

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 18, 2009

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER *J*

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 2009 Capital Budget, approved by City Council on May 5, 2008 or approved in capital budgets prior to FY 2009 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:

Community Development	
Waterfront Area Planning Process	\$373,000
Potomac Yard Small Area Planning Process	\$127,000
Public Buildings	
Fire Station 203 Programming and Planning (Cameron Mills Rd)	\$200,000
Fire Station 210 Programming and Planning (Eisenhower Avenue)	\$300,000
Safe Haven Facility	\$2,055,000
General Services ADA Improvements	\$25,588
Streets and Bridges	
Sidewalk, Curb, and Gutter	\$100,000
Traffic and Transit	
Traffic Control Facilities	\$400,000

Sewers		
Stormwater Utility Study		\$194,000
IT Plan		
Database Infrastructure Development		\$50,000
Network Infrastructure Hardware		\$150,000
I-Net Development		\$375,000

ATTACHMENT: Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Deputy City Manager

Bruce Johnson, Chief Financial Officer

Michael Stewart, Analyst, Office of Management and Budget

**Attachment: Capital Improvement Program (CIP) Planned Expenditures
March 24, 2009 Report, Docketed March 24, 2009**

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 2009 Capital Improvement Program (CIP) budget or in prior year capital budgets.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
TBD	TBD	Waterfront Area Planning Process	\$373,000 (Cash Capital)	N/A

PROJECT DESCRIPTION:

- The \$373,000 will be utilized to pay for consultant fees associated with the Waterfront planning process, including:
 - Planning consultant to oversee project and provide design input;
 - Civil engineer to provided a shoreline analysis; and
 - Consultant to provide retail, leisure and marina market analyses.
- The funds will cover the cost of preparing an existing conditions report; organizing and attending various community meetings and design workshops; meetings with various Boards, Commissions and City Council; preparing a draft Waterfront Plan; and making revisions to that draft to provide a final document to be considered for adoption by City Council in Spring 2010.
- The planning project will commence in early April 2009 and will take approximately 12 months to complete.
- The funding source for this project is the Potomac Yard Metro Station Feasibility funding found on page 6-90 of the FY 2009 Approved CIP. A total of \$500,000 had been budgeted for the Potomac Yard Metro Station feasibility work, but the City was able to use available credits at WMATA to fund that effort. The \$500,000 has been reprogrammed to the Waterfront Area Planning Process (\$373,000) and the Potomac Yard Small Area Planning Process (\$127,000). This funding plan was explained on page 16-15 of the FY 2010 Proposed Budget document as well as in budget memo #7. The Department of Planning and Zoning's proposed consultant budget for FY 2010 has been reduced accordingly.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
TBD	TBD	Potomac Yard Small Area Planning Process	\$127,000 (Cash Capital)	N/A

PROJECT DESCRIPTION:

- This allocation provides \$127,000 for small area planning work at Landbay F of Potomac Yard.
- Specifically, the Potomac Yard Small Area Plan process focuses on planning for the future of the 70-acre retail center at Landbay F, and the 17-acre vacant parcel near the Braddock Road Metro Station.
- Potomac Yard is a planning priority for the city as the feasibility of a new Potomac Yard Metro Station is currently being studied, and the owner of the retail center has expressed interest in redeveloping. A 20-member advisory group appointed by the City Manager began meeting monthly in October 2008, and will meet on a regular basis through at least November 2009, when the plan is anticipated to be complete. One community workshop has been held, and at least two more community meetings are planned.
- This requested allocation will fund the cost of professional consultants who will provide the following areas of expertise: urban design; transportation and traffic analysis; and facilitation.
- Deliverables for this project include meeting facilitation, urban design concepts and modeling, and a multi-modal transportation study.
- The funding source for this project is the Potomac Yard Metro Station Feasibility funding found on page 6-90 of the FY 2009 Approved CIP. A total of \$500,000 had been budgeted for the Potomac Yard Metro Station feasibility work, but the City was able to use available credits at WMATA to fund that effort. The \$500,000 has been reprogrammed to the Waterfront Area Planning Process (\$373,000) and the Potomac Yard Small Area Planning Process (\$127,000). This funding plan was explained on page 16-15 of the FY 2010 Proposed Budget document as well as in budget memo #7. The Department of Planning and Zoning's proposed consultant budget for FY 2010 has been reduced accordingly.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
TBD	TBD	Public Buildings - Fire Station 203 (Cameron Mills Rd)	\$200,000 (General Obligation Bonds)	p.6-64 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This allocation will provide for the programming and concept development required for planned future capital investment at Fire Station 203 (Cameron Mills Road).
- This allocation represents a reallocation of \$200,000 in funds from the original \$1,950,000 previously funded to purchase land for the future Eisenhower Avenue Fire Station (#210). With the City-owned land now planned to be used for Station 210, this \$1,950,000 has been reallocated to \$620,000 for Station 203 planning and \$1,330,000 for Station 210 planning. At this time only an allocation of the first phase of planning is requested.
- Response data shows that an additional emergency medical unit is warranted in this area of the City, but the current facility is unable to house such a unit. This funding, along with an additional \$420,000 reprogrammed from the Fire Station 210 project, will be used to design the expansion to the facility. Until design work is complete it is unclear whether or not the facility can simply be expanded or if it will need to be reconstructed. The FY 2010 City Manager's Proposed CIP includes \$2,000,000 in FY 2011 funding to begin the expansion. The full project budget will be programmed once the design and program work are completed.
- The deliverables associated with this allocation include concept development, utility and infrastructure analysis to document the program, and site-specific requirements. The concept development phase is expected to begin during the Spring 2009 and conclude by Fall 2009.
- The funding source for this allocation is prior year unallocated monies in the Fire Station 210 CIP project (page 6-66 of Approved FY 2009 CIP).

