

FY26-30 Capital Improvement Plan

April 8, 2025

TODAY'S AGENDA

- CIP Funding Model
- New Project Requests
- New Project Recommendations

CIP Funding Model

Updates to the Long Range Planning Model:

- 6/30/2024 year end results
- Updated projected project cashflows
- Sizing and timing of debt issuance
- Revenue Assumptions

CIP Funding Model

Projected spending- projects currently approved/underway

Projected CIP Spend by Fiscal Year										
Department	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	Total
AFM	48,095,424	189,485,760	137,200,579	130,878,101	128,116,623	96,539,720	134,308,005	34,920,081	5,372,320	904,916,613
CPC	54,795,486	78,084,527	35,254,509	1,130,248	6,303,857	13,251,338	-	-		188,819,966
ELAP	4,001,170									4,001,170
LAND	30,708,249	50,000,000	30,000,000	30,000,000						140,708,249
LIB	188,917,655	44,743,509	28,809,690	24,720,264	18,197,387	19,775,813	14,475,564	404,843		340,044,725
PRK	80,756,510	116,502,970	112,104,874	73,955,110	51,489,592	49,043,575	48,550,664	10,873,569		543,276,864
Non-CMS total	407,274,494	478,816,766	343,369,653	260,683,723	204,107,459	178,610,445	197,334,233	46,198,493	5,372,320	2,121,767,586
CMS	140,712,343	203,304,980	392,599,127	471,984,996	536,285,638	526,491,341	355,046,552	83,753,723	1,005,968	2,711,184,669
Total Including CMS	547,986,838	682,121,747	735,968,780	732,668,719	740,393,097	705,101,786	552,380,785	129,952,216	6,378,288	4,832,952,256

CIP Funding Model

Baseline Assumptions



No additional tax increases

Tax increases are anticipated to fund the CIP:

- 2 cents in FY2028
- 1 cent in FY2029



No use of fund balance

New Project Selection

01

Received project funding requests

- AFM
- CPCC
- Library
- Park
- ELAP

02

Evaluated through multiple lenses

- Department rankings
- Citizen's Capital Budget Advisory Committee
- Executive Team
- Financial model review

03

Developed recommendation for funding

Summary: New Project Requests

Department	Total Funds Requested	# Projects Requested
AFM	77,414,140	5
CPCC	12,795,997	3
ELAP	90,597,998	31
LIB	52,608,556	3
PRK	89,831,461	5
	323,248,152	47

See handout with summary description of each project request

LAND ACQUISITION

	Currently Approved Funding	Additional Funding Recommended	Total
FY2026	11,828,249	18,171,751	30,000,000
FY2027	12,248,250	17,751,750	30,000,000
FY2028	12,668,517	17,331,483	30,000,000
FY2029		30,000,000	30,000,000
FY2030		30,000,000	30,000,000
	36,745,016	113,254,984	150,000,000

Asset & Facility Management Project Requests

Department	Project Name	Project Cost
AFM	New Courthouse-HVAC Controls-Smoke Damper Modifications	4,631,172
AFM	Mecklenburg County Courthouse-Interior Finish Replacement	16,612,943
AFM	4th Street Parking Deck Expansion and Renovation	44,906,202
AFM	Judge Clifton E. Johnson Building - First Floor Renovation for CJS	7,311,245
AFM	WTVI-Caldwell Rd Tower-Paint	3,952,578
		77,414,140

Central Piedmont Community College Project Requests

Department	Project Name	Project Cost
CPCC	Renovation for Fitness Center and Multi-purpose Classroom	4,869,643
CPCC	Renovation to Support EV Technology Program Expansion	2,656,168
CPCC	Harris Campus Parking Expansion	5,270,186
		12,795,997

Charlotte Mecklenburg Library

Project Requests

Department	Project Name	Project Cost
LIB	Thomasboro Branch Library	29,251,954
LIB	Allegra Westbrooks Branch Library Renovation	11,347,894
LIB	Mint Hill Library Renovation	12,008,708
		52,608,556

