

City of Alexandria, Virginia

MEMORANDUM

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5-28-02

DATE: MAY 17, 2002

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: AUTHORIZATION OF RECOMMENDED CAPITAL PROJECT ALLOCATIONS AND PLANNED EXPENDITURES

ISSUE: City Council authorization of the recommended capital project allocations and planned expenditures.

RECOMMENDATION: That City Council authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment 1).

DISCUSSION: This docket item provides a summary of Capital Improvement Program planned expenditures (Attachment 1). It includes projects reflected in the City's Fiscal Year 2003 Capital Budget, approved by City Council on May 6, 2002, or approved in capital budgets prior to FY 2003 with a CIP budget document page reference in Attachment 1. A project title listing appears on the next page and a detailed summary appears in Attachment 1.

The allocation of FY 2003 funds are proposed for the Schools before the start of the fiscal year so that projects that are ready or are time sensitive can proceed.

Allocations are recommended for the following project:

Schools

George Washington Middle School	\$13,095,083
Building Systems Modernization	\$ 750,000
Patrick Henry Elementary	\$ 670,000
School Bus Purchases	\$ 612,000
Francis C. Hammond Middle School	\$ 550,000
Furniture, Fixtures and Equipment (FF&E)	\$ 400,000
Mount Vernon Elementary (Roof Replacement)	\$ 400,000
Systemwide Renovations	\$ 350,000
Jefferson Houston Elementary	\$ 300,000
George Mason Elementary (HVAC replacement)	\$ 250,000

Schools - Miscellaneous Projects	\$ 151,188
Charles Barrett Elementary	\$ 88,000
Vehicle Maintenance Shop	\$ 50,000
Douglas MacArthur Elementary	\$ 50,000
George Mason Elementary (ADA ramp)	\$ 50,000
Mount Vernon Elementary (ADA Ramp)	\$ 20,000
 Renovation of Existing City Facilities	
Public Safety Center (Slab Settlement)	\$ 180,000
City Hall (Back-up Generator)	\$ 45,000
 Sewer Rehabilitation and Pollution Abatement	
Environmental Restoration	\$ 75,000

ATTACHMENTS:

Attachment 1 - Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Assistant City Manager

Gene Swearingen, Director, Office of Management and Budget

Alfred Coleman, Budget/Management Analyst, Office of Management and Budget

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES
April 30, 2002 Report, Docketed May 28, 2002

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Funding for all of the projects discussed below is included in the City's Approved FY 2003 Capital Improvement Program (CIP) budget or in prior year capital budgets.

