

# **Fort Monroe Authority**

Capital Improvement Plan Fiscal Years 2017 Through 2022

December 2016

Project		nary - Five Year CIP	Status	Funding Source	Appropriations		Uı	nappropriated Subs	equent Years		
			Status	Funding Source	To Date	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Y <b>2017</b> 1-008		Guidance/Wayfinding Signage	Design	VDOT	100,000	100,000					
2-003	(yr 1 of 2)	Outer Moat Wall Repairs	Design Pending	VPBA	100,000	100,000	1,000,000				
2-004		Bridge Repairs	Construction	VDOT	200,000	200,000					
3-007	(yr 1 of 2)	Mercury Blvd Water Improvements	Design Pending	VPBA	320,000	320,000	3,000,000				
3-010		Main Gate Water Line Replacement	Design	VPBA/DRM	300,000	300,000					
4-007 4-008	(yr 1 of 2)	Sewer SSES Plan	Design Design Pending	OEA VPBA	115,000 200,000	115,000 200,000	900,000				
4-008 8-009A	(yi 1 0i 2)	Sump Pump Discharge Improvements HVAC Replacements (B134)	Design Pending	MR	200,000	200,000	900,000				
8-018		Repair/Replace Roof (Multiple Buildings)	Design Pending	MR	363,705	363,705					
8-021		Replace Roof (B171)	Design Pending	VPBA	327,565	327,565					
8-022	(yr 1 of 2)	Roof/railing replacements (Multiple Buildings)	Design Pending	MR	60,000	60,000	325,000				
8-027		Building 96 Roof & HVAC Replacement	Design Pending	MR	776,000	776,000					
8-029		Building Exterior Stair/Ladder Assessment	Design	OEA	75,000	75,000					
8-030		Visitors Center (B138)	Design	VBPA	575,000	575,000	4,675,000				
8-031		Structural Repairs to B77	Design Pending	MR		50,000					
		Subtotal FY 2017				3,762,270					
Y 2018						FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
2-003	(yr 2 of 2)	Outer Moat Wall Repairs	Design Pending	VPBA		100,000	1,000,000				
1-004	(yr 1 of 3)	ADA Ramp/Sidewalk/Curbing Replacement -	-	VDOT			220,000	220,000	220,000		
3-007	(yr 2 of 2)	Phase 2 Mercury Blvd Water Improvements	Design	VPBA		320,000	3,000,000				
4-004	(yr 1 of 2)	Pump Station 58 & Force Main Replacement	-	VPBA	-	-	200,000	2,000,000			
4-008	(yr 2 of 2)	Sump Pump Discharge Improvements	Design Pending	VPBA		100,000	900,000				
8-022	(yr 2 of 2)	Roof/railing replacements (Multiple Buildings)	Design Pending	MR		60,000	325,000				
8-024		Building repairs for non-residential		VPBA			255,000				
8-025		HVAC Repairs (Multiple Buildings)		VPBA			140,100				
8-032		Roof Repair/Replace (B9)		VPBA			292,000				
		Subtotal FY 2018					6,332,100				
Y 2019						FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
1-004	(yr 2 of 3)	ADA Ramp/Sidewalk/Curbing Replacement -		VDOT	_	_	220,000	220,000	220,000		
		Phase 2				-	220,000				
4-003 4-004	(yr 1 of 2)	Pump Station 184 & Force Main Replacement Pump Station 58 & Force Main Replacement		VPBA VPBA	-	-	200,000	250,000 2,000,000	2,500,000		-
9-001	(yr 2 of 2) (yr 1 of 2)	Utility Master Plan Phase 1	-	VBPA	-	-	200,000	300,000	3,500,000		
8-026	(yr 1 of 2)	Structural Repairs to Buildings		VPBA				218,000	2,178,200		
8-020		Replace Roof (Multiple Buildings)		VPBA				1,055,146			
		Subtotal FY 2019						4,043,146			
FY 2020						FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
1-004	(yr 3 of 3)	ADA Ramp/Sidewalk/Curbing Replacement -		VDOT	_	_	220,000	220,000	220,000		
		Phase 2			_		220,000				
4-003 9-001	(yr 2 of 2) (yr 2 of 2)	Pump Station 184 & Force Main Replacement Utility Master Plan Phase 1		VPBA VBPA	-	-	-	250,000 300,000	2,500,000 3,500,000		-
9-002	(yr 1 of 2)	Utility Master Plan Phase 2		VBPA				300,000	300,000	3,500,000	
8-026	(yr 2 of 2)	Structural Repairs to Buildings		VPBA				218,000	2,178,200		
4-002	(yr 1 of 2)	Pump Station 180 & Force Main Replacement	-	VPBA	-	-	-		400,000	4,000,000	-
		Subtotal FY 2020							9,098,200		
FY 2021						FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
1-005	(yr 1 of 3)	Sign and Pavement Marking Replacement -		VDOT	-					220,000	220,000
		Phase 2							200 202		220,000
9-002 9-003	(yr 2 of 2) (yr 1 of 2)	Utility Master Plan Phase 2 Utility Master Plan Phase 3		VBPA VBPA					300,000	3,500,000 300,000	3,500,000
4-002	(yr 2 of 2)	Pump Station 180 & Force Main Replacement		VPBA	-	-	-		400,000	4,000,000	-
6-005	,	Stormwater Model & Master Plan		OEA					,	150,000	
8-028		Repair/Replace Roof (Multiple Buildings)		VPBA						349,550	
		Subtotal FY 2021	_						Τ	8,519,550	
Y 2022						FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
	(vm 2 of 2)	Sign and Pavement Marking Replacement -		VDOT	-	-		_		220,000	220,00
1-005	(V[ / m - 3)	Phase 2								220,000	
1-005	(yr 2 of 3)			VPBA VPBA	_						131,600 60,000
1-007		MARS Access Ramp Repair  Pump Station 256 & Force Main Replacement		VEDA	-	•	-			300,000	3,500,000
1-007 4-006	(yr 1 of 2)	Pump Station 256 & Force Main Replacement		VPBA						. , . , 500	300,000
1-007 4-006 9-003			-								300,000
1-007 4-006 9-003	(yr 1 of 2) (yr 2 of 2)	Pump Station 256 & Force Main Replacement Utility Master Plan Phase 3	-	VPBA							4,211,60
1-007 4-006 9-003	(yr 1 of 2) (yr 2 of 2)	Pump Station 256 & Force Main Replacement Utility Master Plan Phase 3 Utility Master Plan Phase 4 Subtotal FY 2022	FY 2017	VPBA VBPA FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	6 Year Total		
	(yr 1 of 2) (yr 2 of 2)	Pump Station 256 & Force Main Replacement Utility Master Plan Phase 3 Utility Master Plan Phase 4 Subtotal FY 2022 Yearly Totals	FY 2017 3,762,270	VPBA VBPA FY 2018	FY 2019 4,043,146	FY 2020 9,098,200	<b>FY 2021</b> 8,519,550	FY 2022 4,211,600	<b>6 Year Total</b> 35,966,866		
1-007 4-006 9-003	(yr 1 of 2) (yr 2 of 2)	Pump Station 256 & Force Main Replacement Utility Master Plan Phase 3 Utility Master Plan Phase 4  Subtotal FY 2022  Yearly Totals  Anticipated Funding Sources	3,762,270	VPBA VBPA FY 2018 6,332,100				4,211,600	35,966,866		
1-007 4-006 9-003	(yr 1 of 2) (yr 2 of 2)	Pump Station 256 & Force Main Replacement Utility Master Plan Phase 3 Utility Master Plan Phase 4  Subtotal FY 2022  Yearly Totals  Anticipated Funding Sources MR	3,762,270 1,449,705	VPBA VBPA FY 2018 6,332,100			8,519,550		1,774,705		
1-007 4-006 9-003	(yr 1 of 2) (yr 2 of 2)	Pump Station 256 & Force Main Replacement Utility Master Plan Phase 3 Utility Master Plan Phase 4  Subtotal FY 2022  Yearly Totals  Anticipated Funding Sources	3,762,270	VPBA VBPA FY 2018 6,332,100				4,211,600	35,966,866		
1-007 4-006 9-003	(yr 1 of 2) (yr 2 of 2)	Pump Station 256 & Force Main Replacement Utility Master Plan Phase 3 Utility Master Plan Phase 4  Subtotal FY 2022  Yearly Totals  Anticipated Funding Sources MR OEA	3,762,270 1,449,705 190,000	VPBA VBPA FY 2018 6,332,100 325,000 220,000	4,043,146	9,098,200	8,519,550 - 150,000	4,211,600	1,774,705 340,000		

