

*City of Alexandria, Virginia*

MEMORANDUM

DATE: MAY 16, 2003

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:

- (1) Authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment 1); and
- (2) Authorize the City's allocation of \$399,000 in Housing Trust Fund monies (in addition to the \$301,000 in capital project monies recommended for allocation as an element of recommendation #1 above) in order to provide the Alexandria Redevelopment and Housing Authority (ARHA) a total of \$700,000 as a temporary bridge loan to finance its planned demolition of the Samuel Madden Homes (Downtown) site prior to the receipt of federal grant funds.

**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 2004 Capital Budget, approved by City Council on April 29, 2003 or approved in capital budgets prior to FY 2004 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.

Allocations are recommended for the following capital projects:

Schools

George Washington Middle School	\$ 3,234,800
Charles Barrett Elementary School	2,321,709
William Ramsay Elementary School	900,000
George Mason Elementary School	719,526

School Bus Replacement		616,000
Furniture, Fixtures and Equipment	\$	500,000
Libraries		
Barrett Branch Library	\$	400,000
Renovation and Maintenance of Existing City Facilities		
Truck Wash	\$	400,000
Capital Facilities Maintenance Plan		225,000
Preservation of Historic Buildings		
Lloyd House (grant monies)	\$	24,115
Community Development		
Mount Vernon Avenue Improvements	\$	80,000
Samuel Madden Homes (Downtown) Redevelopment (temporary bridge loan for demolition costs)		301,000 <sup>1</sup>

**ATTACHMENTS:**

Attachment 1 - Capital Improvement Program Planned Expenditures

**STAFF:**

Mark Jinks, Assistant City Manager

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

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<sup>1</sup> In addition, \$399,000 in Housing Trust Fund monies are recommended for allocation for demolition purposes. See attached text (page 8) for details.

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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 2004 Capital Improvement Program (CIP) budget or in prior year capital budgets. Funding sources represent initial planned financing sources and are subject to change based upon bond versus cash capital availability.

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-192 Account No.200980 Sub-object 2121	Schools (George Washington Middle School)	\$3,234,800	\$3,234,800	Page 40 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for several projects at George Washington Middle School as part of the expansion and renovation project at this facility. This allocation will provide for the replacement of the gym bleachers; the purchase and installation of auditorium seating; the purchase and installation of a sound and lighting system; offsite water line improvements for the fire hydrants; the relocation of a VEPCO transformer; heating, ventilation and air conditioning (HVAC) underground piping; subsurface soil removal/replacement; as well as provide for a construction contingency for the completion of the ongoing expansion and renovation project. This work is ongoing and is scheduled for completion in fall 2003. (Fund Source: Bond Proceeds - FY 2004 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	Schools (Charles Barrett Elementary School)	\$2,321,709	\$2,321,709	Page 40 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for renovations and improvements at the Charles Barrett Elementary School. This allocation will allow the School Board to award a construction contract for the replacement of the heating, ventilation and air conditioning (HVAC) system; the upgrade of the facility's electrical system; the installation of an elevator and various Americans with Disabilities Act (ADA) upgrades. This allocation will also provide for the installation of an emergency generator at this facility. This allocation includes \$25,000 for additional playground equipment to be installed at this school during the summer. All work is scheduled to be completed in the summer of 2003. The new elevator and air conditioning systems will be operational by the start of the school year in September 2003. The new heating system will be completed by October 2003. (Fund Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-061 Account No.200625 Sub-object 2121	Schools (William Ramsay Elementary School - Multi-purpose Room)	\$900,000	\$900,000	Page 40 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the renovation of the multi-purpose room at William Ramsay Elementary School and the expansion of the adjoining Buddie Ford Nature Center. This renovation and expansion project is a joint effort between the City and the Alexandria Public Schools using the gymnasium that was formerly the William Ramsay Recreation Center space, vacated when the recreation program was moved to the new recreation facility. The former

