


*City of Alexandria, Virginia*9-22-09

## MEMORANDUM

DATE: SEPTEMBER 14, 2009

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 approve \$25,763,655 for 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 2010 Capital Budget approved by City Council, or approved in capital budgets prior to FY 2010 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 (\$874,727)**

|                                      |           |
|--------------------------------------|-----------|
| Four Mile Run Watershed Improvements | \$874,727 |
|--------------------------------------|-----------|

**Recreation & Parks (\$972,000)**

|   |           |
|---|-----------|
| Recreation Facilities Capital Maintenance | \$370,000 |
| Open Space Land Acquisition               | \$400,000 |
| City Ball Court Renovations               | \$150,000 |
| City Marina Capital Maintenance           | \$52,000  |

**Public Buildings (\$491,860)**

|  |           |
|--|-----------|
| Sheriff Capital Facilities Maintenance Plan              | \$227,860 |
| City Historic Capital Facilities Maintenance Plan        | \$20,000  |
| Mental Health Residential Capital Facilities Maintenance | \$244,000 |

|   |                     |
|---|---------------------|
| <b>Transportation and Traffic Control Facilities (\$20,625,955)</b> |                     |
| WMATA Capital Contribution  | \$7,514,000         |
| WMATA Metro Matters Bond Opt-out                                    | \$12,769,455        |
| Traffic Control Facilities  | \$342,500           |
| <b>Storm Sewers (\$572,650)</b>                                     |                     |
| Storm Sewer Reconstruction  | \$572,650           |
| <b>Sanitary Sewers (\$1,103,500)</b>                                |                     |
| Reclaimed Water System via ASA Treatment Facility                   | \$350,000           |
| ASA Treatment Facility Expansion Study                              | \$753,500           |
| <b>Other Regional Contributions (\$637,963)</b>                     |                     |
| Northern Virginia Regional Park Authority                           | \$359,862           |
| Peumansend Regional Jail  | \$141,369           |
| Northern Virginia Community College                                 | \$136,732           |
| <b>IT Plan (\$485,000)</b>  |                     |
| I-Net Development   | \$375,000           |
| Network Infrastructure Hardware Replacements                        | <u>\$110,000</u>    |
| <b>Total Allocations Requested for September 2010</b>               | <b>\$25,763,655</b> |

**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  
September 22, 2009 Report, Docketed September 22, 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 2010 Capital Improvement Program (CIP) budget or in prior year capital budgets.

| <b>PROJECT NUMBER</b> | <b>INDEX CODE/<br/>SUB-OBJECT</b> | <b>PROJECT TITLE</b>   | <b>REQUESTED ALLOCATION</b>   | <b>CIP PAGE NUMBER</b>       |
|-----------------------|-----------------------------------|--|---|------------------------------|
| TBD                   | TBD                               | Community Development<br>(4 Mile Run Watershed Improvements) | \$393,627 (General Obligation Bonds);<br>\$481,100 (Federal STAG Grant) | p.6-18<br>(FY 2010 Approved) |

This allocation of \$874,727 will provide funding for a feasibility study, design and construction of a bioretention area and an ultra-urban BMP at Charles Barrett Elementary School; a bioretention area at Nicholas Colasanto Center; an ultra-urban BMP at Fire Station 206; and the construction of a green roof at E.C. Burke Library.

- The feasibility study and design is scheduled to occur in the winter of 2009 through the spring of 2010.
- Construction of the green roof will begin the spring of 2010 and the other projects will begin in the summer of 2010.
- The intent of this project is to improve water quality in the Four Mile Run Watershed through provision of best management practices.
- The Federal Appropriation Act of FY 2005 made funds available to the U.S. Environmental Protection Agency (EPA) for special water and wastewater infrastructure projects through the State and Tribal Assistance Grant (STAG) program.
- The City of Alexandria and Arlington County received \$1,000,000 to be divided equally and funds were earmarked specifically for "water quality improvements in the Four Mile Run watershed." The cost-share requirement for these grants is 25 percent recipient and 55 percent federal. City Council previously approved this grant at its September 8, 2009 meeting.
- Federal funds available for expenditure by the City of Alexandria are \$481,100, and combined with the City share of \$393,627, the total project budget is \$874,727.

