

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 17, 2007

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 24, 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.

I recommend that Council allocate funds for the following projects:

Community Development		
Recreation Fields Acquisition (Woodrow Wilson Bridge Project)	\$	12,018,926
Freedman's Acquisition (Woodrow Wilson Bridge Project)		6,000,000
Recreation Fields (Woodrow Wilson Bridge Project)		
		300,000
Freedman's Enhancements (Woodrow Wilson Bridge Project)		280,000
Recreation and Parks		
Charles Houston Recreation Center	\$	6,000,000
Renovation and Maintenance of Existing City Facilities		
Elevator Replacement/Refurbishment	\$	660,000
Fire Station Renovations		251,500
Space Management		250,000
Historic Properties CFMP		150,000
Emergency Generators		140,000

Traffic and Rapid Transit		
Traffic Control Facilities	\$	400,000
Streets and Bridges		
Old Town Undergrounding	\$	1,574,769
Sewers		
Holmes Run Trunk Sewer	\$	500,000
Storm Water Utility Study and Master Plan		300,000
Systems Development		
Cash Register Software Upgrade	\$	130,000
Infrastructure Projects		
Network Infrastructure Hardware Upgrades/Replacement	\$	300,000

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

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
December 31, 2006 Report, Docketed January 23, 2007**

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Except as noted, 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	REQUESTED ALLOCATION	CIP PAGE NUMBER
003-801	210560-3102	Woodrow Wilson Bridge Project (Recreation Fields Acquisition)	\$12,018,926 (Funding Source: Special Revenue – FWHA&VDOT Agreement)	p. 86
<p>This allocation will provide funding for a parcel of land (near Witter Drive) located between Business Center Drive and the Capital Beltway.</p> <ul style="list-style-type: none"> • Per prior City Council authorization, site was purchased on December 8, 2006. • This acquisition is part of the Woodrow Wilson Bridge settlement agreement. • Land will be used for playing fields which will be constructed by the City. • Per the agreement, the purchase price is fully reimbursable by the federal and state governments. • The City received the reimbursement on December 22, 2006. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
003-801	210520-2102	Woodrow Wilson Bridge Project (Freedmen's Acquisition)	\$6,000,000 (Funding Source: Special Revenue – FWHA&VDOT grant)	p. 86
<p>This allocation will provide funding for the purchase of land belonging to the former Freedmen's Cemetery, which will be acquired as part of the Woodrow Wilson Bridge settlement agreement.</p> <ul style="list-style-type: none"> • Specifically, this allocation will cover the purchase price of the land, closing costs, and relocation payments to several businesses that were located on the site. • The City plans to preserve this property as a memorial to the freed slaves who are buried there. • Closing on the first of two parcels to be purchased is expected to take place in early 2007. • Reimbursement from the Settlement Agreement will occur after expenses are incurred. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
003-801	210565-2102	Woodrow Wilson Bridge Project (Recreation Fields Enhancements)	\$300,000 (Funding Source: Special Revenue – FWHA&VDOT Agreement)	p. 86
<p>This allocation will provide for the design of multi-use playing fields on the site, acquired on December 8, 2006.</p> <ul style="list-style-type: none"> • Recreational outdoor facilities will provide for the active recreational usage component originally planned at the Urban Deck, as provided under the Agreement, and is contemplated to include a maximum of one baseball field, two multi-purpose playing fields, a maintenance/concession building with public restrooms, and a paved parking lot to accommodate site uses. • Reimbursement from Settlement Agreement will occur after expenses are incurred. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
003-801	210520-2102	Woodrow Wilson Bridge Project (Freedmen's Enhancements)	\$280,000 (Funding Source: Special Revenue – FWHA&VDOT Agreement)	p. 86
<p>This allocation will provide funding for program management costs associated with enhancements to the Freedmen's Cemetery. Enhancements currently contemplated include the following:</p> <ul style="list-style-type: none"> • A national design competition process is being crafted and will be brought forward for Council consideration in the next few months. • The project is contemplated to include careful and reasonable re-grading necessary to preserve existing grave sites, appropriate landscaping, pathways and benches, fencing erected to minimize any effect on historic and archeological resources, and other approved amenities appropriate for a memorial site, provided that none of these improvements conflict with or adversely affects existing historic and archeological resources. • Reimbursement from Settlement Agreement will occur after expenses are incurred. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
004-801	215699-2121	Recreation & Parks (Charles Houston Recreation Center)	\$6,800,000 (Funding Source: Cash Capital-FY 2007 Funds)	p. 121

This allocation will provide funds for the procurement process, including the issuance of the Request for Qualifications and the bid process, as well as the initiation of the construction phase of the new 30,000 square foot, one-story Charles Houston Recreation Center, which will replace the current facility at Wythe and North Patrick Streets.

