

*City of Alexandria, Virginia*

## MEMORANDUM

DATE: MAY 14, 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).

**DISCUSSION:** This docket item provides a summary of Capital Improvement Program planned expenditures (Attachment). It includes projects reflected in the City's Fiscal Year 2005 Capital Budget, approved by City Council on May 3, 2004 or approved in capital budgets prior to FY 2005 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 the Attachment.

Allocations are recommended for the following projects:

## Schools

Lyles-Crouch Elementary School	\$ 1,490,000
School Bus Replacement	621,000
Maury Elementary School	560,000
Furniture, Fixtures and Equipment	500,000
Building Systems Modernization	500,000
System-wide Renovations	500,000
John Adams Elementary School	350,000
City Mandates	165,000
Rowing Facility	150,000
T.C. Williams High School	50,000
James K. Polk Elementary School	50,000

Renovation of Existing City Facilities  
Capital Facility Maintenance Plan (CFMP) \$ 335,000

Traffic and Rapid Transit  
Traffic Control Facilities \$ 250,000

**ATTACHMENT:** 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 2005 Capital Improvement Program (CIP) budget or in prior year capital budgets.

<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 001-173 Account No. 200121 Sub-object 2121	Schools (Lyles-Crouch Elementary School)	\$1,490,000	\$1,490,000	Page 46 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the replacement of the heating, ventilation and air conditioning system (HVAC), the upgrade of the electrical systems; the installation of an emergency generator; Americans with Disabilities Act (ADA) renovations; and plumbing systems upgrades. All work is scheduled to begin in mid-June 2004 and be completed by the end of summer 2004. (Funding Source: Bond Proceeds - 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 Replacement)	\$621,000	\$621,000	Page 46 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the phased replacement of older school buses and the phased replacement of other school vehicles. This is the fifth 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 vehicles. (Funding Source: Cash Capital - FY 2005 Funds)

<b>Project Number</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 001-201	Schools	\$560,000	\$560,000	Page 46 of the City's Approved 2005 CIP Budget Document
Account No. 200550	(Maury Elementary School)			
Sub-object 2121				

This allocation will provide funding for the expansion and renovation of the library/media center and construction of additional classrooms to replace the trailer currently on-site and the classrooms lost due to the library/media center expansion. This project will also provide for the reconfiguration of the main administrative office to improve the security within the building; add a sprinkler system throughout the existing building; replace the fire alarm system; and provide a storm water management system on site. At the completion of the addition project, a new playground for kindergarten and first grade students will be provided. The design phase for this project will be completed in May 2004 with a contract to be awarded in June 2004. Construction is scheduled to begin in late June 2004. (Funding Source: Bond Proceeds - FY 2004 Funds)

<b>Project Number</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 001-197	Schools	\$500,000	\$500,000	Page 46 of the City's Approved 2005 CIP Budget Document
Account No. 200750	(Furniture, Fixtures and Equipment)			
Sub-object 2121				

This allocation will provide funding for the replacement of classroom and office furniture, musical instruments, fixtures and equipment. This allocation will provide for the replacement of furniture, fixture and equipment (FF&E) at James Polk, Mount Vernon and Douglas MacArthur Elementary Schools and other schools system-wide. This is the fifth year of the School Board's plan to upgrade and replace FF&E in all schools. All work is scheduled to be completed in summer 2004. (Funding Source: Cash Capital - FY 2005 Funds)

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<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 001-178	Schools	\$500,000	\$500,000	Page 46 of the City's Approved 2005 CIP Budget Document
Account No. 200436	(Building Systems			
Sub-object 2121	Modernization)			

This allocation will provide funding for the replacement and modernization of the architectural building systems at all school facilities. This allocation will provide for the replacement of classroom sinks and cabinetry, carpeting, floor tile and chalkboards, ceiling systems, lights and exterior doors and hardware at James Polk, Mount Vernon and Douglas MacArthur Elementary Schools and F.C. Hammond Middle Schools. All work is scheduled to be completed in summer 2004. (Funding Source: Cash Capital - FY 2005 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 001-174	Schools	\$500,000	\$500,000	Page 46 of the City's Approved 2005 CIP Budget Document
Account No. 200337	(System-wide			
Sub-object 2121	Renovations)			

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 renovations and alterations at George Washington Middle School, James Polk, Douglas MacArthur and Mount Vernon Elementary Schools. In addition, this allocation will provide for asbestos removal at Lyles-Crouch Elementary and George Washington Middle Schools. All work is scheduled to be completed in summer 2004. (Funding Source: Cash Capital - FY 2005 Funds)

