


City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 21, 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 1).

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:

Schools

John Adams Elementary School	\$	375,000
George Washington Middle School		40,000
Jefferson-Houston School for Arts and Academics		25,000
Douglas MacArthur Elementary School		20,000

Recreation and Parks

Athletic Field Improvements - Lighting	\$	200,000
Recreation Renovations - Facilities		250,000
Parks Drainage Improvements		250,000
Playground Renovations		160,000
Landscaping of Public Sites and Tree Planting		145,000
Ball Court Renovations		125,000
Public Pools		90,000

Community Development		
Street Cans	\$	100,000
Renovation of Existing City Facilities		
Space Management Program	\$	919,000
Courthouse		630,000
Vola Lawson Animal Shelter		25,000
Preservation of Historic Buildings		
Stabler Leadbeater Apothecary Museum	\$	175,000
Traffic and Rapid Transit		
DASH Bus Facility (VDOT Monies)	\$	2,000,000
Streets and Bridges		
Gadsby's Street Light Fixtures	\$	35,000
Systems Development		
Computer-Aided Dispatch/Records Management System (CAD/RMS)	\$	300,000
Finger Print Scanners		28,400
Other Infrastructure Projects		
Network Operations Center Upgrades	\$	120,000

ATTACHMENT: 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
August 31, 2005 Report, Docketed September 27, 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 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 001-172 Account No. 200105 Sub-object 2121	Schools (John Adams Elementary School)	\$375,000	\$375,000	Page 51 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for an emergency asbestos removal project at John Adams Elementary School. When the window replacement project began at the school over the summer, asbestos materials were discovered above the ceilings in all of the classrooms in the two story wing. Several options were reviewed with the contractor, including postponing the window replacement project. The decision was made to hire two asbestos removal contractors to work simultaneously on different areas of the facility in order to expedite the project. Working on asbestos removal in two areas at the same time allowed the window contractor to work behind the asbestos removal contractors and complete the window replacement project on time during this past summer. This allocation also will provide for the third party monitoring company that was hired to oversee the asbestos removal operations in accordance with Federal and State laws. In addition, another contractor was hired to reinstall the fireproofing on the steel beams after the asbestos fireproofing was successfully removed. This project was completed in Summer 2005. The Schools plan to finance this unexpected asbestos removal project using capital funds from a previously planned heating, ventilation and air conditioning (HVAC) replacement project at John Adams. The HVAC replacement project will be rescheduled to FY 2008. (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 001-192 Account No. 200980 Sub-object 2121	Schools (George Washington Middle School)	\$40,000	\$40,000	Page 51 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding to begin the planning required for the masonry restoration project at George Washington Middle School. This project will re-point, seal and restore the masonry on the original three-story, 1935 building. This project is required to prevent future deterioration of the masonry walls due to water infiltration. Architectural and engineering (A/E) design is scheduled to be completed in Fall 2005. Bidding is scheduled to take place in Winter 2006, with project completion scheduled in Summer 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 001-177 Account No. 200410 Sub-object 2121	Schools (Jefferson-Houston School for Arts and Academics)	\$25,000	\$25,000	Page 51 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding to begin planning for the window replacement project at the Jefferson-Houston School for Arts and Academics. This project will include the replacement of windows throughout the building and sky lighting in the classrooms. Architectural and engineering (A/E) is scheduled to be completed in Fall 2005. Bidding is scheduled to begin in Winter 2006 with project completion in Summer 2006. (Funding Source - Cash Capital FY 2006 Funds)

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Project Number	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 001-159	Schools	\$20,000	\$20,000	Page 51 of the City's Approved 2006 CIP Budget Document
Account No. 200154	(Douglas MacArthur Elementary School)			
Sub-object 2121				

This allocation will provide funding to begin the engineering design required for the heating, ventilation and air conditioning (HVAC) system replacement at Douglas MacArthur Elementary School. The new HVAC systems will operate more efficiently resulting in lower energy costs. Architectural and engineering (A/E) design is scheduled to be completed in Fall 2005. Bidding is scheduled to take place in Winter 2006 with project completion scheduled in Summer 2006. (Funding Source - Cash Capital FY 2006 Funds)

Project Number	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-012	Recreation and Parks	\$200,000	\$200,000	Page 100 of the City's Approved 2006 CIP Budget Document
Account No. 215491	Parks			
Sub-object 2121	(Athletic Field Improvements)			

This allocation will provide for the replacement of field lighting systems. As the department's lighting study revealed, much of the City's sports field lighting is old, dated and not as effective as needed. In some instances it has the potential to create safety concerns. The installation of new lighting at the City's athletic fields has become a priority, beginning with the field at Four Mile Run. The replacement of field lighting is ongoing. (Funding Source: Cash Capital - FY 2005 and FY 2006 Funds)

