

Capital Improvement Program

<u>Capital Improvement Fund</u>	<u>\$200,000</u>
Total	\$200,000



**Fauquier High School Renovations
Warrenton, Virginia**

Capital Improvement Program

Background

An effective capital improvement program promotes measured planning of a jurisdiction's future capital facility needs and identifies the most effective approach to meet those needs. Fauquier County's Capital Improvement Program (CIP) is intended to ensure that capital improvements are coordinated, timed to maximize the County's financial resources and promote a measured approach to long range asset planning.

As a financial plan, the CIP facilitates facility planning and major equipment procurement in an environment of significant fiscal constraint. Potential projects are evaluated in relation to each other to ensure that the highest priority projects receive public funding, with essential improvements planned in concert with the County's ability to pay. The CIP strives to take into account not only the construction costs of completing a capital project, but also the project's impact on annual debt service payments and operating expenses in subsequent years.

The entire capital improvement program is a planning document intended to provide an analysis of potential long-range funding needs. Like any plan, the CIP is revised periodically, as the Board revisits its priorities and as funding issues or opportunities become evident. Actual appropriations for projects occurring under the plan are made on an annual basis, and the CIP is regularly reviewed and updated as part of the annual budget process. Projects included in the CIP beyond FY 2013 may be revised or rescheduled depending on preliminary cost estimates, changing priorities and the availability of funding in any particular year.

In recognition of the transitional nature of the County's capital planning environment, the CIP consideration process has been updated in recent years to include a firmer deadline for Planning Commission consideration and to enable the Board's Facilities Planning and Implementation Committee to make recommendations regarding the proposed CIP during the Board's budget work sessions. Projects which are planned for future years may be funded at the discretion of the Board using a combination of County funds, proffers, and/or funding from outside agencies.

Summary

The FY 2013-2018 Capital Improvement Program totals \$62.0 million from FY 2013 through FY 2018. Of this amount, \$15.0 million is allocated for school system projects, \$21.3 million for the county government, \$6.5 million for utility projects, \$13.0 million for the County's fire and rescue and joint communications systems, and \$6.2 million for development of the Stafford Site for use by the general government and the school division.

The adopted CIP incorporates a significant cash funding commitment totaling \$6.5 million, or about 10.4%, of total appropriations, over the course of the six year planning period. The remaining \$55.5 million would be financed by debt issuance. Information regarding the adopted CIP may be found on the following pages.

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Debt Service Projections

The County's fiscal situation and institutional debt limits required the County Administrator to develop a Capital Improvement Program that would comply with the Board of Supervisors' fiscal policies and minimize the near-term operating and debt service impacts of the capital program. The adopted CIP is projected to comply with the Board's debt policy over the course of the six-year planning period and to restrain growth in the County's projected debt and debt service through FY 2018.

Projected Debt Service Expenses

Description	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Projected Debt Service						
Outstanding Debt	\$117,517,491	\$119,847,852	\$122,847,935	\$119,687,361	\$131,784,734	\$137,327,646
<u>Additional Debt</u>	<u>11,300,000</u>	<u>11,800,000</u>	<u>5,700,000</u>	<u>21,600,000</u>	<u>14,330,000</u>	<u>9,100,000</u>
Total Projected Debt:	\$128,817,491	\$131,647,852	\$128,547,935	\$141,287,361	\$146,114,734	\$146,427,646
Projected Debt Service						
County/Schools	\$13,439,871	\$13,781,287	\$12,906,965	\$13,232,183	\$14,060,791	\$14,084,409
<u>Fire & Rescue</u>	<u>937,458</u>	<u>937,458</u>	<u>1,081,458</u>	<u>1,317,858</u>	<u>1,310,658</u>	<u>1,442,358</u>
Total Projected Debt Svc	\$14,377,329	\$14,718,745	\$13,988,423	\$14,550,041	\$15,371,449	\$15,526,767
Revenue Estimates						
General Fund	\$155,559,240	\$158,670,425	\$163,430,538	\$166,699,148	\$170,033,131	\$173,433,794
<u>Other Funds</u>	<u>7,079,177</u>	<u>7,220,761</u>	<u>7,437,383</u>	<u>7,586,131</u>	<u>7,737,854</u>	<u>7,892,611</u>
Total Revenue Estimate	\$162,638,417	\$165,891,185	\$170,867,921	\$174,285,279	\$177,770,985	\$181,326,405
Rev. Chg. from Prev. Year (%)	1.7%	2.0%	3.0%	2.0%	2.0%	2.0%
Debt Svc % of Projected Revenue	8.8%	8.9%	8.2%	8.3%	8.6%	8.6%
Debt Svc % of FY 2012 Revenue	9.0%	9.2%	8.7%	9.1%	9.6%	9.7%

