


*City of Alexandria, Virginia*11
9-25-07

MEMORANDUM

DATE: SEPTEMBER 21, 2007

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 2008 Capital Budget, approved by City Council on May 7, 2007, or approved in capital budgets prior to FY 2008 with a CIP budget document page reference in the Attachment. Project titles start below, with a detailed summary in the Attachment.

Allocations are recommended for the following projects:

Community Development

City Marina Waterfront Dredging - Phases I and II	\$	575,000
Flood of 2006 Restoration - Cameron Run Wier #4		453,000
Coordinated Sign & Wayfinding System - Phase I		450,000

Recreation and Parks

Windmill Hill Park - Bulkhead Renovation Design	\$	250,000
Lee Center Security		88,000

Public Buildings

T&ES and Recreation and Parks Maintenance Complex	\$	1,900,000
City Hall Space Management		300,000
General Services CFMP		150,000

Public Transportation & Traffic Control		
Duke Street Congestion Relief	\$	732,000
Traffic Control Facilities		400,000
Street, Bridge, & Pedestrian Improvements		
Sidewalk, Curb, and Gutters	\$	150,000
Sewers		
Inflow & Infiltration Sanitary Sewer Rehabilitation	\$	200,000
Information Technology Projects		
Storage Area Network	\$	250,000
Network Infrastructure Hardware Upgrades/Replacement		100,000
Upgrade Network Operating Systems		50,000
Document Management and Imaging	\$	450,000
Revenue Collection Management System		150,000

ATTACHMENT: Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Deputy City Manager

Bruce Johnson, Director, Office of Management and Budget

Liz Wheel, Budget/Management Analyst, Office of Management and Budget

Attachment: Capital Improvement Program (CIP) Planned Expenditures

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Except as noted, funding for all of the projects discussed below is included in the City's Approved FY 2008 Capital Improvement Program (CIP) budget or in prior year capital budgets.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
003-602	210200-2121	Community Development (City Marina Waterfront Dredging)	\$575,000 (Funding Source: Cash Capital – FY 2008 and Prior Year Funds)	6-102
<p>This allocation will provide funding for dredging Phase I of part of the City-owned waterfront Marina.</p> <ul style="list-style-type: none">• Phases I and II of this project were originally planned over two years, with \$450,000 budgeted in FY 2008 and \$450,000 planned in FY 2009, at a total estimated cost of \$900,000.• The City Marina area planned to be dredged was from the front of the Torpedo Factory to the piers adjacent to Founders Park. The original dredging cost estimate of \$900,000 did not include the cost of dredging the large ship area in front of the T-Pier which is connected to Founders Park.• First, during the process of working out the details of the needed dredging, it became clear that the dredging needs to be completed in one year (and not two) because the work is disruptive to the Department of Parks, Recreation, and Cultural Activities' efficient operation of the City Marina. Phasing also results in higher staging costs due to the need to stage the area multiple times and not just once.• Second, it became known that the area in front of the T-Pier has now silted up so much that many tall sailing ships, cruise ships and very large private yachts which have drafts of between 11 feet and 16 feet can no longer use the T-Pier. This has caused City staff to have to turn down in 2006 and 2007 requests for tall ships to dock from Canada, Columbia, India, Oman and the Netherlands. The Forbes Inc. and Nextel Inc. yachts have also had to be denied docking due to the silting problem. If the T-Pier area is not dredged, small cruise ships (120 to 140 passenger ships) will also soon not be able to use the T-Pier. The T-Pier area dredging would be Phase III of the dredging project, but would be much cheaper to accomplish it as part of a combined Phase I and Phase II project.• After preliminary work was completed in preparation for the dredging, the quantities of silt to be removed pushed the project budget for Phase I, II and III to between \$1.15 million and \$2.15 million. This funding level dredges to a depth of 10 to 13 feet below median low tide in the Marina area at a cost of \$1.15 million (Phases I and II) and to 21 feet below median low tide in the T-Pier area at an added cost of approximately \$1.0 million (Phase III). <p>(Continued Next Page)</p>				

