

FY 2018-2022 Adopted Capital Improvement Plan

**Bond and Cash Funded Capital Improvement Plan**

Department/Project	Prior Years Appropriations <sup>1</sup>		FY 2018-22							CIP Total
	Cash/Grant Funding	Pending Financing	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total	Future Years	
<b>Fire, Rescue &amp; Emergency Services</b>										
Orlean Fire & Rescue Station	\$ 480,000	\$ 4,320,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800,000
Bealeton Fire & Rescue Station	-	-	-	-	-	-	-	-	3,700,000	\$ 3,700,000
The Plains Fire & Rescue Station	-	-	-	-	-	-	300,000	\$ 300,000	4,000,000	\$ 4,300,000
Upperville Fire & Rescue Station	-	-	-	-	-	-	300,000	\$ 300,000	3,500,000	\$ 3,800,000
Fire and Rescue Training Facility	-	-	-	-	-	-	-	\$ -	2,250,000	\$ 2,250,000
Public Safety Building	-	-	-	-	-	-	-	\$ -	25,000,000	\$ 25,000,000
<b>Sub-total, Fire, Rescue &amp; Emergency Services</b>	<b>\$ 480,000</b>	<b>\$ 4,320,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 38,450,000</b>	<b>\$ 43,850,000</b>
<b>Sheriff's Office</b>										
Public Safety Communications System <sup>1</sup>	\$ 518,088	\$ 3,600,000	\$ 324,000	\$ 4,176,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ -	\$ 8,618,088
<b>Sub-total, Sheriff's Office</b>	<b>\$ 518,088</b>	<b>\$ 3,600,000</b>	<b>\$ 324,000</b>	<b>\$ 4,176,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	<b>\$ -</b>	<b>\$ 8,618,088</b>
<b>General Services - Government-wide Projects</b>										
Stafford Property Development - General Services Joint Use Facility	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,601,000	\$ 46,301,000
Circuit Courthouse Renovations	-	-	2,085,625	-	-	-	-	2,085,625	-	2,085,625
Sheriff's Office Renovation/Expansion	-	-	-	-	-	-	500,000	500,000	4,000,000	4,500,000
School/County Office Space	-	-	-	-	-	-	-	-	11,000,000	11,000,000
<b>Sub-total, General Services</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ 2,085,625</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ 2,585,625</b>	<b>\$ 60,601,000</b>	<b>\$ 63,886,625</b>
<b>Library</b>										
Central Library <sup>6</sup>	\$ 550,000	\$ 5,050,000	\$ -	\$ 9,084,432	\$ -	\$ -	\$ -	\$ 9,084,432	\$ -	\$ 14,684,432
New Baltimore Library <sup>1</sup>	426,400	-	-	-	-	-	-	-	9,361,397	9,787,797
<b>Sub-total, Library</b>	<b>\$ 976,400</b>	<b>\$ 5,050,000</b>	<b>\$ -</b>	<b>\$ 9,084,432</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,084,432</b>	<b>\$ 9,361,397</b>	<b>\$ 24,472,229</b>
<b>Parks &amp; Recreation</b>										
Ball Fields, Greenways/Trails & Playground Projects	\$ 600,000	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 450,000	\$ 1,250,000	\$ 450,000	\$ 2,300,000
Northern Swimming Pool	-	-	-	-	-	-	-	-	6,000,000	6,000,000
Central Sports Complex <sup>1</sup>	1,049,904	5,681,500	1,500,000	-	-	-	-	1,500,000	-	8,231,404
Vint Hill Community Ctr & Theater Reno/ADA	-	-	-	-	-	-	-	-	2,200,000	2,200,000
Southern Sports Complex	881,099	-	-	-	-	-	-	-	5,000,000	5,881,099
Rappahannock Station - Phase I	-	-	400,000	-	-	200,000	1,000,000	1,600,000	-	1,600,000
Marshall Community Center	-	-	-	-	-	-	-	-	1,500,000	1,500,000
Southern Community Center	-	-	-	-	-	-	-	-	3,000,000	3,000,000
Southern Pool	-	-	-	-	-	-	-	-	6,000,000	6,000,000
<b>Sub-total, Parks &amp; Recreation</b>	<b>\$ 2,531,003</b>	<b>\$ 5,681,500</b>	<b>\$ 2,100,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 400,000</b>	<b>\$ 1,450,000</b>	<b>\$ 4,350,000</b>	<b>\$ 24,150,000</b>	<b>\$ 36,712,503</b>
<b>Environmental Services<sup>2</sup></b>										
Landfill/Transfer Station Long-term Development/Permitting	\$ 72,000	\$ -	\$ 63,600	\$ 48,600	\$ 78,000	\$ 138,000	\$ -	\$ 328,200	\$ -	\$ 400,200
Leachate/Gas Management <sup>1</sup>	500,000	970,000	320,000	1,298,000	750,000	-	-	2,368,000	-	3,838,000
Landfill 149 Environmental	-	-	-	1,250,000	-	-	-	1,250,000	-	1,250,000
Landfill Closure/Post-Closure	-	-	103,200	4,063,203	-	-	-	4,166,403	11,843,274	16,009,677
New Baltimore Convenience Site	-	-	-	-	-	-	-	-	950,000	950,000
Marshall Convenience Site	-	-	-	-	-	-	-	-	1,160,000	1,160,000
Markham Convenience Site Improvements	-	-	-	-	-	-	-	-	300,000	300,000
<b>Sub-total, Environmental Services</b>	<b>\$ 572,000</b>	<b>\$ 970,000</b>	<b>\$ 486,800</b>	<b>\$ 6,659,803</b>	<b>\$ 828,000</b>	<b>\$ 138,000</b>	<b>\$ -</b>	<b>\$ 8,112,603</b>	<b>\$ 14,253,274</b>	<b>\$ 23,907,877</b>

