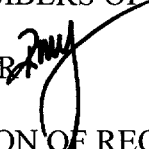


City of Alexandria, Virginia

MEMORANDUM

**DATE:** JUNE 21, 2012

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

**FROM:** RASHAD M. YOUNG, 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. Alexandria City Public Schools (ACPS) capital project allocations and planned expenditures are contained in a separate docket item.

**RECOMMENDATION:** That City Council authorize \$23,868,787 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 2013 Capital Budget approved by City Council, or approved in capital budgets prior to FY 2013 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 (\$785,000)**

|                                 |           |
|---------------------------------|-----------|
| Public Art Conservation Program | \$35,000  |
| Waterfront Small Area Plan      | \$750,000 |

**Recreation & Parks (\$3,030,000)**

|                                  |             |
|----------------------------------|-------------|
| Ball Court Renovations           | \$75,000    |
| Chinquapin Recreation Center     | \$1,440,000 |
| Miracle Field                    | \$285,000   |
| Parks Renovations CFMP           | \$275,000   |
| Playground Renovations           | \$15,000    |
| Public Pools                     | \$52,000    |
| Recreation Centers CFMP          | \$620,000   |
| Soft Surface Trails              | \$30,000    |
| Tree & Shrub Capital Maintenance | \$226,000   |
| Water Management & Irrigation    | \$12,000    |

|   |             |
|---|-------------|
| <b>Public Buildings (\$5,082,208)</b>   |             |
| City Hall HVAC & Infrastructure Replacement                                       | \$250,000   |
| City Historic Facilities CFMP   | \$345,000   |
| Elevator Replacement/Refurbishment  | \$500,000   |
| EOC/Public Safety Center Reuse  | \$200,000   |
| Fire Station 210/Impound Lot  | \$2,000,000 |
| Gadsby's Tavern Ice Well  | \$347,208   |
| Library CFMP  | \$220,000   |
| Mental Health Residential Facilities CFMP   | \$150,000   |
| Roof Replacement Program  | \$530,000   |
| Sheriff's Office CFMP   | \$460,000   |
| Space Management Program  | \$50,000    |
| Vola Lawson Animal Shelter  | \$30,000    |
| <b>Transportation &amp; Transit – Public Transit (\$7,600,145)</b>                |             |
| Potomac Yard Metrorail Station Environmental Impact Study                         | \$1,000,000 |
| WMATA Capital Contribution  | \$7,100,145 |
| <b>Transportation &amp; Transit – High Capacity Transit Corridors (\$675,000)</b> |             |
| Transit Corridor “A” Widening (Route 1) – 2012 TIP Funds                          | \$600,000   |
| Transit Corridor “C” Construction – TIP Funds                                     | \$75,000    |
| <b>Transportation &amp; Transit – Non-Motorized Transportation (\$1,228,000)</b>  |             |
| Complete Streets Program  | \$350,000   |
| Edsall and South Pickett Pedestrian Improvements – VDOT                           | \$120,000   |
| Mt. Vernon Trail at East Abingdon Safety Improvement – VDOT                       | \$250,000   |
| Old Cameron Run Trail – VDOT  | \$210,000   |
| Shared-Use Paths – Holmes Run/Chambliss Crossing                                  | \$118,000   |
| Wilkes Street Bikeway – RSTP Grant through VDOT                                   | \$180,000   |
| <b>Transportation &amp; Transit – Streets &amp; Bridges (\$850,000)</b>           |             |
| Bridge Repairs - Hooff's Run Culvert Top Slab Surfacing                           | \$100,000   |
| Edsall Road – 50% City Funded; 50% State Revenue Sharing                          | \$150,000   |
| Street & Alley Reconstructions and Extensions                                     | \$600,000   |
| <i>King Street between Callahan Drive and Upland Place</i>                        |             |
| <b>Transportation &amp; Transit – Fixed Transportation Equipment (\$919,666)</b>  |             |
| Fixed Traffic Equipment – Traffic Control Facilities and Signals                  | \$450,000   |
| Highway Safety Improvement Program (HSIP) – VDOT                                  | \$187,649   |
| <i>Duke Street Signal Upgrades and Pedestrian Improvements</i>                    |             |
| ITS Integration – Traffic Management – VDOT Funds                                 | \$282,017   |

|  |           |
|--|-----------|
| <b>Sanitary Sewers (\$900,000)</b>   |           |
| Reconstructions & Extensions of Sanitary Sewers  | \$900,000 |
| <i>East Nelson &amp; East Monroe Alley; West Uhler Avenue;<br/>Taylor Run; Lucky Run; Holmes Run</i> |           |
| <b>Stormwater Management (\$880,000)</b>   |           |
| Miscellaneous Storm Sewer Projects   | \$100,000 |
| Route 1 Bus Rapid Transit Stormwater Improvements  | \$250,000 |
| Stream & Channel Maintenance   | \$530,000 |
| <i>Backlick Run Flume Inspection &amp; Repairs at Cameron Run Weirs</i>                              |           |
| <b>Other Regional Contributions (\$717,768)</b>  |           |
| Northern Virginia Community College (NVCC)   | \$245,513 |
| Northern Virginia Regional Park Authority (NVRPA)  | \$359,862 |
| Peumansend Creek Regional Jail   | \$112,393 |
| <b>Information Technology Plan (\$700,000)</b>   |           |
| Alexandria Justice Information System (AJIS)   | \$50,000  |
| Enterprise Data Storage Infrastructure   | \$95,000  |
| Network Server Infrastructure  | \$75,000  |
| Upgrade Work Station Operating System  | \$450,000 |
| Voice Over IP Telephony  | \$30,000  |