Attachment: Capital Improvement Program (CIP) Planned Expenditures

- In order to complete the planned dredging for at least Phases I and II in one year, T&ES requested, and the City Manager recommended reprogram of \$575,000 from the Miscellaneous Undergrounding project (OCA 245076) into the dredging project. These undergrounding funds are not needed at this time. This allocation will be supplemented by monies already allocated in the dredging account, including allocated FY 2008 funds and savings from dredging that was completed in FY 2002, in order to meet the project budget for Phases I and II of \$1.15 million.
- Because the tall ships, cruise ships and luxury yachts are a major tourist draw to the City, and because such boat visits highlight the City's seaport history and current day vibrancy, dredging the T-Pier to a 21 foot depth is highly desirable. With National Harbor and the new baseball stadium in D. C. opening next year, keeping Alexandria's waterfront active and of interest to area residents and tourists is a priority. Staff's proposal is to bid Phases I, II and III of these projects together to see what the total cost of these three phases are. Staff will then review funding options and make a recommendation to Council which will likely need to propose a source of funding for Phase III of this project. If funding is not provided for Phase III, then Phases I and II will be done this fall.
- The project is currently under design.
- Dredging is scheduled to occur in the fall and winter of 2007 and 2008, as federal regulations do not permit dredging in the spring, and the Marina peak operations are in the summer.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
TBD	215555-2121	Community Development (Flood of 2006 Restoration)	\$453,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-23

This allocation will provide funding for long-term flood cleanup and prevention issues identified after the flood events of June/July 2006.

- Specifically, this allocation will provide for the replacement of Cameron Run Weir #4 that was destroyed during the flood of June 2006.
- The replacement weir will be made of gabion baskets encased in concrete, as was the original. In addition, it will conform to current design practice, which includes excavation to scour depth*, and the installation of a riprap erosion blanket.
- The design phase will be completed in late September.
- Construction is expected to begin in Fall 2007, with completion expected in Winter 2008.

* Water flowing over the weir will erode a hole on the downstream side. The ultimate depth of this hole is the scour depth. If the scour hole is deeper than the weir's foundation, it can erode the soil out from under the weir, causing it to break.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
003-305	220950-2121	Community Development (Coordinated Sign & Wayfinding System)	\$450,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-12
<p>This allocation will provide funding for the comprehensive design of a signage, wayfinding, and identification system that will project a consistent image for the entire City, reduce clutter, promote walking and mass transit, and be sustainable as well as expandable. This is Phase I of a multi-phase project.</p> <ul style="list-style-type: none"> The wayfinding sign program was established to address ineffective and inadequate signage in the City needed to direct visitors, tourists, residents and business travelers to key sites around the City. With increased regional competition for retail, restaurant and tourism dollars, this program is a key economic development project. The Wayfinding Program is being developed in phases: Wayfinding Sign program elements to be developed in collaboration with interdepartmental team and community – September 2007 to May 2008 <ul style="list-style-type: none"> Inventory & Analysis Oct 2007 Conceptual Design, identification of locations and types of signs Nov/Dec 2007 Finalize sign themes and design Feb 2008 Fabrication/installation and evaluation of mock-up signs and approval of sign themes March-May 2008 Bids received and awarded Spring/Summer 2008 Signs fabricated Fall 2008 Phased Installation of signs begins late fall 2008¹ Community and Stakeholders meetings: Dec 07 to Mar 08 Priority for installation of wayfinding signs are business core locations and gateways to the City to be followed by other areas Regular updates/briefings to be provided to Planning Commission and City Council throughout the process Initial signage for National Harbor-related activities is being handled separately. These signs will be installed by Spring. 				

¹ Schedule depends on FY 2009 CIP funding.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
004-713	215450-2121	Recreation & Parks (Windmill Hill Park)	\$250,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-43
<p>This allocation will provide funds for the design of the Windmill Hill bulkhead renovation project.</p> <ul style="list-style-type: none">• It was determined that the replacement of the park's bulkhead, along the Potomac River, should be the first phase of this project.• The design work to replace the bulkhead with a combination of structural bulkhead and a soft engineered solution will be contracted out.• The Department of Transportation and Environmental Services will oversee this phase of the project.• Preliminary design options for the bulkhead are expected in Winter 2008.				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-301	221036-2106	Recreation & Parks (Lee Center Security)	\$88,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-31
<p>This allocation will provide funds for the installation of a security system at the Lee Center building and adjoining Nannie J. Lee Recreation Center (excludes Fire training Center).</p> <ul style="list-style-type: none">• The scope of work includes the installation of electronic card readers, door locks and contacts, motion detectors and a monitoring computer with cables and connections.• Monitoring points include, but are not limited to stairwell doors, playground doors, the dance studio, gymnasium, and the emergency exit to the tennis courts.• A battery backup will also be installed on the system in the event of a power interruption.• The installation of the security system is scheduled to begin in late September, with completion expected in late October/early November.				

