

EXHIBIT NO. 1

18
3-13-01

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 5, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *ps*

SUBJECT: CONSIDERATION OF ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDING FOR THE RENOVATION OF HOPKINS HOUSE

ISSUE: Consideration of allocating additional Community Development Block Grant (CDBG) Program funding to Hopkins House, Inc. for the renovation of the Hopkins House property at 1224 Princess Street.

RECOMMENDATION: That City Council:

1. Approve \$42,500 in additional funding to complete the renovation of Hopkins House; and
2. Authorize the transfer of \$42,500 in CDBG monies from the Home Rehabilitation Loan Program to fund the activity in Recommendation #1.

BACKGROUND: To date, City Council has authorized a total of \$187,000 for the expansion and renovation of Hopkins House, the property at 1224 Princess Street owned by Hopkins House, Inc. City Council approved the initial allocation of \$100,000 in CDBG funds on June 22, 1999. During the review process for the necessary planning and zoning approvals, staff from the City's Office of Early Childhood Development suggested several changes to the planned renovation for the purpose of improving the quality of Hopkins House's childcare program. In April 2000, City Council approved an additional grant of \$87,000 in CDBG monies to complete the construction activities at 1224 Princess Street, then estimated to be \$196,258 (exclusive of architectural and engineering fees).

The most significant cost increases were for installing bathrooms in each of the three classrooms (increasing the number of proposed new bathrooms from two to four) so that staff would not have to leave a classroom to accompany children to the bathroom, and building a firewall between the new addition and the existing facility so that the program would have the capacity to serve 18-month old children and, possibly in the future, infants (the option of serving children under two-and-a-half years carries more stringent code requirements than are necessary for older children).

DISCUSSION: According to Hopkins House, the final cost of development, exclusive of architectural fees, was \$299,780, more than \$100,000 in excess of the \$196,258 estimated budget that was the basis for the City's action to increase the City's contribution to \$187,000. The primary categories of reasons for the overrun are as follows:

- 1) **Unavoidable higher construction costs paid due to time constraints.** During the construction period, the children enrolled in Hopkins House's program were relocated into space loaned for the summer by the Alexandria City Public Schools. The construction had to be completed, and the public school classrooms vacated by Hopkins House, prior to the start of the 2000-2001 school year. This necessitated an accelerated construction schedule, which created several problems in terms of project costs:
 - a) lack of time to conduct adequate bids to ensure the most advantageous pricing;
 - b) a tight construction labor market in which subcontractors charged a premium to delay other scheduled work in order to meet Hopkins House's time frame; and
 - c) overtime costs incurred in order to meet the schedule.
- 2) **Design process omissions/changes in design drawings subsequent to contractor's bid.** Because the final drawings or actual conditions varied from the drawings on which the contractor's bid was based, the project incurred previously unforeseen costs, in some cases involving work necessary to comply with City codes.
- 3) **City BAR requirement for painting of HVAC unit screening on roof.** This BAR requirement was imposed subsequent to the development of the construction budget.

Hopkins House looked to offset the increased costs to the project by roughly \$22,000 through aggressive fundraising activities. The current request from Hopkins House to the City is for \$84,930 in additional funds. While neither City staff nor Hopkins House considers the City to be responsible for the increased project costs, with the exception of the BAR-required painting of the HVAC screening, staff recognize the hardship that this project has placed on Hopkins House. The project has resulted in a facility that significantly improves the childcare center, and it is an investment that supports safe and affordable quality childcare for low-income working families. Staff recommends that the City provide roughly half the requested amount, \$42,500.

The funds recommended for transfer are uncommitted CDBG monies from the Home Rehabilitation Loan Program, which will not need those monies in the current fiscal year. The completed work for which these funds will be spent is consistent with the previous Council approval, and the recommended action will contribute to the timely expenditure of CDBG monies.

FISCAL IMPACT: Transfer of CDBG monies in the amount of \$42,500 from the Home Rehabilitation Loan Program to fund completion of renovation activities at Hopkins House.

