

# **Capital Improvements Plan Fiscal 2020 thru Fiscal 2024**



**City of Washington  
January 2019**

*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  
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**January 2019**

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**Memorandum**

January 21, 2019

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

From: Brent Hinson  
City Administrator

A handwritten signature in blue ink, appearing to be "Brent Hinson", is written over the printed name and title.

Re: Capital Improvements Plan (CIP) for FY20-24

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  
 Kevin Olson, City Attorney  
 Brent Hinson, City Administrator



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**FY20-FY24 Capital Improvements Plan**  
**Project Summaries- Final 1/2/19**

<u>#</u>	<u>Project Name</u> <b>(Bold= New Project to CIP)</b>	<u>Brief Summary</u>
<b><u>Carryover/Incomplete FY2019 Projects</u></b>		
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.
108	Fire Station Construction	Construction of new fire station as per "campus plan".
109/ 110	South 15 <sup>th</sup> 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 <sup>th</sup> & S. 15 <sup>th</sup> 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.
116	I/I & Egg Sewer Relocation Project	Use of \$1.1 million in G.O. bonded debt and sewer funds 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 has secured a \$600,000 Community Development Block Grant (CDBG) to supplement this project. Relocate egg sewer in new Fire Station block.
119	Woodlawn Gates & Building	Based on TAN report and utilizing state grant, renovate National Historic Register cemetery property.
136	East Washington Sidewalk	Construct sidewalk along East Washington Street

**City of Washington CIP FY20-FY24 Project Summaries**

#	<u>Project Name</u> <b>(Bold= New Project to CIP)</b>	<u>Brief Summary</u>
		(Highway 92) from its current terminus to the area of Walmart/Pizza Ranch/Hills Bank to improve safety.
<b>141</b>	<b>South 7<sup>th</sup> &amp; Jefferson Water Main/ South Marion &amp; Jefferson Water Main Tie-In</b>	<b>Construct new water main from Washington to Madison on South 7<sup>th</sup>, plus tie together water mains at Marion &amp; Jefferson intersection to boost water pressure along Jefferson. In-house project.</b>
<b><u>FY2020 Projects</u></b>		
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 <sup>th</sup> to 15 <sup>th</sup>	Replace water main that is both a main break and water pressure problem. Upsize from 4" to 8" main.
120	Egg Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of "Egg" sewer basin.
122	City Hall/Police Station Construction	Construction of City Hall/Police Station in existing Municipal Building as per "campus plan".
123	New Fuel Farm	Pending state funding, consider location of a 2 <sup>nd</sup> 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 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 <sup>th</sup> Avenue improvements project.
127	North 4 <sup>th</sup> Avenue Street/ Water Main Project- E. 5 <sup>th</sup> to E. 7 <sup>th</sup>	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.
<b>142</b>	<b>Lincoln Safe Routes to School Sidewalk Phase I</b>	<b>Construct new sidewalk along Monroe from Iowa to 4<sup>th</sup> Avenue as per 2013 Lincoln Elementary Safe Routes to School Plan.</b>
<b><u>FY2021 Projects</u></b>		
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

## City of Washington CIP FY20-FY24 Project Summaries

#	<u>Project Name</u> <b>(Bold= New Project to CIP)</b>	<u>Brief Summary</u>
		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 <sup>rd</sup> Water Main- 4 <sup>th</sup> to 12 <sup>th</sup>	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 <sup>th</sup> Paving- Tyler to Adams & East Adams- 9 <sup>th</sup> to 15 <sup>th</sup>	Construct concrete street with curb & gutter from current end of pavement to East Adams, and pave East Adams from 9 <sup>th</sup> to 15 <sup>th</sup> . Construction of sidewalk along South 12 <sup>th</sup> and around Case Field block or at least along north side, 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 swap project, allowing for up to 100% of construction costs to be funded by grant.
130	North Park Restrooms	Construction of new restrooms/storage building at North Park/Stewart ballfields to provide modern 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 safety. 90% FAA-funded project, with projected \$39,300 local match.
<b>FY2022 Projects</b>		
132	Water Tower Park Play Structure	Construct a new playground area at Water Tower Park.
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.
<b>143</b>	<b>Lincoln Safe Routes to School Sidewalk Phase II</b>	<b>Ensure repair and new construction of sidewalk along East Van Buren between 6<sup>th</sup> and 9<sup>th</sup> Avenues as per 2013 Lincoln Elementary Safe Routes to School Plan.</b>

