



FY 2021-2025 Proposed Capital Improvement Program

March 5, 2020



FY 2021-2025 PROPOSED CIP

Proposed CIP totals \$99.5 million within plan years, and an additional \$189.4 million in future years

- Cash funding commitment totals \$15.0 million or 15.1%
 - 59.4% General Fund (\$8.92m) & 40.6% non-General Fund (\$6.1m)
 - Assumes School cash funded through one-time \$ from School Division
 - Assumes F&R cash funded from Levy:
 - \$3.5 million F&R Capital Reserve in place, 50% of fund balance each year
- Bond funding commitment totals \$84.5 million
- Debt capacity at 8.5% by FY 2025
- Tax Rate Impacts – Additional 4.1 cents overall through FY25
 - FY21 and FY22 Proposed Budgets support the debt and cash needs
 - 1.4 cents FY23, 1.9 cents FY24 and, 0.8 cents FY25



FY 2021-2025 PROPOSED CIP

Updates/Changes from FY20-24 Adopted CIP:

- Fire, Rescue, & Emergency Services
 - Orlean Station is complete and operational
 - Bealeton Station – Moves it to FY21/22 out of Future Years
 - Marshall Station added and placed in plan years based on VFRA CIP submission
 - Holds other projects as planned, but increases funding level for station projects based on VFRA request/preliminary cost analysis
- General Services: County-wide projects
 - Adds back Courthouse renovations project
- Library – Adjustments for future years price escalation only
- Parks & Recreation
 - Adds Phase II of Central Sports Complex - \$4.4 million
 - Move VH Comm Center & Theater Reno into plan years – FY24/25



FY 2021-2025 PROPOSED CIP

Updates/Changes from FY20-24 Adopted CIP:

- Environmental Services
 - Incorporates BOS actions from FY20, combining projects and addressing funding level on closure
 - Adj. annual engineering/permitting to \$50k/year
- Utilities & Infrastructure
 - Moves Opal Water project out of future years to FY22 (construction)
- Airport Projects (Local Match Only) – Minimal \$ change
 - Design/Construct Runway 15 33 Rehab – Slight cost revisions
- Grant/VDOT Projects
 - Adds MS-4 projects – over next year will review funding needs, grant availability, and SWM Fund capacity to support costs



FY 2021-2025 PROPOSED CIP

School Division:

- Adjust Cedar Lee Middle and Central Middle School Projects to current cost estimates/projections
 - Central Middle School – Taylor Middle
 - Based on February BOS/School Board Liaison meeting and February BOS work session with School Division on projects
 - Assumes 90/10 debt/cash on each project
 - Financing schedule for both projects based on Finance Director's overview at February BOS work session
- Cedar Lee Middle School: \$17.5 million
- Taylor Middle School: \$39.9 million
- Auburn, KRHS, Greenville remain in future years
 - Does not adjust future years Adopted CIP budget amounts
- Removes ES12 Land purchase in future years



FY 2021-2025 PROPOSED CIP

Proposed CIP impacts from Adopted CIP

Debt Service and Cash Funding Requirements

- Projected Five Year Tax Increase

Plan	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Proposed CIP	0.0 cents	0.0 cents	1.4 cents	1.9 cents	0.8 cents	4.1 cents
Adopted CIP	1.2 cents	1.6 cents	(0.7 cents)	0.4 cents	n/a	2.5 cents

- Debt pay down, before new issuance has minimized the tax impact
- FY22 assumes natural growth to offset debt service funding increase

- Projected Debt Capacity

Plan	FY 21	FY 22	FY 23	FY 24	FY 25
Proposed CIP	5.9%	6.4%	7.0%	7.8%	8.5%
Adopted CIP	7.1%	7.5%	7.9%	7.7%	n/a