## Fort Monroe Capital Improvement Plan - Fiscal Years 2017 through 2022 ADA Ramp/Sidewalk/Curbing Replacement - Phase 2 Project No.: 1-004 Project Type: Parcelization District: Roadway ΑII **Programmed Funding** Appropriated to Non-Appropriated Programmed CIP Funding FY 2017 FY 2018 FY 2019 FY 2020 FY 2021 Status Date FY 2016 Budget \$ 220,000 \$ 220,000 \$ 220,000 Means of Funding Description and Scope **Funding Source** Amount 1. Installation of ADA curb ramps where missing. 2. Removal and replacement of noncompliant curb ramps per ADA VDOT \$220000/yr standards. 3. Removal and replacement of sidewalk and curb given a moderate defect rating in the 2010 report. Schedule of Activities From - To Project Activity Amount Parcelization District Key Purpose and Need To improve safety of pedestrians, the physically disabled, and motorists, and to comply with ADA standards. Project Map **History and Current Status** Project defined and recommended in the roadway section of the Fort Monroe Infrastructure Condition Assessment Report prepared by Kimley-Horn and Associates dated June 2010.

### Fort Monroe Capital Improvement Plan - Fiscal Years 2017 through 2022 1-005 Sign and Pavement Marking Replacement - Phase 2 Project No.: Parcelization District: Project Type: Roadway ΑII **Programmed Funding** Non-Appropriated Programmed CIP Funding Appropriated to FY 2016 Budget FY 2017 FY 2018 FY 2019 FY 2020 Status Date FY 2021 220,000 Means of Funding **Description and Scope Funding Source** 1. Removal and replacement of all nonregulatory signs in poor condition Amount and all regulatory or nonregulatory signs in fair condition per MUTCD VDOT 220,000.00 design standards. Nonregulatory signs are classified as signs that do not give notice of traffic laws or regulations. Signs in good condition are not included in this project. Schedule of Activities 2. Removal and replacement of pavement markings given a fair or good **Project Activity** From - To Amount condition rating in the 2010 report, including street and parking lines, crosswalks, stop bars, directional arrows, and island markings. Project consists of the replacement of approximately 325 signs and 48,000 feet of pavement markings. Parcelization District Key Purpose and Need To improve safety for pedestrians and motorists and to comply with MUTCD standards. **Project Map History and Current Status** Project defined and recommended in the roadway section of the Fort Monroe Infrastructure Condition Assessment Report prepared by Kimley-Horn and Associates dated June 2010.

