


City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 15, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, 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 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 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 Attachment 1. A project title listing appears on the next page and a detailed summary appears in Attachment 1.

Three capital project allocations reflect reallocations from the City's original approved CIP and are highlighted below (with the Attachment page number noted):

- T.C. Williams (pg. 1) - This allocation of \$7.3 million is consistent with the revised CIP plan submitted by the School Board and approved by Council at its October 12 meeting.
- Duncan Library (pg. 3) - This allocation of \$0.6 million reflects recommended reallocations and allocations from program-type amounts so the \$2.7 million expansion project has sufficient funding and can move forward.
- Street Repaving (pg. 7) - This allocation of \$1.0 million for repaving of certain parts of deteriorated Duke and King Streets derives from a reallocation of Old Town utility undergrounding funds which would not be spent in FY 2005. If Council approves this reallocation, the \$1.0 million would need to be restored and added to the City's CIP for Old Town utility undergrounding in FY 2006.

Allocations are recommended for the following projects:

Schools

T.C. Williams High School	\$	7,278,002
John Adams Elementary School		794,500
William Ramsay Elementary School		198,000

Renovation of Existing City Facilities

Duncan Library	\$	620,000
Space Management Program		250,000
Health Department		200,000
Fire Station Location Study		150,000
Building Code Compliance Program		110,000
Americans With Disabilities Act (ADA) Improvements		100,000
Environmental Improvements		50,000

Street and Bridges

Duke and King Street Paving	\$	1,000,000
Traffic Calming		250,000
Janney's Lane Traffic Calming		50,000

Community Development

Mount Vernon Avenue Improvements	\$	600,000
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Infrastructure Projects

Institutional Network (I-Net) Development	\$	315,000
Storage Area Network (SAN)		200,000
Network Security		150,000

Regional Public Safety

Peumansend Creek Regional Jail	\$	174,953
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ATTACHMENTS:

Attachment 1 - 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

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 001-205 Account No. 200730 Sub-object 2121	Schools (T.C. Williams High School)	\$7,278,002	\$7,278,002	Page 47 of the City's Approved 2005 CIP Budget Document

This allocation, which is consistent with the CIP amendments Council approved at its October 12 meeting, will provide the balance needed for construction of a new 457,000 square foot, three story high school that will accommodate 2,500 students. This project will replace the existing 39 year-old, 360,450 square foot high school which currently serves grades 10-12, the Secondary Training and Education Program and City Recreation Department programs. The new facility also includes a two-story parking structure and an additional playing field. The project will also provide for an environmentally sound, high performance, sustainable or "green" school which is anticipated to result in Leadership in Energy and Environmental Design (LEED) certification. The School Board has recently awarded a contract for construction of this \$98.9 million project. Construction on the new T.C. Williams High School is scheduled to begin this winter (CY 2005). (Funding Source: Education Contingent Reserves - \$2.5 million; T.C. funds reallocated from Minnie Howard (200645) - \$4,778,002 -Bond Proceeds - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 00-172 Account No. 200105 Sub-object 2121	Schools (John Adams Elementary School)	\$794,500	\$794,500	Page 47 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for several major projects planned at the John Adams Elementary School including window replacement, the addition of a new elevator, Americans With Disabilities (ADA) renovations, playground and field renovations. This allocation will also provide for Phase II of the John Adams' library renovation project. Phase I was completed in Summer 2004. Architectural and engineering design is scheduled to begin in November 2004 with construction scheduled to begin in Summer 2005. (Funding Source: Bond Proceeds - FY 2004 - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-061 Account No. 200386 Sub-object 2121	Schools (William Ramsay Elementary School)	\$198,000	\$198,000	Page 47 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the replacement of the heating, ventilation and air conditioning (HVAC) system at William Ramsay Elementary School. This allocation will also provide for the upgrade of the lighting systems, the electrical power system and the plumbing system. The school was constructed in 1958 with additions in 1963, 1977 and 1990 and these systems are original to the building construction. Architectural and engineering design work is scheduled to begin immediately with on-site construction scheduled to begin in Spring 2005. (Funding Source - Cash Capital FY 2005 Funds)

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES
September 30, 2004 Report, Docketed October 26, 2004