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
TBD	TBD	Public Buildings - Fire Station 210	\$300,000 (General Obligation Bonds)	p.6-66 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This allocation of \$300,000 will partially provide for the programming, concept development and adjustment of current Impound Lot and facilities required for the design and construction of a new Fire Station (Fire Station 210) to be located in the Eisenhower Valley.
- This allocation represents a reallocation of \$300,000 in funds from the original \$1,950,000 previously funded to purchase land for the future Eisenhower Avenue Fire Station (#210). With the City-owned land now planned to be used for Station 210, this \$1,950,000 has been reallocated to \$620,000 for Station 203 planning and \$1,330,000 for Station 210 planning. At this time only an allocation of the first phase of planning is requested.
- In FY 2008, the City Manager formed a staff work group to establish a more efficient utilization of the City's Impound Lot, resulting in less required lot space. These changes will allow for this site to be potentially used for a reconfigured Impound Lot as well as a new Fire Station 210.
- Project deliverables associated with this allocation include concept development, utility and infrastructure analysis to document the program, and site-specific requirements for each project. The concept development phase is expected to begin during the Spring 2009 and conclude by Fall 2009.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-356	220788-2121	Public Buildings (Safe Haven Facility)	\$2,055,000 (General Obligation Bonds & State Aid)	6-72 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This allocation provides the funding for the second phase of construction for the Safe Haven facility. The first construction phase was the building stabilization work.
- Design for the second phase construction work is complete and the project has been bid. Construction will begin by April, and the building is expected to be ready for occupancy by Fall 2009.
- This will be the final allocation of funds for this project. The \$2,055,000 comes from two different sources. \$1,205,000 is from FY 2008 General Obligation Bonds and the other \$850,000 comes from MH/MR/SA State balances that were reappropriated to this project by City Council in the November 2008 supplemental appropriations ordinance.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
005-020	220947-2106	Public Buildings - ADA Accessibility/Compliance	\$25,588 (General Obligation Bonds)	p.6-74 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This program provides funding for planned accessibility improvements at City facilities on an on-going basis consistent with federal *Americans with Disabilities Act* (ADA) requirements
- Improvements include electronic opening devices at doorways required for public use such as conference and meeting rooms at locations City-wide, and to bring public restrooms into compliance with signage requirements
- Work is scheduled to begin in March and be completed in early May.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
011-201	245290-2121	Streets & Bridges - Sidewalks, Ramps, & Crosswalks	\$100,000 (General Obligation Bonds)	p. 6-104 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This allocation provides funding to construct sidewalks, accessible curb ramps, and crosswalks on Cambridge Road in the Clover-College Park Civic Association (CCPCA).
- This project was initiated by the CCPCA in 2006 based on a request for sidewalk improvements one block from MacArthur Elementary School. Cambridge Road connects two schools (MacArthur Elementary and Bishop Ireton) and currently the 300 and 400 blocks of Cambridge do not have sidewalks at all. Cambridge is a heavily used local road with a traffic volume of over 3,100 cars per day as a connection between Duke Street and Janney's Lane.
- The City is currently working with the CCPCA and individual residents in the neighborhood to develop a preferred alternative concept for these safety improvements. Final public meetings are expected in October/November with a recommendation for construction to come shortly thereafter. Construction could begin in early April 2009, weather dependent.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
009-039	235390-2121	Public Transportation & Traffic - Traffic Control Facilities	\$400,000 (General Obligation Bonds)	p. 6-93 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This project provides 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.
- With this allocation the temporary traffic signal at King Street and Chinquapin Drive will be reconstructed into a permanent signal with mast arm poles this Spring. Also, some of this money will be used to pay for the installation of new junction boxes at various city sites.
- This work is expected to be completed during the Spring/Summer 2009.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
012-504	250070-2121	Storm Sewers - Stormwater Utility Study	\$194,000 (Cash Capital)	6-134 (FY 2009 Approved)

