

# Capital Improvement Program

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**Central Sports Complex Construction  
Warrenton, Virginia**

<u>Department/Agency</u>	<u>Amount</u>
Capital Improvements Fund	\$ 21,991,700
<b>Total</b>	<b>\$ 21,991,700</b>

# Capital Improvement Program

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The Capital Improvement Fund provides a mechanism to fund the County's Capital Improvement Program (CIP). The fund is supported by a combination of local funding and debt issuance. The County's CIP is guided by the County Administrator in conjunction with the annual budget process, providing a five-year outlook of the capital needs of the County as determined by the Board of Supervisors. The County Administrator's planning process for the CIP is based on the County's Strategic Plan, Comprehensive Plan, and the Board of Supervisors' guidance as to their understanding of the key needs and priorities of the stakeholders of the County; while maintaining sound, financial planning practices.

As presented, the Capital Improvement Plan (CIP or plan) continues to focus on addressing the identified capital needs and priorities of the County, while ensuring compliance with the County's fiscal policies. The CIP is prepared in a manner that sets the framework for the implementation of the County's capital project needs and priorities over the next five years. The plan also creates realistic expectations for timing and designation of these and future projects.

The Board of Supervisors' adopted Capital Improvement Plan totals \$106.9 million from FY 2021 through FY 2025, with an additional \$181.4 million designated for future fiscal years. Over the five-year planning period (FY 2021-FY 2025), \$6.4 million for fire and rescue projects, \$6.9 for public safety projects, \$9.3 million for parks and recreational projects, \$0.25 million for environmental services projects, \$9.0 million for utility and infrastructure projects including \$8.0 million for broadband development, \$0.26 million for Airport projects, and \$57.4 million for school division projects.

Given the uncertainty related to the longer term impacts of the COVID-19 pandemic, the Board of Supervisors limited the projects programmed in the current biennial budget years over the planning period. FY 2021 and FY 2022 projects were limited to those programs that are annual, recurring allocation for Parks and Recreation, Environmental Services, and hydrogeological studies which combined totals \$450,000; as well as Broadband which does not assume any debt issuances during the period. The following is an overview of the major projects adjustments from the previously adopted CIP and proposed CIP:

- **Cedar Lee Middle School** – the budget continues to maintain the project and fund the related debt service of approximately \$1 million in FY 2022.  
However, the incorporation of this project did necessitate the following:
- **Taylor Middle School** – maintains in FY 2023 design and FY 2024 construction.
- **Central Sports Complex Phase Two and Rappahannock Station** – both of these projects have been moved out to FY 2023.
- **VFRA/DFREM Station projects** – All projects moved out, with Bealeton design beginning in FY 2023.
- **Central Library** – The project is moved out from future years, with a funding complement of 50% private support and 50% local tax funding with first allocation of funding in FY 2023 for design services and permitting. Construction following in FY 2024.
- **Courthouse Renovations** – Assumes no costs until FY 2023.
- **Debt Service** – Assumes no new debt issuances outside of Cedar Lee Middle and Landfill related projects with debt service before FY 2023.

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The adopted CIP contains a significant cash funding commitment totaling \$24.69 million, with \$9.46 million anticipated from General Fund contribution and \$15.24 million from non-General Fund sources, including donations and agency specific funds. The \$24.69 million in cash funding equates to approximately 23.1% of total appropriations over the course of the five-year planning period, with 38.3% from General Fund sources and 61.7% sourced from non-General Fund sources. The General Fund cash component is anticipated to be fully funded in the FY 2021 adopted budget transfer to the CIP Fund.

The remaining \$82.2 million would be financed by debt issuances, through a variety of financing methods including approved Virginia bonding authority pools or bank financing, as well as available grant or private donation support. Total projected debt would increase by \$50.2 million, which includes \$30.1 million of bond funding approved in prior years not yet issued, to a total projected debt amount of \$155.2 million in FY 2025. Annual debt service expenditures are projected to increase by about \$7.7 million from FY 2021 to FY 2025, which would require funding as additional revenue growth or increases in tax revenues as anticipated in the five-year planning period of approximately \$0.077 at the current yield per penny. The projected increase in annual debt service expenditures will place the adopted CIP below the Board's 10% policy limit for debt service, in comparison with overall revenue over the course of the five-year planning period, moving to a high of 8.6% in FY 2025.

## FY 2021-2025 Adopted Capital Improvement Program by Function

Functional Area						FY 2021-25
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Fire, Rescue & Emergency Services	\$ -	\$ -	\$ 300,000	\$ 4,352,500	\$ 1,764,406	\$ 6,416,906
General Services - Government-wide Projects	-	-	2,400,000	500,000	4,000,000	\$ 6,900,000
Parks & Recreation	200,000	200,000	5,850,000	890,000	2,210,000	\$ 9,350,000
Environmental Services	50,000	50,000	50,000	50,000	50,000	\$ 250,000
Utilities/Infrastructure	4,200,000	4,200,000	200,000	200,000	200,000	\$ 9,000,000
Warrenton-Fauquier Airport Projects - Local Match Components <sup>1</sup>	-	-	7,360	97,750	150,400	\$ 255,510
<u>School Division</u>	<u>17,541,700</u>	<u>3,990,830</u>	<u>35,917,469</u>	<u>-</u>	<u>-</u>	<u>\$ 57,449,999</u>
<b>Total</b>	<b>\$ 21,991,700</b>	<b>\$ 8,440,830</b>	<b>\$ 45,286,435</b>	<b>\$ 22,809,020</b>	<b>\$ 8,374,806</b>	<b>\$ 106,902,791</b>

<sup>1</sup>Local matching funds only, projects are primarily funded under Federal and State capital grant funding programs for airports.

## Population Estimates

### County

The Weldon Cooper Center for Public Service provides the official population projections for Fauquier County and the Commonwealth of Virginia as established in §15.2-2223.1 of the Code of Virginia. Weldon Cooper projects the County population will grow at an average annual rate of 1.02% through 2030, with a current projected 2020 population of 71,395. Applying the projected rate to the five-year planning period provides an estimate of 74,361 residents by 2025, an increase of 2,966 residents over the 2020 projection. The County, as part of the 2020 United States' Census process, will have an official count process over the spring 2020.

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## **School Division**

In November 2018, School Division staff provided the School Board with an updated ten-year student enrollment projection based on 2018-2019 actual enrollment. The projections list a current district-wide program capacity of 13,734 students. Current enrollment totals 11,153 students, with a total projected enrollment growth 5.1% to 11,722 students by 2029. The following table provides a summary of the School Division’s student enrollment projections through the 2028-2029 school year.

<b>School Division Ten-Year Student Enrollment Projections</b>						
<b>Description</b>	<b>Current Capacity</b>	<b>2018-2019 Enrollment</b>	<b>2019-2020 Projection</b>	<b>2020-2021 Projection</b>	<b>2021-2022 Projection</b>	<b>2022-2023 Projection</b>
Elementary Schools	6,176	4,837	4,745	4,823	4,864	4,930
Middle Schools	3,194	2,553	2,568	2,582	2,561	2,560
High Schools	4,364	3,763	3,726	3,702	3,757	3,735
<b>District Total</b>	<b>13,734</b>	<b>11,153</b>	<b>11,039</b>	<b>11,107</b>	<b>11,182</b>	<b>11,225</b>

	<b>2023-2024 Projection</b>	<b>2024-2025 Projection</b>	<b>2025-2026 Projection</b>	<b>2026-2027 Projection</b>	<b>2027-2028 Projection</b>	<b>2028-2029 Projection</b>
Elementary Schools	4,990	5,001	5,011	5,011	4,988	5,017
Middle Schools	2,575	2,655	2,739	2,792	2,787	2,766
High Schools	3,794	3,752	3,740	3,804	3,832	3,939
<b>District Total</b>	<b>11,359</b>	<b>11,408</b>	<b>11,490</b>	<b>11,607</b>	<b>11,607</b>	<b>11,722</b>

## **Debt Issuance and Debt Service Projections**

The County’s institutional debt limits require the County Administrator to develop a capital improvement program in compliance with the Board of Supervisors’ debt management financial policy, while ensuring the availability of resources to fund the near-term operating and debt service impacts of the capital program. The Adopted CIP ensures growth in the County’s projected debt, and debt service requirements meet the Board’s debt policy over the course of the five-year planning period.

