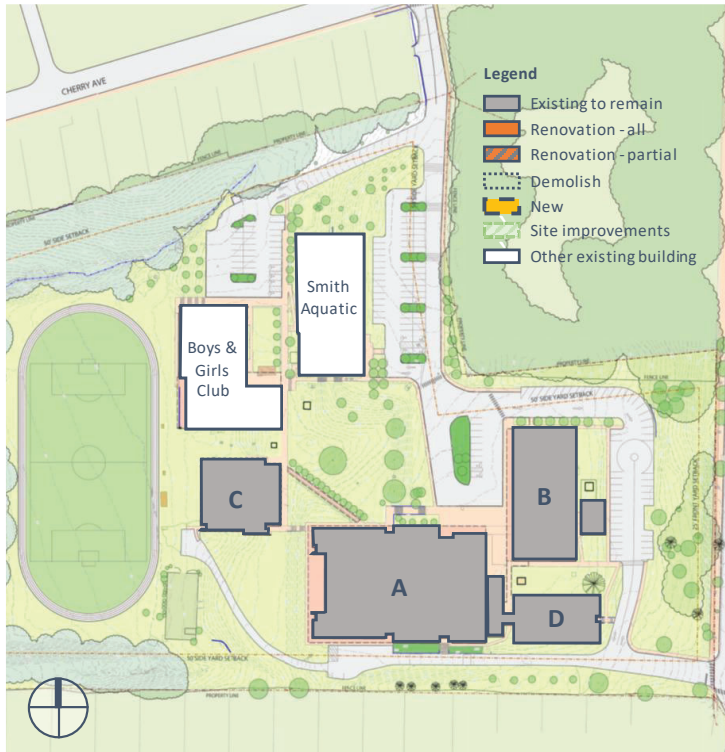
Planned capacity
533

VDOE capacity
627

2019-20
enrollment
531

Area
101,856 total

EUI
50 KBTU/sf/yr



Walker

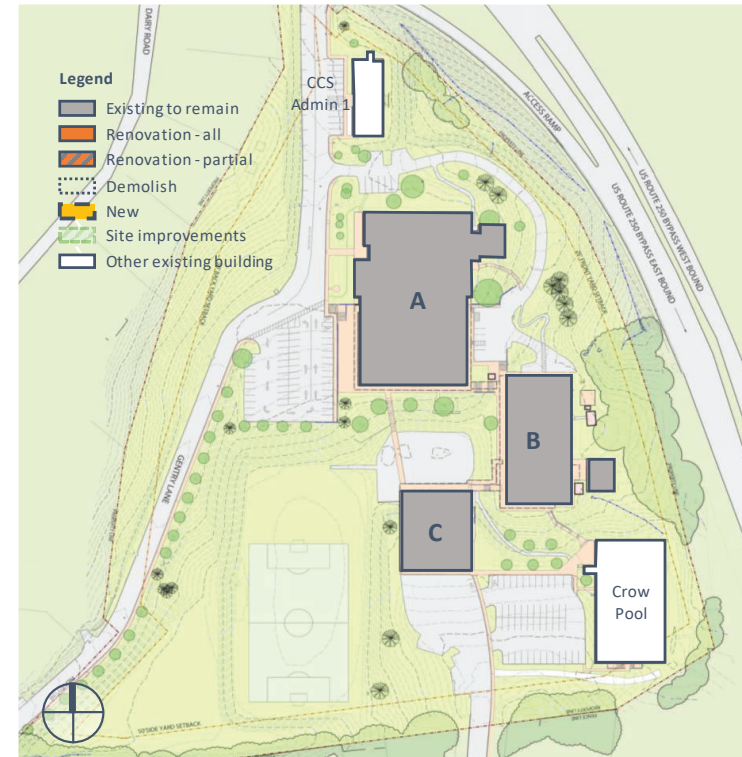
Planned capacity
574

VDOE capacity
675

2019-20
enrollment
673

Area
91,400 total

EUI
51 KBTU/sf/yr



Required Maintenance (2021-2031)

Walker	\$5,012,726
Buford	\$5,030,794
Total:	\$10,043,520

\$10,043,520

Cost to maintain Walker/Buford as-is

Does not address teaching space quality, asbestos mitigation, nor seismic/accessibility/fire protection/IT improvements.

Utility Costs

	Energy Use Intensity (EUI)	Est. Combined Annual Energy Cost	Projected Annual Savings	Projected 10-year savings (2027-2037)
Existing (Buford/Walker)	50/58	\$300,000 (actual)	none	none
Minor Renovation	44/46	\$260,000 (-14%)	\$40,000/year	\$400,000
Major Renovation	28/30	\$180,000 (-40%)	\$120,000/year	\$1,200,000
New Construction	16/18	\$110,000 (-63%)	\$190,000/year	\$1,900,000

What is the cost to do nothing?



