

## City of Alexandria, Virginia

## MEMORANDUM

**DATE:** DECEMBER 6, 2010

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

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

**SUBJECT:** CONSIDERATION OF AUTHORIZATION OF RECOMMENDED CAPITAL PROJECT ALLOCATIONS AND PLANNED EXPENDITURES

**ISSUE:** City Council authorization of the recommended capital project allocations and planned expenditures.

**RECOMMENDATION:** That City Council authorize \$2,950,000 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:

<b>Community Development (\$1,300,000)</b>	
Arlandria Pedestrian Improvements	\$300,000
Stream and Channel Maintenance	\$1,000,000
<b>Public Buildings (\$1,150,000)</b>	
Public Safety Center Slab	\$400,000
General Services Capital Facilities Maintenance Program (CFMP)	\$750,000
<b>Streets, Bridges, and Non-Motorized Transportation (\$250,000)</b>	
Holmes Run Bike Trail Study	\$250,000
<b>Sewers (\$250,000)</b>	
Mitigation of Combined Sewer Overflows (CSOs)	\$250,000
<b>Total Allocations Requested for December 2010</b>	<b>\$2,950,000</b>

**ATTACHMENTS:**

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  
December 14, 2010 Report, Docketed December 14, 2010**

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 Pedestrian Improvements		Comm. Development: p. 6-19 (FY 2011 Approved)	\$300,000 (General Obligation Bonds)	210710-2121	003-304
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
		Requested funding will be designated for construction of pedestrian safety improvements at the intersection of Mount Vernon Avenue and West Reed Avenue. Improvements include:			
		<ul style="list-style-type: none"> <li>• Traditional four approach intersection;</li> <li>• Crosswalks across Mount Vernon Avenue;</li> <li>• Shortened pedestrian crossing distance;</li> <li>• Consolidated driveways; and</li> <li>• Improvements in transit access.</li> </ul>			
Total Project Budget	\$850,000	Design will be completed in December 2010 and construction is to be completed in the spring of 2011.			
Total Allocations to Date	\$350,000	<u>Project History / Background</u>			
Current Allocation Request	\$300,000	Planning of this project began in 2001 as a part of the Upper Potomac West Task Force Report. The concept was to redevelop the block known as the "Safeway-Datatel Block" (corner of Mt. Vernon Ave. and West Glebe Rd.) as the keystone in the entire Arlandria revitalization process. A feasibility study has been completed for the plan-recommended improvements to the gateway into the City of Alexandria, connections to Four Mile Run Park, and pedestrian safety improvements. Pedestrian improvements at Russell Road and Mount Vernon Avenue have been completed.			
Remaining Unallocated Project Balance	\$200,000				

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Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Stream and Channel Maintenance and Restoration		Comm. Development: p. 6-24 (FY 2011 Approved)	\$1,000,000 (Cash Capital)	210112-2121	003-601
<b>Program Funding Summary</b>		<u>Use of Funds</u>			
		<p>The project scope includes removing 9,000 cubic yards (12,000 tons) of sediment from Cameron Run (upstream from the Cameron Run Beltway crossing; near Bluestone Rd.) and Holmes Run (near Pendleton St). Temporary site access to the streams for construction equipment must be provided, which will allow for sediment removal. Sediment removal will allow floodwaters to flow unimpeded, reducing the potential of flooding along the streams. Estimated costs for sediment removal are \$850,000.</p> <p>At both sites, woody vegetation removal will provide better flow of floodwaters. Vegetation removal will be done along the bottom third of the stream bank; selective thinning of vegetation along the middle third; dead and downed trees removed along the top third. Estimated costs for vegetation removal are \$150,000. All work (including sediment removal) must meet strict environmental permitting standards.</p>			
Current Fiscal Year Program Budget	\$1,770,750	Implementation is scheduled for the winter/spring of calendar years 2010 and 2011. This type of maintenance is performed every 24-36 months.			
Total Fiscal Year Allocations to Date	\$0	<u>Project Background / Operating Impacts</u>			
Current Allocation Request	\$1,000,000	Removal of woody vegetation and sediment allows the stream to convey floodwaters through the City to reduce flooding potential.			
Projected Remaining Unallocated Balance	\$770,750	There is no impact on the operating budget.			

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Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Public Safety Center Slab Replacement		Public Buildings: p. 6-75 (FY 2011 Approved)	\$400,000 (Surplus General Obligation Bonds)	220780-2121	005-319
<b>Program Funding Summary</b>		<u>Use of Funds</u>			
Total Project Budget	\$11,945,000	<p>This allocation will provide \$400,000 to fully fund and complete the Coakley Williams public safety center slab replacement construction contract. Coakley Williams is the lead City contractor for the slab replacement project at the Public Safety Center. The source of funds is surplus General Obligation Bonds resulting from savings within the new DASH facility construction project budget.</p> <p><u>Project Background / Operating Impacts</u></p> <p>Since the completion of the Public Safety Center (PSC) in 1987, first floor, non-structural slab settlement has occurred. A study completed in FY 2001 determined that the slab has settled as much as four inches in some areas of the building due to ongoing consolidation of decaying organic and soft material in the third soil strata and that further settlement due to decaying material might occur. This project provides for the replacement of the 37,000 square foot first floor concrete slab at the Public Safety Center and restoration and renovation of the first floor work areas that have experienced damage due to slab settlement.</p>			
Total Allocations to Date	\$11,945,000				
Current Allocation Request	\$400,000				
Remaining Unallocated Project Balance	(\$400,000)				

