

CAPITAL IMPROVEMENT FUND

The Capital Improvement Fund provides a mechanism to fund the County's Capital Improvement Program (CIP). The fund is supported by combination of local funding and debt issuance.

As part of the FY 2015 budget process, the Board of Supervisors implemented a two-year, or biennial, budget plan for fiscal years 2015 and 2016. As such, the FY 2016-2020 Capital Improvement Plan (CIP) incorporates only minimal changes to the adopted FY 2015 – 2020 CIP plan, including updates based on timing or revised cost estimates. In addition, the Board of Supervisors requested a five-year operational plan to be prepared as part of the FY 2016 budget process. The CIP beginning in FY 2016 has been reduced to a five-year planning period to align with the operational plan.

As adopted with the FY 2015 budget, the plan continues to focus on addressing the identified capital needs and priorities of the County, while ensuring compliance with the County's fiscal policies. In the years since the recession, the County limited its Capital Improvement Program so as to create a plan that ensured the County's ability to pay for new projects and set realistic expectations for timing and designation of future projects. Over the last two budget cycles, the Board of Supervisors' have vetted all capital projects to ensure proper placement and scope within the plan. The proposed plan maintains these goals while addressing only limited changes due to revised timelines, project scope, or current cost estimates.

The Board of Supervisors' adopted Capital Improvement Plan totals \$109.24 million from FY 2015 through 2020, with an additional \$57.6 million designated for future fiscal years. For the FY 2016-2020 CIP, the Office of Management and Budget received project submissions of \$161.04 million from County departments, \$14.3 million from the Volunteer Fire and Rescue Association, and \$37.02 million from the School Division totaling \$212.4 million.

In conformance with the adopted two-year budget plan, I have proposed a capital improvement program with limited changes from the adopted FY 2015 – 2020 Capital Improvement Plan. The most significant change to the plan is a result of the shift of Environmental Services function from a fully operational landfill to a transfer station with reduced landfill operations. The operational change to the landfill reduced the overall CIP by approximately \$8.7 million, within the five-year planning period, given reduction in need to expand landfill cells. In addition, each of the convenience site projects within Environmental Services has been moved out by one year given the need to identify land to move from existing sites. Library and Parks and Recreation projects have been revised based on projected costs of similar projects and department requested revisions to scope of projects, respectively for the Central Library and Central Sports Complex. Lastly, as part of adopted FY 2015 – 2020 plan, the Board of Supervisors included the local matching component for various capital projects at the Airport which are primarily funded with federal and state aviation grants. These projects are now individually listed in the proposed CIP to provide an overview of the ongoing capital projects at the Airport.

The proposed plan totals \$104.7 million over the five-year planning period. Of this amount, \$19.53 million would be allocated for public safety and fire and rescue projects, \$6.0 million for the development of joint-use facilities by the general government, school division, and other organizations, \$1 million for County/School office space solutions, \$17.1 million for library facilities, \$17.1 million for parks and recreational projects, \$10.4 million for environmental

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services projects, \$9.0 million for utility projects, \$2.15 million of Airport projects, and \$22.4 million for school division projects.

The proposed CIP contains a significant cash funding commitment totaling \$13.4 million, or about 12.8% of total appropriations, over the course of the five-year planning period. The cash component will be addressed through the annual budget appropriation and/or the annual set-aside of 50% of year-end available fund balance in the General Fund to the County's capital reserve.

The remaining \$91.2 million would be financed by debt issuances, through a variety of financing methods. Total projected debt would increase by \$54.5 million to \$182.8 million in FY 2020. Annual debt service expenditures are projected to increase by about \$4.8 million from FY 2015 through FY 2020, which would require funding as additional revenue growth or increases in tax revenues. The projected increase in annual debt service expenditures will place the proposed CIP below the Board's 10% policy limit for debt service in comparison with overall revenue over the course of the six-year planning period.

The Planning Commission is tentatively scheduled to complete its review of the proposed CIP in late February. The charts below summarize the requests received and the proposed projects for FY 2015 and FY 2016. In addition, charts are provided to summarize the projected debt service, debt issuances, and the proposed CIP plan.