**ATTACHMENT:**

Capital Improvement Program Planned Expenditures

**STAFF:**

Mark Jinks, Deputy City Manager  
Michele Evans, Deputy City Manager  
Debra Collins, Assistant City Manager  
Thomas Gates, Assistant City Manager  
Laura Triggs, Acting Chief Financial Officer  
Morgan Rountt, Assistant Budget Director

**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 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 2012 and FY 2013 Capital Improvement Program (CIP) budgets or in prior year capital budgets.

| Ongoing Maintenance Program<br>(Category 1 Title) | CIP Section & Page  | Allocation Request   | OCA /<br>Subobject | Project # |
|---|---|--|--------------------|-----------|
| Public Art Conservation Program                   | Community Development –<br>p. 8-5<br>(FY 2013 Approved CIP) | \$35,000<br>(Cash Capital)   | 215620-2102        | 004-718   |
| <b>Program Funding Summary</b>                    |   | <u>Use of Funds</u>  |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012          | \$30,000  | <p>The requested allocation of \$35,000 will provide for the following:</p> <ul style="list-style-type: none"> <li>• <b>King Street Gardens (\$30,000)</b> - Address the need for additional lighting in King Street Gardens to improve safety, enhance the environment, and increase options for use of the plaza. These funds will also provide improved landscaping to provide a longer season of plant interest with more year round color, provide plants that are clean in appearance as viewed from the street and appropriate to the urban setting, thrive on the trellis structure, and maintain the original design intent of the space. Any unanticipated resulting operating expenses will be covered by fund raising efforts by the King Street Gardens Foundation.</li> <li>• <b>City Public Art Collection (\$5,000)</b> - Fund the balance of the public art conservation/maintenance plan for the entire City public art collection which is to be completed by a public art conservator. The conservation/maintenance plan will establish a regular ongoing preventative maintenance schedule which will increase the maintenance expenses in the short term but ultimately reduce in the long term the public art conservation expenses.</li> </ul> |                    |           |
| FY 2013 Program<br>Budget                         | \$15,000  |  |                    |           |
| Current Allocation<br>Request                     | \$35,000  |  |                    |           |
| Remaining<br>Unallocated<br>Balance               | \$10,000  |  |                    |           |
|   |   | <u>Project History / Background</u>  |                    |           |
|   |   | This project provides an annual funding stream for the conservation of public art in public places. The public art conservation provides the vehicle to insure the long-term preservation and viability of the City's art investments.   |                    |           |

**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Capital Project (Category 2/3)<br>Name                      |                  | CIP Section & Page   | Allocation Request          | OCA /<br>Subobject | Project # |
|---|------------------|--|-----------------------------|--------------------|-----------|
| Waterfront Small Area Plan<br>Implementation                |                  | Community Development –<br>p. 8-10<br>(FY 2013 Approved CIP)   | \$750,000<br>(Cash Capital) | TBD                | TBD       |
| <b>Project Funding Summary</b>                              |                  | <u>Use of Funds</u>  |                             |                    |           |
| Total Approved<br>Project Funding<br>To-Date                | \$750,000        | <p>The requested allocation of \$750,000 will provide for the following:</p> <ul style="list-style-type: none"> <li>• <b>Design and Engineering for Flood Mitigation (\$250,000)</b> – Design and engineering (to 15%) of the King Street/Strand Flood Mitigation project, located in the unit block of King Street and adjacent portions of The Strand and Union Street, and design and engineering of a flood wall to be integrated into the landscape between Duke Street and Queen Street. The initial phase of flood mitigation design and engineering will be coordinated with the preliminary design and engineering plan of the Waterfront Small Area Plan.</li> <li>• <b>Waterfront Small Area Plan Preliminary Design and Engineering (\$500,000)</b> – Preparation and preliminary design and engineering and landscape architecture plan including costing for waterfront infrastructure, parks and other capital investments in the public realm from Wolfe Street in the South to Tidelock Park in the North. Tasks will include geotechnical and underwater investigation; preliminary engineering for grading of streets, pathways and park areas; preliminary design of parks and public space improvements; and a preliminary layout of flood mitigation elements, storm sewer improvements, utility relocation, and bulkhead replacements. Preliminary design will begin in summer/fall of 2012 and will be completed in about a year. This funding is estimated to take design and engineering to the 15% level for the entire waterfront plan area and to the 30% level for the core waterfront area between Queen Street and Duke Street.</li> </ul> <p><u>Project History / Background</u><br/>This project provides funding for the initial design and engineering phases of implementation associated with the Alexandria Waterfront Small Area Plan approved by City Council in January 2012. The project was initiated in early 2009 as part of a new planning process for Alexandria’s Waterfront.</p> |                             |                    |           |