			Fort Monro	e Ca	apital Impro	vement Plan	- Fiscal Years	2017 through	2022			
Project	t No.:	1-0	07			MARS Acces	ss Ramp Rep	air				
		Pr	oject Type:			Parcelization District:						
			Roadway			E						
					F	Programmed Fu	unding					
		App	propriated to					ated Programm	ed CIP Funding	5		
Sta	atus	1 ' '	Date	FY	2016 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021		
Design		\$	131,600.00	\$	131,600.00							
		Mea	ns of Funding				Des	cription and So	ope			
	Fundir				Amount	Remove asph		overlay on acce	•	RS Tower due		
VPBA				\$	131,600			ng structure an				
					,	1	Investigate alt	ernative resurt	facing options.			
						1						
		Sched	ule of Activiti	es								
Project A			From - To		Amount							
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	Pa	arceliz	ation District	Key								
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							P	urpose and Ne	ed			
					$\uparrow$	Current paver	nent is failing a	nd in need of r	epair.			
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	Fort Monroe Ca	pital Improveme	ent Plan - Fiscal Years 2017 through 2022
Project No.:	1-008		Guidance/Wayfinding Signage
	Project Type:		Parcelization District:
	Roadway		E
		Progra	ammed Funding
	Appropriated to		Non-Appropriated Programmed CIP Funding
Status	Date	FY 2017 Budget	FY 2017 FY 2018 FY 2019 FY 2020 FY 2021
Design	\$ 100,000.00	\$ 100,000.00	
Ü	Means of Funding		Description and Scope
Funding	g Source	Amount	Implement Guidance and Wayfinding Signage Plan
VDOT	<u> </u>	\$ 100,000	1
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S	Schedule of Activition	25	
Project Activity	From - To	Amount	1
2,222.00			1
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	rcelization District	Kev	
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	Project Map	<b>↑</b> N	Purpose and Need
		<b>↑</b> ×	History and Current Status

	Fort Monro	e Capital Impro	vement Plan -	Fiscal Years	2017 through	า 2022	
Project No.:	2-003		Outer Moat	Wall Repair	S		
	Project Type:			Par	celization Dist	rict:	
	Bridges				E		
		F	Programmed Fu	ınding			
	Appropriated to			Non-Appropria	ated Programm	ned CIP Funding	
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Design	\$ 100,000.00	\$ 100,000.00	\$ 100,000	\$ 1,000,000			
	Means of Funding			Des	cription and So	соре	
Fundin	ng Source	Amount	Design and co	onstruct neces	sary repairs to	the historic mo	ated fortress
VPBA		\$ 1,100,000	1		walls		
			1				
	Schedule of Activition	es	1				
Project Activity	From - To	Amount					
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Pa	rcelization District	Kev					
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	Fort Monro	oe Capital Impro	vement Plan	Fiscal Years 2	2017 through	2022			
Project No.:	3-007		Mercury Bo	ulevard Wate	er Improvem	ents			
	Project Type:		Parcelization District:						
	Water		N/A						
		F	Programmed Funding						
	Appropriated to		Non-Appropriated Programmed CIP Funding						
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021		
Design	\$ 320,000.00	\$ 320,000.00		\$ 3,000,000					
	Means of Funding			Des	cription and Sc	ope			
Funding	g Source	Amount	Replace appr	oximately 6,200	Olf of 14" wate	r main and relo	cate the Fort		
VPBA		\$ 3,320,000				rance. Design i			
			with NNWW	standards and		sferred to NNW	/W following		
					construction.				
S	chedule of Activitie	es							
Project Activity	From - To	Amount							
Pai	rcelization District	Key							
	N/A			Pi	urpose and Nee	ed.			
			To replace one			with historical	break		
			concerns.		то. опрр.,о		2. ca		
	Project Map								
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Webster .									
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		Eustis Ln							

	Fort Monro	e Capital Impro	ovement Plan - Fiscal Years 2017 through 2022						
Project No.:	3-010		Main Gate Water Line Replacement						
	Project Type:		Parcelization District:						
	Water				E				
			Programmed Funding						
	Appropriated to		Non-Appropriated Programmed CIP Funding						
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021		
Design	\$ 300,000.00	\$ 300,000.00							
	Means of Funding			Des	cription and Sc	ope			
	g Source	Amount	Replace 10	" diamater wat	er main with 12	2" water main o	on bridge in		
VPBA/DRM		\$ 300,000		existing locati	on. Partially fu	nded by DRM.			
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S	chedule of Activitie	es							
Project Activity	From - To	Amount							
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Par	celization District	Key							
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1 E	N/A			Р	urpose and Ne	-d			
			In February 20		g 10" water mai		nner fortress		
1					freezing condi				
			Bridge. The w	ater main has b	een isolated, h	owever, the in	ner fortress		
			lacks appropri	ate fire flow an	d pressure for a	adequate prote	ection.		
	Project Map								
	r roject map								
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### Fort Monroe Capital Improvement Plan - Fiscal Years 2017 through 2022 4-002 Project No.: Pump Station 180 Replacement Parcelization District: Project Type: Wastewater B-4 **Programmed Funding** Non-Appropriated Programmed CIP Funding Programmed Appropriated to FY 2019 FY 2020 **Funding** Date FY 2017 Budget FY 2018 FY 2021 FY 2022 \$ \$ 4,000,000 \$ 400,000 Means of Funding **Funding Source** Amount \$ VPBA 4,400,000 **Description and Scope** Replace sewer pump station #180, which includes installation of a by-pass Schedule of Activities pumping assesmbly and re-routing of force main in accordance with the Project Activity From - To Amount Utility Master Plan. Parcelization District Key Purpose and Need To meet Department of Environmental Quality (DEQ) system reliability requirements, and improve wastewater system performance. Project Map **History and Current Status** Project defined and recommended in the wastewater section of the Fort Monroe Infrastructure Condition Assessment Report prepared by Kimley-Horn and Associates dated June 2010.

