

FY 2021-2025 Adopted Capital Improvement Plan

Bond and Cash Funded Capital Improvement Plan

Department/Project	Prior Years Appropriations ¹		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2021-25		CIP Total
	Cash/Grant Funding	Debt Financing						Total	Future Years	
<u>Fire, Rescue & Emergency Services</u>										
Bealeton Fire & Rescue Station	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 4,352,500	\$ -	\$ 4,652,500	\$ -	\$ 4,652,500
Marshall Fire & Rescue Station	-	-	-	-	-	-	1,164,406	\$ 1,164,406	3,488,094	\$ 4,652,500
The Plains Fire & Rescue Station	-	-	-	-	-	-	300,000	\$ 300,000	5,488,215	\$ 5,788,215
Upperville Fire & Rescue Station	-	-	-	-	-	-	300,000	\$ 300,000	3,500,000	\$ 3,800,000
Southern Fire & Rescue Station	300,000	-	-	-	-	-	-	\$ -	6,784,387	\$ 7,084,387
Fire and Rescue Training Facility	-	-	-	-	-	-	-	\$ -	2,250,000	\$ 2,250,000
Public Safety Building	-	-	-	-	-	-	-	\$ -	25,000,000	\$ 25,000,000
Sub-total, Fire, Rescue & Emergency Services	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 4,352,500	\$ 1,764,406	\$ 6,416,906	\$ 46,510,696	\$ 53,227,602
<u>General Services - Government-wide Projects</u>										
Stafford Property Development - General Services Joint Use Facility	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,601,000	\$ 46,301,000
Courthouse Renovations and Improvements	93,000	-	-	-	2,400,000	-	-	\$ 2,400,000	-	\$ 2,493,000
78 Lee Street Renovation/Expansion	-	-	-	-	-	500,000	4,000,000	\$ 4,500,000	-	\$ 4,500,000
School/County Office Space	-	-	-	-	-	-	-	\$ -	11,000,000	\$ 11,000,000
Sub-total, General Services	\$ 793,000	\$ -	\$ -	\$ -	\$ 2,400,000	\$ 500,000	\$ 4,000,000	\$ 6,900,000	\$ 56,601,000	\$ 64,294,000
<u>Library</u>										
Central Library Project	\$ 506,190	\$ -	\$ -	\$ -	\$ 561,606	\$ 16,718,770	\$ -	\$ 17,280,376	\$ -	\$ 17,786,566
New Baltimore Library ¹	426,400	-	-	-	-	-	-	\$ -	10,917,795	\$ 11,344,195
Sub-total, Library	\$ 932,590	\$ -	\$ -	\$ -	\$ 561,606	\$ 16,718,770	\$ -	\$ 17,280,376	\$ 10,917,795	\$ 29,130,761
<u>Parks & Recreation</u>										
Ball Fields, Greenways/Trails & Playground Projects ¹	\$ 800,000	\$ -	\$ 200,000	\$ 200,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 1,750,000	\$ 450,000	\$ 3,000,000
Central Sports Complex ¹	5,121,365	8,767,125	-	-	4,400,000	-	-	\$ 4,400,000	-	\$ 18,288,490
Rappahannock Station - Phase I	1,000,000	-	-	-	1,000,000	-	-	\$ 1,000,000	-	\$ 2,000,000
Vint Hill Community Ctr & Theater Reno/ADA	-	-	-	-	-	440,000	1,760,000	\$ 2,200,000	-	\$ 2,200,000
Marshall Community Center	-	-	-	-	-	-	-	\$ -	1,893,735	\$ 1,893,735
Northern Swimming Pool	-	-	-	-	-	-	-	\$ -	6,000,000	\$ 6,000,000
Southern Sports Complex	881,099	-	-	-	-	-	-	\$ -	5,000,000	\$ 5,881,099
Southern Community Center	-	-	-	-	-	-	-	\$ -	3,000,000	\$ 3,000,000
Southern Pool	-	-	-	-	-	-	-	\$ -	6,000,000	\$ 6,000,000
Sub-total, Parks & Recreation	\$ 7,802,464	\$ 8,767,125	\$ 200,000	\$ 200,000	\$ 5,850,000	\$ 890,000	\$ 2,210,000	\$ 9,350,000	\$ 22,343,735	\$ 48,263,324