| Total Project<br>Allocations To-Date                        | \$0              |  |                             |                    |           |
| Current<br>Allocation Request                               | \$750,000        |  |                             |                    |           |
| Remaining<br>Unallocated Project<br>Balance                 | \$0              |  |                             |                    |           |
| <i>Total Project<br/>Budget Including<br/>CIP Out-Years</i> | <i>\$750,000</i> |  |                             |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Ongoing Maintenance Program<br>(Category 1 Title) |          | CIP Section & Page   | Allocation Request         | OCA /<br>Subobject | Project # |
|---|----------|--|----------------------------|--------------------|-----------|
| Ball Court Renovations                            |          | Recreation & Parks – p. 9-6<br>(FY 2013 Approved CIP)  | \$75,000<br>(Cash Capital) | 267021-2121        | 004-714   |
| <b>Program Funding Summary</b>                    |          | <u>Use of Funds</u>  |                            |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012          | \$0      | <p>The requested allocation of \$75,000 will provide for resolving critical structural issues on court light poles at Ewald Park as identified in the 2011 Engineering Analysis for Ball Field, Tennis and Sport Field Lights; and replacing lamps and repairing court lighting components.</p> <p><u>Project History / Background</u><br/>This project includes annual funding for maintenance of the outdoor tennis and basketball courts, including surfacing, drainage, fencing, grading, lighting and color coating.</p> <p>Initiatives completed using this funding in prior fiscal years include renovating the Montgomery Park tennis court lighting system, Windmill Hill basketball court, Eugene Simpson Park tennis courts, and Fort Ward tennis courts.</p> |                            |                    |           |
| FY 2013 Program<br>Budget                         | \$75,000 |  |                            |                    |           |
| Current Allocation<br>Request                     | \$75,000 |  |                            |                    |           |
| Remaining<br>Unallocated<br>Balance               | \$0      |  |                            |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Capital Project (Category 2/3)<br>Name               |             | CIP Section & Page  | Allocation Request  | OCA /<br>Subobject | Project # |
|--|-------------|---|---|--------------------|-----------|
| Chinquapin Recreation/Aquatics Center                |             | Recreation & Parks –<br>p. 9-24<br>(FY 2013 Approved CIP)   | \$1,440,000<br>(\$140,000 Cash Capital;<br>\$1,300,000 General<br>Obligation Bonds) | 215566-2121        | 004-302   |
| <b>Project Funding Summary</b>                       |             | <u>Use of Funds</u>   |   |                    |           |
| Total Approved Project Funding To-Date               | \$2,127,541 | <p>The requested allocation of \$1,440,000 will provide for the installation of new heating, ventilation and air conditioning (HVAC) and mechanical systems and controls at the Chinquapin Aquatics and Fitness Center. The construction work is planned to commence in spring 2013 and will be phased-in through the late fall of 2013. The Chinquapin Recreation Center will remain open during construction; however the pool will close for a period of several weeks in late summer, early fall 2013. The project entails the replacement of the existing systems, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Roof repairs and ceiling replacements;</li> <li>• Removal and replacement of duct work, expansion tanks, piping, exhaust systems, fans, energy recovery units (ERUs), Roof top units (RTUs), pumps, heaters, heat exchangers and controls;</li> <li>• Additional HVAC equipment for the locker rooms and variable air volume (VAV) boxes in other adjacent areas;</li> <li>• New pool HVAC units and controls;</li> <li>• Miscellaneous electrical work to support the new units and systems (power and lighting); and</li> <li>• Miscellaneous interior finishes.</li> </ul> <p><u>Project History / Background</u><br/>Chinquapin Aquatics Center was built in the early 1980's and most of the original equipment is still in place. Significant mechanical system replacement is required in order to extend the useful life of the facility. Operating costs associated with heating and cooling Chinquapin are increasing each year this maintenance is delayed.</p> |   |                    |           |
| Total Project Allocations To-Date                    | \$687,541   |   |   |                    |           |
| Current Allocation Request                           | \$1,440,000 |   |   |                    |           |
| Remaining Unallocated Project Balance                | \$0         |   |   |                    |           |
| <i>*Total Project Budget Including CIP Out-Years</i> | \$7,127,541 |   |   |                    |           |

