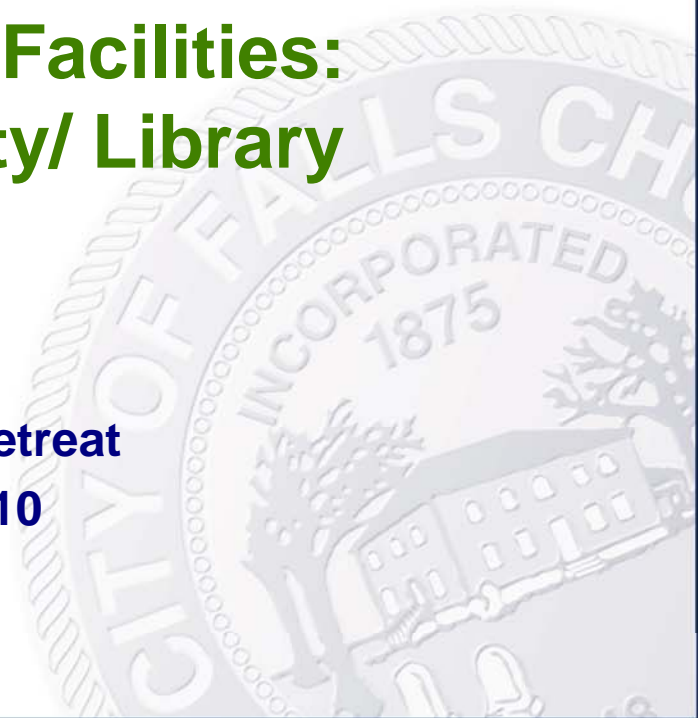


FY12-15 Capital Planning

**General Government Facilities:
City Hall/ Public Safety/ Library**

**City Council Planning Retreat
September 24-25, 2010**

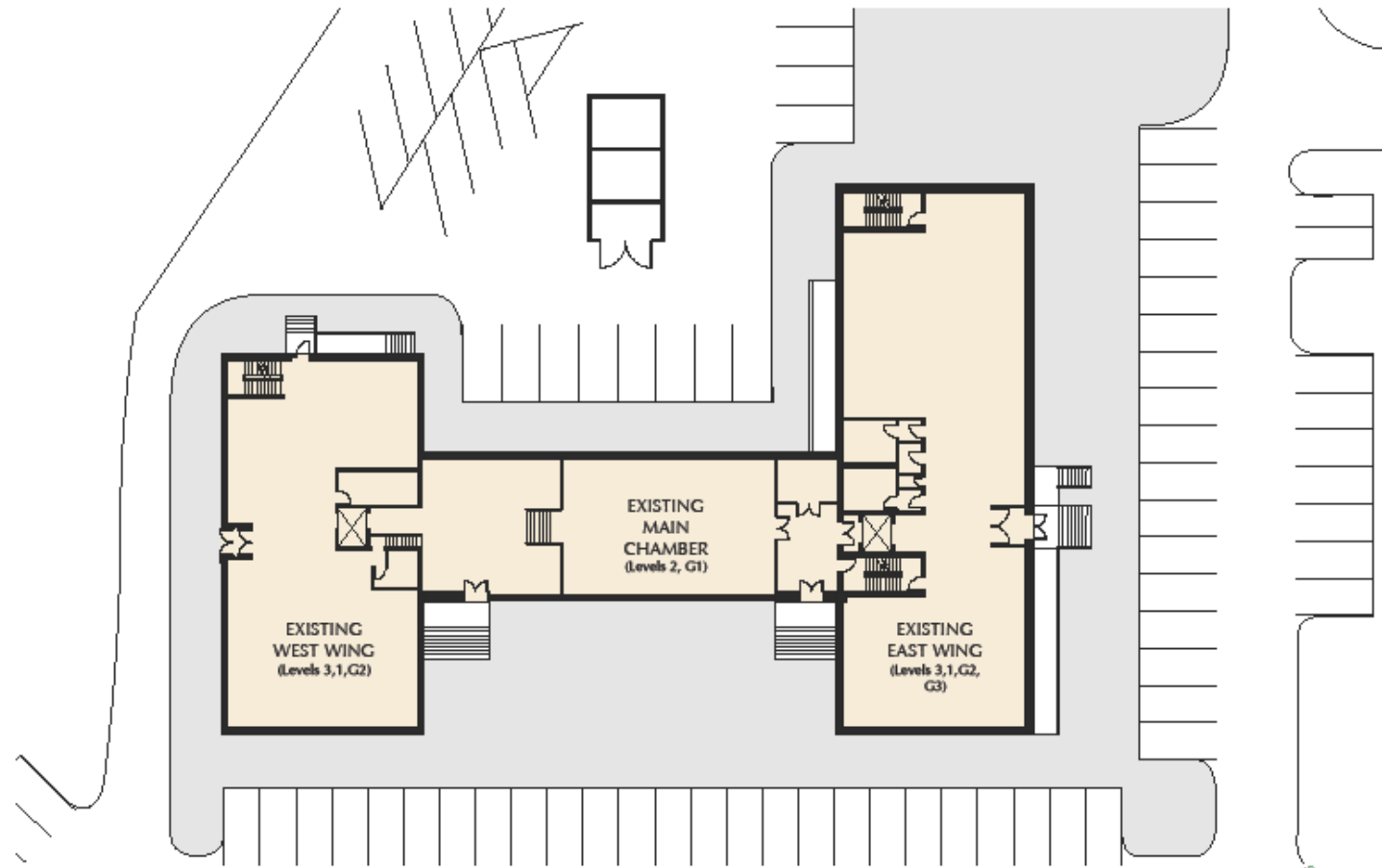


Project Overview: City Hall/ Public Safety

- **Adopted \$10M project**
 - **FY12 \$500K**
 - **FY13 \$9.5M**
- **Project addresses significant inadequacies for:**
 - **Security**
 - **HVAC/mechanical systems/elevators**
 - **Energy Efficiency**
 - **ADA accessibility**
 - **Wayfinding**
 - **Public meeting space**



Project Overview: City Hall/ Public Safety



Falls Church City Offices - Existing Building

06/15/10
1" = 30'



