



Revised Capital Improvement Plan for  
Fort Monroe Authority Board of Trustees Meeting  
Bay Breeze Conference Center  
December 18, 2014

The original CIP for Fort Monroe was developed in 2009 by Kimley-Horn as an outcome from the Infrastructure and Flood Protection Condition Assessment Study completed by Kimley-Horn in 2008. The original CIP focused on infrastructure and utility upgrades as well as flood protection projects identified in the study.

The updated CIP now presented to the Board of Trustees for review and approval incorporates data provided by additional studies initiated by the Authority including the:

- Hazardous Building Material/Hazardous Building Condition Assessment report completed in August 2012 by Matrix Environmental Services and AH Environmental Consultants;
- Phase I - Roof Condition Assessment report completed by Ballou Justice Upton and Roof Consulting Services in November 2013;
- Phase II - Building Condition Assessment report completed by Ballou Justice Upton, Pond & Company and Stroud, Pence & Associates in June 2014; and
- Historic Structure Report for Casemate 20 and portions of Casemate 21 currently being developed by the National Park Service Historic Architecture, Conservation & Engineering Center.

In addition, the CIP is informed by the Authority's contractors, Old Point Comfort Real Estate Services, Veolia Water and Kimley-Horn, based on operational knowledge gained since the transfer of the 312.75 acres to Commonwealth ownership in June 2013. The CIP also includes projects to begin the transfer of utility systems to the municipal operators and well as projects to improve accessibility and reduce operating costs. Finally, the CIP includes projects necessary for the Authority to meet the preservation requirements of the Programmatic Agreement.

Pursuant to language in the state budget that authorizes maintenance funding for the Authority, an annual plan must be submitted to and approved by the Department of Planning and Budget (DPB) before any funds can be committed to capital maintenance projects. The Authority intends to submit the CIP to DPB for approval once approved by the Authority Board of Trustees. The Authority staff will work with DPB to obtain approval for the plan and then submit the required documentation to the Department of General Services (DGS) as the Authority's fiscal agent for capital maintenance projects and the Department of Treasury (Treasury) to obtain funding for the projects in the first year of the CIP. The Authority staff expects to update the CIP plan annually to incorporate changes in priority or to add new priority projects identified since the previous CIP approval.

The Authority staff requests the Board approve the CIP so the Authority staff can work with DPB, DGS and Treasury to get the required approvals and funding to commence working on the capital projects reflected in the CIP.