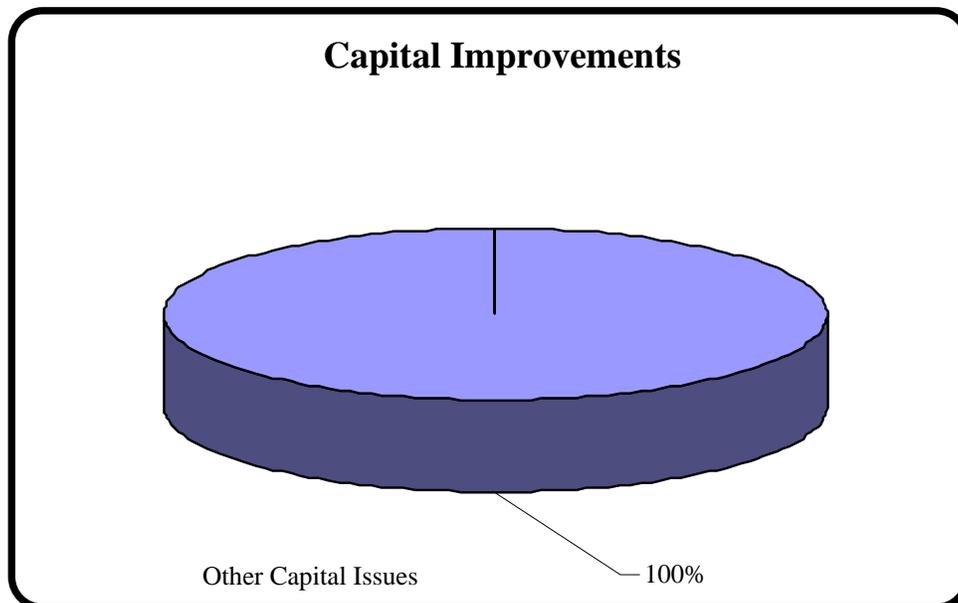
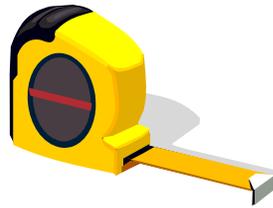


CAPITAL IMPROVEMENTS FUND

General Fund County	
Construction/Renovations	\$ 0
School Construction/Renovations	\$ 0
Other Capital Issues	<u>\$410,000</u>
	\$410,000



CAPITAL IMPROVEMENTS FUND

INTRODUCTION

The Fauquier County Capital Improvements Fund is designed to address and fund the construction or repair of public facilities, replacement of key systems (including vehicles) and major technology issues. *Do to the estimated minimal growth in revenue for FY 2009 only one project, Sheriff's Office Vehicle Replacement Plan, was approved for funding.* This is a significant adjustment after the Board of Supervisors' funding of 18 projects totaling over \$63.6 million in the previous two years.

The Capital Improvements Fund, including the Capital Improvements Program (CIP) of Fauquier County, is adopted by the Board of Supervisors as part of the budget process. The CIP is the largest element of the Capital Improvements Fund and includes projects and estimated costs for a ten-year period. The first year of the adopted CIP becomes the budgeted element for the next fiscal year while the out year projects and costs are for planning and program development purposes only. The remaining part of the Capital Fund includes other significant capital issues such as the replacement of motor vehicles. Beginning in FY 2005, many projects previously included in the Capital Improvements Fund such as personal computer replacement, small equipment replacement and the comprehensive maintenance programs were moved to various operating budgets. Starting in FY 2007 the School Division included a number of cash funded projects in its operating budget which had previously been included in the Capital Fund. While identified in the School fund section of this document they are also listed here for information. They are; Roof Replacement at Liberty High School (\$1.4 million), Air Handling Unit (6) Replacement at Marshall Middle School (\$180,000). Policy and procedures for the Capital Improvements Program are included in the Policy and Procedures section of this budget document.

