

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 20, 2011

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 \$13,130,000 for 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 2011 Capital Budget approved by City Council, or approved in capital budgets prior to FY 2011 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:

Community Development (\$475,000)

Arlandria Four Mile Run Park Improvements	\$200,000
Oronoco Outfall Remediation	\$275,000

Recreation and Parks (\$170,000)

Ball Court Renovations	\$150,000
Public Pools	\$20,000

Public Buildings (\$100,000)

Space Management Program	\$100,000
--------------------------	-----------

Public Transportation and Traffic Control (\$200,000)

King Street Metro Parking Lot	\$200,000
-------------------------------	-----------

Streets, Bridges, and Non-Motorized Transportation (\$2,000,000)	
Edsall Road (State Revenue Sharing/City Match)	\$2,000,000
Sanitary Sewers (\$9,585,000)	
Holmes Run Inflow and Infiltration	\$7,910,000
Mitigation of Combined Sewer Overflows (CSOs)	\$250,000
Sewer Separation Projects	\$1,425,000
Stormwater Management (\$600,000)	
Storm/Combined Sewer Assessment and Renovation	\$600,000

ATTACHMENT:

Capital Improvement Program Planned Expenditures

STAFF:

- Mark Jinks, Deputy City Manager
- Bruce Johnson, Chief Financial Officer
- Michael Stewart, Analyst, Office of Management and Budget
- Chris Bever, Analyst, Office of Management and Budget

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

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

Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Arlandria Four Mile Run Park Improvements		Community Development: p. 6-19 (FY 2011 Approved)	\$200,000 (General Obligation Bonds)	210710-2121	003-304
Project Funding Summary		<u>Use of Funds</u>			
		<p>Requested funding will be designated for Phase I construction of the Four Mile Run Park Expansion along Mount Vernon Avenue in Arlandria. Improvements will include: demolition of existing pavement; site work (shade structure, resurface asphalt); site utilities (water, storm sewer and electrical service); construction of a rain garden; plantings (shade, flowering and evergreen trees, topsoil and grass); and irrigation.</p> <p>Phase I site work will commence in late spring/early summer of 2011 with an estimated completion date of January 2012. The total cost for Phase I construction is estimated at \$241,500; however, only \$200,000 has been identified to date. City staff is currently exploring grant opportunities, and significant outreach by the community and pro bono architect team is underway for donations of services and materials to fund the remaining \$41,500 needed for Phase I construction. Should the remaining \$41,500 in funding not be available (either through costs savings from planned expenditures or anticipated project donations), the planned shade structure and rain garden would be eliminated from Phase I and would be considered as part of Phase II of the project, which is currently unfunded.</p>			
Total Project Budget*	\$850,000				

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Total Allocations to Date	\$650,000	<p><u>Project History / Background</u> Planning for this project began in 2001 as part of the Upper Potomac West Task Force report and follow-up Action Plan for the Arlandria Neighborhood in 2003. Those plans recommended a variety of safety related pedestrian/intersection improvements to the Mount Vernon Avenue and West Glebe intersection and Mount Vernon Avenue and West Reed Avenue intersections. The improvements to the Mount Vernon Avenue and West Reed Avenue intersection are nearing design completion, and construction is estimated to start in summer 2011.</p>
Current Allocation Request	\$200,000	<p>T&ES, RPCA and P&Z staff have performed considerable analysis and concluded that the originally proposed improvements to the Mount Vernon Avenue & West Glebe intersection be placed on hold and reanalyzed when new development in that immediate area occurs. City staff and the Arlandria Implementation Advisory Group endorse allocating the remaining balance of \$200,000 in the project for Phase I construction for the Four Mile Run Park Expansion. Phase II construction, which is currently not funded, is estimated to cost \$186,000, and includes additional demolition, site work (trails, synthetic turf, seating areas, etc.), plantings and irrigation.</p>
Remaining Unallocated Project Balance	\$0	

*Represents total project funding to-date.

4

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
April 26, 2011 Report, Docketed April 26, 2011**

Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Oronoco Outfall Remediation		Sewers: p. 6 – 141 (FY 2011 Approved)	\$275,000 (Cash Capital)	250050-2102	012-401
Program Funding Summary		<u>Use of Funds</u>			
*Total Project Budget	\$1,210,000	This allocation request will fund a number of different remedial priorities including: 1) Completing the groundwater treatment system design; 2) Completing the next phase of the remediation design process which will determine the areas adjacent to the outfall that will require active (dredging) or passive (monitored natural attenuation) remediation through a sediment impact and delineation study in combination with a natural attenuation study; and 3) Funding on-going boom maintenance and free product recovery activities for the project.			
Total Allocations to Date	\$0	<u>Project Background / Operating Impacts</u>			
Current Allocation Request	\$275,000	The Corrective Action Plan undertaken by the City of Alexandria to address long-present ground contamination from the former City owned Alexandria Gas Works (and then Washington Gas) must meet the regulations set forth in the Virginia Department of Environmental Quality’s Voluntary Remediation Program. The plan aims to eliminate discharge of impacted material to the Potomac River from the storm outfall at the end of Oronoco Street and subsequently remediate the impacted outfall sediments.			
Remaining Unallocated Project Balance	\$935,000	The in-situ ground water treatment system design currently underway is on schedule and expected to be under construction in early 2012. The sediment remediation work is scheduled to be started in 2013.			