#### Fort Monroe Capital Improvement Plan - Fiscal Years 2017 through 2022 4-003 Pump Station 184 & Force Main Replacement Project No.: Project Type: Parcelization District: Wastewater C-2 **Programmed Funding** Appropriated to Non-Appropriated Programmed CIP Funding FY 2017 FY 2018 FY 2019 FY 2020 FY 2021 **Status** Date FY 2016 Budget \$ 250,000 \$ 2,500,000 Means of Funding **Description and Scope Funding Source** Amount Replace sewer pump station #184, which includes installation of a SCADA system and by-pass pumping assembly. This project also includes \$ VPBA 2,750,000 replacement of sanitary force main in accordance with the Utility Master Plan. Schedule of Activities From - To Project Activity Amount **Parcelization District Key** Purpose and Need To meet Department of Environmental Quality (DEQ) system reliability requirements, and improve wastewater system performance. Project Map Stilwell Rd Patton Rd Fort go Monroe Garden St **History and Current Status** Project defined and recommended in the wastewater section of the Fort Monroe Infrastructure Condition Assessment Report prepared by Kimley-Horn and Associates dated June 2010. Griffith St

	Fort Monro	e Capital Impro	vement Plan	- Fiscal Years	2017 through	2022		
Project No.:	4-004		Pump Statio	on 58 & Force	e Main Repla	cement		
	Project Type:		Parcelization District:					
	Wastewater				C-1			
			Programmed F	unding				
	Appropriated to			Non-Appropria	ted Programm	ed CIP Funding		
Status	Date	FY 2016 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
	\$ -	\$ -		\$ 200,000	\$ 2,000,000			
	Means of Funding				scription and Sc			
	g Source	Amount				udes installation		
VPBA		\$ 2,200,000				s project also inc		
			replacement	of the force mai	n in accordance	e with the Utility	/ Master Plan.	
	Schedule of Activitie	es	į					
Project Activity	From - To	Amount						
Pa	rcelization District I	Key	1					
Darry	Project Map	↑ N	· ·	rtment of Envir		ed ity (DEQ) system em performanc	· · · · · · · · · · · · · · · · · · ·	
Hach	Fort Monroe	N V	Monroe Infras	d and recomme	tion Assessmen	Status astewater sectio at Report prepar		

## Fort Monroe Capital Improvement Plan - Fiscal Years 2017 through 2022 Pump Station 256 & Force Main Replacement 4-006 Project No.: Project Type: Parcelization District: Wastewater Ε **Programmed Funding** Appropriated to Non-Appropriated Programmed CIP Funding FY 2018 FY 2019 FY 2020 FY 2021 **Status** Date FY 2017 Budget FY 2022 \$ 60,000 Means of Funding **Description and Scope Funding Source** Replace sewer pump station #256 and associated force main in Amount accordance with the Utility Master Plan. \$ VPBA 660,000 Schedule of Activities From - To Project Activity Amount Parcelization District Key Purpose and Need To meet Department of Environmental Quality (DEQ) system reliability requirements, and improve wastewater system performance. Project Map Ruckman & **History and Current Status** Mathows Ln Project defined and recommended in the wastewater section of the Fort Monroe Infrastructure Condition Assessment Report prepared by Kimley-Horn and Associates dated June 2010.

## Fort Monroe Capital Improvement Plan - Fiscal Years 2017 through 2022 Sewer SSES Plan 4-007 Project No.: Project Type: Parcelization District: Wastewater ΑII **Programmed Funding** Non-Appropriated Programmed CIP Funding Appropriated to FY 2017 Budget FY 2017 FY 2018 FY 2019 FY 2020 FY 2021 Status Date Design 115,000.00 115,000.00 **Description and Scope** Means of Funding Develop an SSES Plan in accordance with the Hampton Roads Regional **Funding Source** Amount Technical Standards. Information from the SSES plan will be used to \$ OEA 115,000 develop a capital improvements plan for the sanitary sewer system to reduce inflow/infiltration and maximize hydraulic efficiency in the system. Schedule of Activities **Project Activity** From - To Amount Parcelization District Key Purpose and Need The FMA sewer system is currently in poor condition which results in significant inflow/infiltration. The FMA developed Utility Master Plans related to expected development on the property and would like to prioritize improvements based on SSES Plan recommendations. Project Map **History and Current Status**

	Fort Monro	oe Capital Impro	vement Plan	- Fiscal Years 2	2017 through	2022			
Project No.:	4-008		Sump Pump	Discharge In					
	Project Type:			Par	celization Distr	rict:			
	Wastewater		All						
		ſ	Programmed Fu	ınding					
	Appropriated to					ed CIP Funding	I		
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021		
Design	\$ 200,000.00	\$ 200,000.00		\$ 900,000					
	Means of Funding				cription and Sc				
Fundir	ng Source	Amount		onstruction doc					
VPBA		\$ 1,100,000		basement sump					
				m to the storm					
			resiliancy and	alysis for power	toss to sump p		nt damage to		
	Schedule of Activition	es		Dasement	is during powe	i outages.			
Project Activity	From - To	Amount	]						
Pa	arcelization District	Key							
		7							
				Pı	urpose and Nee	ed			
	W.		In order to red	uce inflow into			asement sump		
				be connected t					
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	Project Map								
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Project No.:	101111011110	oe Capital Impro	vement Plan - Fiscal Years 2016 through 2021
rroject No	6-005		Stormwater Model & Master Plan
	Project Type:		Parcelization District:
Flo	ood Protection/Coa	stal	All
			Programmed Funding
	Appropriated to		Non-Appropriated Programmed CIP Funding
Status	Date	FY 2016 Budget	FY 2017 FY 2018 FY 2019 FY 2020 FY 2021
Design	\$ 150,000.00	\$ 150,000	
	Means of Funding		Description and Scope
Fundin	ig Source	Amount	Using existing GIS data and mapping, develop a stormwater model for
OEA			the drainage system serving the property. Work will include validation of
			data and calibration of the model; development of various scenarios for
			improved system peformance to reduce flooding during storm events,
	Schedule of Activitie	es	and recommendations for inclusion in the FMA's Capital Improvement
Project Activity	From - To	Amount	Program. The recommendation and report will also include the required
· ·			flood management plan as part of the Coastal PMP grant recieved from the USACOE.
			and dancol.
_ Da	rcelization District	Kev	
Park Company of the C	Project Map	N State of the sta	Purpose and Need The FMA currently does not have a stormwater model to determine recommended improvements to the system.  History and Current Status