Projected Operating Costs

The adopted CIP includes 24 projects during the planning period and in future years. Projected operating expenses are identified in the individual project descriptions. The following table provides a summary of projected additional operating expenses through FY 2018.

Description	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Operating Costs:	\$0	\$0	\$65,000	\$65,000	\$1,189,000	\$1,362,000

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Project Descriptions

The adopted CIP includes 24 projects during the six-year planning period and future years. The following section provides a brief description of each project, listed by functional area.

Fire & Emergency Services

Western Fire & Rescue Station (FY 2014, \$4.8 million): This project provides for the construction of a replacement fire and rescue station at a location to be determined in western Fauquier County. Construction, debt service and operating costs would be supported by the Fire and Rescue Levy.

Station Renovation Projects (FY 2017 & Future Years, \$14.3 million): This project provides for the renovation, construction or replacement of three additional fire and rescue facilities. Construction, debt service and operating costs would be supported by the Fire and Rescue Levy.

Sheriff's Office

Public Safety Communications (FY 2018, \$3.6 million): This project provides for upgrading key computer-based elements of the County's public safety communications system. Current equipment needs to be upgraded to keep pace with advances in technology and to replace aging equipment. The system upgrade will consist of a collaborative effort with Culpeper and Rappahannock Counties, who are also partners in the current public safety communications system.

General Services

Sheriff's Office Renovation (FY 2014-2015, \$4.5 million): This project will provide for renovation of the existing 19,000 square-foot facility located at 78 Lee Street in Warrenton and construction of a 10,000 square foot addition. This facility, which currently houses the Office of the Sheriff and the County's Joint Communications Center, does not comply with access requirements under the Americans with Disabilities Act or the current Fire Code. In addition, the HVAC system is significantly overdue for replacement. The project will consist of a complete structural overhaul, ADA improvements, including the installation of an elevator to provide suitable office space for agency staff, and the construction of an addition to house public safety resources during construction and accommodate future growth. It is estimated that such a renovation will provide sufficient additional space for up to 35 employees. Additional operating costs are estimated to total \$40,000 annually beginning in FY 2015.

Joint Use Facilities (FY 2013, FY 2016, \$6.2 million): This project will provide for the construction of joint use facilities to replace the existing fleet maintenance, general maintenance and shared office facilities currently located at Manor Court in Warrenton. The existing site has operated past its useful life and is significantly overcrowded and functionally limited. Additional operating costs are estimated at \$200,000 annually beginning in FY 2017.

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Library

New Baltimore Library (FY 2016, \$6.0 million): This project will provide 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 had previously deferred the project due to substantial anticipated operating expenses. Operating costs are estimated to total \$674,000 annually beginning in FY 2017.

Central Library (Future Years, \$8.0 million): This item is a placeholder for renovation and/or replacement of the Warrenton Central Library. Operating costs would depend upon the ultimate configuration of the proposed facility.

Historic Resources Library (Future Years, \$1.0 million): This item is a placeholder for the construction of a dedicated historical resources facility in the Warrenton Historic District. Planning for this facility would be conducted in coordination with the Central Library project. Operating costs would depend upon the ultimate configuration of the proposed facility.

Parks & Recreation

Southern Sports Complex (FY 2015-2016, \$5.9 million): This project will provide for 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 will include roads, parking, utilities, restrooms, and concession facilities, with the necessary sports fields to be constructed by area youth leagues. Operating costs are estimated to total approximately \$250,000 annually beginning in FY 17.