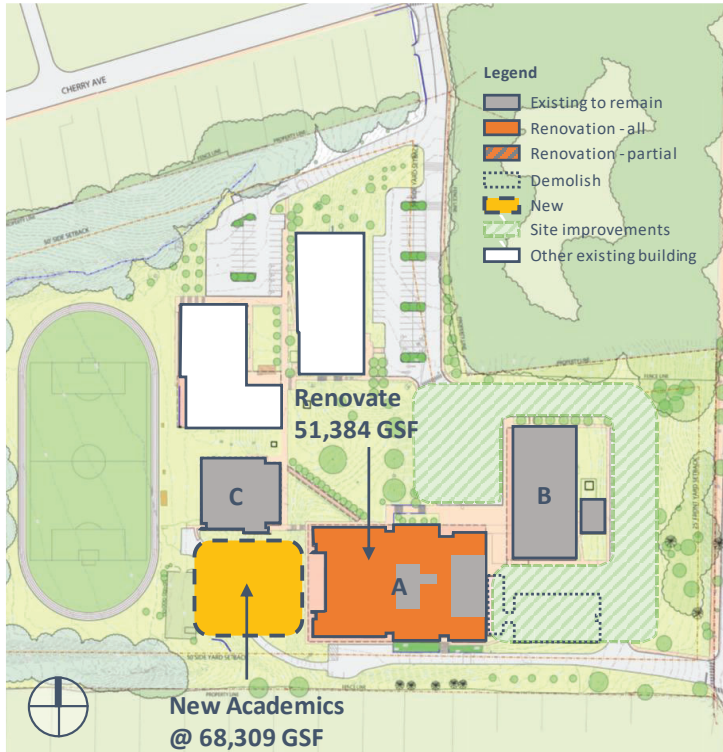
Buford

Planned capacity
900

VDOE capacity
1,059

Area
39,157 as-is
51,384 reno
68,309 new
158,850 total

Cost
\$48.5m

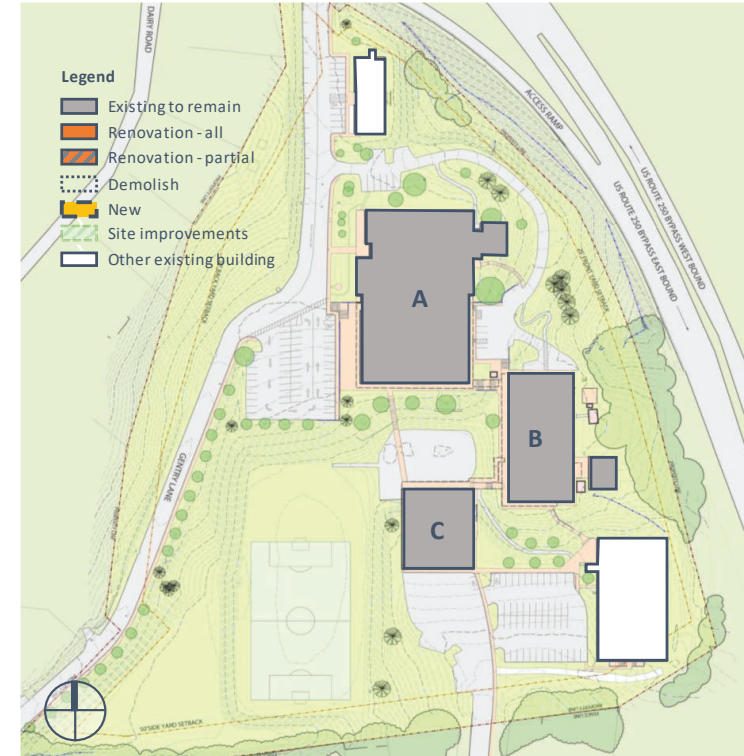


Big Idea

- Build just enough classrooms to accommodate 6, 7, 8 at current sizes
- Renovate all of "A" except for new labs
- More parking by demolishing "D"

Walker

Cost
\$0



Big Idea

- Leave everything as-is.
- Keep 5th grade by itself
- or
- Move Pre-K into spaces not designed for them
- Remaining space for Central Admin and/or wrap-around services

Option A.1: **\$48.5m** (\$50.2m if Buford starts in 2024)

V M D O

05.26.2021
Joint Council / Board
Work session

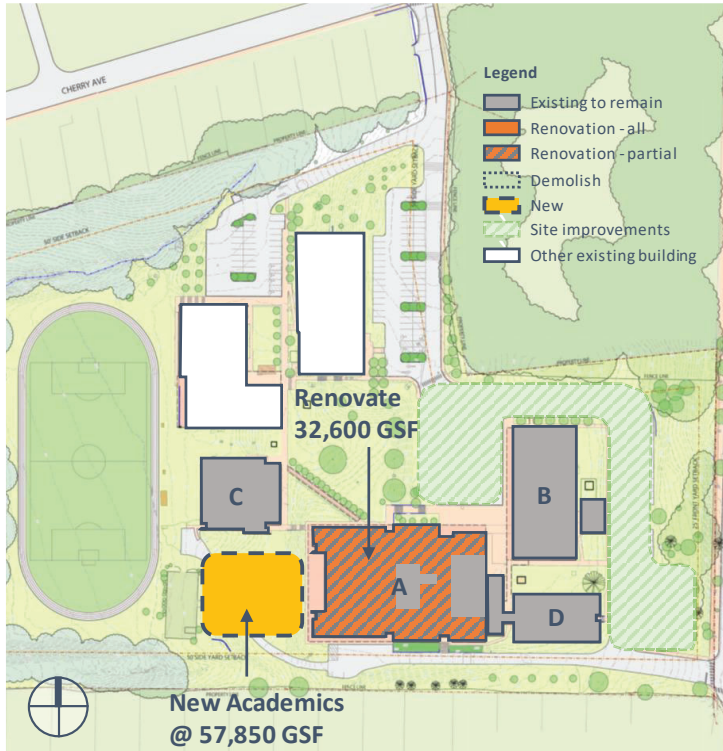
Buford

Planned capacity
900

VDOE capacity
1,059

Area
68,400 as-is
32,600 reno
57,850 new
158,850 total

Cost
\$37.5m



Big Idea

- Build just enough classrooms to accommodate 6, 7, 8 at current sizes
- Renovate upper level of "A" only, except for new labs
- Parking stays as-is.