The CIP plan anticipates \$155.2 million in overall projected debt in FY 2025, which is approximately \$50.2 million more than the amount of overall outstanding debt anticipated through the end of FY 2020. Specific detail on projected debt service for 2021 can be found in the Debt Service Fund in the Other Funds section. Below is an overview of the projected debt service based on the FY 2020 – 2025 Adopted Capital Improvement Plan.

The following provides an overview of debt and debt services from the CIP, and the potential impact of the capital cash funding requirement and annual debt service requirements on the County’s real estate tax rate. This additional section of analysis demonstrates the required growth in revenue or funding through tax increases necessary to meet the cash and debt service requirements of the Adopted CIP per fiscal year, based on the adopted FY 2021 budget, tax rates, and per penny yield.

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## Potential Capital Improvement Program Impact on Real Estate Tax Rate

Description	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
<b>Financing Scenarios</b>						
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
<b>Total Projected Debt</b>	<b>\$ 104,991,081</b>	<b>\$ 138,493,754</b>	<b>\$ 131,678,611</b>	<b>\$ 160,465,126</b>	<b>\$ 164,667,377</b>	<b>\$ 155,228,647</b>
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
<b>Total Projected Debt Service</b>	<b>\$ 13,455,076</b>	<b>\$ 12,887,158</b>	<b>\$ 13,757,776</b>	<b>\$ 14,865,634</b>	<b>\$ 18,359,107</b>	<b>\$ 20,592,681</b>
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
<b>Total Revenue Estimate</b>	<b>\$ 208,226,888</b>	<b>\$ 220,106,039</b>	<b>\$ 226,837,128</b>	<b>\$ 233,283,255</b>	<b>\$ 236,782,504</b>	<b>\$ 240,334,241</b>
Revenue % Chg. from Prev. Year		5.7%	3.1%	2.8%	1.5%	1.5%
<b>Debt Service % of Projected Revenue</b>		<b>5.9%</b>	<b>6.1%</b>	<b>6.4%</b>	<b>7.8%</b>	<b>8.6%</b>

## Potential Capital Improvement Program Impact on Tax Rate

Additional Debt Service, per fiscal year <sup>1</sup>	\$ -	\$ -	\$ 1,107,858	\$ 3,493,473	\$ 2,233,574
Additional Cash Contributions, per fiscal year <sup>1</sup>	-	-	3,383,966	(1,930,966)	111,806
<b>Net Impact of Capital Improvement Plan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,491,824</b>	<b>\$ 1,562,507</b>	<b>\$ 2,345,380</b>
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield <sup>2</sup>			<b>\$0.041</b>	<b>\$0.014</b>	<b>\$0.022</b>

<sup>1</sup> The FY 2021 and FY 2022 adopted 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.

<sup>2</sup> The noted equivalent increase in the tax rate or growth is based on the funding necessary for each fiscal year.

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## Projected Operating Costs

The adopted CIP includes 43 projects during the planning period and in future years, excluding VDOT funded grant programs. Projected operating expenses are identified in the individual project descriptions. The following table provides a summary of projected, additional operating expenses through FY 2025 including staffing, utilities, maintenance, and ongoing technology costs. The noted costs do not include existing operating costs in department or agency budgets that support these projects. All annual costs include an estimated annual increase in projected costs of approximately three percent, unless otherwise restricted by contract terms.

<u>Operational Cost Category</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Additional Personnel	\$ -	\$ -	\$ 226,362	\$ 233,152	\$ 240,147
Utilities/Insurance	-	-	17,637	18,166	18,711
Maintenance/Service Contracts	-	-	86,580	89,177	92,744
<u>Other Operational Costs</u>	<u>-</u>	<u>-</u>	<u>18,821</u>	<u>19,386</u>	<u>20,161</u>
<b>Total Operating Costs</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$349,400</b>	<b>\$359,881</b>	<b>\$371,763</b>

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## Project Descriptions

The following section provides a brief description of each project, listed by functional area. For projects with a designated site location, a map of the project site is included in the description.

### Fire, Rescue, and Emergency Services

The following is an overview of the five projects within the Fire, Rescue, and Emergency Services section of the CIP. Fire, rescue, and emergency services provisions are provided by the Volunteer Fire and Rescue Association (VFRA) comprised of eleven, independent companies and the Department of Fire, Rescue, and Emergency Management's career component. The County's Public Facilities and Utilities section of the Comprehensive Plan, related to Fire and Rescue, contemplates Phase 2 of the VFRA's modernization plan for existing facilities, including the below noted stations.

The Bealeton project, as approved beginning in FY 2023, is the first of the slated Phase 2 projects. In addition, the Comprehensive Plan notes the construction of the Bealeton Fire and Rescue Station as the most critical need, given increasing population and other mitigating factors. Given this increasing need in the Bealeton area, the adopted CIP continues to rank the station as the nearest term project with The Plains and Upperville projects in the future years. The Fire and Rescue Training Facility and a Public Safety Building are placed in future years given the recent renovation of existing space at the Armory, located in Warrenton, for a fire and rescue training facility and estimated costs for a new, comprehensive Public Safety Building.

### Bealeton Fire & Rescue Station

**CIP Budget: \$4.65 million.** Combination of cash and financing.

**Adopted CIP Year: FY 2023 (\$300,000) & FY 2024 (\$4.35 million).** FY 2023 consists of the preliminary engineering and permitting phase, with construction subsequent to the completion of the permitting.

**FY 2021 Budget Impact: \$0,** as future years impact.

**Five-Year Plan Impact: \$0.4 million** or \$0.004 cents on tax rate in FY 2024 for annual debt service costs.

**Strategic Plan: Priority 2**



This project provides for the construction of a new fire and rescue station on a proffered site. Construction of the station would address future growth within the Bealeton area and require additional fire and rescue staffing. Construction, debt service, and operating costs would be

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supported by the Fire and Rescue Levy through existing funds or by a future increase to the levy or alternate sources of funding. Annual operating costs are approximately \$125,000, not including any additional staffing, based on stations of similar size and purpose.

## **The Marshall Fire & Rescue Station Project**

**CIP Budget: \$4.65 million.** Combination of cash and financing.

**Adopted CIP Year: FY 2025 (\$1.2 million) & Future Years (\$3.5 million).** FY 2025 consists of the preliminary engineering and permitting phase, with construction subsequent to the completion of the permitting.

**FY 2021 Budget Impact: \$0,** future years impact.

**Five-Year Plan Impact: \$0,** future years impact

**Strategic Plan: Priority 2**

This project provides for the construction of a combined fire and rescue station in one location for the Marshall area. Construction of the station provide adequate facilities for 24 hour staffing in one location for the Marshall area. Construction, debt service, and operating costs would be supported by the Fire and Rescue Levy through existing funds or by a future increase to the levy or alternate sources of funding. Annual operating costs are approximately \$125,000, not including any additional staffing, based on stations of similar size and purpose.

