

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 |

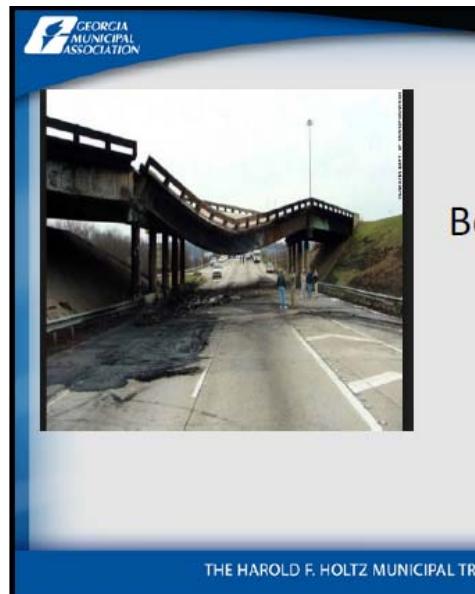
Projected Unassigned Fund Balance End of FY 19

\$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?



Because.....



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

CIP = Capital Improvement Program

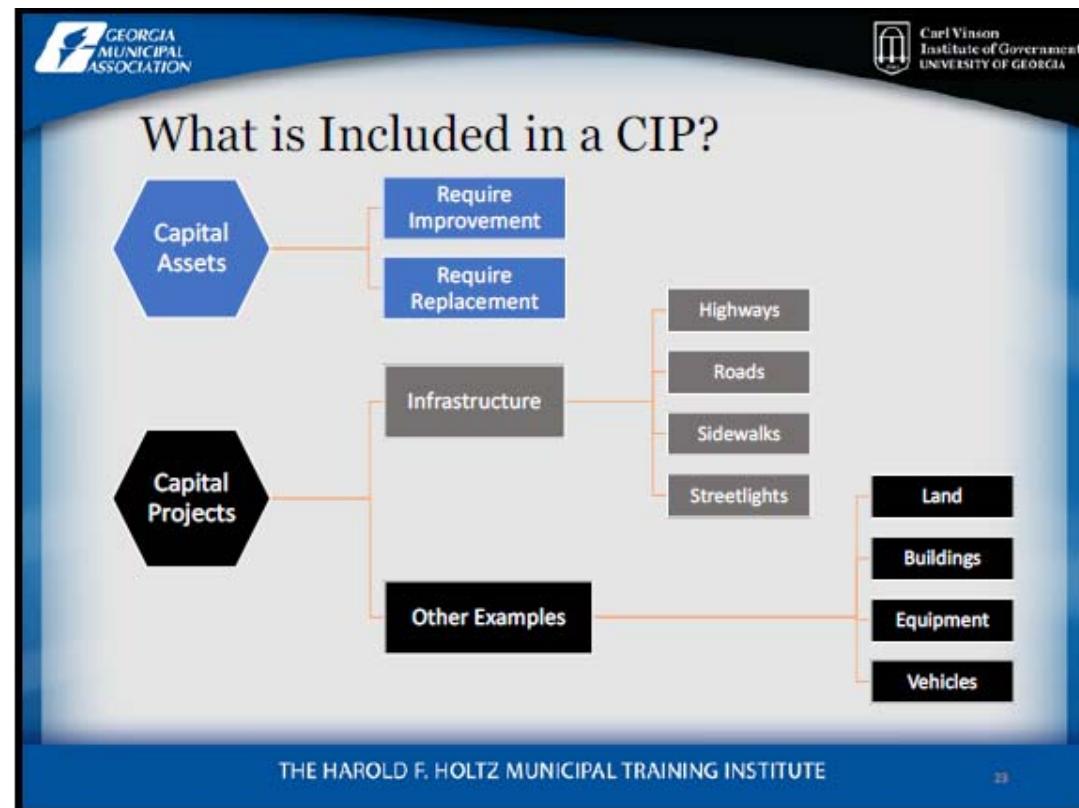
CIP =

- 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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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
- TSPLST
- 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 |
| Garbage 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 |
| Brush/Rubbish Truck (2-Each) | \$160,000 |
| 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