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Project Number	Project Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-806	Account No. 265678	Recreation and Parks	\$250,000	\$250,000	Page 104 of the City's Approved 2006 CIP Budget Document
	Sub-object 2121	(Recreation Renovations)			

This allocation will provide funding for basic capital maintenance, renovation and repair of existing facilities operated and maintained by the Department of Recreation, Parks and Cultural Activities. After many years of heavy use, facilities are in need of painting, annual repairs and re-carpeting. General Services is working with Recreation to assist in prioritizing the extensive list of needs identified by the staff's survey of the facilities. Recreation plans to begin carpeting and painting work at the Lee center in the Fall of 2005. Work at the other facilities will be scheduled around existing programs to minimize disruption to the public when possible. This project is ongoing. (Funding Source: Cash Capital - FY 2006 Funds)

Project Number	Project Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-711	Account No. 215550	Recreation and Parks	\$250,000	\$250,000	Page 101 of the City's Approved 2006 CIP Budget Document
	Sub-object 2121	(Drainage Improvements)			

This allocation will provide for the design, purchase and installation of drainage systems in parks city-wide. Many of the City's parks have serious drainage problems that make parks unusable for extended periods of time after inclement weather. This allocation will continue to address these drainage and runoff conditions at the City's park sites. This project is ongoing. (Funding Source: Cash Capital - FY 2006 Funds)

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Project Number	Project Index Code/ Sub-object	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-701	Recreation and Account No. 215632 Parks	\$160,000	\$160,000	Page 101 of the City's Approved 2006 CIP Budget Document
	Sub-object 2121 (Playground Renovations)			

This allocation will provide funding for the repair or replacement of deteriorating play equipment and to provide small scale enhancements in parks and playgrounds in order to maintain safe play areas in playgrounds throughout the City. This allocation will provide for the replacement and repair of deteriorating play equipment at the Nannie J. Lee, George Mason and Montgomery Park sites. The improvements will include the replacement of park amenities, including benches, trash cans and picnic tables. Work is scheduled to begin in Fall 2005 and continue when possible throughout the winter so that the improvements are available to the public in the Spring. This project is ongoing. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number	Project Index Code/ Sub-object	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-033	Recreation and Account No. 215335 Parks	\$145,000	\$145,000	Page 96 of the City's Approved 2006 CIP Budget Document
	Sub-object 2121 (Landscaping of Public Sites)		(\$140,000 - City \$5,000- Revenue)	

This allocation will provide funding for the City's annual tree planting program (\$85,000), specifically the replacement of trees along streets, in parks and in natural areas that have been removed due to death, disease or storm damage. The funding will allow for the purchase of approximately 350 trees this year. This allocation for the tree planting program also reflects approximately \$5,000 in revenue for additional tree planting under this program. This allocation will also provide for renovations and enhancements to street medians and horticulture sites in the City (\$60,000). The funds will be used to purchase annuals, perennials, bulbs, ground cover, stone/mulch for medians, beds and gardens located throughout the City. Both tree planting and horticultural work is ongoing, with a major portion occurring throughout the fall. This project is ongoing. (Funding Source: Cash Capital - (\$140,000 - City monies; \$5,000 revenue) -FY 2006 Funds)

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Project Number	Project	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-714	Recreation and	\$125,000	\$125,000	Page 101 of the
Account No. 267021	Parks			City's Approved 2006
Sub-object 2121	(Ball Court Renovations)			CIP Budget Document

This allocation will provide funding for the renovation and update of the City's outdoor ball courts. The Department of Recreation, Parks and Cultural Activities (Recreation) is responsible for the upkeep of 39 tennis courts at 16 sites and 29 basketball courts at 25 sites throughout the City. These courts are subjected to constant use by residents for general play and by Recreation for classes, programs and special events. In addition, tennis and basketball courts throughout the City are used by neighboring schools. This allocation will provide for repairs to the courts at William Ramsay. These courts are more than 20 years old and receive heavy play by community members, students, class members and participants of the recreation program. Staff will assess the drainage, foundation, surface, fencing and lighting to design a project that will bring the total facility up to current standards. Site work is scheduled to begin in Fall 2005 so that improvements can be completed in time for early spring play. This project is ongoing. (Funding Source: Cash Capital - FY 2006 Funds)

Project Number	Project	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 004-808	Recreation and	\$90,000	\$90,000	Page 105 of the
Account No. 267534	Parks			City's Approved 2006
Sub-object 2121	(Public Pools)			CIP Budget Document

