

**FY 2016-2020 Adopted Capital Improvement Program**

Department/Project <sup>1</sup>	Prior	FY 2016-20					FY 2016-20		CIP Total
	Funding	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total	Future Years	
<u>Fire, Rescue &amp; Emergency Services</u>									
Orlean Fire & Rescue Station	\$4,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800,000
Bealeton Fire & Rescue Station	\$0	\$0	\$3,700,000	\$0	\$0	\$0	\$3,700,000	\$0	\$3,700,000
The Plains Fire & Rescue Station	\$0	\$0	\$0	\$0	\$300,000	\$0	\$300,000	\$4,000,000	\$4,300,000
Upperville Fire & Rescue Station	\$0	\$0	\$0	\$0	\$300,000	\$0	\$300,000	\$3,500,000	\$3,800,000
Fire and Rescue Training Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250,000	\$2,250,000
<b>Sub-total, Fire, Rescue &amp; Emergency Services</b>	<b>\$4,800,000</b>	<b>\$0</b>	<b>\$3,700,000</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$4,300,000</b>	<b>\$9,750,000</b>	<b>\$18,850,000</b>
<u>Sheriff's Office</u>									
Public Safety Communications System	\$500,000	\$3,600,000	\$0	\$324,000	\$6,806,000	\$0	\$10,730,000	\$0	\$11,230,000
<u>General Services</u>									
Stafford Property Development - Joint Use Facility	\$400,000	\$0	\$3,000,000	\$3,000,000	\$0	\$0	\$6,000,000	\$0	\$6,400,000
Sheriff's Office Renovation/Expansion	\$0	\$0	\$500,000	\$4,000,000	\$0	\$0	\$4,500,000	\$0	\$4,500,000
School/County Office Space	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$10,000,000	\$11,000,000
<b>Sub-total, General Services</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$3,500,000</b>	<b>\$7,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$11,500,000</b>	<b>\$10,000,000</b>	<b>\$21,900,000</b>
<u>Library</u>									
Central Library	\$200,000	\$5,050,000	\$5,050,000	\$0	\$0	\$0	\$10,100,000	\$0	\$10,300,000
Historic Resources Library	\$0	\$0	\$0	\$1,250,000	\$0	\$0	\$1,250,000	\$0	\$1,250,000
New Baltimore Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,100,000	\$9,100,000
<b>Sub-total, Library</b>	<b>\$200,000</b>	<b>\$5,050,000</b>	<b>\$5,050,000</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,350,000</b>	<b>\$9,100,000</b>	<b>\$20,650,000</b>
<u>Parks &amp; Recreation</u>									
Ball Fields, Greenways/Trails & Playground Projects	\$200,000	\$200,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,000,000	\$450,000	\$2,650,000
Northern Swimming Pool	\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000	\$0	\$1,500,000
Central Sports Complex	\$2,350,000	\$3,650,000	\$0	\$0	\$0	\$0	\$3,650,000	\$0	\$6,000,000
Vint Hill Community Ctr & Theater Reno/ADA	\$0	\$0	\$200,000	\$2,000,000	\$0	\$0	\$2,200,000	\$0	\$2,200,000
Southern Sports Complex	\$881,099	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$0	\$5,881,099
Rappahannock Landing - Phase I	\$0	\$0	\$0	\$200,000	\$1,000,000	\$0	\$1,200,000	\$0	\$1,200,000
Marshall Community Center	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000	\$0	\$1,500,000
Southern Community Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000
Southern Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000
<b>Sub-total, Parks &amp; Recreation</b>	<b>\$3,431,099</b>	<b>\$5,350,000</b>	<b>\$650,000</b>	<b>\$2,650,000</b>	<b>\$6,450,000</b>	<b>\$1,950,000</b>	<b>\$17,050,000</b>	<b>\$4,950,000</b>	<b>\$25,431,099</b>
<u>Environmental Services</u>									
Landfill/Transfer Station Development/Improvements	\$0	\$5,080,000	\$0	\$0	\$0	\$0	\$5,080,000	\$0	\$5,080,000
Landfill Closure/Post-Closure	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$2,000,000	\$15,034,384	\$17,034,384
New Baltimore Convenience Site	\$100,000	\$0	\$0	\$950,000	\$0	\$0	\$950,000	\$0	\$1,050,000
Marshall Convenience Site	\$0	\$0	\$0	\$0	\$1,160,000	\$0	\$1,160,000	\$0	\$1,160,000
Markham Convenience Site Improvements	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000	\$0	\$300,000
<b>Sub-total, Environmental Services</b>	<b>\$100,000</b>	<b>\$5,080,000</b>	<b>\$0</b>	<b>\$950,000</b>	<b>\$3,160,000</b>	<b>\$300,000</b>	<b>\$9,490,000</b>	<b>\$15,034,384</b>	<b>\$24,624,384</b>
<u>Utilities/Infrastructure<sup>2</sup></u>									
Opal Water System	\$500,000	\$0	\$2,750,000	\$3,250,000	\$0	\$0	\$6,000,000	\$0	\$6,500,000
Hydrogeological Studies	\$200,000	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$800,000	\$200,000	\$1,200,000
Marshall Water System Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Midland/Bealeton Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200,000	\$5,200,000
Midland Service District Improvements	\$0	\$0	\$0	\$200,000	\$2,000,000	\$0	\$2,200,000	\$0	\$2,200,000
Catlett /Calverton Sewer	\$7,141,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,141,840
<b>Sub-total, Utilities/Infrastructure</b>	<b>\$7,841,840</b>	<b>\$0</b>	<b>\$2,950,000</b>	<b>\$3,650,000</b>	<b>\$2,200,000</b>	<b>\$200,000</b>	<b>\$9,000,000</b>	<b>\$7,400,000</b>	<b>\$24,241,840</b>

