

# *City of Alexandria, Virginia*

## MEMORANDUM

DATE: MARCH 25, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER

SUBJECT: BUDGET MEMO # 44 : USE FUNDS ORIGINALLY PLANNED FOR SITE ACQUISITION FOR THE NEW APD FACILITY

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This memorandum is in response to Councilman Smedberg's question regarding the use of funds (\$16.6 million) originally planned for site acquisition for the New Police Facility and the current status of those proposed fund uses.

As part of the construction of the proposed new Alexandria Police Department (APD) facility on Wheeler Avenue, approved by City Council on October 25, 2005, several existing City facilities in that area are required to be relocated to other City-owned properties. On May 31, 2005, City staff made a community presentation at Bishop Ireton High School, outlining the redevelopment of the Wheeler-Witter area to accommodate the anticipated construction of the new APD facility on the Wheeler Avenue tract. The major elements, estimated cost and current status of these requirements are as follows:

1. **2900 Business Center Drive** - The T&ES/Recreation and Parks Maintenance operations previously located at 133 South Quaker are to be relocated to the City-owned property at 2900 Business Center Drive to make way for the relocation of the salt dome and related operations from their current Wheeler Avenue location. Fit-up of the 2900 Business Center Drive facility was required to accommodate the T&ES/Recreation and Parks operations. This project is substantially complete at a cost of \$3.5 million of which \$1.9 million is funded from the site acquisition money. The remainder is funded from previously existing project funds
2. **133 South Quaker Lane**- This project requires the demolition of the majority of the facility that currently houses the T&ES/Recreation and Parks Maintenance operations at 133 S. Quaker Lane and the construction of a new salt barn and materials storage sheds on the site. The relocation of the salt barn and related elements is required because the current structures and operations are located on the Wheeler Avenue tract and must be relocated to allow for the construction of the new APD facility on that site. The scope of this project also includes the construction of a retaining wall on the north side

of the property; the relocation of the recycling center from its current location on Wheeler Avenue to 3100 Business Center Drive (current location of the DASH parking lot); the construction of a parking lot to relocate the Fleet Maintenance parking spaces; and other site related elements. With the T&ES/Recreation and Parks programs expected to be fully relocated to 2900 Business Center Drive by Summer 2008, it is anticipated that work at 133 S. Quaker will begin in late summer of this year. The preliminary estimated cost for this work is approximately \$4.0 million to be funded from the APD site acquisition funds. Design of this project is still in its preliminary stages. As the design is finalized, staff will be able to provide a more exact estimate.

3. **DASH Parking Facility**- The City's share of the parking facility to be located on the site of the new DASH Facility project is \$5.5 million dollars. The City's share will provide parking for T&ES and Recreation and Parks Department employees housed at the 2900 Business Center Drive location. The project is expected to begin in Summer 2008 and be completed by Fall 2009. A temporary lot will provide parking for those employees in the interim.
4. **Site Remediation** - The balance of these monies (\$5.21 million) is reserved for use for site remediation requirements associated with the final removal of the existing salt dome from the Wheeler Avenue Tract as well as any environmental remediation associated with that removal and the relocation requirements on the impacted adjacent areas.

Since we do not know for certain the extent of site remediation that will be required and there are a wide range of remediation possibilities, we believe it is prudent to reserve these funds for that purpose. We expect to have more extensive information on remediation requirements by the end of the summer. After the remediation is undertaken and if total use of the \$5.21 million appears not required, the remaining funds could be reallocated to offset planned police facility construction costs.

These uses total the \$16.6 million originally budgeted for land acquisition.

2900 Business Center Drive -	\$ 1.9
133 S. Quaker Lane -	4.0
DASH Parking Facility -	5.5
<u>Site Remediation</u>	<u>5.2</u>
Total	\$16.6