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Ongoing Maintenance Program (Category 1) Title		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
General Services Capital Facilities Maintenance Program (CFMP)		Public Buildings: p. 6-84 (FY 2011 Approved)	\$750,000 (Surplus General Obligation Bonds)	221135-2121	005-307
Program Funding Summary		Use of Funds			
Prior Year Unallocated Balance	\$0	<p>This allocation of \$750,000 will provide for the replacement of mechanical, electrical and plumbing systems on the first floor of the Public Safety Center (PSC). These systems need to be replaced at some point in the near future. Because of the ongoing slab reconstruction project and the related disruption to internal walls and facility systems on the first floor of the Public Safety Center, the City has the opportunity to make these necessary systems replacements at a lower cost. Project completion is anticipated in spring 2011.</p> <p>These expenditures were not included in the Approved Capital Improvement Program for FY 2011. As such, funds are requested to be reallocated from surplus balances resulting from savings in the completed DASH facility project budget.</p>			
Current Fiscal Year Program Budget	\$1,100,000				
Total Fiscal Year Allocations to Date	\$1,100,000	Project Background / Operating Impacts			
Current Allocation Request*	\$750,000	<p>The General Services Capital Facilities Maintenance Plan (GS CFMP) provides a work plan that projects the anticipated timetable and estimated costs of infrastructure and equipment repairs and/or replacements based on industry standards for life expectancies of equipment and materials that are necessary to adequately maintain the City's physical plant. In some cases, the City's equipment may be retained beyond the standard life expectancy if it is in good operating condition and it is cost-effective to do so. In some cases, the equipment may be replaced earlier in conjunction with another project, and it is cost effective to do so, as is the case with this allocation. The GS CFMP also provides for the scheduled capital maintenance needs of City facilities, including painting and floor covering (carpet and tile) replacement; mechanical, electrical and plumbing systems; and window and roof replacements.</p>			
Remaining* Unallocated Project Balance	(\$750,000)				

\*To be funded through reallocated surplus balances associated with the DASH bus facility construction project.

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Capital Project (Category 2/3) Name		CIP Section & Page	Allocation Request	OCA / Subobject	Project #
Holmes Run Bike Trail Study		Street & Bridges: p 6-105 (FY 2011 Approved)	\$250,000 (VDOT Grant Funds)	210750-2102	004-104
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
		The description of work is consistent with the Council-appropriated grant docketed at the June 14, 2008 meeting.			
		Funds will be used to complete design on improvements to multi-use trail tunnels under Van Dorn St. and I-395 on the Holmes Run multi-use trail, as well as improving the fair weather crossings and alignment on the trail from North Ripley St. to the I-395 tunnel. The improvements may include path/tunnel re-alignment or rehabilitation of the existing tunnels. Plans also may include elevating the trail between I-395 and North Ripley St. as well as replacing the at-grade fair weather crossing at North Ripley St. with a bridge. Project design is scheduled for 12/2010-3/2012, however no federal, state or local CIP funds have been identified to date to fund construction costs of this project.			
Total Project Budget	\$250,000	<u>Project History / Background</u> This project is funded by \$250,000 in VDOT grant funding; it requires no City share.			
Total Allocations to Date	\$0				
Current Allocation Request	\$250,000				
Remaining Unallocated Project Balance	\$0				

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Mitigation of Combined Sewer Overflows (COS's) - VPDES Compliance Permit Work		Sewers: p. 6-131 (FY 2011 Approved)	\$250,000 (Sanitary Sewer Fees)	255208-2102	013-101
<b>Project Funding Summary</b>		<u>Use of Funds</u>			
Prior Year Unallocated Balance	\$1,288,690	<p>Staff requests funds for implementing monitoring and water quality analysis of overflows and receiving streams, modeling, and annual reporting. A portion of the project will involve preparation for the upcoming re-application for the National Pollutant Discharge Elimination System (NPDES) permit that allows City to operate its Combined Sewer System. Funds may also be needed to address issues that may be identified by the Virginia Department of Environmental Quality (VDEQ) through review of the reports submitted to the VDEQ by the City or any inspections that VDEQ may conduct.</p> <p><u>Project History / Background</u></p> <p>The City, for its combined sewer system and associated combined sewer overflows, maintains a VPDES (Virginia Pollutant Discharge Elimination System) Permit from VDEQ. 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 include 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. Requirements span over the five year permit duration.</p>			
Current Fiscal Year Program Budget	\$289,000				
Total Fiscal Year Allocations to Date	\$0				
Current Allocation Request	\$250,000				
Remaining Unallocated Project Balance	\$1,327,690				

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