* Total Project Budget represents funding to date for the environmental remediation phase of the project. An additional \$2,200,000 in funding is planned for FY 2013 which will complete project funding.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Ball Court Renovations		Ball Court Renovations: p. 6-45 (FY 2011 Approved)	\$150,000 (General Obligation Bonds)	267021-2121	004-714
Program Funding Summary		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$0	<p>Projects to be completed at Montgomery Park with the requested allocation include:</p> <ul style="list-style-type: none"> • Remove and dispose of tennis court light poles and foundations installed thirty years ago including one leaning pole; • Upgrade electrical service; and • Purchase and install a new energy efficient lighting system with satellite control and timers. <p>Additionally, the basketball courts at Hoof's Run Park and Buchanan Park will be resurfaced, and basketball goals at Buchanan Park replaced.</p> <p><u>Project Background / Operating Impacts</u></p> <p>FY 2009 funding was used to resurface the Montgomery Park courts and to install new net posts, nets and court appurtenances and resurface the basketball courts at Lee Center and John Ewald Park.</p> <p>FY 2010 funding was used to refurbish the fence enclosure, provide and install new net posts/nets, and resurface the two tennis courts at Carlyle, and replace the Lee Center basketball court lights.</p>			
Current Fiscal Year Program Budget	\$150,000				
Total Fiscal Year Allocations to Date	\$0				
Current Allocation Request	\$150,000				
Remaining Unallocated Project Balance	\$0				

6

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Public Pools		Recreation & Parks: p. 6-40 (FY 2011 Approved)	\$20,000 (Cash Capital)	267534-2121	004-808
Program Funding Summary		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$52,000	<p>This \$20,000 allocation will be combined with the existing account balance to complete the following work at City pools:</p> <ul style="list-style-type: none"> • Paint the interior and exterior of the Old Town Pool Bathhouse; • Replace 48' of hazardous warped gutter grates at Old Town Pool; • Install 13 underwater light ring adapters to prevent lights from coming loose from the wall and becoming a hazard for swimmers; • Install 95 additional specialty tiles required by new 2009 Health Dept. Code; and • Replace Automated Water Chemistry controller at Charles Houston Pool with system that notifies supervisors by e-mail of chemical system alarms. <p><u>Project Background / Operating Impacts</u></p> <p>This project includes annual funding for maintenance of the outdoor pool shells, structures, mechanical, and filtration systems, decks, bath houses, and amenities.</p> <p>Funding in prior fiscal years has funded public pool improvements, including installation of suction control devices at all pools; chemical control systems at Chinquapin, Old Town Pools and Warwick Pools; bathhouse painting; and pool and facility plumbing and electrical repairs. The prior FY 2011 allocation (November 2010) was used to re-plaster and separate the recirculation system at Old Town Pool between the training and main pools to satisfy Health Department standards, and perform smaller repairs at Ewald, Warwick, and Old Town Pools.</p>			
Current Fiscal Year Program Budget	\$52,000				
Total Fiscal Year Allocations to Date	\$25,000				
Current Allocation Request	\$20,000				
Remaining Unallocated Project Balance	\$59,000				

7

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Space Management Program		Public Buildings: p. 6-86 (FY 2011 Approved)	\$100,000 (Cash Capital)	221155-2102	005-343
Program Funding Summary		<p><u>Use of Funds</u> This allocation will provide for the following space management projects at City-owned facilities:</p> <ul style="list-style-type: none"> • Analysis of existing space conditions at City Hall including architectural surveys of existing conditions and an inventory of the existing systems and other furniture in order to identify unused space and how it might be used effectively (\$15,000); • Space planning for current leased/City space utilization to determine which leased space is underutilized and how the City can consolidate and reduce its leased space inventory (\$15,000); • Replacement furniture for the Sheriff's Office and Magistrate's Office (\$55,000); and • Future space management projects City-wide including minor construction projects as needed (\$15,000). <p>These projects are scheduled to begin in spring 2011 and be completed by summer 2011.</p>			
Prior Year Unallocated Balance	\$0	<p><u>Project Background / Operating Impacts</u> This City-wide program provides for the architectural assessment of City-owned and leased buildings; the documentation and analysis of space needs versus space inventory; as well as relocation recommendations and support to optimize City-owned space and minimize leased space. A significant part of this program requires evaluation of space occupancy in relation to modified staffing, additional facility space and potential reuse of properties.</p>			
Current Fiscal Year Program Budget	\$100,000				
Total Fiscal Year Allocations to Date	\$0				
Current Allocation Request	\$100,000				
Remaining Unallocated Project Balance	\$0				