Department/Project	Prior Years Appropriations ¹		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2021-25		CIP Total
	Cash/Grant Funding	Debt Financing						Total	Future Years	
Environmental Services²										
Landfill/Transfer Station Long-term Development/Permitting	\$ 262,200	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 50,000	\$ 562,200
Leachate/Gas Management ¹	1,570,000	2,268,000	-	-	-	-	-	-	-	\$ 3,838,000
Landfill Closure/Post-Closure	1,280,220	11,521,979	-	-	-	-	-	-	11,843,274	\$ 24,645,473
New Baltimore Convenience Site	-	-	-	-	-	-	-	-	950,000	\$ 950,000
Marshall Convenience Site Improvements	400,000	-	-	-	-	-	-	-	1,160,000	\$ 1,560,000
Sub-total, Environmental Services	\$ 3,512,420	\$ 13,789,979	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 14,003,274	\$ 31,555,673
Utilities/Infrastructure³										
Opal Water System	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$6,800,138	\$ 7,300,138
Hydrogeological Studies	1,000,000	-	200,000	200,000	200,000	200,000	200,000	1,000,000	200,000	\$ 2,200,000
Broadband Development	3,246,806	9,370,331	4,000,000	4,000,000	-	-	-	8,000,000	-	\$ 20,617,137
Marshall Water System Improvements	500,000	1,500,000	-	-	-	-	-	-	-	\$ 2,000,000
Midland/Airport Area Utility Improvements	1,000,000	5,400,000	-	-	-	-	-	-	-	\$ 6,400,000
Midland/Bealeton Service Districts Improvements	-	-	-	-	-	-	-	-	5,000,000	\$ 5,000,000
Catlett/Calverton Sewer	4,320,778	7,102,000	-	-	-	-	-	-	-	\$ 11,422,778
Sub-total, Utilities/Infrastructure	\$ 10,567,584	\$ 23,372,331	\$ 4,200,000	\$ 4,200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 9,000,000	\$ 12,000,138	\$ 54,940,053
Warrenton-Fauquier Airport Projects - Local Match Components⁴										
Airport Washrack	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Design/Construct/Rehabilitate Runway 15 33	-	-	-	-	7,360	97,750	-	105,110	-	\$ 105,110
Airport Corporate Apron Phase I & II Design/Construct	-	-	-	-	-	-	150,400	150,400	1,509,830	\$ 1,660,230
Airport Corporate Access Road Design/Construction	-	-	-	-	-	-	-	-	633,742	\$ 633,742
Sub-total, Warrenton-Fauquier Airport Projects	\$ 40,000	\$ -	\$ -	\$ -	\$ 7,360	\$ 97,750	\$ 150,400	\$ 255,510	\$ 2,143,572	\$ 2,439,082
COUNTY CIP TOTAL:	\$ 23,948,058	\$ 45,929,435	\$ 4,450,000	\$ 4,450,000	\$ 9,368,966	\$ 22,809,020	\$ 8,374,806	\$ 49,452,792	\$ 164,520,210	\$ 283,850,495
School Division⁵										
Cedar Lee Middle School Renovation/Expansion	\$ -	\$ -	\$ 17,541,700	\$ -	\$ -	\$ -	\$ -	\$ 17,541,700	\$ -	\$ 17,541,700
Taylor Middle School Renovation/Expansion	-	-	-	3,990,830	35,917,469	-	-	39,908,299	-	\$ 39,908,299
Auburn Middle School Expansion	-	-	-	-	-	-	-	-	9,939,809	\$ 9,939,809
Kettle Run Expansion	-	-	-	-	-	-	-	-	3,800,000	\$ 3,800,000
Greenville Elementary School Expansion	-	-	-	-	-	-	-	-	3,100,000	\$ 3,100,000
Sub-total, School Division	\$ -	\$ -	\$ 17,541,700	\$ 3,990,830	\$ 35,917,469	\$ -	\$ -	\$ 57,449,999	\$ 16,839,809	\$ 74,289,808
CIP GRAND TOTAL:	\$ 23,948,058	\$ 45,929,435	\$ 21,991,700	\$ 8,440,830	\$ 45,286,435	\$ 22,809,020	\$ 8,374,806	\$ 106,902,791	\$ 181,360,019	\$ 358,140,303
General Fund CASH CONTRIBUTION:	\$ 22,458,058	\$ -	\$ 1,255,331	\$ 450,000	\$ 3,833,966	\$ 1,903,000	\$ 2,014,806	\$ 9,457,103		
Non-General Fund CASH CONTRIBUTION:	1,490,000	-	1,754,170	3,990,830	-	8,893,283	600,000	15,238,283		
TOTAL CASH CONTRIBUTION:	\$ 23,948,058	\$ -	\$ 3,009,501	\$ 4,440,830	\$ 3,833,966	\$ 10,796,283	\$ 2,614,806	\$ 24,695,386		
TOTAL BOND FINANCING:	\$ -	\$ 45,929,435	\$ 18,982,199	\$ 4,000,000	\$ 41,452,469	\$ 12,012,737	\$ 5,760,000	\$ 82,207,405		

¹ Prior Year Funding includes cash/grant and debt funding, including bonds or other financing instruments which may not have been 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.

² 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.