## **The Plains Fire & Rescue Station Project**

**CIP Budget: \$5.8 million.** Combination of cash and financing.

**Adopted CIP Year: FY 2025 (\$300,000) & Future Years (5.5 million).** FY 2025 consists of the preliminary engineering and permitting phase, with construction subsequent to the completion of the permitting.

**FY 2021 Budget Impact: \$0,** future years impact.

**Five-Year Plan Impact: \$0,** future years impact.

**Strategic Plan: Priority 2**



This project provides for the renovation and an addition for The Plains station. Construction, debt service, and operating costs would be supported by the Fire and Rescue Levy through existing funds, non-County company funds, or by a future increase to the levy.

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## **Upperville Fire & Rescue Station Project**

**CIP Budget: \$3.8 million.** Combination of cash and financing.

**Adopted CIP Year: FY 2025 (\$300,000) & Future Years (\$3.5 million).** FY 2025 consists of the preliminary engineering and permitting phase, with construction subsequent to the completion of the permitting.

**FY 2021 Budget Impact: \$0,** future years impact.

**Five-Year Plan Impact: \$0,** future years impact.

**Strategic Plan: Priority 2**



This project provides for the renovation and addition of Upperville station and the construction of a new facility at the Upperville site. Construction, debt service, and operating costs would be supported by the Fire and Rescue Levy through existing funds or by a future increase to the levy.

## **Southern Fire and Rescue Station**

**CIP Budget: \$7.1 million.** Combination of cash and financing.

**Adopted CIP Year: Prior Years (\$300,000) and Future Years (\$6.8 million).** All phases of engineering, permitting, and construction will occur in future years.

**FY 2021 Budget Impact: \$0,** future years impact.

**Five-Year Plan Impact: \$0,** future years impact.

**Strategic Plan: Priority 2**

In 2018, the Board of Supervisors in conjunction with the leadership of the Volunteer Fire and Rescue Association determined the need to identify a location of a future, centralized fire and rescue station. This project allocated funding in FY 2019 to allow for the purchase of a site for such a station, with County leadership in coordination with fire and rescue leadership reviewed several potential sites in early 2019. At this time, a site has not been determined and the project continues to be in a review phase. Staffing for such a station would be determined once the ultimate location is determined, either through additional staffing for shift of existing staffing.

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## **Fire/Rescue Training Facility Project**

**CIP Budget: \$2.25 million.** Combination of cash and financing.

**Adopted CIP Year: Future Years.** All phases of engineering, permitting, and construction will occur in future years.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 2

This project provides for the construction of centralized fire and rescue training facility for all members. The facility would allow for both classroom and practical training. Current training is conducted in space within the Armory in Warrenton and various fire and rescue facilities throughout the County. Additional annual operating costs are estimated at approximately \$16,000 for facilities related operating expenses in future years.

## **Public Safety Building Project**

**CIP Budget: \$25.0 million.** Combination of cash and financing.

**Adopted CIP Year: Future Years.** All phases of engineering, permitting, and construction will occur in future years.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 2

This project provides for the construction of centralized public safety facility for fire and rescue and the Sheriff's Office. This is a placeholder project for the long-term planning for a future comprehensive public safety structure, with or without the movement of the adult detention center. Currently the offices for both the Department of Fire and Rescue and Sheriff's Office are housed in multiple buildings. This would relocate all offices into one facility within the Town of Warrenton, with either a remodel/expansion of a current County-owned structure or the construction of a new facility. Additional annual operating costs will be dependent on the ultimate configuration of the facility and services housed in the facility.

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## **General Services**

The following is an overview of the three projects within the General Services section of the CIP. The County's Public Facilities and Utilities section of the Comprehensive Plan, provides an overview for Government Office Space including subsections related to Administration and Government Office Space, Sheriff and Emergency Services, and General Services Complex. Each of these sections addresses the priority need to expand current facilities due to lack of space for expansion or the facilitation of additional space in alternate locations. Each of the following projects contemplate a primary or alternate locations/options.

## **Stafford Property Development**

**CIP Budget: \$46.3 million.** Combination of cash and financing.

**Adopted CIP Year: Prior Years (\$700,000) & Future Years (\$45.6 million).** Prior year funded master plan, preliminary design, and water/well exploration. Complete engineering and construction of the project will be held until future years.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3.5



This project provides for the construction of joint use facilities to replace the existing fleet maintenance, general maintenance, and shared office facilities currently located at the Manor Court site in Warrenton. The current site is overcrowded which limits the ability for expansion. The new site is located to the southeast of the Town of Warrenton adjacent to the County landfill site. Additional operating costs would be dependent upon final design, primarily increased for utilities and maintenance costs estimated at \$76,000 annually.

## **Courthouse Renovations and Improvements**

**CIP Budget: \$2.5 million.** Cash funding.

**Adopted CIP Year: Prior Years (\$93,000) & FY 2023 (\$2.4 million).**

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$2.4 million cash, which will be funded from pay-as-you-go capital funding.

**Strategic Plan:** Priority 3.5

This project allows for the consolidation of all Circuit and Juvenile & Domestic Relations (J&DR) Court services into the Circuit Courthouse.

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## **78 Lee Street Renovation/Expansion**

**CIP Budget: \$4.5 million.** Combination of cash and financing.

**Adopted CIP Year: FY 2024 (\$500,000) & FY 2025 (\$4.5 million).**

**FY 2021 Budget Impact: \$0, future years impact.**

**Five-Year Plan Impact: \$0.45 million or \$0.005 cents on tax rate in FY 2024 for annual debt service costs.**

**Strategic Plan: Priority 3.5**



This project is for the renovation and expansion of County-owned property at 78 Lee Street currently housing the Fauquier County Sheriff's Office to address current fire code & access requirements under ADA, as well as the replacement of the HVAC system. The expansion will provide office space for an additional 35 employees.

## **School/County Office Space**

**CIP Budget: \$11 million.** Combination of cash and financing.

**Adopted CIP Year: Future Years.**

**FY 2021 Budget Impact: \$0, future years impact.**

**Five-Year Plan Impact: \$0, future years impact.**

**Strategic Plan: Priority 3.5**

This project provides for the construction of general office space for the County government and the school system. The location, configuration and scope of the project would be determined through the work of the Board of Supervisors and School Board including new construction, renovation and/or expansion of existing or acquired facilities. Additional operating costs would be dependent upon final design and location.

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## Library

The following is an overview of the three projects within the Library section of the CIP. The County's Public Facilities and Utilities section of the Comprehensive Plan related to the Libraries contemplates the need to build a library in the New Baltimore Service District as well as the expansion/renovation of the current Central Library or a new Central Library facility. During the FY 2021 budget process, the Board of Supervisors agreed to reprioritize the Central Library project after discussion with the Library Board of Trustees' commitment to raise half of the costs from private dollars. The budgets for both projects have been adjusted to reflect inflationary adjustments. The project descriptions below maintain the project scopes as anticipated in the adopted CIP.

### Central Library

**CIP Budget: \$17.8 million.** Combination of cash and financing.

**Adopted CIP Year: Prior Years (\$506,190) and FY 2023 (\$561,606), FY 2024 (\$16.7 million).**

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0.8 million or or \$0.008 cents on tax rate in FY 2024 for annual debt service costs.

**Strategic Plan:** Priority 3

This project provides for the construction of a facility in Warrenton. The current facility does not meet the recommended seating capacity of the Library of Virginia based upon population. Additionally, the current space limits expansion of collections or introduction of new collections without removal of materials from existing collections. Operating costs would depend upon the ultimate configuration of the proposed facility, annual operating costs based on previous site studies are estimated at \$100,000 for additional related operating utility costs and maintenance based on the construction of a new facility and reuse of existing space for alternate County purposes. In addition, personnel costs are projected to increase by \$33,000 annually for adjustment in current staffing structures based on service needs, which would be partially offset by the restructure of duties of existing staff.