Approved Capital Improvements Fund project is as follows:

CAPITAL FUND PROJECTS FOR FY 2009

Department	Project Title	Source of Funding	FY 2009 Adopted
<u>Maintenance and Major Systems Replacement</u>			
County	Sheriff's Office Vehicle Replacement Routine replacement of older patrol vehicles	General Revenue	\$410,000
Total Capital Expenditures			\$410,000

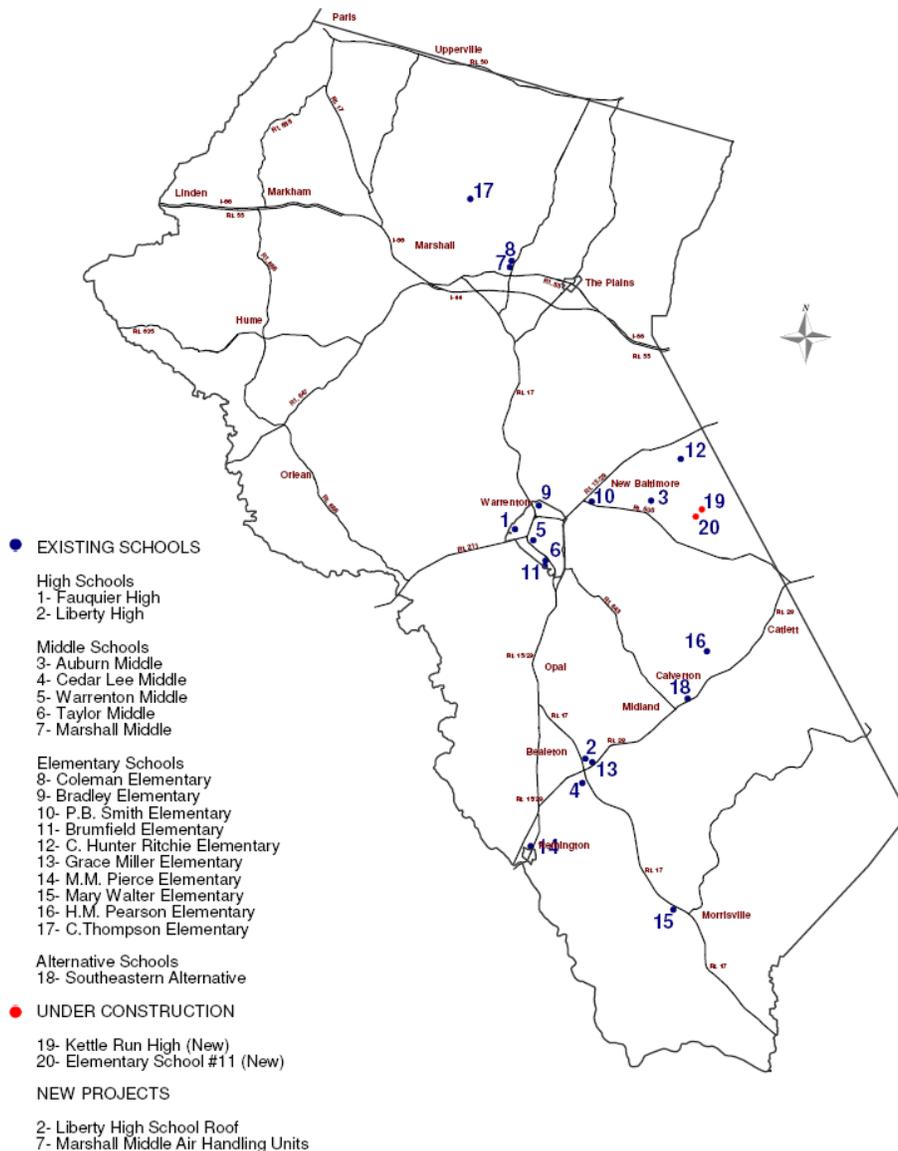
CONSTRUCTION RESERVES

As part of the budget process a number of CIP requested projects are historically funded in part or completely from existing Construction Reserves. The two Construction Reserves, School Division and General County Government, were established by the Board of Supervisors in FY 2002. Appropriations are from half of the unexpended, undedicated prior year fund balance. No specific project(s) have been identified to be funded from the Construction Reserves for FY 2009. However subsequent to the adopted of the FY 2009 budget it is anticipated that available funds from these Reserves may be required to support costs related to new school construction and possible County utility related issues.. Residual funds as current capital projects are completed will also be moved to the appropriate (school, county) construction reserve account.