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| <b>PROJECT NUMBER</b> | <b>INDEX CODE/<br/>SUB-OBJECT</b> | <b>PROJECT TITLE</b>                            | <b>REQUESTED ALLOCATION</b>             | <b>CIP PAGE NUMBER</b>           |
|-----------------------|-----------------------------------|---|---|----------------------------------|
| 004-806               | 265678-2102                       | Recreation and Parks<br>(Facilities Renovation) | \$370,000 (General<br>Obligation Bonds) | p. 6-30<br>(FY 2010<br>Approved) |

**PROJECT DESCRIPTION:**

This allocation of \$370,000 will be used to address capital maintenance needs at the City's heavily-used neighborhood recreation centers and park facilities. The City currently has a backlog of maintenance needs at recreation centers and parks; these existing needs must be prioritized against new maintenance requests throughout the year.

Some of the specific projects anticipated to be funded with this allocation are:

- \$50,000 Ball field and park fencing maintenance
- \$100,000 Recreation Center renovation/repairs
- \$50,000 Park furniture (benches and trash cans)
- \$70,000 Ball field and park amenities (press box, backstop, players' bench, bleacher)

| <b>PROJECT NUMBER</b> | <b>INDEX CODE/<br/>SUB-OBJECT</b> | <b>PROJECT TITLE</b>                      | <b>REQUESTED ALLOCATION</b> | <b>CIP PAGE NUMBER</b>           |
|-----------------------|-----------------------------------|---|-----------------------------|----------------------------------|
| 004-202               | 215615-2121                       | Recreation and Parks (Open<br>Space Fund) | \$400,000 (Cash<br>Capital) | p. 6-46<br>(FY 2010<br>Approved) |

**PROJECT DESCRIPTION:**

This allocation request of \$400,000 to the Open Space Fund will cover the costs associated with the acquisition and initial maintenance of open space in the City.

- Specifically, these costs include the appraisals of potential properties, legal costs of acquisition negotiations, environmental services for site remediation, engineering for initial site work, as well as other initial site development costs.
- This allocation is also needed to fund the costs of the City's Open Space Coordinator as has been the case since the Open Space acquisition program was initiated.

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|-----------------------|-----------------------------------|--|---|----------------------------------|
| 004-714               | 267021-2121                       | Recreation and Parks<br>(Ball Court Renovations) | \$150,000 (General<br>Obligation Bonds) | p. 6-36<br>(FY 2010<br>Approved) |

This allocation of \$150,000 helps fund the upkeep of 39 tennis courts and 29 basketball courts throughout the City.

- These courts are used by residents for general play, classes, programs, and special events. In addition, many tennis and basketball courts throughout the City are used by neighborhood schools. These courts are maintained and renovated on a regular schedule.
- Renovations include patching or replacing surfaces, drainage work, fencing, grading, and color coating. A prioritized schedule has been prepared by staff and is based on current condition, utilization, commonality, and budgeted resources.
- The current project schedule for ball court maintenance includes the following locations:
  - Buchanan 1 Basketball
  - Hooffs Run 1 Basketball
  - Simpson 1 Basketball
  - Powhatan 1 Basketball
  - Ft. Ward 1 Tennis

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|-----------------------|-----------------------------------|---|-----------------------------|----------------------------------|
| 004-814               | 267535-2121                       | Recreation and Parks (City<br>Marina Maintenance) | \$52,000 (Cash Capital)     | p. 6-31<br>(FY 2010<br>Approved) |

This allocation request of \$52,000 provides funds programmed to address the capital maintenance needs at the City Marina.

- Approximately \$22,000 will be used to replace approximately 50 of the blue safety light fixtures and wiring located on and around the marina piers. The existing light system has been failing at an increasing rate due to water infiltration.
- Four pilings at the E-pier are currently broken and are in need of replacement (\$7,000).
- \$8,000 will be used at the Dockmaster Hut to provide mold remediation and to replace the HVAC exchange.
- Approximately \$2,000 is needed to provide a retrofit to the marina pumpout system to better meet the operational needs of commercial vessels using the City Marina.
- The remainder of this allocation will be used for capital maintenance needs as they become apparent. The majority of the Marina's infrastructure is over 20 years old.