## City of Washington CIP FY20-FY24 Project Summaries

#	<u>Project Name</u> <b>(Bold= New Project to CIP)</b>	<u>Brief Summary</u>
<b><i>FY2023 Projects</i></b>		
138	Downtown Streetscape Expansion	Continue streetscape to “Supersquare” area of downtown, including replacement of utility lines & sidewalks and pavement improvements as needed. Projected \$3.5 million project.
140	North 2 <sup>nd</sup> Underpass Evaluation	Conduct structural and drainage analysis of railroad underpass to determine any improvements needed.
<b><i>FY2024 Projects</i></b>		
144	18/36 Approach Lighting	Replace Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL) to improve main runway safety. \$201,500 project with 90% FAA funding (\$20,150 local RUT match).
145	Egg Sewer Basin I/I Project (Phase II)	Construct 2 <sup>nd</sup> major Egg Sewer Basin project utilizing results of FY20 Egg Sewer Basin Evaluation to be conducted. \$1.4 million project with \$1 million in G.O. bonded debt.
146	North 2 <sup>nd</sup> Underpass Lift Station Upgrade	Replace pumps and conduct other upgrades to improve stormwater lift station at underpass and eliminate flooding during major rain events.
<b><i>Future Years or Unscheduled Projects (Bold= New Project)</i></b>		
<u>Type</u>	<u>Project Name</u>	<u>Brief Summary</u>
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.
<b>A</b>	<b>Airport Layout Plan Update</b>	<b>Work with consultant to do long-term ALP update to continue to assist with securing grant funding. Estimated \$300,000 project.</b>
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 Maintenance Facility.
R	South 4 <sup>th</sup> 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

## City of Washington CIP FY20-FY24 Project Summaries

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		area leading to High School.
R	North Marion Mill & Overlay	Mill & asphalt overlay of North Marion from 5 <sup>th</sup> to 8 <sup>th</sup> Streets to restore pavement surface.
R	North Iowa Mill & Overlay	Mill & asphalt overlay of North Iowa from 5 <sup>th</sup> to 11 <sup>th</sup> 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.
<b>R/W</b>	<b>West Main Water Main Replacement and Mill &amp; Overlay</b>	<b>Replace break-prone water main from B to H and then mill &amp; asphalt overlay for street.</b>
R/SS	South 6 <sup>th</sup> Paving- Van Buren to Madison and Monroe from 4 <sup>th</sup> to 6 <sup>th</sup>	Pave streets around Lincoln Elementary School and extend sidewalks as needed to enhance final Safe Routes to School environment.
R/SS	North 2 <sup>nd</sup> 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 (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.
W	E. 2 <sup>nd</sup> 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 <sup>nd</sup> Avenue Water Main- Madison to Tyler	Replace water main to address line with water main breaks and tie into dead-end main at 3 <sup>rd</sup> & Tyler to create new loop.
W (135)	South 4 <sup>th</sup> Water Main- Main to Madison	As per 2013 Facility Plan and updated as a result of Fire Station water pressure investigations, construct first phase of a high-priority project to construct new water main to boost water pressure in the central part of town.
W	South 4 <sup>th</sup> 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 (134)	West Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of west sewer basin.
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	Upgrade lift station with 1970's-era pumps & add



## City of Washington CIP FY20-FY24 Project Summaries

#	<u>Project Name</u> <b>(Bold= New Project to CIP)</b>	<u>Brief Summary</u>
	Upgrades	backup power. Need for project was somewhat reduced by West Side Interceptor project significantly reducing distance sewage needed to be pumped.
S	South 2 <sup>nd</sup> Avenue Sewer-Monroe to Jackson	Clay sewer pipe that is partially blocked/ collapsed and cannot be fully cleaned or televised.