CAPITAL IMPROVEMENTS FUND

GENERAL

Capital improvements are considered to mean non-recurring projects of a fixed nature or long life, which provides new or additional public facilities or services. Project categories must have a minimum expected life span of twenty years for new construction, ten years for major systems replacement and five years for technology systems. Once funds are appropriated to the Capital Fund, the funds remain appropriated until the project is completed or the allotment is changed. Any change of funding between projects requires the recommendation of the Facilities and Finance Committees and approval of the Board of Supervisors. Residual funding from completed projects will be moved to the Construction Reserve accounts for use on other construction priorities.



CAPITAL IMPROVEMENTS FUND

OPERATIONAL COSTS

Fiscal responsibility warrants an analysis of the financial impact of capital projects on operations. For this reason, Fauquier County analyzes all operating costs associated with capital expenditures in the Capital Improvements Fund. For example, for the construction of a new elementary school these would include a comparison of the current costs to operate elementary schools of similar size and capacity along with identification of any additional new costs such as those of Central Office maintenance and administrative support.

There are no projected new operating costs in FY 2009 for projects approved for FY 2009 with the exception of increased fuel cost for the Sheriff's replacement vehicles. This cost is mitigated somewhat with a reduction in repair costs for the new vehicles.

FY 2009

There are no projected new operating costs in FY 2009 for projects approved for FY 2009 with the exception of increased fuel cost for the Sheriff's replacement vehicles. This cost is mitigated somewhat with a reduction in repair costs for the new vehicles.

Adopted FY 2009 - FY 2018 Capital Improvement Program (CIP)

The following is a breakdown of the approved CIP projects for the next ten years including their impact on the operating budget.

Summarization of Capital Improvement Projects FY 2009 – FY 2018

FY 2009

As previously stated due to limited funding, no projects were recommended for FY 2009.

FY 2010

1. School Renovations **\$8,800,000**
Due to the limitation in available capacity from the Board of Supervisors' 10 % debt service goal, \$18,000,000 is recommended to be funded over a three year period for essential renovations to Fauquier High School, Warrenton and Taylor Middle Schools, FY 2010 (\$8,800,000), FY 2011 (\$9,200,000). Annual operating budget impact; increased debt costs, reduced utility costs with replacement of outdated systems.

CAPITAL IMPROVEMENTS FUND

- | | | |
|----|--|--------------------|
| 2. | <u><i>New Baltimore Library</i></u> | \$8,365,000 |
| | Construction of an \$8.4 million branch library. Annual impact in FY 2011 to the Operating budget; \$511,000 for additional staff, utility and maintenance costs, materials and supplies. | |
| 3. | <u><i>Northern Park Swimming Pool</i></u> | \$4,000,000 |
| | As part of the Mellon estate agreement this pool will be built near the Northern Sports Complex. Annual operating costs for staffing, materials, utilities, insurance and maintenance is estimated to be \$245,000. It should be noted that cash funding options to address a portion of the construction costs are being developed. | |