	Fort Monro	e Capital Impro	vement Plan	- Fiscal Years	2017 through	2022			
Project No.:	8-009A		HVAC Repla	cements (B1	.34)				
	Project Type:		Parcelization District:						
	Building Maintenand	ce	A, B-8, C-2 & E Programmed Funding						
		ا							
	Appropriated to			Non-Appropri	ated Programm	ned CIP Funding			
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021		
Construction	\$ 200,000.00	\$ 200,000.00							
	Means of Funding		_	Des	scription and So	cope			
Fundi	ng Source	Amount	Replace H			itlined in the 20	14 Building		
DGS		\$ 200,000		A	ssessment Repo	ort			
			]						
	Schedule of Activitie	es	Į						
Project Activity	From - To	Amount	]						
			]						
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P	arcelization District	Key							
	Project Map	<b>↑</b> N	Refer to 2014	P Building Assess	urpose and Ne sment Report.	ed			
APP				Histo	ry and Current	Status			
		↑ N							

	Fort Monro	e Capital Improv	ement Plan	Fiscal Years	2017 through	2022			
Project No.:	8-018	•	Repair/Rep	lace Roof (M	ultiple Build	ings)			
	Project Type:			Pai	rcelization Dist	rict:			
E	Building Maintenan	ce	B-7, B-9 & E						
		P	rogrammed Fu	ınding					
	Appropriated to			Non-Appropria	ated Programm	ned CIP Funding	5		
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021		
Construction	\$ 363,705.00	\$ 363,705.00							
	Means of Funding	Ţ,		Des	scription and So	cope			
Fundin	g Source	Amount	_	· · · · · · · · · · · · · · · · · · ·		following build	_		
MR		\$ 363,705	recomme			sment Study and	d OPCRES:		
				Build	dings 24, 59 an	d 87.			
	Schedule of Activiti	es							
Project Activity	From - To	Amount							
Pa	rcelization District	Key							
Fort Market Mary D	Project Map	A N	Structural dar	nage to the roo	urpose and Ne of requiring rep ry and Current	olacement.			
		<b>†</b>							

	Fort Monro	e Capital Improv	vement Plan	- Fiscal Years	2017 through	2022		
Project No.:	8-020		Replace Ro	of (Multiple	Buildings)			
	Project Type:			Pa	rcelization Dist	rict:		
Е	Building Maintenan	ce	B-5, B-8 & C-2 Programmed Funding					
		P						
	Appropriated to			Non-Appropri	ated Programm	ed CIP Funding		
Status	Date	FY 2016 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
On Hold					\$ 1,055,146			
	Means of Funding			Des	scription and So	ope		
Fundin	g Source	Amount				following build		
VPBA		\$ 1,055,146	recommende			nt Study and O	PCRES: B138,	
			]	B16:	1, B201, B218, F	327a.		
	Schedule of Activiti	es						
Project Activity	From - To	Amount	]					
			]					
			]					
			]					
Pa	rcelization District	Key						
	Project Map	↑ N	Structural dar		rurpose and Ne of requiring rep			
And the second s	Apple Mark Control of the Control of			Histo	ry and Current	Status		
		<b>↑</b>						

roject No.:	8-021		Replace Ro	of (B171)			
	Project Type:		Parcelization District:				
	Building Maintenan	ce			B-5		
			rogrammed F	unding			
	Appropriated to			Non-Appropria	nted Programr	ned CIP Funding	5
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
		\$ 327,565.00					
	Means of Funding			Des	cription and S	cope	
Fundir	ng Source	Amount	Design	and Replace th	ne roofs on the	e following build	lings as
РВА		\$ 327,565	recommend	ed by the 2015	Roof Assessm	ent Study and O	PCRES: B17
	Schedule of Activiti	es					
roject Activity	From - To	Amount					
Pa	arcelization District	Key					
	Project Map	↑ N	Structural da	P mage to the roo	urpose and Ne		
Attention of the second of the	Males In 1997	Moreon Moreon Maria Mari		Histo	ry and Current	: Status	