Department/Project <sup>1</sup>	Prior Funding	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2016-20		CIP Total
							Total	Future Years	
<b>Warrenton-Fauquier Airport Projects - Local Match Components<sup>3</sup></b>									
Airport Development Study	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Airport T-Hangar Drainage, Phase I	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000	\$0	\$30,000
Airport Washrack	\$0	\$36,000	\$0	\$0	\$0	\$0	\$36,000	\$0	\$36,000
Airport Hangar Apron	\$0	\$252,500	\$0	\$0	\$0	\$0	\$252,500	\$0	\$252,500
Airport SR 610 Road Improvements	\$0	\$0	\$40,000	\$0	\$0	\$0	\$40,000	\$0	\$40,000
Airport Terminal Design	\$0	\$0	\$115,000	\$0	\$0	\$0	\$115,000	\$0	\$115,000
Airport Terminal Development/Construction	\$0	\$0	\$0	\$1,021,475	\$0	\$0	\$1,021,475	\$0	\$1,021,475
Airport Self-Service Fueling Station	\$0	\$0	\$0	\$65,000	\$0	\$0	\$65,000	\$0	\$65,000
Airport T-Hangar Drainage, Phase II	\$0	\$0	\$0	\$0	\$380,000	\$0	\$380,000	\$0	\$380,000
Airport Terminal Apron/Access Taxiway	\$0	\$0	\$0	\$0	\$59,500	\$0	\$59,500	\$0	\$59,500
Airport Corporate Apron/Access Road	\$0	\$0	\$0	\$0	\$0	\$150,000	\$150,000	\$0	\$150,000
<b>Sub-total, Warrenton-Fauquier Airport Projects</b>	<b>\$25,000</b>	<b>\$318,500</b>	<b>\$155,000</b>	<b>\$1,086,475</b>	<b>\$439,500</b>	<b>\$150,000</b>	<b>\$2,149,475</b>	<b>\$0</b>	<b>\$2,174,475</b>
<b>COUNTY CIP TOTAL:</b>	<b>\$17,297,939</b>	<b>\$19,398,500</b>	<b>\$16,005,000</b>	<b>\$16,910,475</b>	<b>\$19,655,500</b>	<b>\$3,600,000</b>	<b>\$75,569,475</b>	<b>\$56,234,384</b>	<b>\$149,101,798</b>
<b>School Division</b>									
Middle Schools Renovations/Expansions	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$20,000,000	\$2,400,000	\$22,400,000
Kettle Run High School Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800,000	\$3,800,000
Greenville Elementary School Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000	\$3,100,000
ES-12 Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,793,000	\$1,793,000
<b>Sub-total, School Division</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$20,000,000</b>	<b>\$8,693,000</b>	<b>\$31,093,000</b>
<b>CIP GRAND TOTAL:</b>	<b>\$17,297,939</b>	<b>\$19,398,500</b>	<b>\$21,005,000</b>	<b>\$21,910,475</b>	<b>\$24,655,500</b>	<b>\$8,600,000</b>	<b>\$95,569,475</b>	<b>\$64,927,384</b>	<b>\$180,194,798</b>
<b>CASH CONTRIBUTION<sup>4</sup>:</b>		<b>\$1,237,000</b>	<b>\$2,505,000</b>	<b>\$2,960,475</b>	<b>\$3,189,500</b>	<b>\$2,600,000</b>	<b>\$12,491,975</b>		
<b>BOND FINANCING:</b>		<b>\$18,161,500</b>	<b>\$18,500,000</b>	<b>\$18,950,000</b>	<b>\$21,466,000</b>	<b>\$6,000,000</b>	<b>\$83,077,500</b>		