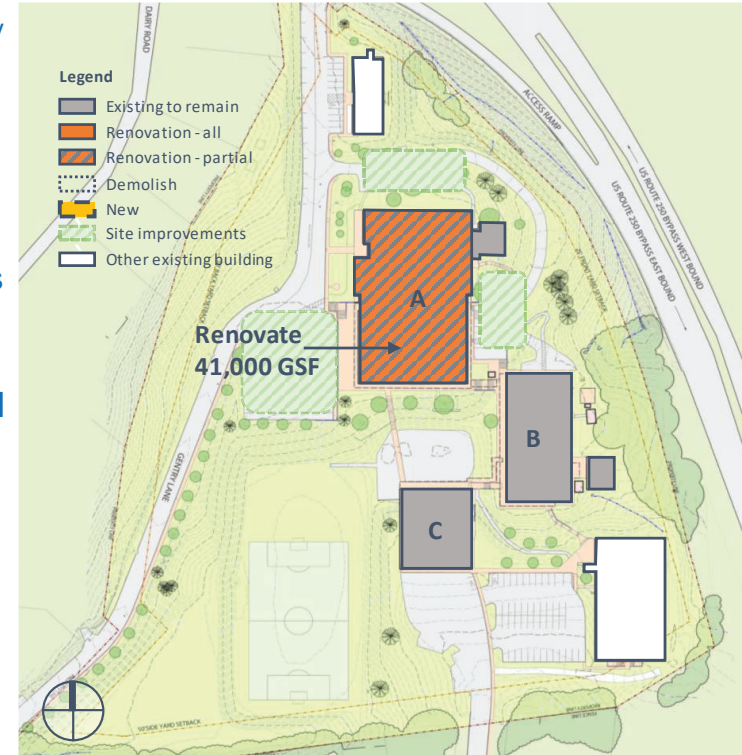
Walker

Planned capacity
280

VDOE capacity
311

Area
50,400 as-is
41,000 reno
0 new
91,400 total

Cost
\$14.7m



Big Idea

- Provide 18 Pre-K classrooms
- Renovate upper level of "A" only
- Remaining space for Central Admin and/or wrap-around services
- Walker starts 2 years after Buford starts

Option A.2: **\$52.2m** (\$54.1m if Buford starts in 2024 & Walker in 2026)

V M D O

05.26.2021
Joint Council / Board
Work session

55

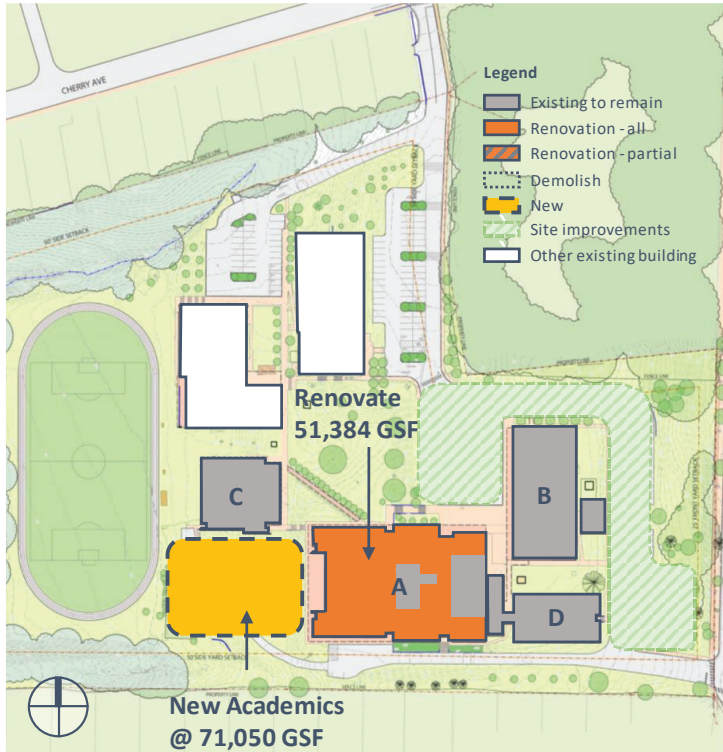
Buford

Planned capacity
975

VDOE capacity
1,147

Area
49,616 as-is
51,384 reno
71,050 new
158,850 total

Cost
\$48.8m



Big Idea

- Build more classrooms to accommodate 6, 7, 8 with some growth
- Renovate all of "A", except for new labs
- Parking stays as-is.