### New Baltimore Library

**CIP Budget: \$11.3 million.** Combination of cash and financing.

**Adopted CIP Year: Prior Years (\$426,400) and Future Years (\$10.9 million).** Prior year funding expensed from Department's budget for preliminary design schematics of a potential, proffer site that has not been determined to be the site of construction. Future Years will include final engineering and construction.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3

This project provides for the construction of a 15,000 square foot branch library in the New Baltimore Service District. Design work for the proposed facility was completed in prior years. However, the Board of Supervisors has deferred the project given the anticipated operating expenses. Operating costs are projected to total approximately \$700,000 annually, primarily related to the costs to staff and purchase books and materials for a new library, upon completion of the project in future years.

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## **Parks & Recreation**

The following is an overview of the nine projects within the Parks and Recreation section of the CIP. The funding noted under the project, Ball Fields, Greenways/Trails & Playground Facilities is for the ongoing renovation and repair for these facilities, in addition to use as matching funds for grant programs for these assets. The County's Public Facilities and Utilities section of the Comprehensive Plan related to Parks and Recreation contemplates the need to site recreational facilities within the four service areas of the Parks and Recreation department: Central, Eastern, Southern, and Northern. This section of the Comprehensive Plan is currently in the process of updating, after the completion of a community needs assessment for parks and recreational services in the County.

## **Ball Field Renovations, Greenways/Trails, & Playground Projects**

**CIP Budget: \$2.8 million.** Cash funding.

**Adopted Budget Year: Prior Years and FY 2017-22 (\$200,000 annually) and FY 2023-Future Years (\$450,000 annually).**

**FY 2021 Budget Impact:** \$0, no additional impacts as part of the existing budget.

**Five-Year Plan Impact:** \$250,000 or \$0.003, increasing annual amount in FY 2023.

**Strategic Plan:** Priority 3.3

This project provides for \$200,000 to \$450,000 annually for the ongoing renovation and repair of the County's public ball fields, development of various greenways/trails projects, and to expand/upgrade playgrounds or build new playgrounds to meet demand. The funds shift annually based on needs within the categories or as matching funds for grant funding opportunities. Annual operating costs would only be impacted with the addition of new trail segments, the expansion of current playgrounds or additional playground facilities. Annual trails maintenance costs are approximately \$12,000 per mile and playground maintenance is estimated at \$2,750 per additional or expanded facility.

## **Northern Swimming Pool**

**CIP Budget: \$6.0 million.** Combination of cash and financing.

**Adopted CIP Year: Future Years.**

**FY 2020 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3.4

This project provides for the development of a swimming pool facility in the area around Marshall as contemplated in the Mellon Estate agreement. A site has been donated by a developer and is currently under review for feasibility, as well as the potential for a site at the Marshall Community Center. Annual operating costs are estimated to total approximately \$165,000 for staffing, contractual services, annual maintenance, and utility costs. These costs will be partially offset with revenues generated by facility user fees by approximately \$65,000 per year.

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## Central Sports Complex

**CIP Budget: \$18.3 million.** Combination of cash, grant, and financing.

**Adopted CIP Year: Prior Years (\$13.9 million) and FY 2023 (\$4.4 million).** The project is currently under construction. FY 22 funding will be utilized for utilities to support the park.

**FY 2021 Budget Impact: \$0,** no additional impacts as part of the existing budget.

**Five-Year Plan Impact: \$0.4 million** or or \$0.004 cents on tax rate in FY 2023 for annual debt service costs

**Strategic Plan: Priority 3.4**



The project is actively under construction and near completion, allowing for a combination of rectangle and diamond playing fields, bike and pedestrian paths, and base infrastructure for the site. FY 2023 funding will support utilities, water & waste water infrastructure, ballfield light systems, and restrooms. Annual operating costs are estimated to total approximately \$100,000 beginning for maintenance costs, which will be phased based on the various project schedule, completion deadlines.

## Vint Hill Community Center & Vint Hill Theater Renovation and ADA work

**CIP Budget: \$2.2 million.** Combination cash and financing.

**Adopted CIP Year: Future Years.**

**FY 2021 Budget Impact: \$0,** future years impact.

**Five-Year Plan Impact: \$0,** future years impact.

**Strategic Plan: Priority 3.4**



This project provides for the renovation of the Vint Hill Village Green Community Center and the Vint Hill Theater to address existing deficiencies in HVAC and compliance with requirements of the Americans with Disabilities Act through 5,000 square foot addition to the Community Center and a 2,000 square foot addition to the Theater. Annual operating costs are estimated to total approximately \$42,000 for contractual services, annual maintenance, and utility costs.

# Capital Improvement Program

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## Southern Sports Complex

**CIP Budget: \$5.9 million.** Combination cash and financing.

**Adopted CIP Year: Prior Years (\$0.9 million) & Future Years (\$5.0 million).** Prior year's includes site acquisition. Future Years includes the engineering, permitting, and construction.

**FY 2021 Budget Impact: \$0,** future years impact.

**Five-Year Plan Impact: \$0,** future years impact.

**Strategic Plan: Priority 3.4**



This project provides for the complete design and construction of infrastructure for a sports complex at a previously acquired site in the southern area of the County. Amenities to be provided would include roads, parking, utilities, restrooms, and concession facilities; with fields installed by public/private partnership with County leagues. The property currently has a small parking area, with limited access for frisbee golf activities. Annual operating costs are estimated to total approximately \$33,000 for annual maintenance costs.

# Capital Improvement Program

## **Rappahannock Station – Phase I**

**CIP Budget:** \$2.0 million. Cash funding.

**Adopted CIP Year:** Prior Years (\$1 million) and FY 2023 (\$1 million). The prior year funding has provided to assist with the purchase of adjacent parcels, which would allow access to the Rappahannock River.

**FY 2021 Budget Impact:** \$0, which will be funded from pay-as-you-go capital funding.

**Five-Year Plan Impact:** The operational impact is estimated at \$22,000 per year, but will be dependent on the final project scope and operational model.

**Strategic Plan:** Priority 3.4.1



This project provides for the design and construction of infrastructure to allow for river access that includes interpretation of the ecological and historical significance of the Civil War battlefields. In addition, the project includes picnic facilities and a trail. Annual operating costs are estimated to total approximately \$22,000 beginning in FY 2024 for annual maintenance costs.

## **Marshall Community Center**

**CIP Budget:** \$1.9 million. Projected cash or financing.

**Adopted CIP Year:** Future Years.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3.4



This project provides for the design and construction of an addition to the main lobby area to address issues with drainage and access between the two sections of the facility including ADA accessibility within the facility. Additionally, renovations to the existing facilities would increase space efficiency to provide greater recreational opportunities. Additional operating costs are estimated to total \$12,000 annually in future years for contractual services, annual maintenance, and utility costs.

# Capital Improvement Program

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## **Southern Community Center**

**CIP Budget: \$3 million.** Combination cash and financing.

**Adopted CIP Year: Future Years.**

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3.4

This project provides for the acquisition of land and complete design and construction of a community center at a location to be determined in the southern area of the County. Amenities would include a gymnasium, classroom, meeting space, and outdoor recreational facilities. Annual operating costs are estimated to total approximately \$260,000, dependent upon the ultimate configuration of the proposed facility for staffing, contractual services, annual maintenance, and utility costs.

