

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 18, 2006

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 2007 Capital Budget, approved by City Council on April 25, 2006 or approved in capital budgets prior to FY 2007 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

F.C. Hammond Middle School	\$ 2,000,000
School Bus and Vehicle Replacement	581,000
Systemwide Renovations	500,000
Furniture, Fixtures, and Equipment	500,000
Douglas MacArthur Elementary School	367,000
Building Systems Modernization	300,000
City Mandates/Miscellaneous	165,000

Recreation and Parks	
Recreation Center Renovation	\$ 120,171
Public Pools and Marina	115,000
Open Space Acquisition	7,000,000
Renovation of Existing City Facilities	
Market Square Renovations	\$ 450,000
Gadsby's Tavern	287,000
The Lyceum	\$ 107,028
Friendship Firehouse	92,000
Streets and Bridges	
Old Town Undergrounding Phase III	\$ 2,900,000
Sidewalk, Curb, and Gutter	315,000
Sewers	
Sanitary Sewer Reconstruction	\$ 870,000
Royal Street Relief Sewer	830,000
IT Systems Development	
Permit Processing	\$ 150,000
Telephony Integration	50,000

ATTACHMENT: Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Deputy City Manager

Bruce Johnson, Director, Office of Management and Budget

Liz Wheel, Budget/Management Analyst, Office of Management and Budget

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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 2007 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 001-191 Account No. 200998 Sub-object 2121	Schools (F.C. Hammond Middle School)	\$2,000,000	\$2,000,000	Page 55 of the City's Approved 2007 CIP Budget Document

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This allocation will provide funding for the completion of Phase Two of the heating, ventilation, and air conditioning (HVAC) replacement project at F.C. Hammond Middle School. This will include replacement of the lighting systems, fire alarm system, and sprinkler system. City Council allocated funds for Phase One of this project in 2005. This work will be completed in Summer 2006. (Funding Source-Cash Capital FY 2007 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	Schools (School Bus/ Vehicle Replacement)	\$581,000	\$581,000	Page 55 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for the replacement and addition of school buses and maintenance vehicles. This is a continuation of the School Board's plan to upgrade and replace the outdated school buses with transit style buses. This funding will allow the purchase of six school buses as well as maintenance trucks and vans, security vehicles, and passenger vehicles. All buses and vehicles will be purchased in Summer 2006 to begin use in the fall. (Funding Source-Cash Capital FY 2007 Funds).

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-174 Account No. 200337 Sub-object 2121	Schools (Renovation of Existing School Facilities)	\$500,000	\$500,000	Page 55 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for renovations throughout the Alexandria school system. This will include classroom renovations and miscellaneous alterations at Jefferson-Houston, Lyles-Crouch, Douglas MacArthur, and Charles Barrett Elementary Schools. In addition, this will include asbestos removal at F.C. Hammond Middle School's Boiler Rooms. All work will be completed in Summer 2006. (Funding Source-Cash Capital FY 2007 Funds).

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-197 Account No. 200750 Sub-object 2121	Schools (Furniture, Fixtures, and Equipment)	\$500,000	\$500,000	Page 55 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for the replacement of classroom and office furniture, musical instruments, fixtures, and equipment at Charles Barrett, Lyles-Crouch, and John Adams elementary schools as well as T.C. Williams High School. This represents a continuation of the School Board's plan to upgrade and replace furniture, fixtures, and equipment in all schools. All work will be completed in Summer 2006. (Funding Source-Cash Capital FY 2007 Funds).

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-159 Account No. 200154 Sub-object 2121	Schools (Douglas MacArthur Elementary School)	\$367,000	\$367,000	Page 55 of the City's Approved 2007 CIP Budget Document

6 This allocation will provide funding for the proposed heating, ventilation, and air conditioning (HVAC) replacement at Douglas MacArthur Elementary School. Specifically, this will replace the equipment and lighting systems in the primary classroom wing and the administrative offices. In addition, these funds will be used to replace the fire alarm system throughout the entire facility to bring it into compliance with current codes. All work will be completed in Summer 2006. (Funding Source-Cash Capital FY 2007 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 55 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for infrastructure renovations throughout the Alexandria school system. This will include the replacement of classroom sinks and cabinetry, carpeting, floor tile, chalkboards, ceiling systems and lights, and exterior doors and hardware at Lyles-Crouch, Charles Barrett, and Douglas MacArthur Elementary Schools as well as F.C. Hammond Middle School. All work will be completed in Summer 2006. (Funding Source-Cash Capital FY 2007 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 (City Mandates/ Miscellaneous)	\$165,000	\$165,000	Page 55 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for renovations requested and/or mandated by other City agencies including fire code compliance, as well as miscellaneous projects. Specific projects planned for this year include re-paving driveways and parking lots at Mount Vernon and Charles Barrett Elementary Schools. In addition, fire code compliance work will be completed at John Adams and Mount Vernon Elementary Schools to create areas of refuge for disabled individuals. All work will be completed in Summer 2006. (Funding Source-Cash Capital FY 2007 Funds).