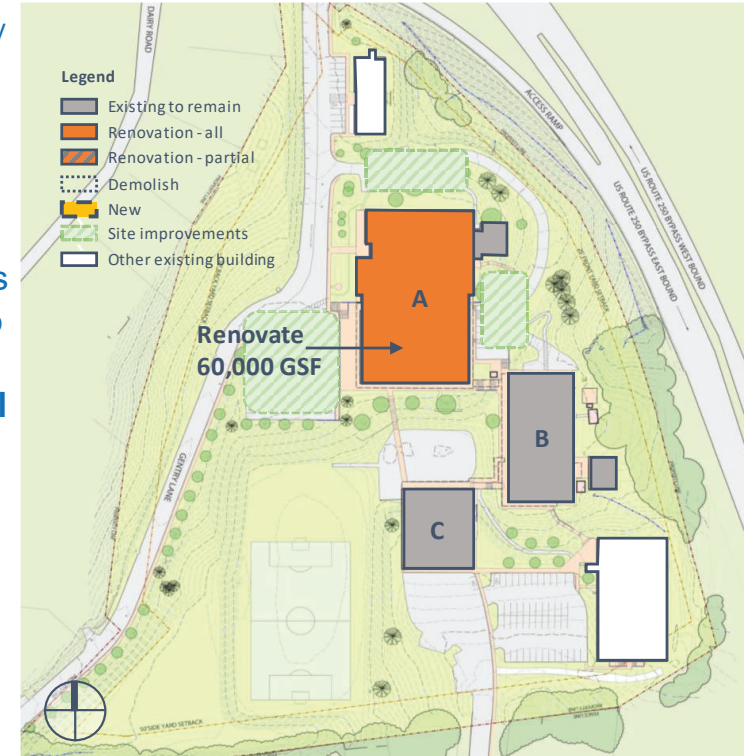
Walker

Planned capacity
280

VDOE capacity
311

Area
31,400 as-is
60,000 reno
0 new
91,400 total

Cost
\$21.2m



Big Idea

- Provide 20 Pre-K classrooms
- Renovate all of "A"
- Remaining space for Central Admin and/or wrap-around services
- Walker starts 2 years after Buford starts

Option B.1: **\$70.0m** (\$72.4m if Buford starts in 2024 & Walker in 2026)

V M D O

05.26.2021
Joint Council / Board
Work session

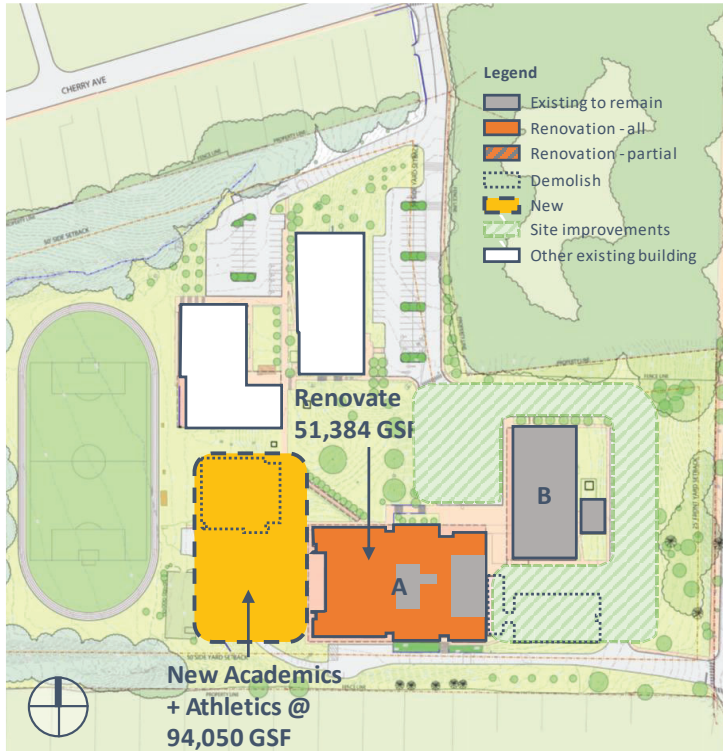
Buford

Planned capacity
975

VDOE capacity
1,147

Area
24,916 as-is
51,384 reno
95,750 new
172,050 total

Cost
\$61.8m



Big Idea

- Build more classrooms to accommodate 6, 7, 8 with some growth
- Renovate all of "A", except for new labs
- More parking by demolishing "D"
- New Gym / multi-purpose space

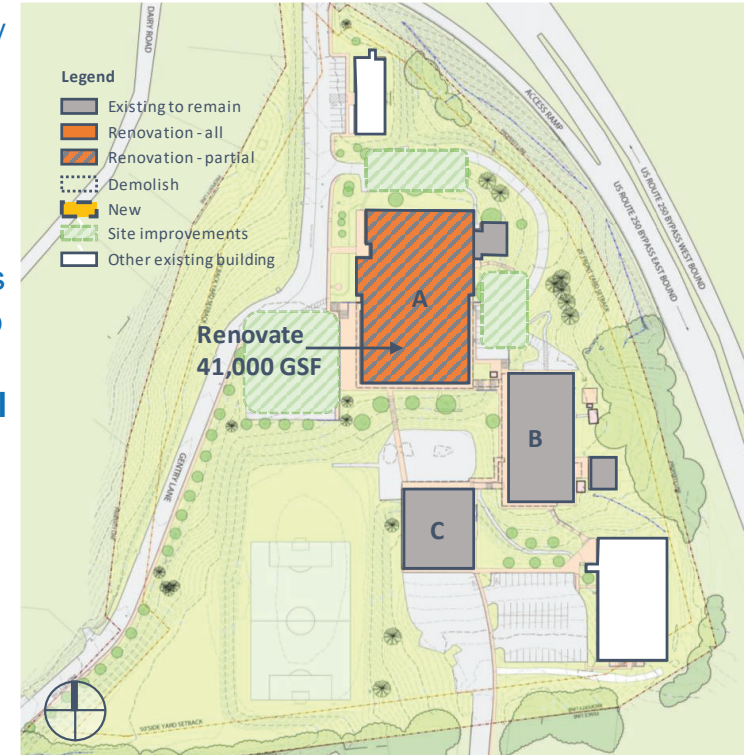
Walker

Planned capacity
280

VDOE capacity
311

Area
50,400 as-is
41,000 reno
0 new
91,400 total

Cost
\$14.7m



Big Idea

- Provide 18 Pre-K classrooms
- Renovate upper level of "A" only
- Remaining space for Central Admin and/or wrap-around services
- Walker starts 2 years after Buford starts