*\* Total project budget includes \$2,127,541 in approved funding to date; \$1,000,000 planned in FY 2017; \$2,000,000 planned in FY 2018; and \$2,000,000 planned in FY 2019.*

**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Capital Project (Category 2/3)<br>Name                      |           | CIP Section & Page   | Allocation Request                         | OCA /<br>Subobject | Project # |
|---|-----------|--|--|--------------------|-----------|
| Miracle Field   |           | Recreation & Parks –<br>p. 9-25<br>(FY 2013 Approved CIP)  | \$285,000<br>(General Obligation<br>Bonds) | TBD                | TBD       |
| <b>Project Funding Summary</b>                              |           | <b>Use of Funds</b>  |  |                    |           |
| Total Approved<br>Project Funding<br>To-Date                | \$420,000 | The requested allocation of \$285,000 will be used for Phase II of the Miracle Field construction. The scope of the work for Phase II includes, but is not limited to, site grading, utilities, pavement, plantings, site furnishings and installation of a rubberized surface field.  |  |                    |           |
| Total Project<br>Allocations To-Date                        | \$0       | \$135,000 in funding for Phase I of the project (site preparation) is being provided by the Miracle League of Alexandria through private donations. As of May 22, 2012, the Miracle League of Alexandria reached their fundraising goal. These funds may not be given directly to the City, so an allocation of the donation funds is not being requested at this time.  |  |                    |           |
| Current<br>Allocation Request                               | \$285,000 |  |  |                    |           |
| Remaining<br>Unallocated Project<br>Balance                 | \$135,000 | <b>Project History / Background</b>  |  |                    |           |
| <i>Total Project<br/>Budget Including<br/>CIP Out-Years</i> | \$420,000 | This project funds construction of the City's first Miracle Field, a rubberized outdoor sports surface. The rubber allows a firm, yet cushioned, surface for wheelchairs and walkers, allowing Alexandria residents with physical and mental disabilities to play ball. Given the nature of the field it can also be used by adults and seniors for softball and kickball or by youth sports, such as t-ball. City funding of \$285,000 was approved as part of the FY 2013 CIP. The remaining \$135,000 needed to construct the field has been raised through the Miracle League of Alexandria. |  |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Ongoing Maintenance Program<br>(Category 1 Title)                  |           | CIP Section & Page   | Allocation Request   | OCA /<br>Subobject | Project # |
|--|-----------|--|--|--------------------|-----------|
| Parks Renovations Capital Facilities<br>Maintenance Program (CFMP) |           | Recreation & Parks – p. 9-8<br>(FY 2013 Approved CIP)  | \$275,000<br>(\$50,000 Cash Capital:<br>\$225,000 General<br>Obligation Bonds) | 265678-2121        | 004-806   |
| <b>Program Funding Summary</b>                                     |           | <b>Use of Funds</b>  |  |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012                           | \$164,000 | <p>The requested allocation of \$275,000 will be utilized to implement the following improvement projects to City facilities:</p> <ul style="list-style-type: none"> <li>• Eugene Simpson Stadium Park Baseball Field Lighting (\$200,000) – The existing athletic field lighting system will be replaced with a new energy efficient lighting system with satellite controls and timers;</li> <li>• Stevenson Park Shelter Improvements (\$15,000) - Replace the existing park shelter;</li> <li>• Beverley Park Shelter Improvements (\$25,000) - Replace the existing park shelter; and</li> <li>• Armistead L. Boothe Park Shelter Replacement (\$35,000) - Replace the existing park shelter.</li> </ul> <p>The park shelter replacements are prioritized as important projects as they respond directly to the 2011 Needs Assessment study showing a high need for improved passive use areas, such as picnic areas.</p> <p><u>Project History / Background</u><br/>The on-going goal for use of the Parks Renovation CFMP 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. Prior year funding has been utilized for furniture replacement throughout the park system, improved dugouts at Ben Brenman, and drainage improvements outside of the Colasanto Center.</p> |  |                    |           |
| FY 2013 Program<br>Budget  | \$313,000 |  |  |                    |           |
| Current Allocation<br>Request                                      | \$275,000 |  |  |                    |           |
| Remaining<br>Unallocated<br>Balance                                | \$202,000 |  |  |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Ongoing Maintenance Program<br>(Category 1 Title)                          | CIP Section & Page                                     | Allocation Request   | OCA /<br>Subobject | Project # |
|--|--|--|--------------------|-----------|
| Playground Renovations Capital<br>Facilities Maintenance Program<br>(CFMP) | Recreation & Parks – p. 9-10<br>(FY 2013 Approved CIP) | \$15,000<br>(Cash Capital)   | 215632-2121        | 004-701   |
| <b>Program Funding Summary</b>   |  | <u>Use of Funds</u>  |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012                                   | \$0  | The requested allocation of \$15,000 will provide for rubber surfacing at several playgrounds that include Hunter Miller Park, Goat Hill Park, Lee Center, Mason Avenue Park, Charles Houston, Ben Brenman Park, and Landover Park. The remaining funds from this allocation will be expended on other repairs on an as-needed basis throughout FY 2013.   |                    |           |
| FY 2013 Program<br>Budget  | \$300,000  |  |                    |           |
| Current Allocation<br>Request  | \$15,000   | Renovations are necessary to meet current Consumer Product Safety Commission standards for Public Play Equipment. Renovations are part of a CIP program to systematically replace and renovate existing play areas on a 15-20 year cycle.  |                    |           |
| Remaining<br>Unallocated<br>Balance  | \$285,000  | <u>Project History / Background</u><br>This project provide an annual funding stream to address the capital maintenance needs at the City's park facilities. Prior year funding has been utilized for essential maintenance and repairs of play equipment at Ewald, Buchanan, Simpson, Lynhaven, Chetworth, Sunset, Four Mile, Boothe Park and Hooffs Run. |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Ongoing Maintenance Program<br>(Category 1 Title) |          | CIP Section & Page   | Allocation Request         | OCA /<br>Subobject | Project # |