FY 2016 Capital Improvement Program Plan

Project	FY 2016 Request	FY 2016 Proposed
Public Safety Communications System	\$3,600,000	\$3,600,000
Stafford Property/Joint Use Facility	1,500,000	1,500,000
Central Library	7,030,500	7,030,500
Ball Field/Greenways/Trails	200,000	200,000
Northern Swimming Pool	1,500,000	1,500,000
Central Sports Complex	3,650,000	3,650,000
Equipment & Facility Protection ¹	100,000	0
Environmental Services – Transfer Station	5,080,000	5,080,000
Opal Water System	2,750,000	2,750,000
Midland Service District Improvements	200,000	200,000
Airport Local Match Components	318,500	318,500
Taylor/Warrenton Middle Schools Reno/Improvements ¹	5,000,000	0
Auburn Middle School Expansion	0	200,000
Greenville Elementary School Expansion ¹	636,561	0
Total:	\$31,565,561	\$26,029,000

¹Project was not included in the proposed CIP or the project timing was shifted to alternate year(s) within the plan.

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Population Estimates

County

The Department of Community Development generates periodic population estimates for various development analyses. Department staff estimates that County population will grow at an average annual rate of 1.28% through 2020. Applying the projected rate to the five-year planning period provides an estimate of 74,118 residents by 2020, an increase of 8,915 residents over the 2010 census population.

School Division

In October 2014, School Division staff provided the School Board an updated ten-year student enrollment projection based on 2014-2015 actual enrollment. The projections list a current district-wide program capacity of 13,563 students. Current enrollment totals 11,055 students with total projected enrollment reduction of (6.6%) to 10,330 students by 2025. The following table provides a summary of the School Division's student enrollment projections through the 2024-2025 school year.

School Division Ten-Year Student Enrollment Projections						
Description	Current Capacity	2014-2015 Enrollment	2015-2016 Projection	2016-2017 Projection	2017-2018 Projection	2018-2019 Projection
Elementary Schools	6,176	4,797	4,737	4,747	4,663	4,645
Middle Schools	3,045	2,546	2,523	2,425	2,486	2,434
High Schools	4,342	3,712	3,751	3,757	3,617	3,562
District Total	13,563	11,055	11,011	10,929	10,766	10,641
Description	2019-2020 Projection	2020-2021 Projection	2021-2022 Projection	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection
Elementary Schools	4,607	4,589	4,572	4,549	4,596	4,588
Middle Schools	2,475	2,447	2,441	2,420	2,352	2,343
High Schools	3,467	3,411	3,449	3,413	3,434	3,399
District Total	10,549	10,447	10,462	10,382	10,382	10,330

Projected Debt Service

Specific detail on projected debt services for FY 2016 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 2016 – 2020 Proposed Capital Improvement Plan.

<u>Description</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>
<u>Projected Debt</u>						
Projected Outstanding Debt	\$135,156,627	\$126,800,439	\$155,005,697	\$165,049,711	\$164,516,397	\$176,377,197
Projected Additional Debt	-	32,992,000	20,686,100	11,205,867	23,966,000	11,718,000
Total Projected Debt	\$135,156,627	\$159,792,439	\$175,691,797	\$176,255,578	\$188,482,397	\$188,095,197
<u>Projected Debt Service</u>						
County	\$13,999,129	\$13,519,306	\$15,040,268	\$15,516,985	\$16,302,040	\$17,478,473
Volunteer Fire & Rescue	937,458	1,041,138	1,250,226	1,245,042	1,239,858	1,234,674
Total Projected Debt Svc	\$14,936,587	\$14,560,444	\$16,290,494	\$16,762,027	\$17,541,898	\$18,713,147
<u>Revenue Estimate</u>						
General Fund	\$166,229,077	\$169,651,574	\$173,892,863	\$178,240,185	\$183,587,390	\$188,177,075
Other Funds	5,803,689	5,881,539	5,940,354	5,999,758	6,089,754	6,150,652
Total Revenue Estimate	\$172,032,766	\$175,533,113	\$179,833,218	\$184,239,943	\$189,677,145	\$194,327,727
Rev. Chg. from Prev. Year		2.0%	2.4%	2.5%	3.0%	2.5%
Debt Svc % of Revenue		8.3%	9.1%	9.1%	9.2%	9.6%

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Project Descriptions

The following section provides a brief description of each project, listed by functional area. The complete proposed CIP may be found on Attachment 1 and the Board's adopted FY 2015-2020 CIP may be found on Attachment 2 for comparison purposes.