	Fort Monro	e Capital Improv	vement Plan -	Fiscal Years 2	2017 through	1 2022		
Project No.:	8-022		Roof/railing replacements (Multiple Buildings)					
	Project Type:			Par	celization Dist	rict:		
E	Building Maintenan	ce	B-3					
		P	Programmed Fu	nding				
	Appropriated to			Non-Appropria	ted Programn	ned CIP Funding	5	
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
Design	\$ 60,000.00	\$ 60,000.00	\$ 60,000	\$ 325,000				
	Means of Funding	S		Des	cription and S	cope		
Fundin	g Source	Amount				owing buildings		
OGS		\$ 385,000	the	2015 Roof Ass	essment Repo	ort: B141 and B	142	
	Schedule of Activiti	es						
Project Activity	From - To	Amount						
			_					
			_					
			_					
Pa	rcelization District	Key						
	Project Map	↑ N	Structural dan		urpose and Ne of and railings	ed requiring replac	ement.	
Arget	Barnara RO Lances Lo	porters and		Histor	y and Current	Status		
		<b>↑</b>						
		N						

roject No.:	8-024	e Capital Improv		pairs for non-			
	Project Type:				celization Dist	trict:	
	Building Maintenan	ce			3-5, B-8, B-9 &		
			rogrammed F		-, -, -		
	Appropriated to				ted Programn	ned CIP Funding	Į.
Status	Date	FY 2016 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
				\$ 255,000			-
	Means of Funding				cription and S	cope	
Fundir	ng Source	Amount	Repairs to va	rious commercia			2014 Buildi
PBA	ŭ	\$ 255,000		ent Report. Buil			
	Schedule of Activiti	es					
oject Activity	From - To	Amount					
<u> </u>			1				
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			1				
			]				
P	arcelization District	Key					
	Project Map	↑ N	Refer to 2014	Pu 1 Building Assess	irpose and Ne ment Report.		
Tenwior	patch Rd  Sch Ln -  Moall  Main Gate	engineer.		Histor	y and Current	Status	

	Fort Monro	e Capital Improv	vement Plan	- Fiscal Years 2	017 through	2022	
Project No.:	8-025		HVAC Repa	irs (Multiple E	Buildings)		
	Project Type:			Paro	celization Dist	rict:	
E	Building Maintenan	ce			B-8, B-9 & E		
	_	Р	rogrammed Fu	unding			
	Appropriated to			Non-Appropriat	ted Programn	ned CIP Funding	5
Status	Date	FY 2016 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Design				\$ 140,100			
	Means of Funding				cription and S		
	g Source	Amount	Replace HVA	C units on the f	_	_	d in the 2014
VPBA		\$ 140,100		Building Assess	sment Report	: - B77 & B117.	
	Schedule of Activiti						
Project Activity	From - To	Amount	4				
			4				
			4				
	1: 1: 5: 1: 1	17					
Pa	rcelization District	Key					
		↑ N	Refer to 2014	Pu Building Assess	irpose and Ne ment Report.	ed	
Fenwick Ro	Moat Main Gate	Enginer		History	y and Current	Status	
		<b>†</b> N					

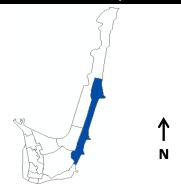
Project No.:	8-026	e Capital Improv		Repairs to Bu			
	Project Type:				rcelization Dist	rict:	
	Building Maintenan	ce			B-8		
			rogrammed Fi	unding			
	Appropriated to				ated Programn	ned CIP Funding	
Status	Date	FY 2016 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Design	Date	11 ZOIO Buuget	11 2017	11 2010	\$ 218,000	t	112021
Design	Means of Funding			Dog	scription and S		
Fundir	ng Source	Amount	Various Stru			outlined in the 2	014 Building
VPBA	ig Source	\$ 2,396,200		-	_	B116, B133, B1	_
VFDA		\$ 2,390,200	1,0000000000000000000000000000000000000	eport. Banani	55	2110, 2100, 21	01, 4114 5100
			-				
	Schedule of Activiti						
Project Activity	From - To	Amount	-				
			-				
Pa	arcelization District	Key					
	Project Map	↑ N	Refer to 2014	P Building Asses	urpose and Ne sment Report.	ed	
MCNair Or	Harteen St.	mgalis Rd US-258		Histo	ry and Current	Status	
	·	↑ N					

#### Fort Monroe Capital Improvement Plan - Fiscal Years 2017 through 2022 Building 96 Roof & HVAC Replacement 8-027 Project No.: Project Type: Parcelization District: **Building Maintenance** Α **Programmed Funding** Non-Appropriated Programmed CIP Funding Appropriated to **Status** Date FY 2017 Budget FY 2017 FY 2018 FY 2019 FY 2020 FY 2021 776,000.00 776,000.00 Means of Funding **Description and Scope**

incans or raname	,		
Funding Source	Amount		
DGS	\$	776,000	

S	Schedule of Activities									
Project Activity	From - To	Amount								

#### **Parcelization District Key**



**Project Map** 



↑ N Building 96 roof was assessed by BJU and Roof Consulting Services (RCS) in July 2013. The roof consists of two roof assemblies – Built Up (BUR) and Flexible sheet single ply membrane roofing and is further separated by sections of varying compositions – Areas A & D are Elastomeric coating over Gypsum Form Board; Areas B & E is Elastomeric coating over Plywood Deck; Area C is Elastomeric coating over Metal Deck; Area F is Gravel over Plywood Deck. The BJU/RCS recommendation was to replace Areas A-E in 2017 and Area F in 2024. We have found this roof to be in almost total failure and in some areas there is concern with structural safety. Using a base estimate of \$14.00 psf the cost of replacing the total roof would be Roof Replacement-\$400,484.00

Mechanical Replacement/Upgrade - \$ 220,000 Soft Costs (Permitting, A/E Design, etc..) - \$155,121 Total Cost - \$ 775,605.00

#### Purpose and Need

B96 has nine (9) Trane Voyager package rooftop air conditioners for cooling with overhead duct system. Heating is supplied by a hot water loop heating coils in the ducts with a 1 to 1 ratio with package units. Hot water is provided by two (2) gas-fired boilers located in the mechanical room. Rooms with high heat loads are served by direct-expansion ductless mini-splits air conditioners with condensers located at exterior grade.

