


City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 22, 2006

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 2006 Capital Budget, approved by City Council on May 2, 2005, or approved in capital budgets prior to FY 2006 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:

Renovation and Maintenance of Existing City Facilities		
Capital Facilities Maintenance Plan (CFMP)	\$	600,000
MH/MR/SA Group Homes		155,000
Streets and Bridges		
Sidewalk, Curb and Gutter Program	\$	85,000
Systems Development		
Payroll and Human Resource Systems	\$	350,000

ATTACHMENT: Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Deputy 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, 2006, Report; Docketed February 28, 2006

ATTACHMENT, PAGE 1

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 2006 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 005-307 Account No. 221135 Sub-object 2121	Renovation and Maintenance of Existing City Facilities (Capital Facilities Maintenance Plan (CFMP))	\$600,000	\$600,000	Page 121 in the City's Approved 2006 CIP Budget Document

This allocation will provide for on-going infrastructure and equipment repairs and/or replacements, based on industry standards for life expectancies of equipment and material that are necessary to adequately maintain the City's physical plant, as well as scheduled capital maintenance needs of City facilities, including painting and floor covering (carpet and tile) replacement. This allocation will provide for scheduled capital maintenance at City Hall, including painting all exterior wood surfaces (\$200,000); refinishing the exterior doors on the Cameron Street side of City Hall (\$15,000); treat and repair wood surfaces as necessary, in the City Council Chambers and Workroom (\$20,000); the replacement of the two remaining heating, ventilation and air conditioning (HVAC) units (\$18,000); and continued replacement of damaged roof slate (\$25,000). This allocation will also provide for the installation of card key equipment and painting at 4480 King Street (\$75,000); replacement of two existing cooling towers at the Courthouse (\$185,000); and repair and replacement of the paved parking lot at the Lyceum Museum and the three City-owned open-air parking lots (\$62,000). Work is scheduled to begin immediately and is estimated to be completed by Fall 2006. (Funding Source -Cash Capital - FY 2006 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-330 Account No. 221160 Sub-object 2121	Renovation and Maintenance of Existing City Facilities (MH/MR/SA Group Homes)	\$155,000	\$155,000	Page 126 in the City's Approved 2006 CIP Budget Document

This allocation will provide for the capital replacement and repair requirements at City-owned group homes operated by the Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA) through the Alexandria Community Services Board and Sheltered Homes of Alexandria. The Department of General Services, at the request of the Office of Management and Budget, conducted a comprehensive survey of facility conditions at nineteen group homes. The survey identified approximately \$755,000 in repair and maintenance items at these locations. A total of \$552,720 has been allocated to date, and an additional \$75,000 per year has been budgeted to address the repair and maintenance items at these facilities and any additional facilities identified by General Services and/or Mental Health staff. This allocation will provide for carpet replacement, bathroom remodeling, kitchen remodeling, interior and exterior painting and walkway repair at a number of group home facilities City-wide. These projects are scheduled to begin in March 2006 and continue into FY 2007. (Funding Source -Cash Capital - FY 2006 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)	\$85,000	\$85,000	Page 180 of the City's Approved 2006 CIP Budget Document

This allocation will provide additional funding in FY 2006 for the Royal Street Relief Sewer project. The project, approved in FY 2001, provides for the engineering and construction of relief measures to alleviate flooding at the intersection of Pitt and Gibbon Streets. Final

design, with additional drainage improvements for Pitt Street extending to Union Street, was completed in FY 2005. Construction is underway and was scheduled for completion in Summer 2006. However, unforeseen site conditions have caused delays in this project, as well as additional costs. A portion of the project needed to be redesigned to accommodate an unknown utility structure. Additionally, unanticipated contaminated soil was uncovered during construction and remediation efforts have added to the scope of work and has extended the project schedule. This allocation will provide the additional funds required to begin addressing the remediation of the soil conditions at the site. The funds for this allocation will come from the Sidewalk, Curb and Gutter Program (OCA 245290) as no additional funds are currently budgeted for the Royal Street Relief Sewer project. Additional funds will be required in order to fully fund and complete this project. As a result, an additional \$830,000 in FY 2007 has been proposed in the context of the FY 2007 - FY 2012 CIP for City Council's consideration. (Funding Source - OCA 245290 - Sidewalk, Curb and Gutter Program - Cash Capital FY 2005 Funds)

Project Number	Project	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-511	IT Systems	\$350,000	\$350,000	Page 216 of the City's Approved 2006 CIP Budget Document
Account No. 265686	Projects			
Sub-object 2121	(Payroll and Human Resource Systems)			

This allocation will provide funding to re-engineer the existing payroll and human resources system in order to host the system in the City's current client/server environment. Currently, the City contracts with Arlington County to use the County's mainframe computer to run the City's payroll system. Arlington County is planning to move all its various applications off of the mainframe and expects to retire the mainframe. In order to plan a transition of the City's mission-critical payroll and human resource systems, a review of options was undertaken and it was determined that the system should be moved off a mainframe environment, and its original COBOL language updated to Micro-focus COBOL so that it can be maintained by City ITS and not outside contract staff. This necessitates the re-engineering of the City's systems in order to host the systems in the City's client/server environment. The licensing fees, labor and software for conversion are estimated at \$215,000. The processes of testing, evaluation and customization will require an estimated \$50,000. The

5

CAPITAL IMPROVEMENT PROGRAM PLANNED EXPENDITURES
January 31, 2006, Report; Docketed February 28, 2006

ATTACHMENT, PAGE 4

remaining \$85,000 will be reserved for the purchase of servers, network licensing and other related software and hardware infrastructure. This project is scheduled to begin in Summer 2006. (Funding Source - Cash Capital FY 2006 Funds)