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-068 Account No.200980 Sub-object 2121	George Washington Middle School	\$13,095,083	\$13,095,083	Page 46 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding to continue the expansion and renovation of the George Washington Middle School. This project includes the construction of new classrooms and renovations to the existing three buildings (main building, annex and gymnasium) to accommodate the middle school program. As part of the project, the plumbing systems will be replaced and all restrooms in all three buildings will be upgraded. \$250,000 of this \$13,095,083 allocation is proposed to be reallocated from the Elementary School Expansion project budgeted in FY 2002. Construction on the site has begun and will continue until the scheduled completion date of Summer 2003. (Fund Source: Bond Proceeds - FY 2002 and FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-078 Account No.200436 Sub-object 2121	Building Systems Modernization	\$750,000	\$750,000	Page 45 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for infrastructure repairs throughout the School system. These renovations include the replacement of classroom sinks and cabinetry, carpeting, floor tile, chalkboards, ceiling systems and exterior doors and hardware. This allocation will fund such renovations at Charles Barrett, Cora Kelley, Jefferson Houston and Patrick Henry Elementary Schools. All work is scheduled to be completed in Summer 2002. (Funding Source: Cash Capital - FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-062 Account No.200394 Sub-object 2121	Patrick Henry Elementary School	\$670,000	\$670,000	Page 45 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for Phase II of the building renovation at Patrick Henry Elementary School including the replacement of the heating, ventilation, and air conditioning (HVAC) system and electrical system. The new HVAC system and new lighting/power systems will be more energy efficient than existing systems resulting in lower energy costs. Construction of Phase II is scheduled to begin immediately and be completed in Summer 2002. (Funding Source: Cash Capital - FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-180 Account No.200972 Sub-object 2121	School Bus Purchase	\$612,000	\$612,000	Page 46 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for the phased replacement of older school buses and the expansion of the bus fleet on an annual basis. The current school bus fleet consists of 86 vehicles ranging in age from one to fifteen years. The average life of a school bus is dependent upon mileage, maintenance and repair, but is recommended to be twelve years for a conventional school bus. This allocation will also allow for the purchase of two additional buses, one for the dual language program at John Adams Elementary and one for the Interim Education program at the Stonewall Jackson facility. All buses will be purchased in Summer 2002 and will be put into service in Fall 2002. (Funding Source: Bond Proceeds - FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-063 Account No.200279 Sub-object 2121	Francis C. Hammond Middle School	\$550,000	\$550,000	Page 45 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for the replacement of electrical systems at Francis C. Hammond Middle School in conjunction with the expansion project currently underway. The electrical work currently underway is scheduled to be completed in Summer 2002.(Funding Source: Cash Capital - FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-078 Account No.200750 Sub-object 2121	Schools (Furniture, Fixtures and Equipment)	\$400,000	\$400,000	Page 46 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for the phased replacement of classroom and office furniture, fixtures and equipment (FF&E) in the Alexandria City Public Schools. This allocation will provide for FF&E replacement at three elementary schools, Cora Kelly, Charles Barrett and Jefferson Houston. This is the third year of the School Board's plan to upgrade and replace FF&E in all schools. FF&E replacement at these three elementary schools is scheduled to be completed in Summer 2002.(Funding Source: Cash Capital - FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-069 Account No.200238 Sub-object 2121	Mount Vernon Elementary School (Roof Replacement)	\$400,000	\$400,000	Page 45 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for the replacement of the roof at Mount Vernon Elementary School (including fixing the leak above the City's gym). This project will provide for the installation of a new single ply membrane roofing system with increased insulation and additional drainage over the entire building. The new roof system will result in reduced heating and cooling energy costs at the facility. Work will be completed in Summer 2002.(Funding Source: Cash Capital - FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-074 Account No.200337 Sub-object 2121	Schools (System-wide Renovations)	\$350,000	\$350,000	Page 45 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for system-wide projects and for unanticipated and emergency renovations of existing school facilities throughout the school system. This allocation will provide for classroom renovations and alterations at T.C.Williams High School, Charles Barrett, Jefferson Houston, and Patrick Henry Elementary Schools. In addition, this allocation will provide for asbestos removal at Patrick Henry Elementary and F.C. Hammond Middle Schools. This work is scheduled to be completed in Summer 2002.(Funding Source: Cash Capital - FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-077 Account No.200410 Sub-object 2121	Jefferson - Houston Elementary School	\$300,000	\$300,000	Page 45 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding to replace outdated and worn carpeting and tile throughout Jefferson-Houston Elementary School. The existing carpet is worn and outdated and has exceeded its useful life. The carpeting and tile replacement is scheduled to be completed in Summer 2002. (Funding Source : Cash Capital - FY 2003 funds).

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-065 Account No. 200170 Sub-object 2121	George Mason Elementary School (HVAC Replacement)	\$250,000	\$250,000	Page 45 of the City's Approved FY 2003 CIP Document

This allocation will provide funding for Phase I engineering and replacement of the heating, ventilation and air conditioning (HVAC) system at George Mason Elementary School. Phase I will include the rooftop heating and cooling units for the library, computer room and the gym/multi-purpose room at the facility. Engineering work is ongoing and construction of Phase I is scheduled to be completed in Summer 2002. (Funding Source: Cash Capital - FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-195 Account. No.200800 Sub-object 2121	Schools - Miscellaneous Projects	\$151,188	\$151,188	Page 46 of the City's Approved FY 2003 CIP Budget Document

This allocation will provide funding for the implementation of several renovation projects requested by City agencies at school sites throughout the City, including Fire Code compliance. This allocation will also provide for the repaving of the driveways and parking lots at Patrick Henry and Cora Kelly Elementary Schools, as well as fire code compliance work at Minnie Howard, John Adams, William Ramsay, James Polk and Samuel Tucker Elementary Schools. (Funding Source: Cash Capital- FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-060 Account. No.200113 Sub-object 2121	Charles Barrett Elementary School	\$88,000	\$88,000	Page 45 of the City's Approved FY 2003 CIP Budget Document