- On October 25, 2005 City Council reviewed and approved the design concept for this facility.
- The replacement facility will include an outdoor mini pool, an expanded gymnasium, and a power generator so the facility may serve as an emergency shelter.
- An additional \$1.75 million is planned for FY 2008 (previously included in the Approved FY 2007-2012 CIP). An allocation request will be submitted in FY 2008 to complete the funding of the project.
- Construction is expected to begin in late spring 2007 and is scheduled to be completed by late summer 2008.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005	221033-2121	Renovation & Maintenance of Existing City Facilities (Elevator Replacements)	\$660,000 (Funding Source: Cash Capital-FY 2007 Funds)	p. 144

This allocation will provide for the replacement or refurbishment of public elevators at the Courthouse, the limited-access elevator used by the judges, and the secure elevator used by the Sheriff's Office to transfer detainees from the Courthouse's holding facilities to the various courtrooms upstairs.

- These elevators last underwent capital maintenance/renovation in 1986 and are in need of replacement or refurbishment. Although the City has a planned elevator maintenance program, wear and tear resulting from extensive use, coupled with the general expected useful life of elevators necessitates capital replacement or refurbishment.
- An assessment of Courthouse elevators has already been conducted, and existing conditions and specifications have been identified.
- Replacement or refurbishment of the elevators is expected to begin in the latter half of FY2007 and continue into FY2008.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-313	265629-2121	Renovation & Maintenance of Existing City Facilities (Fire Station Renovations)	\$251,500 (Funding Source: Cash Capital-FY 2006 & FY 2007 Funds)	p. 141

The requested allocation will fund the continued, cyclical capital maintenance and renovation of facilities and facility components at City-wide Fire stations.

- Specifically, funds will provide for the following renovation projects:
 - Fire Station 201: Prince Street (\$21,000): General interior patching, painting; replacement of the boiler.
 - Fire Station 203: Cameron Mills Road (\$35,000): Renovations to sleeping quarters; ADA modifications to bathrooms.
 - Fire Station 204: Second Street (\$35,000): Replace uninterruptible power supply (UPS); wall modifications.
 - Fire Station 205: Cameron Street (\$95,000): Masonry, pavement repairs; water infiltration damage repairs.
 - Fire Station 207: Duke Street (\$65,000): Kitchen renovations; plumbing ground works
- This work is scheduled to be completed during Fiscal Year 2007.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-343	221155-2106	Renovation & Maintenance of Existing City Facilities (Space Management)	\$250,000 (Funding Source: Cash Capital-FY 2007 Funds)	p. 141
<p>This allocation will provide funding for various Space Management projects at City Hall aimed at optimizing City-owned space and minimizing leased space.</p> <ul style="list-style-type: none"> • With the move of ITS out of City Hall, departments which are now overcrowded such as T&ES, Personnel and Code Enforcement can be shifted within City Hall to accommodate their space needs. • This allocation will be funded by a transfer from the General Services Capital Facilities Maintenance Plan project (221135). • These projects are currently underway, with completion expected in late June 2007. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-358	220590-2121	Renovation & Maintenance of Existing City Facilities (Historic Alexandria CFMP)	\$150,000 (Funding Source: Cash Capital-FY 2007 Funds)	p. 128
<p>This allocation will provide for the continuous capital maintenance and improvement at various historic facilities managed by the Office of Historic Alexandria (OHA), including the Lloyd House, Gadsby's Tavern, The Lyceum, and the Fort Ward Museum.</p> <ul style="list-style-type: none"> • A survey of facilities conducted by a consultant retained by the City identified a number of capital needs at OHA properties including plaster repair, painting, floor restoration, HVAC, electrical and plumbing components. This funding will allow for the cyclical repair or replacement of these elements. • Planning and construction activities will be ongoing through the remainder of FY 2007 and into FY 2008. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-402	221032-2121	Renovation & Maintenance of Existing City Facilities (Emergency Generators)	\$140,000 (Funding Source: Cash Capital-FY 2006 Funds)	p. 144
<p>This allocation will provide for the replacement or installation of emergency back-up generators at key City facilities, which are utilized as emergency shelters or emergency operations support.</p> <ul style="list-style-type: none"> • The following facilities are scheduled for generator replacement: <ul style="list-style-type: none"> ○ Flora Krause Casey Clinic (Alexandria Health Department) ○ Lee Center (Department of Recreation, Parks & Cultural Activities) ○ 517 North St. Asaph Street (former Health Department facility) • Solicitation for competitive bids will begin in February 2007 and construction is expected to be completed in late FY 2008. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
009-039	235390-2121	Traffic Control (Traffic Control Facilities)	\$400,000 (Funding Source: Cash Capital-FY 2007 Funds)	p. 156
<p>This allocation will provide funding 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.</p> <ul style="list-style-type: none"> • The maintenance and upgrade of the City's traffic control facilities will help to ensure traffic safety and optimize traffic flow within the City. • These improvements are City-wide and will be made throughout the year. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
011-301	245308-2121	Streets & Bridges (Old Town Undergrounding)	\$1,574,769 (Funding Source: Cash Capital-FY 2007 Funds)	p. 192