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-806 Account No. 265678 Sub-object 2121	Recreation and Parks (Recreation Center Renovations)	\$120,171	\$120,171	Page 112 of the City's Approved 2007 CIP Budget Document

This allocation will fund the preparation of space at the Lee Center for Therapeutic Recreation staff offices and programs. The Therapeutic Recreation program, currently located at the Durant Center, has outgrown available space. Moving this program to the Lee Center will also free up program space at Durant Center that will be used for Alexandria's art organizations, programs, special events, and related classes. Specifically, these funds will be used for improvements to the Lee Center such as painting, carpeting, and the purchase and installation of new furniture and office equipment. These projects are expected to be completed by late June 2006. (Funding Source-Cash Capital FY 2006 Funds).

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-808 Account No. 267534 Sub-object 2121	Recreation and Parks (Public Pools and Marina)	\$115,000	\$115,000	Page 113 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for the preparation of the City's outdoor pools and marina for the summer season. Specifically, funds will be used for the white coating of the pools (required by the Health Department); deck and plumbing repairs; painting; and electrical repairs. In addition, these funds will be used to update the security door, related systems, plumbing and flooring for boaters' shower and locker room facilities at the Marina. Projects relating to the public pools will be completed prior to their annual opening. Work at the Marina is expected to be complete by mid-June 2006, in time for peak demands by boaters. (Funding Source-Cash Capital FY 2006 Funds).

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-202 Account No. 215615 Sub-object 2121	Recreation and Parks (Open Space)	\$7,000,000	\$7,000,000	Page 94 of the City's Approved 2007 CIP Budget Document

This allocation will provide funds for the purchase of land and due diligence activities required for the purchase any additional parcels of land that are being considered for purchase in the future. This allocation would also cover preparation of the sites for future open space use including demolition of existing structures. This allocation will come from the Open Space capital bond funds remaining from FY 2005. (Funding Source - Bond Funds - FY 2005 Funds funded from the 1 cent in dedicated funds from real estate tax revenues).

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-201 Account No. 221077 Sub-object 2121	Renovation of City Facilities (Market Square)	\$450,000	\$450,000	Page 126 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for various repairs to the Market Square Plaza and underground garage to correct problems that are the result of age. Specifically, this project includes repairs to limestone and other masonry work in the plaza, replacement of the pumps in the Squares central fountain, painting of already painted parts of the City Hall exterior and underground parking garage, as well as general sealing to the plaza fountain area to prevent water infiltration to the parking garage. Bid solicitation will be conducted in late May to early June. Work is expected to begin in Summer 2006, with completion by Fall 2006. Replacement of fountain pumps is expected during June 2006. (Funding Source-Cash Capital FY 2006 Funds).

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-101 Account No. 221069 Sub-object 2121	Renovation of City Facilities (Gadsby's Tavern)	\$287,000	\$287,000	Page 119 of the City's Approved 2007 CIP Budget Document

This allocation will provide for the capital renovation and replacement of mechanical equipment at Gadsby's Tavern and Museum. Specifically, this includes the heating, ventilation, and air conditioning (HVAC) system and related component. In addition, these funds will provide for the replacement of office furniture, fixtures, & equipment; design improvements to the outside courtyard behind the American Legion Hall; historic preservation of the Tavern's ice well; renovations of restrooms in compliance with the Americans with Disabilities Act; and general interior and exterior repairs. Solicitation for design services

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will begin in June 2006, with actual drafting of design scope and specifications subsequently occurring and continuing for approximately two months. Upon completion of the design phase, the work scope will be publicly advertised for competitive bid solicitation and award. Construction is expected to begin in late 2006 or early 2007. (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 005-003 Account No. 220079 Sub-object 2121	Renovation of City Facilities (The Lyceum)	\$107,028	\$107,028	Page 119 of the City's Approved 2007 CIP Budget Document

This allocation will provide for painting, mechanical, and structural repairs to the Lyceum. Structural repairs include the abatement and direction of groundwater which is presently infiltrating the basement and damaging the buildings' foundation and downstairs office space. The buildings' exterior, particularly the facade on Duke Street, will be scraped, patched, and painted. In addition, this will include general capital maintenance and repair to the facility's heating, ventilation, and air conditioning (HVAC) system will occur. This project is expected to begin in June 2006 and is scheduled to be complete by the end of September 2006. (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 005-106 Account No. 221040 Sub-object 2121	Renovation of City Facilities (Friendship Firehouse)	\$92,000	\$92,000	Page 120 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for the abatement of water and moisture currently permeating the interior masonry and inside wall at Friendship Firehouse and the museum. Specifically, this will fund the replacement of plaster walls, installation of a floor drain, installation of a concrete subfloor, general finishing work to the buildings' interior, and clean up and removal of any residue resultant from moisture penetration to the facility's

