


City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 15, 2005

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 the 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 2005 Capital Budget, approved by City Council on May 3, 2004 or approved in capital budgets prior to FY 2005 with a CIP budget document page reference in the Attachment. A project title listing appears on the next page and a detailed summary appears in the Attachment.

Allocations are recommended for the following projects:

Schools

F.C. Hammond Middle School	\$	4,194,000
William Ramsay Elementary School		1,970,000
Douglas MacArthur Elementary School		72,000

Recreation Facilities Improvements

Charles Houston Recreation Center	\$	840,000
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Renovation of Existing City Facilities

Capital Facilities Maintenance Plan (CFMP)	\$	266,000
Police Department K-9 Facility		35,900

Sewers

Royal Street Relief Sewer	\$	1,854,699
Inflow & Infiltration		1,449,492

Streets and Bridges		
Madison & Montgomery Streets	\$	250,000
Parking Meter Replacement (City-wide)		150,000
Infrastructure Projects		
Network Infrastructure Hardware Upgrades/Replacement	\$	100,000

ATTACHMENTS: Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Assistant City Manager

Bruce Johnson, Director, Office of Management and Budget

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

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES
 January 31, 2005 Report, Docketed February 22, 2005

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 2005 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 001-163 Account No.200279 Sub-object 2121	Schools (F.C. Hammond Middle School)	\$4,194,000	\$4,194,000	Page 47 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the replacement of infrastructure systems in the original F.C. Hammond Middle School building which was completed in 1956. These systems include heating, ventilation and air conditioning (HVAC), lighting, and fire alarms. The sprinkler system installed in the new building addition completed in 2002 will be expanded to provide coverage for the original building. A contract is scheduled to be awarded in March 2005 with work scheduled to begin in April 2005. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-161 Account No.200386 Sub-object 2121	Schools (William Ramsay Elementary School)	\$1,970,000	\$1,970,000	Page 47 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the replacement of infrastructure systems at William Ramsay Elementary School including heating, ventilation and air conditioning (HVAC), lighting, and electrical. These systems are original to the building which was built in 1963. A contract is scheduled to be awarded in March 2005 with work scheduled to begin in April 2005. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-159 Account No.200154 Sub-object 2121	Schools (Douglas MacArthur Elementary School)	\$72,000	\$72,000	Page 47 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the design for the replacement of the heating, ventilation and air conditioning (HVAC) system at Douglas MacArthur Elementary School. Design work is scheduled to be completed in summer 2005. Bids for the replacement project are scheduled to go out in fall/winter 2005-2006. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-179 Account No.215699 Sub-object 2121	Recreation Facilities Improvements (Charles Houston Recreation Center)	\$840,000	\$840,000	Page 96 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the architectural and engineering (A/E) services required for the planned renovations and improvements at the Charles Houston Recreation Center. The Request For Proposals for A/E services will be issued in February 2005 with the contract award scheduled for April 2005. Design for this project will take from 8 to 12 months depending on the final design selected. Construction is anticipated to begin in Spring 2006 with completion in Spring 2007. (Funding Source: Cash Capital - FY 2005 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-307 Account No.221135 Sub-object 2121	Renovation of Existing City Facilities (Capital Facilities Maintenance Plan)	\$266,000	\$266,000	Page 111 of the City's Approved 2005 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 necessary to adequately maintain the City's physical plant. This allocation will address: (1) the renovation of the bathrooms on the third and fourth floors at City Hall; repair of built-in gutters and phased slate roof repairs also at City Hall (\$100,000); (2) the replacement of the doors and windows of the attendants booth at the City parking lot at N. St. Asaph and Cameron Streets (\$14,000); (3) the phased modification of the heating, ventilation and air conditioning (HVAC) duct work at the Community Shelter (\$45,000); (4) phased replacement of HVAC Variable Air Volume (VAV) boxes and replacement of the access control system at the Health Department building located at 4480 King Street (\$90,000); and (5) relocate and replace the existing exterior HVAC unit at the Burke Branch Library (\$17,000). The majority of these projects will commence immediately upon approval of the allocation request. All work is scheduled to be completed by the end of summer 2005. (Funding Source: Cash Capital - FY 2004 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-603 Account No.265721 Sub-object 2121	Renovation of Existing City Facilities (Police K-9 Facility)	\$35,900	\$35,900	Page 117 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the replacement of the roof and the replacement of several electrical components at the Police Departments K-9 Facility located at 1108 Jefferson Street (behind the Lee Center). The existing roof at the facility is leaking. The current 100 amp service panel will be replaced with a larger 200 amp panel capable of providing dedicated computer circuits and uninterrupted powers sources (UPS), new general service outlets and new security light fixtures at the building perimeter. The roofing work will begin as weather permits and will require three to five days. The electrical work will require approximately thirty days to complete and will commence after the selection of a contractor. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-106 Account No.255080 Sub-object 2121	Sewers (Royal Street Relief Sewer)	\$1,854,699	\$1,854,699	Page 172 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the construction of relief measures to alleviate street and home flooding on Gibbon Street between S. Pitt Street and S. Royal Street; and S. Royal Street between Wolfe and Duke Streets. Four construction bids were received in December 2004 for this project. Due to market conditions for construction materials, the lowest responsive bid exceeded the engineers original estimate and the approved budget for this project. This allocation will provide the balance required to fully fund the construction phase of this project. Funding for this phase will be allocated from the Infiltration and Inflow (I/I) project. The monies allocated from the I/I project will be recommended to be added back in the FY 2006 CIP. The construction phase of the Royal Street Relief Sewer project is