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-357	221096-2121	T&ES and Recreation and Parks Maintenance Complex	\$1,900,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-53
<p>This allocation will provide funding for the relocation of several existing City facilities within the City property bordered by Wheeler Avenue and extending east to Roth Street as part of the larger New Police Facility project.</p> <ul style="list-style-type: none">• The current operations and staging area shared by the Department of Transportation & Environmental Services and the Department of Recreation, Parks and Cultural Activities will be moved from its existing location at 133 South Quaker Lane and moved to the City warehouse space at Business Center Drive and Roth Street.• The vacated South Quaker Lane property will be redeveloped for use as a salt dome and equipment storage facility for use by Transportation & Environmental Services, as the current salt dome and related facilities will be relocated from Wheeler Avenue to accommodate the footprint of the New Police facility.• Design of the T&ES/Recreation project was completed in August of 2007.• Construction will commence in September 2007 with expected completion in January 2008.				

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-343	221155-2121	Public Buildings (City Hall Space Management)	\$300,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-68
<p>This allocation will provide funding for the continued renovation and backfill of office space in City Hall.</p> <ul style="list-style-type: none">• Specifically, the scope of work funded by this allocation will allow for selective demolition and refurbishment of portions of the second and fourth floors for use by the Office of Real Estate Assessments, Code Enforcement and the Department of Transportation & Environmental Services.• Additional funds from this allocation will provide for interim staff relocation and build-out of temporary space for those affected by the renovations, furniture, fixtures, & equipment (FF&E) for the interim and renovated space, as well as minor modifications and renovations to various other City spaces as identified in future assessments.• This work is scheduled to commence within 10 days following official Notice to Proceed, and should be completed within 125 calendar days.				

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-307	221135-2121	Public Buildings (General Services CFMP)	\$150,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-67

This allocation will provide fund funds for a variety of renovations and/or refurbishments at City facilities, many of which contain building envelope or mechanical systems requiring cyclical replacement due to age and general wear and tear.

- Specific anticipated uses for these funds in FY 2008 include, but are not limited to the following:
 - City Hall
 - Install electric locking devices/off-site alarm monitoring of exterior doors (\$40,000)
 - Replace six Gadsby style, gas lamp heads (\$10,000)
 - Continued repairs to slate roof system (\$15,000)
 - Courthouse Garage
 - Replace heating/cooling system for ticket booth (\$12,000)
 - 405 Cameron Street
 - Exterior painting (\$15,000)
 - Colasanto Center
 - Replace shingled roof (\$25,000)
 - 4480 King Street (Health Department/Clubhouse)
 - Replace overhead door to garage (\$15,000)
 - Market Square & Union Street Garages
 - Replace existing CCTV cameras (\$18,000)
- Work on these projects will begin in Fall 2007, with completion expected in Fall 2007/ Spring 2008

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
TBD	245316-2121	Public Transportation & Traffic Control (Duke Street Congestion Relief)	\$732,000 (Funding Source: Special Revenue-- RSTP Funds)	6-82
<p>This allocation will provide funds to improve traffic flow on Route 236 (Duke Street) through the: (1) implementation traffic responsive signal control with optimized coordination timing plans; (2) installation of improved vehicle detection; and (3) installation of accessible pedestrian signals.</p> <ul style="list-style-type: none"> Implementing traffic responsive control will require the installation of system detectors at all major traffic entry points onto Duke Street (Route 236), as well as the installation of 20 new traffic signal controllers. This work will also require optimizing signal timings as well as optimizing signal phasing at select locations to improve intersection efficiency. An engineering consulting firm will be hired to perform the signal optimization work and to help develop plans and specifications for the vehicle detection and accessible pedestrian signals. The environmental review of this project is nearly complete and staff anticipates advertising for an engineering consulting firm in Fall 2007. Project completion is anticipated to occur in the Summer 2008. This project is 100 percent grant funded through an FY 2002 earmark from Congressman Moran, which is funneled through the Regional Surface Transportation Program (RSTP). 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
009-039	235390-2121	(Public Transportation & Traffic Control Traffic Control Facilities	\$400,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-82
<p>This allocation will provide funding for the upgrade and maintenance of traffic control facilities and the traffic computer system, as well as the signalization of intersections currently passively controlled with STOP or YIELD signs.</p> <ul style="list-style-type: none"> The maintenance and upgrade of the City's traffic control facilities will help to ensure traffic safety and optimize traffic flow within the City. This work is expected to be completed during the Fall of 2007. 				