|---|----------|--|----------------------------|--------------------|-----------|
| Public Pools                                      |          | Recreation & Parks – p. 9-21<br>(FY 2013 Approved CIP)   | \$52,000<br>(Cash Capital) | 267534-2121        | 004-808   |
| <b>Program Funding Summary</b>                    |          | <u>Use of Funds</u>  |                            |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012          | \$0      | <p>The requested allocation of \$52,000 will provide for the following:</p> <ul style="list-style-type: none"> <li>• Installation of a ultra-violet light swimming pool water purification system to further remove virus, biological substances, and chemical treatment byproducts at the Chinquapin indoor pool;</li> <li>• Additional repairs to correct electrical, plumbing, and concrete deck surface of the Old Town Pool to satisfy Health Department requirements for operating public swimming pools; and</li> <li>• Installation of required street signage to assist the Fire Department EMS providers in locating the pools to respond to medical emergencies.</li> </ul> <p><u>Project History / Background</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. Prior year funding was used to replace swimming pool filter mechanical systems at both Chinquapin and Old Town Pools, re-plaster and replace underwater lighting at Chinquapin, re-plaster and separate the recirculation system at Old Town Pool between the training and main pools to satisfy Health Department standards.</p> |                            |                    |           |
| FY 2013 Program<br>Budget                         | \$52,000 |  |                            |                    |           |
| Current Allocation<br>Request                     | \$52,000 |  |                            |                    |           |
| Remaining<br>Unallocated<br>Balance               | \$0      |  |                            |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Ongoing Maintenance Program<br>(Category 1 Title)                   | CIP Section & Page                                     | Allocation Request   | OCA /<br>Subobject | Project # |
|---|--|--|--------------------|-----------|
| Recreation Centers Capital Facilities<br>Maintenance Program (CFMP) | Recreation & Parks – p. 9-22<br>(FY 2013 Approved CIP) | \$620,000<br>(\$55,000 Cash Capital;<br>General Obligation<br>Bonds)   | 215690-2121        | 004-815   |
| <b>Program Funding Summary</b>                                      |  | <u>Use of Funds</u>  |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012                            | \$0  | <p>The requested allocation of \$620,000 will be utilized for the following projects:</p> <ul style="list-style-type: none"> <li>• <b>Charles Barrett Center (\$10,000)</b> – Fan coil replacement;</li> <li>• <b>William Ramsay Center (\$50,000)</b> – Exterior site repairs;</li> <li>• <b>Cora Kelly Center (\$50,000)</b> – Gym floor replacement;</li> <li>• <b>Mount Vernon Center (\$20,000)</b> – Interior improvements;</li> <li>• <b>Nannie Lee Center (\$25,000)</b> - Interior improvements;</li> <li>• <b>Lee Center (\$230,000)</b> – HVAC replacements;</li> <li>• <b>Dr. Oswald Durant Center (\$40,000)</b> – HVAC re-commissioning; and</li> <li>• <b>Cora Kelly Center (\$195,000)</b> – HVAC replacement.</li> </ul> <p>Work on these projects is expected to be completed by summer of 2013.</p> <p><u>Project History / Background</u></p> <p>This project provides funding to address capital maintenance requirements at the City’s Recreation Centers managed by the Department of General Services. Types of projects include plaster repair, painting, floor restoration, heating ventilation and air conditioning (HVAC), and electrical and plumbing systems components. Recreation centers requiring capital maintenance include Charles Barrett, Durant, Mount Vernon, Lee Center, Nannie Lee, Chinquapin, Patrick Henry, Ramsay, Charles Houston, Cora Kelly, Colosanto Center and Four Mile Run.</p> |                    |           |
| FY 2013 Program<br>Budget   | \$620,000  |  |                    |           |
| Current Allocation<br>Request                                       | \$620,000  |  |                    |           |
| Remaining<br>Unallocated<br>Balance                                 | \$0  |  |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Ongoing Maintenance Program<br>(Category 1 Title) |          | CIP Section & Page   | Allocation Request         | OCA /<br>Subobject | Project # |
|---|----------|--|----------------------------|--------------------|-----------|
| Soft Surface Trails                               |          | Recreation & Parks – p. 9-13<br>(FY 2013 Approved CIP)   | \$30,000<br>(Cash Capital) | 215277-2121        | 004-051   |
| <b>Program Funding Summary</b>                    |          | <u>Use of Funds</u>  |                            |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012          | \$0      | <p>The requested allocation of \$30,000 will be combined with the existing project balance to replace the surfacing along a portion of the Dora Kelley Park trail. The new surfacing will be a porous pavement made from recycled tire materials with the capability to allow water to pass through. This project will allow for a low maintenance trail with a smooth surface along the heavily used path which will increase safety and sustainability measures. Currently, the trail has a stone dust surface, which has led to erosion and requires constant maintenance.</p> <p><u>Project History / Background</u></p> <p>This project provides for construction and improvements to the soft surface parks trail/path system in the City. Prior year funding has been used to improve the soft surface trail system along the waterfront, a trail connection in Fort Williams Park, and provide for improvements to the Washington &amp; Old Dominion trail connection in Mount Jefferson Park.</p> |                            |                    |           |
| FY 2013 Program<br>Budget                         | \$60,000 |  |                            |                    |           |
| Current Allocation<br>Request                     | \$30,000 |  |                            |                    |           |
| Remaining<br>Unallocated<br>Balance               | \$30,000 |  |                            |                    |           |
|   |          |  |                            |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
June 26, 2012 Report, Docketed June 26, 2012**

