

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 11, 2003
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: PHILIP SUNDERLAND, CITY MANAGER
SUBJECT: BUDGET MEMO # 20 : ACCELERATING THE DESIGN MONIES FOR THE PROPOSED RENOVATION OF CHARLES HOUSTON, PATRICK HENRY AND CHINQUAPIN RECREATION CENTERS (COUNCILMAN SPECK'S REQUEST)

This memorandum is in response to Councilman Speck's request at the public hearing for staff to determine the impact of accelerating the funding for the design of the proposed renovations at Charles Houston, Patrick Henry and Chinquapin Recreation Centers to FY 2004.

Proposed Funding

- A total of \$4.1 million over two years (\$2.05 million in both FY 2005 and FY 2006) has been proposed for renovations and improvements at the Charles Houston Recreation Center;
A total of \$3.5 million over two years (\$1.75 million in both FY 2005 and FY 2006) has been proposed for renovations and improvements at the Patrick Henry Recreation Center; and
A total of \$20.0 million has been proposed in FY 2007 for the expansion and renovation of the Chinquapin Recreation Center as part of the plan to construct a new T.C. Williams High School adjacent to the center.

Charles Houston and Patrick Henry Recreation Centers

The proposed funding for both Charles Houston and Patrick Henry was intended as place holders (equal dollar amounts in FY 2005 and FY 2006) due to the fact that no definitive scope of work or concept plan for the renovations has been done to date. The proposed funding is based on a conservative estimate for the total rehabilitation of both facilities. Based on this qualification and assuming that the place holder is the budget for these projects, it can be assumed that

approximately 15 percent of the total cost of each project would be designated for design and would result in the following:

- Charles Houston Recreation Center: \$615,000 for design
- Patrick Henry Recreation Center: \$525,000 for design

Impact of Accelerating Design Funding

If the design monies are accelerated one year from FY 2005 to FY 2004, then the monies designated for construction would need to be fully funded in the following year (FY 2005) under the assumption that design would take approximately one year at which time the project would be ready to be awarded for construction. The original intent is that during FY 2004 a more definitive schedule would be prepared and then reflected in the FY 2005 - FY 2010 CIP.

Chinquapin Recreation Center

Accelerating the design funding for Chinquapin Recreation Center is more problematic. A specific program has yet to be established. Also, additional discussion is needed between the City and the Schools regarding the appropriate function and relationship to the new T.C. Williams High School project. Further of course, discussion within the community is needed before decisions regarding Chinquapin's expansion and the nature of that expansion can be reached. Until these programmatic issues are resolved, no solid design plan can be developed. It is recommended that once a general design plan is known that it be considered for acceleration from FY 2007 to no earlier than FY 2006. This would occur in the context of the FY 2005 to FY 2010 CIP.

Accelerating the design to earlier than FY 2006 is problematic, as the funding stream of the CIP and its resultant debt service impact on the General Fund have intentionally been scheduled after the large T.C. Williams High School project is funded. Taking on an additional debt for the Chinquapin Recreation Center earlier than FY 2007 is not recommended. As a result of the FY 2007 funding limitation, doing design work much earlier will increase the likelihood that there will be changes in thoughts and desires, as well as plans if planning and design gets too far ahead of the actual construction timing.

cc: Mark Jinks, Assistant City Manager
Ed Mandley, Director, General Services
Sandra Whitmore, Director, Recreation
Alfred Coleman, Budget/Management Analyst, OMB