

City of Alexandria, Virginia

MEMORANDUM

**DATE:** MARCH 21, 2012

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** RASHAD M. YOUNG, CITY MANAGER *RMY*

**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 \$2,411,672 for capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Program (CIP) 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 2012 Capital Budget approved by City Council, or approved in capital budgets prior to FY 2012 with a CIP budget document page reference in the Attachment. A project title listing appears below and a detailed summary appears in the Attachment.

Allocations are recommended for the following projects:

<b>Recreation &amp; Parks (\$1,493,672)</b>	
Open Space Acquisition – James Bland Redevelopment	\$1,313,672
Park Renovations Capital Facilities Maintenance Program (CFMP)	\$67,000
Tree & Shrub Capital Maintenance – Horticulture Site Improvements	\$113,000
<b>Transportation &amp; Transit – Non-Motorized Transportation (\$190,000)</b>	
Non-Motorized Transportation – Access to Transit & Pedestrian Improvements <i>(\$180,000 Federal; \$10,000 City)</i>	\$190,000
<b>Storm Sewers (\$580,000)</b>	
Storm Sewer Capacity Analysis	\$580,000
<b>IT Plan (\$148,000)</b>	
Customer Relationship Management System	\$75,000
Database Infrastructure	\$73,000

**ATTACHMENT:**

Capital Improvement Program Planned Expenditures

**STAFF:**

Mark Jinks, Deputy City Manager

Michele Evans, Deputy City Manager

Laura Triggs, Acting Chief Financial Officer

Morgan Routt, Acting Budget Director

Chris Bever, Analyst, Office of Management and Budget

**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
March 27, 2012 Report, Docketed March 27, 2012**

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 2011 and FY 2012 Capital Improvement Program (CIP) budgets or in prior year capital budgets.

Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Open Space Acquisition and Development – James Bland Redevelopment		Recreation & Parks – p. 6-77 (FY 2012 Approved CIP)	\$1,313,672 (Open Space Fund)	215615-3102	004-202
<b>Program Funding Summary</b>		<u>Use of Funds</u>			
Total Approved Project Funding To-Date	\$22,187,245	<p>The City has entered into an agreement to purchase the property at 840 North Alfred Street in conjunction with the City's Braddock East Small Area Plan and the approved Development Special Use Permit (DSUP) #2008-0013 for the James Bland Redevelopment. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land, as the Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan. The Planning Commission approved this acquisition of public land at the March 8, 2012 Planning Commission meeting.</p> <p><u>Project Background</u> This project provides for the purchase of and improvements to land for City open space and related facilities.</p> <p>With approval of the DSUP for this development, the City supported the increase in the proposed central open space through a City purchase of property equivalent to four of the adjacent market-rate units. The additional open space proved necessary to accommodate the projected number of children within the development, and to increase the amount of "openness" for the site. After acquisition, maintenance of the park and all private open space will be primarily the responsibility of the future homeowner's association. The City will pay \$1,200 per year share pursuant to the agreement with ARHA.</p>			
Total Project Allocations To-Date	\$16,755,600				
Current Allocation Request	\$1,313,672				
Remaining Unallocated Project Balance	\$4,117,973				
<i>*Total Project Budget Including CIP Out-Years</i>	<i>\$38,187,245</i>				

\* The Approved FY 2012 – 2021 CIP plans for an additional \$16.0 million in Open Space funding from FY 2014 – FY 2021.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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Ongoing Maintenance Program (Category 1 Title)		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Park Renovations Capital Facilities Maintenance Program (CFMP)		Recreation & Parks – p. 6-56 (FY 2012 Approved CIP)	\$67,000 (\$50,000 General Obligation Bonds; \$17,000 Cash Capital)	265678-2121	004-806
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$8,000	The requested allocation of \$67,000 will be utilized to implement the following City park facilities improvement projects: <ul style="list-style-type: none"> <li>• Ben Brenman Park (\$50,000) – Replace dugouts and construct an ADA accessible press box at the Little League Field.</li> <li>• Lockett Field (\$17,000) – The existing outfield fence will be retained and a new netting system will be installed to protect skate park users from activities on the adjacent softball field.</li> </ul>			
FY 2012 Program Budget	\$313,000				
Total Fiscal Year Allocations to Date	\$90,000				
Current Allocation Request	\$67,000	<u>Project History / Background</u>			
Remaining Unallocated Balance	\$164,000	The on-going goal for use of the Parks Renovation CFMP capital account is to carry out improvement and replacement projects that meet the needs of the City’s residents, while reducing the required maintenance effort and associated long-term costs for City facilities. Previous allocations for FY 2012 include funding for furniture replacement throughout the City’s park system.			