| Ongoing Maintenance Program<br>(Category 1 Title) |           | CIP Section & Page   | Allocation Request          | OCA /<br>Subobject         | Project #          |
|---|-----------|--|-----------------------------|----------------------------|--------------------|
| Tree and Shrub Capital Maintenance                |           | Recreation & Parks – p. 9-11<br>(FY 2013 Approved CIP)   | \$226,000<br>(Cash Capital) | 215330-2121<br>215335-2121 | 004-040<br>004-033 |
| <b>Program Funding Summary</b>                    |           | <u>Use of Funds</u>  |                             |                            |                    |
| Unallocated<br>Balance as of<br>6/1/2012          | \$0       | <p>The requested allocation of \$226,000 will provide for the planting of trees throughout the City of Alexandria during FY 2013. These funds will support the replacement planting of approximately 300 diseased, damaged, and dead trees that are removed along city streets, in parks, and at public facilities. Additionally, the CIP funds will facilitate the installation of approximately 150 additional trees in new locations at the request of residents and in other appropriate locations identified by staff.</p> <p>Additionally, the City of Alexandria’s Horticulture Section is responsible for the maintenance of almost 200 horticultural sites, which encompass planting beds, parklands, road medians and entryways, libraries, schools, recreation centers, and other public facilities. Additionally, the Horticulture Section oversees approximately 1,200 tree wells that line many roadways. All of these sites require periodic renovations and enhancements, which are carried out to emphasize long-term survival of the plant material and a transition toward reduced maintenance effort and costs. These CIP funds will facilitate the capital maintenance program for horticultural sites throughout the City.</p> <p><u>Project History / Background</u><br/>This project provides for annual renovations and enhancements to City horticultural sites, as well as providing for the annual tree planting and care program to provide trees on public streets, in City parks, and in open spaces.</p> |                             |                            |                    |
| FY 2013 Program<br>Budget                         | \$226,000 |  |                             |                            |                    |
| Current Allocation<br>Request                     | \$226,000 |  |                             |                            |                    |
| Remaining<br>Unallocated<br>Balance               | \$0       |  |                             |                            |                    |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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| Ongoing Maintenance Program<br>(Category 1 Title) |           | CIP Section & Page   | Allocation Request         | OCA /<br>Subobject | Project # |
|---|-----------|--|----------------------------|--------------------|-----------|
| Water Management & Irrigation                     |           | Recreation & Parks – p. 9-14<br>(FY 2013 Approved CIP)   | \$12,000<br>(Cash Capital) | 215340-2121        | 004-717   |
| <b>Program Funding Summary</b>                    |           | <u>Use of Funds</u>  |                            |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012          | \$0       | <p>The requested allocation of \$12,000 will be used to calibrate the central control irrigation weather station instruments and complete the irrigation system along Potomac Avenue between Glebe Road and Main Line Boulevard. Sleeving for the Potomac Avenue irrigation system was installed with the road construction by Potomac Yard Development, LLC. Station calibration is necessary for accurate weather data to control the City's irrigation systems.</p> <p><u>Project History / Background</u><br/>This project funds the design of efficient water management systems, including the conversion of manual irrigation controllers to automatic irrigation controllers. Prior year funds have been utilized to upgrade system components for the City's central control system and projects are underway for Oronoco Bay Park, Founders Park and Windmill Hill Park.</p> |                            |                    |           |
| FY 2013 Program<br>Budget                         | \$128,000 |  |                            |                    |           |
| Current Allocation<br>Request                     | \$12,000  |  |                            |                    |           |
| Remaining<br>Unallocated<br>Balance               | \$116,000 |  |                            |                    |           |
|   |           |  |                            |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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| Capital Project (Category 2/3)<br>Name        |           | CIP Section & Page   | Allocation Request  | OCA /<br>Subobject | Project # |  |
|---|-----------|--|---|--------------------|-----------|--|
| City Hall HVAC and Infrastructure Replacement |           | Public Buildings – p. 10-11<br>(FY 2013 Approved CIP)  | \$250,000<br>(Cash Capital)   | TBD                | TBD       |  |
| <b>Project Funding Summary</b>                |           | <b>Use of Funds</b>  |   |                    |           |  |
| *Total Approved Project Funding To-Date       | \$250,000 | <p>The requested allocation of \$250,000 will provide funding for a project feasibility study and schematic design options for City Hall HVAC and infrastructure replacement. The study will examine the existing conditions and provide documentation for the replacement of major heating, ventilation and air conditioning (HVAC) systems as well as the distribution system throughout City Hall. In addition, energy efficient design options including centralizing systems and employing the criteria for the capital repairs and maintenance of the building will be developed.</p> <p>The study is scheduled to commence July 2012 and should be completed by fall of 2012. The study will also address the following:</p> <ul style="list-style-type: none"> <li>• Life cycle costing analysis of the equipment;</li> <li>• Identifying phasing and relocation plans to minimize the disruption to City Hall operations/services and functions; and</li> <li>• Future HVAC systems design and controls.</li> </ul> |   |                    |           |  |
| Total Project Allocations To-Date             | \$0       |  |   |                    |           |  |
| Current Allocation Request                    | \$250,000 |  |   |                    |           |  |
| Remaining Unallocated Project Balance         | \$0       |  |   |                    |           |  |
| *Total Project Budget Including CIP Out-Years |           | \$18,000,000   | <p><b>Project History / Background</b></p> <p>This project will provide for the replacement of major heating, ventilation and air conditioning systems as well as the distribution system throughout City Hall. The project will increase energy efficiency of the facility by centralizing mechanical systems that have been periodically added as City operations have changed, and also replace forty-year old mechanical equipment. Specific impacts on the operating budget are not known at this time, although a more energy efficient system is expected to reduce the overall utility consumption at the facility and potentially lower utility costs in the future.</p> |                    |           |  |