FY 2021-2025 PROPOSED CIP

Existing Debt and Debt Service Payments

<u>Loan/Project</u>	<u>Debt Type</u>	<u>Original Value</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
School Division Debt								
Marshall Middle - 2000	VPSA Bond	\$ 4,575,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -
Bus Lease Agreement #1	Capital Lease	415,000	108,659	46,984	-	-	-	-
Auburn Middle - 2001	VPSA Bond	6,410,000	640,000	320,000	-	-	-	-
Bus Lease Agreement #1	Capital Lease	391,658	159,545	102,405	44,268	-	-	-
Kettle Run - 2012	GO Bond	13,260,000	6,385,000	4,240,000	2,110,000	-	-	-
Bus Lease Agreement #1	Capital Lease	392,774	187,593	130,862	73,257	14,764	-	-
Auburn/Thompson - 2003	VPSA Bond	11,630,000	2,320,000	1,740,000	1,160,000	580,000	-	-
Liberty High HVAC - 2004	VPSA Bond	3,720,000	925,000	740,000	555,000	370,000	185,000	-
Liberty/Thompson/Cedar Lee - 2005	VPSA Bond	11,540,000	3,450,000	2,875,000	2,300,000	1,725,000	1,150,000	575,000
Bus Lease Agreement #1	Capital Lease	806,659	647,804	537,849	424,537	307,766	187,429	63,418
Bus Lease Agreement #2	Capital Lease	865,400	807,676	690,411	570,682	448,438	323,625	196,190
Kettle Run Refundings - 2012	GO Bond	8,805,000	8,805,000	8,695,000	8,585,000	8,475,000	6,285,000	4,140,000
Kettle Run/Greenville - 2007	GO Bond	34,075,000	13,615,000	11,910,000	10,205,000	8,500,000	6,800,000	5,100,000
Fauquier High - 2011	VPSA Bond	10,000,000	6,600,000	5,800,000	5,000,000	4,440,000	3,885,000	3,330,000
Fauquier High - 2012	VPSA Bond	9,880,000	7,455,000	7,030,000	6,580,000	6,110,000	5,615,000	5,090,000
<u>Fauquier High - 2013</u>	<u>VPSA Bond</u>	<u>3,305,000</u>	<u>2,610,000</u>	<u>2,475,000</u>	<u>2,335,000</u>	<u>2,185,000</u>	<u>2,030,000</u>	<u>1,865,000</u>
Total School Division Outstanding Debt		\$ 120,071,491	\$ 54,941,278	\$ 47,333,511	\$ 39,942,744	\$ 33,155,967	\$ 26,461,054	\$ 20,359,608
County Debt								
New Baltimore	Revenue Bond	\$ 2,115,000	\$ 235,000	\$ -	\$ -	\$ -	\$ -	\$ -
Ambulances	Capital Lease	785,606	202,434	86,301	-	-	-	-
Public Safety Radio	Capital Lease	3,700,000	2,383,130	2,018,062	1,646,953	1,269,704	886,214	496,378
Public Safety Radio	Capital Lease	2,820,000	2,693,904	2,437,308	2,174,728	1,906,025	1,631,055	1,349,672
Vint Hill Waste Water Treatment Plant	Revenue Bond	8,205,000	3,335,000	3,060,000	2,775,000	2,490,000	2,190,000	1,870,000
Central Sports Complex	VRA Bond	9,000,000	8,705,000	8,420,000	8,120,000	7,805,000	7,470,000	7,120,000
<u>Catlett-Calverton</u>	<u>Revolving Loan Fund</u>	<u>7,102,800</u>	<u>6,747,660</u>	<u>6,392,520</u>	<u>6,037,380</u>	<u>5,682,240</u>	<u>5,327,100</u>	<u>4,971,960</u>
Total County Outstanding Debt		\$ 33,728,406	\$ 24,302,128	\$ 22,414,191	\$ 20,754,062	\$ 19,152,969	\$ 17,504,368	\$ 15,808,010
Environmental Services Debt								
Landfill Expansion	Revenue Bond	\$ 5,170,000	\$ 1,110,000	\$ 1,045,000	\$ 980,000	\$ 910,000	\$ 835,000	\$ 760,000
<u>Transfer Station</u>	<u>Revenue Bond</u>	<u>7,130,000</u>	<u>6,335,000</u>	<u>6,140,000</u>	<u>5,930,000</u>	<u>5,710,000</u>	<u>5,480,000</u>	<u>5,235,000</u>
Total Environmental Services Outstanding Debt		\$ 12,300,000	\$ 7,445,000	\$ 7,185,000	\$ 6,910,000	\$ 6,620,000	\$ 6,315,000	\$ 5,995,000
Fire and Rescue Debt								
Orlean	VRA Bond	\$ 4,490,000	\$ 4,350,000	\$ 4,205,000	\$ 4,055,000	\$ 3,895,000	\$ 3,725,000	\$ 3,550,000
Catlett	VRA Bond	3,620,000	3,510,000	3,405,000	3,290,000	3,170,000	3,045,000	2,915,000
Remington	VRA Bond	2,760,000	2,675,000	2,590,000	2,505,000	2,415,000	2,320,000	2,220,000
New Baltimore	USDA Loan	5,703,000	4,457,251	4,340,388	4,219,143	4,093,351	3,962,841	3,827,438
Warrenton	USDA Loan	2,900,000	2,454,279	2,403,065	2,349,738	2,294,212	2,236,395	2,176,193
<u>Warrenton</u>	<u>USDA Loan</u>	<u>985,000</u>	<u>856,144</u>	<u>839,967</u>	<u>823,081</u>	<u>805,457</u>	<u>787,062</u>	<u>767,862</u>
Total Fire and Rescue Outstanding Debt		\$ 20,458,000	\$ 18,302,674	\$ 17,783,420	\$ 17,241,962	\$ 16,673,020	\$ 16,076,298	\$ 15,456,493