Option B.2: **\$76.6m** (\$79.3m if Buford starts in 2024 & Walker in 2026)

V M D O

05.26.2021
Joint Council / Board
Work session

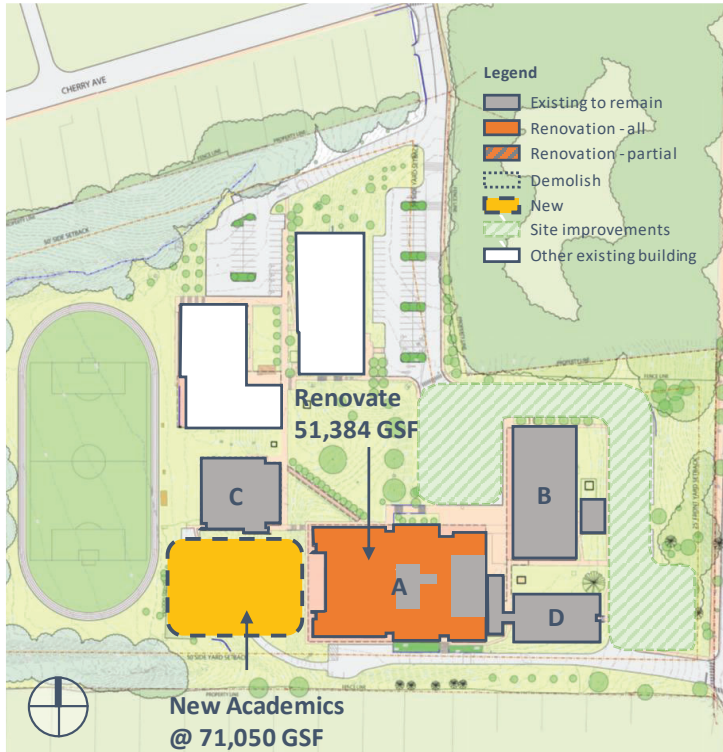
Buford

Planned capacity
975

VDOE capacity
1,147

Area
49,616 as-is
51,384 reno
71,050 new
158,850 total

Cost
\$48.8m



Big Idea

- Build more classrooms to accommodate 6, 7, 8 with some growth
- Renovate all of "A", except for new labs
- Parking stays as-is.

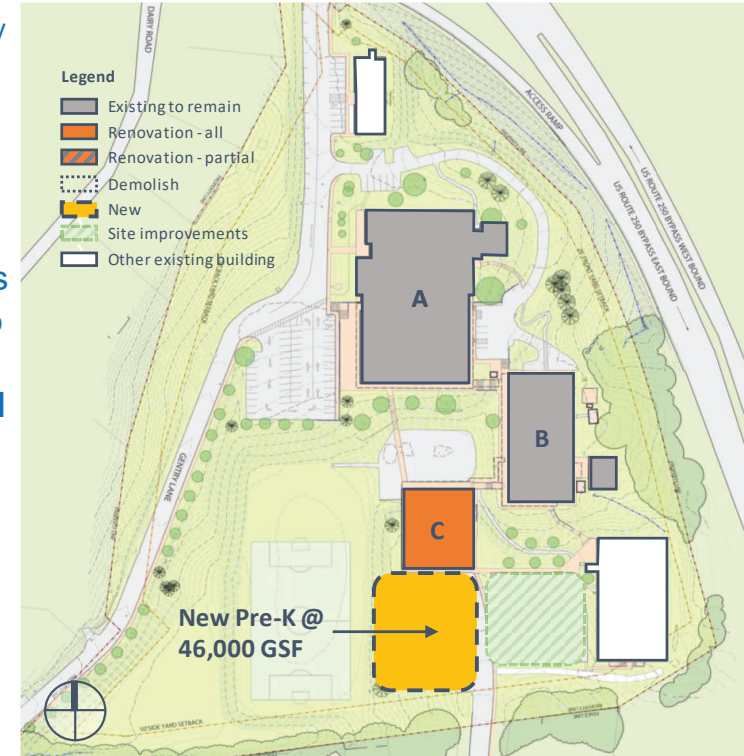
Walker

Planned capacity
280

VDOE capacity
311

Area
78,400 as-is
13,000 reno
46,000 new
137,400 total

Cost
\$28.5m



Big Idea

- 20 classrooms in new Pre-K addition
- Renovate Gym as Pre-K movement space
- Remaining space for Central Admin and/or wrap-around services
- Walker starts simultaneously with Buford
- Completed project provides swing space in "A".