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\* Total project funding includes \$250,000 in FY 2013; \$2,950,000 planned in FY 2014; \$8,000,000 planned in FY 2015; and \$6,800,000 planned in FY 2016.



**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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| Ongoing Maintenance Program<br>(Category 1 Title)                         | CIP Section & Page                                    | Allocation Request  | OCA /<br>Subobject | Project # |
|---|---|---|--------------------|-----------|
| City Historic Facilities Capital Facilities<br>Maintenance Program (CFMP) | Public Buildings – p. 10-18<br>(FY 2013 Approved CIP) | \$345,000<br>(\$35,000 Cash Capital;<br>\$310,000 General<br>Obligation Bonds)  | 220590-2121        | 005-358   |
| <b>Program Funding Summary</b>  |   | <u>Use of Funds</u>   |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012                                  | \$0   | <p>The requested allocation of \$345,000 will provide for the following Office of Historic Alexandria projects at City-owned facilities:</p> <ul style="list-style-type: none"> <li>• <b>Gadsby’s Tavern brick point-up and exterior repairs (\$55,000)</b> - Work to begin fall of 2012 and be completed winter of 2012/2013;</li> <li>• <b>Lyceum roof replacement (\$110,000)</b> - Existing roof is over 35 years old, work to be completed summer of 2012;</li> <li>• <b>Lyceum replacement of three air handler units (\$145,000)</b> - Work to be completed summer of 2012;</li> <li>• <b>Fort Ward Museum interior painting and soil erosion correction (\$24,000)</b> - Work to begin summer of 2012 and be completed by spring of 2013; and</li> <li>• <b>Black History Resource Center exterior paint and repairs (\$11,000)</b> - Work to be completed summer of 2012.</li> </ul> <p><u>Project History / Background</u><br/>This project provides funding to address capital maintenance requirements at the City’s historic buildings managed by the Office of Historic Alexandria (OHA), including plaster repair, painting, floor restoration, heating ventilation and air conditioning (HVAC), and electrical and plumbing systems components. OHA-managed properties requiring capital maintenance include Fort Ward, Gadsby’s Tavern, Lloyd House, The Lyceum, Stabler-Leadbeater Apothecary Museum, Friendship Firehouse, Payne Street Records and Archaeology.</p> |                    |           |
| FY 2013 Program<br>Budget   | \$345,000   |   |                    |           |
| Current Allocation<br>Request   | \$345,000   |   |                    |           |
| Remaining<br>Unallocated<br>Balance                                       | \$0   |   |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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| Ongoing Maintenance Program<br>(Category 1 Title) | CIP Section & Page                                    | Allocation Request  | OCA /<br>Subobject | Project # |
|---|---|---|--------------------|-----------|
| Elevator Replacement/Refurbishment                | Public Buildings – p. 10-14<br>(FY 2013 Approved CIP) | \$500,000<br>(General Obligation<br>Bonds)  | 221176-2102        | 005-315   |
| <b>Program Funding Summary</b>                    |   | <u>Use of Funds</u>   |                    |           |
| Unallocated<br>Balance as of<br>6/1/2012          | \$0   | The requested allocation of \$500,000 will provide for the replacement/modernization of elevators #1 and #2 at the William G. Truesdale Adult Detention Center. Work is planned to begin summer of 2012 and be completed by winter of 2012.   |                    |           |
| FY 2013 Program<br>Budget                         | \$500,000   | <u>Project History / Background</u>   |                    |           |
| Current Allocation<br>Request                     | \$500,000   | This project provides for the systematic replacement of elevators and/or their major operating components at select City facilities over a five-year period. A total of \$1.0 million has been budgeted for this project (\$500,000 in FY 2013; and \$500,000 in FY 2015) for elevator replacement, including elevators at the William G. Truesdale Adult Detention Center. Although the City has a planned elevator maintenance program, wear and tear resulting from extensive use coupled with the general useful life of elevators necessitates the periodic capital replacement or refurbishment of these elevators. |                    |           |
| Remaining<br>Unallocated<br>Balance               | \$0   |   |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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| Capital Project (Category 3)<br>Name          |             | CIP Section & Page   | Allocation Request | OCA /<br>Subobject | Project # |
|---|-------------|--|--------------------|--------------------|-----------|
| EOC/Public Safety Center Reuse                |             | Public Buildings – p. 10-30<br>(FY 2013 Approved CIP);   | \$200,000          | TBD                | TBD       |
| <b>Project Funding Summary</b>                |             | <p><u>Use of Funds</u><br/>This allocation will provide a design and pre-construction contingency (\$60,000) for the permanent City Emergency Operations Center (EOC) on the third floor of the Public Safety Center. The complex existing conditions in the PSC may drive the need for additional design services and/or pre-construction corrective actions. Specifically, the electrical system is a known issue area that may need to be addressed prior to construction. This allocation will also fund contractual project management services that are required for the project (\$140,000). Design is scheduled to be completed in Fall 2012, with construction estimated to begin in Winter 2012 and be completed by Fall 2013.</p> <p><u>Project History / Background</u><br/>This project provides for the establishment of a permanent City Emergency Operations Center (EOC) at the Public Safety Center (PSC). This project will reallocate space vacated by the Police Department following their move to the new Police facility and provide the space required for the EOC, Sheriff's Office, Police Hack Office and Emergency Management storage functions. City Council appropriated \$250,000 in FY 2012 to fund design services for this project. In addition, \$3.515 million is planned in FY 2013 to complete the re-use of the PSC including the EOC.</p> |                    |                    |           |
| *Total Approved Project Funding To-Date       | \$3,765,000 |  |                    |                    |           |
| Total Project Allocations To-Date*            | \$250,000   |  |                    |                    |           |
| Current Allocation Request                    | \$200,000   |  |                    |                    |           |
| Remaining Unallocated Project Balance         | \$3,315,000 |  |                    |                    |           |
| *Total Project Budget Including CIP Out-Years | \$3,765,000 |  |                    |                    |           |

\*Includes \$250,000 appropriated by City Council on November 12, 2011 to initiate design for this project.

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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| Capital Project (Category 2/3)<br>Name                |              | CIP Section & Page  | Allocation Request  | OCA /<br>Subobject | Project # |
|---|--------------|---|---|--------------------|-----------|
| Fire Station 210 (Eisenhower Valley) /<br>Impound Lot |              | Public Buildings – p. 10-23<br>(FY 2013 Approved CIP;<br>June 2012 Supplemental<br>Budget Ordinance)  | \$2,000,000<br>(\$125,000 Cash Capital;<br>\$1,875,000 General<br>Obligation Bonds) | 265780-2121        | 005-368   |
| <b>Project Funding Summary</b>                        |              | <b>Use of Funds</b>   |   |                    |           |
| *Total Approved<br>Project Funding<br>To-Date         | \$16,095,000 | <p>The requested allocation of \$2,000,000 will provide the remaining funding for Fire Station 210/Impound Lot project including furniture, fixtures and equipment (FF&amp;E), fire apparatus (engine and medic unit), and required professional and engineering services. Concept and Development Special Use Permit review and approval have been completed. Final Development Plan approval, including engineering and design services, are scheduled to occur during the summer 2012. Design/Build bidding, construction document development and initial construction in support of the new fire station will occur throughout the summer of 2012. Project sequencing will occur as follows:</p> <ul style="list-style-type: none"> <li>• Construction Phase 1 - Construction of the temporary impound storage lot at Business Center Drive adjacent to the DASH Bus facility commenced in February 2012 and scheduled to be completed by June 2012;</li> <li>• Construction Phase 2 - Construction of the new impound lot at the Eisenhower Avenue site estimated to begin winter of 2012 and be completed in spring of 2013; and</li> <li>• Construction Phase 3 - Construction of Fire Station 210 estimated to commence winter of 2012 and be completed in winter of 2013/2014.</li> <li>• Apparatus Purchase – Engine and medic unit to be procured in summer of 2012 with an estimated delivery lead time of 12 months.</li> </ul> |   |                    |           |
| Total Project<br>Allocations To-Date                  | \$13,095,000 |   |   |                    |           |
| Current<br>Allocation Request                         | \$2,000,000  |   |   |                    |           |
| Remaining<br>Unallocated Project<br>Balance           | \$1,000,000  |   |   |                    |           |
|   |              |   |   |                    |           |
| *Total Project<br>Budget Including<br>CIP Out-Years   | \$16,095,000 | <p><b>Project History / Background</b></p> <p>A 2005 comprehensive needs assessment identified and determined the need for additional fire stations with particular attention to future needs in the western Eisenhower Valley area. The study focused primarily on response times and service requirements based on established standards. In FY 2008, a City Manager work group identified a more efficient utilization of the City's impound lot allowing for less lot space, which would allow for the lot</p>  |   |                    |           |