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|-----------------------|-----------------------------------|--|--------------------------------------|-------------------------------|
| 005-359               | 221133-2106                       | Public Buildings (Sheriff Capital Facilities Maintenance Plan) | \$227,860 (General Obligation Bonds) | p. 6-60<br>(FY 2010 Approved) |

**PROJECT DESCRIPTION:**

This project provides for the system and infrastructure improvements to the Public Safety Center (PSC), Franklin Backus Courthouse and Alexandria Detention Center, facilities which are managed by the Alexandria Sheriff's Office (ASO). The ASO and the Department of General Services (DGS) have formed a permanent task force that provides oversight for the work currently underway at these Sheriff managed facilities; develops a list of priorities; and evaluates new project proposals. Specifically, this allocation will provide for the following:

- Installation of razor ribbon around the perimeter of the Public Safety Building (\$19,920);
- Installation of resilient flooring in the housing unit of the Detention Center (\$39,000);
- Interior painting of the Detention Center (\$20,000);
- Renovation of Control Center 1 in the Detention Center including the replacement of closed-caption televisions (CCTVs), panels, intercoms and cameras (\$60,000);
- Renovation of the janitorial closets in the Detention Center including: resurface sinks; replace heavy duty faucets; and replace doors (\$62,000);
- Repair of Deputy Sheriff work station areas in the Detention Center (\$940);
- Repairs to the bathrooms at the Detention Center including floor replacement and the installation of exhaust fans (\$5,000);
- Replacement of two ovens in the Detention Center kitchen (\$6,000);
- Renovation of five Deputy Sheriff workstations in the Detention Center (\$10,000);
- Remodeling of the staff dining area in the Detention Center (\$5,000);
- The balance will be used as a contingency for these various projects.
- Projects are scheduled to begin summer 2009 and continue through FY 2010.

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|-----------------------|-----------------------------------|---|-------------------------------------|-------------------------------|
| 005-358               | 221590-2121                       | Public Buildings (City Historic Facilities Maintenance) | \$20,000 (General Obligation Bonds) | p. 6-51<br>(FY 2010 Approved) |

**PROJECT DESCRIPTION:**

This project provides funding to address capital maintenance requirements at the City's historic buildings managed by the Office of Historic Alexandria (OHA), including plaster repair, painting, floor restoration, heating, ventilation and air conditioning (HVAC), and electrical and plumbing systems components. Specifically, this allocation will provide for the following:

- Painting of the exterior of the Stabler-Leadbeater Apothecary Museum and the replacement of one window. (\$15,000)
- Repairs to the wood floors at the Gadsby's Tavern Museum (\$5,000)
- These projects are expected to be completed in Fall 2009.

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|-----------------------|-----------------------------------|---|--------------------------------------|-------------------------------|
| 005-330               | 221160-2106                       | Public Buildings (Mental Health Residential Facilities) | \$244,000 (General Obligation Bonds) | p. 6-64<br>(FY 2010 Approved) |

**PROJECT DESCRIPTION:**

This project provides for the capital maintenance, renovation and refurbishment of group homes/residential facilities operated by the City, the Alexandria Community Services Board and Sheltered Homes of Alexandria under the Department of Mental Health/Mental Retardation/Substance Abuse (MH/MR/SA).

MH/MR/SA administers approximately 60 of these facilities, ranging from individual apartments to multi-occupant residential and treatment facilities. These buildings typically experience heavy wear and tear on their heating, ventilation and air-conditioning (HVAC) systems, plumbing, floor covering and kitchen areas and requires renovation or replacement more often than general residential dwellings. Use of these \$244,000 allocated program funds will include:

- Carpet and tile replacement, electrical and building code upgrades; kitchen upgrades (to include cabinetry and appliances); replacement of doors, windows and locksets; and bathroom remodeling.
- Per the Lease Agreement between Sheltered Homes of America and the City of Alexandria dated April 26, 1990, any alterations, additions or improvements at these facilities shall be made at the lessee's (the City) expense.
- This project is scheduled to being in Fall 2009 and be completed in Winter 2010.



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|-----------------------|-----------------------------------|--|---|-------------------------------|
| 010-002               | 240028-2431                       | Public Transportation & Traffic Control (WMATA Capital Contribution) | \$7,514,000<br>(General Obligation Bonds) | p. 6-80<br>(FY 2010 Approved) |

This allocation will provide for the City's FY 2010 share of the expanded Washington Metropolitan Area Transit Authority's (WMATA) capital replacement and improvement program.

- The WMATA Capital Improvement Program consists of two broad categories - the Metro Matters Program and the Beyond Metro Matters Program.
- The Metro Matters Program was initiated in FY 2005 by the jurisdictional funding partnership established by the Metro Matters Funding Agreement. Council authorized the City to sign this partnership agreement.
- This program provides funding for the Infrastructure Renewal Program (IRP), and for a group of high-priority transit projects, including Rail Cars and Facilities, Buses and Facilities, and the Security Program.
- The Beyond Metro Matters Program includes funding for the Infrastructure Renewal Program-II (IRP-II) projects beyond the period of the Metro Matters Funding Agreement, for other IRP-II projects not incorporated into the Metro Matters Funding Agreement, the System Access/Capacity (SAP), and System Expansion Programs (SEP).