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Existing Debt and Debt Service Payments

	<u>Original Value</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Total Outstanding Debt	\$ 186,557,897	\$ 104,991,081	\$ 94,716,122	\$ 84,848,768	\$ 75,601,956	\$ 66,356,721	\$ 57,619,111
Total Outstanding Debt - Part of Debt Capacity Calculation	\$ 174,257,897	\$ 97,546,081	\$ 87,531,122	\$ 77,938,768	\$ 68,981,956	\$ 60,041,721	\$ 51,624,111
% School Debt	68.9%	56.3%	54.1%	51.2%	48.1%	44.1%	39.4%
% County Debt	19.4%	24.9%	25.6%	26.6%	27.8%	29.2%	30.6%
% Fire and Rescue Debt	11.7%	18.8%	20.3%	22.1%	24.2%	26.8%	29.9%



FY 2021-2025 PROPOSED CIP

Existing Debt and Debt Service Payments

<u>Description</u>	<u>Debt Type</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
<u>School Division Debt Service</u>							
Brumfield Elementary - 1999	VPSA Bond	\$ 180,338	\$ -	\$ -	\$ -	\$ -	\$ -
Marshall Middle - 2000	VPSA Bond	242,213	230,738	-	-	-	-
Bus Lease Agreement #1	Capital Lease	63,207	63,207	47,405	-	-	-
Auburn Middle - 2001	VPSA Bond	354,400	341,280	328,160	-	-	-
Bus Lease Agreement #1	Capital Lease	59,536	59,536	59,536	44,652	-	-
Kettle Run - 2012	GO Bond	2,463,700	2,357,500	2,257,000	2,152,200	-	-
Bus Lease Agreement #1	Capital Lease	59,536	59,536	59,536	44,652	14,820	-
Auburn/Thompson - 2003	VPSA Bond	711,660	683,530	653,950	624,370	594,790	-
Liberty High HVAC - 2004	VPSA Bond	230,649	222,139	214,438	206,275	197,765	189,255
Liberty/Thompson/Cedar Lee - 2005	VPSA Bond	758,425	729,100	699,775	670,450	642,563	615,394
Bus Lease Agreement #1	Capital Lease	128,758	128,758	128,758	128,758	128,758	128,758
Bus Lease Agreement #2	Capital Lease	66,768	133,537	133,537	133,537	133,537	133,537
Kettle Run Refundings - 2012	GO Bond	218,664	260,500	258,608	256,716	2,316,936	2,234,655
Kettle Run/Greenville - 2007	GO Bond	2,430,055	2,343,100	2,256,145	2,175,584	2,090,150	2,003,450
Fauquier High - 2011	VPSA Bond	1,125,000	1,225,000	1,225,000	985,000	980,000	980,000
Fauquier High - 2012	VPSA Bond	750,904	749,946	752,853	749,623	750,256	754,501
Fauquier High - 2013	VPSA Bond	245,238	243,546	241,603	244,280	241,579	243,499
Total School Division Outstanding Debt		\$ 10,089,048	\$ 9,830,952	\$ 9,316,303	\$ 8,416,096	\$ 8,091,153	\$ 7,283,048
<u>County Debt Service</u>							
New Baltimore	Revenue Bond	\$ 241,734	\$ 240,647	\$ -	\$ -	\$ -	\$ -
Ambulances	Capital Lease	118,570	118,570	86,956	-	-	-
Public Safety Radio	Capital Lease	402,013	402,013	402,013	402,013	402,013	402,013
Public Safety Radio	Capital Lease	158,790	317,580	317,580	317,580	317,580	317,580
Vint Hill Waste Water Treatment Plant	Revenue Bond	436,731	438,022	434,097	419,916	419,925	424,038
Central Sports Complex	VRA Bond	648,652	646,166	646,175	645,416	648,759	646,206
<u>Catlett-Calverton</u>	<u>Revolving Loan Fund</u>	355,140	355,140	355,140	355,140	355,140	355,140
Total County Outstanding Debt		\$ 2,361,631	\$ 2,518,138	\$ 2,241,961	\$ 2,140,065	\$ 2,143,418	\$ 2,144,977
<u>Environmental Services</u>							
Landfill Expansion	Revenue Bond	\$ 116,025	\$ 117,822	\$ 114,716	\$ 116,606	\$ 118,016	\$ 114,172
Transfer Station	Revenue Bond	478,038	474,522	479,144	478,125	476,594	479,422
Total Environmental Services Outstanding Debt		\$ 594,063	\$ 592,344	\$ 593,859	\$ 594,731	\$ 594,609	\$ 593,594
<u>Fire and Rescue Debt</u>							
Orlean	VRA Bond	\$ 332,863	\$ 331,009	\$ 328,450	\$ 330,506	\$ 332,050	\$ 328,209
Catlett	VRA Bond	249,885	248,216	252,578	251,556	250,278	248,744
Remington	VRA Bond	191,673	194,059	189,703	190,219	190,478	190,481
New Baltimore	USDA Loan	284,010	284,010	284,010	284,010	284,010	284,010
Warrenton	USDA Loan	152,453	152,453	152,453	152,453	152,453	152,453
<u>Warrenton</u>	<u>USDA Loan</u>	53,634	53,634	53,634	53,634	53,634	53,634
Total Fire and Rescue Outstanding Debt		\$ 1,264,517	\$ 1,263,381	\$ 1,260,828	\$ 1,262,378	\$ 1,262,903	\$ 1,257,531