Park & Recreation Project Requests

Department ▼	Project Name ▼	Project Cost ▼
PRK	Irwin Creek Greenway - Hamilton to Existing Irwin Creek Gwy	9,668,816
PRK	East Charlotte Park	16,621,046
PRK	Stewart Creek/Stewart Creek Trib - Alleghany to Freedom Dr to West Blvd	14,188,111
PRK	Camp Greene Park & Stewart Creek Trib Greenway	30,426,227
PRK	McAlpine Creek Greenway - Providence Road to Colony Road	18,927,261
		89,831,461

ELAP Project Requests

		Original Requests	Revised Requests	
	Deep Energy Retrofits	12	11	
	EV Chargers	14	11	
	On-Site Solar	6	4	
		32	26	

		Original Requests	Revised Requests	
	Deep Energy Retrofits	61,787,912	47,058,999	
	EV Chargers	9,922,029	6,426,004	
	On-Site Solar	19,721,923	7,828,017	
		91,431,864	61,313,020	

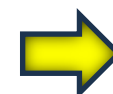
ELAP - Deep Energy Retrofit Project Requests

Project Name	Original Cost	Updated Cost	Change
Deep Energy Retrofits- CCOB FY26	1,400,000	1,400,000	-
Deep Energy Retrofits FY26 Ivory Baker Rec Center	1,326,394	1,159,065	(167,329)
Deep Energy Retrofits FY26 LUESA Suttle Ave	2,683,391	2,155,429	(527,962)
Deep Energy Retrofits FY26 Spratt A	2,489,063	2,256,276	(232,787)
Deep Energy Retrofits FY26 Valerie Woodard Center	1,750,033	-	(1,750,033)
Deep Energy Retrofits FY27 Hwy 16 P&R Admin Office Building	2,278,034	2,103,001	(175,033)
Deep Energy Retrofits FY27 Medical Examiner	2,933,094	925,128	(2,007,966)
Deep Energy Retrofits FY28 Historic Courthouse	689,806	1,211,440	521,634
Deep Energy Retrofits FY28 Spratt B	1,228,871	1,070,028	(158,843)
Deep Energy Retrofits FY29 New Courthouse	19,992,940	14,634,133	(5,358,807)
Deep Energy Retrofits FY30 Aquatic Center	23,739,104	18,867,316	(4,871,788)
Deep Energy Retrofits FY30 Arbor Glen	1,277,183	1,277,183	-
	61,787,912	47,058,999	(14,728,913)

DER Projects – Detailed Cost Breakdown – LUESA (Suttle Ave)