Project Number	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 002-702	Libraries	\$620,000	\$620,000	Page 55 of the
Account No. 265785	(Duncan Library)			City's Approved 2005
Sub-object 2121				CIP Budget Document

Previous Budget	Revised Budget	Gap to be Closed
\$1,903,000	\$2,725,977	\$822,277

Completed CIP Projects	Balance to be Used	Project Status
Truck Wash	\$320,000	Portable Truck Wash Purchased
ADA	\$90,000	Annual Funding
Energy Conservation	\$210,000	Annual Funding
Misc CIP Projects	\$202,977	Completed (already allocated)
TOTAL	\$822,977	

This allocation will provide the balance of funding needed for the construction, furniture, fixtures and equipment and contingency required for the 8,000 square foot expansion of the Duncan Branch Library. The cost of the Duncan Library expansion project is considerably over the prior budgeted estimates of \$1,903,000. Including design, furniture, fixtures and equipment, utilities and contingency, less \$75,000 in value engineering, the new project estimate is now \$2,725,977, which represents an increase of \$822,977 over the original approved project budget. The major disparity between the original estimate and the bid price is (1) the addition of "green" initiatives; (2) the volatility of pricing for construction materials and the shortage of skilled and qualified labor. In order to fund the shortfall of \$822,977, \$300,000 would be funded by allocating funds from the capital ADA (\$90,000) and Energy Conservation (\$210,000) projects to fund these types of elements that will be implemented in the Duncan project. These two CIP projects have annual funding streams that are used for projects City-wide and the use of these monies for the ADA and Energy Conservation elements at Duncan is appropriate and will not affect other City facility improvements. \$320,000 of the shortfall would come from the balance of unallocated prior year funds no longer needed for the Truck Wash project. Due to the currently ongoing comprehensive study of the City's property between Wheeler Avenue and the Witter tract, a decision has been made to purchase a portable truck wash rather than construct a permanent structure at the site. As a result, a balance of \$320,000 was available to fund the balance needed for construction of the Duncan Library expansion. The remaining \$202,977 would come from CIP projects which have either been completed or the remaining balance does not have a specific need currently identified. Bids have been received and a contract will be awarded in October 2004. (Fund Source: Truck Wash (221140 - \$320,000); ADA Improvements (220947 - \$90,000); Energy Conservation (221242- \$210,000) - 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 005-343 Account No. 221155 Sub-object 2121	Renovation of Existing City Facilities (Space Management Program)	\$250,000	\$250,000	Page 112 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the relocation of City agencies identified as requiring additional workspace from their current locations to existing City-owned and leased facilities to optimize the use of space. This allocation will provide for professional space management and use studies, architectural and engineering design, renovation or retro-fit of future office space, provision and installation of replacement or new modular office furniture, and the relocation of existing office furniture and personnel to new space. This project is on-going. (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 005-337 Account No. 220980 Sub-object 2121	Renovation of Existing City Facilities (Health Department/ Clubhouse Facility)	\$200,000	\$200,000	Page 113 of the City's Approved 2005 CIP Budget Document

This allocation will provide for the balance required to fully fund the Health Department/Clubhouse build-out and relocation of the Clubhouse and Health Department to 4480 King Street per the approved budget for the project. This allocation is originally from the Mental Health/Mental Retardation/Substance Abuse FY 2002 Operating budget and represents a combination of State and City funds which were not expended in FY 2002, but saved for Clubhouse capital purposes. These monies were carried over to FY 2005 for the purpose of relocating the Clubhouse program and to complete any build-out of the Clubhouse space and