## **Southern Pool**

**CIP Budget: \$6.0 million.** Combination cash and financing.

**Adopted CIP Year: Future Years.**

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3.4

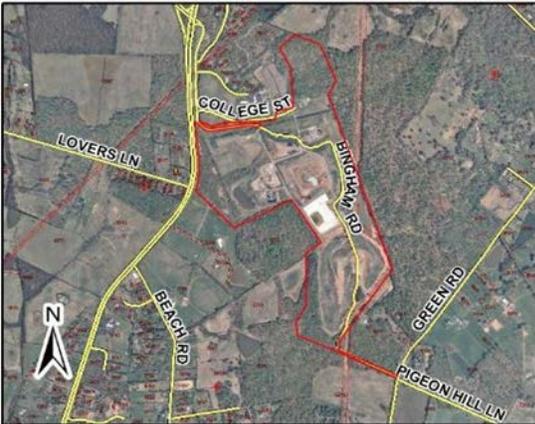
This project provides for the acquisition of land and complete design and construction of a pool complex at a location to be determined in the southern area of the County. Annual operating costs are estimated to total approximately \$250,000 upon completion of the project for staffing, contractual services, annual maintenance, and utility costs. Anticipated operating costs will be partially offset with users' fees.

# Capital Improvement Program

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## Environmental Services

The following is an overview of the five projects within the Environmental Services section of the CIP. The County's Public Facilities and Utilities section of the Comprehensive Plan related to Environmental Services contemplates the need for a long-term landfill development plan, as well as the need to develop alternative collection facilities. Recent approval by the Board of Supervisors to transition the landfill operations to a transfer station model will extend the life of the current landfill facility. The following map is of the Corral Farms, Landfill Operations Center. All projected relative to the landfill are on this site. Convenience Sites in other areas of the County have separate map enclosures, as applicable.



## Landfill/Transfer Station Long-term Development and Permitting

**CIP Budget: \$562,200.** Cash funding.

**Adopted CIP Year: Prior Year – FY 2025: \$50,000 per year**

**FY 2021 Budget Impact:** Funding for all years is part of the CIP cash funding included in the existing budget allocation.

**Five-Year Plan Impact:** No impacts beyond the existing budget allocation.

**Strategic Plan:** Priority 3.2

In January 2015, the Board of Supervisors approved a plan to transition the landfill operational model from a traditional landfill to a transfer station with reduced landfill operations. The new model will reduce ongoing capital construction and debt service cost, while increasing the useful life of current landfill cells and maintain the undeveloped land at the site. The change in the operational model was based on ongoing discussion as to the long-term plan for the landfill operations given reduced tonnage and tipping revenues. This project will allow for the continued long-term engineering for future landfill cell permitting, which will allow for future transitional operational planning as dictated by market conditions.

# Capital Improvement Program

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## **Leachate/Gas Management**

**CIP Budget: \$5.6 million.** Combination cash or bond funding.

**Adopted CIP Year: Prior Years (\$3.84 million)**

**FY 2021 Budget Impact:** \$0, no additional impacts as part of the existing budget.

**Five-Year Plan Impact:** \$0.3 million or \$0.003 in full debt service costs in FY 2022, combined debt issuance with Landfill 149 environmental project.

**Strategic Plan:** Priority 3.2

Leachate has been an ongoing issue at the Corral Farms site including significant ongoing operating costs due to higher rainfall levels in recent years. This project would restructure the existing leachate management system to reduce or eliminate offsite hauling/treatment. The project includes leachate pond repairs and improvements, as well as leachate and gas management improvements. The annual operating budget of the Landfill is significantly impacted by leachate hauling and treatment, this project is intended to reduce the ongoing annual costs which would address ongoing overages for hauling and treatment.

## **Landfill Closure/Post-Closure**

**CIP Budget: \$24.6 million.** Projected cash and financing.

**Adopted CIP Year: Prior Years (\$12.8 million) and Future Years (\$11.8 million).** Prior Years funding is for the closure of the old 149 Landfill. Future Years includes the closure of other cells.

**FY 2021 Budget Impact:** \$0, no additional impacts as part of the existing budget.

**Five-Year Plan Impact:** \$1.0 million or \$0.01 on the tax rate for annual debt service costs for Cell 149. Cell 575 is \$0 as future years impact.

**Strategic Plan:** Priority 3.2

As required by Virginia's solid waste management regulations, this project provides for the closure of the old Landfill 149 cell at the County landfill currently under final design, and closure of the additional cells in future years. Post-closure activities include required ongoing monitoring and testing of closed cells which extend up to 30 years post-closure.

## **New Baltimore Convenience Site**

**CIP Budget: \$950,000.** Projected cash and/or financing.

**Adopted CIP Year: Future Years.**

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3.2

This project provides for the acquisition of land and construction of a replacement for the current New Baltimore convenience site. The current site of less than one acre is inadequate to safely accommodate the 100,000 visits per year or approximately 350-400 vehicles per weekend day. Additionally, the site is partially leased with limited opportunity for future renewals. The new convenience site is not anticipated to require any additional operating costs beyond current level of expenditures.

# Capital Improvement Program

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## **Marshall Convenience Site**

**CIP Budget: \$1.56 million.** Projected cash and/or financing.

**Adopted CIP Year: Future Years.**

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 3.2

This project provides for land acquisition and construction of a replacement for the current Marshall Convenience site. The current one-half acre site is inadequate to safely accommodate the 112,000 visits per year or approximately 450 vehicles per weekend day. The replacement convenience site will consist of between two and three acres of usable area. The new convenience site is not anticipated to require any additional operating costs beyond current level of expenditures.

# Capital Improvement Program

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## Utilities/Infrastructure Projects

The following is an overview of the six projects within the Utilities/Infrastructure section of the CIP. The County's Public Facilities and Utilities section of the Comprehensive Plan related to Water and Wastewater Facilities, in conjunction with the Countywide Water and Sewer Master Plan, contemplates the need to develop and construct public water and wastewater facilities within the County service districts, unless otherwise addressed in the individual Service District Plans.

### Opal Water System

**CIP Budget: \$7.3 million.** Combination of cash and financing.

**Adopted CIP Year: Prior Years (\$500,000) and Future Years (\$6.8 million).** A preliminary engineering report (PER) was completed in fall 2017. The project cost estimate was increased as a result of this report and moved to future years for further discussion and exploration of obtaining necessary well sites.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 1.1.1

This project provides public water services to the Opal Service district in order to provide the utilities needed to support the service district plan. In FY 2016, the Board of Supervisors approved a revised scope for this project which would bring the water services to the intersection of Route 29 and Opal Road. Extension beyond this point would be determined by the growth in the area, to ensure future extension of water service are located with future development within the Service District. Opal is currently served by public sewer and the addition of public water would enhance the commercial and business development potential of the district.

### Hydrogeological Studies

**CIP Budget: \$2.2 million.** Cash funding.

**Adopted CIP Year: Prior Years, FY 2021-2025 & Future Years (\$200,000 annually).** The annual allocation of funding will provide for a phased approach to the study work.

**FY 2021 Budget Impact:** \$0, no additional impacts as part of the existing budget.

**Five-Year Plan Impact:** \$0, no additional impacts as part of the existing budget.

**Strategic Plan:** Priority 5.3

This funding provides for the ongoing hydrogeological studies needed for the County's long-term water management planning. The County is currently in the process of updating the County's subdivision ordinance relative to hydrogeologic testing, groundwater mapping, and related research by the United States Geological Survey.

# Capital Improvement Program

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## **Broadband Development**

**CIP Budget: \$20.6 million.** Potential for cash, financing, or grant funding. This does not include grant funding received by the County for tower incentives to provide service to some of the unserved and underserved areas of the County, funded by the Path Foundation.

**Adopted CIP Year: Prior Years (\$12.6 million) and FY 2021-2022 (\$4 million in each year).** This will include project management personnel; and any necessary engineering, permitting, and improvements.