Option B.3 **\$77.3m** (\$80.0m if both projects start in 2024)

V M D O

05.26.2021
Joint Council / Board
Work session

58

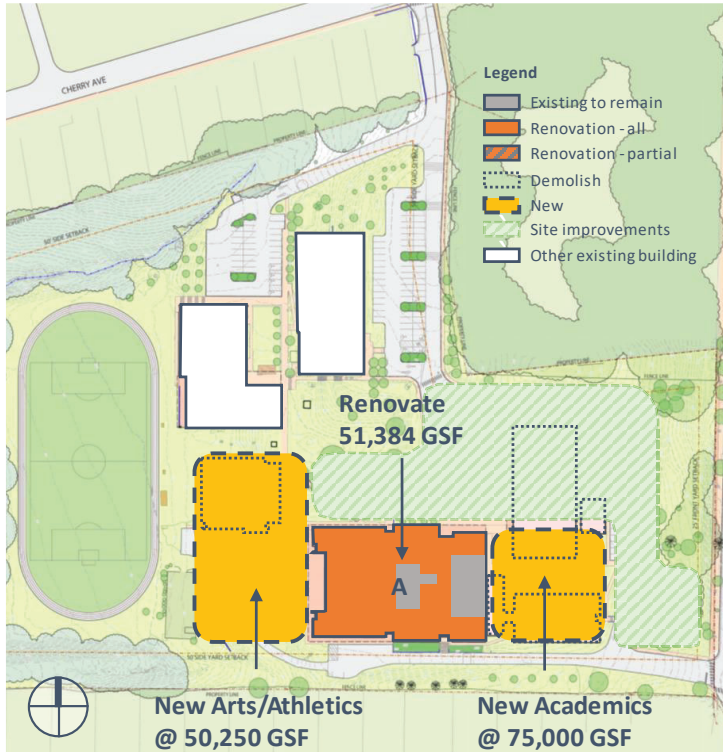
Buford

Planned capacity
1,050

VDOE capacity
1,235

Area
0 as-is
51,384 reno
125,250 new
185,250 total

Cost
\$74.4m



Big Idea

- Build more classrooms to accommodate 6, 7, 8 with desired capacity for growth
- Renovate all of "A", except for new labs
- Major expansion of Parking.
- Every square foot is "new".

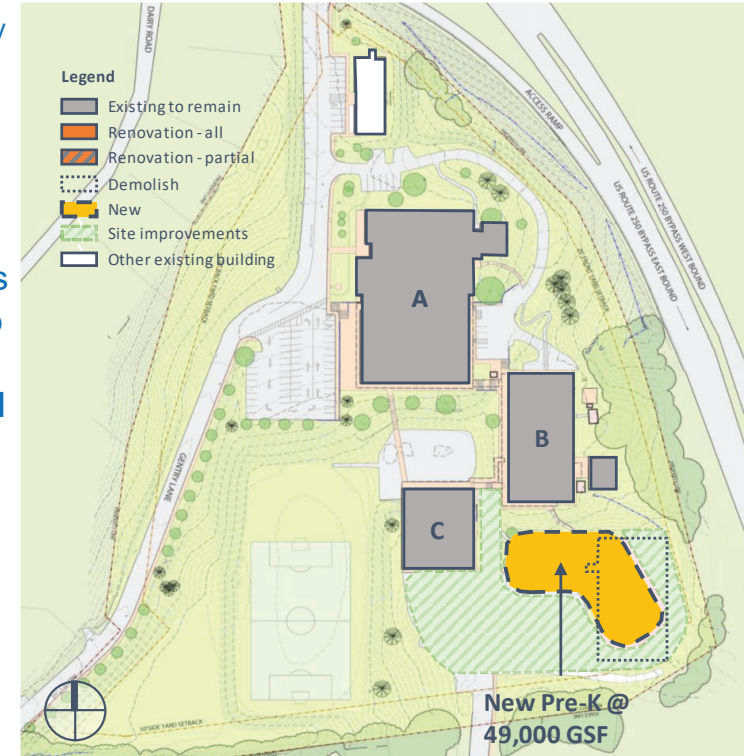
Walker

Planned capacity
280

VDOE capacity
311

Area
91,400 as-is
0 reno
49,000 new
140,400 total

Cost
\$24.2m



Big Idea

- 20 classrooms in new Pre-K
- Remaining space for Central Admin and/or wrap-around services
- Walker starts simultaneously with Buford
- Completed project provides swing space in "A".
- Loss of Crow (and operating costs)

Option C.1 **\$98.6m** (\$102.1m if both projects start in 2024)