Department/Project	Prior Years Appropriations <sup>1</sup>		FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2018-22		CIP Total
	Cash/Grant Funding	Pending Financing						Total	Future Years	
<b>Utilities/Infrastructure<sup>3</sup></b>										
Opal Water System	\$ 500,000	\$ -	\$ 2,750,000	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000	\$ -	\$ 3,250,000
Hydrogeological Studies	400,000	-	200,000	200,000	200,000	200,000	200,000	1,000,000	200,000	1,600,000
Broadband Development	60,000	-	4,617,137	4,000,000	4,000,000	4,000,000	4,000,000	20,617,137	-	20,677,137
Marshall Water System Improvements	-	-	-	500,000	1,500,000	-	-	2,000,000	-	2,000,000
Midland/Airport Area Utility Improvements	-	-	3,000,000	3,000,000	-	-	-	6,000,000	-	6,000,000
Midland/Bealeton Service Districts Improvements	-	-	-	-	-	-	-	-	5,000,000	5,000,000
Catlett/Calverton Sewer <sup>1</sup>	449,240	7,000,000	-	-	-	-	-	-	-	7,449,240
<b>Sub-total, Utilities/Infrastructure</b>	<b>\$ 1,409,240</b>	<b>\$ 7,000,000</b>	<b>\$ 10,567,137</b>	<b>\$ 7,700,000</b>	<b>\$ 5,700,000</b>	<b>\$ 4,200,000</b>	<b>\$ 4,200,000</b>	<b>\$ 32,367,137</b>	<b>\$ 5,200,000</b>	<b>\$ 45,976,377</b>
<b>Warrenton-Fauquier Airport Projects - Local Match Components<sup>4</sup></b>										
Airport SR 610 Road Improvements	\$ 35,000	\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ -	\$ 170,000	\$ -	\$ 205,000
Airport Terminal Development/Construction	-	-	1,324,731	-	-	-	-	1,324,731	-	1,324,731
Airport Terminal Apron/Access Taxiway Phase I & II	8,000	-	44,100	35,000	-	-	-	79,100	-	87,100
Airport Corporate Access Road Design/Construction	-	-	5,000	20,000	144,000	-	-	169,000	-	169,000
Design/Construct/Rehabilitate Runway 15 33	-	-	-	-	-	-	5,000	5,000	69,000	74,000
Airport Washrack	-	-	-	-	40,000	-	-	40,000	-	40,000
Airport Corporate Apron Phase I & II Design/Construct	-	-	-	13,000	90,000	4,000	57,000	164,000	-	164,000
<b>Sub-total, Warrenton-Fauquier Airport Projects</b>	<b>\$ 43,000</b>	<b>\$ -</b>	<b>\$ 1,543,831</b>	<b>\$ 68,000</b>	<b>\$ 274,000</b>	<b>\$ 4,000</b>	<b>\$ 62,000</b>	<b>\$ 1,951,831</b>	<b>\$ 69,000</b>	<b>\$ 2,063,831</b>