This allocation will provide funding for the preliminary planning for the replacement of the heating, ventilation and air conditioning (HVAC) system at Charles Barrett Elementary School. This allocation will also provide for the design of the upgrade of the electrical system, and the design for the installation of an elevator at this facility. Design work will continue over the next year. The project is scheduled to go out for bid in Spring 2003, with construction scheduled to begin in Summer 2003. (Funding Source: Cash Capital- FY 2002 and FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-079 Account. No.200850 Sub-object 2121	Schools (Vehicle Maintenance Shop)	\$50,000	\$50,000	Page 46 of the City's Approved FY 2003 CIP Budget Document

This allocation will provide funding for improvements and renovations to the School Maintenance/Transportation Facility complex. This allocation will provide for the replacement of the hydraulic vehicle lifts at the facility. These lifts are used for repair and maintenance on cars and light trucks. The replacement of these lifts is scheduled to be completed in Summer 2003. (Funding Source: Cash Capital- FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-059 Account. No.200154 Sub-object 2121	Douglas MacArthur Elementary School	\$50,000	\$50,000	Page 45 of the City's Approved FY 2003 CIP Budget Document

This allocation will provide funding for the construction of two Americans With Disabilities Act (ADA) ramps at Douglas MacArthur Elementary School. The construction of these ramps will make the facility fully accessible to disabled individuals. One ramp will be located at the main entrance and the other will be an interior ramp to the Kindergarten wing. Construction is scheduled to be completed in Summer 2002. (Funding Source: Cash Capital- FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-060 Account No.200113 Sub-object 2121	George Mason Elementary School (ADA Ramp)	\$50,000	\$50,000	Page 45 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding for the construction of a new Americans With Disabilities Act (ADA) ramp at George Mason Elementary School. The construction of this ramp will make the facility accessible to disabled individuals and will be located at the parking lot entrance to the building. Funds for the design of the ramp were approved and allocated by City Council in January 2002. Construction is scheduled to be completed in Summer 2002. (Funding Source: Cash Capital - FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-069 Account. No.200238 Sub-object 2121	Mount Vernon Elementary School (ADA Ramp)	\$20,000	\$20,000	Page 45 of the City's Approved FY 2003 CIP Budget Document

This allocation will provide funding for the construction of one Americans With Disabilities Act (ADA) ramp at Mount Vernon Elementary School. The construction of this ramp will make the facility fully accessible to disabled individuals. This will be an interior ramp on the first floor of the building. Construction is scheduled to be completed in Summer 2002. (Funding Source: Cash Capital- FY 2003 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account. No.200780 Sub-object 2121	Renovation of Existing City Facilities (PSC Slab Settlement)	\$180,000	\$180,000	Page 109 of the City's Approved FY 2003 CIP Budget Document

This allocation will provide funding for professional services required for the design of corrective measures to remedy the first floor slab settlement problem at the Public Safety Center. This allocation will provide for architectural and engineering services, as well as administration and management of the project, which began in August 2001 and is continuing as options for the scheduling of slab replacement are considered over the next few months. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.220954 Sub-object 2121	Renovation of Existing City Facilities (City Hall Back-up Generator)	\$45,000	\$45,000	Page 106 of the City's Approved FY 2003 CIP Budget Document

This allocation will provide funding for the installation of a replacement back-up generator at City Hall. This project is scheduled to start in August 2002 and be completed by September 2002. (Funding Source: Cash Capital - FY 1999 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-102 Account No.255120 Sub-object 2121	Sewer Rehabilitation and Pollution Abatement (Environmental Restoration)	\$75,000	\$75,000	Page 160 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the restoration of a number of environmentally sensitive sites within the City that have been significantly altered or require action to reduce pollutants from entering the environment. This allocation will provide for but is not limited to riparian enhancement, streambank stabilization and soil stabilization. This allocation will also supplement the funding of a City-wide stream inventory/stream assessment project. This allocation will carry this ongoing project through July 2003. (Funding Source: Cash Capital - FY 2002 Funds)