This allocation will provide funding to complete the construction of Phase III of Old Town Undergrounding, which includes the undergrounding of existing overhead utilities on the 200 and 300 block of South Lee Street, the 100 and 200 block of South Lee Street, and the 100 block of Wolfe Street.

- The total cost of Phase III is estimated to be \$4.8 million, including funds for contingency and inspection. Currently, there is an available budget of \$3.2 million. This \$1.6 million in reprogrammed funds will close the funding gap.
- Due to higher than expected bids, staff is recommending funds be reprogrammed from two related projects in order to sign a contract with the low bidder:
 - \$518,293 in allocated balance from the Duke and King Streets paving project (OCA 245120). This project has been completed and these funds are no longer needed for this purpose.
 - \$1,056,476 in unallocated balance from Street Reconstructions and Extensions (OCA 245357). These funds are not needed for this purpose in FY 2007.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
013-105	255074	Sewers (Holmes Run Trunk Sewer)	\$500,000 (Funding Source: Cash Capital-FY 2007 Funds)	p. 200

This allocation will provide funding for an increase in the capacity of the western portion of the Holmes Run Trunk Sewer (phase 2 of the overall project).

- Preliminary engineering studies indicated that lining the existing sewer, between Van Dorn and Eisenhower Ave at Holmes Run, will provide a capacity increase in the western portion of the sewer with minimal environmental disruption.
- Alexandria Sanitation Authority maintains this trunk sewer.
- These funds will reimburse ASA for design and construction consulting costs.
- Construction is anticipated to start Summer 2008 and be completed Fall 2008.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
012-301	250076-2121	Sewers (Storm Sewer Reconstructions and Extensions/Storm Water Utility Study and Master Plan)	\$300,000 (Funding Source: Cash Capital-FY 2007 Funds)	N/A

This allocation will provide funding for a study to determine the feasibility of establishing a fee-funded storm-water utility system, as well as initiate a multi-year storm water master planning process.

- Based upon the flooding that the City experienced over the last year, it is recommended that the City begin a number of steps to plan for and fund storm water projects in future years.
- Staff currently plans to draft and issue a scope of work for these studies, and have these two projects underway before the end of FY 2007.
- Staff has identified a capital project (E-911 replacement project) that came in under budget by \$300,000 and is recommending a reallocation of these funds for this purpose.
- The \$300,000 recommended allocation is the first funding phase and will be sufficient to pay for the initial costs of these two projects in FY 2007. The next funding phase of \$750,000 will be proposed for funding in FY 2008 in the CIP. Subsequent funding will be needed in FY 2009 and beyond for future master planning and storm sewer project implementation.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-565	265352	Systems Development (Cash Register Software Upgrade)	\$130,000 (Funding Source: Cash Capital-FY 2007 Funds)	p. 237

This project provides for the upgrade and enhancement of the Treasury Division's automated cash register system.

- In 1995, the current cash register system was implemented as a stand-alone cashiering solution.
- The City is currently the last site still running the vendor's version of the cash register system. The vendor, PCI, will currently support but no longer advance the City's system without costly programming charges.
- By upgrading the cash register system to a MS SQL database version, the City's Treasury Division will have a more current system capable of easier integration with other accounting systems running on the same platform.
- This upgrade will begin in early 2007 and will be completed by May 2007, before the real estate tax due date in June.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-409	265447	Infrastructure Projects (Network Infrastructure Hardware Upgrades/Replacement)	\$300,000 (Funding Source: Cash Capital-FY 2006 Funds)	p.259

This project provides funding for the phased replacement and enhancement of the hardware and software required to operate the City computer network services in a safe and reliable manner.

- Specifically, funds will be used for the following:
 - Purchase of an integrated server management infrastructure for the City's data center.
 - Expansion of the City's backup tape library.
 - Replacement of Police, Fire and Recreation servers.
 - Replacement of network printers, hardware, and associated software tools.
- These procurements and hardware upgrades will take place in FY 2007.