9/24/10

Project Overview: City Hall/ Public Safety

- Reduced expansion design/ less space needs

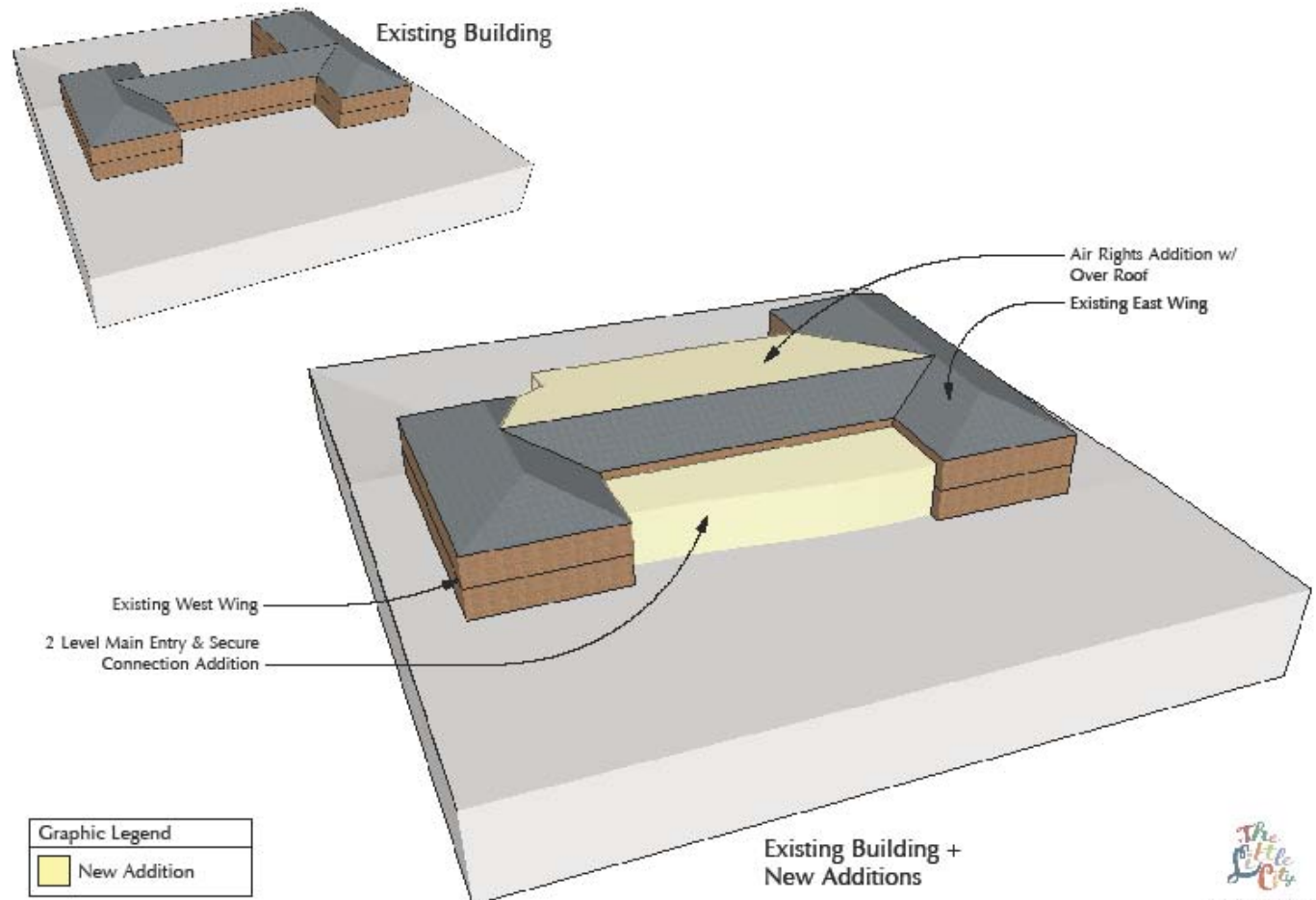
- Major inadequacies addressed

-New front & rear additions:

-7,400 new SF

-3,900 reused SF

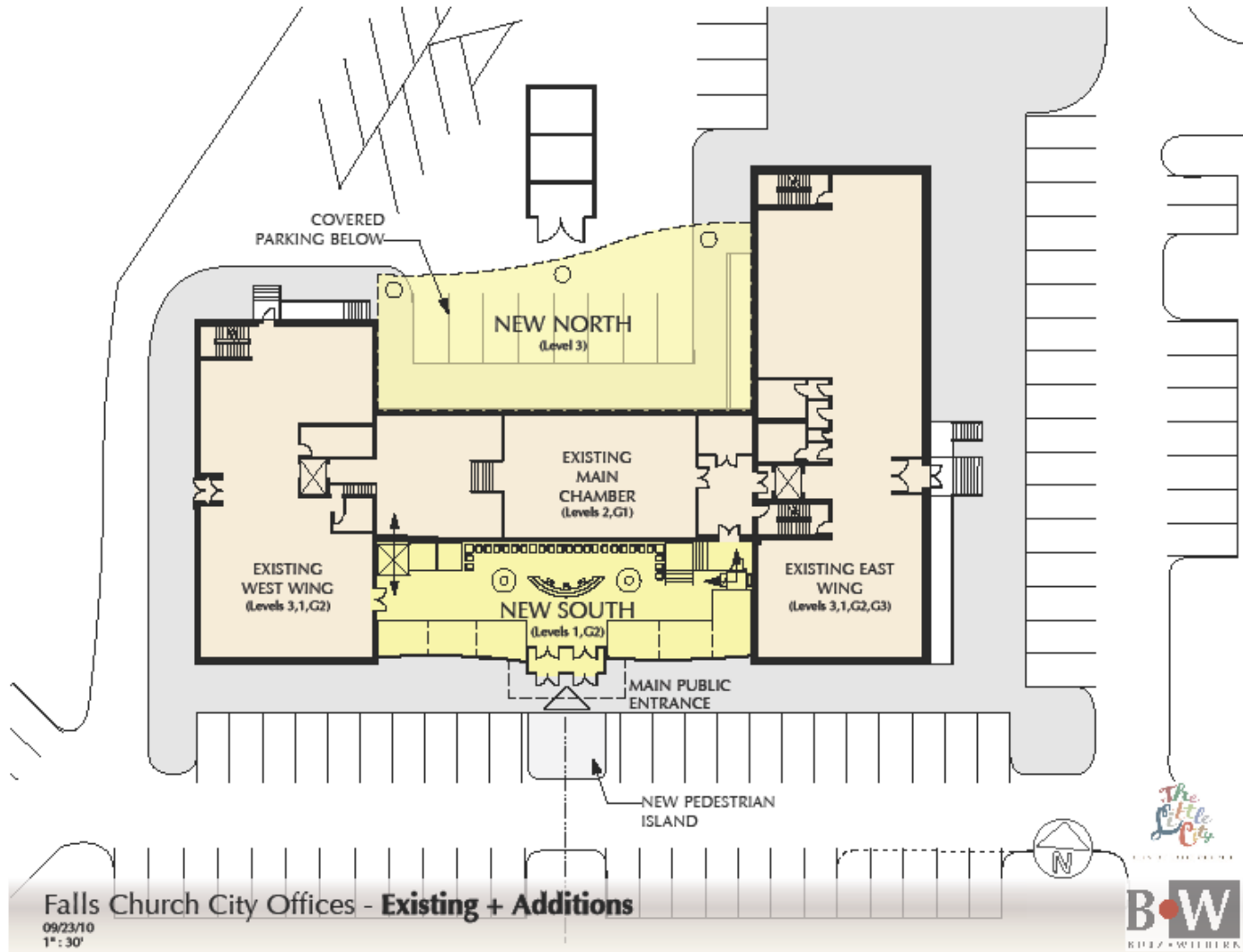
- \$6M project cost versus \$10M



Falls Church City Offices - 3D Models
06/15/10
NTS