furnishing the space as required. Of the \$1.0 million carried over for this purpose, \$800,000 has been allocated to date. This represents the \$200,000 balance required to fully fund the project. (Fund Source: MH/MR/SA FY 2005 Operating Budget - OCA 842989)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-337 Account No.265001 Sub-object 2121	Renovation of Existing City Facilities (Fire Station Relocation Study)	\$150,000	\$150,000	Page 113 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for a comprehensive study of existing as well as possible new fire station location(s) in the City. The study is a multi-phase project to study response times and service requirements based on established standards. A report is scheduled to be completed by the end of FY 2005. (Funding Source: Fire Station Renovations (265629) - Cash Capital - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-342 Account No.221170 Sub-object 2121	Renovation of Existing City Facilities (Building Code Compliance)	\$110,000	\$110,000	Page 111 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding to address structural, electrical, plumbing and other facility related renovations required to bring 20 City facilities surveyed for building code compliance into compliance. These code requirements typically include safety issues and fire protection issues. This project is ongoing. (Funding Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.220947 Sub-object 2121	Renovation of Existing City Facilities (Americans With Disabilities Act (ADA) Improvements)	\$100,000	\$100,000	Page 111 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for planned accessibility improvements at City facilities on an on-going basis including group home facilities for Mental Health/Mental Retardation/Substance Abuse, consistent with federal Americans with Disabilities Act (ADA) requirements. Improvements to City facilities include power-assisted doors, wheelchair ramps, ADA-compliant bathroom fixtures and general building fixtures. This project is ongoing. (Funding Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-309 Account No.221440 Sub-object 2121	Renovation of Existing City Facilities (Environmental Improvements)	\$50,000	\$50,000	Page 112 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for ongoing, annual renovations, improvements or the acquisition of major capital equipment as required by federal and State environmental regulations. These regulations govern removal and disposal of hazardous materials found in building structures, including asbestos and polychlorinated biphenyls (PCBs), underground fuel tank storage requirements and remediation measures related to leakage, chlorofluorocarbon (CFC) production associated with air conditioning systems, and treatment and disposal systems for hazardous substances used in work processes, as examples. The

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removal of asbestos and PCBs has become an integral part of virtually all renovation work conducted in City facilities. This project is ongoing. (Funding Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-125 Account No.245120 Sub-object 2121	Streets and Bridges (Duke and King Street Paving)	\$1,000,000	\$1,000,000	Page 111 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding to repave deteriorated portions of Duke Street between Holland Lane and Quaker Lane and King Street west of the Metrorail/CSX overpass. This paving project will be funded with unallocated prior year monies currently budgeted in the Old Town Undergrounding project. The timing of the next phase of the Old Town undergrounding project is FY 2006, so this frees up funds for repaving in FY 2005. However, this means that the FY 2006 CIP will need to be increased by \$1.0 million in order to replace the Old Town undergrounding funds proposed reallocation to paving. The paving project is scheduled to be starting in December. (Funding Source: Old Town Undergrounding (245308) - Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-109 Account No.221170 Sub-object 2121	Streets and Bridges (Traffic Calming)	\$250,000	\$250,000	Page 159 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding to design and construct physical traffic calming measures within the right-of-way to preserve neighborhoods and enhance safety by diverting cut-through traffic, lowering traffic speeds, and highlighting pedestrian crossing areas.

This allocation will provide for the installation of traffic calming measures on Russell Road, East Braddock Road and West Braddock Road. Traffic calming measures include bulb-outs, sidewalks, chokers and raised asphalt medians. These traffic measures, appropriately designed and constructed, can improve the quality of life for those who live, work and play in the area. Design for these projects should be completed in two months, with construction to begin in late winter or early spring 2005. (Funding Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-124 Account No.245322 Sub-object 2121	Streets and Bridges (Janney's Lane Traffic Calming)	\$50,000	\$50,000	Page 111 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for surveys, engineering drawings and a small portion of construction costs for traffic calming on Janney's Lane. The Janney's Lane Traffic Calming Project includes nine bulb-outs, a raised asphalt median and additional striping. Survey and engineering drawings are required to ensure that the bulb-outs are designed to not impact drainage flow. Surveys are scheduled to begin immediately and are scheduled to be completed in approximately two months. Construction will follow and take approximately three weeks to complete. The construction start and finish dates will vary depending on weather conditions. (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 003-014 Account No. 210419 Sub-object 2121	Community Development (Mount Vernon Avenue Improvements)	\$600,000	\$600,000	Page 60 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the final phase (Phase V) of the Mount Vernon Avenue Improvement project which includes the undergrounding of utility wires on Mt. Vernon Avenue between Bellefonte Avenue and Nelson Avenue, as well as Monroe Avenue. The Mt. Vernon Avenue Improvement project has contributed to the revitalization of the Mt. Vernon Avenue commercial corridor by helping redefine the architectural character of the area and by supporting specific private investments. Public improvements phased in over a number of years have included the undergrounding of utility wires and street beautification, including tree planting, the installation of new brick sidewalks, the repair of curbs and gutters, crosswalks and the installation of street furniture and street signs. These improvements are in accordance with the Mt. Vernon Avenue Urban Design Guidelines as adopted by the City Council in 1993. The final phase (Phase V) began in Spring 2004. The construction required for electrical services and undergrounding is scheduled to begin in Fall 2004 with streetscaping to follow in Spring 2005. (Funding Source: Cash Capital - FY 2004 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-003 Account No. 260143 Sub-object 2121	Infrastructure Projects (Institutional Network (I-Net) Development)	\$315,000	\$315,000	Page 236 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding to continue the system upgrade and replacement of the Institutional Network (I-Net). The City began deploying its I-Net in 1998. The I-Net now

