

City of Alexandria, Virginia

5-25-05

MEMORANDUM

DATE: MAY 16, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

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 2006 Capital Budget, approved by City Council on May 2, 2005 or approved in capital budgets prior to FY 2006 with a CIP budget document page reference in the Attachment. 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

School Bus and Vehicle Replacement	\$	576,000
System-wide Renovations and Landscaping Renewal		500,000
Furniture, Fixtures and Equipment		500,000
F.C. Hammond Middle School		450,000
John Adams Middle School		350,000
Building Systems Modernization		300,000
William Ramsay Elementary School		200,000
City Mandates and Prerequisites		165,000
Mount Vernon Elementary School		120,000
Rowing Facility		100,000
Maintenance Shop		55,000
Maury Elementary School		15,000

Recreation and Parks		
Public Pools (Warwick Pool)	\$	150,000
Renovation of Existing City Facilities		
Courthouse Parking Garage	\$	2,082,675
Torpedo Factory		1,466,600
Capital Facilities Maintenance Program (CFMP)		249,000
Mental Health Facilities		162,900
Vola Lawson Animal Shelter		25,000
Community Development		
Lower King Street Mitigation	\$	500,000
Traffic Improvements and Rapid Transit		
Traffic Control Facilities	\$	200,000
Streets and Bridges		
Wilkes Street Ramp/Tunnel	\$	100,000
Systems Development		
Document Management and Imaging Infrastructure	\$	50,000

ATTACHMENT: Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Assistant City Manager

Bruce Johnson, Director, Office of Management and Budget

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 2006 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 001-180 Account No. 200972 Sub-object 2121	Schools (School Bus and Vehicle Replacement)	\$576,000	\$576,000	Page 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the phased replacement of older school buses and other school vehicles. This is a continuation of the School Boards plan to upgrade and replace the existing, outdated school buses with transit style buses. This allocation will provide for the purchase of six school buses and will also allow for the purchase of maintenance trucks and vans, security vehicles and passenger vehicles. All vehicles will be purchased in summer 2005. (Funding Source: Cash Capital - FY 2006 Funds)

3

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-174 Account No. 200337 Sub-object 2121	Schools (System-wide Renovations and Landscaping Renewal)	\$500,000	\$500,000	Page 53 of the City's Approved 2006 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 George Mason, Jefferson-Houston, Lyles-Crouch and Douglas MacArthur Elementary Schools. This allocation will also provide for asbestos removal from the boiler rooms at William Ramsay Elementary and F.C. Hammond Middle School. All work is scheduled to be completed in Summer 2005. (Funding Source: Cash Capital - FY 2006 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 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the replacement of classroom and office furniture, musical instruments, fixtures and equipment at four schools including George Mason Middle School, William Ramsay Elementary School, Douglas MacArthur Elementary School and T.C. Williams High School. This is a continuation of the School Boards plan to upgrade and replace furniture, fixtures and equipment (FF&E) in all of the City's schools. All work is scheduled to be completed in Summer 2005. (Funding Source: Cash Capital - FY 2006 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-163 Account No. 200279 Sub-object 2121	Schools (F.C. Hammond Middle School)	\$450,000	\$450,000	Page 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the completion of the heating, ventilation and air conditioning (HVAC) replacement project at F.C. Hammond Middle School. This allocation will also provide the balance required to fully fund the replacement of the lighting systems and fire alarm system throughout the building and the purchase and installation of a closed circuit security television system at the facility. This project is scheduled to be completed in Summer 2005. (Funding Source: Cash Capital - FY 2006 Funds)

7

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-172 Account No. 200105 Sub-object 2121	Schools (John Adams Elementary School)	\$350,000	\$350,000	Page 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding to complete the window replacement project at John Adams Elementary School. Funding for design was allocated in October 2004. This allocation will provide for the award of a construction contract in the Spring 2005. This project is scheduled to be completed in Summer 2005. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-178 Account No. 200436 Sub-object 2121	Schools (Building Systems Modernization)	\$300,000	\$300,000	Page 53 of the City's Approved 2006 CIP Budget Document

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, chalkboards, ceiling systems, lights, exterior doors and hardware at George Mason, Charles Barrett and Douglas MacArthur Elementary Schools and F.C. Hammond Middle School. All work is scheduled to be completed in Summer 2005. (Funding Source: Cash Capital - FY 2006 Funds)