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
011-201	245290-2121	Street, Bridge, and Pedestrian Improvements (Sidewalk, Curb and Gutter)	\$150,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-94
<p>This project provides funding for sidewalk improvements associated with projects that have been identified as part of the Community Pathways program and in the Pedestrian and Bicycle Mobility Plan.</p> <ul style="list-style-type: none"> • These sidewalk projects are categorized as high-priority because they correct unsafe situations, provide access to transit or make pedestrian pathways accessible for persons with disabilities. • Design work has begun for new sidewalks for Edsall Road, Janney's Lane and Braddock Road (at Quaker Lane) with construction to begin in Fall 2007. • Additional sidewalk improvement projects are being identified, with design work planned for Fall and construction following in Summer 2008. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
013-101	255200-2121	Sewers (Inflow & Infiltration Sanitary Sewer Rehabilitation)	\$200,000 (Funding Source: Cash Capital – FY 2008 Funds)	6-110
<p>This allocation will provide funds to address the inflow and infiltration that is usurping the design capacity of the sanitary sewer system and causing basement and home flooding.</p> <ul style="list-style-type: none"> • In order to address this issue and recapture the capacity of the system, City Council approved a multi-phased sanitary sewer rehabilitation and repair program for three sewer sheds, including Four Mile Run, Commonwealth, and Taylor Run. • Specifically, these funds will fund construction and construction management for the Taylor Run rehabilitation contract. • The construction contract is currently advertised for bids, with construction anticipated to begin in Winter 2007 and be completed in Winter 2009. 				

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-014	265170-2121	Information Technology Projects (Storage Area Network)	\$250,000 (Funding Source: Cash Capital – FY 2008 Funds)	7-53
<p>This allocation will provide funding for the development and expansion of a storage network for the City's enterprise data (e.g. tax records, real estate records, financial data, etc).</p> <ul style="list-style-type: none"> Specifically, this allocation will provide for further expansion of the City's storage network, including additional tape drives and licenses. A storage network reduces the burdens on individual application servers and provides a more secure and robust repository for critical data. Procurement of these parts and upgrades are expected in the Fall and Winter of 2007. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-409	265447-2121	Information Technology Projects (Network Infrastructure Hardware Upgrades / Replacement)	\$100,000 (Funding Source: Cash Capital – FY 2008 Funds)	7-52
<p>This allocation will provide funding for the phased replacement of the hardware and software required to operate the City's computer network services in a safe, efficient and reliable manner.</p> <ul style="list-style-type: none"> Specifically, this allocation will fund the continuing replacement of network servers and printers as well as acquisition of an enterprise software-based storage solution. Essentially, this is software that allows for management and automation of backups from several applications. This request will also fund consulting services used during the implementation of product. Server replacements will take place throughout the fall and winter according to schedule, while the software storage solution is expected to be purchased in fall or winter of calendar year 2007. 				

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-014	265314-2121	Information Technology Projects (Upgrade Network Operating Systems)	\$50,000 (Funding Source: Cash Capital – FY 2008 Funds)	7-50
<p>This allocation will provide funds for the purchase of software for operating and managing network file and application servers, allowing the City to maintain the network infrastructure and make efficient use of available resources.</p> <ul style="list-style-type: none"> • This project is implemented in conjunction with the Network Infrastructure Hardware Upgrades/Replacement project. • The current request will fund the purchase of copies of terminal services licenses as well as client access licenses and other licenses needed to maintain compliance of the City's current network environment. • These procurements and upgrades will take place in fall of 2007. Additional allocations will be required in the future as the City continues to upgrade and replace elements of the network hardware and software infrastructure. 				

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-524	265165-2121	Information Technology Projects (Document Management and Imaging)	\$450,000 (Funding Source: Cash Capital – FY 2008 Funds)	7-20
<p>This allocation will provide funds to purchase hardware, software licenses and consulting for departmental imaging projects. In addition, the allocation will provide for phases of both new and ongoing projects that involve both "day-forward" scanning as well as the back-scanning of legacy documents. The allocation will provide funds to upgrade Laserfiche and to improve document and storage retrieval capacity. Funding is requested for initiatives in the following departments: Recreation, Purchasing, City Clerk, and phase II of the Sheriff's office. Ongoing projects include T&ES, Code Enforcement and Planning and Zoning.</p> <ul style="list-style-type: none"> • All new projects will start in the Fall of 2007, with completion of the initial phases anticipated in the spring of 2008. 				

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-015	265213-2121	Information Technology Projects (Revenue Collection Management System)	\$150,000 (Funding Source: Cash Capital – FY 2008 Funds)	7-25
<p>This allocation will provide funding for the implementation of a commercial off-the-shelf (COTS) integrated revenue collection system to assist staff in managing delinquent tax accounts.</p> <ul style="list-style-type: none"> • The Finance Department's Revenue Division is currently collecting receivables without an automated system, and most accounts are maintained manually. • It is anticipated that the cost of this system will be more than fully recovered by increased tax collections. • This selection and procurement of a revenue collection solution will be completed during this fiscal year. 				