This allocation will provide funding for the capital maintenance, renovation and repair of existing outdoor pool facilities operated and maintained by the Department of Recreation, Parks and Cultural Activities. The heavy use by patrons during the pool season combined with the impact that the winter weather had on the physical plant, outdoor equipment and mechanical systems, plus the age of the facilities, requires an extensive annual maintenance program. This allocation will provide for the purchase and installation of pool covers for the Colosanto, Lee and Ewald pools. The covers are expected to extend the life of the pool shells by restricting debris and other inappropriate elements from falling into the pool

during the off-season. If an acceptable product can be identified, the first of the pool covers are planned to be installed before winter. Other pool maintenance and renovation work is ongoing. (Funding Source: Cash Capital - FY 2005 Funds)

Project Number	Project Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-303	Account No. 245295	Community Development	\$100,000	\$100,000	Page 121 of the City's Approved 2006 CIP Budget Document
	Sub-object 2121	(Street Cans)			

This allocation will provide funding for the purchase of 108 new ornamental street litter containers. The new style litter container will replace the existing old and damaged street cans. Operating budget funding for the replacement of street cans has been piecemeal over the last few years, but this allocation reflects the first year of a three-year City-wide street can replacement program. The Solid Waste Division will have all of the cans that are ordered and received in place one week after delivery in the late fall or early winter. (Funding Source: Cash Capital - FY 2006 Funds)

Project Number	Project Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-343	Account No. 221155	Renovation of Existing City Facilities	\$919,000	\$919,000	Page 122 of the City's Approved 2006 CIP Budget Document
	Sub-object 2121	(Space Management Program)			

This allocation will provide funding to continue the implementation of the City Hall Master Plan for space management. This allocation will provide for the relocation and consolidation of meeting space on the second and third floors of City Hall to the space previously occupied by the Office of Housing on the first floor. In addition, this allocation will provide for the relocation of most of the Department of Information and Technology Services (ITS) offices from the third floor of City Hall to leased space in the Tavern Square complex and the subsequent backfill of the former ITS space and the former second and third floor meeting rooms. This allocation will also provide for the replacement of modular workstations for ITS

and in various other City offices. The build-out of the future ITS space at Tavern Square is underway, with occupancy expected later this calendar year. Backfill planning of the former Office of Housing space is currently underway as is the planning for the re-use of the second and third floor meeting rooms and ITS offices. This project is ongoing. (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 005-325	Renovation of	\$630,000	\$630,000	Page 122 of the
Account No. 221030	Existing City			City's Approved 2006
Sub-object 2121	Facilities			CIP Budget Document
	(Courthouse)			

This allocation will provide funding for facility and security improvements at the Courthouse located at 520 King Street. This allocation will provide for the purchase of a new X-Ray scanner and necessary furniture, fixture and equipment improvements in the Courthouse. In addition, this allocation will provide for the purchase and installation of security cameras and a digital video recorder to monitor the prisoner holding areas at the Courthouse. This allocation will also provide for the purchase and installation of a stand-alone heating ventilation and air-conditioning (HVAC) unit for the Lock-up Control Office; replacements of the public address system for ten courtrooms; general modifications to the Courthouse lobby; replacement of keyed locks with electronic card readers and door strikes in the courtrooms; and the installation of a building-wide paging system. Furniture replacement is scheduled to begin in Fall 2005. Other improvements are scheduled to take place throughout the fiscal year. (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 005-602 Account No. 221280 Sub-object 2121	Renovation of Existing City Facilities (Vola Lawson Animal Shelter)	\$25,000	\$25,000	Page 114 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding to address the scheduled and unscheduled capital replacement and capital maintenance of elements and systems at the Vola Lawson Animal Shelter as defined in the contract between the City and the Animal Welfare League (AWL), which currently manages the facility. This allocation will provide for (1) modifications to the Shelter security gate and fencing; (2) installation of window blinds and/or window treatments in the Community Room; (3) installation of weed-guard fabric and re-application of mulch on the Shelter grounds; and (4) correction of outdoor drainage problems in the dog exercise areas. These improvements are scheduled to be initiated and completed throughout FY 2006. Department staff are presently obtaining cost estimates and fully defining the work specifications. This project is ongoing. (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 005-103 Account No. 221200 Sub-object 2121	Preservation of of Historic Buildings (Stabler-Leadbeater Apothecary Museum)	\$175,000	\$175,000	Page 112 of the City's Approved 2006 CIP Budget Document

This allocation will provide for capital improvements at the Stabler-Leadbeater Apothecary Museum. Work on the exterior of the building was accomplished through a one-time grant from the City in the amount of \$620,000 and private fundraising. However, due to increases in construction costs and inflation since the project was originally developed and approved in FY 2000, an additional \$175,000 has been budgeted in FY 2006 to fully fund and complete the project. Completion of the Apothecary renovations are likely by the end of October 2005 when