PROJECT DESCRIPTION:

- Stormwater management and maintenance activities are currently funded through the City's General Fund and general obligation bonds backed by the General Fund. The Stormwater Utility Study project works toward proposing to City Council in FY 2010 for possible FY 2011 implementation, a user-fee backed system similar to the system for Sanitary Sewers.
- This allocation will provide funding for a consultant to assist in the planning, development, and implementation planning for a proposed stormwater utility program for the City of Alexandria. Services include program and regulation review, data collection, development of a feasibility study, preparation of a rate structure, determination of costs and uses to be funded, and determination of billing methods.
- Phase 1 of this project included review of the program and relevant regulations, as well as initial data collection, which was completed in December 2008. Phase 2, which will begin in Spring 2009, includes public meetings to receive input as well as implementation planning.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-408	265371-3802	IT Plan - Database Infrastructure Development	\$50,000 (General Obligation Bonds)	7-64 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This allocation of \$50,000 is requested to purchase hardware, software, implementation services, and SQL Server 2008 licensing required by two new City applications.
- More specifically, this funding supports the initial installation of database software, reporting software, and client tools for 4 new servers that support the Cityworks CMMS software (Computerized Maintenance Management System) and RevenueOne Business Tax and Revenue Management software currently being implemented by T&ES and Finance respectively.
- CMMS will provide T&ES an automated tool to track service requests, for example should a citizen calls in a damaged stop sign, CMMS will log the request and generate a work order for a City crew to repair the sign. RevenueOne will provide Finance with new software to generate business property and business licensing tax assessments, and tools to support the tax revenue collection business processes.

PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-409	265447	IT Plan - Network Infrastructure Hardware Upgrades/Replacement	\$150,000 (Comcast Revenues)	p. 7-57 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This project provides 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.
- This allocation will provide for the purchase of hardware to replace items at the end of their useful life and to proceed with the development of a virtualized environment for file and print services. Specifically, this allocation will fund the purchase of four servers (\$20,782), additional trays for the Storage Area Network (\$64,397), an upgrade of our storage software (\$14,784), a new power management device (\$8,874) and additional HBA cards for servers (\$11,969). An additional \$30,000 is being requested for consulting, engineering, customization, and installation services that may be required.

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PROJECT NUMBER	INDEX CODE/ SUB-OBJECT	PROJECT TITLE	REQUESTED ALLOCATION	CIP PAGE NUMBER
015-003	260143-3601	IT Plan - Institutional Network (I-Net) Development	\$375,000 (Comcast Revenues)	p. 7-60 (FY 2009 Approved)

PROJECT DESCRIPTION:

- This project allows the City to deliver scalable data and voice communications to the City government including Alexandria Schools and libraries through a fiber optic network. This project enhances the productivity of City government offices by providing direct high-speed connectivity between physical buildings. Funding for this project is provided by Comcast Cable Communications capital grant monies which are required under the City's cable franchise agreement with Comcast.
- An allocation in the amount of \$375,000 is requested to enhance the design of the I-Net for added network redundancy and sustainability. The purchase of 3 firewalls and wireless access points and routers will be needed to upgrade existing infrastructure. Additionally, 2 internet filtering devices, 2 internet routers and another Passport device will be needed to accommodate our new redundant internet connections.
- Additionally, funding will be used to improve the network infrastructure (switches, cabling, racks, etc.) throughout City facilities. Enhancements to the network infrastructure are critical to improving the quality of service of the I-Net to the local area networks located in many City government buildings.
- Furthermore, the enhancements will improve throughput for both data and voice traffic, which is essential for the City's Voice over Internet Protocol (VoIP) phone system deployment.