

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 20, 2009

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER *J*

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 2009 Capital Budget, approved by City Council on May 5, 2008, or approved in capital budgets prior to FY 2009 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:

| | |
|--|--------------|
| Community Development | |
| Freedmen's Cemetery Design | \$600,000 |
| Public Buildings | |
| New Alexandria Police Department Facility | \$32,065,265 |
| New Fire Station 209 (Potomac Yard) | \$8,200,000 |
| City Historic Facilities CFMP | \$110,000 |
| Streets and Bridges | |
| Bridge Repairs | \$527,000 |
| On-Street Pedestrian & Bicycle Safety Enhancements | \$30,000 |
| Sanitary Sewers | |
| East Area Pollution Abatement | \$200,000 |

IT Plan

Upgrade Workstation Operating System

\$100,000

Network Infrastructure Upgrade/Replacements

\$110,000

ATTACHMENTS:

Attachment 1. Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Deputy City Manager

Bruce Johnson, Chief Financial Officer

Ryan Touhill, Analyst, Office of Management and Budget

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
May 26, 2009 Report, Docketed May 26, 2009**

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 2009 Capital Improvement Program (CIP) budget or in prior year capital budgets.

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|--|-----------------------------------|----------------------------|--|------------------------|
| 003801 | 210520-2102 | Freedmen's Cemetery Design | \$600,000 (Special Revenue – FHWA and VDOT Agreement) | 6-25 (FY 2009) |
| <p>PROJECT DESCRIPTION:</p> <ul style="list-style-type: none"> • This allocation request of \$600,000 will provide funds for the design phase of the Freedmen's Cemetery. This amount also includes consultant services to conduct design cost estimate, value engineering, and outreach with the community and stakeholders. • The Settlement Agreement between the City of Alexandria and the United States Department of Transportation stipulates that the City will be reimbursed by the Virginia Department of Transportation for expenditures related to the Freedmen's Cemetery Memorial. | | | | |

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|-----------------------|-----------------------------------|---|--|-------------------------------|
| 005-357 | 221096-2121 | New Alexandria Police Department Facility | \$32,065,265 (Funding Source: General Obligation Bonds) | 6-52 (FY 2010 Proposed) |

PROJECT DESCRIPTION:

This allocation will provide the funds required to award a contract to begin the construction of the new multi-level police headquarters to be located on City property on Wheeler Avenue. Specifically:

- Using Construction Management at Risk with Guaranteed Maximum Price (GMP) contract negotiation methodologies, the City plans to award a construction contract to The Whiting-Turner Contracting Company based on the negotiated GMP of \$54.8 million, which is approximately \$700,000 less than the GMP presented to Council in Docket Item #15 on March 10, 2009.
- Final design has been completed and the construction documents (CDs) and site plans have been submitted to the City’s Office of Building and Fire Code Administration for review and approval. Approval of the building permits is expected by the end of May 2009.
- Construction is scheduled to begin in June 2009 with a maximum two-year substantial completion date (Spring 2011) and a six-month move-in and occupancy period (Fall 2011).
- The work includes a number of site coordination issues including the relocation of the T&ES salt storage barn to 133 South Quaker Lane; relocation of the recycling center, including the hazardous waste recycling facilities and the relocation of the refuse truck and operators’ area to 133 South Quaker Lane; and temporary relocation (14 months) of a large portion of the Alexandria City Public Schools school bus parking facility from their current location during site construction.

This allocation is made up of \$797,265 in unallocated prior year funds and \$31,268,000 in FY 2010 Approved Funds in the New Police Facility project.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|-----------------------|-----------------------------------|--|---|------------------------|
| 005-362 | 265675-2102 | New Fire Station 209 (Potomac Yard) | \$6,600,000 (Developer Contribution) \$1,600,000 (FY 2008 General Fund Balance) | 6-65 (FY 2009) |

PROJECT DESCRIPTION:

This allocation is an accounting and administrative adjustment to formally allocate the developer's contribution of \$6.6 million and the City's remaining contribution of \$1.6 million for the construction and associated site improvements for the new four bay fire station (FS 209) to be located at Potomac Yard.

- Per a March 2007 Memorandum of Understanding (MOU), the developer, Potomac Yard Development, LLC agreed to contribute \$6.6 million towards the construction of the new four bay fire station at Potomac Yard at the site that is now known as "The Station at Potomac Yard." These monies are received by the City in increments and are then expended by the City in payments to the contractors currently constructing the new Station. This \$6.6 million for accounting purposes needs to be allocated to the project account.
- The total City share of this project is \$2.6 million. \$1.0 million was allocated in November 2007. The remaining \$1.6 million identified in this allocation request is the last allocation to fully fund the project.
- The entire mixed-use development project, including the four bay fire station with four stories of affordable housing units (44 units) and workforce (20 units) rental housing; small retail space; and two levels of underground parking; is scheduled to be completed in Fall 2009.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|-----------------------|-----------------------------------|----------------------------------|---|-------------------------------|
| 005-358 | 220590-2121 | City Historic Facilities CFMP | \$110,000 (Funding Source: General Obligation Bonds) | 6-51 (FY 2010 Proposed) |

PROJECT DESCRIPTION:

This project provides funding to address capital facilities maintenance program (CFMP) requirements at the City's historic buildings managed by the Office of Historic Alexandria (OHA). Specifically, this \$110,000 allocation will provide for the following capital maintenance requirements:

- \$65,000 to continue and complete the Friendship Firehouse cupola restoration and replacement project. This allocation will specifically address structural conditions in the bell tower including extensive repairs to the tower's structural members. The cupola restoration/replacement project is scheduled to be completed in early Summer 2009.
- \$45,000 to provide for an assessment of the existing elevator at The Lyceum, as well as the subsequent design and engineering required to implement any recommendations of the assessment. The elevator is used to transport those unable to climb the stairs from the first to the second floor of the facility, usually during special events. However, at times the elevator will malfunction and/or fail during use. The planned assessment will identify the cause of the malfunctions and provide estimates to address the cause(s), whether that be repair or replacement. The assessment will begin in early Summer 2009 and be completed in three months.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|-----------------------|-----------------------------------|----------------------|---|------------------------|
| 011096 | 245704-2121 | Bridge Repairs | \$527,000 (Funding Source: General Obligation Bonds) | 6-100 (FY 2009) |

PROJECT DESCRIPTION:

- The Virginia Department of Transportation (VDOT) is reconstructing the Telegraph Road/Beltway interchange as part of the Woodrow Wilson Bridge project. As part of that project, the City requested that the bridge deck of the City owned Telegraph Road bridge over Mill Road and the CSX, Metro, Southern railroad corridor be re-decked; the City agreed to pay VDOT \$500,000 for this work. The City budgeted \$527,000 (the additional \$27,000 is for inflation related cost increases). VDOT is completely rebuilding the deck, from the beam supports up, at a cost of \$4.8M. Total project cost is \$14.8M.
- The project design is completed, bids have been received, and construction is scheduled to begin in spring 2009. Construction is scheduled for completion in 2013.
- Funding is requested for construction of the City share of this project.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|-----------------------|-----------------------------------|--|---|------------------------|
| 011-235 | 246050-2102 | On-Street Pedestrian & Bicycle Safety Enhancements | \$30,000 (Funding Source: Cash Capital) | 6-118 (FY 2009) |

PROJECT DESCRIPTION:

- This project will allow for design and installation of on-street pedestrian and bicycle safety improvements on certain streets. The streets scheduled for improvements are: (1) Commonwealth Avenue between Braddock and King and (2) South Pickett Street between Edsall Road and Duke Street. Design will begin in May with installation to take place in spring and summer 2009. Improvements will include markings, pedestrian safety refuges and accessibility improvements.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|-----------------------|-----------------------------------|-------------------------------|---|------------------------|
| 013010 | 255208-2102 | East Area Pollution Abatement | \$200,000 (Funding Source: Sanitary Sewer Fees) | 6-124 (FY 2009) |

PROJECT DESCRIPTION:

THIS PROJECT IS A STATE AND FEDERAL REGULATORY REQUIREMENT

- The City, for its combined sewer system and associated combined sewer overflows, maintains a VPDES (Virginia Pollutant Discharge Elimination System) Permit from Virginia Department of Environmental Quality. The new permit became effective on January 17, 2007 and is valid for five years.
- The requirements of the permit includes but are not limited to extensive monitoring, water quality analysis of overflows and receiving streams, annual reporting over the permit cycle, and implementation of nine minimum controls. The state continues to work on regulatory programs that will impact future permits. Any future permit conditions may impact budgetary needs in the future.
- This allocation will fund services associated with evaluation of the regulatory programs developed and proposed by Commonwealth of Virginia as part of Chesapeake Bay Program and Clean Water Act. The related services includes Combined Sewer Overflow- Nutrient Assessment and to provide technical support to the City to compile, review and coordinate information requested by Virginia Department of Environmental Quality/DCR and Interstate Commission of Potomac River Basin in the development of Holmes Run/Cameron Run-Hunting Creek TMDLs. The City holds two permits from State (VPDES-Combined Sewer System Permit and Municipal Separate Storm Sewer System Permit) that are impacted by the outcome of these efforts.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|--|-----------------------------------|--------------------------------------|---|------------------------|
| 015-015-1-4 | 265322-2314 | Upgrade Workstation Operating System | \$100,000 (Funding Source: Cash Capital) | 7-56 (FY 2009) |
| <p>PROJECT DESCRIPTION:</p> <p>This project provides funds to upgrade computer operating systems to an appropriate version of Microsoft Windows. This project also provides funding for computer hardware upgrades such as memory or hard drives and any labor costs associated with the upgrade. Although the City schedules the replacement of desktops on a five-year cycle, desktop computers may require an operating system upgrade to allow a new or upgraded application to run properly. Since the Equipment Replacement Program which replaces computers is suspended indefinitely due to budget constraints, the City will have to upgrade some currently deployed computers to meet the changing demands of new technology.</p> <p>Funding in the amount of \$100,000 is being requested to upgrade the current inventory of Windows 2000 PC's to Windows XP to meet the minimum operating system requirements for the City's Lotus Notes 8 email upgrade. Currently, the City has approximately 400 computers running Windows 2000 and these must be upgraded before the Lotus Notes 8 software client can be installed.</p> | | | | |

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 May 26, 2009 Report, Docketed May 26, 2009**

| PROJECT NUMBER | INDEX CODE/ SUB-OBJECT | PROJECT TITLE | REQUESTED ALLOCATION | CIP PAGE NUMBER |
|--|-----------------------------------|--|--|------------------------|
| 015-014-1-5 | 265447-2314 | Network Infrastructure Upgrades/Replacements | \$110,000 (Funding Source: Comcast Revenues) | 7-57 (2009) |
| <p>PROJECT DESCRIPTION:</p> <p>This project provides for the phased replacement of the hardware and software required to operate the City's computer network services in a safe, efficient and reliable manner.</p> <p>This allocation will provide for the purchase of hardware to replace items at the end of their useful life. To this end, this allocation will fund the purchase of eight PowerEdge R610 servers, two additional trays for the Storage Area Network, two ISCI PowerEdge MD1000i trays for disk backups and the synchronization of current maintenance and support agreements.</p> | | | | |