FY 2011

- | | | |
|----|---|--------------------|
| 1. | <u><i>Second Entrance to Kettle Run High School</i></u> | \$4,126,100 |
| | Funding in addition to the \$3.1 million budgeted in FY 2008 to support the revised cost to construct a second entrance to the new high school. With the exception of debt service, no operating cost impact. | |
| 2. | <u><i>School Renovations</i></u> | \$9,200,000 |
| | Second year of the \$18 million renovations to FHS, Warrenton and Taylor Middle Schools. For operating cost see FY 2010. | |
| 3. | <u><i>Sports Complex Infrastructure</i></u> | \$2,000,000 |
| | Project would include roads, fencing and other infrastructure support to the Central Sports Complex as agreed on by the Board of Supervisors. Annual operating costs are \$95,000 for utilities and maintenance. | |
| 4. | <u><i>Public Safety Offices</i></u> | \$1,000,000 |
| | Initial planning and design funding for this \$21.8 million facility to house the Sheriff's Office, Emergency Services, Joint Dispatch and the emergency operations center. Annual operating costs are estimated to be \$200,000 for utilities and maintenance. | |
| 5. | <u><i>Bealeton Fire and Rescue Sub Station</i></u> | \$250,000 |
| | Funding for planning and design of a sub station in Bealeton. Total costs for the project is \$2.9 million supported by the Fire and Rescue Levy. Operating costs, still to be determined, will also be supported by the Fire and Rescue Levy. | |

FY 2012

- | | | |
|----|--|---------------------|
| 1. | <u><i>Public Safety Offices</i></u> | \$10,412,500 |
| | First of two year years to construct this facility. See FY 2011 for details. | |
| 2. | <u><i>Bealeton Fire and Rescue Sub Station</i></u> | \$ 2,610,000 |
| | Construction phase of this project. See FY 2011 for details. | |

CAPITAL IMPROVEMENTS FUND

FY 2013

- | | | |
|----|---|---------------------|
| 1. | <u>Elementary School # 12</u> | \$14,510,320 |
| | A 600 student capacity school to be constructed in the southern part of the County. Two year project totaling \$29.0 million. Operating costs in FY 2015, \$4.5 million for staffing, material, supplies, insurance and other related expenses. | |
| 2. | <u>High School Additions</u> | \$500,000 |
| | Planning and design funding to renovate all three current high schools to a program capacity of 1,500 students each. Total estimated cost of this project is \$14.0 million. Construction recommended for FY 2015. Operating costs for staffing, materials, maintenance and other related expenses estimated at \$1.0 million in FY 2016. | |
| 3. | <u>Public Safety Offices</u> | \$10,412,500 |
| | Second of two year funding this \$21.8 million facility. See FY 2011 for details. | |
| 4. | <u>Office for Pelham Street Staff</u> | \$3,200,000 |
| | Funding to build or renovate facilities to house the Pelham Street staff. Operating costs to be determined. | |

FY 2014

- | | | |
|----|---|---------------------|
| 1. | <u>Elementary School # 12</u> | \$14,510,320 |
| | Second of two year \$29.0 million, 600 student capacity, school. See FY 2013 for details. | |
| 2. | <u>Land Purchase, Elementary School #13</u> | \$2,052,854 |
| 3. | <u>Land Purchase, Elementary School #14</u> | \$2,220,367 |
| 4. | <u>Renovation of 78 Lee Street (Sheriff's Office)</u> | \$400,000 |
| | Funding for planning to renovate this facility. Total costs of project is estimated at \$6.9 million. The renovation of the Sheriff's Office is tied to a number of issues. These include construction of a Public Safety Building, and could affect the option for School and County administrative space. Operating costs to be determined. | |
| 5. | <u>Stafford Property Development/Transportation and General Services Complex</u> | \$300,000 |
| | Planning and design support for use of the Stafford Property including the construction of a Transportation and General Services facility. Construction scheduled for FY 2016 - FY 2018. Operating costs beginning in 2019 for maintenance utilities and additional staff is estimated at \$200,000. | |
| 6. | <u>Southern Community Center w/Pool</u> | \$410,762 |
| | Planning and design funding for a Southern Community Center with swimming pool. Construction scheduled for FY 2015 for \$16.0 million. Estimated annual operating costs beginning in FY 2016 for staffing, material, supplies and maintenance is \$294,000. | |