**FY 2021 Budget Impact:** \$0, no additional impacts as part of the existing budget.

**Five-Year Plan Impact:** Each additional year/bond issuances will increase the funding by \$380,000/year.

**Strategic Plan:** Priority 1.1

This project seeks to address the areas of the County that are unserved and underserved by broadband service. This project is a result of the study and funding completed by the Broadband Advisory Committee that was completed its work in fall 2016, various procurement processes, the creation of the Broadband Authority, and . The County currently has large areas in the north and south where limited DSL service is the only internet option and are identified as the most unserved or underserved areas of the County. The County is currently looking into potential solutions for addressing service in these areas and alternate funding options. As part of the FY 2018-2022 CIP process, the Board of Supervisors ranked this is as the number one priority for capital projects. The County is currently undergoing various procurement initiatives to partner with providers to expand service including requests for proposals and incentivizing providers that are willing to expand into those areas with limited accessibility.

## **Marshall Water System Improvements**

**CIP Budget: \$2.0 million.** Potential for cash, financing, or proffer funding.

**Adopted CIP Year: Prior Years (\$2 million).** Prior Years allows necessary engineering and permitting with construction and improvements completed in FY 2020.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, as included in existing cash allocation.

**Strategic Plan:** Priority 1.1

This project provides for additional resources to improve water service in the Marshall area and renovate the existing delivery system. The existing aging system suffers from insufficient capacity, poor repair and water pressure. The system is operated by the Fauquier Water and Sanitation Authority and operating costs are incurred separately by that legal entity.

## **Midland/Airport Area Utility Improvements**

**CIP Budget: \$6.4 million.** Combination of cash and financing.

**Adopted CIP Year: Prior Years (\$6.4 million).** Prior Years allows for preliminary engineering, currently underway. Once engineering and design are complete, a phased water and sewer implementation will occur based on Board of Supervisors approval.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 1.1

This project provides for infrastructure development in the Midland area around the Warrenton-Fauquier Airport for development at the Airport and industrial area surrounding the airport. The Board of Supervisors approved the inclusion of this project in the CIP in January 2016 in coordination with the development of a terminal at the airport, and in consideration of potential

# Capital Improvement Program

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economic development initiatives within this area including commercial and industrial projects. The project would include the construction of water and sewer services in the area that could be phased based on future determination of the Board as to the prioritization of need for water or sewer.

## **Midland/Bealeton Service Districts Improvements**

**CIP Budget: \$5.0 million.** Combination of cash and financing

**Adopted CIP Year: Future Years.** This will include any necessary engineering, permitting, and construction.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 1.1

This project provides for the extension of sewer or other related utilities to the service districts to enhance the potential for commercial and business development. Existing soil conditions in these service district areas require the provision of a public system to fully realize the development concepts of the service district plans.

## **Catlett/Calverton Sewer Project**

**CIP Budget: \$11.4 million.** Combination of cash and financing

**Adopted CIP Year: Prior Years.** The Board of Supervisors approved a design-build contract for this project in spring 2018. Debt for this project, through a federal loan program administered by the Virginia Department of Environmental Quality and the Virginia Resource Authority was issued in May 2018 totaling \$7.102 million and balance of funding derived from cash resources.

**FY 2021 Budget Impact:** \$0, funding for all years was part of the prior budget allocation.

**Five-Year Plan Impact:** \$0, funding for all years was part of prior budget allocation.

**Strategic Plan:** Priority 1.1

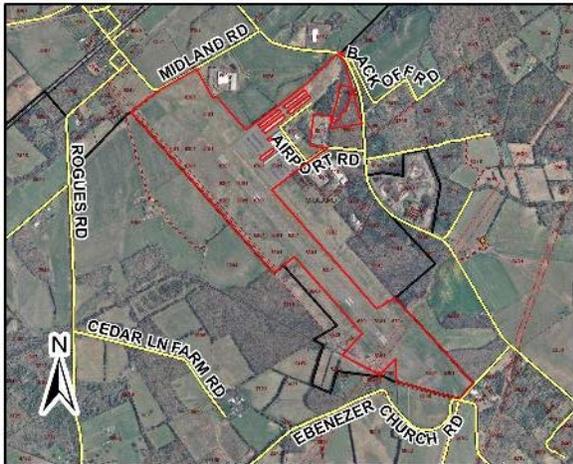
This is an active project would develop sewer within the Catlett and Calverton areas to address failing drain fields. Necessary engineering and permitting was completed in June 2020, and construction will start in July 2020.

# Capital Improvement Program

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## **Warrenton-Fauquier Airport Projects**

The Warrenton-Fauquier Airport projects are to provide the local match funding component for Federal and State grant funding to support expansion and improvement projects at the airport. The local match funding requirements varies based on phase and type of development activity. The local matching funding will be sourced as cash or financing when multiple projects are slated in the same year, as necessary. All airport capital improvement projects are pre-approved by both the Federal Aviation Administration (FAA) and the Virginia Department of Aviation (DOAV) through a five-year development planning process. The County's Public Facilities and Utilities section of the Comprehensive Plan related to the Warrenton-Fauquier Airport contemplates the continued development of the airport with adjoining business and industrial development as part of the County's economic development activities. However, it does indicated the need for public water and sewer in the area, as part of the Midland Service District plan. The Utilities/Infrastructure sections includes a project to support this need, the Midland/Airport Area Utility Improvements as included above.



## **Local match funding projects:**

**FY 2021 Budget Impact:** Funding for all years is part of the existing budget allocation.

**Five-Year Plan Impact:** Funding for all years is part of the existing future years budget allocation.

**Strategic Plan:** Priority 1.1

## **Airport Washrack**

**CIP Budget: \$40,000.** Combination aviation grant and cash funding.

**Adopted CIP Year:** Prior Year.

**Projected FAA/DOAV Grant Funding:** \$160,000.

This project would design and construct a dedicated wash rack incorporating an oil-water separator, to prevent potential hazardous runoff and meet DEQ Storm Water Pollution Prevention Plan for the airport.

# Capital Improvement Program

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## **Design/Construct/Rehabilitate Runway 15 33**

**CIP Budget: \$105,110.** Combination aviation grant and cash funding.

**Adopted CIP Year: FY 2023 (\$7,360) and FY 2024 (\$97,750).** First Year includes independent engineering fee review for grant application, second year including design and construction.

**Projected FAA/DOAV Grant Funding: \$3.8 million.**

This project would complete the design and rehabilitation of the existing runway 15-33 at the Warrenton-Fauquier Airport. The Virginia Department of Aviation completed a comprehensive review of all the airports in Virginia in 2016, ranking each airports runways status and when rehabilitation needed to be completed based on pavement and other related conditions. These ranking prioritized funding availability and project timelines for both FAA and DOAV funding. The Warrenton-Fauquier Airport's rehabilitation would be completed by FY 2024 under this project.

## **Airport Corporate Apron Phase I & II Design/Construction**

**CIP Budget: \$1,660,230.** Combination aviation grant and cash funding.

**Adopted CIP Year: FY 2025 (\$150,400).**

**Projected FAA/DOAV Grant Funding: \$9,638,300.**

This project would design the area for the corporate hangars and prepare for bid, with construction of the area and hangars dependent upon demand but slated for the years following construction.

## **Airport Corporate Access Road Design/Construction**

**CIP Budget: \$633,742.** Combination aviation grant and cash funding.

**Adopted CIP Year: Future Years.**

**Projected FAA/DOAV Grant Funding: \$3,355,660.**

This project would construct access ways to connect the area of the corporate hangars and the older airport ramps to the new terminal area.

# Capital Improvement Program

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## School Division

The current adopted CIP includes all projected as discussed and agreed upon between the Board of Supervisors and School Board, through meetings held as part of their Liaison Committee and Full Board joint meetings in the winter and spring 2020.