<b>COUNTY CIP TOTAL:</b>	<b>\$ 7,229,731</b>	<b>\$ 26,621,500</b>	<b>\$ 17,107,393</b>	<b>\$ 27,888,235</b>	<b>\$ 7,002,000</b>	<b>\$ 4,742,000</b>	<b>\$ 6,812,000</b>	<b>\$ 63,551,628</b>	<b>\$ 152,084,671</b>	<b>\$ 249,487,530</b>
<b>School Division</b>										
Central Middle School Renovations/Expansions <sup>5</sup>	\$ -	\$ -	\$ 3,000,000	\$ 30,000,000	\$ -	\$ -	\$ -	\$ 33,000,000	\$ -	\$ 33,000,000
Auburn Middle School Expansion	-	-	-	-	-	-	800,000	800,000	8,059,821	8,859,821
Southern Middle School Renovation/Expansion	-	-	-	-	-	-	500,000	500,000	27,000,000	27,500,000
Kettle Run High School Expansion	-	-	-	-	-	-	-	-	3,800,000	3,800,000
Greenville Elementary School Expansion	-	-	-	-	-	-	-	-	3,100,000	3,100,000
ES-12 Land	-	-	-	-	-	-	-	-	1,793,000	1,793,000
<b>Sub-total, School Division</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 30,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,300,000</b>	<b>\$ 34,300,000</b>	<b>\$ 43,752,821</b>	<b>\$ 78,052,821</b>
<b>CIP GRAND TOTAL:</b>	<b>\$ 7,229,731</b>	<b>\$ 26,621,500</b>	<b>\$ 20,107,393</b>	<b>\$ 57,888,235</b>	<b>\$ 7,002,000</b>	<b>\$ 4,742,000</b>	<b>\$ 8,112,000</b>	<b>\$ 97,851,628</b>	<b>\$ 195,837,492</b>	<b>\$ 327,540,351</b>
<b>General Fund CASH CONTRIBUTION<sup>6</sup>:</b>	<b>\$ 6,018,327</b>	<b>\$ -</b>	<b>\$ 4,115,268</b>	<b>\$ 3,512,462</b>	<b>\$ 2,752,000</b>	<b>\$ 1,517,000</b>	<b>\$ 3,037,000</b>	<b>\$ 14,933,730</b>		
<b>Non-General Fund CASH CONTRIBUTION:</b>	<b>1,211,404</b>	<b>-</b>	<b>3,456,500</b>	<b>4,684,432</b>	<b>-</b>	<b>-</b>	<b>1,900,000</b>	<b>10,040,932</b>		
<b>TOTAL CASH CONTRIBUTION:</b>	<b>\$ 7,229,731</b>	<b>\$ -</b>	<b>\$ 7,571,768</b>	<b>\$ 8,196,894</b>	<b>\$ 2,752,000</b>	<b>\$ 1,517,000</b>	<b>\$ 4,937,000</b>	<b>\$ 24,974,662</b>		
<b>TOTAL BOND FINANCING:</b>	<b>\$ -</b>	<b>\$ 26,621,500</b>	<b>\$ 12,535,625</b>	<b>\$ 49,691,341</b>	<b>\$ 4,250,000</b>	<b>\$ 3,225,000</b>	<b>\$ 3,175,000</b>	<b>\$ 72,876,966</b>		