STAFF:

Mildrilyn Stephens Davis, Director, Office of Housing
Robert E. Mulderig, Deputy Director, Office of Housing
P. Shane Cochran, Program Implementation Division Chief, Office of Housing

EXHIBIT NO. 2

18
3-13-01



MIME:PLJrdn@aol.com

03/13/01 03:42 PM

To: Beverly I Jett@Alex
cc: Phil Sunderland@Alex
Subject: Hopkins House

I am writing to express my strong support of Hopkins House's FY 2002 budget allocation, as expressed in City of Alexandria item #18. Hopkins House's services are not incidental. They are essential to the well being of the children and their families who receive them, and the organization is no less than a mainstay of my neighborhood. Thank you. Patricia Jordan
1115 Yeaton Alley
Alexandria, VA 22314



MIME:DGunz@aol.com

03/13/01 03:51 PM

To: Beverly I Jett@Alex
cc: Phil Sunderland@Alex
Subject: Hopkins House

Dear Ms. Jett,

I am writing in strong support of Hopkins House's FY 2002 budget allocation, as expressed in City of Alexandria item #18. Hopkins House's services are not incidental. They are essential to the well being of the children and their families who receive them. In addition, I believe the organization is a central part of the fabric of my neighborhood, and I support its work wholeheartedly. Thank you for your consideration. Sincerely,
David Gunzerath

1115 Yeaton Alley
Alexandria, VA 22314



MIME:DGunz@aol.com

03/13/01 03:51 PM

To: Beverly I Jett@Alex
cc: Phil Sunderland@Alex
Subject: Hopkins House

Dear Ms. Jett,

I am writing in strong support of Hopkins House's FY 2002 budget allocation, as expressed in City of Alexandria item #18. Hopkins House's services are not incidental. They are essential to the well being of the children and their families who receive them. In addition, I believe the organization is a central part of the fabric of my neighborhood, and I support its work wholeheartedly. Thank you for your consideration. Sincerely,

David Gunzerath

1115 Yeaton Alley
Alexandria, VA 22314



MIME:h3hester@yahoo.com

03/13/01 04:30 PM

To: Beverly I Jett@Alex
cc:
Subject: Docket Item #18

To Beverly Jett:

I stand in support of additional funds that are being asked for in docket item # for Hopkins House. I would further ask that this be distributed to Council Members prior to the meeting tonight. Thank you very much for your attention in this matter.

Sincerely,

Holly H. Hook
1221 Queen St.
(703)837 1542

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**MIME:bdaniels@nsta.o
rg**

03/13/01 04:30 PM

To: Beverly I Jett@Alex
cc:
Subject: Docket #18 - Support

I stand in support of Docket #18 approving funds for Hopkins House.
Please distribute this to Council prior to tonight's meeting.

Thank you.

--

Beth Daniels
403 N. West Street
Alexandria, VA 22314
703.706.5870
bdaniels@nsta.org

16¹ 18
 3-13-01



MIME:sandis@tidalwa
 ve.net

03/12/01 07:53 PM

To: mayoralx@aol.com @ INTERNET, billclev@home.com @ INTERNET,
 vote4eberwein@aol.com @ INTERNET, wmeuille@wdeuille.com @
 INTERNET, delpepper@aol.com @ INTERNET, dspeck@aol.com @
 INTERNET, Beverly I Jett@Alex, council-woodson@home.com @
 INTERNET

cc:

Subject: City Council Docket Items

Council members,

You have been asked to vote to allocate funding for the Hopkins House and for the Boys and Girls Clubs. My home is two doors away from Hopkins House, and right across the street from the Club.

For Hopkins House, you are asked to "approve \$42,500 in additional funding to complete the renovation of Hopkins House; and authorize the transfer of \$42,500 in CDBG monies from the Home Rehabilitation Loan Program to fund the activity..." in part so that the program would have the "capacity to serve 18-month old children and, possibly in the future, infants (the option of serving children under two-and-a-half years carries more stringent code requirements than are necessary for older children)." You are being asked to do this even though Hopkins House is authorized under its current SUP to operate only as a preschool, and is licensed only for children from 2 through 5 years of age.

