

City of Alexandria, Virginia

18
4-23-02

MEMORANDUM

DATE: APRIL 17, 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

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

RECOMMENDATION: That City Council authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment 1).

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 with a CIP budget document page reference in Attachment 1. A project title listing appears on the next page and a detailed summary appears in Attachment 1.

Allocations are recommended for the following projects:

Renovation of Existing City Facilities	
Capital Facilities Maintenance Plan	\$ 716,000
Health Department Building	\$ 420,000
Libraries	
Duncan Library (Feasibility Study)	\$ 50,000
Recreation and Parks	
Monticello Park	\$ 26,000
Skate Park (initial engineering and design)	\$ 25,000
Trail Lighting (Holmes Run)	\$ 20,000
Sewers	
Sanitary Sewer Reconstruction	\$ 400,000

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES

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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.

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.221135 Sub-object 2121	Renovation of Existing City Facilities (Capital Facilities Maintenance)	\$716,000	\$716,000	Page 106 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for 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. This will include the continued remodeling and maintenance work on the interior spaces of City Hall including painting, maintenance of wood finishes in City Council Chambers and Work Room, first floor restrooms, replacement of interior glass doors, reconfiguration of the Code Enforcement Division suite, replacement of heating, ventilation and air conditioning (HVAC) units, repairs to the brick chimneys on the main roof of the building, paint and stain for the Market Square stage, and work on the fire and security systems (\$450,600). This allocation will also provide for repairs to the jail kitchen elevator, doors, rest rooms and boiler room equipment at the Public Safety Center (\$138,400); repairs to the roof top HVAC units, loading dock roll-up doors and the installation of a section of railing at the Torpedo Factory Art Center and Marina (\$9,000); repairs to the fire alarm systems at Gadsby's Tavern and the replacement of the roof over the handicap ramp at the Lyceum (\$41,000); re-paving of the City-owned parking lot at Oxford and Mt. Vernon Avenues (\$10,000); repairs to selected exterior doors at Charles Houston and Chinguapin Recreation Centers and repairs to the HVAC equipment at Patrick Henry Recreation Center (\$11,000); replacement of existing parking equipment, including ticket dispenser, in-ground loops, gates and arms, cashier's booth and associated parking/accounting equipment at Union Street Garage (\$45,000); and investigative work on the electrical system at the Motor Equipment Fuel Island (\$11,000). These projects are scheduled to begin immediately. The larger projects should be completed by Fall 2002. (Fund Source: Cash Capital - FY 2000, FY 2001, FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.221085 Sub-object 2121	Renovation of Existing City Facilities (Health Department)	\$420,000	\$420,000	Page 108 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the steps necessary to select, purchase and make modifications of an existing office building located on King Street that is to become the new headquarters for the Alexandria Health Department and possibly other City uses. These steps include a summary appraisal report, a Phase I environmental assessment, a Phase III detail property report, boundary survey, and ALTA survey, title search and purchase of title insurance. This allocation will also fund any contingency costs that may be incurred during the acquisition of the property as well as preliminary architectural and engineering and design fees. These phases of the project are scheduled to be completed by January 2003. The entire purchase and renovation of the Health Department site is scheduled to be completed no later than Fall 2004. (Funding Source: Bond Proceeds - FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 002-702 Account No.267785 Sub-object 2121	Libraries (Duncan Library)	\$50,000	\$50,000	Page 50 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for a feasibility study for the future expansion of the Duncan Library. This estimated 8,000 square foot expansion is in response to community growth, need and significant overcrowding at the facility. The Duncan Library currently serves Potomac West and the North Ridge/Rosemont area which currently comprises approximately 29 percent of the City's population. This feasibility study will analyze critical setback and parking limitations that could restrict expansion; evaluate the fundamental building construction and usage of existing space; develop, in conjunction with the Library, a program to identify desired space allocations that include an expansion, functional relationships of the new and proposed expansion space and will evaluate the capacity to expand horizontally or vertically to meet needs. This study will also provide for consultation with user groups and the local community to determine public perspectives and needs and deliver a final report. The study is scheduled to begin in April 2002 and continue into the summer. (Funding Source: Cash Capital - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-012 Account No.215665 Sub-object 2121	Recreation and Parks (Monticello Park)	\$26,000	\$26,000	Page 84 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for improvements to the trail and the design and construction of an accessible pedestrian bridge in Monticello Park. These improvements will enhance the accessibility of the park and allow for safer travel through the park. These improvements will be coordinated with the Department of Transportation and Environmental Services. The site visit will occur immediately. The design and development phase will begin in May 2002 with construction anticipated to begin in the fall of 2003. The specific timing of this project will be established taking into consideration the bird habitat and migration (spring nesting and fall migration). (Funding Source: Cash Capital - FY 1997 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-712 Account No.215500 Sub-object 2121	Recreation and Parks (Skate Park)	\$25,000	\$25,000	Page 84 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the initial engineering and design for a skate park. Staff have been in the planning process for a potential skate park in the City for over a year. Several public meetings have been held and multiple sites were examined resulting in Luckett Field on Duke Street as the recommended location. The Park and Recreation Commission is working to establish a Skate Park Friends group to raise money to help build the facility. Pending Council action during the FY 2003 budget process, a combination of City and private funds may be used to fund this project. The Department hopes to begin work on the skate park before the end of Summer 2002 with completion as early as Spring 2003. This assumes that the fundraising process gets a solid start, and that Recreation's capital facilities account would be used to fund the City portion of this project. (Funding Source: Cash Capital - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-709 Account No.215650 Sub-object 2121	Recreation and Parks (Trail Lighting)	\$20,000	\$20,000	Page 85 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for trail lighting along the paved pathway from the end of North Pickett Street to the Beatley Bridge at Holmes Run. This lighting is needed to provide a safer environment for bikers and pedestrians that use this very popular trail. Initial planning meetings are already underway. The project is scheduled to begin no later than June 30, 2002 and be completed by the end of Summer 2002. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-005 Account No.255133 Sub-object 2121	Sewers (Sanitary Sewer Reconstruction)	\$400,000	\$400,000	Page 155 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for ongoing sanitary sewer reconstructions and miscellaneous sewer repairs City-wide including design. Sanitary sewer repairs and reconstruction projects are ongoing. (Funding Source: Cash Capital - FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-004 Account No.265447 Sub-object 2121	Connectivity Projects (Network Infrastructure Upgrades)	\$237,000	\$237,000	Page 184 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the phased replacement and enhancement of the hardware and software required to better operate the City's computer network services in a safer and more reliable manner. This allocation will be used to migrate the operating systems for 33 servers from an older version of Novell to Windows 2000 Active Server and to purchase

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four new servers in accordance with the planned server replacement cycle. This work extends to all City department and agencies on the Wide-Area Network. This allocation will also provide for the purchase of enterprise wide Veritas back-up software in order to take advantage of the Scaler robotic automatic back-up and recovery system as the servers with Windows 2000 are brought on-line. This project is ongoing. This phase of the project is scheduled for completion by July 2002. (Funding Source: Cash Capital - FY 2002 Funds)