

Capital Improvement Program

City of Dalton

6-Year Plan 2019 - 2024

	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024
Beginning Fund Balance	\$0	\$2,050,000	\$1,742,000	\$1,768,000	\$1,804,000	\$1,850,000
Initial Contribution - Gen Fund	\$3,000,000	0	0	0	0	0
DU Funds over \$10.5 million	0	1,150,000	1,476,000	1,476,000	1,476,000	1,476,000
Expenditures	(1,000,000)	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)
Interest	50,000	42,000	50,000	60,000	70,000	81,000
	\$2,050,000	\$1,742,000	\$1,768,000	\$1,804,000	\$1,850,000	\$1,907,000

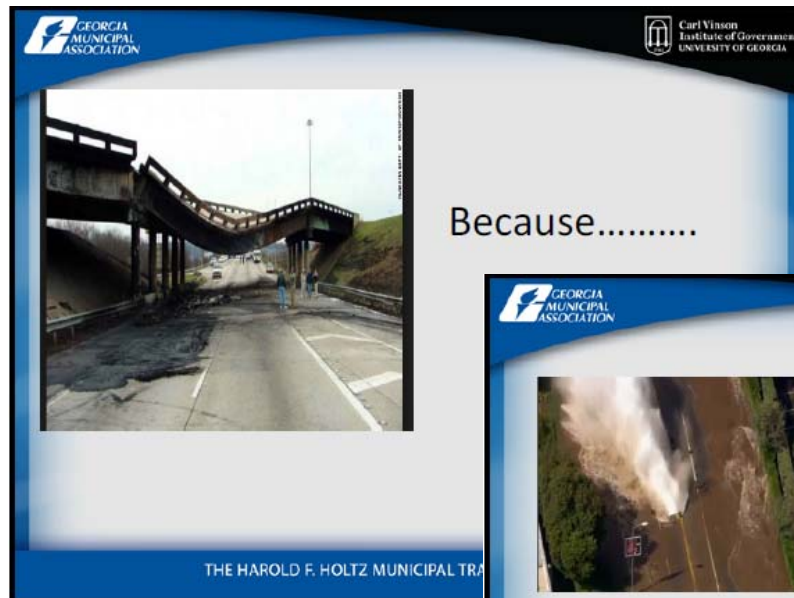
Projected Unassigned Fund Balance End of FY 19

\$25.8 Million (Which is 76% of unassigned fund balance as a % of revenues + DU transfer)

Our fund balance policy is based on **EXPENDITURES** which is what GFOA recommends

We will be about 74% of unassigned fund balance as a % of expenditures

Why Do We Need a CIP?



Credit Chris Pike, City of Dunwoody, GA; and Georgia Municipal Association

CIP = Capital Improvement Program

CIP =

A long term plan for capital expenditures

Dollar amounts of projects included in plan may vary by government

Time period covered by plan may vary by government

Overall, CIP important to the future of the government

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What is Included in a CIP?

Capital Assets

Require Improvement

Require Replacement

Capital Projects

Infrastructure

Other Examples

Highways

Roads

Sidewalks

Streetlights

Land

Buildings

Equipment

Vehicles

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Relationship of Operating and CIP

Operating

- Annual budget
- Adopted annually
- Daily operations of the local government
- Includes revenues and expenditures for the fiscal year
- Funds service delivery



Capital

- Five- to six-year plan
- Adjusted annually
- Major expenditures of the local government
- Plan for identifying future spending needs



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Role of Decision Makers

Governing Authority

- Defines priorities through strategic plan
- Conducts public hearings
- Adopts budget



Appointed Manager

- Guides process
- Reviews requests
- Shapes requests to meet direction of governing authority



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Typical Funding Methods

Funding Methods

Pay-As-You-Go

General Obligation Bonds

Revenue Bonds

SPLOST

TSPLOST

Grants

Partnerships

Impact Fees

Fund Balance

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Funding a CIP

Typical Funding Methods

Governing authority responsible for selecting **funding options** that meet service demands and public approval and are consistent with:

- strategic plan
- budget policy
- CIP financial policy



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5-Year CIP Needs

Row Labels	Sum of ESTIMATED COST
2019	\$21,997,885
Equipment	\$189,000
Facilities	\$12,609,100
Infrastructure	\$6,900,000
VEHICLE	\$2,299,785
2020	\$13,035,839
Equipment	\$332,000
Facilities	\$4,421,000
Infrastructure	\$5,500,000
MIS	\$120,000
VEHICLE	\$2,662,839
2021	\$4,579,943
Equipment	\$195,000
Facilities	\$1,325,000
Infrastructure	\$1,000,000
MIS	\$120,000
VEHICLE	\$1,939,943
2022	\$3,458,942
Equipment	\$309,000
Facilities	\$1,040,000
Infrastructure	\$1,000,000
MIS	\$120,000
VEHICLE	\$989,942
2023	\$2,176,000
Equipment	\$88,000
Infrastructure	\$1,000,000
MIS	\$176,000
VEHICLE	\$912,000
Grand Total	\$45,248,609

Row Labels	Sum of ESTIMATED COST
Airport	\$1,058,000
Bldg. Maint	\$1,000,000
Fire	\$4,553,000
IT	\$536,000
Police	\$3,687,609
Public Works	\$18,263,000
Recreation	\$16,151,000
Grand Total	\$45,248,609

Row Labels	Sum of ESTIMATED COST
Major/one-time	\$29,030,100
One-Time	\$905,000
Rotation	\$15,313,509
Grand Total	\$45,248,609

Row Labels	Sum of ESTIMATED COST
Major/one-time	\$29,030,100
Replace John Davis Recreation Center	\$8,500,000
E. Morris Street Roadway and Infrastructure Improvements	\$4,500,000
StreetScape	\$2,400,000
S. Thornton Ave. Roadway and Infrastructure Improvements	\$2,000,000
Heritage Park Renovations	\$2,000,000
Haig Mill Trail Connection	\$1,500,000
P&E Building	\$1,387,100
T-Hangar Facility	\$1,058,000
Replace City Hall HVAC System	\$1,000,000
Replace Irrigation Golf Course	\$875,000
New Turf Field James Brown	\$750,000
Replace Station One Roof	\$500,000
Parking Additions	\$500,000
Renovate Golf Course Snack Bar/proshop/front gate	\$395,000
Bunker/drainage renovation Golf Course	\$350,000
Cart Path Revovation Golf Course	\$275,000
Fire Suppression System	\$250,000
Equipment Shed	\$200,000
Track Excavator	\$200,000
Playground Replacement Civitan	\$200,000
Replace Turf Field Joan Lewis	\$190,000
Grand Total	\$29,030,100

Major/One-Time

- \$200K or above and/or:
- 15-Year or greater useful life
- Facilities
- Infrastructure

Row Labels	Sum of ESTIMATED COST
One-Time	\$905,000
Equipment Storage Shed	\$200,000
Equipment/Storage Shed	\$20,000
Irrigation to Fields at Heritage Point	\$30,000
Playground Replacement Dalton Green	\$75,000
Playground Replacement Joan Lewis	\$75,000
Raidant Heaters 2 Stations	\$38,000
Rehab Concession/bathroom/scoring building Al Rollins	\$150,000
Replace Bus Senior Center	\$95,000
Replace Carpet in Main Office	\$40,000
Replace outdoor Storage Shed Senior Center	\$15,000
Replace/Move AC Senior Center	\$17,000
Re-surface Parking Lot	\$50,000
Roof Coating	\$100,000
Grand Total	\$905,000