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Ongoing Maintenance Program (Category 1 Title)		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Tree & Shrub Capital Maintenance (Horticultural Sites)		Recreation & Parks – p. 6-55 (FY 2012 Approved CIP)	\$113,000 (Cash Capital)	215330-2121	004-040
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$0	<p>The requested allocation of \$113,000 will be utilized to implement the following horticultural site improvement projects at City facilities:</p> <ul style="list-style-type: none"> <li>Chinquapin Recreation Center (\$95,000) - Several landscape projects and site improvements in the areas surrounding the building to support horticultural sites including: stabilization of slopes adjacent to the tennis courts; landscape improvements to improve the eroded trail; addition of permeable pavers to facilitate vehicular access to the rear of the building; construction of a bio-retention swale to capture stormwater runoff; and planting of trees and shrubs at the front entrance and parking lot.</li> <li>Braddock Road and Commonwealth Avenue Dog Exercise Area (\$18,000) - Construction of a bio-retention swale and installation of low-maintenance restoration plantings both of which will serve to capture and treat nutrient-laden stormwater runoff generated at the dog exercise area.</li> </ul> <p><u>Project History / Background</u></p> <p>This project provides funding for horticulture site construction and restoration projects that meet the needs of the City's residents, while reducing the required maintenance effort and associated long-term costs for City facilities. Implementation of these capital improvement projects involves a variety of improvements, including improved appearance and aesthetics, reduction of future costs through the use of lower-maintenance plant materials, and reduced runoff and nutrient pollution to downstream waterways.</p> <p>Total project funding for FY 2012 in the approved CIP is \$226,000. Of that total, \$113,000 is designated for renovation and enhancements to the City's horticultural sites, and \$113,000 is designated for tree planting and care on public sites, City parks, and open spaces. The FY 2012 Program Budget represents only the renovations and enhancements to the City's horticultural sites portion of the project.</p>			
FY 2012 Program Budget	\$113,000				
Total Fiscal Year Allocations to Date	\$0				
Current Allocation Request	\$113,000				
Remaining Unallocated Balance	\$0				

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Ongoing Maintenance Program (Category 1 Title)		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Non-Motorized Transportation (Complete Streets)		Transit & Transportation – Non-Motorized Transportation p. 6-166 (FY 2012 Approved CIP)	\$190,000 (\$180,00 Federal Grants; \$10,000 General Obligation Bonds)	245292-2121	TBD
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$2,636,088 (\$1,740,000 Federal; \$896,088 City)	<p>The requested allocation of \$190,000 will fund two Non-Motorized Transportation initiatives:</p> <ul style="list-style-type: none"> <li>• Sidewalks and associated pedestrian improvements on Madison Street, Eisenhower Avenue, King Street and Russell Road (\$50,000) - Design for the project is expected to be completed in 2012-2013, with construction planned for the summer of 2013. Funding in the amount of \$40,000 is provided through a Federal Transit Administration (FTA) grant, with a required \$10,000 City match. A total of \$150,000 (\$120,000 FTA; \$30,000 City match) has previously been allocated for design of this initiative.</li> <li>• Mobility improvements along Duke Street between Oasis Drive and S. Walker St. (\$140,000) - Design for the project is expected to be completed in 2012-2013, with construction planned for the summer of 2013. Funding is through a federal Congestion Mitigation and Air Quality grant.</li> </ul>			
FY 2012 Program Budget	\$0				
Total Fiscal Year Allocations to Date	\$350,000				
Current Allocation Request	\$190,000				
Remaining Unallocated Balance	\$2,096,088 (\$1,440,000 Federal; \$656,088 City)				
		<u>Project History / Background</u>			
		This project funds maintenance to the non-motorized transportation network and incorporates projects funded by grants. Typically, grants are used for new mobility enhancements and City funds are used to rehabilitate sidewalks or leverage grant applications. This project also allows for the City to comply with the Commonwealth Transportation Board adopted "Policy for Integrating Bicycle and Pedestrian Accommodations."			

