

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 22, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: CONSIDERATION OF 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 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 projects:

Preservation of Historic Buildings		
Stabler-Leadbeater Apothecary Museum	\$	515,000
Gadsby's Tavern	\$	80,000
Renovation and Maintenance of Existing City Facilities		
Building Code Compliance	\$	37,000
Sewers		
Oronoco Outfall	\$	685,000
Undergrounding of Utilities/Street Lighting		
Street Lighting	\$	35,000

Systems Development		
Fuel Site Computer System		15,000
Infrastructure Projects		
Network Infrastructure Hardware Upgrades/Replacement	\$	250,000

ATTACHMENTS:

Attachment 1 - Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Assistant City Manager

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

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.

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-003 Account No. 221200 Sub-object 2121	Preservation of Historic Facilities (Stabler-Leadbeater Apothecary Museum)	\$515,000	\$515,000	Page 97 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the remaining capital work at the Stabler-Leadbeater Apothecary Museum including the construction of a new two hour rated, enclosed, interior fire staircase; fire sprinkler and alarm system; replacement of the mechanical , electrical and plumbing systems; American With Disabilities (ADA) improvements to the first floor including an ADA restroom; and extensive structural repair and stabilization for the facility. In FY 2000, the City approved a one-time grant in the amount of \$620,000 for capital repairs at the Stabler-Leadbeater Museum. The initial \$105,000 allocated over two years (FY 2000 and FY 2001) was used, in part for the completion of a historic structures report and for architectural and engineering services. This allocation of \$515,000 represents the balance of the original one-time grant to the Museum and, combined with additional funds, will complete the work described above. This allocation will be combined with \$15,000 in outside grant funds (Gwathmey Memorial Trust) and \$85,000 in museum funds to completely fund the total construction at a cost of \$615,000. The notice to proceed is scheduled to be issued in February, 2004 with substantial completion six months thereafter. Exterior alterations for handicapped (ADA) access have been approved by the Board of Architectural Review (BAR) and the related encroachment ordinance has been approved by City Council. (Fund Source: Cash Capital - FY 2000 and FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-003 Account No. 221070 Sub-object 2121	Preservation of Historic Buildings (Gadsby's Tavern)	\$80,000	\$80,000	Page 96 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the replacement of several capital components in the American Legion Hall's kitchen as part of the City's contractual obligations as owner/landlord of the facility. These capital component replacements include the replacement a large walk-in freezer, a stand-up cooler and an institutional grade dishwasher. The acquisition and installation of the dishwasher will be completed in February, 2004 and the procurement and installation of the remaining capital items will occur over the balance of FY 2004. (Fund Source: Cash Capital - FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No. 221170 Sub-object 2121	Renovation and Maintenance of Existing City Facilities (Building Code Compliance)	\$37,000	\$37,000	Page 108 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for repairs to the sprinkler system at City Hall and to correct other building code deficiencies in the facility as listed by Code Enforcement as part of the City's Building Code Compliance Program. Approved in FY 2004, this program will bring 28 City facilities, surveyed for building code compliance, into full compliance. The proposed corrective work will enhance life safety in the buildings, as well as extend the useful life of the facilities. (Funding 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 012-003 Account No. 250050 Sub-object 2121	Sewers (Oronoco Outfall)	\$685,000	\$685,000	Page 175 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding to perform further site characterization, develop design and implement a corrective action plan for the site and continue public outreach efforts as part of the Oronoco Outfall remediation project. The City was accepted into the Virginia Department of Environmental Quality (VDEQ) Voluntary Remediation Program in order to address the ground contamination at the Potomac River Oronoco Street Outfall caused by coal tar contaminants from the former City (and then Washington Gas) owned Alexandria Gas Works that operated in the 19th and 20th centuries. The VDEQ is in the process of reviewing for its approval of the City's Site Characterization, Risk Assessment and Remedial Alternative Screening for the Outfall site. This information will be used to evaluate remedial alternatives and corrective action options. \$85,000 of this allocation will be used to continue interim corrective actions initiated in FY 2002 such as absorbent and oil containment booms the City installed in April, 2000. The Site Characterization, Risk Assessment and Remedial Alternative Screening is scheduled to be approved by VDEQ in FY 2004 and corrective action is scheduled to begin shortly thereafter. Phase I of the corrective action plan is underway with the installation of a free product recovery system in January 2004. After this allocation, a total of \$2,110,000 will remain available as an unallocated balance for additional work on this project. Phase II will begin after the VDEQ has approved the corrective action plan (end of FY 2004) and the design and implementation will continue into FY 2005. Phase III of the corrective plan, which may include dredging contaminated sediment, would not likely begin until FY 2006 or later. The Environment Policy Commission (EPC) is provided with regular progress reports on this project. (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 011-075 Account No. 245373 Sub-object 2121	Undergrounding of Utilities/Street Lighting (Street Lighting)	\$35,000	\$35,000	Page 160 of the City's Approved 2004 CIP Budget Document

This allocation will provide for the purchase of new Gadsby's light poles. As part of the City's franchise agreement with Dominion Virginia Power, the City is required to have a perpetual stock of Gadsby's light poles at all times in the event that these lights need to be replaced or new lights installed. (Funding Source: Cash Capital - FY 2000 and FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-039 Account No. 265434 Sub-object 2121	Systems Development (Fuel Site Computer System)	\$15,000	\$15,000	Page 214 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the replacement of the "Gasboy" fuel system computers at the City's two major fuel sites, Duke Street and Wheeler Avenue and the Public Safety Center. These fuel computers record and store all of the vehicle fueling transactions and related information. The data is then downloaded via modem to a floppy disk and transferred to the Fleet Services Division's Fastercs fleet maintenance system. The existing computers are obsolete and it was raised this fall that this system needs to be replaced. If these computers and software are not replaced, fuel transaction data could be lost and the fuel sites would have to be staffed and transactions recorded manually. This project was not requested and therefore not budgeted in the Approved FY 2004 Capital Improvement Program; therefore, unallocated monies originally budgeted for the City's Virginia Commonwealth's Attorney's Information System (VCAIS) project will be used for the purchase of the replacement fuel site computers. It is planned that the VCAIS monies would be replaced in FY 2005. The

Commonwealth's Attorney has agreed to this reallocation plan. (Funding Source: Cash Capital - 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 015-004 Account No. 2675447 Sub-object 2121	Infrastructure Projects (Network Infrastructure Hardware Upgrades/Replacement)	\$250,000	\$250,000	Page 230 of the City's Approved 2004 CIP Budget Document

This allocation will provide funding for the phased replacement and enhancement of the hardware and software required to operate the City's computer network services in a safe and reliable manner. The City has undertaken multiple projects to migrate from Novell software and servers for file and print services to a Windows 2000 Active Server software and servers. This allocation will fund the continuing replacement of network servers and printers that are approaching the end of their useful life. These funds will replace up to six enterprise class servers and associated software and consolidate multiple smaller servers, as well as the software and licensing required for integration into the current network environment. This allocation also will provide for the purchase of an additional tape library system, as well as the purchase of additional software to expand the City's automated back-up program. This project is ongoing. (Funding Source: Cash Capital - FY 2004 Funds)

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