With respect to the Boys and Girls Club, you are asked to approve more than \$150,000 in CDBG monies from the Home Rehabilitation Loan Program to permit construction of a second floor fire escape and permit repairs to the building's second floor, which cannot be used as is.

Day care and after-school activities are very worthwhile.

When I moved into the neighborhood, I understood these facilities were being used for neighborhood services, but my conversations with parties involved in managing these institutions that indicates their plans have changed. The Club dreams of being an after-school destination for all the children in Alexandria. Hopkins House now seeks to expand by offering infant care, reversing course after only a year of insisting that it was focused exclusively on preschool care.

My question - a serious one - is: As Parker-Gray and the Braddock Metro area becomes more dense, does the City plan to allow these particular facilities to become so large at their current location that every child in Alexandria must commute by bus, car, or metro to their day care facility or to play basketball after school? How many studies have been done to determine whether developing other locations closer to neighborhoods that most need these services would be a better approach than merely making only a couple of long-time institutions increasingly larger?

When you vote on these items, please insist on a definitive study that will determine the social services needs of all the people who live throughout the City, and where future day care and after school facilities should be best located so they can be used by the residents they are meant to serve. Please take advantage of the opportunity you have today to plan for everyone's needs tomorrow.

Thank you

Debra Sabourin
 1212 Princess Street
 Alexandria, VA 22314
 (703)299-3558 home
 (202)418-0976 work



MIME:CFLeverett@inte
rmedia.com

03/13/01 06:13 PM

To: Beverly I Jett@Alex
cc:
Subject: FW: Docket #16 and #18

FYI

-----Original Message-----

From: Leverett, Camille F Sent: Tuesday, March 13, 2001 6:11 PM
To: 'mayoralx@aol.com'; 'DSpeck@aol.com'; 'delpepper@aol.com';
'council-woodson@home.com'; 'billclev@home.com';
'vote4eberwein@aol.com'; 'wmeuille@wdeuille.com';
'beverly.jett@ci.alexandria.va.'
Subject: Docket #16 and #18

Mayor, Vice Mayor and City Council members:

Please vote in favor of dockets #16 Consideration of Funding for
Improvements to the Alexandria Boys and Girls Clubs Facility at 401 North
Payne Street. and #18 Consideration of Additional Community Development
Block Grant (CDBG) Program Funding for the Renovation of Hopkins House. As
a private citizen (1306 Princess Street) I would like to inform you that I
am in support of the programs of both of these community organizations. Camille Leverett
1306 Princess Street



MIME:amy@cortinapro
ductions.com

03/13/01 05:04 PM

To: Beverly I Jett@Alex
cc:

Subject: support - docket # 18 and 16

Please distribute to City Council before tonight's meeting.

I write in support of funding for Hopkins House, docket item 18. Hopkins House is a wonderful Inner City asset. I hope you agree.

I also write in support of #16 funding for our Boys and Girls Club. Another asset.

I understand City Council hears often about the opposition to Hopkins House. I can not understand the opposition a hand full of my neighbors have to Hopkins House. They are a small, but loud, minority. The support is regrettably quiet. I urge you all to vote in favor of the \$42,500 in CDBG funds for HH.

Citizen - Amy Maddox
403 N. West St
703-622-0528

PHONE-O-GRAM[®]

for: Mayor & Council ¹⁸
3-13-01

From Beth Daniels Company _____

City 403 N. West St. Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message She supports funding to Hopkins House.

Date 3/13 Time 4:35 Taken by bc

Action Wanted _____

Action Taken _____

PHONE-O-GRAM[®]

for: Mayor & Council ¹⁸
3-13-01

From Amy Maddox Company _____

City 403 N. West Street Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message She supports funding to Hopkins House.

Date 3/13 Time 3:15 Taken by bc

Action Wanted _____

Action Taken _____