Northern Swimming Pool (FY 17, \$3.0 million): This project will acquire land and develop a swimming pool facility near the Northern Sports Complex as part of the Mellon Estate agreement. Preferred locations at the facility were determined to be unsuitable due to residents' concerns. Operating costs are estimated to total \$130,000 annually beginning in FY 18.

Vint Hill Green Gymnasium & Theater (Future Years, \$2.0 million): This project is a placeholder for the design and construction of renovations to the Vint Hill Village Green gymnasium facility and the Vint Hill Theater. Improvements would address existing deficiencies in HVAC and compliance with requirements of the Americans with Disabilities Act. Operating costs would depend on the ultimate configuration of the actual renovation.

Marshall Community Center (FY 2017, \$1.0 million): This project will provide for design and construction of an addition and renovation of the Marshall Community Center. The project will consist of an addition to the lobby area and a complete renovation of the existing facility to provide better access and drainage remediation. Additional operating costs are estimated to total \$16,000 annually beginning in FY 2018.

Central Sports Complex (Future Years, \$5.0 million): This project would complete design and construction of infrastructure for a sports complex at a previously-acquired site in the central area of the County. Amenities to be provided would include roads, parking, utilities, restrooms

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and concession facilities. Operating costs would total approximately \$250,000 annually upon completion of the facility.

Southern Community Center (Future Years, \$3.0 million): This project would acquire land and complete design and construction of a community center at a location to be determined in the southern area of the County. Amenities to be provided include a gymnasium, classroom and meeting space, and outdoor recreational facilities. Operating costs would total approximately \$170,000 annually upon completion of the facility.

Environmental Services

New Baltimore Convenience Site (FY 2014-2015, \$0.95 million): This project will provide for land acquisition and construction of a replacement for the current New Baltimore convenience site. The current site is on less than one acre and leased by the County, with the prospect for future lease renewals considered problematic. The site serves between 350 and 400 vehicles per weekend day and 100,000 visits per year. Current and projected service volume exceeds the ability to safely accommodate customers at the current location. Operating costs would total approximately \$25,000 beginning in FY 2016.

Marshall Convenience Site (FY 2017, \$0.8 million): This project will provide for land acquisition and construction of a replacement for the current Marshall convenience site. The current ½ acre site serves approximately 450 vehicles per weekend day and totals more than 112,000 visits per year. Current and projected service volume exceeds the site's ability to safely accommodate customers. The replacement convenience site will consist of between two and three acres of usable area. Operating costs would total approximately \$25,000 beginning in FY 2018.

Utilities/Infrastructure Projects

Marshall Water System Improvements (Future Years, \$2.0 million): This project would secure additional resources to improve water service in the Marshall area and renovations to the existing delivery system. The existing aging system suffers from insufficient capacity, poor repair and water pressure.

Opal Water System (FY 2016, \$6.5 million): This project will provide public water services to the Opal Service district in order to provide the utilities needed to support the service district plan. Opal is currently served by public sewer and the addition of public water should enhance the commercial and business development potential of the district.

Midland/Bealeton Sewer (Future Years, \$5.2 million): The project would extend sewer to the service district to enhance the potential for commercial and business development. Existing soil conditions in the service district require the provision of a public system if the development concepts of the service district plan are to be realized.

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Midland Service District Improvements (Future Years, \$2.0 million): This project is a placeholder for future infrastructure development in the Midland Service District. The Board of Supervisors is currently considering options for the development of infrastructure and other amenities in the service district in support of future economic development.

School Division Projects

Middle School Renovation (FY 2016-2018, \$15.0 million): This project will provide for the renovation of a middle school to accommodate current programming needs and allow the County and School Division to address potential space requirements. Operating costs would depend on the ultimate configuration of the final project.

Elementary School 12 Land Acquisition (Future Years, \$1.8 million): This project would provide for land acquisition for an elementary school site at a location to be determined. Funding previously appropriated for this project was redesignated in mid-FY 2012 as part of the Fauquier High School renovation project.