One-Time

- \$200K or less, and
- 15-Year or more useful life
- Facilities

Row Labels	Sum of ESTIMATED COST
Rotation	\$15,313,509
20 Year Street Resurfacing & Bridge Maintenance	\$5,000,000
POLICE VEHICLES	\$1,900,509
Rescue Pumper	\$1,512,000
75' Aerial Ladder Truck	\$1,100,000
Heavy Rescue	\$1,000,000
Desktop Replacement	\$480,000
Recycling Truck	\$375,000
Tandem Axle Dump Truck	\$360,000
Gargage Truck (Automated Arm)	\$245,000
Garbage Truck (Automated Arm)	\$245,000
Street Sweeper Truck	\$235,000
Pickup Truck(s) 3/4 Ton 4x4 (2-Each)	\$190,000
Backhoe	\$187,000
Mowing Tractor	\$170,000
Pickup Truck(s) 1/2 Ton 2x2 (2-Each)	\$170,000
Brush/Rubbish Truck (2-Each)	\$160,000
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Construction Dump Truck	\$160,000
Dozer (D-6)	\$155,000
Construction Mechanic's Truck	\$150,000
Ford F-250	\$135,000
Tractor (Clamshell for Rubbish Pickup)	\$130,000
Dump Truck (Flatbed)	\$110,000
Bobcat w/attach	\$99,000
Pickup Truck(s) 1/2 Ton 2x2 (3-Each)	\$90,000
Brush/Rubbish Truck	\$80,000
Bucket Truck (Signal Division)	\$80,000
Brush/Rubbish Truck	\$80,000
Sport Utility Command Vehicle	\$65,000
Network Storage Upgrade	\$56,000
Ford F-150	\$52,000
Ford F-150	\$50,000
Ford Explorer	\$45,000
Skid Steer Loader	\$45,000
Equipment Trailer	\$36,000
4x4 Truck	\$35,000
Raidant Heaters 2 Stations	\$35,000
Shop Forklift	\$32,000
Exmark Landscape Mower	\$28,000
Refinish Floors w/LVT	\$25,000
HazMat Monitor	\$21,000
Passenger Van (For Use by Community Service)	\$20,000
Trailer for Landscape Mowers	\$5,000
Trailer for Landscape Mowers	\$5,000
Grand Total	\$15,313,509

Rotation

- Not Based on Cost
- Recurring
- Infrastructure
- Equipment

Potential Projects To Be Financed

- John Davis Recreation Center Replacement (Est \$8.5 million)
- Airport Hangars (Est \$1.1 million)
- Fire Department Apparatus
 - 75' Ladder Truck (Est \$1.1 million)
 - (2) Pumpers (Est. \$1.5 million)
- Burr Park Facility (Restroom, Concession, Pavilion) (Est. \$850K)
- Haig Mill Trail Connection (Est \$1.5 million)

Recommendation

- Adopt the Plan Framework as presented in previous table
- Approve at least \$3 million from General Fund to Capital Improvement Fund
- Designate funding above cap on DU Transfer to be dedicated to Capital Improvement Fund
- Approve Expenditures of \$1 million for FY 2019 based on priorities
- Approve evaluation of projects to be funded through financing, recommendation to follow in November Council meetings

John Davis Recreation Center



John Davis Recreation Center

- In 1957 finished construction of an office and a pool
- In 1963 finished addition of a gym and additional office space
- In 1986 finished addition and renovations for office space and program areas
- In 2019 a report on solutions to cure an old building