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
King Street Metro Parking Lot		Public Transp. & Traffic Control: p. 6-98 (FY 2011 Approved)	\$200,000 (CMAQ/RSTP Funds)	245900-2102	011-507
Project Funding Summary		<u>Use of Funds</u>			
Total Project Budget*	\$4,300,000	<p>This allocation will allow the City continue the design of a new set of bus lanes, transit amenities, and parking lot modifications at the King Street Metro Station. These funds are from the City's allocation of the Regional Surface Transportation Program (RSTP) and Congestion Mitigation and Air Quality (CMAQ) funds, and do not require a local share.</p> <p><u>Project History / Background</u></p> <p>The current arrangement of the King Street parking lot and bus lane is inadequate to serve any additional bus service. Some of the shuttles from BRAC-133 are likely to use the existing facility, and there is very little room to accommodate them. The City has accumulated RSTP and CMAQ funding awards from FY 2006 – 2010 in the amount of \$4,300,000 to improve the facility. WMATA did a preliminary design of such a facility that was finished in August 2008. This design concept served as the basis for gathering additional funds to accomplish the project.</p>			
Total Allocations to Date	\$200,000				
Current Allocation Request	\$200,000				
Remaining Unallocated Project Balance	\$3,900,000				

*Represents best VDOT and staff estimate at the time of the allocation request.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Edsall Road Reconstruction		Streets & Bridges: p. 6-110 (FY 2011 Approved)	\$2,000,000 (\$1,000,000 General Obligation Bonds; \$1,000,000 State Revenue Sharing)	245410-2121	011-607
Project Funding Summary		<u>Use of Funds</u>			
Total Project Budget	\$3,710,904	These funds will be used to pay for the reconstruction of the portions of Edsall Road that are in failure between Whiting Street and the western City Limits, reconstructing. Design is currently being done by Engineering staff and is about 50% complete. Staff will then submit to VDOT for comments and expects this process to be completed by the end of June. Staff estimates that this will be ready for construction by fall of 2011.			
Total Allocations to Date	\$250,000	<u>Project History / Background</u>			
Current Allocation Request	\$2,000,000	This stretch of roadway is approximately 3,000 feet in length and has required high maintenance over the past ten years. Existing springs in the area are affecting the stability of the street subgrade in several areas of the roadway. Heaving, twisting and horizontal movement of the existing pavement, sidewalk, curb and gutter is occurring.			
Remaining Unallocated Project Balance	\$1,460,904	This project was approved for inclusion in the State's revenue sharing program, and a revenue sharing State Match of \$1,460,904 has been approved for FY 2010 and FY 2011.			

07

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
April 26, 2011 Report, Docketed April 26, 2011**

Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Holmes Run Inflow and Infiltration		Sewers: p. 6-136 (FY 2011 Approved)	\$7,910,000 (Sanitary Sewer General Obligation Bonds)	255105-2121	013-203
Project Funding Summary		<u>Use of Funds</u>			
Total Project Budget	\$10,541,440	<p>This allocation will provide funding for construction and construction management to remediate approximately 85,000 feet of sewers and repair 475 manholes in the Holmes Run sewershed. Field evaluations have been completed for two sewer sub-basins and a construction contract will be advertised in the summer of 2011. General Obligation Bonds will be issued to pay for this project, with debt service on the bonds paid from Sanitary Sewer Fees.</p> <p><u>Project History / Background</u></p> <p>This project provides for the evaluation and remediation of infiltration/inflow conditions for the sanitary sewer system in the Holmes Run sewershed. During wet weather, infiltration and inflow into the sanitary sewers can create overload conditions causing basement backups. The field work and monitoring will be performed by dividing the 4,600 acre sewer shed into sections and proceeding through each section sequentially. Leaking sewers and connections (which allow excessive infiltration/inflow to enter sewers) will be identified via street by street closed circuit television inspection of sewers. The results of this field work will be evaluated to develop remediation projects that are expected to include the relining of sewers and manhole repairs. This project will reduce infiltration and inflow in sanitary sewer lines as well as reduce the need for emergency repairs. Some reduction in Average Daily Flow at the Alexandria Sanitation Authority (ASA) Advanced Waste Water Treatment Facility is anticipated, resulting in a small amount of future capacity availability.</p>			
Total Allocations to Date	\$2,631,440				
Current Allocation Request	\$7,910,000				
Remaining Unallocated Project Balance	\$0				

* Total Project Budget represents all funding to-date. An additional \$17,120,000 is planned for this project from FY 2012 – FY 2015.