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 Orlean project, as approved beginning in FY 2014, 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 proposed CIP continues to rank the station as the nearer term project with The Plains and Upperville projects in the future years. The Fire and Rescue Training Facility is placed in future years given the recent renovation of existing space at the Armory, located in Warrenton, for a fire and rescue training facility.

Orlean Fire & Rescue Station (FY 2014, \$4.8 million): This project is included as it is an active project for which construction has not yet commenced in the current fiscal year. The project provides for the construction of a replacement fire and rescue station on the existing station site. Construction, debt service, and operating costs would be supported by the Fire and Rescue Levy. In compliance with the Board's debt policies, a 10% cash contribution was included in the Fiscal Year 2014 adopted budget using existing fund balance in the Volunteer Fire and Rescue Fund.

Bealeton Fire & Rescue Station (FY 2017, \$3.7 million): 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 services, and operating costs would be supported by the Fire and Rescue Levy through existing funds or by a future increase to the levy.

The Plains Fire & Rescue Station Project (FY 2019 & Future Years, \$4.3 million): 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 or by a future increase to the levy.

Upperville Fire & Rescue Station Projects (FY 2019 & Future Years, \$3.8 million): 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.

Fire/Rescue Training Facility Project (Future Years, \$2.25 million): 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 as space is available

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in 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.

Sheriff's Office

The following is an overview of a major equipment replacement project within the Sheriff's Office section of the CIP.

Public Safety Communications System (FY 2015-16 & FY 2018-19, \$11.2 million): This project provides for upgrading key computer-based elements of the County's public safety communications system. The current equipment requires upgrades to keep pace with advances in technology and to replace aging equipment, which has become functionally obsolete. The system upgrade would consist of a collaborative effort with Culpeper and Rappahannock Counties, the other partner counties in the current public safety communications system. Additional annual operating costs are estimated at approximately \$265,000 for service contract for annual system maintenance with a three-year contract period beginning in FY 2017.

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 (Prior Years & FY 2016-18, \$6.4 million): 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, but would be related primarily to utilities and maintenance costs.

Sheriff's Office Renovation (FY 2017-18, \$4.5 million): This project provides 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. The project will consist of a complete structural overhaul 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. Renovations to the existing structure will address compliance issues with the current Fire code and access requirements under the Americans with Disabilities Act. In addition, the current aging HVAC system is overdue for replacement. It is estimated that such a renovation will provide sufficient additional space for up to 35 employees.

School/County Office Space (FY 2020 & Future Years, \$11.0 million): This project provides for the construction of general office space for the County government and the school system. The Board of Supervisors' Facilities Planning and Implementation Committee (FPIC) is currently working towards a facilities master plan, as included in the FY 2014-2019 Adopted Capital

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Improvement Plan, to address County space needs and location of services. The location, configuration and scope of the project would be determined through the work of the FPIC including new construction, renovation and/or expansion of existing or acquired facilities. Additional operating costs would be dependent upon final design and location.

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. The Board of Supervisors has placed the renovation or the construction of a new Central Library at a higher priority over the construction of a new facility in the New Baltimore area given the need for increased resources for staffing, books, and materials for a new facility. In addition, the County is currently engaging in discussions with a developer for a potential new mixed-use facility in Warrenton that would allow for a new Central Library location. The project descriptions below maintain the project scopes as anticipated in the adopted CIP.

Central Library (FY 2015-17, \$16.1 million): This project provides for the renovation and expansion of the existing Central Library or the construction of a new 25,000 square foot 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.

Historic Resources Library (FY 2018, \$1.3 million): This item is a placeholder for the construction of a dedicated historic resources facility in the Warrenton Historic District. The ultimate location and planning for this facility would be conducted in coordination with the Central Library project. Operating costs would depend upon the final configuration and location of the proposed facility with annual estimates of \$201,000 beginning in FY 2019. These costs include additional full-time library staffing, additional materials costs, and maintenance and utility costs.

New Baltimore Library (Future Years, \$10.8 million): This project provides for the construction of a 15,000 square foot branch library in the New Baltimore Service District with a proposed proffered site. 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 at least \$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.

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 granted 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,

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Southern, and Northern. In addition, the Plan contemplates the need to complete both near-term projects of the Northern Pool and the Central Sports Complex.

