



January 2014

Mayor and Ames City Council:

There is reason for great optimism in the City of Ames as we appear to be emerging from one of the most difficult economic periods in our country’s long history. Fortunately, the City of Ames was able to withstand this economic downturn without resorting to cuts in services or drastic increases in taxes to our citizens. Our economic future seems to be bolstered by increasing student enrollment at Iowa State University, impending major development projects in the Campustown business district, expanding residential property within the city limits to the north, and growing sales tax revenues from the newly renovated North Grand Mall, as well as from other retail businesses throughout the community. With this economic resurgence, comes an obligation to maintain the existing infrastructure for our current citizens and a need to expand our infrastructure to accommodate our growing population.

Towards these ends, the attached Capital Improvements Plan for FY 2014/15 through FY 2018/19 reflects a commitment of \$284,622,875 over the next five years in the following areas that will improve the quality of life for those who choose to live in or visit the City of Ames. I have attempted to provide highlights of the CIP below.

| PUBLIC SAFETY | | UTILITIES | | TRANSPORTATION | | COMMUNITY ENRICHMENT | |
|---------------|--------------------|--------------------|----------------------|---------------------|---------------------|--|--------------------|
| Fire | \$439,685 | Resource Recovery | \$2,150,050 | Streets Engineering | \$57,071,500 | Parks & Recreation | \$4,389,500 |
| Traffic | \$5,519,300 | Water Treatment | \$73,855,000 | Streets Maintenance | \$5,435,000 | Neighborhood Improvements | \$250,000 |
| Electric | \$80,000 | Water Distribution | \$6,375,000 | Transit | \$5,103,340 | Downtown Facade Improvements | \$250,000 |
| | | Storm Sewer | \$11,569,000 | Airport | \$4,358,000 | Municipal Cemetery Improvements | \$200,000 |
| | | Sanitary Sewers | \$17,475,000 | | | City Maintenance Facility Improvements | \$368,500 |
| | | WPC Treatment | \$11,594,000 | | | City Hall Improvements | \$250,000 |
| | | Electric | \$77,890,000 | | | | |
| TOTAL | \$6,038,985 | | \$200,908,050 | | \$71,967,840 | | \$5,708,000 |

PUBLIC SAFETY - \$6,038,985

Fire - \$439,685

The most significant project in this section involves the replacement of the **Self-Contained Breathing Apparatus** (page 9). This equipment is essential protective gear for our firefighters which allows them to enter hazardous environments to perform their duties. This equipment, purchased in 2001, is reaching its life expectancy.

Electric - \$80,000

As our city's boundaries expand, there is a need for additions to the **Outdoor Storm Warning System** (page 13). Initially, these funds will be used to fill gaps in the community's siren coverage near Ada Hayden Heritage Park and the National Animal Disease Laboratories.

Traffic - \$5,519,300

The efficient flow of automobile traffic throughout the City will be enhanced with the **Traffic Signal Program** (page 16), **Traffic Calming Program** (page 21), and **US69 Intersection Improvements** (page 22). The City Council's objective to promote alternative transportation modes is bolstered with the **Multi-Modal Roadway Improvements** (page 20) which calls for the creation of sharrows, (shared marked lanes) to accommodate bikes and vehicles along E. Lincoln Way, Clark, Hoover, and Duff Avenues.

UTILITIES - \$200,908,050

Resource Recovery - \$2,150,050

As our first-of-a-kind, waste-to-energy plant continues to age, we are focusing attention on preventive maintenance with projects totaling \$1,268,050 in the **Resource Recovery System Improvements** program (page 26).

In accordance with recommendations provided by our insurance carrier, in FY 2014/15 we will complete a \$505,370 project to upgrade our fire protection system in the **Resource Recovery Process Area Sprinkler System Replacement** project (page 27).

Sanitary Sewer - \$29,069,000

As the Sanitary Sewer System Evaluation is nearing completion, severe structural defects have been identified in the sanitary sewer collection system. The CIP includes \$17,350,000 in the **Sanitary Sewer Rehabilitation Program** (page 48) over the next five years to rehabilitate manholes, as well as repair or line pipes. These improvements will remove major sources of infiltration into our system and reduce peak wet weather flow into our Water Pollution Control Plant. Although expensive, this program will be more cost-effective than expanding the capacity of our plant to treat clean water.

Approximately, \$11,594,000 has been included in the CIP for various projects to repair major elements of the Water Pollution Control Plant. These projects were prioritized in a recently completed comprehensive condition evaluation of this twenty-four-year-old facility.

Water - \$80,230,000

The City's largest capital improvement is highlighted on page 31 where \$66,080,000 is reflected in the CIP to complete the construction of the new, 15 million gallon per day **Water Treatment Plant** along East 13th Street. This amount, coupled with expenditures from previous fiscal years for conceptual design, easements, land acquisition, and construction design, brings the total cost for this project to \$74,487,000.

You will note that the location of the proposed new wells has shifted from east of Highway 35 south of the city limits to park land north of 13th Street and east of the Skunk River (**Water Supply Expansion**, page 33). Ground water hydraulic modeling determined that this location on City property will provide an adequate supply of water at a reduced cost for construction since the required length for the interconnection pipe would be reduced substantially.

Storm Sewer - \$11,569,000

Along with a number of projects to address storm water runoff issues caused by an increase in impervious surfaces created due to growth, two projects have been included in the CIP to satisfy the City Council's goal to mitigate river flooding and localized storm water flooding (pages 40 and 44). **Flood Mitigation-River Flooding** involves \$5,921,000 to reshape/restore a segment of the Squaw Creek bank along S. Duff Avenue. The **Flood Mitigation-Localized Flooding** project totals \$1,300,000 and will address identified drainage problems in the Teagarden neighborhood and bank stabilization issues along the South Skunk River.