FY 2021-2025 PROPOSED CIP

Existing Debt and Debt Service Payments

Description	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Total Outstanding Debt	\$ 14,309,259	\$ 14,204,815	\$ 13,412,951	\$ 12,413,270	\$ 12,092,084	\$ 11,279,151
Total Outstanding Debt - Part of Debt Capacity Calculation	\$ 13,715,197	\$ 13,612,471	\$ 12,819,092	\$ 11,818,539	\$ 11,497,474	\$ 10,685,557

% School Debt	73.6%	72.2%	72.7%	71.2%	70.4%	68.2%
% County Debt	17.2%	18.5%	17.5%	18.1%	18.6%	20.1%
% Fire and Rescue Debt	9.2%	9.3%	9.8%	10.7%	11.0%	11.8%

Projected Debt Service Payments

Description	Debt Type	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Existing Debt Service - Schools	All School Existing	\$ 10,089,048	\$ 9,830,952	\$ 9,316,303	\$ 8,416,096	\$ 8,091,153	\$ 7,283,048
Projected Debt Service - Schools	Proposed CIP	-	-	1,033,988	1,284,818	3,693,038	3,932,511
Existing Debt Service - County	All County Existing	\$ 2,361,631	\$ 2,518,138	\$ 2,241,961	\$ 2,140,065	\$ 2,143,418	\$ 2,144,977
Projected Debt Service - County	Proposed CIP	\$ -	\$ 171,315	\$ 647,143	\$ 2,152,831	\$ 2,438,512	\$ 3,721,199
Existing Debt Service - Env. Services	All Env Services Existing	\$ 594,063	\$ 592,344	\$ 593,859	\$ 594,731	\$ 594,609	\$ 593,594
Projected Debt Service - Env Services	Proposed CIP	\$ -	\$ -	\$ 620,549	\$ 1,245,407	\$ 1,167,839	\$ 1,141,983
Existing Debt Service - Fire & Rescue	All County Existing	\$ 1,264,517	\$ 1,263,381	\$ 1,260,828	\$ 1,262,378	\$ 1,262,903	\$ 1,257,531
Projected Debt Service - Fire & Rescue	Proposed CIP	\$ -	\$ -	\$ 83,745	\$ 372,665	\$ 451,493	\$ 700,366
Total Projected Debt Service		\$ 14,309,259	\$ 14,376,130	\$ 15,798,376	\$ 17,468,991	\$ 19,842,966	\$ 20,775,210
Total Projected Debt Service - Part of Debt Capacity Calculation		\$ 13,715,197	\$ 13,783,786	\$ 14,583,968	\$ 15,628,853	\$ 18,080,517	\$ 19,039,633

Note: Debt Service does not include offsets from VPSSA or QSCB credits.

