



FY 2019-2023 Proposed Capital Improvement Program Review

March 6, 2018



FY 2019-2023 PROPOSED CIP

- Proposed CIP totals \$72.2 million within plan years, and an additional \$212.3 million in future years
- Cash funding commitment totals \$17.1 million or 23.7%
 - 50.6% from General Fund (\$8.64m) & 49.4% from non-General Fund (\$8.43m)
- Bond funding commitment totals \$55.1 million
- Debt capacity at 7.6% by FY 2023
 - High point FY2022 at 8.0%
- Tax Rate Impacts – Additional 3.0 cents overall through FY23
 - 2.8 cents FY21, 0.9 cents in FY22, and (0.7) cents in FY23
 - Funding for cash commitment and debt service
- Overall, minor changes from FY18-22 Adopted Plan
 - Changes due to timing or BOS FY18 action to amend



FY 2019-2023 PROPOSED CIP

Updates/Changes from FY18-22 Adopted CIP:

- Fire, Rescue, & Emergency Services
 - Shift The Plains and Upperville \$300k for Prelim. A&E out one year (FY23)
- Sheriff's Office - \$0 change (Public Safety Radio Project)
- General Services
 - Shift The Sheriff's Office Renovation \$500k for Prelim. A&E out one year (FY23)
- Library
 - Shift Central Library to Future Years (BOS January 2018 action)
- Parks & Recreation - \$0 change
- Env. Services - \$0 change



FY 2019-2023 PROPOSED CIP

Updates/Changes from FY18-22 Adopted CIP:

- Utilities & Infrastructure
 - Add \$75k in FY19 for additional infrastructure studies (Strategic Plan)
- Airport Projects (Local Match Only)
 - Airport Terminal Apron/Access Taxiway Phase II
 - Increase by \$13k (based on cost increases in latest bid experience)
 - Shift Airport Corporate Access Road Design/Construct and Corporate Apron Projects to Future Years
 - Based on FAA/DOAV funding availability and interest. Can be moved up in FAA/DOAV funding priority based on need/client interest.
 - Design/Construct Runway 15 33 Rehab
 - Updated cost estimate (\$7,300) based on 2017 State pavement review, must be completed in 2023



FY 2019-2023 PROPOSED CIP

Updates/Changes from FY18-22 Adopted CIP:

- School Division
 - Central Middle School Project
 - Shift out one year (FY18-19 to FY19-20) based on current status
 - Auburn & Southern Middle School Projects
 - Shift out one year based on Central Middle School timing (FY22 & Future Years to FY23 & Future Years)



FY 2019-2023 PROPOSED CIP

Discussion Items not in CIP:

1. Potential County Office Space purchase within Warrenton
2. Joint purchase of existing structure for a new RRCSB facility
3. Fields @ Mintbrook
4. Purchase of Land for Rappahannock River Access

Discussion Items for CIP Projects:

1. Opal Water System
 - a. 2017 PER completed by WSA – inflationary cost increase and scoping change: \$2.4 million
2. Central Library
 - a. FY19 & FY 20 @ \$7.5 million County funded, balance donated
 - b. \$440k in FY19 (cash), \$130k in FY 20 (debt), and \$580k ongoing
 - i. 0.5 cent increase to Proposed CIP Five Year Plan impact beginning FY19



FY 2019-2023 PROPOSED CIP

Bealeton Fire and Rescue Station

- \$3.7 million, Future Years
- Constructs new F&R station on proffered site.
 - 3.39 acres of land, rough graded with utilities to parcel boundary
 - VFRA assumes 18,610 sqft facility with 5 apparatus bays based on Remington station design
- Monetary Proffers, upon issuance of occupancy permit
 - Base amount of \$3,003 per residential unit
 - Additional \$1,000 per residential unit and \$500 per attached residential unit for Station construction
- Opening of Station would require additional staffing



**FY 2019-2020 Proposed
Budget Impact: \$0**

Five-Year Plan Impact: \$0

Strategic Plan: Priority 2



FY 2019-2023 PROPOSED CIP

The Plains Fire and Rescue Station

- \$4.3m: \$300k FY23, \$4m Future Years
- Renovation and addition to existing station
 - Demo of previous addition and construction of new 15,125 sqft addition
 - Updated facility would include 5 apparatus bays, 5,950 sqft operations and living area
 - 5 bunk rooms for 10 overnight occupants
 - Maintains 2nd floor of existing building used Town community and meeting room



FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0.3 million in FY23 or \$0.03 cents (cash), debt hits in future years

Strategic Plan: Priority 2



FY 2019-2023 PROPOSED CIP

Upperville Fire and Rescue Station

- \$3.8m: \$300k FY23, \$3.5m Future Years
- VFRA submission for a replacement facility to existing structure
 - Construction of new 22,130 sqft facility (demo existing)
 - Facility would include 4 apparatus bays, 8,150 sqft operations and living area
 - 8 bunk rooms for 16 overnight occupants
 - 8,015 sqft lower level for shelter space & training area
 - Based on New Baltimore design



FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0.3 million in FY23 or \$0.03 cents (cash), debt hits in future years

Strategic Plan: Priority 2



FY 2019-2023 PROPOSED CIP

Fire and Rescue Training Facility

- \$2.25m, Future Years
- Placeholder project to centralize fire and rescue training facilities
 - Classroom and practical training functions
 - Allow for administrative space
 - Estimate need for 40,000 sqft
- Current training provided for at various locations including Stations and SIM lab at Armory

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0

Strategic Plan: Priority 2



FY 2019-2023 PROPOSED CIP

Public Safety Building

- \$25.0m, Future Years
- Placeholder project to centralize all public safety operations (DFREM and Sheriff's Office)
 - Classroom and practical training functions
 - Allow for administrative space
 - Estimate need for 40,000 sqft
- Current training provided for at various locations including Stations and SIM lab at Armory

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0

Strategic Plan: Priority 2



FY 2019-2023 PROPOSED CIP

Circuit Courthouse Renovations

- \$2.1 million, FY 2018
 - Project allows for the consolidation of all Circuit and Juvenile & Domestic Relations (J&DR) Court services into Circuit Courthouse
 - Renovations of 3rd floor of Circuit Courthouse and John Marshall Building
 - Moves Community Development/GIS from 3rd floor into John Marshall Building
 - Budget based on 2003 County study and 2010 Culpeper J&DR courtroom buildout

FY 2019-2020 Proposed Budget

Impact: \$108,000 or \$0.001 in FY20

Five-Year Plan Impact: \$0.001



FY 2019-2023 PROPOSED CIP

Sheriff's Office Renovation

- \$4.5m: \$500k FY23, \$4m Future Years
 - Renovation and Expansion (10,000 sqft) to existing 19,000 sqft structure
 - Renovation to address current fire code & access requirements under ADA, HVAC replacement
 - Expansion will provide office space for an additional 35 employees
 - Expansion completed prior to renovation to stage project and reduce operational impacts



**FY 2019-2020 Proposed Budget
Impact: \$0**

**Five-Year Plan Impact: \$0.05 in
FY23 (cash), \$0.01 in FY24 (debt)**

Strategic Plan: Priority 3.5



FY 2019-2023 PROPOSED CIP

School/County Office Space

- \$11 million, Future Years.
- Placeholder project for general office space for the County and School Division.
- Project scope would be determined based on review of existing and future office space needs.
- Project could include new construction or renovation of existing and/or acquired facilities.

FY 2019-2020 Proposed Budget

Impact: \$0

Five-Year Plan Impact: \$0

Strategic Plan: Priority 3.5



FY 2019-2023 PROPOSED CIP

Central Library

- \$14.7m: \$550k Prior Years, \$14.1m Future Years
 - \$550,000 of previous cash funding still held
- To move project up in plan years, every \$1 million in debt is \$0.001 depending on timing and rate at issuance or \$100k annual debt service payment
- Cash funding would be dependent on the level of cash commitment by the County



Existing Site

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

New Baltimore Library

- \$10.4 million: \$430k PY, \$9.8m Future Years
 - Construction of 15,000 sqft facility on proffered site
 - Design work completed for this site



Proffered site adj. to
Auburn Middle School

**FY 2019-2020 Proposed Budget
Impact: \$0**

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Ball Fields/Trails/Playgrounds

- \$2.3 million: \$200k/year until FY22 increase to \$450k/year
 - Cash funding
- Funding utilized for:
 - Ongoing renovation and/or repair public ball fields
 - Development of greenway and trails projects (including matching funds for grants)
 - Expansion, upgrade, or construction of existing or new playgrounds

