

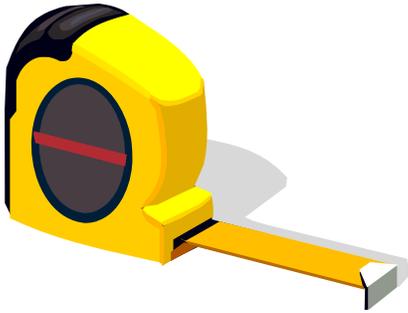
# CAPITAL IMPROVEMENTS FUND

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Capital Improvements Fund

\$6,960,000

\$6,960,000



## **FY 2010-2015 CAPITAL IMPROVEMENT PROGRAM**

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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.

In recognition of the transitional nature of the County's capital planning environment, the adopted CIP differs from previous years in several respects. Specifically, the planning period has been reduced from 10 years to six, covering FY 2010 through 2015. Projects beyond FY 2015 have been assigned to a new "future fiscal year" category. In addition, the CIP includes a number of placeholders intended primarily for fiscal planning purposes, such as the Phase 2 Fire & Rescue Projects, the Historical Resources Library and the Government Space Plan. Placeholder items will be addressed in greater detail as planning processes continue.

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 often revised as the Board changes its priorities, and as funding issues or opportunities present themselves. 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 2010 may be revised or rescheduled depending on preliminary cost estimates, changing priorities and the availability of funding in any particular year.

### **Summary**

The FY 2010-2015 Capital Improvement Program totals \$128.8 million from FY 2010 through FY 2015. Of this amount, \$51.7 million is allocated for school system projects, \$22.5 million for the county government, and \$14.6 million for utility projects. \$40 million has been included as a placeholder for county government and school system office space needs.

The adopted CIP includes a significant cash funding commitment, totaling \$15.9 million, or about 12% of total appropriations, over the course of the six year planning period. The remaining \$112.9 million will be financed by debt issuance. A summary of the proposed CIP may be found beginning on page 245.

## FY 2010-2015 CAPITAL IMPROVEMENT PROGRAM

### 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 Board's adopted CIP delays the Fauquier High School renovation project by providing an allocation for design in FY 11 and funding construction from FY 12 through FY 14. Elementary School 12 is delayed until FY 15, with construction funding provided in future years. These revisions, combined with an austere approach for County projects, allows the CIP to comply with the Board's debt policy through FY 14. Debt service payments overall are projected to increase from \$14.9 million in FY 10 to \$20.9 million by FY 15, and the County's projected debt is projected to increase from \$124.2 million in FY 10 to \$186.4 million in FY 15.

### Projected Debt Service Expenses

Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
<b>Projected Debt</b>						
Outstanding Debt	\$117,735,422	\$115,547,106	\$110,149,023	\$129,048,180	\$162,130,000	\$186,401,000
Additional Debt	<u>6,550,000</u>	<u>3,000,000</u>	<u>27,630,000</u>	<u>41,580,000</u>	<u>34,070,000</u>	<u>0</u>
<b>Total Projected Debt:</b>	<b>\$124,285,422</b>	<b>\$118,547,106</b>	<b>\$137,779,023</b>	<b>\$170,628,180</b>	<b>\$196,200,000</b>	<b>\$186,401,000</b>
<b>Projected Debt Service</b>						
County/Schools	\$14,359,978	\$13,945,468	\$14,014,434	\$14,787,206	\$17,791,115	\$20,256,122
Fire & Rescue	<u>578,751</u>	<u>653,448</u>	<u>653,448</u>	<u>653,448</u>	<u>653,448</u>	<u>653,448</u>
<b>Total Projected Debt Svc.:</b>	<b>\$14,938,729</b>	<b>\$14,598,916</b>	<b>\$14,667,882</b>	<b>\$15,440,654</b>	<b>\$18,444,563</b>	<b>\$20,909,570</b>
<b>Revenue Estimates</b>						
General Fund	\$156,464,777	\$159,594,073	\$165,977,835	\$174,276,727	\$182,990,564	\$192,140,092
Other Funds	<u>5,282,971</u>	<u>5,335,801</u>	<u>5,442,517</u>	<u>5,578,580</u>	<u>5,718,044</u>	<u>5,860,995</u>
<b>Total Estimated Revenue:</b>	<b>\$161,747,748</b>	<b>\$164,929,873</b>	<b>\$171,420,352</b>	<b>\$179,855,307</b>	<b>\$188,708,608</b>	<b>\$198,001,087</b>
<b>Chg. from Prev. Yr. (%):</b>	<b>(7.0%)</b>	<b>2.0%</b>	<b>3.9%</b>	<b>4.9%</b>	<b>4.9%</b>	<b>4.9%</b>
<b>Debt Svc. % of Revenue:</b>	<b>9.2%</b>	<b>8.9%</b>	<b>8.6%</b>	<b>8.6%</b>	<b>9.8%</b>	<b>10.6%</b>

### Projected Operating Costs

The adopted CIP includes 18 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 2015.