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|-----------------------|-----------------------------------|-----------------------------|--|------------------------|
| 010-002               | 240028-2431                       | WMATA Debt Issuance Opt-out | \$12,769,455<br>(General Obligation Bonds) | N/A                    |

At the March 24, 2009 Legislative Meeting, City Council voted to “opt-out” of the WMATA’s \$468 million bond financing action.

Through an agreement negotiated by the Northern Virginia Transportation Commission, the City’s opt-out obligation dropped from \$18.7 million to \$12.8 million via the use of a Commonwealth of Virginia capital grant. When combining this reduced opt-out total with the City’s AAA/Aaa credit ratings, the City anticipates saving approximately \$3.0 million over the 25-year period of debt repayment towards capital contributions to WMATA.

This allocation represents an accounting and budgeting true-up which will implement fully the action previously approved by City Council and enacted last June.

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|-----------------------|-----------------------------------|--|--------------------------------------|-------------------------------|
| 009-039               | 235390-2121                       | Public Transportation & Traffic (Traffic Control Facilities) | \$342,500 (General Obligation Bonds) | p. 6-84<br>(FY 2010 Approved) |

- This funding will be used for the regular 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. This work is ongoing.

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|--|-----------------------------------|-------------------------------------|--------------------------------------|--------------------------------|
| 012-301  | 250076-2121                       | Sewers (Storm Sewer Reconstruction) | \$572,650 (General Obligation Bonds) | p. 6-119<br>(FY 2010 Approved) |
| <p>This allocation of \$572,650 will provide for necessary maintenance work on the City's storm sewer system.</p> <ul style="list-style-type: none"> <li>• \$150,000 will be used for the replacement of the 72-inch corrugated metal storm sewer pipe on Edsall Road, which has shown signs of potential structural failure.</li> <li>• The remaining \$422,650 will be combined with existing allocated funds to cover a storm sewer extension project at George Mason School to help alleviate some of the site drainage issues. The total project cost is \$600,000.</li> <li>• Both projects are scheduled to begin construction in late 2009.</li> </ul> |                                   |                                     |                                      |                                |

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|---|-----------------------------------|---|---------------------------------|--------------------------------|
| 012-507   | 255215-2121                       | Sewers (Reclaimed Water System via WTF Plant) | \$350,000 (Sanitary Sewer Fees) | p. 6-111<br>(FY 2010 Approved) |
| <p><b>PROJECT DESCRIPTION:</b></p> <p>This allocation of \$350,000 will fund the remaining portion of a feasibility study for a reclaimed water system through the Wastewater Treatment Facility. This feasibility study started in Winter 2009 and will be completed in Dec 2009.</p> <ul style="list-style-type: none"> <li>• Reuse is an integral part for water resources management, wastewater management and ecosystem management. It reduces demands on valuable surface and ground waters used for drinking water sources and may add capacity at the Waste Treatment Facility.</li> <li>• Based on growth pressures within the City and current regulatory nutrient constraints at the Waste Treatment Facility, ASA and the City are funding a study to evaluate the feasibility, constructability and potential cost benefits of operating a wastewater reuse system to service the Covanta Waste-to-Energy Plant located on Eisenhower Ave.</li> </ul> |                                   |   |                                 |                                |

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|--|-----------------------------------|---|---------------------------------|------------------------|
| TBD  | TBD                               | Sewers (ASA Treatment Facility Expansion) | \$753,500 (Sanitary Sewer Fees) | N/A                    |
| <p>The Alexandria Sanitation Authority is currently in the design process for the expansion of its wastewater treatment facility – current capacity 54 Million Gallons per Day (MGD) - to meet state Nitrogen and Phosphorus requirements. As part of this process, at City request, the authority will investigate expanding the facility by 12 MGD, which will be sufficient to meet City projected growth demands until 2050, and also provide additional capacity for wet weather flows.</p> <ul style="list-style-type: none"> <li>• As a first step to implement this project, the consultant currently designing the expansion will investigate the feasibility of this project. The City will reimburse ASA for the cost of this work. The feasibility study will begin in fall of 2009.</li> <li>• \$753,500 in unallocated funds from the Sanitary Sewer Related Street Reconstructions project be allocated to this new project, to pay for the consultant costs.</li> <li>• The total project cost estimate for the expansion of the ASA plant is approximately \$200 million in today’s dollars. This would be an ASA revenue bond funded project being funded from user fees.</li> </ul> |                                   |   |                                 |                        |