CAPITAL IMPROVEMENTS FUND

FY 2015

- | | | |
|----|--|---------------------|
| 1. | <u>Land Purchase, Middle School #6</u> | \$3,592,494 |
| | School construction of \$60.1 million recommended for FY 2017 and FY 2018. | |
| 2. | <u>High School Additions</u> | \$14,000,000 |
| | Funding to renovate all three current high schools to a program capacity of 1,500 students each. | |
| 3. | <u>Renovation of 78 Lee Street (Sheriff's Office)</u> | \$6,526,000 |
| | Funding for the renovation of this facility. | |
| 4. | <u>Southern Community Center w/Pool</u> | \$9,570,800 |
| | Purchase of land and the construction of a Southern Community Center with swimming pool. Annual operating costs beginning in FY 2016 is \$294,000. | |

FY 2016

- | | | |
|----|---|--------------------|
| 1. | <u>Land Purchase, High School #4</u> | \$7,500,000 |
| | School construction of \$100.0 + million is recommended to possibly begin in FY 2019 (current CIP only identifies specific projects and dates through FY 2018). | |
| 2. | <u>Stafford Property Development/Transportation and General Services Complex</u> | \$6,700,000 |
| | Construction of facilities including a Transportation and General Services Complex. First of three year funding totaling \$19.6 million. Operating costs beginning in FY 2019 estimated at \$200,000. | |
| 3. | <u>Warrenton Central Library</u> | \$525,837 |
| | Planning and design funding to renovate the current library or build a new facility in the Warrenton area. Project costs, beginning in FY 2017, \$14.6 million. Operating costs to be determined. | |

FY 2017

- | | | |
|----|--|---------------------|
| 1. | <u>Elementary School # 13</u> | \$20,060,832 |
| | A 600 student capacity school. First year of two year construction project totaling \$40.1 million. Operating costs in FY 2019, approximately \$6.0 million. | |
| 2. | <u>New Middle School</u> | \$30,275,563 |
| | First of two funding elements to build a new middle school with a total estimated cost of \$60.6 million. Operating costs of \$7.2 million would be required beginning in FY 2019. | |
| 3. | <u>Stafford Property Development/Transportation and General Services Complex</u> | \$6,287,000 |
| | Second of three year funding totaling \$19.6 million. Operating costs beginning in FY 2019 estimated at \$200,000. | |

CAPITAL IMPROVEMENTS FUND

- | | | |
|----|---|--------------------|
| 4. | <u>Warrenton Central Library</u> | \$6,983,309 |
| | First of two year construction funding to renovate the current library or build a new facility in the Warrenton area. No increase in operating costs anticipated. | |

FY 2018

- | | | |
|----|---|---------------------|
| 1. | <u>Elementary School # 13</u> | \$20,060,832 |
| | A 600 student capacity school. Second of two years funding this \$40.1 million project. FY 2019 Operating costs, approximately \$6.0 million in FY 2019. | |
| 2. | <u>High School #4</u> | \$5,000,000 |
| | Planning and design funding for an estimated \$100.0 + million High School #4. Operating costs to be determined. | |
| 3. | <u>New Middle School</u> | \$30,275,563 |
| | Second of two funding elements to build a new middle school with a total estimated cost of \$60.6 million. Operating costs of \$7.2 million would be required beginning in FY 2019. | |
| 4. | <u>Human Services Office</u> | \$300,000 |
| | Planning and design funding to construct a \$7.0 million facility to house the Community Services Board, Social Services and the Health Department. The construction is recommended for FY 2019. Operating costs are estimated at \$125,000 beginning in FY 2020. | |
| 5. | <u>Stafford Property Development/Transportation and General Services Complex</u> | \$6,287,000 |
| | Construction of facilities including a Transportation and General Services Complex. Third of three year funding totaling \$19.6 million. Operating costs beginning in FY 2019 estimated at \$200,000. | |
| 6. | <u>Judicial Center</u> | \$3,000,000 |
| | Planning and design funding for a estimated \$35.0 million Judicial Center to begin construction in FY 2020. | |
| 7. | <u>Warrenton Central Library</u> | \$7,041,569 |
| | Second of two year construction funding to renovate the current library or build a new facility in the Warrenton area. Project costs, \$14.6 million. | |

Total Bond Funding Recommended \$283.3 million

Total Operating Costs \$16.9 million