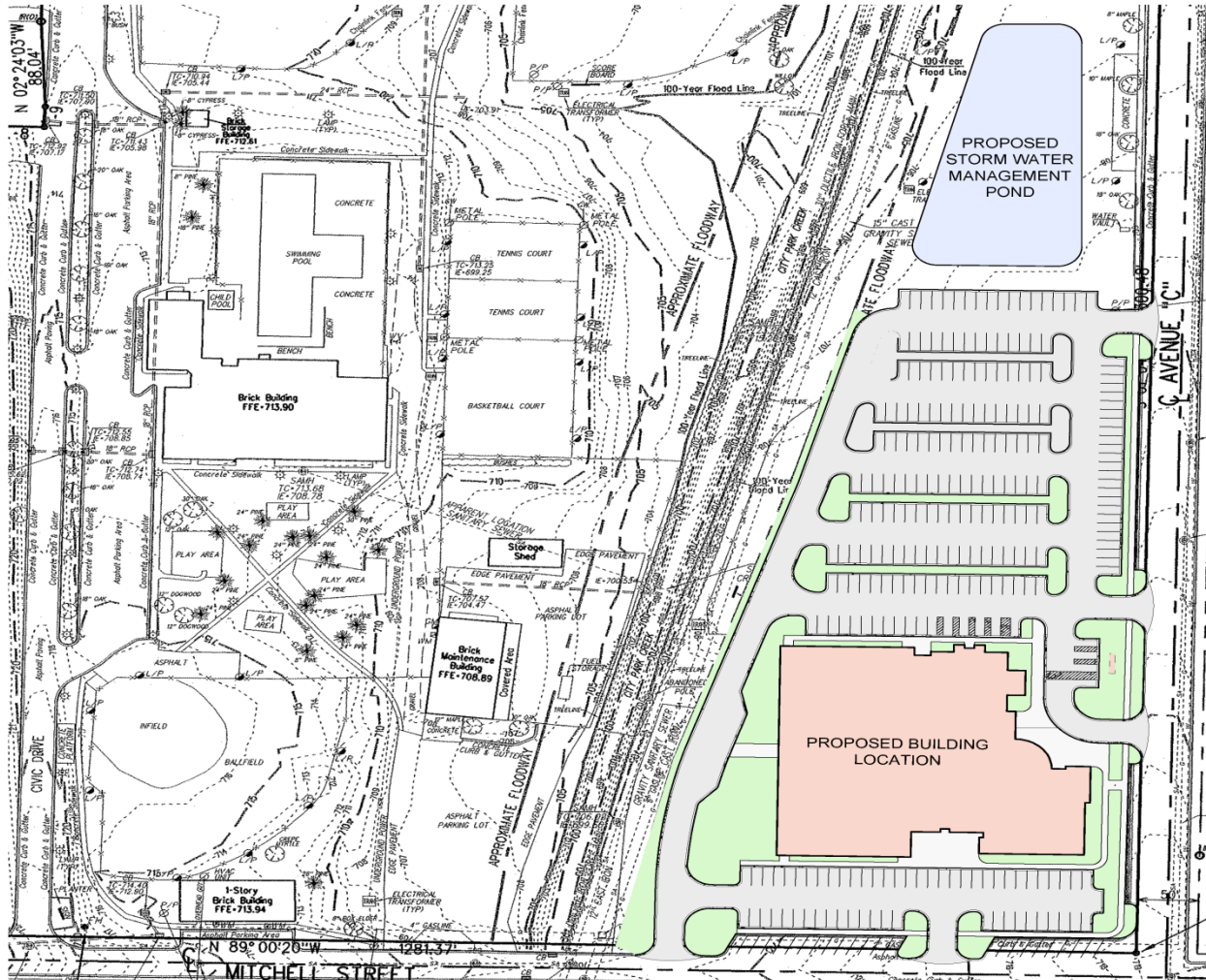
Budget summary:

• Budget Study 1:	
• Demolition of Buildings built in 1957 and 1963	\$105,000
• Renovations of Building built in 1986	\$850,000 *plus contingency
• Replacement of Playground	\$500,000
• New Construction	\$6,475,000
• Total for Building	\$7,930,000
• Additional Parking / Site work	<u>\$850,000</u>
• Construction Total	\$8,780,000
•	
• Budget Study 2: New freestanding Recreation Center within James Brown Park.	
• Budget summary: Demolition of Buildings A, B&C	\$125,000
• New Construction	\$7,525,000
• Total for Building	\$7,650,000
• Additional Parking / Site work	<u>\$850,000</u>
• Construction Total	\$8,500,000

Please note: This budget does not include the replacement of the existing maintenance building or replacement of the adjacent playground. Careful study and site planning will be required to keep these functions intact in the final design.

These budget estimates should be considered preliminary at this time. A thorough site study, along with a schematic building design will be required to arrive at a more detailed budget.

Site Plan View



Amenities

- Administration Office Space
- Multi-purpose meeting area with movable walls
- Public Restrooms
- 2 stand alone program rooms
- Cardio, Weights, and Aerobic areas
- 2 Multi-use Gyms with seating for 500+ each side
- Concessions
- Storage
- Foot Print of 46,000 square feet