Measures		Original Master Plan Project Cost (without escalation)	"Like for Like" Replacement cost	Additional Cost Required for Higher Efficiency (Incremental Cost)	One Time Incentive/ Rebate	Incremental Cost after Applying Incentive/ Rebate	Total Savings	Simple Payback	Service Life Expectancy	GHG Emissions Reduction	GHG Reduction	Comments	Estimated Cost Additions
		(\$)	(\$)	(\$)	(\$)		(\$/Year)	(Years)	(Years)	(kgCO2e/Year)	(%)		
EM-1	Install Laminar Low Flow Regulators on Restroom Faucets with Hot Water	\$570	\$0	\$570	\$130	\$440	\$2,090	0.21	5	3899	1.20%		
EM-2	Install Vending Machine Controls	\$293	\$0	\$293	\$0	\$293	\$57	5.14	10	272	0.08%		
RM-1	Implement Interior Lighting Retrofit	\$2,052	\$0	\$2,052	\$416	\$1,636	\$330	4.96	10+	932	0.29%		
RM-2	Implement Exterior Lighting Retrofit	\$611	\$0	\$611	\$405	\$206	\$73	2.82	10+	215	0.07%		
RM-3	Install Lighting Occupancy Sensors	\$26,900	\$0	\$26,900	\$2,824	\$24,076	\$1,415	17.01	15	5,638	1.73%	Predicted service life is close to payback. Designer to determine actual payback.	
RM-4	Upgrade BAS	\$80,850	\$0	\$80,850	\$15,735	\$65,115	\$14,622	4.45	N/A	57,863	17.80%		\$120,000
RM-5	Install Cool Roof and Increase Insulation Levels	\$348,462	\$348,462	\$0	\$0	\$0	\$4,086	0.00	30	1416	0.44%		
RM-6	Install New VAV RTUs with Enthalpy Recovery Wheels	\$442,732	\$388,391	\$54,341	\$4,591	\$49,750	\$10,959	4.54	20+	30923	9.51%		\$225,000
RM-7	Install Heat Pump Domestic Hot Water Heaters	\$44,305	\$6,001	\$38,304	\$0	\$38,304	\$770	49.75	12	1,214	0.37%	Payback exceeds service life and carbon reduction is minimal	
RM-8	Replace Transformers with High Efficiency Models	\$71,983	\$0	\$71,983	0	\$71,983	\$1,976	36.43	30+	5,239	1.61%	The normal service life of transformers is 30+ years; The building was constructed in 2008. So, there is still 15+ years of service life remaining	
RMFI-1	Whole Building Retro-commissioning Study	\$100,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	The outcomes will be known during the design phase	\$200,000
RMFI-2	Building Air Leakage Testing	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	The outcomes will be known during the design phase	\$400,000
RMFI-3	Install HVAC Load Reduction (HLR) Air Cleaning System on RTUs	\$420,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Not recommended for implementation due to complex controls and high cost of maintenance - reduced savings	
Total Cost (All Measures)		\$1,438,758	\$742,854	\$275,904	\$24,101	\$251,803	\$36,378	6.92		107,611	31.49%		\$945,000
Cost Reductions (Already Implemented / not recommended)		\$536,288	\$6,001	\$110,287	\$0	\$110,287	\$2,746	40.16		6,453	1.99%		
Revised Costs (After Reductions)		\$902,470	\$736,853	\$165,617	\$24,101	\$141,516	\$33,632	4.21		101,158	29.51%		
Revised Cost + Estimated Cost Additions for TBDs (only hard costs)		\$1,847,470											
Revised Total Estimated DER Project Cost (Includes hard/soft costs and escalation)		\$2,155,429											

RECOMMENDATION		CIP FY26
Original FY26 - 30 CIP Request		\$ 2,683,392
Revised FY26 - 30 CIP Request		\$ 2,155,429
Recommended Reduction		\$ 527,963



ELAP - Electric Vehicle Chargers

Project Requests

Project Name	Original Cost	Updated Cost	Change
EV Charger Project FY28 at 4th St Deck, MCSO and New Courthouse	689,806	319,355	(370,451)
EV Charger Project FY28 at Kuralt	1,149,669	-	(1,149,669)
EV Charger Project FY28 at new CRC East	1,149,669	-	(1,149,669)
EV Charger Project FY28 at Park & Recreation Sites	459,864	459,864	-
EV Charger Projects Park & Rec FY27	439,961	439,961	-
EV Charger Projects FY 27 MCSO Locations	1,173,237	1,173,237	-
EV Charger Projects FY 27 VCW Public Fast Chargers CRTPO	833,867	833,867	-
EV Charger Projects FY26 4th St Parking Deck	350,008	723,351	373,343
EV Charger Projects FY26 4th St Parking Deck and Fleet Services Garage	816,687	816,687	-
EV Charger Projects FY26 Hal Marshal Center	466,681	466,681	-
EV Charger Projects FY26 Sheriff Office Building - WRRRC	233,340	233,340	-
EV Charger Projects FY29 MCSO	399,858	399,858	-
EV Charger Projects FY29 Park & Rec Locations	559,803	559,803	-
EV Charger Projects FY30 New CRC SW	1,199,579	-	(1,199,579)
	9,922,029	6,426,004	(3,496,025)

ELAP - On-Site Solar Project Requests

Project Name	Original Cost	Updated Cost	Change
Photovoltaic Project FY29 Detention Center North	3,998,589	3,998,589	-
Photovoltaic Projects FY26 Bette Rae Thomas Rec Center	933,357	977,706	44,349
Photovoltaic Projects FY26 Matthews Sportsplex	3,383,417	-	(3,383,417)
Photovoltaic Projects FY27 Valerie Woodard Center	8,554,837	-	(8,554,837)
Photovoltaic Projects FY28 4th Street and McDowell Decks	1,532,881	1,532,881	-
Photovoltaic Projects FY30 Spratt A and Spratt B	1,318,841	1,318,841	-
	19,721,923	7,828,017	(11,893,906)

