THANK YOU ALL FOR COMING TO THE PROJECT KICK-OFF MEETING.

AS PROJECT MANAGER, I'VE DECIDED TO NOT TELL YOU THE PURPOSE OF THE PROJECT. THAT WAY IT WILL BE HARDER FOR YOU TO SABOTAGE IT.

DOES IT REQUIRE ANY SUPERFAST MICROCHIPS?

GOOD LORD, NO. DON'T BUILD ANY OF THOSE... BY TUESDAY.
WHAT ARE CAPITAL PROJECTS?

Capital Project Expenditures:

- $10,000+
- Acquire, expand, repair, or rehabilitate a physical asset
- Useful life: > 3 years
- May include technology-related infrastructure

- Roadways and Bridges
- Stormwater and Sanitary Sewers
- Technology Infrastructure
- Educational Facilities
- Public Transit Facilities
- Streams and Ponds
- Government Facilities
- Historic Sites
WHO'S INVOLVED IN CAPITAL PROJECT DELIVERY?

City Departments Engaged in Capital Project Delivery:

- **ACPS**: Alexandria City Public Schools
- **DGS**: Department of General Services
- **DPI**: Department of Project Implementation
- **ITS**: Information Technology Services
- **RPCA**: Department of Recreation, Parks, and Cultural Activities
- **T&ES**: Department of Transportation and Environmental Services
DPI PROJECT TEAMS

- DPI
  - ITS: Information Technology Services
  - OHA: Office of Historic Alexandria
  - RPCA: Recreation, Parks, and Cultural Activities
  - T&ES: Transportation and Environmental Services

Project Management Organization

Sponsor Departments
Project Team: Leadership
Planning: Sponsor Department Project Manager
Design/Construction: DPI Project Manager

Project Team: Members
Internal: Subject Matter Experts, Public Information Officer, Division Leadership
External: Project Partner(s), Consultants, Subject Matter Experts, Contractor, CMI

Project Governance
Department and City Leadership, City Council, Boards and Commissions

Stakeholders
Residents, Community Groups, Businesses, Developers, Visitors
HOW ARE CAPITAL PROJECTS CONSTRUCTED?

OUR PROJECT PLAN WILL FOLLOW THE USUAL ARC.

PHASE ONE WILL BE UNWARRANTED OPTIMISM SUPPORTED BY DELUSIONS OF COMPETENCE.

IN PHASE TWO, THE OBSTRUCTIONISTS WILL SLITHER OUT OF THEIR LAIRS AND TRY TO SMOOTHER OUR DREAMS.

IGNORANCE AND ENVY WILL FUEL RUMORS THAT GET REPEATED UNTIL THEY MORPH INTO COMMON KNOWLEDGE.

RESOURCES WILL BE ALLOCATED BASED ON MISINFORMATION AND FAVORITISM.

AND REQUIREMENTS WILL DRIFT UNTIL THE PROJECT IS BOTH UNDESIRABLE AND IMPOSSIBLE.

THAT BRINGS US TO THE SECOND WEEK.

I WANT MY UNWARRANTED OPTIMISM BACK.
HOW ARE CAPITAL PROJECTS CONSTRUCTED?

Three Project Phases:

- Planning
- Design
- Construction
PLANNING: IN THE BEGINNING...

Starting Point: Sponsor Department Project Lists

- Master and Small Area Plans
- Laws
- Urgent Need
- Technological Advancement
- Maintenance Programs
- Historic Preservation
PLANNING: CAN WE DO THIS AND HOW?

Next Step: Information Gathering and Assessments

1. Community Input
2. Site Surveys
3. Needs Assessments
4. Land Rights
5. Initial Scope, Schedule, and Budget

CHANGE OPPORTUNITY / COST

Opportunity for change

Cost of change

Planning  Design  Construction

TIME
PLANNING: MONEY!
(How Much and Where Does It Come From?)