<sup>1</sup> Prior Year Funding includes cash/grant and debt funding, including bonds or other financing instruments not yet issued by the County, but for which a project holds a prior year appropriation of the Board of Supervisors. Cash/grant funding may also be appropriated but not yet expended or may include prior year funding expended from department funds.

<sup>2</sup> Environmental Services capital related projects are included in the CIP for approval of funding and scope. However, projects specific to the Landfill Fund do not have an impact on the County's debt capacity by policy. Convenience site related projects, as operations are part of the General Fund, are included in the County's debt capacity calculation, as applicable.

<sup>3</sup> The Opal Water System and Catlett/Calverton Sewer projects will receive tap fees related to the implementation of the projects. As the tap fees are received, the revenue will be applied directly to the debt service of the projects or other debt related costs based as determined by the County.

<sup>4</sup> These projects include only the local match funding for Airport capital grant projects allocated through debt, cash, or other funding means. The balance of funding is sourced through Federal and State aviation grants.

<sup>5</sup> The Central Middle School project assumes no more than \$30 million in debt based on the March 9, 2017 Joint Work Session discussion, and subsequent discussion during the FY 2018 budget deliberations. The total project cost of \$33 million, presented above, assumes the 10% minimum cash commitment based on a maximum debt amount not to exceed \$30 million for illustrative and planning purposes. The total project budget and scope has not yet been determined or approved at this time, nor does the FY 2018 adopted budget include any appropriations for this project. The budget and CIP will be amended as necessary upon final project scope and budget approval.

<sup>6</sup> Projected cash contributions will constrain the use of year-end available fund balance in the General Fund for projects other than those included in the CIP. The Central Library project budget assumes \$4.68 million in non-County resources to fund, with County resources not to exceed \$10 million for capital costs.

Description	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
<b>Financing Scenarios</b>						
Projected Outstanding Debt	\$ 109,438,522	\$ 104,147,669	\$ 128,755,911	\$ 148,437,468	\$ 137,025,968	\$ 125,237,843
Projected Additional Debt	7,920,000	41,187,125	39,741,341	4,250,000	3,225,000	3,175,000
<b>Total Projected Debt</b>	<b>\$ 117,358,522</b>	<b>\$ 145,334,794</b>	<b>\$ 168,497,252</b>	<b>\$ 152,687,468</b>	<b>\$ 140,250,968</b>	<b>\$ 128,412,843</b>
Projected Debt Service - County	\$ 12,889,701	\$ 11,973,903	\$ 15,040,730	\$ 17,636,060	\$ 17,668,016	\$ 16,997,325
Projected Debt Service - F&R	937,458	1,131,858	1,237,428	1,232,568	1,227,708	1,222,848
<b>Total Projected Debt Service</b>	<b>\$ 13,827,159</b>	<b>\$ 13,105,761</b>	<b>\$ 16,278,158</b>	<b>\$ 18,868,628</b>	<b>\$ 18,895,724</b>	<b>\$ 18,220,173</b>
Revenue Estimate - General Fund	\$ 176,217,271	\$ 181,889,743	\$ 191,935,675	\$ 198,431,447	\$ 202,580,649	\$ 208,658,069
Revenue Estimate - Other Funds	6,788,174	7,468,149	7,580,171	7,693,874	7,809,282	7,926,421
<b>Total Revenue Estimate</b>	<b>\$ 183,005,445</b>	<b>\$ 189,357,892</b>	<b>\$ 199,515,846</b>	<b>\$ 206,125,321</b>	<b>\$ 210,389,931</b>	<b>\$ 216,584,490</b>
Revenue % Chg. from Prev. Year		3.5%	5.4%	3.3%	2.1%	2.9%
<b>Debt Service % of Projected Revenue</b>		<b>6.9%</b>	<b>8.2%</b>	<b>9.2%</b>	<b>9.0%</b>	<b>8.4%</b>
<b>Potential Capital Improvement Program Impact on Tax Rate</b>						
Additional Debt Service, per fiscal year <sup>12</sup>		\$ -	\$ 2,467,980	\$ 3,271,624	\$ 729,076	\$ (670,691)
Additional Cash Contributions, per fiscal year <sup>1</sup>		1,749,207	1,146,401	(760,462)	(1,235,000)	1,520,000
<b>Net Impact of Capital Improvement Plan</b>		<b>\$ 1,749,207</b>	<b>\$ 3,614,381</b>	<b>\$ 2,511,162</b>	<b>\$ (505,924)</b>	<b>\$ 849,309</b>
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield <sup>3</sup>			<b>\$0.036</b>	<b>\$0.025</b>	<b>(\$0.005)</b>	<b>\$0.008</b>