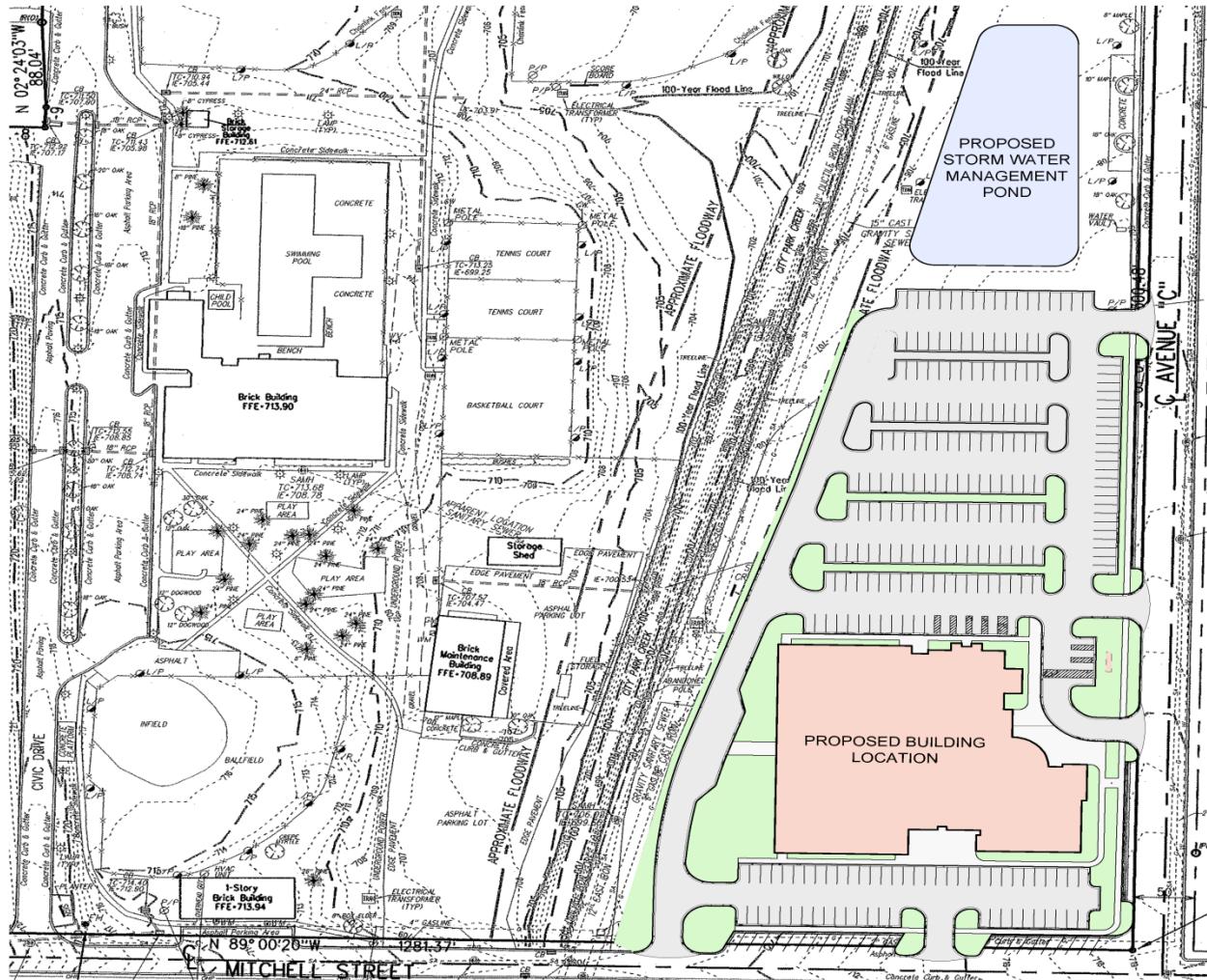
Budget summary:

- **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 \$850,000
- 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 \$850,000
- 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