External Funding
State:
Virginia Department of Environmental Quality: SLAF
Virginia Department of Transportation: SMART SCALE
Virginia Department of Rail and Public Transportation

Federal:
Federal Transit Administration: CMAQ, TIP
Federal Highway Administration: HSIP, RSTP
Federal Emergency Management Agency: BRIC

Third-Party:
Northern Virginia Transportation Authority

CIP Budget
Vetting/Prioritization
Council and Public Feedback
CIP Final Budget
DESIGN: SUBSTANCE AND DEFINITION

Starting Point:

1. Detailed Scope, Schedule, and Budget

2. Design Procurement: Engineering, Landscape Architecture, Surveying, and Other Subject Matter Experts
DESIGN: RFQU PROCUREMENT PROCESS

1. Start Here
2. Post Solicitation/ Solicitation Period Begins
3. Pre-bid Meeting
4. Shortlist Interviews
5. Review of Qualifications
6. Solicitation Period Ends
7. Internal Review/Approval
8. Notification and Negotiations
9. Final Contract Awarded
DESIGN: MAJOR PROJECT ELEMENTS

- Site Conditions
  - Environmental Reports
  - In-depth Surveys/Reports
- Site Plan Development
- Community Engagement
- Permits/Regulatory Requirements
CONSTRUCTION: ITB PROCUREMENT PROCESS

Start Here

- Bid Review
- Solicitation Period Begins
- Pre-bid Site Visit or Meeting
- Bid Review
- Solicitation Period Ends
- Internal Review/Approval
- Final Contract Awarded
CONSTRUCTION: THIS IS REALLY HAPPENING!

PM and Inspector Roles and Responsibilities - Contract Management
DPI: WHAT ARE WE WORKING ON NOW?

Project Management Standards Initiative (PMSI)

Active Design and Construction Projects
THE PROJECT MANAGEMENT FRAMEWORK EMBODIES A PROJECT LIFE CYCLE AND FIVE MAJOR PROJECT MANAGEMENT PROCESS GROUPS.

OH NO! THE EXTREME LEVEL OF ABSTRACTION HAS MADE US WEIGHTLESS!

THAT DOESN'T EVEN MAKE SENSE.
PROJECT MANAGEMENT STANDARDS INITIATIVE (PMSI)
POTOMAC YARD
METRORAIL STATION

Sponsor Department: T&ES
Project Status: Construction
Total Budget: $370 million
Substantial Completion: March 2022

South Pavilion - Rendering View 1
North Pavilion (12/2020)
North Pavilion - Rendering View 2
Station Headhouse Rendering
Station Headhouse (02/2021)
Site View - Looking North (02/2021)
CITY MUNICIPAL FIBER NETWORK

Sponsor Department: ITS
Current Status: Construction
Project Budget: $19.2 million
Substantial Completion: April 2025

City-owned and operated fiber-optic network will:
- Connect approximately 90 City facilities
- Include 40 miles of 2-2” conduits
- 1 conduit for City/ACPS/Libraries
- 1 conduit for TBD private sector

Proposed Fiber-Optic Map (above)
Example of Fiber-Optic Cable (right)
HOLMES RUN TRAIL: FLOOD DAMAGE REPAIRS

Sponsor Department: RPCA
Current Status: Design/Construction
Project Budget: $6 million

Project will:
- Repair damage to four sections of the Holmes Run Trail damaged in 2018 and 2019 storms.
- Complete design and construction in two phases
Stormwater Management

What Is the City Doing to Mitigate Flooding?

Four Critical Components

1. Outreach & Technical Assistance
   ✓ Proposed Flood Mitigation Grant Pilot
   ✓ Expand early-warning system & signage

2. Maintenance
   ✓ Hooff’s Run Culvert
   ✓ Routine Efforts + Streams & Channels

3. Spot Improvements
   ✓ Localized drainage issues

4. Major Capacity Capital Investments
   ✓ Improving stormwater system capacity in an equitable manner
WATERFRONT FLOOD MITIGATION

Sponsor Department: T&ES
Current Phase: Design
Total Budget: $102 million

Project must:
- Address four sources of nuisance flooding
- Ensure public access to the entire Waterfront
- Involve multiple strategies:
  - Innovative, green solutions
  - Value engineering
  - Project phasing
CONTACT INFORMATION

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