5

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-161 Account No. 200386 Sub-object 2121	Schools (William Ramsay Elementary School)	\$200,000	\$200,000	Page 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the replacement of the existing fire alarm system at William Ramsay Elementary School with a system that meets current safety and building codes. Replacement of the fire alarm system will take place in conjunction with the ongoing heating, ventilation and air conditioning (HVAC) system replacement project. These projects are scheduled to be completed in Summer 2005. (Funding Source: Cash Capital - FY 2006 Funds)

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 (City Mandates and Prerequisites)	\$165,000	\$165,000	Page 53 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for renovations requested and/or mandated by other City agencies at school sites throughout the City, including fire code compliance. This allocation will provide for the re-paving of driveways and parking lots at the bus parking lot at the Maintenance/Transportation Shop and Mount Vernon Elementary School. Fire code compliance improvements will be completed at John Adams, George Mason, Mount Vernon and Douglas MacArthur Elementary Schools. All work is scheduled to be completed in Summer 2005. (Funding Source: Cash Capital - FY 2006 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-169 Account No. 200238 Sub-object 2121	Schools (Mount Vernon Elementary School)	\$120,000	\$120,000	Page 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the renovation of the main entrance at Mount Vernon Elementary School. This allocation will also provide for the reconstruction of the plaza at the Mt. Vernon Caboose on Commonwealth Avenue. These projects are scheduled to be completed in Summer 2005 in conjunction with the completion of the Duncan Library expansion project. (Funding Source: Cash Capital - FY 2006 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-207 Account No. 200890 Sub-object 2121	Schools (Rowing Facility)	\$100,000	\$100,000	Page 53 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the replacement of the windows at the Rowing Facility located on the Potomac River at the foot of Madison Street. The existing windows are original to the building and have exceeded their useful life. The existing windows will be replaced with energy efficient, double paned windows that will help reduce the overall use of energy at this all electric facility. All work will be completed in Summer 2005. (Funding Source: Cash Capital - FY 2006 Funds)

7

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-196 Account No. 200850 Sub-object 2121	Schools (Maintenance Shop)	\$55,000	\$55,000	Page 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for architectural and engineering (A/E) services required to begin design work for two projects at the Schools Maintenance Shop located at Duke Street and Wheeler Avenue. These projects include the modernization of the shop office/assembly areas and the expansion of the School Bus parking lot. Funding for the construction of these projects is included in the FY 2006-FY 2011 CIP. A/E services will begin in Summer 2005. The interior renovation of the building is scheduled to be completed in Winter 2005/2006. The parking lot expansion will be studied and reviewed in conjunction with City planners before a design is finalized. (Funding Source: Cash Capital - FY 2005 Funds)

8

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-176 Account No. 200402 Sub-object 2121	Schools (Maury Elementary School)	\$15,000	\$15,000	Page 52 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the installation of additional playground equipment for primary age (K-2) students at Maury Elementary School. The equipment will be installed after the completion of the ongoing renovation/addition project at the facility. Installation of the equipment is scheduled to be completed in Fall 2005. (Funding Source: Cash Capital - FY 2006 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-808 Account No. 267540 Sub-object 2121	Recreation and Parks (Warwick Pool)	\$150,000	\$150,000	Page 103 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding to complete repair work at Warwick Pool, located at 2201 Landover Street for the 2005 summer season. Due to the age of the pool and the overall condition, additional work may be identified as the repairs are undertaken. All work is scheduled to be completed in time to operate during the summer. The actual completion date is dependent upon the conditions the contractor encounters as repairs are performed. This allocation will be funded from the Public Pools CIP account (267534). (Funding Source: Public Pools (OCA - 267534) - Cash Capital - FY 2003 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-320 Account No. 221223 Sub-object 2121	Renovation of Existing City Facilities (Courthouse Parking Garage)	\$2,082,675	\$2,082,675	Page 120 of the City's Approved 2006 CIP Budget Document