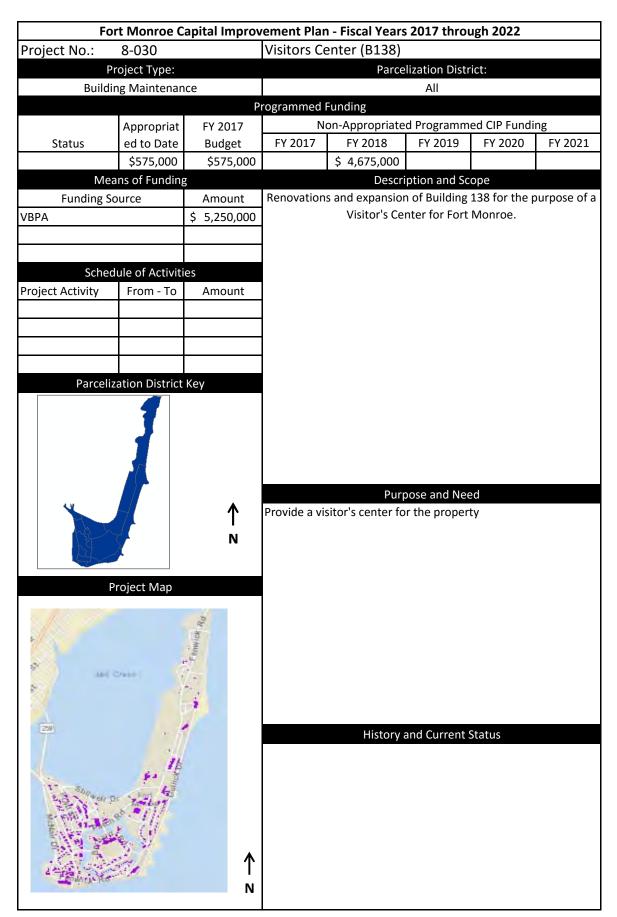
BJU and PHC have assessed these units as being in poor condition and are past their life expectancy as they are 12-15 years old and show significant damage from corrosion and pitting from the salt water breeze. The boilers are in fair condition, but are also past their life expectancy as they are 17 years old. PHC recommends replacing the

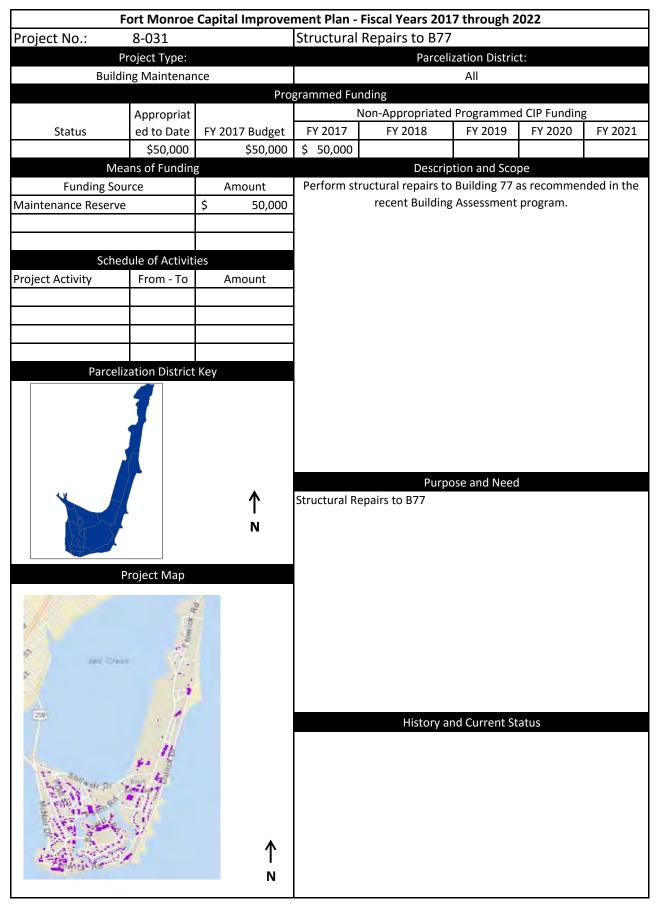
#### **History and Current Status**

Building 96 is a single – story masonry structure built in 1958 as a post school. After the school was closed in 1978 the building was turned over to the Army and converted for the post Education Center and in 1994 the use was changed again to be the headquarters for the Joint Warfighting Center. In 2014 after the property was turned over to the Fort Monroe Authority, Ballou Justice Upton Architects (BJU) were contracted to complete a full building inspection. The following assessment is based on this report as well as the operational history encountered by the FMA mechanical vendor, Professional Heating and Cooling (PHC).

	Fort Monro	e Capital Improv	ement Plan -	Fiscal Years	2017 through	n 2022	
Project No.: 8-02	.8		Replace Roo	of (Multiple E	Buildings)		
Pro	oject Type:			Par	celization Dis	trict:	
Building	g Maintenand	ce			B-8 & E		
<u></u>		Р	rogrammed Fu	ınding			
Appr	opriated to					ned CIP Funding	3
Status	Date	FY 2016 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
							349550
	ns of Funding				cription and S		
Funding Sour	ce	Amount	Replace ro			s outlined in the	2015 Roof
/PBA		\$ 349,550		As	sessment Rep	ort.	
	le of Activitie						
Project Activity Fi	rom - To	Amount					
Darcoliza	tion District I	/ov					
Farceliza		<b>T</b>					
	oiost Man	<b>↑</b> N	Refer to 2015	Pt Roof Assessme	urpose and Ne ent Report	eed	
Economic States	Mast Main Gale	For Monroe		Histor	y and Current	: Status	