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FY 2013-2018 Adopted Capital Improvement Program

Department/Project	Prior Funding	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 13-18		CIP Total
								Total	Future Years	
<u>Fire & Emergency Services</u>										
Western Fire & Rescue Station	\$0	\$0	\$4,800,000	\$0	\$0	\$0	\$0	\$4,800,000	\$0	\$4,800,000
Station Renovation Projects	0	0	0	0	0	4,630,000	0	4,630,000	9,690,000	14,320,000
<u>Sheriff's Office</u>										
Public Safety Communications	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600,000	\$3,600,000	\$0	\$3,600,000
<u>General Services</u>										
Sheriff's Office Renovation/Expansion	\$0	\$0	\$500,000	\$4,000,000	\$0	\$0	\$0	\$4,500,000	\$0	\$4,500,000
Joint Use Facilities	0	200,000	0	0	6,000,000	0	0	6,200,000	0	6,200,000
<u>Library</u>										
New Baltimore Library	\$0	\$0	\$0	\$0	\$6,000,000	\$0	\$0	\$6,000,000	\$0	\$6,000,000
Central Library	0	0	0	0	0	0	0	0	8,000,000	8,000,000
Historical Resources Library	0	0	0	0	0	0	0	0	1,000,000	1,000,000
<u>Parks & Recreation</u>										
Southern Sports Complex	\$881,099	\$0	\$0	\$2,500,000	\$2,500,000	\$0	\$0	\$5,000,000	\$0	\$5,881,099
Northern Swimming Pool	0	0	0	0	0	3,000,000	0	3,000,000	0	3,000,000
Vint Hill Village Green & Theater	0	0	0	0	0	0	0	0	2,000,000	2,000,000
Marshall Community Center	0	0	0	0	0	1,000,000	0	1,000,000	0	1,000,000
Central Sports Complex	0	0	0	0	0	0	0	0	5,000,000	5,000,000
Southern Community Center	0	0	0	0	0	0	0	0	3,000,000	3,000,000
<u>Environmental Services</u>										
New Baltimore Convenience Site	\$0	\$0	\$450,000	\$500,000	\$0	\$0	\$0	\$950,000	\$0	\$950,000
Marshall Convenience Site	0	0	0	0	0	800,000	0	800,000	0	800,000
<u>Utilities/Infrastructure</u>										
Marshall Water System Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Opal Water System	0	0	0	0	6,500,000	0	0	6,500,000	0	6,500,000
Midland/Bealeton Sewer	0	0	0	0	0	0	0	0	5,200,000	5,200,000
Midland Service District Improvements	0	0	0	0	0	0	0	0	2,000,000	2,000,000
Catlett /Calverton Sewer	7,000,000	0	0	0	0	0	0	0	0	7,000,000
COUNTY CIP TOTAL:	\$7,881,099	\$200,000	\$5,750,000	\$7,000,000	\$21,000,000	\$9,430,000	\$3,600,000	\$46,980,000	\$37,890,000	\$92,751,099
<u>School Division</u>										
Middle School Renovation	\$0	\$0	\$0	\$0	\$2,000,000	\$6,500,000	\$6,500,000	\$15,000,000	\$0	\$15,000,000
ES-12 Land	0	0	0	0	0	0	0	0	1,793,000	1,793,000
Fauquier HS Renovation	32,800,000	0	0	0	0	0	0	0	0	32,800,000
SCHOOL SYSTEM TOTAL:	\$32,800,000	\$0	\$0	\$0	\$2,000,000	\$6,500,000	\$6,500,000	\$15,000,000	\$1,793,000	\$49,593,000
CIP GRAND TOTAL:		\$200,000	\$5,750,000	\$7,000,000	\$23,000,000	\$15,930,000	\$10,100,000	\$61,980,000	\$39,683,000	\$142,344,099
CASH CONTRIBUTION:		\$200,000	\$950,000	\$1,300,000	\$1,400,000	\$1,600,000	\$1,000,000	\$6,450,000		