Project Overview: City Hall/ Public Safety

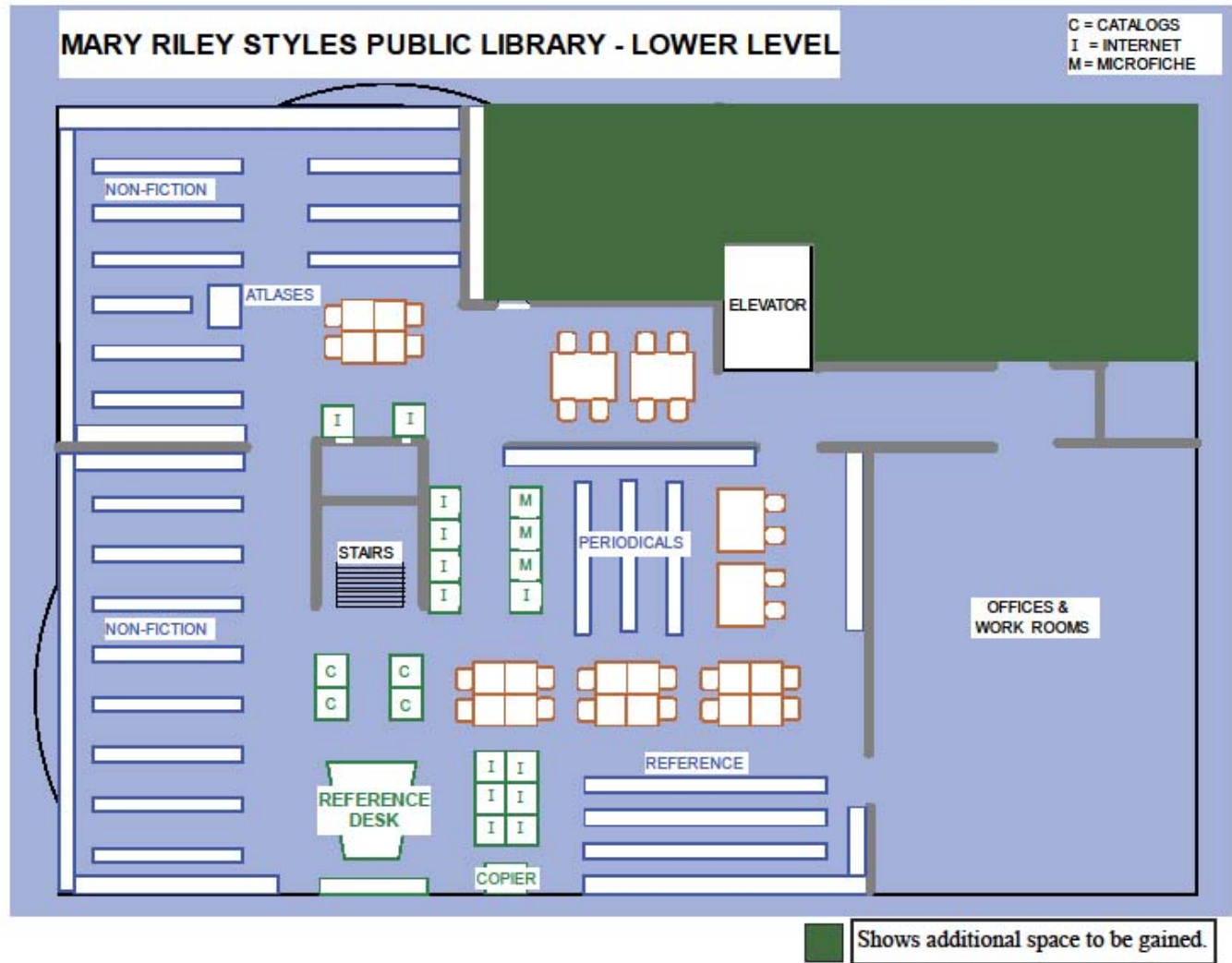


Falls Church City Offices - Existing + Additions

09/23/10
1" = 30'