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gymnasium will be redesigned into a two level facility providing nine additional classrooms for the elementary school and modern program space for the Buddie Ford Nature Center. At the completion of this project, the portable classroom trailers on site will be removed. This project is scheduled to begin in June, 2003 and be completed by January, 2004. (Fund Source: Cash Capital - FY 2004 Funds)

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 001-165 Account No.200170 Sub-object 2121	Schools (George Mason Elementary School)	\$719,526	\$719,526	Page 40 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for infrastructure improvements at George Mason Elementary School. These improvements include the replacement of the heating, ventilation and air conditioning (HVAC) system; the upgrade of the electrical system; the installation of an emergency generator; and the upgrade of the plumbing system. All work is scheduled to begin in June 2003 and be completed by September 2003. (Fund Source: Cash Capital - FY 2004 Funds)

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 001-180 Account No.200972 Sub-object 2121	Schools (School Bus Replacements)	\$616,000	\$616,000	Page 40 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the replacement and addition of school buses for the Alexandria Public School system. This is the fourth year of the School Board's plan to upgrade and replace the outdated school buses with transit style buses. This allocation will also provide for the purchase of maintenance trucks and vans, security vehicles and passenger

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vehicles. All vehicles are scheduled to be purchased this summer for use in the fall. (Fund Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-197 Account No.200750 Sub-object 2121	Schools (Furniture, Fixtures and Equipment)	\$500,000	\$500,000	Page 40 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the replacement of classroom and office furniture, fixtures and equipment at three elementary schools (James Polk, Mount Vernon and Douglas MacArthur). This is the fourth year of the School Board's plan to upgrade and replace the furniture, fixtures and equipment in all of the City's public schools. Three schools are scheduled to be completed each year. All work is scheduled to be completed this summer. (Fund Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 002-007 Account No.265819 Sub-object 2121	Libraries (Barrett Branch Library)	\$400,000	\$400,000	Page 48 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the replacement of the slate roof and heating, ventilation and air conditioning (HVAC) system at Charles Barrett Library. The current 25,000 square foot roof shows signs of wear from general weather conditions, general failure, as well as broken and missing shingles. This replacement will prevent leaking and interior damage to the facility. This allocation will also provide for the rerouting and replacement

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of the existing HVAC duct work. This project is scheduled to begin in spring 2003. (Fund 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 005-328 Account No.221140 Sub-object 2121	Renovations of Existing City Facilities (Truck Wash)	\$400,000	\$400,000	Page 109 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the construction of a truck wash facility to be located in the City's maintenance facility area on Quaker Lane. There is no central code compliant facility for the cleaning of refuse and other large vehicles. General Services must service and repair these vehicles and due to the lack of a sufficient truck wash facility, the service and repair operations are made significantly more difficult and hazardous. This project will provide for a code-compliant facility that will enable vehicles to be cleaned professionally in a safe environment, facilitating service and extending the useful life of the vehicles and their components. The facility will consist of a 30'X 80' concrete pad and the installation of a pre-fab type building with electrical wiring, water and gas piping. The truck wash equipment will be installed inside of the building. Construction is scheduled to begin in late Spring 2003 and be completed by the end of Summer 2003. (Fund 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.221135 Sub-object 2121	Renovations of Existing City Facilities (Capital Facilities Maintenance Plan)	\$225,000	\$225,000	Page 104 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for infrastructure and equipment repairs and/or replacements, based on industry standards for life expectancies of equipment and materials necessary to adequately maintain the City's physical plant. This allocation will fund the following: (1) the removal of the remaining wall covering then paint in common areas at City Hall; (2) continued maintenance repairs to brick pavers, plaza light poles and drain lines at Market Square; (3) annual painting and cleaning in and around City Hall, Market Square Garage, the Courthouse and Courthouse Garage; (4) exterior caulking and painting at the Public Safety Center and Community Shelter; (5) repairs to exterior limestone wall panels and protective bollards at 10 Thompson Alley Garage; (6) water leak repairs to sloped glazed panels at City Hall, Payne Street Center and the Public Safety Center; (7) the maintenance and cleaning of condensate drain lines at City Hall; (8) maintenance and repair to City owned parking lot surfaces; and (9) maintenance and repair/replacement of small roof top heating, ventilation and air conditioning (HVAC) systems. These projects are scheduled to start immediately and will continue through the end of the calendar year. (Fund 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 005-104 Account No.220972 Sub-object 2121	Preservation of Historic Buildings (Lloyd House)	\$24,115	\$24,115 (Grant monies)	Page 94 of the City's Approved 2004 CIP Budget Document