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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|--|--|--|
|  |  | on Eisenhower Avenue to be reconfigured and used for the proposed new fire station. The station would co-exist with the existing Police Department pistol range and the reduced impound lot. The concept also includes a provision for a secondary relief impound lot storage yard to temporarily hold vehicles for auction. |
|--|--|--|

*\* Total project budget/funding assumes approval of \$125,000 in cash capital appropriated as part of the June 2012 Supplemental Budget Ordinance.*

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**Attachment: Capital Improvement Program (CIP) Planned Expenditures  
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| Capital Project (Category 2/3)<br>Name              |           | CIP Section & Page   | Allocation Request  | OCA /<br>Subobject | Project # |
|---|-----------|--|---|--------------------|-----------|
| Gadsby's Tavern Ice Well                            |           | (June 2012 Supplemental<br>Budget Ordinance)   | \$347,208<br>(\$165,000 Cash Capital;<br>\$74,000 Grants; \$108,208<br>Private Donations) | 220968-2106        | 005-110   |
| <b>Project Funding Summary</b>                      |           | <u>Use of Funds</u>  |   |                    |           |
| *Total Approved<br>Project Funding<br>To-Date       | \$589,209 | <p>The requested allocation of \$347,208 will provide funding for the construction portion of the Gadsby's Tavern Ice Well Restoration project. Of this amount, \$165,000 of currently allocated OHA CFMP funding is being requested for reallocation to cover project costs while fundraising efforts are completed. Funds will be repaid to the CFMP as private donations become available. The remainder of this allocation includes two grant awards (\$49,000 and \$25,000) and \$108,208 in private donations that have been secured to help fund project construction. Phase 1 of project construction includes necessary drainage improvements at the ice well and is currently underway. Phase 2 of project construction is planned to occur in summer of 2012 and will include stabilization of the ice well's interior, reduced moisture accumulation, and improved ventilation. The project design focused on improving a visitor's ability to access, view, and understand the rarity and historical importance of the feature.</p> <p><u>Project History / Background</u><br/>In 2008, the Office of Historic Alexandria began a project to restore the historic subterranean ice well at Gadsby's Tavern to its 19th-century condition. The goals of the project are to preserve the historic feature and improve the visitor's ability to experience the ice well, preserve the historic feature, and improve the visitor's experience to the site. The planning and design process was completed in early 2012, with construction planned for summer of 2012. The entire project is intended to be funded solely with private donations and grant monies, with City funds only being loaned temporarily as needed to bridge cash flow gaps.</p> |   |                    |           |
| **Total Project<br>Allocations To-Date              | \$242,001 |  |   |                    |           |
| ***Current<br>Allocation Request                    | \$347,208 |  |   |                    |           |
| Remaining<br>Unallocated Project<br>Balance         | \$0       |  |   |                    |           |
| *Total Project<br>Budget Including<br>CIP Out-Years | \$589,209 |  |   |                    |           |

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*\*Best estimate at time of allocation request and reflects both the project design and construction.*

*\*\*Includes previous private donations and grant funds included on the June 2012 appropriation ordinance.*

*\*\*\*Includes \$165,000 temporary bridge loan reallocation from the OHA CFMP (to be repaid in time by private donations); grants in the amounts of \$49,000 and \$25,000; and private donations totaling \$108,208.*

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| Ongoing Maintenance Program<br>(Category 1 Title)     | CIP Section & Page                                    | Allocation Request  | OCA /<br>Subobject | Project # |
|---|---|---|--------------------|-----------|
| Library Capital Facilities Maintenance Program (CFMP) | Public Buildings – p. 10-17<br>(FY 2013 Approved CIP) | \$220,000<br>(\$150,000 Cash Capital;<br>\$70,000 General<br>Obligation Bonds)  | 205071-2106        | 002-704   |
| <b>Program Funding Summary</b>                        |   | <u>Use of Funds</u>   |                    |           |
| Unallocated Balance as of 6/1/2012                    | \$0   | <p>The requested allocation of \$220,000 will provide for the following Library capital maintenance projects:</p> <ul style="list-style-type: none"> <li>• <b>Burke and Duncan Libraries (\$14,000)</b> - Interior painting;</li> <li>• <b>Beatley Library (\$54,000)</b> - Phase II carpet replacement;</li> <li>• <b>Barrett Library (\$152,000)</b> – Carpet replacement on the second floor and office, and window replacement.</li> <li>•</li> </ul> <p>Work on all projects is scheduled to be completed by summer of 2013.</p> <p><u>Project History / Background</u></p> <p>This project provides funding to address capital maintenance requirements at the City’s libraries managed by the Department of General Services including plaster repair, painting, floor restoration, heating ventilation and air conditioning (HVAC), and electrical and plumbing systems components. Library properties requiring capital maintenance include Burke, Duncan, Barrett and Beatley branches.</p> |                    |           |
| FY 2013 Program Budget                                | \$220,000   |   |                    |           |
| Current Allocation Request                            | \$220,000   |   |                    |           |
| Remaining Unallocated Balance                         | \$0   |   |                    |           |
|   |   |   |                    |           |

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