% School Debt Service	73.6%	71.3%	71.0%	62.1%	65.2%	58.9%
% County Debt Service	17.2%	19.5%	19.8%	27.5%	25.3%	30.8%
% Fire and Rescue Debt Service	9.2%	9.2%	9.2%	10.5%	9.5%	10.3%



FY 2021-2025 PROPOSED CIP

Bealeton Fire and Rescue Station

- 4.65m: \$300k in FY21, 4.35m in FY22
- 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



Strategic Plan: Priority 2



FY 2021-2025 PROPOSED CIP

Marshall Fire and Rescue Station

- \$4.65m: \$1.15 FY23, \$3.5m in FY24
- Construction of the Volunteer Fire & Rescue Station (combining two stations)
 - Provides adequate facilities for 24 hour staffing in one location for the Marshall area.
 - One building would house both fire & rescue, which is currently operated in two separate facilities.
 - The building could also act as a shelter in weather-related storms.

Strategic Plan: Priority 2



FY 2021-2025 PROPOSED CIP

The Plains Fire and Rescue Station

- \$5.8m: \$300k FY25, \$5.5m 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



Strategic Plan: Priority 2



FY 2021-2025 PROPOSED CIP

Upperville Fire and Rescue Station

- \$3.8m: \$300k FY25, \$3.5m Future Years
- Maintains existing budget amount/scope, ultimate project scope TBD



Strategic Plan: Priority 2



FY 2021-2025 PROPOSED CIP

Southern Fire and Rescue Station

- \$7.1m: \$300k FY19 and \$6.8 million
Future Years
 - Placeholder Project, Site TBD with \$300k in FY19
 - Overall funding level based on Bealeton Station, as a placeholder

Strategic Plan: Priority 2



FY 2021-2025 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

Strategic Plan: Priority 2



FY 2021-2025 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

Strategic Plan: Priority 2



FY 2021-2025 PROPOSED CIP

Stafford Property – Joint Use Facility

- \$45.6 million: Future Years
 - Previously spent \$700k on master plan, prelim. Design, and water/well exploration
 - Budget most recently updated July 2016
- Development of the 200+-acre Stafford Property site
 - Project site work including entrance, roadway, water storage tank, and buildings/offices
 - Construction of buildings for relocation of the General Services (GS) Complex/ Manor Court facilities

Strategic Plan: Priority 3.5





FY 2021-2025 PROPOSED CIP

Courthouse Renovations

- \$2.7m: 200k FY21, 360k FY22, 2.04m FY23
 - Project allows for the consolidation of all Circuit and Juvenile & Domestic Relations (J&DR) Court services into Circuit Courthouse

Strategic Plan: Priority 3.5



FY 2021-2025 PROPOSED CIP

78 Lee Street Renovation/Expansion

- \$4.5m: \$500k FY24, \$4m FY25
 - 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



Strategic Plan: Priority 3.5



FY 2021-2025 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.

Strategic Plan: Priority 3.5



FY 2021-2025 PROPOSED CIP

Central Library

- \$18.3m: Future Years
 - \$550,000 of previous cash funding still held
- Cash funding would be dependent on the level of cash commitment by the County



Existing Site



FY 2021-2025 PROPOSED CIP

New Baltimore Library

- \$11.4 m: \$430k PY, \$10.9m 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 2021-2025 PROPOSED CIP

Ball Fields/Trails/Playgrounds

- \$3.25m: \$200k in FY21 and \$450k in FY22-25
 - Cash funding, FY20 shifted to Central Sports Complex Dec 2018 action
- 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

Strategic Plan: Priority 3.3



FY 2021-2025 PROPOSED CIP

Central Sports Complex

- 18.3m: \$13.9m in Prior Years, \$4.4m FY22
- FY22 funding utilized for:
 - Utilities to support the park; geo-tech, water & waste water infrastructure, ballfield light system, restrooms, irrigations/well

Strategic Plan: Priority 3.3





FY 2021-2025 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

Strategic Plan: Priority 3.3



FY 2021-2025 PROPOSED CIP

Vint Hill Community Center & Theater Renovation/ADA work

- \$2.2m: \$440k FY24, 1.76m FY25
- 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