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currently underway and is scheduled for completion in summer 2006. (Funding Source: Infiltration/Inflow (OCA 255200) - Cash Capital (FY 2004 Funds))

Project Number	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-101 Account No. 255200 Sub-object 2121	\$1,449,492 (Infiltration/ Inflow)	\$1,449,492	Page 171 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the evaluation and remediation of infiltration/inflow (I/I) conditions in older parts of the City's separate sanitary sewer system. The areas include the sanitary sewer systems tributary to the Commonwealth Interceptor and areas in the Holmes Run sewer service area. During wet weather, I/I into these older sanitary sewers have created overload conditions causing basement back-ups. This project will identify leaking sewers and connections which allow excessive I/I to enter sewers and correct the problem through the repair of the sewers and removal of direct storm water such as down spouts. This multi-phased project will cover three sewer sheds: Four Mile Run, Commonwealth and Taylor Run. This allocation combined with monies recommended in the FY 2006 CIP will fund the construction of the Commonwealth rehabilitation project. The Four Mile Run sewer shed will be completed in summer 2005. Commonwealth construction is scheduled to begin in summer 2005 with an estimated completion in spring 2006. (Funding Source: Cash Capital -FY 2005 Funds)

Project Number	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-102 Account No. 245408 Sub-object 2121	\$250,000 Streets and Bridges (Madison and Montgomery Streets)	\$250,000	Page 161 of the City's Approved 2005 CIP Budget Document

This allocation will provide for a geophysical study of Madison and Montgomery Street between Fairfax and Pitt Streets in order to devise a long-term stabilization solution so that the streets can be reconstructed. Madison and Montgomery Streets between Fairfax and Pitt Streets partially lie over an old abandoned canal that was eventually converted into a land fill. The

landfill has contributed to the continual settling of the ground and to the current unstable roadways in the area. Following the study and implementation of the measures to stabilize the streets, the streets can be reconstructed with the assurance that they will remain in good condition for the full life span (25 years) before requiring routine maintenance. The study is scheduled to begin in February 2005 with the completion and receipt of a technical report by the City in June 2005. (Fund Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-115 Account No. 245600 Sub-object 2121	Streets and Bridges (Parking Meters - City-wide)	\$150,000	\$150,000	Page 160 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the purchase and installation of replacement parking meters in the Old Town area. To date approximately 700 meters have been replaced at a cost of \$241,000. This allocation will provide for the purchase and installation of approximately 450 parking meters. This project will consist of replacing the meter mechanism and the meter case and installing a decorative sleeve over the existing meter post. This project is scheduled to be completed in fall 2005. (Fund Source: Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-409 Account No. 265447 Sub-object 2121	Infrastructure Projects (Network Infrastructure Hardware Upgrades/Replacement)	\$100,000	\$100,000	Page 233 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the phased replacement and enhancement of the hardware and software required to operate the City's computer network services in a safe and reliable manner. This allocation will continue the replacement of network servers and printers that are approaching the end of their useful life. This will provide for the replacement of one

enterprise class database server and three enterprise file servers, including software and licensing required for integration into the current network environment. In addition, this allocation will fund the ongoing replacement of network connected printers and other miscellaneous hardware replacements. This project is on-going. (Fund Source: Cash Capital - FY 2005 Funds)