### Cedar Lee Middle School Renovations/ Expansion

**CIP Budget: \$17.5 million.** Combination cash funding and financing.

**Adopted CIP Year: FY 2021 (\$17.5 million).**

**FY 2021 Budget Impact:** \$0, cash funding from School Division.

**Five-Year Plan Impact:** \$1.5 million in estimated, annual debt service costs; which is funded from other debt retirement capacity.

**Strategic Plan:** Priority 4



### Taylor Middle School Renovations/ Expansion

**CIP Budget: \$39.9 million.** Combination cash funding and financing.

**Adopted CIP Year: FY 2022 (\$4 million) and FY 2023 (\$35.9 million).**

**FY 2021 Budget Impact:** \$0.

**Five-Year Plan Impact:** \$3.6 million or \$0.036 on tax rate for estimated, annual debt service.

**Strategic Plan:** Priority 4



As part of the FY 2020 budget deliberations, the Board of Supervisors and School Board discussed and passed resolution in support of Middle School Renovation/Addition Conceptual Plan. The Board of Supervisors and School Board reaffirmed their commitments to completing this plan during the FY 2021 budget process. The School Division is currently undergoing the planning phase, but has updated the original cost estimates and has affirmed that the Warrenton located middle school to be renovated will be the Taylor Middle School.

# Capital Improvement Program

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## **Auburn Middle School Expansion**

**CIP Budget: \$9.9 million**

**Adopted CIP Year: Future Years (\$9.9 million).**

**FY 2020 Budget Impact: \$0, future years impact.**

**Five-Year Plan Impact: \$0, future years impact.**

**Strategic Plan: Priority 4**



This project provides for the expansion of the Auburn Middle School not to exceed an additional 300 seats. Current enrollment at this school is less than program capacity. However, with new development and the potential increase in enrollment, building expansion may be necessary. This project plans for that possibility. Operating costs would depend on the ultimate configuration of the final project.

## **Kettle Run High School Expansion**

**CIP Budget: \$3.8 million**

**Adopted CIP Year: Future Years.**

**FY 2021 Budget Impact: \$0, future years impact.**

**Five-Year Plan Impact: \$0, future years impact.**

**Strategic Plan: Priority 4**



This project provides for the expansion of the Kettle Run High School by eight classrooms. Current enrollment at this school is less than program capacity. However, with new development and the potential increase in enrollment, building expansion may be necessary. This project plans for that possibility. Operating costs would depend on the ultimate configuration of the final project.

# Capital Improvement Program

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## **Greenville Elementary School Expansion**

**CIP Budget:** \$3.1 million

**Adopted CIP Year:** Future Years.

**FY 2021 Budget Impact:** \$0, future years impact.

**Five-Year Plan Impact:** \$0, future years impact.

**Strategic Plan:** Priority 4



This project provides for the expansion of Greenville Elementary School by six classrooms. Current enrollment at this school is less than program capacity. However, with new development and the potential increase in enrollment, building expansion may be necessary. This project plans for that possibility. Operating costs would depend on the ultimate configuration of the final project.

## **Grant Funded Capital Improvement Projects**

The County as part of our supplemental appropriation process, applies and receives grants funding for various capital projects throughout the year that are not traditionally funded as part of the Capital Improvement Program. These projects are predominately grant funded projects through Virginia Department of Transportation (VDOT) funding programs for roadways and trail projects. In the following overview of the CIP, all grant funded capital projects not outlined above are presented for informational purposes. This includes previously awarded and active grant projects and future, planned applications for VDOT funding requests.

**FY 2021 Budget Impact:** \$0, cash/grant funded projects.

**Five-Year Plan Impact:** \$0, cash/grant funded projects

**Strategic Plan:** The majority of these projects are either outlined in Priority 1 or 3.

# Capital Improvement Program

<u>Bond and Cash Funded Capital Improvement Plan</u>										
Department/Project	Prior Years Appropriations <sup>1</sup>		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2021-25		
	Cash Grant Funding	Debt Financing						Total	Future Years	CIP Total
<b><u>Fire, Rescue &amp; Emergency Services</u></b>										
Baleton 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
<b>Sub-total, Fire, Rescue &amp; Emergency Services</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 4,352,500</b>	<b>\$ 1,764,406</b>	<b>\$ 6,416,906</b>	<b>\$ 46,510,696</b>	<b>\$ 53,227,602</b>	<b>\$ 53,227,602</b>
<b><u>General Services - Government-wide Projects</u></b>										
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
<b>Sub-total, General Services</b>	<b>\$ 793,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,400,000</b>	<b>\$ 500,000</b>	<b>\$ 4,000,000</b>	<b>\$ 6,900,000</b>	<b>\$ 56,601,000</b>	<b>\$ 64,294,000</b>	<b>\$ 64,294,000</b>
<b><u>Library</u></b>										
Central Library Project	\$ 506,190	\$ -	\$ -	\$ 561,606	\$ 16,718,770	\$ -	\$ -	\$ 17,280,376	\$ -	\$ 17,786,566
New Baltimore Library <sup>1</sup>	426,400	-	-	-	-	-	-	-	10,917,795	11,344,195
<b>Sub-total, Library</b>	<b>\$ 932,590</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 561,606</b>	<b>\$ 16,718,770</b>	<b>\$ -</b>	<b>\$ 17,280,376</b>	<b>\$ 10,917,795</b>	<b>\$ 29,130,761</b>	<b>\$ 29,130,761</b>
<b><u>Parks &amp; Recreation</u></b>										
Ball Fields, Greenways/Trails & Playground Projects <sup>1</sup>	\$ 800,000	\$ -	\$ 200,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 1,750,000	\$ 450,000	\$ 3,000,000
Central Sports Complex <sup>1</sup>	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 Cr & 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
<b>Sub-total, Parks &amp; Recreation</b>	<b>\$ 7,802,464</b>	<b>\$ 8,767,125</b>	<b>\$ 200,000</b>	<b>\$ 5,850,000</b>	<b>\$ 890,000</b>	<b>\$ 2,210,000</b>	<b>\$ 9,350,000</b>	<b>\$ 22,343,735</b>	<b>\$ 48,263,324</b>	<b>\$ 48,263,324</b>