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Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Storm Sewer Capacity Analysis		Storm Sewers – p. 6-206 (FY 2012 Approved CIP)	\$580,000 (Dedicated Stormwater Tax)	255210-2121	012-505
<b>Program Funding Summary</b>		<u>Use of Funds</u>			
Total Approved Project Funding To-Date	\$3,038,500	<p>The requested allocation of \$580,000 from the dedicated Stormwater Tax will provide for a survey elevation and condition assessment of 870 structures in the Holmes Run, Backlick Run, and Taylor Run sewer sheds. The condition assessment is performed to determine the physical condition of City-owned underground stormwater infrastructure in the right of way. If there is damage, repairs must be made to maintain carrying capacity of the storm sewer system. The survey elevation is used for computer modeling of the storm sewer system to determine if pipes are of sufficient size and slope to convey stormwater. Future improvements to the storm sewer system will be based on the information gathered by this work.</p> <p><u>Project Background</u></p> <p>This project provides for a City-wide storm sewer capacity analysis of the existing 185 miles of storm sewers, including survey preparation, condition assessment of selected manholes, field verification of manhole rim and invert elevations, cleaning and televising of selected sewer lines. The work will be performed by dividing the City into sewer sheds and proceeding through each section sequentially. Work will be coordinated with the Storm Sewer Assessment and Remediation project (FY 2012 Approved CIP, p. 6-205). The Storm Sewer Capacity Analysis field work began in the summer of 2011 and is projected to be completed in FY 2015.</p>			
Total Project Allocations To-Date	\$1,950,000				
Current Allocation Request	\$580,000				
Remaining Unallocated Project Balance	\$508,500				
<i>Total Project Budget Including CIP Out-Years</i>	<i>\$3,038,500</i>				

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Ongoing Maintenance Program (Category 1 Title)		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Customer Relationship Management System		IT Plan – p. 7-40 (FY 2012 Approved CIP)	\$75,000 (Cash Capital)	265585-2102	015-571
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$50,000	<p>The City has acquired an enterprise system to receive and track requests for service, correspondence, and other customer relationship information. This system will promote more efficient and consistent responses to requests, provide for additional accountability, and make better use of IT infrastructure. The Customer Relationship Management (CRM) system works in conjunction with the City's maintenance management system, which is currently in production in the T&amp;ES and Recreation Departments. The CRM is currently used to report a limited number of public works-type problems. The requested allocation of \$75,000 will provide funding to improve system features (including integration with GIS layers), engage departments throughout the City in order to expand the number of problem types currently reported through the online portal, and create a reporting tool so managers can easily run management and performance reports on data that is tracked and managed in the system.</p> <p><u>Project History / Background</u> The City's CRM service is an add-on to the City's Maintenance Management Work Order system. The system has the capability to receive requests for service through the City's website.</p>			
FY 2012 Program Budget	\$25,000				
Total Fiscal Year Allocations to Date	\$0				
Current Allocation Request	\$75,000				
Remaining Unallocated Balance	\$0				

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Ongoing Maintenance Program (Category 1 Title)		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Database Infrastructure		IT Plan – p. 7-90 (FY 2012 Approved CIP)	\$73,000 (Cash Capital)	265371-2121	015-408
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$43,000	The requested allocation of \$73,000 will purchase additional storage, licensing, and professional services needed to improve the database infrastructure. Two infrastructure initiatives launching this spring (the migration of the City’s database servers to SQL 2012 within our virtual server farm environment, and the build-out of the City’s on premises SharePoint architecture) require this capital investment in order to proceed. Estimated costs to implement these initiatives include: <ul style="list-style-type: none"> <li>• New database licensing (\$22,000);</li> <li>• Additional raw 9 terabytes of storage (\$23,000); and</li> <li>• Professional services to assist in the SharePoint architecture build-out (\$28,000).</li> </ul>			
FY 2012 Program Budget	\$30,000				
Total Fiscal Year Allocations to Date	\$0				
Current Allocation Request	\$73,000				
Remaining Unallocated Balance	\$0				
		<u>Project History / Background</u>			
		This project provides for new and replacement database infrastructure hardware, software, licensing, upgrades and tools. These are necessary to ensure the smooth operations of the City’s data stores and to keep the architecture up to and serviceable. This project also provides for consulting services to properly maintain and enhance the data infrastructure. Additionally, this project provides funding to research, test and implement new database software tools. These are necessary to ensure the smooth operations of the City’s data stores and to keep the architecture up to and serviceable.			

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