This allocation will provide the balance of the funding for the renovation of the Lloyd House to make the first and second floors of the facility useable for the Office of Historic Alexandria and for public meeting areas. This allocation reflects the award of a grant from the Virginia Department of Historic Resources. This project is on going and is scheduled to be completed by July, 2003. (Fund Source: Grant Monies)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-302 Account No.210450 Sub-object 2121	Community Development (Mount Vernon Avenue Streetscaping)	\$80,000	\$80,000	Page 53 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for intersection and signal improvements at Mount Vernon Avenue and East/West Glebe Road and the installation of textured asphalt crosswalks, speed cushions and other traffic calming devices. This project is one element of the urban revitalization project that City staff (Planning and Zoning, and Transportation and Environmental Services) and the Upper Potomac West Task Force developed. This project is scheduled to begin in June 2003. (Fund Source: Cash Capital - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-007 Account No.220966 Sub-object 2121	Community Development (Samuel Madden Homes Redevelopment)	\$1,027,000	\$301,000	Page 63 of the City's Approved 2003 CIP Budget Document

This allocation will provide funding to the Alexandria Redevelopment and Housing Authority (ARHA) as a loan to finance the costs of demolition of the existing Samuel Madden Homes (Downtown) units in preparation for the site's redevelopment. In the fall of FY 2002, the City Council approved four redevelopment plans for the Samuel Madden Homes (Downtown) Housing redevelopment project. It is planned that the 100 units of existing public housing would be replaced with up to 152 housing units (up to 100 would be for-sale market rate units and 52 would be public housing units). The 48 remaining replacement public housing units would be constructed at three scattered sites in the City (423 S. Reynolds Street, 1706 West Braddock Road and 325 S. Whiting Street). In order to assist in funding this project, City Council agreed to provide up to \$3.5 million based on project funding needs: \$2.0 million from the City's Housing Trust Fund and \$1.5 million from the City's General Fund. ARHA had planned to finance the estimated \$700,000 in demolition costs with a HUD grant.

However, the timing of the HUD grant process is such that if ARHA waited for a demolition grant award from HUD, then the demolition would be delayed which would increase costs, as well as put the entire redevelopment schedule and use of applied-for 2003 tax credits at risk. As a result, the City is being requested to advance ARHA the demolition funds. These funds would be repaid to the City from either a HUD demolition grant or HOPE VI funds (which become available as a backup funding source only if the HUD demolition grant is not awarded). ARHA believes that they will be successful in obtaining a demolition grant from HUD. Based on the relative proportions of the \$3.5 million expected to come from the Housing Trust Fund (57%), staff recommends that 57 percent of the requested amount for demolition, or \$399,000, be provided from the Housing Trust Fund and the 43 percent, or \$301,000, be allocated from the General Capital Projects Fund. The City provision of this \$1.1 million will take the form of a loan to ARHA and will be in addition to \$1.1 million previously provided as a purchase deposit with the Alexandria Circuit Court as part of ARHA's condemnation process to acquire the 325 S. Whiting Street property, as well as \$0.7 million related the purchase of 423 S. Reynolds Street. (Funding Source - FY 2003 Cash Capital). A companion docket item discusses the Housing Trust Fund allocation.

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