Description	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
<b>Operating Costs:</b>	\$0	\$0	\$0	\$135,000	\$1,285,000	\$1,285,000

# **FY 2010-2015 CAPITAL IMPROVEMENT PROGRAM**

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## **Project Descriptions**

The adopted CIP includes 18 projects during the planning period and in future years. The following section provides a brief description of each project as listed on the program summary.

## **Fire & Emergency Services**

**Phase 2 Fire and Rescue Projects (Future Years, \$3.3 million):** This project provides for planning, design and construction of a fire and rescue station in the vicinity of Bealeton. The location is to be determined in relation to plans for other existing and proposed stations. Construction and operating costs would be supported by the Fire and Rescue Levy.

## **General Services**

**Government Space Plan (FY 13-14, \$40 million, Future Years, \$90 million):** This item is a placeholder for a potential series of projects intended to address long-term office space needs for the county government and the school system. The topic of long-term space planning is a current focus of an interdepartmental staff committee which is evaluating current facility conditions and long-term projections. Projects that would be included in a comprehensive space plan could include: a dedicated public safety center, renovation and/or replacement of existing county government/school system office space, and replacement of existing leased facilities. This project would also address accessibility issues for the disabled at various County-owned locations, including 78 Lee Street and the Juvenile & Domestic Relations and General District courts in Warrenton. Operating costs are likely to range from up to \$500,000 per year, depending on the ultimate configuration of the proposed facilities.

## **Library**

**New Baltimore Library (FY 12-13, \$8.2 million):** 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. Operating expenses are estimated to total \$650,000 annually beginning in FY 14.

**Central Library (Future Years, \$15 million):** This item is a placeholder for renovation and/or replacement of the Warrenton Central Library. Operating costs would depend on the ultimate configuration of the proposed facility.

**Historical Resources Library (Future Years, \$2.8 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 on the ultimate configuration of the proposed facility.

# **FY 2010-2015 CAPITAL IMPROVEMENT PROGRAM**

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## **Parks & Recreation**

**Marshall Community Center (Future Years, \$2 million):** This project will design and construct an addition and renovate existing areas of the Marshall Community Center, including conversion of a storage area into a fitness room. Operating costs are estimated to total \$50,000 annually upon completion.

**Northern Swimming Pool (FY 12, \$6.7 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 soil conditions. Operating costs are estimated to total \$120,000 annually beginning in FY 13.

**Vint Hill Green Gymnasium (Future Years, \$1.2 million):** This project will design and construct renovations to the Vint Hill Village Green gymnasium facility, including HVAC improvements, Americans with Disabilities Act compliance and renovation to an existing fitness area. The project is not anticipated to incur significant additional operating costs.

**Central Sports Complex (FY 11-12, \$5 million):** This project will acquire land and complete design and construction of infrastructure for a sports complex at a location to be determined in the central area of the County. Amenities to be provided would include roads, parking, utilities, restrooms and concession facilities. Area youth leagues would construct the necessary sports fields. Operating costs are estimated to total \$15,000 annually beginning in FY 13.

**Southern Sports Complex (Future Years, \$20 million):** This project will acquire land and complete design and construction of infrastructure for a sports complex at a location to be determined in the southern area of the County. Amenities to be provided would include roads, parking, utilities, restrooms and concession facilities. Area youth leagues would construct the necessary sports fields. Operating costs would total approximately \$25,000 annually upon completion of the facility.

**Southern Community Center (Future Years, \$15 million):** This project will acquire land and complete design and construction of a 20,000 square foot community center at a location to be determined in the southern area of the County. Amenities to be provided include a swimming pool, gymnasium, classroom and meeting space, and outdoor recreational facilities. Operating costs are estimated to total \$230,000 annually upon completion of the facility.

## **Sheriff**

**Vehicle Replacement (All Years):** The Capital Improvement Program includes cash funding for the routine replacement of patrol vehicles.

# **FY 2010-2015 CAPITAL IMPROVEMENT PROGRAM**

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## **Utilities Projects**

The CIP includes financing for four utility projects that will extend water and sewer service to various sections of the County. These projects would be constructed and managed by the County's Water and Sewer Authority.

**Vint Hill Wastewater Expansion (FY 10, \$6.55 million):** This project provides for the expansion of the treatment capacity at the Vint Hill treatment plant to 950,000 gallons per day in order to meet capacity needs in the New Baltimore service district.