Electric - \$77,890,000

In response to the City Council's recent direction to convert our power plant boilers from coal to natural gas, the Electric Utility CIP reflects two new significant projects: the **Unit #7 and Unit # 8 Fuel Conversion** project (page 66) and the **Natural Gas Transport Pipe Line** (page 67). These two projects are estimated to cost approximately \$54,000,000 to help reduce our community's carbon footprint and meet EPA regulations.

In order to mitigate the magnitude of electric rate increases to finance these two major projects, many of the projects identified in previous CIPs have been delayed.

TRANSPORTATION - \$71,967,840

Streets - \$62,506,500

Our annual street condition analysis indicates that the City Council's increased investment in maintaining our street system over the years is yielding success. According to this analysis, only 25% of our arterial and collector streets have a rating below a 45 Pavement Condition Index, which is the rating we utilize to indicate the need for total reconstruction. Therefore, you will note that the majority of the expenditures included in the CIP for street improvements are directed to local streets.

With the City Council's recent action to annex land in the north growth area, the **Grant Avenue Pavement Improvements** project (Page 91) has been added to the CIP for FY 2014/15. The City's share for the construction of this new, \$2,825,000 road segment is \$649,750.

The **Grand Avenue Extension** (page 101), continues to be delayed. With the elimination of federal earmarks, the financing of this \$17,450,000 project with only local tax dollars appears to be cost prohibitive. Hopefully, by delaying the implementation of this project staff will have additional time to search for other possible grant funds to mitigate the financing burden on our citizens.

In keeping with the City Council's previous goal to beautify our entryways, the CIP reflects two new projects, **Right-of-Way Restoration** (page 100) and **Right-of-Way Appearance Enhancements** (page 108). These new initiatives will bolster our commitment to enhancing our public rights-of-way. The first program will involve the restoration of the green area adjacent to recently completed street projects, while the second program will accomplish improvements to retaining walls, entryways, and medians.

In addition, in accordance with the 2012 Bridge Inspection and Maintenance Report, the **Bridge Rehabilitation Program** (Page 105) earmarks \$3,495,000 to replace the 6th Street bridge and repair the E. Lincoln Way bridge.

CyRide - \$5,103,340

With the increased enrollment at Iowa State University, we are experiencing an unprecedented increase in ridership on CyRide. In order to accommodate this demand, the CIP envisions twenty-eight additional buses for our fleet in the **Vehicle Replacement** project (page 114). Unfortunately, federal funding for the purchase of new vehicles will no longer be available after FY 2014/15. Therefore, the \$2,035,000 earmarked for vehicle purchases will allow us to purchase only three new buses. The remaining twenty-five buses will be used vehicles.

Even with the completion of our most recent expansion of the CyRide facility, growth in our fleet will require us to house eleven buses outside in FY 2014/15. Consequently, the **Building Expansion & Modernization** project (page 113) calls for \$2,164,000 to address this space situation at the current location or at a satellite site.

Airport - \$4,358,000

The **Airport Improvements** project (page 119) reflected in the CIP includes \$3,200,000 shared equally among the City, Iowa State University, and the private sector for a new terminal building and attached hangar. Funds have also been included to begin the planning and land acquisition for a runway extension.

COMMUNITY ENRICHMENT - \$5,708,000

Parks - \$4,389,500

Our park system continues to be a major contributor to the excellent quality of life here in Ames. To maintain this asset over the next five years, City funds will be used to develop the Roosevelt neighborhood park (page 132), maintain our indoor pool (page 124), reconstruct the Ada Hayden Heritage Park (page 127) path system, improve safety at Brookside Park (page 135), replace the Inis Grove Park restroom (page 133), refurbish the Ames/ISU Ice Arena (page 130), and resurface tennis courts (page 131).

Assuming that we can work out an acceptable fee for the use of Ames School District gyms for our recreation programs, the partnership that was begun previously with the expense sharing for playground equipment at grade schools will continue with the City's contribution towards basketball and volleyball standards in four new school gyms (page 128).

A few new projects have been added to the park system. These additions include: the irrigation of the sports fields at Inis Grove and North River Valley Parks, the replacement of the Homewood clubhouse, the removal and relocation of the wading pool at Brookside Park (page 125), the construction of a pedestrian bridge at Moore Memorial Park (page 134), as well as the installation of a new slide(s) at the Furman Aquatic Center (page 129).

Neighborhood Improvements - \$500,000

The City's commitment to residential neighborhoods is continued with the **Neighborhoods Improvement** grant program (page 137) where City funds are used to accomplish physical improvements, as well as promote resident interaction. For the commercial neighborhoods, the **Downtown Façade Program** (page 139) will continue to facilitate exterior improvements to businesses in the Mainstreet Cultural District and incentivize the renovation of the existing buildings.

The credit for identification of the needs reflected in this document goes to our department heads and their staff members. With this new found optimism for growth comes a responsibility to accommodate this expansion. It is apparent that our department heads are up to this challenge and the increase in capital improvement project work that will follow.

Special thanks should go to the Finance Department, specifically Duane Pitcher, Finance Director, Nancy Masteller, Budget Officer, and Sharon Hjortshoj, Finance Department Secretary, for their hard work in compiling this document. Finally, Bob Kindred, Assistant City Manager, Melissa Mundt, Assistant City Manager, and Brian Phillips, Management Analyst, all deserve recognition for making sure there is continuity in the projects that have been included in the CIP.

Sincerely,



Steven L. Schainker
City Manager