

Capital Improvements Plan Fiscal 2019 thru Fiscal 2023



**City of Washington
January 2018**

*Jaron P. Rosien, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



*City of Washington
215 East Washington Street
Washington, Iowa 52353
(319) 653-6584 Phone
(319) 653-5273 Fax*

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Memorandum

January 31, 2018

To: Mayor & City Council
Cc: Illa Earnest, City Clerk

From: Brent Hinson
City Administrator

A handwritten signature in blue ink, appearing to be "B. Hinson", is written over the name "Brent Hinson" in the "From:" field.

Re: Capital Improvements Plan (CIP) for FY19-23

Attached is the recently adopted five-year CIP. We have a goal of updating this plan every year, but it is designed to serve as an important long-term planning tool. The ultimate aim of long-term planning is the wise and efficient allocation of the resources we are entrusted with, for the maximum betterment of our community.

Thanks for your work in developing this plan.

Jaron P. Rosien, Mayor
 Illa Earnest, City Clerk
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FY19-23 Capital Improvements Plan
Project Summaries- Final 1/30/18

#	Project Name	Brief Summary
<i>Carryover/Incomplete FY2018 Projects</i>		
102	Water Plant RO Conversion & Upgrades	Upgrade treatment plant to Reverse Osmosis (RO) process and construct related improvements.
104/ 105	New Large Hangar & Apron for Hangar	Construct new hangar to separate main business users of airport, relieve traffic congestion and improve safety for users.
128	South Water Tower Roof Repairs	Sandblast, weld and recoat in roof area of tower to ensure continued integrity of 50-year old tank. Install mixing system and communications improvements to match new north tower & compliment water plant improvements.
106	Well #6 & #7 Upgrades	Improvements to existing wells to resolve existing issues. Both wells will receive electric & communications upgrades and new pump & motors, and Well #6 will be re-cased.
108	Fire Station Construction	Construction of new fire station as per "campus plan".
109/ 110	South 15 th Avenue Paving & Subdivision	Paving of new street from Adams to Madison and reconstruction of existing street from Madison to Washington. Installation of new sewer and water main and cooperation with property owner to create new 10-12 lot residential subdivision. Joint project with #26. Also, install storm sewer on S. 14 th & S. 15 th Avenue south of E. Washington/Highway 92 to address drainage issues.
112	Enlarge Pavement Apron	Phase 2 of a project to enlarge pavement apron near new hangar. Proposed by Airport Commission to take place in FY18. 90% FAA-funded project, subject to \$30,000 City funds match.
113	Wellness Park	Use of \$1 million in G.O. bonded debt to construct Phase I improvements to sports complex.

City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
115	Willow Pond/Kewash Trail Improvements	Partnership with Washington County Conservation, utilizing Federal TAP and Iowa DNR REAP grant funds and local match funds from both entities to pave a portion of the Kewash Nature Trail west of Highway 1 and construct a new trail segment from the Kewash to the Kirkwood Regional Center.
116	I/I & Egg Sewer Relocation Project	Use of \$1.1 million in G.O. bonded debt to address sanitary sewer inflow/infiltration as per report to be issued by FOX Engineering based on extensive study of Southeast Sanitary Sewer basin. The City plans to apply for a \$600,000 Community Development Block Grant (CDBG) to supplement this project. Relocate egg sewer in new Fire Station block.
<u>FY2019 Projects</u>		
117	S. Avenue E Reconst. (Sitler to Lincoln)	Reconstruct S. Avenue E from Sitler to Lincoln & extend 12" water main to West Buchanan; extend sidewalk from High School campus to Timber Ridge subdivision.
118	East Main Street Water Main- 12 th to 15 th	Replace water main that is both a main break and water pressure problem. Upsize from 4" to 8" main. In-house project.
119	Woodlawn Gates & Building	Following TAN assistance report/ cost estimate completion, consider improvements to National Historic Register cemetery property.
120	Egg Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of "Egg" sewer basin.
136	East Washington Sidewalk	Construct sidewalk along East Washington Street (Highway 92) from its current terminus to the area of Walmart/Pizza Ranch/Hills Bank to improve safety.
<u>FY2020 Projects</u>		
122	City Hall/Police Station Construction	Construction of City Hall/Police Station in existing Municipal Building as per "campus plan", pending sale of Former Library.
123	New Fuel Farm	Pending state funding, consider location of a 2 nd fuel farm at the Airport to better serve business aviation traffic and protect safety of users.
124	Remodel of Main Pavilion at Sunset Park	Rehabilitate main pavilion, including electrical, lighting, repair and painting of structure.
125	Egg Basin I/I Project	Use of \$1 million in G.O. bonded debt to address sanitary sewer inflow/infiltration as per investigation

City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
		conducted by City staff and FOX Engineering. Main project will be to perform sewer separation in the Water Plant block together with the North 4 th Avenue improvements project.
127	North 4 th Avenue Street/ Water Main Project- E. 5 th to E. 7 th	Completely reconstruct street and curb & gutter; upgrade water main to 8" as per 2013 Water Facility Plan; conduct point repairs to sewer; line sewer following point repairs; remove intakes from sanitary sewer.
111	South Avenue B Water Main- Adams to Tyler	Replace water main that is extremely prone to main breaks, and portions are transite pipe. Upsize 4" main to 6". Joins up relatively new main ending at Adams with new main starting at Tyler. In-house project.
FY2021 Projects		
107	W. Washington Water Main Replacement	Replace water main from Avenue D to Avenue F, upsizing from 4" existing to 8" PVC. To remove main from brick street, water main must be bored at additional expense. Project includes patching of historic brick in spots with past water main breaks.
126	East 3 rd Water Main- 4 th to 12 th	As per 2013 Water Facility Plan, replace water main that is a significant water pressure problem. Upsize from 4" to 8" main. In-house project over 2-3 fiscal years.
121/ 133	South 12 th Paving- Tyler to Adams & East Adams- 12 th to 15 th	Construct concrete street with curb & gutter from current end of pavement to East Adams, and pave East Adams from 12 th to 15 th . Construction of sidewalk along South 12 th and around Case Field block, pending concurrence of Washington Community School District. Construct sidewalk loop around Water Tower Park. Partial special assessment project.
129	Business Park Phase II/ West Buchanan Paving	Pave West Buchanan from WWTP road to South Avenue E to create a paved route from Highway 1 to the southwest area of town. Develop additional industrially-zoned lots. Federal aid (80%) project.
130	North Park Restrooms	Construction of new restrooms/storage building at North Park/Stewart ballfields to provide actual restroom facilities to site.
137	Re-Light Runway 18/36	Replace existing 25 year-old lighting with a MIRL (Medium-Intensity Runway Lighting) system to help eliminate runway closures at night and increase