FY 2019-2020 Proposed Budget Impact: \$200,000 or \$0.002

Five-Year Plan Impact: Increases from \$200k to \$450k, \$250k increase or \$0.003

Strategic Plan: Priority 3.3



FY 2019-2023 PROPOSED CIP

Northern Swimming Pool

- \$6.0 million – Future Years
- Provides for a public swimming pool in northern end of County, per Mellon Estate agreement
- Two potential sites:
 - Next to Marshall Community Center
 - Proffered site – P&R reviewing feasibility of this site

**FY 2019-2020 Proposed Budget
Impact: \$0**

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Vint Hill Community Center & Theater Renovation/ADA work

- \$2.2 million, Future Years
- VH Community Center
 - Renovations to address ADA accessibility issues, including expansion of 5,000 sqft including weight room, meeting room, dance/fitness studio, restrooms, and lobby
- VH Theater
 - Renovations to address ADA accessibility issues, including expansion of 2,000 sqft to renovate lobby and add ADA restrooms



**FY 2019-2020 Proposed Budget
Impact: \$0**

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Southern Sports Complex

- \$5.9 million: \$900k PY (land purchase), \$5 million Future Years
 - Ultimate design TBD
 - Project provides for the installation of infrastructure for sports complex (roads/parking/utilities/restrooms)
 - Project allows for construction of sports fields
 - Still seek to institute partnership with County sports leagues



FY 2019-2020 Proposed Budget

Impact: \$0

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Rappahannock Station – Phase I

- \$1.2 million: \$400k FY18, \$200k FY20, and \$1 million FY21 (cash funded)
 - FY 2018 contemplates preliminary design and/or river access at alternate site
 - FY 2020-21 includes final design and construction which includes river access, historical interpretation kiosks, trails, and picnic facilities



**FY 2019-2020 Proposed Budget
Impact: \$200,000 or \$0.002**

**Five-Year Plan Impact:
\$1 million or \$0.01**

Strategic Plan: Priority 3.4



FY 2019-2023 PROPOSED CIP

Marshall Community Center

- \$1.5 million, Future Year
- Provides for design and construction of an addition and renovation to facility
 - Address safety and functional issues
 - Addition will include a main lobby to correct drainage and access between two sections of building
 - Address ADA accessibility issues



**FY 2019-2020 Proposed Budget
Impact: \$0**

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Southern Community Center

- \$3 million, Future Years
- Site to be determined
- Project provides for land acquisition, design, and construction
- Project contemplates community center with gymnasium, classrooms, meeting space, and recreational facilities
- Annual operating costs estimated at \$260,000 dependent upon final project configuration and services

**FY 2019-2020 Proposed Budget
Impact: \$0**

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Southern Pool

- \$6.0 million, Future Years
- Site to be determined
- Project provides for land acquisition, design, and construction
- Annual operating costs estimated at \$250,000 dependent upon final project configuration and services
 - User fees would partially offset these costs

**FY 2019-2020 Proposed Budget
Impact: \$0**

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Landfill/Transfer Station Long-term Development & Permitting

- \$400,200, Prior Years – FY 2022, cash funding
 - This projects allows for the continued long-term engineering for future landfill cell permitting and engineering needs
 - As contemplated with the transition to Transfer Station operational model, this allows the County to maintain permitting practices for future landfill space needs
 - Maintains the County's ability to switch to a landfill operational model as necessary in the future
 - Maintains the undeveloped land on the site for future landfill needs

FY 2019-2020 Proposed Budget Impact:

\$126,600 over two years

Five-Year Plan Impact: \$130,000 or \$0.002

Strategic Plan: Priority 3.2



FY 2019-2023 PROPOSED CIP

Leachate/Gas Management

- \$3.8 million: \$1.47m Prior Years, \$320k FY18, \$1.3m FY19, and \$750k FY20
- Provides for necessary leachate and gas management upgrades to the site
- Contemplates long-term onsite leachate management plan
 - Potential leachate evaporation system
- Improves existing leachate ponds with repairs and improvements

FY 2019-2020 Proposed Budget Impact: \$100,000 over two years

Five-Year Plan Impact: \$400,000 or \$0.004 (combined with Landfill 149 env)