Project Overview: Library



-Purchase an adjacent building

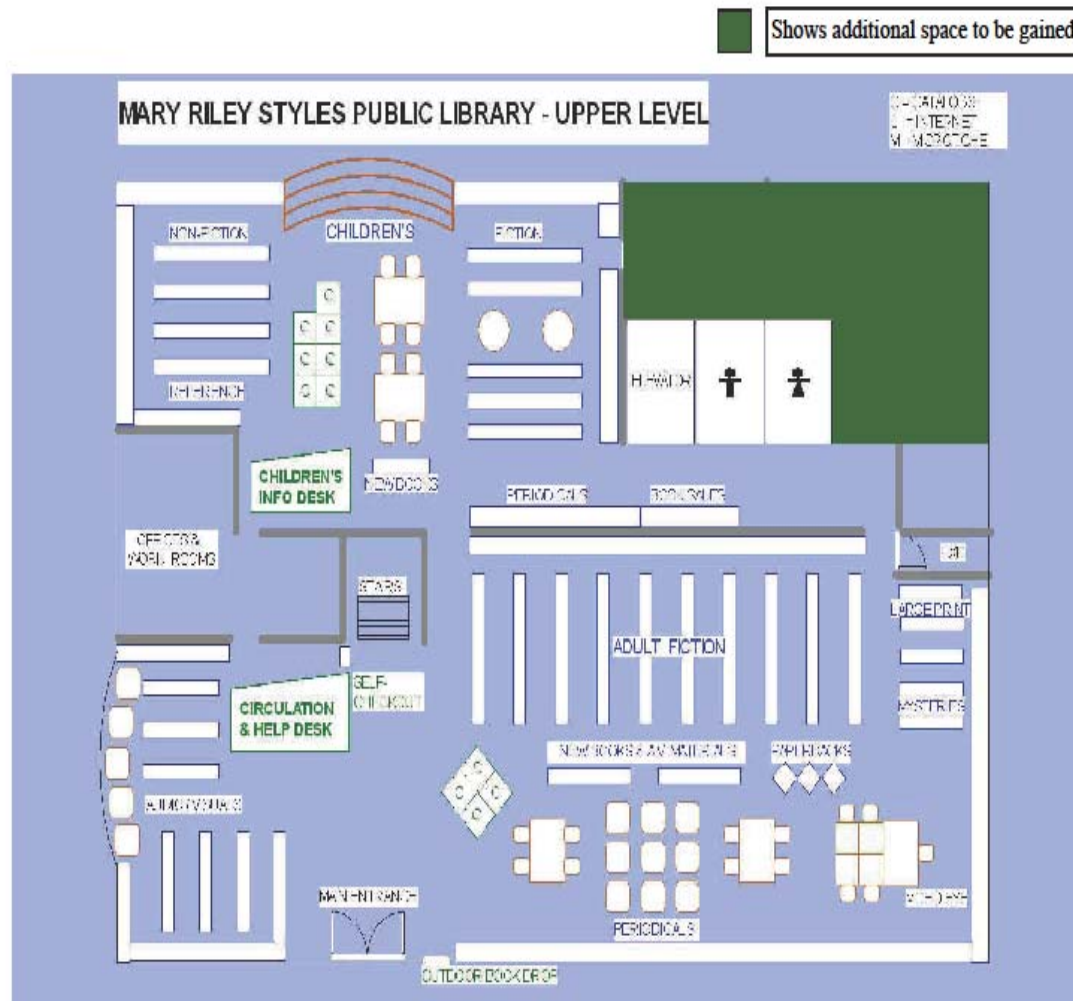
-Expand 8,000 SF

-Relocate non-public uses & local history

-Improve parking

-FY12 CIP: \$2M

Project Overview: Library



20-year Facility Plan

Issues

- FCCPS, City Hall, Public Safety, Library and Community Center not affordable in one 5-year period
- Requires “spacing out” facility projects from FY12-32
- Adopted \$46.8M new debt financing is within debt service policy
- Pursue financing tools and construction cost offsets

Adopted FY11-15 CIP

- FY12
 - \$500K City Hall A&E
 - \$2M Library expansion
- FY13
 - \$9.5M City Hall construction
 - \$800K Schools A&E
- FY14
 - \$30M School construction

CIP Development

- **Process**

- **Nov. 1 Council Budget Development Guidance**
- **Nov. 10 Staff Operating and CIP Budget Guidance**
- **Nov.-Dec. Staff develop CIP projects and costs**
- **Mid Dec. Joint Facility Planning Retreat**
- **Jan. 18 CIP Planning Commission Presentation and work session**
- **Feb. 7 Planning Commission CIP work session**
- **Feb 22 Planning Commission CIP work session and adopts recommendation**
- **March 14 City Manager presents FY12 proposed budget**

CIP Development

- **Policy Issues**

- Utilize FY12 debt service reduction for capital, operating or fund balance
- Ensure revenue ratio policy compliance
- Ensure debt service ratio policy compliance
- Pursue undesignated fund balance restoration
- Establish dedicated CIP funding
- Link operating expenses to CIP projects

Work Plan Recommendations

- **Provide policy direction on**
 - Retaining FY12 debt service reduction for CIP
 - 2 cents for fund balance restoration in FY12
 - Dedicate 1 cent to FY12 CIP
 - Establish future dedicated funding threshold
- **Conduct joint facility retreat**
 - Mid-Dec. 2010
 - Council/School Board/Planning Commission
- **Establish a 20-year Facility Master Plan**
 - Covers FY12-32
 - Utilize 5-year increments