City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
		safety. 90% FAA-funded project, with projected \$40,000 local match.
<i>FY2022 Projects</i>		
132	Water Tower Park Play Structure	Construct a new playground area at Water Tower Park.
134	West Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of west sewer basin.
135	South 4 th Water Main-Washington to Madison	As per 2013 Facility Plan, first phase of a high-priority project to construct new water main to boost water pressure in the central part of town.
131	Contracted Street Patching	Using RUT budget, conduct full-depth PCC or partial depth HMA patching, to be determined by Council.
<i>FY2023 Projects</i>		
138	Downtown Streetscape Expansion	Continue streetscape to “Supersquare” area of downtown, including replacement of utility lines & sidewalks and pavement improvements as needed. Projected \$3 million project.
139	Old WWTP Demolition	Demolish obsolete structures at WWTP. A few minor structures may be able to be handled in-house, but a contractor with appropriate equipment will be needed for most of them.
140	North 2 nd Underpass Evaluation	Conduct structural and drainage analysis of railroad underpass to determine any improvements needed.
<i>Future Years or Unscheduled Projects</i>		
Type	Project Name	Brief Summary
A	Parallel Taxiway for Runway 18/36 and N. End of 13/31	Construct parallel taxiway along main runway so that planes do not have to taxi back to the terminal on the runway itself. 90% FAA-funded project, subject to \$210,000 City funds match.
A	18/36 Approach Lighting	Replace Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL) to improve main runway safety. \$165,000 project with 90% FAA funding.
P	Sunset Park New Play Structure	Reconstruct a playground area in City’s most-used park to meet modern safety standards and improve appeal of park.
P	Wellness Park Phases 2-4	Following successful completion of Phase I, construct additional phases to final build-out as per the developed plan, including construction of a Parks

City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
		Maintenance Facility.
R	South 4 th Asphalt Overlay	Mill & asphalt overlay from Washington to Madison to restore pavement surface, and overlay of concrete street from Madison to Van Buren to maintain street integrity in busy area connecting schools.
R	South Avenue B Mill & Overlay	Mill & asphalt overlay of South Avenue B from Madison to Sitler to restore pavement surface in busy area leading to High School.
R	North Iowa Mill & Overlay	Mill & asphalt overlay of North Iowa from 5 th to 11 th Streets to restore pavement surface.
R	North Marion Mill & Overlay	Mill & asphalt overlay of North Marion from 5 th to 8 th Streets to restore pavement surface.
R/SS	West Main Paving	Pave West Main Street from Highway 1 to current end of pavement at South Avenue H.
R/SS	East Adams Street Paving- S. 9 th to S. 12 th	Pave East Adams to complete paved collector system in southeast area of town. Proposed as an FY23 project.
R/SS	South 6 th Paving- Van Buren to Madison and Monroe from 4 th to 6 th / Lincoln Safe Routes to School	Pave streets around Lincoln Elementary School and construct sidewalks along Monroe and Van Buren in blocks adjacent to school as per 2013 Safe Routes to School plan.
R/SS	North 2 nd Avenue Street Improvement, Phase 1	Reconstruct or patch concrete as needed and add curb & gutter to significant collector route. Possible federal aid project following West Buchanan.
W	E. 2 nd Street Water Main Replacement	Replace existing 4" main with 8" PVC to eliminate small main and water pressure issue.
W	Jefferson Water Main- Avenue D to Avenue C and Avenue B to Cul-de-Sac in East 1100 block	As per 2013 Water Facility Plan, project to boost water pressure along Jefferson. Upsize 4" main to 6".
W	South 2 nd Avenue Water Main- Madison to Tyler	Replace water main to address line with water main breaks and tie into dead-end main at 3 rd & Tyler to create new loop.
W	South 4 th Water Main- Madison to Van Buren	As per 2013 Water Facility Plan, project to boost water pressure on south end of town. Upsize main from 4" to 10".
S	West Sewer Basin I/I Project	Use of \$1 million in G.O. bonded debt to address sanitary sewer inflow/infiltration as per investigation to be conducted by City staff and FOX Engineering.
S	Parkside Estates Lift Station Upgrades	Upgrade lift station with 1970's-era pumps & add backup power. Need for project was somewhat reduced by West Side Interceptor project significantly

City of Washington CIP FY19-23 Project Summaries

#	<u>Project Name</u>	<u>Brief Summary</u>
		reducing distance sewage needed to be pumped.
S	South 2 nd Avenue Sewer-Monroe to Jackson	Clay sewer pipe that is partially blocked/ collapsed and cannot be fully cleaned or televised.
S	North 2 nd Underpass Lift Station Upgrade	Replace pumps and conduct other upgrades to improve stormwater lift station at underpass and eliminate flooding during major rain events.