Strategic Plan: Priority 3.3



FY 2021-2025 PROPOSED CIP

Southern Sports Complex

- \$5.88m 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



Strategic Plan: Priority 3.3



FY 2021-2025 PROPOSED CIP

Rappahannock Station – Phase I

- \$2.00 million: \$1m PY, \$1m in FY21
 - Prior Year includes preliminary design and/or river access at alternate site
 - FY 21 includes final design and construction which includes river access, historical interpretation kiosks, trails, and picnic facilities



Strategic Plan: Priority 3.4



FY 2021-2025 PROPOSED CIP

Marshall Community Center

- \$1.89m: Future Years
- 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



Five-Year Plan Impact: \$0



FY 2021-2025 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

Five-Year Plan Impact: \$0



FY 2021-2025 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

Five-Year Plan Impact: \$0



FY 2021-2025 PROPOSED CIP

Landfill/Transfer Station Long-term Development & Permitting

- \$562k: \$262k PY, \$50k/year in FY21-25
 - 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

Strategic Plan: Priority 3.2



FY 2021-2025 PROPOSED CIP

Leachate/Gas Management

- \$3.8m: Prior Year
- 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

Strategic Plan: Priority 3.2



FY 2021-2025 PROPOSED CIP

Landfill Closure/Post-Closure

- \$24.6 million: \$12.8m PY, \$11.8 Future Years
 - 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

Strategic Plan: Priority 3.2



FY 2021-2025 PROPOSED CIP

Convenience Sites:

New Baltimore: \$950,000, Future Years

- Provide for the acquisition and development of a new site to address safety and functionality concerns at existing sites

Marshall: \$1.16 million, Future Years

- Placeholder for improvement of the current site with the recently purchases adjacent parcel. Available funding from purchases project will be used for entrance improvements, etc.



FY 2021-2025 PROPOSED CIP

Opal Water System

- \$6.43 million: \$500k FY17 and \$5.93m FY22
- Estimate based on 2017 PER
 - Project provides for public water service to the Opal Service District
 - Project shifted to future years during last year's CIP process

Strategic Plan: Priority 1.1.1



FY 2021-2025 PROPOSED CIP

Hydrogeological Studies

- \$2.2 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

Strategic Plan: Priority 5.3



FY 2021-2025 PROPOSED CIP

Broadband Development

- \$20.6 million: \$12.6m Prior Year and \$4m/year FY21-22
 - 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
 - No debt issued to date, seeking other funding options first

Strategic Plan: Priority 1.1



FY 2021-2025 PROPOSED CIP

Marshall Water System Improvements

- \$2.0m Prior Year
 - Allows for the engineering and permitting for water system improvements
 - Improvements of existing water service delivery system
 - Address issues of concern including capacity, repair status, and water pressure

Strategic Plan: Priority 1.1



FY 2021-2025 PROPOSED CIP

Midland/Airport Area Utility Improvements

- \$6.4m Prior Year
 - \$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

Strategic Plan: Priority 1.1



FY 2021-2025 PROPOSED CIP

Midland/Bealeton 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

Strategic Plan: Priority 1.1



FY 2021-2025 PROPOSED CIP

Airport Washrack

- \$40k Prior Year
 - Total budget: \$200,000 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.

Design/Construct/Rehabilitate Runway 15 33

- \$105k: \$7k FY22, \$97.5k FY24
- Total budget: \$3,900,000 with FAA/DOAV funding of \$3.8 million
 - Project designs and construct necessary rehabilitative measures for existing runways as required by DOAV and FAA with project completion by FY 2024

Corporate Apron Phase I & II Design/Construction

- \$1.7m: \$150k FY25, \$1.5m Future Years

Corporate Access Road Design/Construction

- \$633k Future Years



FY 2021-2025 PROPOSED CIP

Cedar Lee Middle School Renovations/Expansion

- \$17.5 million: \$15.7m FY21 and \$1.8m FY22

Taylor Middle School Renovations/Expansion

- \$39.9 million: \$3.3m FY22, \$30.5m FY23 and \$6.1m FY24

Auburn Middle School Expansion

- \$9.94 million: Future Years

Kettle Run High School Expansion

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

Greenville Elementary School Expansion

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



FY 2021-2025 PROPOSED CIP

Grant-funded CIP Projects

- These projects are primarily 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, awaiting FY 21/22 funding status for Grace Miller SRTS grant application.
- Adds MS-4 projects on County supported public facilities.
 - Current project underway was funded majorly through grants and local support from Stormwater Management Fund Balance.



QUESTIONS