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interior. Both exterior and interior work is expected to begin in mid-June 2006. The exterior work is scheduled to be complete in July 2006, while the interior work is scheduled to be complete in September 2006. (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 011-301 Account No. 245308 Sub-object 2121	Streets and Bridges (Old Town Undergrounding)	\$2,900,000	\$2,900,000	Page 184 of the City's Approved 2007 CIP Budget Document

This \$2.9 million allocation will provide for the construction of Phase III of Old Town Undergrounding. In 1992, the City initiated a program to underground existing overhead utilities in the Old Town Historic District, which covers an area of approximately 36 City blocks. This project is subdivided into 15 phases, which are based on the operational plan provided by Dominion Virginia Power. The City has completed Phase I and Phase II of this initiative. The Department of Transportation and Environmental Services (T&ES) is finalizing the design of Phase III, which includes the 200 and 300 block of South Lee Street, the 100 and 200 block of Duke Street and the 100 block of Wolfe Street. This Phase III is estimated to cost \$3.4 million. City Council reduced the FY 2007 capital budget for this project by \$500,000 and shifted those funds to FY 2008. In looking at the cash flow for Phase III, it was determined that there were sufficient monies (\$2.9 million) to start this project phase in FY 2007, and that the \$500,000 would not be needed until FY 2008. Since that fits with Council's Adopted CIP plans for FY 2007 and FY 2008 this project can proceed in FY 2007. (Funding Source-Cash Capital FY 2006 and FY 2007 Funds).

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-201 Account No. 245290 Sub-object 2121	Streets and Bridges (Sidewalk, Curb, and Gutter)	\$315,000	\$315,000	Page 176 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for construction and repair of miscellaneous sidewalks,

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curbs, gutters, crosswalks, and Americans with Disabilities (ADA) access ramps with truncated domes near transit stops and in school zones. This work will take place in the following locations: Tennessee Avenue, Yale Drive, and Braddock Road. These projects will provide safe routes to school for elementary students and improve pedestrian safety at transit stops, particularly in locations where no sidewalks currently exist. Design is scheduled to begin in Summer 2006 and construction is expected to begin Fall 2006. (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 013-501 Account No. 255133 Sub-object 2121	Sewers (Sanitary Sewer Reconstruction)	\$870,000	\$870,000	Page 189 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for the reconstruction of various sanitary sewer projects in the following locations: West Uhler Avenue, West Caton Avenue, Forrest Street, Hickory Street, Groves Avenue, and Diagonal Road. In FY 1987, the City initiated an on-going program to reline existing leaking sewers in the City. Repair of existing, aging sanitary sewers is an ongoing need. Construction is scheduled to begin in Summer 2006. (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 013-106 Account No. 255080 Sub-object 2121	Sewers (Royal Street Relief Sewer)	\$830,000	\$830,000	Page 192 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding to address the combined sewer surcharging that is currently causing street and home flooding on a repetitive basis. These projects are located on Gibbon Street between South Pitt Street and South Royal Street; and South Royal Street between Wolfe Street and Duke Street. Final design was completed in FY 2005 and construction

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is currently underway. Completion is scheduled for Fall 2006. (Funding Source-Cash Capital FY 2007 Funds).

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-517 Account No. 265769 Sub-object 2121	Systems Development (Permit Processing)	\$150,000	\$150,000	Page 244 of the City's Approved 2007 CIP Budget Document

This allocation will provide funding for the continued development of the City's various Permit Systems, including the most important, which is Permit*Plan. This system supports the administration of the City's building permit process. Specifically, these funds will provide for the purchase of 25 ruggedized notebook computers for use by Code Enforcement inspectors in the field. This hardware will allow inspectors to retrieve information using wireless technology from the central permitting database while they are on site, and will allow them to file their reports electronically, which will result in more frequent updating of the central file of permit information. An RFP has been issued and the City has contracted with a vendor to facilitate wireless connectivity. (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 015-410 Account No. 265454 Sub-object 2121	Systems Development (Telephony Integration)	\$50,000	\$50,000	Page 257 of the City's Approved 2007 CIP Budget Document

This allocation will provide for preparation activities related to the migration of the City's existing telephony infrastructure to Voice Over Internet Protocol (VOIP). Specifically, these funds will provide for consulting support as well as training for City staff to help prepare and plan for the implementation of this conversion. This project will provide for more effective and efficient telephone and related telecommunications services to the City government and library system. An RFP is expected to be issued in Summer 2006 for VOIP hardware, software, and services. (Funding Source-Cash Capital FY 2006 Funds).