³ As tap fees are received on water and/or sewer utility projects, the revenue will be applied directly to the debt service of the projects or other debt related costs as determined by the County.

⁴ 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.

⁵ The Cedar Lee Middle School and Taylor Middle School project scopes are based on the updated Middle School Renovation plan discussed by the Board of Supervisors and School Board at their January 2020 joint liaison meeting and the February 2020 Board of Supervisors' monthly meeting work session.

Description	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Financing Scenarios						
Projected Outstanding Debt	\$ 101,232,680	\$ 111,308,775	\$ 118,386,081	\$ 116,733,902	\$ 142,368,395	\$ 149,468,647
Projected Additional Debt	3,758,400	27,184,979	13,292,530	43,731,224	22,298,982	5,760,000
Total Projected Debt	\$ 104,991,081	\$ 138,493,754	\$ 131,678,611	\$ 160,465,126	\$ 164,667,377	\$ 155,228,647
Projected Debt Service - County	\$ 12,190,559	\$ 11,623,777	\$ 12,496,948	\$ 13,603,256	\$ 16,991,523	\$ 18,921,659
Projected Debt Service - F&R	1,264,517	1,263,381	1,260,828	1,262,378	1,367,585	1,671,022
Total Projected Debt Service	\$ 13,455,076	\$ 12,887,158	\$ 13,757,776	\$ 14,865,634	\$ 18,359,107	\$ 20,592,681
Revenue Estimate - General Fund	\$ 188,360,775	\$ 197,554,540	\$ 202,904,668	\$ 208,991,808	\$ 212,126,685	\$ 215,308,585
Revenue Estimate - Other Funds	19,866,113	22,551,499	23,932,460	24,291,447	24,655,819	25,025,656
Total Revenue Estimate	\$ 208,226,888	\$ 220,106,039	\$ 226,837,128	\$ 233,283,255	\$ 236,782,504	\$ 240,334,241
Revenue % Chg. from Prev. Year		5.7%	3.1%	2.8%	1.5%	1.5%
Debt Service % of Projected Revenue		5.9%	6.1%	6.4%	7.8%	8.6%
Potential Capital Improvement Program Impact on Tax Rate						
Additional Debt Service, per fiscal year ¹	\$ -	\$ -	\$ 1,107,858	\$ 3,493,473	\$ 2,233,574	
Additional Cash Contributions, per fiscal year ¹	-	-	3,383,966	(1,930,966)	111,806	
Net Impact of Capital Improvement Plan	\$ -	\$ -	\$ 4,491,824	\$ 1,562,507	\$ 2,345,380	
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield ²				\$0.041	\$0.014	\$0.022

¹ The FY 2021 and FY 2022 proposed budgets includes sufficient cash funding for the Capital Improvement Fund's cash component and projected debt service payments. Beginning in FY 2023, 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.

² 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 ¹		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2020-24		CIP Total
	Cash/Grant Funding	Pending Financing						Total	Future Years	
VDOT Revenue Share Grants										
<u>Community Development - Transportation Projects</u>										
Salem Avenue	\$ 2,198,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,198,748
Sub-total, VDOT Revenue Share Grants	\$ 2,198,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,198,748
VDOT Transportation Enhancements/Alternatives Grants										
<u>County Administration</u>										
Marshall Streetscape Improvement Project	\$ 6,219,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,219,049
<u>Parks and Recreation</u>										
Route 28/Grace Miller Elementary School Crosswalk Connector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 680,000	\$ 680,000
Warrenton Branch Greenway Trail	1,161,433	-	-	-	-	-	-	-	-	1,161,433
Woods at Warrenton Trail	1,081,358	-	-	-	-	-	-	-	-	1,081,358
Sub-total, VDOT Transportation Enhancements/Alternatives Grants	\$ 8,461,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 680,000	\$ 9,141,840
Combined VDOT Revenue Share/Transportation Alternatives Grants										
<u>County Administration</u>										
Waterloo Bridge (VDOT Managed Project)	\$ 3,125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125,000
Sub-total, Combined VDOT Revenue Share/Transportation Alt. Grants	\$ 3,125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125,000
Stormwater Management Grants										
<u>Community Development</u>										
MS-4 Public Facilities Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 797,918	\$ 797,918
Sub-total, Combined Stormwater Management Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 797,918	\$ 797,918
GRANT CASH CONTRIBUTION:	\$ 5,330,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,341,918	\$ 6,672,212
Non-General Fund CASH CONTRIBUTION:	5,330,294	-	-	-	-	-	-	-	136,000	\$ 5,466,294
TOTAL CASH CONTRIBUTION:	\$ 10,660,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,477,918	\$ 12,138,506
GRANT FUNDED CIP PROJECTS TOTAL:	\$ 10,660,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,477,918	\$ 12,138,506