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Mitigation of Combined Sewer Overflows (CSOs) – VPDES Compliance Permit Work		Sewers: p. 6 – 131 (FY 2011 Approved)	\$250,000 (Sanitary Sewer Fees)	255208-2102	013-101
Program Funding Summary		Use of Funds			
Prior Year Unallocated Balance	\$1,488,690	<p>Funds requested are for implementing, monitoring, and water quality analysis of overflows and receiving streams, modeling and annual reporting. Funds may also be needed to address issues that the Virginia Department of Environmental Quality (VDEQ) may identify through review of the reports submitted to VDEQ by the City or any announced or unannounced inspections that VDEQ may conduct. This allocation is from annual Sanitary Sewer Fees collected by the City.</p> <p><u>Project Background / Operating Impacts</u></p> <p>This project is required to meet State and Federal regulatory requirements. The City, for its combined sewer system and associated combined sewer overflows, maintains a Virginia Pollutant Discharge Elimination System (VPDES) Permit from the Virginia Department of Environmental Quality. This permit allows discharge of combined sewer overflows from the four permitted outfalls. The current 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 requirements span over the permit duration of five years.</p>			
Current Fiscal Year Program Budget	\$289,000				
Total Fiscal Year Allocations to Date	\$250,000				
Current Allocation Request	\$250,000				
Remaining Unallocated Project Balance	\$1,277,690				

12

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
 April 26, 2011 Report, Docketed April 26, 2011**

Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Sewer Separation Projects		Sewers: p. 6 – 134 (FY 2011 Approved)	\$1,425,000 (Sanitary Sewer Fees)	255115-2102	013-503
Program Funding Summary		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$1,025,000	Funds will be used for design and construction of several sewer separation projects in the King and West combined sewershed, separating sanitary sewers into the Potomac Yard Interceptor Sewer. There are several potential projects being reviewed, and staff is reviewing buried utilities, depth of lines, etc. to determine which projects will proceed. Most likely, these projects will be located near Payne Street and Fayette Street between Pendleton Street and Prince Street. Field investigations and design will start in the spring of 2011, and construction is anticipated to begin in the spring/summer of 2012. This allocation is from annual Sanitary Sewer Fees collected by the City.			
Current Fiscal Year Program Budget	\$600,000				
Total Fiscal Year Allocations to Date	\$200,000				
Current Allocation Request	\$1,425,000				
Remaining Unallocated Project Balance	\$0				
		<u>Project Background / Operating Impacts</u>			
		This project provides for small projects to separate areas of combined sewers. Areas of opportunity exist for separation of combined sewer systems where construction of additional sewers in a few blocks may result in completing the separation of a larger area. Opportunities may also arise in conjunction with redevelopment in a combined sewer area.			

9 /

Attachment: Capital Improvement Program (CIP) Planned Expenditures
April 26, 2011 Report, Docketed April 26, 2011

Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Storm/Combined Sewer Assessment and Renovation		Sewers: p. 6 – 142 (FY 2011 Approved)	\$600,000 (Stormwater Management Tax)	TBD	TBD
Program Funding Summary		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$600,000	<p>Funds will be used to perform a sewer condition assessment including cleaning, televising, and analyzing sewers in the Hoof’s Run and Holmes Run sub-sheds of the City, as well as several short runs of known problems near Roth Street, Colvin Street, and South Quaker Lane. Work is expected to begin in spring 2011. This allocation is funded by annual revenues from the Stormwater Management Tax.</p> <p><u>Project Background / Operating Impacts</u></p> <p>This project provides for a City-wide condition assessment of the existing 14 miles of combined sewers and 185 miles of storm sewers. The field evaluation will include cleaning and closed circuit television inspection of sewers. Field work will be performed by dividing the City into sewer sheds and proceeding through each section sequentially. Structurally deficient sewers will be identified and the results of the field work will be evaluated to develop remediation projects, which are expected to include the relining of sewers and manhole repairs. Work will be coordinated with the Storm Sewer Capacity Analysis Project (See Approved FY 2011 CIP Page 6-145).</p>			
Current Fiscal Year Program Budget	\$0				
Total Fiscal Year Allocations to Date	\$600,000				
Current Allocation Request	\$600,000				
Remaining Unallocated Project Balance	\$0				

14