serves over 70 government, school and library locations throughout the City and provides critical safety communications services. In the five years since the system's specifications were first set and demands estimated, the City has seen demand for bandwidth grow more rapidly than anticipated and has seen technology change just as quickly. Equipment purchased five years ago is now approaching the end of its useful life and planning for its replacement has begun. Additionally, concerns over the resiliency of the system in the event of an emergency or disaster has fostered a review of the I-Net's structure and has led to recommendations to add additional communications paths to the network in critical areas to improve stability should an emergency event occur. This project is funded by Comcast Cable Communications capital grant monies and sustains the continued activation of the fiber optic network Jones Communications installed for the City. This allocation will also provide for an innovative interconnection between Arlington and Alexandria cable television systems to conduct government business and share data via their respective institutional networks. A connection of these two systems with Fairfax County's new I-Net (installation under way) is planned at a later date. (Fund Source: Comcast Capital Grant Revenue - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-414	Infrastructure	\$200,000	\$200,000	Page 234 of the
Account No. 265170	Projects			City's Approved 2005
Sub-object 2121	(Storage Area Network (SAN))			CIP Budget Document

This allocation will provide funding for the purchase of additional hardware to continue the development of the City's Storage Area Network (SAN). SAN is a high-speed network that connects disk subsystems directly to servers or clients. They expand the amount of data which can be stored. SANs also help relieve network congestion and bypass distance limitations imposed by older system storage designs. With the constant growth in the amount of data requiring storage, the demand for additional network storage capabilities continues to rise. A SAN is superior to the expensive and eventually space limited solution of adding additional disk drives to individual servers. This project is ongoing. (Fund Source: I-Net (260143) Comcast Capital Grant Revenue - 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 015-413 Account No. 265876 Sub-object 2121	Infrastructure Projects (Network Security)	\$150,000	\$150,000	Page 239 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the acquisition and installation of computer network security devices; both hardware and software appliances, such as intrusion detection systems, as well as professional services related to the security of the City's Information Technology infrastructure. This project will minimize the risk of unauthorized access to and unauthorized destruction of City data. The Security project will provide resources to enhance protection of the City's network from unauthorized access through external connections such as connections to other jurisdictions and the Internet that are used by numerous City departments. Additionally, this project provides funds to protect against unauthorized communications between devices located within the City's network. This project is ongoing. (Fund Source: I-Net (260143) Comcast Capital Grant Revenue - FY 2005 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 006-004 Account No. 224006 Sub-object 2121	Regional Public Safety (Peumansend Creek Regional Jail)	\$174,953	\$174,953	Page 124 of the City's Approved 2005 CIP Budget Document

This allocation will provide funding for the City's portion of debt service payments due to the Peumansend Creek Regional Jail Authority during FY 2005. In September 1994, City Council approved the Service Agreement establishing the financial and operational commitments of the member jurisdictions regarding design, construction and operation of the jail. Member jurisdictions include Alexandria, Richmond and the Counties of Caroline, Arlington, Loudoun and Prince William. Alexandria is allocated 50 beds, or approximately 15 percent of the 336

beds in the facility. The City's share of the capital cost of this facility is estimated at approximately \$3.2 million in capital and debt service costs over the 20 year period of debt (1997-2016). The Authority issued revenue bonds in the Spring of 1997. (Fund Source: Cash Capital - FY 2004 and FY 2005 Funds)