

## City of Alexandria, Virginia

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2-26-02

## MEMORANDUM

DATE: FEBRUARY 15, 2002

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: AUTHORIZATION OF RECOMMENDED CAPITAL PROJECT ALLOCATIONS AND PLANNED EXPENDITURES

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

**RECOMMENDATIONS:** That City Council:

- (1) Authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment 1); and
- (2) Approve the allocation of \$400,000 previously budgeted as a City General Fund School Enrollment Contingent in FY 2002 to the Capital Projects Fund in order to fund the planned window replacement element of the George Washington Middle School renovation and expansion program.

**DISCUSSION:** This docket item provides a summary of Capital Improvement Program planned expenditures (Attachment 1). It includes projects reflected in the City's Fiscal Year 2002 Capital Budget, approved by City Council on May 3, 2001, or approved in capital budgets prior to FY 2002. A project title listing appears on the next page and a detailed summary appears in Attachment 1. All of the projects except the window replacement element of the George Washington Middle School renovation and expansion program are funded. The window replacement program is proposed to be funded from the City's FY 2002 General Fund Enrollment Contingent account which was established by Council last June to address increased school expenses arising from expanded elementary school enrollment. Our recommendation is based on the following: (1) the bid costs of the George Washington Middle School renovation and expansion program are \$1.4 million over the \$19.0 million planned budget; (2) the window replacement is a key integral element of the program; and (3) the unexpected drop in school enrollment for FY 2002 has obviated the need for the Enrollment Contingent.

Allocations are recommended for the following projects:

**Schools**

Lyles-Crouch Elementary (Media Center construction)	\$ 657,000
Patrick Henry (HVAC replacement)	\$ 550,000
George Washington Middle School (Window replacement)	\$ 400,000

**Traffic Improvements and Rapid Transit**

Traffic Control Facilities	\$ 150,000
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**Preservation of Historic Buildings**

Friendship Firehouse	\$ 37,500
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**ATTACHMENT:**

Attachment 1 - Capital Improvement Program Planned Expenditures

**STAFF:**

Mark Jinks, Assistant City Manager

Gene Swearingen, Director, Office of Management and Budget

Alfred Coleman, Budget/Management Analyst, Office of Management and Budget

**CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES**  
**January 31, 2001 Report, Docketed February 26, 2002**

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Funding for all of the projects discussed below is included in the City's Approved FY 2002 Capital Improvement Program (CIP) budget or in prior year capital budgets.

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 001-173 Account No.200121 Sub-object 2121	Lyles-Crouch Elementary	\$657,000	\$657,000	Page 46 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding to complete the media center addition at Lyles-Crouch Elementary School, which includes furniture, fixtures and equipment (FF&E), storm water management, significant poor soils removal and replacement, asbestos removal, Virginia Power and Code-related costs that were not included in the original budget estimate. In addition, the allocation will fund the addition of a new elevator to meet Americans With Disabilities Act (ADA) requirements and office renovations. As a result of all of these changes, the cost of the project is estimated at \$1.4 million. This allocation request will be funded from unallocated monies designated for the William Ramsay Multi-Purpose Room project (200625) which, largely because of enrollment declines, has been deferred until at least FY 2004. Funding for the Ramsay project is proposed by the Schools to be restored in the FY 2003-FY 2008 Capital Improvement Program. Construction of the media center is ongoing and is scheduled to be completed in February 2002. (Fund Source: Bond Proceeds - FY 2002 Funds)

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 001-162 Account No.200394 Sub-object 2121	Patrick Henry Elementary School	\$550,000	\$550,000	Page 45 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement of the heating, ventilation and air conditioning (HVAC) system at the Patrick Henry Elementary School and the upgrade of the school's electrical power system. Design work is scheduled to be completed by March 2002 and construction is scheduled to begin in early April 2002. (Funding Source: Cash Capital - FY 2002 Funds)

**CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES**  
**January 31, 2001 Report, Docketed February 26, 2002**

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 001-168 Account No.200295 Sub-object 2121	George Washington Middle School	\$400,000	\$400,000	Page 46 of the City's Approved 2002 CIP Budget Document

This allocation of \$400,000 from the General Fund School Enrollment Contingent will help the Schools close part of the \$1.4 million shortfall between the bid cost of the George Washington Middle School and the \$19.0 million in School capital funds planned for this middle school's expansion and renovation. To date, \$17.9 million has been approved in FY 2002 or earlier fiscal years and \$1.1 million is planned for FY 2003. The \$400,000 will enable the Schools to cover most of the cost of replacing windows in the existing building. As the windows are an integral part of both the classroom improvements and the visual appearance of the exterior of the building, it is recommended that the City increase its planned capital support of the Schools by \$400,000 in FY 2002. The balance of shortfall represents projects that can be deferred to future fiscal years (new and modified lockers, gym bleachers, auditorium upgrades, as well as furniture, fixtures and equipment). (Funding Source: General Fund School Enrollment Contingent)

<b>Project Number Index Code/ Sub-object</b>	<b>Project Title</b>	<b>Approved Funding Available</b>	<b>Planned Expenditure Amount</b>	<b>Budget Document Page Reference</b>
Project 009-039 Account No.235390 Sub-object 2121	Traffic Control Facilities	\$150,000	\$150,000	Page 121 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the ongoing scheduled installation, replacement and/or upgrade of traffic signal equipment City-wide at intersections that require a high level of maintenance and the emergency replacement of signal equipment damaged by nature and/or vehicular accidents. In addition, this allocation will provide for the ongoing replacement of cable between the signal equipment and the City's central traffic computer. The current cable, which was last replaced in the early 1980's, has substantially exceeded its useful life of seven years. This project is ongoing. (Funding Source: Cash Capital - FY 2002 Funds)

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES  
January 31, 2001 Report, Docketed February 26, 2002

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.221040 Sub-object 2121	Preservation of Historic Buildings (Friendship Firehouse)	\$37,500	\$37,500	Page 97 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding to design corrective measures to abate the moisture and repair the damage in the walls of the first floor of the Friendship Firehouse. Following an on-site investigation, which identified the causes of the moisture problem, the consultant made recommendations for corrective measures in the form of a written report. Because this is an historic building, the work will not compromise its historic designation. The project will take approximately 4 to 6 weeks following initiation. (Funding Source: Cash Capital - FY 2001 Funds)