Charlotte Mecklenburg Schools

Projects in Process

2024
Cotswold-Billingsville
Montessori Secondary @ Marie G. Davis
New MS #1 - Community House MS relief
New Second Ward High School
North Mecklenburg HS
Northwest School of the Arts
Park Road Montessori
South Mecklenburg High School
2025
Beverly Woods Elementary Replacement School
Huntersville Elementary School
Wilson STEM Academy

Projects to start FY2026-2028

2026
Albemarle Road MS
Coulwood STEM Academy
Matthews Elementary School
New Middle School #2 (Bailey Relief)
University Park Creative Arts K8
2027
Allenbrook Elementary Replacement School
Cochrane
E.E.Waddell
East Mecklenburg High School
Garinger High School
Harding High School

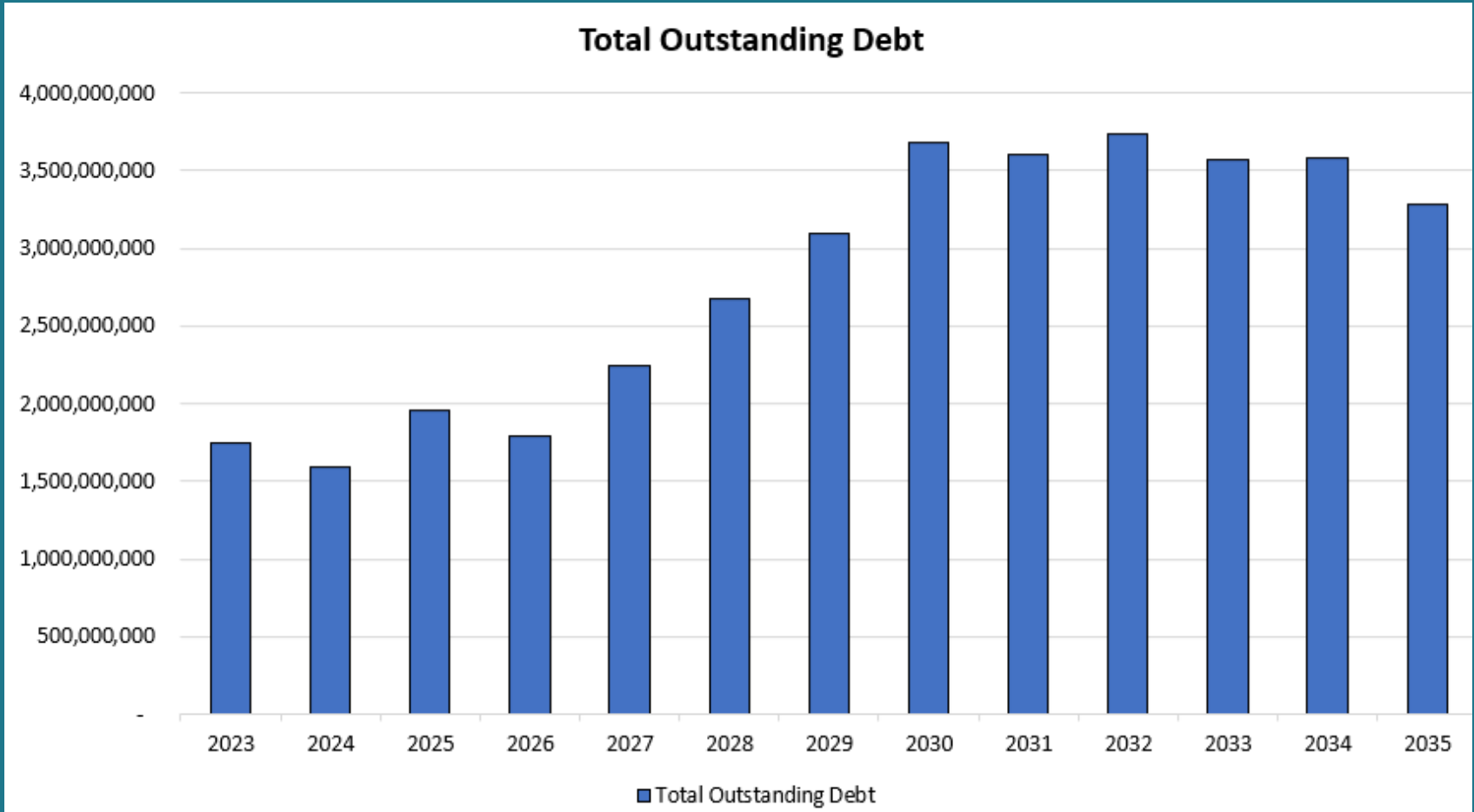
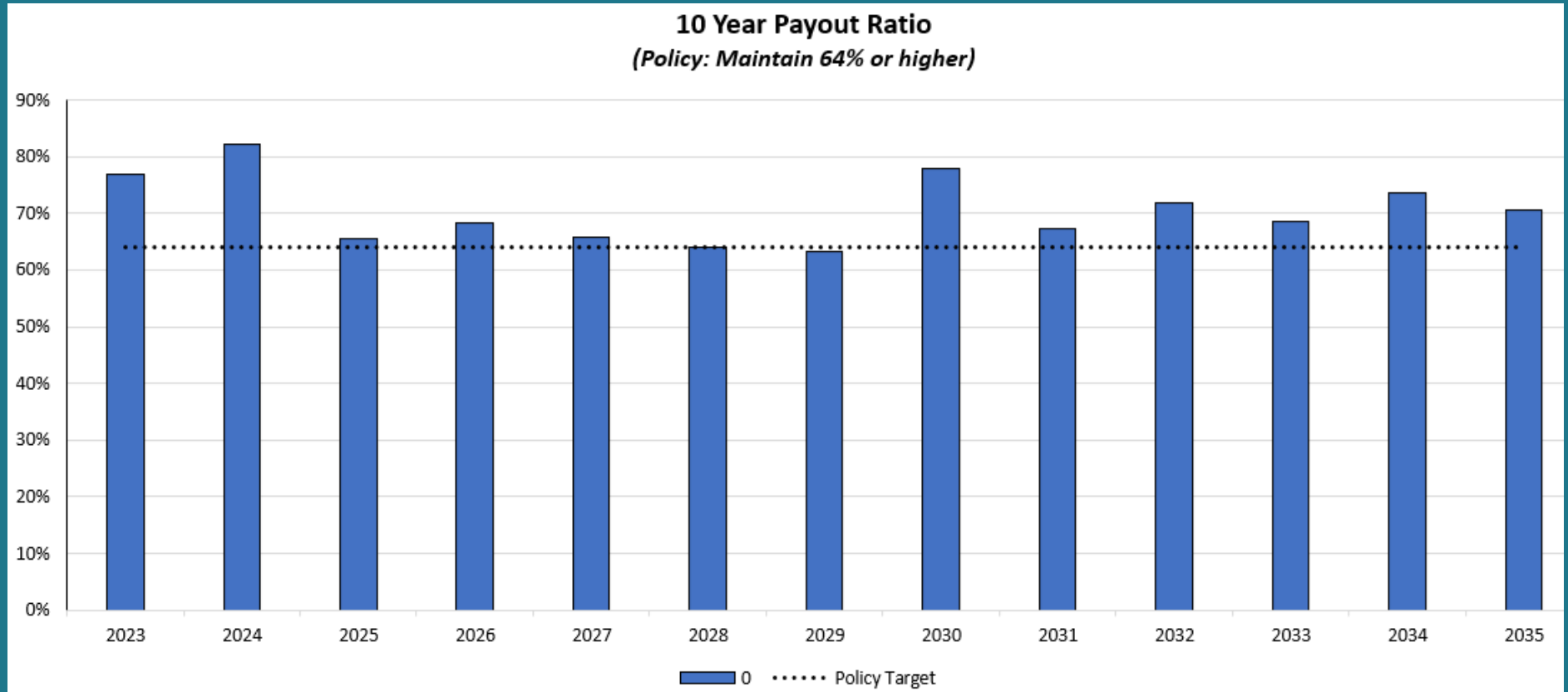
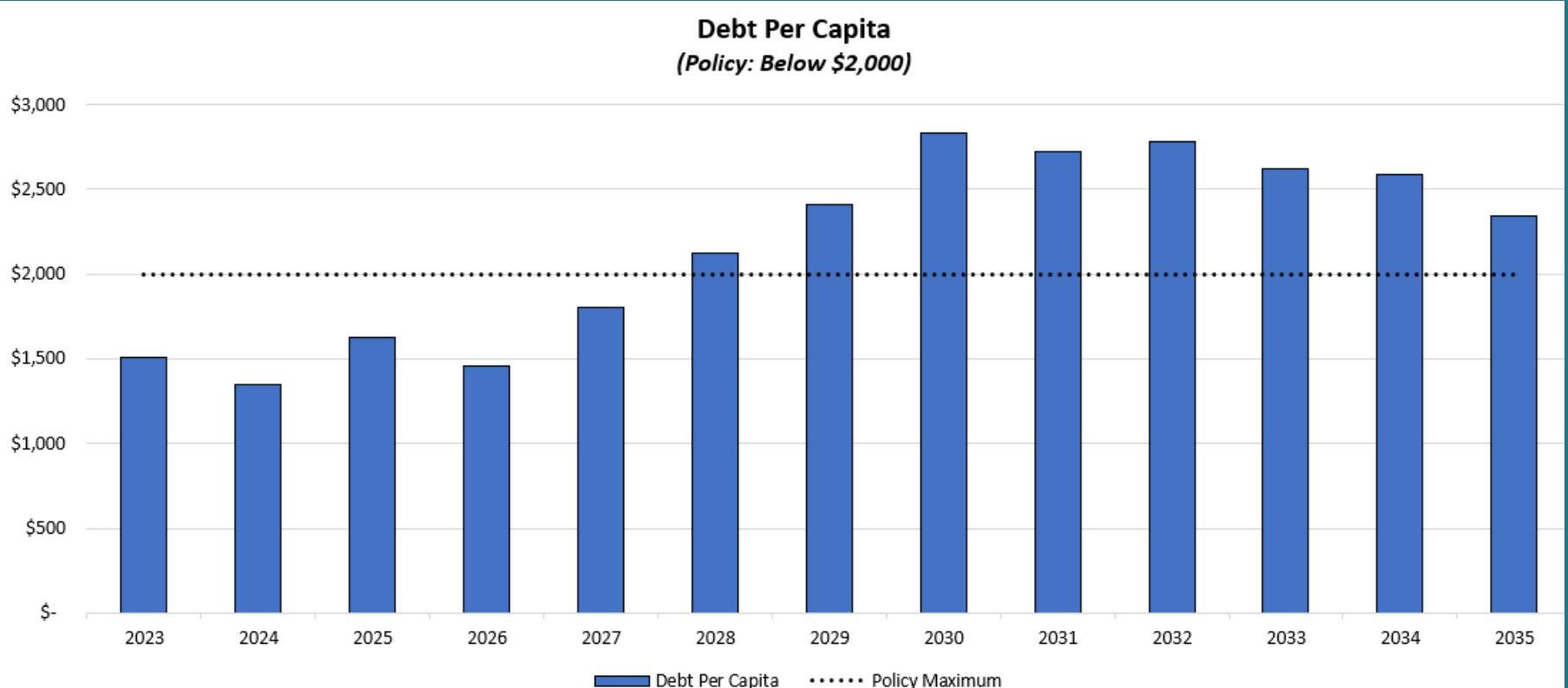
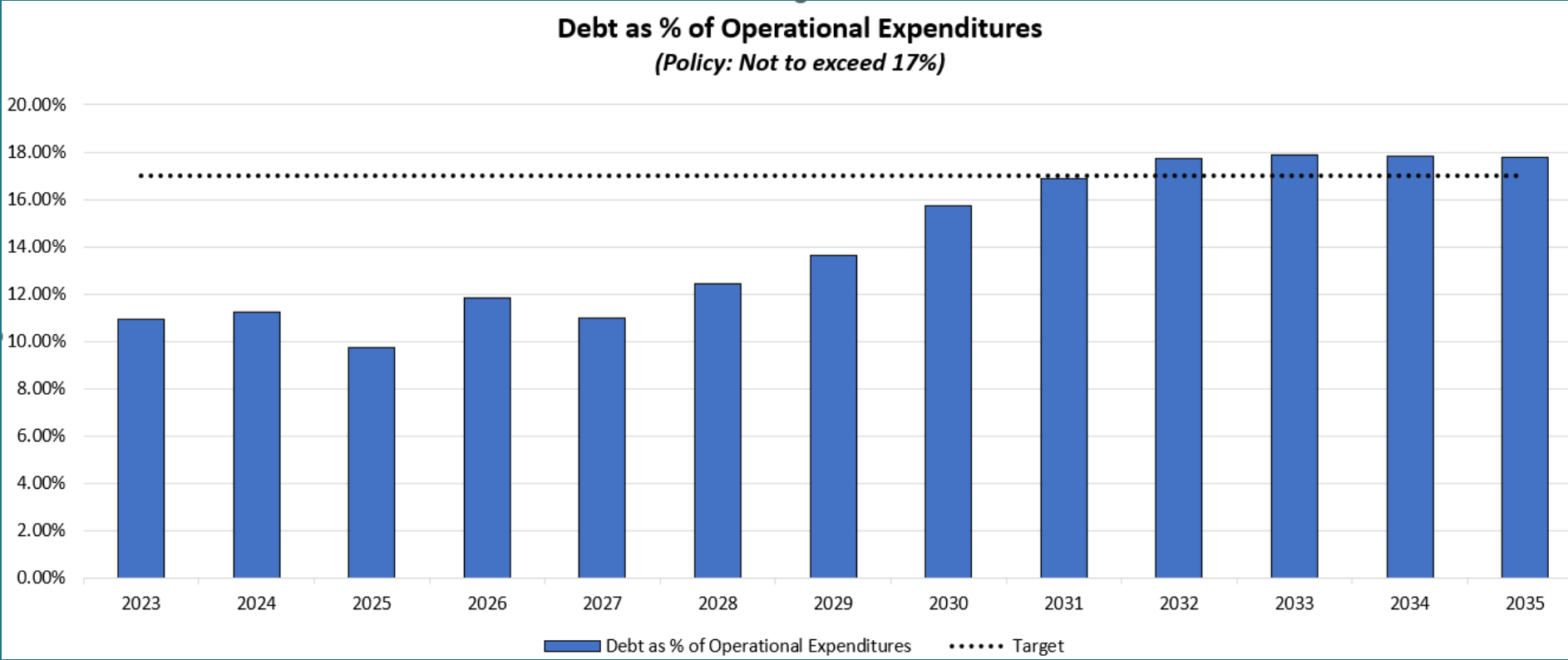
2028
Berryhill Elementary School
Cornelius ES
JT Williams
New MS#3 Southwest
South Charlotte Middle
Steele Creek
Villa Heights @ Hawthorne
West Regional Athletic Complex

Final Recommendation

Department	Total Funds	# Projects
Asset and Facility Management	32,507,938	4
Central Piedmont Community College	10,139,829	2
Charlotte Mecklenburg Library	40,599,848	2
Park and Recreation	70,904,200	4
ELAP	61,313,020	26
	215,464,835	38
LAND- FY2026	18,171,751	
LAND- FY2027	17,751,750	
LAND- FY2028	17,331,483	
LAND- FY2029	30,000,000	
LAND- FY2030	30,000,000	
	113,254,984	
Total	328,719,819	
Charlotte Mecklenburg Schools	150,000,000	

See handout with all projects approved by fiscal year start date (FY26-31)

Debt Policy Constraints



Next Steps

- Receive BOCC feedback today
- Make changes (if needed)
- Report back to BOCC April 22, 2025 (if needed)
- Adopt CIP along with overall budget June 3, 2025



Questions?