Strategic Plan: Priority 3.2



FY 2019-2023 PROPOSED CIP

Landfill 149 Environmental

- \$1.25 million, FY 2019
 - Project allows for necessary environmental compliance concerns around landfill 149
 - Project includes installation of additional wells, probes, ponds, and trenches
 - Project seeks to divert ground and rain water from impacting Landfill 149 and creation of leachate

FY 2019-2020 Proposed Budget Impact: \$100,000 over two years

Five-Year Plan Impact: \$400,000 or \$0.004 (combined with leachate/gas mgmt)

Strategic Plan: Priority 3.2



FY 2019-2023 PROPOSED CIP

Landfill Closure/Post-Closure

- \$16.0 million: FY18-FY19 (\$4.2m) & Future Years (\$11.8m)
 - Landfill 149 closure: \$103k FY18 & \$4.1m FY19
 - Cell 575 (includes post-closure costs): Future Years, \$11.8 million
 - FY 2018 allows for the engineering of the closure plan for Landfill 149.
 - State regulations require the old landfill site be closed by 2020, construction anticipated in FY19
 - Future Years contemplates the closure of additional open cells
 - Future Years also contemplates the ongoing monitoring costs in the post-closure period

FY 2019-2020 Proposed Budget Impact: \$560,000 in FY19 (cash), balance one-time cash funding in FY17

Five-Year Plan Impact: \$560,000 or \$0.006

Strategic Plan: Priority 3.2



FY 2019-2023 PROPOSED CIP

Convenience Sites:

New Baltimore: \$950,000, Future Years

Marshall: \$1.16 million, Future Years

- Both projects provide for the acquisition of new sites and development of new convenience sites on that property to address safety and functionality concerns at existing sites

Markham: \$300,000, Future Years

- This project provides for improvements at the existing site to address safety and functionality concerns.

FY 2019-2020 Proposed Budget

Impact: \$0

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Opal Water System

- \$3.25 million: \$500k FY17 and \$2.75 million FY18
 - Estimated additional \$2.4 million based on 2017 PER
 - Project provides for public water service to the Opal Service District
 - FY 2016, BOS approved plan that provides for water to the intersection of Route 29 and Opal Road
 - Expansion outside of this area would be based on growth
 - WSA completed PER in Dec 2017 (\$500k FY17)

FY 2019-2020 Proposed Budget Impact:

\$200,000 or \$0.002 (current budget),
\$450,000 or \$0.005 (revised budget)

Five-Year Plan Impact:

\$200,000 or \$0.002 (current budget),
\$450,000 or \$0.005 (revised budget)

Strategic Plan: Priority 1.1.1



FY 2019-2023 PROPOSED CIP

Hydrogeological Studies

- \$1.6 million: Prior Years – Future Years, \$200k/year
- Funding provides for long-term water resource planning of County
- Funding allows for hydrogeological studies as identified by the BOS
- Funding provided for USGS/Community Development project

FY 2019-2020 Proposed Budget Impact:
\$200,000 or \$0.002

Five-Year Plan Impact:
\$200,000 or \$0.002

Strategic Plan: Priority 5.3



FY 2019-2023 PROPOSED CIP

Broadband Development

- \$20.7 million: \$4.6m FY18 and \$4m/year FY19-22
 - Funding contemplate as a mix of cash, financing, and potential grant funding
 - Project seeks to address the areas of County that are unserved and underserved by broadband service
 - Project allows for the project management personnel, engineering, permitting, and necessary construction/improvements

FY 2019-2020 Proposed Budget Impact: \$660,000 or \$0.007 in FY19 (cash & debt)
\$380,000 or \$0.004 increase in FY20 (additional debt)

Five-Year Plan Impact:

Total impact is \$3.8 million annually (cash & debt),
increases by \$500k with each debt issuance

Strategic Plan: Priority 1.1



FY 2019-2023 PROPOSED CIP

Marshall Water System Improvements

- \$2.0 million: \$500k FY19 and \$1.5 million FY20
 - Allows for the engineering and permitting for water system improvements in FY19 with construction slated for FY20
 - Improvements of existing water service delivery system
 - Address issues of concern including capacity, repair status, and water pressure

FY 2019-2020 Proposed Budget

Impact: \$500,000 or \$0.005 in
FY19 (cash)

Five-Year Plan Impact:

\$150,000 or \$0.002

Strategic Plan: Priority 1.1



FY 2019-2023 PROPOSED CIP

Midland/Airport Area Utility Improvements

- \$6.4 million: \$400k FY17, \$3m/year FY18 & FY19
 - \$400k in FY17, allows for preliminary engineering (currently underway)
 - Cost estimates based on 2016 Timmons study on implementation of public water and sewer service in the area around the Airport and Midland Service District
 - Project assumes a phased approach for the construction of the infrastructure
 - Potential economic development impacts for commercial and industrial growth

FY 2019-2020 Proposed Budget Impact:

\$200,000 or \$0.002 FY20

Five-Year Plan Impact:

\$400,000 or \$0.004 annually begin FY21

Strategic Plan: Priority 1.1



FY 2019-2023 PROPOSED CIP

Midland/Beaeton Service Districts Improvements

- \$5.0 million, Future Years
 - Project contemplates the extension of sewer or other related utilities to the services districts
 - Placeholder for infrastructure needs for potential commercial or business development
 - Service District plans contemplate the construction of public systems for full development concepts

**FY 2019-2020 Proposed Budget
Impact: \$0**

Five-Year Plan Impact: \$0

Strategic Plan: Priority 1.1



FY 2019-2023 PROPOSED CIP

Airport Terminal Apron/Access Taxiway Phase I & II

- \$87,100: \$4k FY17, \$44,100 FY18
 - Phase I under contract/construction beginning
- \$48,000 FY19: Phase II (\$2.4m total: \$2.16m FAA & \$192k DOAV)

Airport Corporate Access Road Design/Construction

- Move to future years based on FAA/DOAV funding availability/need

Design/Construct/Rehabilitate Runway 15 33

- \$81,700: \$5,000 FY21, \$6,100 FY22 & \$70,600 FY23
- Total budget: \$3,835,000 with FAA/DOAV funding of \$3.76 million
 - Project designs and construct necessary rehabilitative measures for existing runways as required by DOAV and FAA with project completion by FY 2023



FY 2019-2023 PROPOSED CIP

Airport Washrack

- \$40,000, FY 2020
 - Total budget: \$204,000 with DOAV funding of \$160,000
 - Project designs and constructs a dedicated washrack for planes including an oil-water separator to provide runoff and meet DEQ requirements.

Corporate Apron Phase I & II Design/Construction

- Move to future years based on FAA/DOAV funding availability/need

FY 2019-2020 Proposed Budget Impact:
\$50,000 (cash)

Five-Year Plan Impact: \$50,000-\$71,000/
annually (cash)

For all projects, minimal impact on tax rate

Strategic Plan: Priority 1.1



FY 2019-2023 PROPOSED CIP

Central Middle School Renovations/Expansion

- \$33.0 million: \$3m FY19 cash and \$30m FY20 debt
 - Cash placeholder not contemplated as General Fund cash
 - Placeholder project
- FY 2019-2020 Proposed Budget Impact:** \$0, assumes cash one-time
- Five-Year Plan Impact:** \$2.8m annually in debt

Auburn Middle School Expansion

- \$8.9 million: \$800k FY23 cash and \$8.1m Future Years debt
 - Project provides for the expansion of the school, not to exceed 300 additional seats.

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0, assumes cash one-time



FY 2019-2023 PROPOSED CIP

Southern Middle School Expansion

- \$27.5 million: \$500k FY23 cash & \$27.0m Future Years cash & debt
 - Project provides for the expansion of a Southern Middle School to allow for additional seats with growth, as necessary, program capacity at approx. 80%.

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0, assumes cash one-time

Kettle Run High School Expansion

- \$3.8 million: Future Years
 - Additional 8 classrooms at KRHS for future growth needs.

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Greenville Elementary School Expansion

- \$3.1 million, Future Years
 - Additional 6 classrooms for future growth needs

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0

Elementary School 12 Land Acquisition

- \$1.8million: Future Years
 - Allows for the land acquisition for a future elementary school
 - Location TBD based on need

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0



FY 2019-2023 PROPOSED CIP

Grant-funded CIP Projects

- These projects are included in the CIP based on VDOT ranking system for grant funded programs (both State and federal grant funding).
 - Projects include Revenue Share and Transportation Alternative programs.
 - Both funding programs are now on a two-year funding cycle, with FY 2018 applications submitted 11/1/17 the first year of this funding cycle for FY19 & FY20.

FY 2019-2020 Proposed Budget Impact: \$0

Five-Year Plan Impact: \$0



QUESTIONS