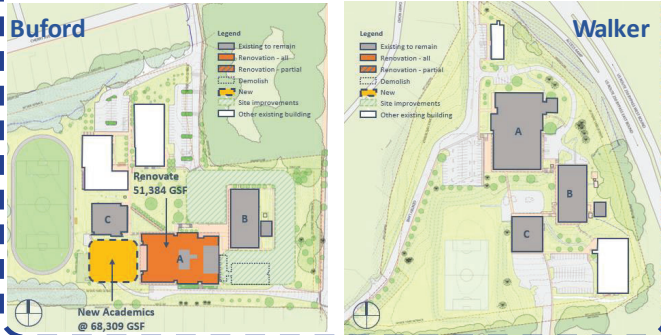
V M D O

05.26.2021
Joint Council / Board
Work session

59

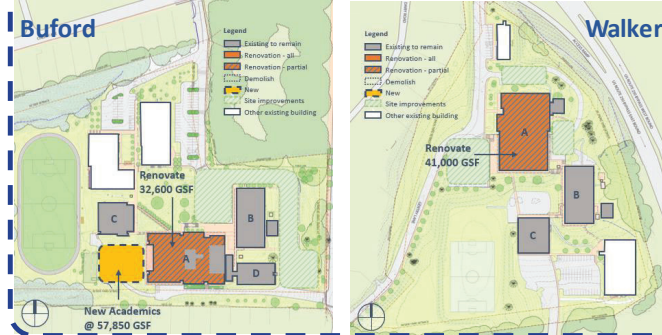
Option A.1 - \$48.5m

Buford: 900 students
Walker: 5th Grade remains, or sub-standard Pre-K



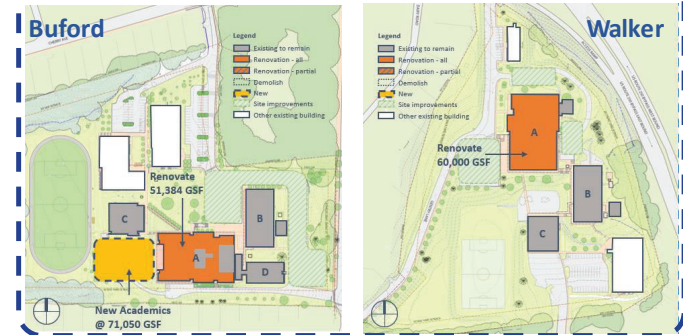
Option A.2 - \$52.2m

Buford: 900 students
Walker: 18 Pre-K classrooms



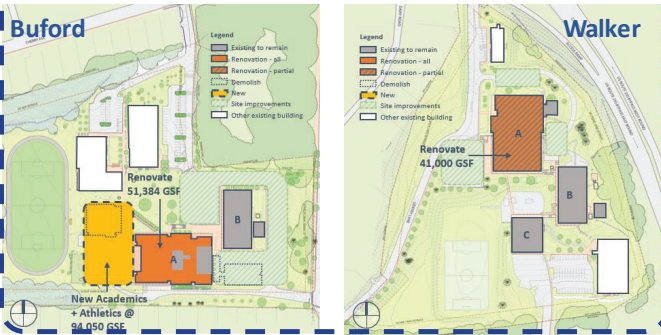
Option B.1 - \$70.0m

Buford: 975 students
Walker: 20 Pre-K classrooms



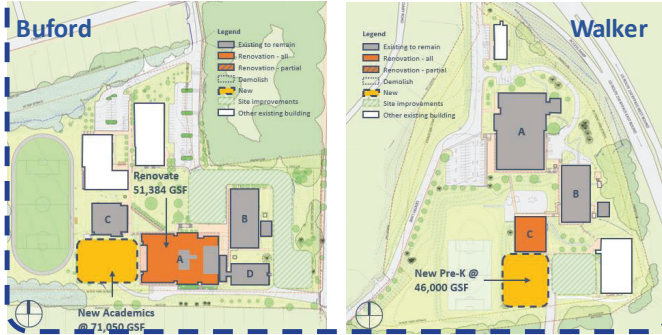
Option B.2 - \$76.6m

Buford: 975 students
Walker: 18 Pre-K classrooms



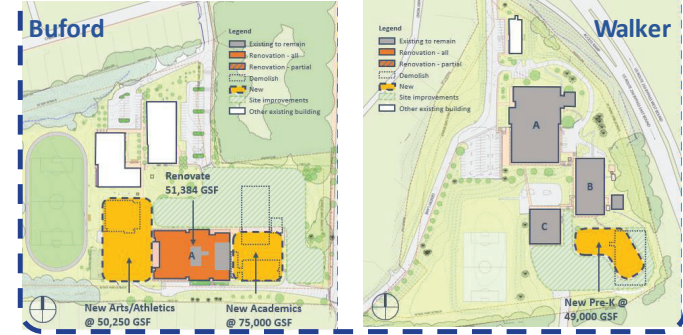
Option B.3 - \$77.3m

Buford: 975 students
Walker: 20 Pre-K classrooms



Option C.1 - \$98.6m

Buford: 1,050 students
Walker: 20 Pre-K classrooms



Questions & Discussion Points

- 1 What is the budget range we should study with the public?
- 2 If the construction dollars are phased, what is the range/limit for phase one?
- 3 Can we save money from going to inflation by starting construction funding in FY24?
- 4 If we price work in a phase two, when is that construction funding available?
- 5 If you have to prioritize starting at one campus only, is it Buford?
- 6 Middle School: Should we build now for anything less than 1050? If so, how low? 975? 900?
- 7 Confirm that a proposed 10 cent real estate tax increase is for entire CIP, not just reconfiguration.
- 8 What's the best metric to discuss local funding of schools, inclusive of CIP?