This allocation will provide for the renovation of the Courthouse parking garage. The garage was built in the early 1980's and a consultant study completed by Desman Associates documents age-related deterioration of the post tensioned concrete structure that could eventually jeopardize the structural integrity of the facility. This allocation will provide for the selective demolition, structural reinforcement and re-construction of the existing parking decks, including final coatings, painting and striping of the renovated decks, the re-integration of all fire detection/suppression and security systems, plumbing system repairs, mechanical system repair and upgrade, electrical system repair and upgrade, Sally port repair and restoration and signage. The Department of General Services has briefed the Courthouse

personnel through the Sheriffs Office (which acts as the liaison to the Judges and other personnel in the Courthouse), Washington Real Estate Investment Trust (manager of the buildings and businesses above the Courthouse garage), Holiday Inn Select management, nearby restaurants and others that may be impacted by this project. General Services has also taken steps to minimize any adverse impacts to the tenants due to concrete demolition by limiting the hours of jack hammering work between the hours of 4pm and 8pm weekdays, and 9am and 6pm on weekends. The construction phase of this project is scheduled to begin in Summer 2005 and be substantially completed in Spring 2006. Final close-out of the project is expected in Summer 2006. This project is an essential part of the downtown parking program, which helps reduce parking impacts on residential areas. The renovated parking facility will also contribute to the overall success of the downtown area by continuing to provide existing businesses with parking and providing new business ventures with access to parking. (Funding Source: Cash Capital - FY 2004 Funds)

Project Number	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-318	Renovation of Existing City	\$1,466,600	\$1,466,600	Page 124 of the City's Approved 2006 CIP Budget Document
Account No. 221382	Facilities (Torpedo Factory)			
Sub-object 2121				

This allocation will provide for capital building maintenance at the Torpedo Factory Arts Center (TFAC). The City is responsible for all capital building maintenance subsequent to its repurchase of this building in August 1998. The approved CIP contains monies to address the most critical repair and major maintenance needs. This allocation will provide for the design and construction of a new replacement roof, including insulation, flashing and gutters; replacement of the facility's 22 year old heating, ventilation and air conditioning (HVAC) system; and replacement of the existing elevator. Design is scheduled to begin in Spring 2005 with construction to begin in Winter 2005. (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 005-307 Account No.221135 Sub-object 2121	Renovation of Existing City Facilities (Capital Facilities Maintenance Plan)	\$249,000	\$249,000	Page 119 of the City's Approved 2006 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 address: (1) the replacement of up to 28 Gadsbys light poles and lights on Market Square which will improve lighting in the square, waterproof the exterior of the Market Square garage elevator house, replace the roof over the elevator house and general masonry maintenance on the Market Square Plaza (\$107,000); (2) cleaning and sealing of the masonry parapet wall and caulk and seal exterior side windows at 4480 King Street (\$51,000); (3) summer clean-up at City Hall including painting of stairwells and exterior doors and other areas as needed, maintenance and repair to storm windows, and replacement of the roof over the central stairwell and elevator house (\$58,000); and (4) strip, sand and repaint existing handrails at the City Marina, as well as improve general masonry maintenance at the marina and food court (\$33,000). The majority of these projects will commence immediately upon approval of the allocation request. All work is scheduled to be completed by the end of summer 2005. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-330 Account No. 221160 Sub-object 2121	Renovation of Existing City Facilities (Mental Health Facilities)	\$162,900	\$162,900	Page 124 of the City's Approved 2006 CIP Budget Document

This allocation will provide for capital replacement and repair at City-owned and operated group homes. The Department of General Services, at the request of the Office of Management

April 30, 2005 Report, Docketed May 31, 2005

and Budget, conducted a comprehensive survey of facility conditions at nineteen group homes operated by the City, the Alexandria Community Services Board, and Sheltered Homes of Alexandria. The survey identified approximately \$755,000 in repair and maintenance items at these locations. A total of \$555,720 has been allocated to date to address the repair and maintenance items at these facilities and any additional facilities identified by General Services and/or Mental Health staff. This program is ongoing. (Funding Source - Cash Capital FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-602 Account No. 221280 Sub-object 2121	Renovation of Existing City Facilities (Vola Lawson Animal Shelter)	\$25,000	\$25,000	Page 112 of the City's Approved 2006 CIP Budget Document