<sup>1</sup> The FY 2018 adopted budget includes \$2,366,061 for the Capital Improvement Fund's cash component. The balance of funding will require allocation from available year-end funds or other one-time funding sources. Beginning in FY 2019, additional debt service and cash funding component will require revenue growth, increase in the tax rate(s), and/or allocation of available year-end funds to ensure sufficient funding for projects. From year to year, debt service funding levels can vary with retirement of debt and issuance of new debt. When debt service declines from year to year, previously allocated resources will be held in the budget for future debt service needs or pay-as-you-go capital costs.

<sup>2</sup> As the fire and rescue levy fund currently has sufficient capacity to fund the projected debt service through the Orlean renovation project based on the approved CIP budget, the calculation for the potential impact to the tax rate does not anticipate impact from fire and rescue projects, beyond that project which would either include an increase in the general tax rate with funding from the General Fund, or an increase in the fire and rescue levy with funding from the Fire and Rescue Levy Fund.

<sup>3</sup> The noted equivalent increase in the tax rate or growth is based on the funding necessary for each fiscal year.

**Grant Funded Capital Improvement Projects**

The following section provides an outline of future planned projects that are a capital improvement in nature, but not funded through bonds or CIP cash funding derived from the annual General Fund allocation. These projects are funded through matching grant programs with State or Federal agencies, with matching funds provided through County resources other than the annual CIP cash funding. Projects are placed in future years until such times as the granting agency approves funding. These projects remain a priority of the Board of Supervisors and will be moved into plan years once formal award is received from the granting agency.

Department/Project	Prior Years Appropriations <sup>1</sup>		FY 2018-22							CIP Total
	Cash/Grant Funding	Pending Financing	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total	Future Years	
<b>VDOT Revenue Share Grants</b>										
<u>Community Development - Transportation Projects</u>										
Mill Run Business Park	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,135,000
Route 600/215 Intersection Improvements	-	-	-	-	-	-	-	-	2,000,000	2,000,000
<b>Sub-total, Community Development - Transportation Projects</b>	<b>\$ 135,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>\$ 5,135,000</b>
<b>GRANT CASH CONTRIBUTION:</b>	<b>\$ 67,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>	<b>\$ 2,567,500</b>
<b>Non-General Fund CASH CONTRIBUTION:</b>	<b>67,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,500,000</b>	<b>2,567,500</b>
<b>TOTAL CASH CONTRIBUTION:</b>	<b>\$ 135,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>\$ 5,135,000</b>
<b>GRANT FUNDED CIP PROJECTS TOTAL:</b>	<b>\$ 135,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>\$ 5,135,000</b>