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|--|-----------------------------------|--|-----------------------------|-----------------------------|
| 004-015  | 215327-2121                       | Other Regional Contributions (Northern Virginia Regional Park Authority) | \$359,862 (Cash Capital)    | p. 6-129 (FY 2010 Approved) |
| <p>This allocation will provide funding for the City's share of the Northern Virginia Regional Park Authority's (NVRPA) capital costs for FY 2010.</p> <ul style="list-style-type: none"> <li>• Capital costs for the NVRPA are paid by the Authority's member jurisdictions based on a formula that determines each jurisdiction's annual share.</li> <li>• Regional park facilities in Alexandria include the Cameron Run Regional Park and the Carlyle House.</li> <li>• The capital improvements scheduled for the Alexandria facilities in FY 2010 include renovations and upgrades to Cameron Run Park including the addition of a large group shelter inside the pool facility as well as overflow parking and landscaping near Lake Cook.</li> </ul> |                                   |  |                             |                             |

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|--|-----------------------------------|--|-----------------------------|--------------------------------|
| 006-004  | 215152-2121                       | Other Regional Contributions<br>(Peumansend Creek Regional Jail) | \$141,369<br>(Cash Capital) | p. 6-131<br>(FY 2010 Approved) |
| <p>This allocation will provide funding for the City's share of the Peumansend Creek Regional Jail capital costs for FY 2010.</p> <ul style="list-style-type: none"> <li>• In September 1994, the City entered into an agreement with five other Virginia localities for the construction and operation of a 336 bed regional jail to be located in Caroline County.</li> <li>• Alexandria has allocated 50 beds or approximately 15 percent of the 336 beds in the facility. City representatives continue to work with the Authority and Jail staff to monitor inmate days and to market the facilities to other governments. We are also pursuing the option of holding some federal inmates in the facility.</li> <li>• Per the agreement, 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).</li> <li>• The capital costs reflected in this project are the City's payments due for FY 2010 based on the actual bond issuance in March 1997.</li> </ul> |                                   |  |                             |                                |

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|--|-----------------------------------|---|-----------------------------|--------------------------------|
| 016-001  | 200014-2121                       | Other Regional Contributions<br>(Northern Virginia Community College) | \$136,732<br>(Cash Capital) | p. 6-128<br>(FY 2010 Approved) |
| <p>This allocation will provide funding for the City's share of the Northern Virginia Community College's (NVCC) capital costs for FY 2010.</p> <ul style="list-style-type: none"> <li>• Capital costs are determined by a formula that is based on the population of the nine participating jurisdictions.</li> </ul> |                                   |   |                             |                                |

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|---|-----------------------------------|---|--|-------------------------------|
| 015-003   | 260143-2121                       | IT Plan (Institutional Network Development) | \$375,000 (Comcast Franchise Revenues) | p. 7-48<br>(FY 2010 Approved) |
| <p>This project enables the City to deliver scalable data, audio and video communications as required to the ACPS, the libraries and the City government.</p> <ul style="list-style-type: none"> <li>• This allocation will allow for development of the network to facilitate the phased rollout of VOIP, extending the current network to Recreation, Human Services, the Courts, Historic Alexandria, and the Fire Department. This is the second year of a planned three-year implementation.</li> <li>• Per the FY 2010 Approved Budget, funding for this project is to be provided by Comcast Cable Communications capital grant monies provided per the franchise agreement with Comcast. Although this agreement is currently being renegotiated, sufficient unallocated cash balances from this source are available.</li> </ul> |                                   |   |  |                               |

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|---|-----------------------------------|---|--|-------------------------------|
| 015-409   | 265447-2121                       | IT Plan (Network Infrastructure Hardware Upgrades Replacements) | \$110,000 (Comcast Franchise Revenues) | p. 7-46<br>(FY 2010 Approved) |
| <p>This project provides for the phased replacement of the hardware and software required to operate the City's computer network services in a safe and reliable manner. This project also provides funds for consulting services to properly plan and execute the schedule network infrastructure upgrades.</p> <ul style="list-style-type: none"> <li>• This allocation will fund the replacement of servers and other network hardware that has reached the end of its useful life. Additionally, this will fund consolidation and virtualization of legacy hardware as well as software and services necessary to integrate and manage the City's infrastructure.</li> <li>• Per the FY 2010 Approved Budget, funding for this project is to be provided by Comcast Cable Communications capital grant monies provided per the franchise agreement with Comcast. Although this agreement is currently being renegotiated, sufficient unallocated cash balances from this source are available.</li> </ul> |                                   |   |  |                               |