This allocation will provide for the scheduled and unscheduled capital replacement and maintenance of elements and systems at the Vola Lawson Animal Shelter as defined in the contract between the City and the Animal Welfare League, which manages the facility for the City. This allocation will provide for the installation of full-length cellular shades in the large conference room at the facility and the phased enlargement of the existing dog kennel openings to accommodate larger dogs as they travel within their individual kennels. Work is scheduled to begin immediately upon approval of this allocation and should be completed by Summer 2005. (Funding Source: Cash Capital-FY 2005 Funds)

26

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-603 Account No. 210048 Sub-object 2121	Community Development (Lower King Street Flood Mitigation)	\$500,000	\$500,000	Page 74 of the City's Approved 2006 CIP Budget Document

This allocation will provide for a comprehensive study for flood mitigation in the lower King Street commercial and retail area of Old Town. The lower portion of King Street, at the intersection with Union Street, frequently has flooding problems due to a combination of high tides, south winds and the peak of water moving south down the Potomac River. Each flood event has the potential of disrupting business in this area and causes extensive damage to property. The study will address alternative methods for mitigating the impact of such flooding and minimizing the number of damaging events. The study will evaluate mitigation options, recommend the most cost effective flood level to which mitigation will protect, and provide planning level cost estimates for each flood stage. The study is scheduled to begin in Summer 2005 and be completed within one year. (Fund Source: Cash Capital - FY 2005 Funds)

23

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 009-039 Account No. 235390 Sub-object 2121	Traffic and Rapid Transit (Traffic Control Facillities)	\$200,000	\$200,000	Page 136 of the City's Approved 2006 CIP Budget Document

This allocation will provide for the upgrade and maintenance of traffic control facilities and the traffic computer system, as well as the signalization of intersections currently passively controlled with STOP or YIELD signs. The maintenance and upgrade of the City's traffic control facilities will help to ensure traffic safety and optimize traffic flow in the City. This project is ongoing. (Fund Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/	Project	Approved Funding	Planned Expenditure	Budget Document Page

Sub-object	Title	Available	Amount	Reference
Project 011-403	Streets and	\$100,000	\$100,000	Page 150 of the
Account No. 245710	Bridges			City's Approved 2006
Sub-object 2121	(Wilkes Street Ramp/Tunnel)			CIP Budget Document

This allocation will provide for the remediation of structural damage in the Wilkes Street Tunnel. The Wilkes Street Tunnel is a historic landmark that was originally built to accommodate a steam driven rail line serving the industrial waterfront. This tunnel currently functions as pedestrian and bicycle access between South Royal Street and South Union Street. The two abutting rubble retaining walls, which support the open cut ramp on the western tunnel approach, are rapidly deteriorating as a result of approximately 10 years of vegetative root intrusion. This unchecked condition had lead to hidden structural damage and instability. A structural analysis completed in FY 2004 found that the tunnel is not capable of supporting 36 ton vehicles as required by federal design guidelines. As a result, the City has posted signs restricting travel on Wilkes Street to vehicles weighing no more than 12 tons, including the re-routing of DASH buses in the area. This allocation will provide for the structural strengthening of the tunnel; compaction grouting of loose voids; masonry repairs; repointing and pressure cleaning of tunnel walls and approach wall parapets; walkway resurfacing and re-striping; updated lighting; and the addition of granite curbing to approach wall parapets. Design is scheduled to begin in Summer 2005, with completion of design by Fall 2005. (Fund Source: Cash Capital - FY 2005 Funds)

5

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-524 Account No. 265165 Sub-object 2121	Systems Development (Document Management And Imaging Infrastructure)	\$50,000	\$50,000	Page 210 of the City's Approved 2006 CIP Budget Document

This allocation will provide for the design and implementation of a joint imaging project for Transportation and Environmental Services (T&ES), Planning and Zoning and Code Enforcement, as well as projects in the Accounting Division of Finance and Information Technology Services (ITS). This project will provide for electronic storage and retrieval of documents which will improve customer service by providing retrievable and recoverable information, as well as improvements to productivity by allowing faster retrieval of electronic documents (versus the current process of trying to locate hard copy documents), improved security, and improved file management over the current methods being utilized. This project is scheduled to begin in Summer 2005 and be completed in FY 2006. The actual time line will be set by the vendor and customer after the initial design meeting. (Fund Source: Cash Capital - FY 2005 Funds)

5