<sup>1</sup> The Adopted Capital Improvement Program does not include a future Business Incubator/Administrative Building. This project will be included as staff determine the future location and estimated costs. Revisions will be brought forward for consideration when additional information is available.

<sup>2</sup> The Opal Water System and Catlett/Calverton Sewer projects will receive tap fees related to the implementation to the projects. As the tap fees are received, the revenue will be applied directly to the debt service of the projects or other debt related costs based as determined by the County.

<sup>3</sup> The local match funding, allocated through debt, cash, or other funding means, is contingent upon the Board of Supervisors' approval of a long-term sewer and water utility infrastructure plan for the Airport. No funding for the Airport Expansion/Improvement projects will be approved until such a plan has been approved by the Board of Supervisors.

<sup>4</sup> Projected cash contributions will constrain the use of year-end available fund balance in the General Fund for projects other than those included in the CIP.

Description	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Financing Scenarios</b>						
Projected Outstanding Debt	\$126,985,627	\$119,994,491	\$141,267,783	\$149,687,388	\$158,223,244	\$168,375,770
Projected Additional Debt	1,365,052	26,231,500	18,500,000	18,950,000	21,466,000	6,000,000
<b>Total Projected Debt</b>	<b>\$128,350,679</b>	<b>\$146,225,991</b>	<b>\$159,767,783</b>	<b>\$168,637,388</b>	<b>\$179,689,244</b>	<b>\$174,375,770</b>
Projected Debt Service - County	\$13,999,129	\$13,306,728	\$14,286,683	\$14,897,111	\$16,073,185	\$17,403,272
Projected Debt Service - F&R	937,458	1,041,138	1,250,226	1,245,042	1,239,858	1,234,674
<b>Total Projected Debt Service</b>	<b>\$14,936,587</b>	<b>\$14,347,866</b>	<b>\$15,536,909</b>	<b>\$16,142,153</b>	<b>\$17,313,043</b>	<b>\$18,637,946</b>
Revenue Estimate - General Fund	\$166,229,077	\$169,651,574	\$173,892,863	\$178,240,185	\$183,587,390	\$188,177,075
Revenue Estimate - Other Funds	5,803,689	5,881,539	5,940,354	5,999,758	6,089,754	6,150,652
<b>Total Revenue Estimate</b>	<b>\$172,032,766</b>	<b>\$175,533,113</b>	<b>\$179,833,218</b>	<b>\$184,239,943</b>	<b>\$189,677,145</b>	<b>\$194,327,727</b>
Revenue % Chg. from Prev. Year		2.0%	2.4%	2.5%	3.0%	2.5%
<b>Debt Service % of Projected Revenue</b>		<b>8.2%</b>	<b>8.6%</b>	<b>8.8%</b>	<b>9.1%</b>	<b>9.6%</b>
<b>Potential Capital Improvement Program Impact on Tax Rate</b>						
Additional Debt Service, per fiscal year <sup>12</sup>		\$0	\$979,954	\$605,244	\$1,170,890	\$1,324,903
Additional Cash Contributions, per fiscal year <sup>1</sup>		508,009	1,776,009	2,231,484	2,460,509	1,871,009
<b>Net Impact of Capital Improvement Plan</b>		<b>\$508,009</b>	<b>\$2,755,963</b>	<b>\$2,836,728</b>	<b>\$3,631,399</b>	<b>\$3,195,912</b>
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield <sup>3</sup>			<b>\$0.028</b>	<b>\$0.029</b>	<b>\$0.037</b>	<b>\$0.033</b>

<sup>1</sup> The FY 2016 adopted budget includes \$728,991 of funding for the Capital Improvement Fund's cash component. The balance of funding will require allocation from available year-end funds. Beginning in FY 2017, 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.

<sup>2</sup> As the fire and rescue levy fund has sufficient coverage for anticipated debt service through the FY 2017 projection, the calculation for the potential impact to the tax rate does not anticipate any impact from fire and rescue projects until after FY 2017.

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