# Capital Improvement Program

Department/Project	Prior Years Appropriations <sup>1</sup>		FY 2021-25							CIP Total
	Cash Grant	Debt Financing	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total	Future Years	
<b>Environmental Services<sup>2</sup></b>										
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 <sup>1</sup>	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
<b>Sub-total, Environmental Services</b>	<b>\$ 3,512,420</b>	<b>\$ 13,789,979</b>	<b>\$ 50,000</b>	<b>\$ 250,000</b>	<b>\$ 14,003,274</b>	<b>\$ 31,555,673</b>				
<b>Utilities/Infrastructure<sup>3</sup></b>										
Opal Water System	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,800,138	\$ 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	-	-	-	-	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
Cabett/Caherton Sewer	4,320,778	7,102,000	-	-	-	-	-	-	-	11,422,778
<b>Sub-total, Utilities/Infrastructure</b>	<b>\$ 10,567,584</b>	<b>\$ 23,372,331</b>	<b>\$ 4,200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 9,000,000</b>	<b>\$ 12,000,138</b>	<b>\$ 54,940,053</b>
<b>Warrenton-Fauquier Airport Projects - Local Match Components<sup>4</sup></b>										
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	1,509,830	1,660,230
Airport Corporate Access Road Design/Construct	-	-	-	-	-	-	-	-	633,742	633,742
<b>Sub-total, Warrenton-Fauquier Airport Projects</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,360</b>	<b>\$ 97,750</b>	<b>\$ 150,400</b>	<b>\$ 2,143,572</b>	<b>\$ 255,510</b>	<b>\$ 2,143,572</b>	<b>\$ 2,439,082</b>
<b>COUNTY CIP TOTAL:</b>	<b>\$ 23,948,058</b>	<b>\$ 46,929,435</b>	<b>\$ 4,450,000</b>	<b>\$ 9,563,966</b>	<b>\$ 22,809,020</b>	<b>\$ 8,374,806</b>	<b>\$ 49,452,792</b>	<b>\$ 164,520,210</b>	<b>\$ 283,850,495</b>	
<b>School Division<sup>5</sup></b>										
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
<b>Sub-total, School Division</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,541,700</b>	<b>\$ 35,917,469</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,449,999</b>	<b>\$ 16,839,809</b>	<b>\$ 16,839,809</b>	<b>\$ 74,289,808</b>
<b>CIP GRAND TOTAL:</b>	<b>\$ 23,948,058</b>	<b>\$ 46,929,435</b>	<b>\$ 21,991,700</b>	<b>\$ 8,440,830</b>	<b>\$ 45,286,435</b>	<b>\$ 22,809,020</b>	<b>\$ 8,374,806</b>	<b>\$ 106,902,791</b>	<b>\$ 181,360,019</b>	<b>\$ 355,140,303</b>
<b>General Fund CASH CONTRIBUTION:</b>	<b>\$ 22,458,058</b>	<b>\$ -</b>	<b>\$ 1,255,331</b>	<b>\$ 450,000</b>	<b>\$ 3,833,966</b>	<b>\$ 1,903,000</b>	<b>\$ 2,014,806</b>	<b>\$ 9,457,103</b>	<b>\$ -</b>	<b>\$ 24,614,163</b>
<b>Non-General Fund CASH CONTRIBUTION:</b>	<b>1,490,000</b>	<b>-</b>	<b>1,754,170</b>	<b>3,990,830</b>	<b>-</b>	<b>8,893,283</b>	<b>600,000</b>	<b>15,238,283</b>	<b>-</b>	<b>24,614,163</b>
<b>TOTAL CASH CONTRIBUTION:</b>	<b>\$ 23,948,058</b>	<b>\$ -</b>	<b>\$ 3,009,501</b>	<b>\$ 4,440,830</b>	<b>\$ 3,833,966</b>	<b>\$ 10,796,283</b>	<b>\$ 2,614,806</b>	<b>\$ 24,695,386</b>	<b>\$ -</b>	<b>\$ 49,224,543</b>
<b>TOTAL BOND FINANCING:</b>	<b>\$ -</b>	<b>\$ 46,929,435</b>	<b>\$ 18,982,199</b>	<b>\$ 4,000,000</b>	<b>\$ 41,452,469</b>	<b>\$ 12,012,737</b>	<b>\$ 5,760,000</b>	<b>\$ 82,207,405</b>	<b>\$ -</b>	<b>\$ 145,915,652</b>

# Capital Improvement Program

- <sup>1</sup> *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.*
- <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.*
- <sup>3</sup> *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.*
- <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 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
<b>Financing Scenarios</b>						
Projected Outstanding Debt	\$ 101,232,680	\$ 111,308,775	\$ 118,386,081	\$ 116,733,902	\$ 142,368,395	\$ 149,468,647
Projected Additional Debt	3,738,400	27,184,979	13,292,530	43,731,224	22,298,982	5,760,000
<b>Total Projected Debt</b>	<b>\$ 104,991,081</b>	<b>\$ 138,493,754</b>	<b>\$ 131,678,611</b>	<b>\$ 160,465,126</b>	<b>\$ 164,667,377</b>	<b>\$ 155,228,647</b>
Projected Debt Service - County	\$ 12,190,539	\$ 11,623,777	\$ 12,496,948	\$ 13,603,236	\$ 16,991,523	\$ 18,921,639
Projected Debt Service - F&R	1,264,517	1,263,381	1,260,828	1,262,378	1,367,585	1,671,022
<b>Total Projected Debt Service</b>	<b>\$ 13,455,076</b>	<b>\$ 12,887,158</b>	<b>\$ 13,757,776</b>	<b>\$ 14,865,634</b>	<b>\$ 18,359,107</b>	<b>\$ 20,592,681</b>
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	25,025,636
<b>Total Revenue Estimate</b>	<b>\$ 208,226,888</b>	<b>\$ 220,106,039</b>	<b>\$ 226,837,128</b>	<b>\$ 233,283,255</b>	<b>\$ 236,782,504</b>	<b>\$ 240,334,241</b>
Revenue % Chg. from Prev. Year	5.7%	3.1%	2.8%	1.5%	1.5%	1.5%
<b>Debt Service % of Projected Revenue</b>	<b>5.9%</b>	<b>6.1%</b>	<b>6.4%</b>	<b>7.8%</b>	<b>8.6%</b>	<b>8.6%</b>
<b>Potential Capital Improvement Program Impact on Tax Rate</b>						
Additional Debt Service, per fiscal year <sup>1</sup>	\$ -	\$ -	\$ 1,107,838	\$ 3,493,473	\$ 2,233,574	\$ 2,233,574
Additional Cash Contributions, per fiscal year <sup>1</sup>	-	-	3,383,966	(1,930,966)	111,806	-
<b>Net Impact of Capital Improvement Plan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,491,824</b>	<b>\$ 1,562,507</b>	<b>\$ 2,345,380</b>	<b>\$ -</b>
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield <sup>2</sup>	\$0.014	\$0.041	\$0.041	\$0.014	\$0.014	\$0.022

- <sup>1</sup> *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.*
- <sup>2</sup> *The noted equivalent increase in the tax rate or growth is based on the funding necessary for each fiscal year.*

# Capital Improvement Program

**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 2021-25 Total	CIP Total
	Cash/Grant Funding	Pending Financing	FY 2021	FY 2022	FY 2023		
<b>VDOT Revenue Share Grants</b>							
Community Development - Transportation Projects							
Salen Avenue	\$ 2,198,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,198,748
<b>Sub-total, VDOT Revenue Share Grants</b>	<b>\$ 2,198,748</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,198,748</b>
<b>VDOT Transportation Enhancements/Alternatives Grants</b>							
County Administration							
Marshall Streetscape Improvement Project	\$ 6,219,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,219,049
<b>Parks and Recreation</b>							
Route 28 Grace Miller Elementary School Crosswalk Connector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 680,000
Warrenton Branch Greenway Trail	1,161,433	-	-	-	-	-	1,161,433
Woods at Warrenton Trail	1,081,558	-	-	-	-	-	1,081,558
<b>Sub-total, VDOT Transportation Enhancements/Alternatives Grants</b>	<b>\$ 8,461,840</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,141,840</b>
<b>Combined VDOT Revenue Share/Transportation Alternatives Grants</b>							
County Administration							
Waterloo Bridge (VDOT Managed Project)	\$ 3,125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125,000
<b>Sub-total, Combined VDOT Revenue Share/Transportation Alt. Grants</b>	<b>\$ 3,125,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,125,000</b>
<b>Stormwater Management Grants</b>							
Community Development							
MS-4 Public Facilities Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 797,918
<b>Sub-total, Combined Stormwater Management Grants</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 797,918</b>
<b>GRANT CASH CONTRIBUTION:</b>							
Non-General Fund CASH CONTRIBUTION:	\$ 5,330,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,330,294
<b>TOTAL CASH CONTRIBUTION:</b>	<b>\$ 10,660,588</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,138,506</b>
<b>GRANT FUNDED CIP PROJECTS TOTAL:</b>	<b>\$ 10,660,588</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,138,506</b>