Adopted FY 2022 CIP Budget

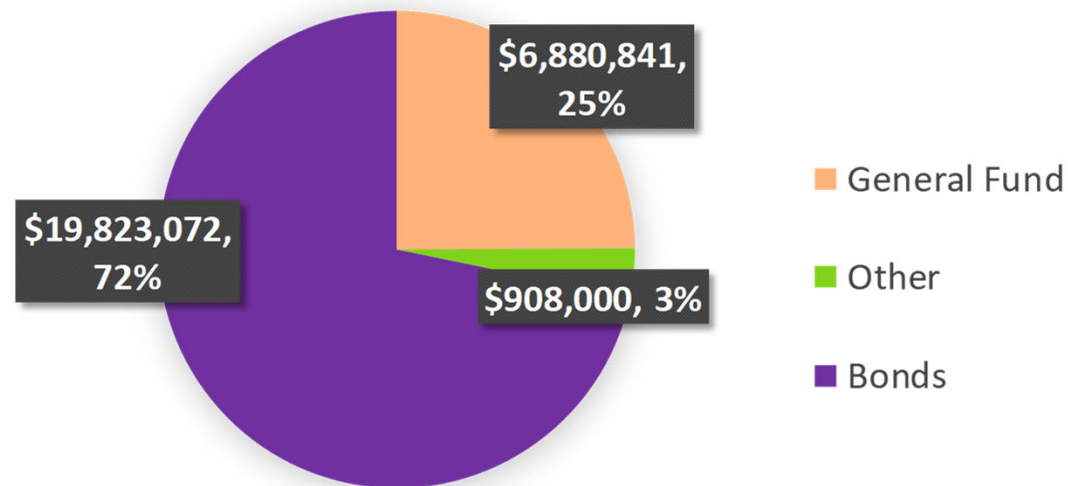
Adopted Capital Improvements Program

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Totals
Sources of Funds:						
General fund transfer	\$ 6,880,841	\$ 6,737,940	\$ 7,549,378	\$ 6,580,400	\$ 8,580,400	\$ 36,328,959
Year- End Surplus	-	-	-	-		\$ -
Bond issues	19,823,072	19,235,491	12,287,907	59,885,491	9,885,491	\$ 121,117,452
Other	908,000	380,500	318,000	318,000	318,000	\$ 2,242,500
Total sources	\$ 27,611,913	\$ 26,353,931	\$ 20,155,285	\$ 66,783,891	\$ 18,783,891	\$ 159,688,911
Uses of funds:						
Education	\$3,520,000	\$4,600,000	\$3,400,000	\$52,150,000	\$2,150,000	\$ 65,820,000
Economic development	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$ 600,000
Facilities Capital Projects	\$1,370,491	\$1,370,491	\$1,370,492	\$1,370,491	\$1,370,491	\$ 6,852,456
Public safety and justice	\$6,634,581	\$265,000	\$1,417,415	\$265,000	\$265,000	\$ 8,846,996
Transportation and access	\$8,462,000	\$11,563,440	\$4,662,378	\$4,443,400	\$4,443,400	\$ 33,574,618
Parks and recreation	\$865,000	\$790,000	\$790,000	\$790,000	\$790,000	\$ 4,025,000
Affordable Housing	\$6,469,841	\$7,325,000	\$8,075,000	\$7,325,000	\$9,325,000	\$ 38,519,841
General government	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$ 1,450,000
Total uses	\$ 27,611,913	\$ 26,353,931	\$ 20,155,285	\$ 66,783,891	\$ 18,783,891	\$ 159,688,911



How are We Paying for the CIP?

CIP Revenue Sources - FY22





CIP Balancing Act



Debt Capacity

The maximum amount of debt that could be issued to stay within the parameters defined by the financial policy

How much debt can we issue before reaching the 10% max?



Affordability

The alignment of public policy and financial resources

How much can we pay with current resources before having to raise taxes?

FY 2022

Operations
\$58.7M
 \$4.5M in CARES funding used to balance increases

CIP
\$3.5M
 Maintains level funding of Lump Sums and School Priority Funding

FY2023

Operations
\$63.2M
 Potential for CARES funding to offset some of increase

CIP
\$4.6M
 Maintains level funding of Lump Sums, School Priority Funding and CHS Roof Replacement

Annual Debt Service

<u>Bond Amount</u>	➔	<u>Annual Debt Service</u>
\$50M	➔	\$4.5M
\$75M	➔	\$6.7M
\$100M	➔	\$9.0M

Tax Rate Equivalents

1 cent	\$845,026
5 cents	\$4,225,129
8 cents	\$6,760,206
11 cents	\$9,295,283



Option 1 - \$50M Reconfiguration

- Significant Revenue Enhancements Needed
 - \$0.15 Tax Increase Equivalent
 - \$0.05 - \$4.5M School Operational Increase
 - \$0.05 – Debt Service - \$50M School Project
 - \$0.05 - additional Debt Service remaining CIP
- Debt Service Doubles - \$12M to \$23M – in 6 years
- Bond Capacity is Exhausted
 - 2 years+ with no new projects
- Debt Service Fund Balance Exhausted

Option 2 - \$75M Reconfiguration

- Significant Revenue Enhancements Needed
 - \$0.18 Tax Increase Equivalent
 - \$0.05 - \$4.5M School Operational Increase
 - \$0.08 – Debt Service - \$75M School Project
 - \$0.05 - additional Debt Service remaining CIP
- Debt Service Doubles - \$12M to \$23M – in 5 years
- Bond Capacity is **EXCEEDED** – FY 28
 - 4+ years with no new projects
- Debt Service Fund Balance Exhausted

Option 3 - \$100M Reconfiguration

- Significant Revenue Enhancements Needed
 - \$0.21 Tax Increase Equivalent
 - \$0.05 - \$4.5M School Operational Increase
 - \$0.11 – Debt Service - \$100M School CIP
 - \$0.05 - additional Debt Service remaining CIP
- Debt Service Doubles - \$12M to \$23M – in 4 years
- Bond Capacity is **EXCEEDED** – FY 26
 - 5 years+ with no new projects
- Debt Service Fund Balance Exhausted



How Can We Get There?

Revenues

Recalibration of \$\$ Committed to Operations
Revenue Enhancements - Tax Increases
Reprioritizing CIP Spending

Expenses

Operating Budget Increases
Debt Service Increases
New Initiatives
Grant Funds Phasing Out



Priorities and Commitments – A Delicate Balance

budget@charlottesville.gov
www.charlottesville.gov/budget



Office of Budget and
Performance Management