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**CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES**  
**April 30, 2004 Report, Docketed May 25, 2004**

<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 001-172	Schools	\$350,000	\$350,000	Page 46 of the City's Approved 2005 CIP Budget Document
Account No. 200105	(John Adams			
Sub-object 2121	Elementary School)			

This allocation will provide funding to complete renovations and improvements at John Adams Elementary School including the expansion, renovation and repaving of the parking lot; a new parking lot lighting system; playground and storm water drainage system; and replacement of library furniture. All work is scheduled to be completed in summer 2004. (Funding 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 001-195	Schools	\$165,000	\$165,000	Page 46 of the City's Approved 2005 CIP Budget Document
Account No. 200800	(City Mandates)			
Sub-object 2121				

This allocation will provide funding for the implementation of several renovation projects requested by City agencies at school sites throughout the City. This allocation will provide for the re-paving of driveways and parking lots at Cora Kelly Magnet and Douglas MacArthur Elementary Schools and fire code compliance work at John Adams, James Polk, Mount Vernon and Douglas MacArthur Elementary Schools. All work is scheduled to be completed this summer. (Funding Source: Cash Capital - FY 2005 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 001-174 Account No. 200816 Sub-object 2121	Schools (Rowing Facility)	\$150,000	\$150,000	Page 46 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for renovations and improvements to the Alexandria Schools' Rowing Facility located on the Potomac River at the foot of Madison Street. This allocation will provide for the construction of an extension to the existing piers at the facility. The floating dock system that is used to launch the rowing shells will be relocated approximately 80 feet away from the shore line so that the shells can be launched into deeper water. This work is scheduled to be completed in fall 2004. (Funding Source: Cash Capital - FY 2005 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 001-171 Account No. 200311 Sub-object 2121	Schools (T.C. Williams High School)	\$50,000	\$50,000	Page 46 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the upgrade of heating, ventilation and air conditioning (HVAC) temperature controls in the existing T.C. Williams High School facility. The existing HVAC system is 38 years old and deteriorating. These repairs will keep the existing system operational and allow comfort control for staff and students. All work is scheduled to be completed in summer 2004. (Funding Source: Cash Capital - FY 2005 Funds)

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<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 001-156 Account No. 200196 Sub-object 2121	Schools (James K. Polk Elementary School)	\$50,000	\$50,000	Page 46 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the upgrade of heating, ventilation and air conditioning (HVAC) temperature controls in the existing James K. Polk Elementary School facility. The existing HVAC system is 38 years old and deteriorating. These repairs will allow comfort control for staff and students. All work is scheduled to be completed in summer 2004. (Funding Source: Cash Capital - FY 2005 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 005-307 Account No. 221135 Sub-object 2121	Renovation of Existing City Facillities (Capital Facillities Maintenance Plan (CFMP))	\$335,000	\$335,000	Page 114 of the City's Approved 2005 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 replacement of worn carpeting in the lobby, corridors and two meeting rooms on the first floor of the Charles Beatley Library and painting in select areas on the first and second floors;(2) minor renovations in City Hall including the restroom on the third and fourth floors, replacing the floor tile in the third floor employee lunch room, and removal of vinyl wall coverings and paint walls on the first floor, repairs to the built-in gutters on the roof, and construction of two brick planters at the main entrance; (3) replace the doors and windows to the attendant's office at the City parking lot at the corner of St. Asaph and Cameron Streets, paint all wood services and make necessary masonry repairs; (4) paint existing metal roofs on the museum building, officer's hut and maintenance building and



replace the front doors at Fort Ward; (5) paint the front window and cupola at the Friendship Firehouse; (6) repair the brick parapet walls on the north side of the Public Safety Center and replace sections of flashing on the roof; (7) paint interior surfaces, replace carpeting, upgrade interior lighting and repair brick pavers in the court yard at Ramsay House; and (8) replace and relocate existing pvc water lines at the Torpedo Factory Marina. All projects are scheduled to be completed by the end of summer 2004. (Funding 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 009-039	Traffic and	\$250,000	\$250,000	Page 131 of the
Account No. 235390	Rapid Transit			City's Approved 2005
Sub-object 2121	(Traffic Control Facilities)			CIP Budget Document

This allocation will provide funding for the ongoing installation, replacement and upgrade of traffic signal equipment City-wide that requires a high level of maintenance and emergency replacement of equipment damaged by vehicular accidents. This allocation will also provide for ongoing cable replacement between the signal equipment and the City's central traffic computer. The current cable, which was last replaced in the early 1980's has exceeded its useful life of seven years. This project is ongoing. (Funding Source: Cash Capital - FY 2004 Funds)