**Opal Water System (FY 12-13, \$8 million):** This project provides public water service 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.

**Catlett/Calverton Sewer (Future Years, \$16 million):** This project is intended to provide an alternative to address the failing drain fields that confront many existing residents of the area as well as providing a means to accommodate development envisioned in the service district plans.

**Midland Extension (Future Years, \$5 million):** The project will 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.

## **School System Projects**

**Elementary School 12 (South):** This project provides for an additional elementary school in the southern part of the County for the Bealeton/Remington area. Operating costs are estimated to total \$3,720,000 annually upon completion of the facility.

**Fauquier High School Renovation:** This project provides for a complete renovation of Fauquier High School, which was originally built in 1962 with several subsequent additions. Project activities would include replacement of electrical, HVAC and fire protection systems, correction of deficiencies in access for the disabled, improvements to internal, exterior and vehicular traffic circulation, additional parking capacity, classroom renovations and upgrades and renovations to staff and office work spaces.

# FY 2010-2015 CAPITAL IMPROVEMENT PROGRAM

Department/Project	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 10-15 CIP Total	Future Years	CIP Total
<u>Fire &amp; Emergency Services</u>									
Phase 2 Fire & Rescue Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
<u>General Services</u>									
Government Space Plan	\$0	\$0	\$0	\$20,000,000	\$20,000,000	\$0	\$40,000,000	\$115,000,000	\$155,000,000
<u>Library</u>									
New Baltimore Library	\$0	\$0	\$3,000,000	\$5,200,000	\$0	\$0	\$8,200,000	\$0	\$8,200,000
Central Library	0	0	0	0	0	0	0	15,000,000	15,000,000
Historical Resources Library	0	0	0	0	0	0	0	2,800,000	2,800,000
<u>Parks &amp; Recreation</u>									
Marshall Community Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Northern Swimming Pool	0	0	6,700,000	0	0	0	6,700,000	0	6,700,000
Vint Hill Green Gym	0	0	0	0	0	0	0	1,200,000	1,200,000
Central Sports Complex	0	3,000,000	2,000,000	0	0	0	5,000,000	0	5,000,000
Southern Sports Complex	0	0	0	0	0	0	0	20,000,000	20,000,000
Southern Community Center	0	0	0	0	0	0	0	15,000,000	15,000,000
<u>Sheriff</u>									
Vehicle Replacement	\$410,000	\$420,000	\$430,000	\$440,000	\$450,000	\$460,000	\$2,610,000	\$475,000	\$3,085,000
<u>Utilities Projects</u>									
Vint Hill Wastewater Expansion	\$6,550,000	\$0	\$0	\$0	\$0	\$0	\$6,550,000	\$0	\$6,550,000
Opal Water System	0	0	4,000,000	4,000,000	0	0	8,000,000	0	8,000,000
Catlett/Calverton Sewer	0	0	0	0	0	0	0	16,000,000	16,000,000
Midland Extension	0	0	0	0	0	0	0	6,000,000	6,000,000
<b>COUNTY CIP TOTAL:</b>	<b>\$6,960,000</b>	<b>\$3,420,000</b>	<b>\$16,130,000</b>	<b>\$29,640,000</b>	<b>\$20,450,000</b>	<b>\$460,000</b>	<b>\$77,060,000</b>	<b>\$198,475,000</b>	<b>\$275,535,000</b>
<u>School System</u>									
ES-12	\$0	\$0	\$0	\$0	\$0	\$750,000	\$750,000	\$24,520,000	\$25,270,000
Fauquier HS Renovation	0	1,000,000	15,000,000	17,000,000	17,970,000	0	50,970,000	0	50,970,000
<b>SCHOOL SYSTEM TOTAL:</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$15,000,000</b>	<b>\$17,000,000</b>	<b>\$17,970,000</b>	<b>\$750,000</b>	<b>\$51,720,000</b>	<b>\$24,520,000</b>	<b>\$76,240,000</b>
<b>CIP GRAND TOTAL:</b>	<b>\$6,960,000</b>	<b>\$4,420,000</b>	<b>\$31,130,000</b>	<b>\$46,640,000</b>	<b>\$38,420,000</b>	<b>\$1,210,000</b>	<b>\$128,780,000</b>	<b>\$222,995,000</b>	<b>\$351,775,000</b>
<b>CASH CONTRIBUTION:</b>	<b>\$410,000</b>	<b>\$1,420,000</b>	<b>\$3,500,000</b>	<b>\$5,060,000</b>	<b>\$4,350,000</b>	<b>\$1,210,000</b>	<b>\$15,950,000</b>		