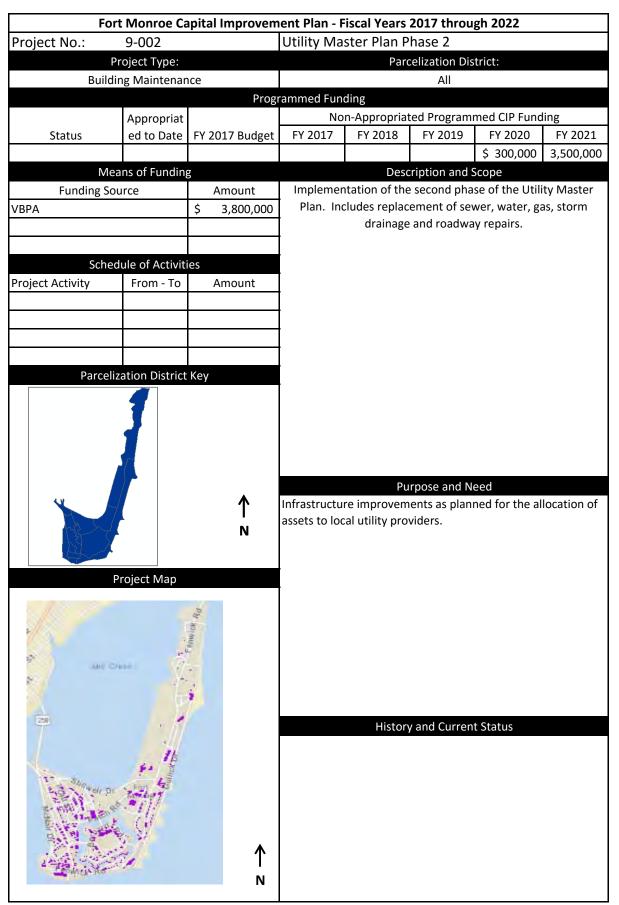
	Fort Monro	e Capital Improv	vement Plan -	Fiscal Years	2017 through	2022		
Project No.:	8-029		<b>Building Ext</b>	erior Stair/L	adder Assess	ment		
	Project Type:			Par	celization Dist	rict:		
В	uilding Maintenan	ce	All					
		P	rogrammed Fu	nding				
	Appropriated to			Non-Appropria	ted Programm			
Status	Date	FY 2017 Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
	\$75,000	\$75,000						
	Means of Funding				cription and So	•		
	g Source	Amount			ment of all buil			
OEA		\$ 75,000			eport recomme			
			a a	ccording to app	olicable buildin	g and fire code	·S.	
	chedule of Activiti							
Project Activity	From - To	Amount						
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	Ł V	_			urpose and Ne			
		<b>1 1</b>	To reduce liab	ility of existing	stair/ladder sy	stems		
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	Project Map							
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Fo	ort Monroe Ca	pital Improv	vement Plar	ı - Fiscal Yea	rs 2017 thre	ough 2022	
Project No.:	8-032	-	Roof Repair/Replace (B9)				
	Project Type:			Parc	elization Dist	rict:	
	ding Maintenand	ce			All		
			rogrammed I	unding			
	Appropriated	FY 2017		n-Appropriat	ed Programn	ned CIP Fund	ing
Status	to Date	Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
				\$ 292,000			
Me	eans of Funding				ription and S	cope	
Funding		Amount	Repair/Repl	ace the roof o	-	•	nce with the
VPBA		\$ 292,000	1 ' ' '		ssessment R		
VIDI		7 232,000	1			'	
Scho	edule of Activitie	×c					
Project Activity	From - To	Amount	-				
			-				
			4				
Parcel	ization District I	Key					
		↑ N	Roof in poor		pose and Ne	ed	
	Project Map						
288 288 28 28 28 28 28 28 28 28 28 28 28	in Creek	↑ Enwire Re		History	and Current	Status	

roject No.:	9-001		Utility Mas	ster Plan P	hase 1		
	oject Type:		7		rcelization Dis	strict:	
	ng Maintenance				All		
Janan	.8		grammed Fu	nding	7		
	Appropriat	FY 2017			ated Program	med CIP Fundir	าต
Status	ed to Date	Budget	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Status	ca to bate	Dauget	112017	112010	\$ 300,000	\$ 3,500,000	11 2021
Moa	ns of Funding			Dog	scription and		
Funding So		Amount	Implemen			of the Utility Ma	star Dlan
BPA	urce	\$ 3,800,000			•	r, gas, storm dr	
bra		\$ 3,800,000	includes rep		oadway repa		amage am
			1	•	oudway repu		
	ule of Activities		ļ				
roject Activity	From - To	Amount	1				
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			1				
Parceliz	ation District Ke	ey					
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All Division	Comment of the Commen	<b>↑</b>		Histo	ry and Currer	nt Status	



Fort I	Monroe Ca <sub>l</sub>	oital Improver	ment Plan - Fis			ugh 2022	
Project No.:	9-003		Utility Master Plan Phase 3				
Proj	ect Type:			Par	celization Di	strict:	
Building	Maintenanc				All		
		Pro	grammed Fundi				
	Appropriat	FY 2017				med CIP Fundi	
Status	ed to Date	Budget	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
						\$ 300,000	3,500,000
	of Funding				cription and		
Funding Sour	ce	Amount	· ·		-	of the Utility M	
/BPA		\$ 3,800,000	includes repla		sewer, wate oadway repa	er, gas, storm d	rainage and
					oauway repa	1113.	
	e of Activities						
Project Activity	From - To	Amount					
Dareolizati	ion District K	011					
T al Celizati	on District K	Су					
Proj	ject Map	↑ N	Infrastructure assets to local	improvem			ocation of
Zee Charles	Comments of the Comments of th	<b>↑</b>		Histor	y and Currer	nt Status	

Utility Infrastructure