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the transfer of this historic facility to the City is planned. (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 010-701 Account No. 240092 Sub-object 2121	Traffic and Rapid Transit (DASH Facility)	\$2,000,000	\$2,000,000 (State (VDOT) Monies)	Page 142 of the City's Approved 2006 CIP Budget Document

This allocation will provide \$1 million in funding for the design/build services required for the construction of a new 61,000 square foot DASH facility. The remaining \$1 million in this allocation will be used for various consulting and engineering services related to the planning and facility and site design process. In FY 2000, City Council authorized staff to pursue the acquisition of a site for a new DASH facility to meet current and future system expansion needs. This was reaffirmed by City Council on January 22, 2002. A total of \$5.0 million in State funding was budgeted for DASH for land acquisition. The land was acquired in FY 2002. The estimated cost to construct the new DASH facility with an enclosed bus storage area is approximately \$35.0 million. The proposed facility will include the functions of transportation and administration, bus maintenance, service and inspection lanes, a possible bus storage facility, parking, site development/landscaping and various support activities. The consultant that will provide the design/build services will support City staff throughout the design/build process. The contract for the design/build consultant is anticipated to be finalized in September 2005. The schematic design and approval by the Design/Build Review Board is estimated to be completed in December 2005. Should the design be approved by the Review Board, award of a design/build contract is estimated to occur in July 2006 with construction to be completed in late 2008. (Funding Source: State Revenues (VDOT) - 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 011-303 Account No. 245373 Sub-object 2121	Streets and Bridges (Gadsby Street Lights)	\$35,000	\$35,000	Page 172 of the City's Approved 2006 CIP Budget Document

This allocation will provide for the restocking of Gadsby street light fixtures. The City's reserves have been depleted. This allocation will help bring the City's stock of Gadsby fixtures to the level the City is required to have on hand per the contract with Dominion Power Agreement. (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 015-504 Account No. 265413 Sub-object 2121	Systems Development (Police/Fire Computer Aided Dispatch and Records Management System)	\$300,000	\$300,000	Page 216 of the City's Approved 2006 CIP Budget Document

This allocation will provide funding for the phased replacement of the hardware for the City's mission-critical Police and Fire Computer-Aided Dispatch and Records Management System (CAD/RMS). This allocation will provide for the upgrade of (1) the AS/400, which is the Police and Fire Records Management System (RMS) and pieces of the Computer -Aided Dispatch (CAD) system; (2) CAD workstations, used by Police and Fire call takers and dispatchers; (3) CAD monitors, used by Police and Fire call takers and dispatchers; and (4) CAD gateways, which are the servers for CAD. These projects are scheduled to be completed in June 2006. (Fund Source: Cash Capital - FY 2005 and FY 2006 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 015-558	Systems	\$28,400	\$28,400	Page 233 of the City's Approved 2006 CIP Budget Document
Account No. 265199	Development			
Sub-object 2121	(Finger Print Scanners)			

This allocation will provide funding for the acquisition of a digital fingerprint scanner at the Alexandria Courthouse and the replacement of the scanner at the Alexandria Detention Center. Finger and palm printing is required by State Code and the current process involves manually recording finger and palm prints at the Courthouse. Copies are then sent to the State and the Alexandria Police Department. The prints are later digitized for entry into the Virginia Criminal Information Network/National Crime Information Center (VCIN/NCIC) databases. Acquiring a digital fingerprint scanner at the Courthouse will make the process more timely and efficient. This project is scheduled to be completed in Winter 2005. (Fund 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 015-546	Other	\$120,000	\$120,000	Page 261 of the City's Approved 2006 CIP Budget Document
Account No. 265155	Infrastructure			
Sub-object 2121	Projects (Network Operations Center Improvements)			

This allocation will provide partial funding for the City's Network Operations Center move from City Hall to Tavern Square including the costs of connecting the I-Net, installing door locks and a security system and installation of a raised floor in the network center. As part of the City's Space Management Program to free up space at City Hall, City Council approved a plan to move the Department of Information and Technology Services (ITS), including the Network Operations Center, from its current space in City Hall to leased space in the Tavern Square complex. The landlord will provide for the majority of the build-out costs as detailed in the City's lease with the landlord. However, the City is responsible for any "above

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building standard" items, which includes heating, ventilation and air conditioning (HVAC) and emergency generator power requirements for the Network Operations Center. This project is scheduled to be completed in CY 2005. (Fund Source: Cash Capital - FY 2006 Funds)