Ball Field Renovations, Greenways/Trails, & Playground Projects (Prior Years, FY 2016-20 & Future Years, \$2.65 million): 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 the County's various greenways and trails projects, and to expand and/or upgrade current playground or build new playgrounds to meet demand. The funds could be used shifted based on needs annually as to the use 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, while the total additional costs would be dependent on the specific trail project. Annual operating costs for playground maintenance are estimated at \$2,750 per additional or expanded facility.

Northern Swimming Pool (FY 2016, \$1.5 million): This project provides for the acquisition of land and development of 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. Annual operating costs are estimated to total approximately \$165,000 beginning in FY 2017 for staffing, contractual services, annual maintenance, and utility costs.

Central Sports Complex (Prior Years & FY 2016, \$6.0 million): This project provides for the 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 and concession facilities. The original project anticipated fields would be installed by public/private partnership with County youth sports leagues. The County youth sports leagues anticipated the ability to fundraiser or receive in-kind support to build the fields, but those funds may not be fully raised when the fields would be installed at the facility. To ensure adequate funding for the fields, the scope of the projects has been expanded to include the costs to build the fields. Annual operating costs are estimated to total approximately \$19,000 beginning in FY 2017 for maintenance costs.

Vint Hill Community Center & Vint Hill Theater Renovation and ADA work (FY 2017-18, \$2.2 million): 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 \$24,000 beginning in FY 2019 for contractual services, annual maintenance, and utility costs.

Southern Sports Complex (Prior Years & FY 2019, \$5.9 million): 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. Fields would be installed by public/private partnership with County leagues. Annual operating costs are estimated to total approximately \$19,000 beginning in FY 2020 for annual maintenance costs.

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Rappahannock Landing – Phase I (FY 2018-19, \$1.2 million): 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 \$24,000 beginning in FY 2020 for annual maintenance costs.

Marshall Community Center (FY 2020, \$1.5 million): This project provides for the design and construction of an addition and renovations of the Marshall Community Center to address safety and functional issues. The project will consist of an addition of a 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 \$16,000 annually beginning in FY 2020 for contractual services, annual maintenance, and utility costs.

Southern Community Center (Future Years, \$6.0 million): 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 \$170,000, dependent upon the ultimate configuration of the proposed facility for staffing, contractual services, annual maintenance, and utility costs.

Southern Pool (Future Years, \$1.5 million): 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 \$165,000 upon completion of the project for staffing, contractual services, annual maintenance, and utility costs.

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.

Landfill/Transfer Station Development and Improvements (FY 2016, \$5.1 million): 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 develop a permanent transfer station at the existing Corral Farms location that once constructed, with only limited maintenance including replacement of the transfer station operational floor and equipment, approximately every 12-15 years. Environmental Services will continue to pursue the approval for future landfill cell

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permitting, which will allow for future transitional operational planning as dictated by market conditions.

Landfill Closure/Post-Closure (FY 2019 & Future Years, \$17.03 million): As required by Virginia's solid waste management regulations, this project provides for a partial closure of the existing cell at the County landfill beginning in FY 2019 and additional closure in the following years. Closure activities will consist of capping the approximately four-acre area located at the County landfill south of Warrenton. Post-closure activities include required ongoing monitoring and testing of closed cells which extend up to 30 years post-closure.

New Baltimore Convenience Site (FY 2018, \$1.1 million): 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.

Marshall Convenience Site (FY 2019, \$1.2 million): 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.

Markham Convenience Site (FY 2020, \$1.2 million): This project provides for land acquisition and construction of a replacement for the current Markham convenience site. The current site is in a suboptimal location due to traffic issues and its proximity to a railroad crossing. The new convenience site is not anticipated to require any additional operating costs beyond current levels of expenditure.

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 (FY 2015-17, \$6.5 million): This project provides 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 would enhance the commercial and business development potential of the district.

Hydrogeological Studies (FY 2017-2020 & Future Years, \$1.2 million): This funding provides for the ongoing hydrogeological studies needed for the County's long-term water management planning. Prior to the recession the County's budget included annual funding for this need. The Board of Supervisors reinstated this funding with fund balance in mid-FY 2015. Given the timing

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of funding in FY 2015, these funds will most likely carry into FY 2016. The need to provide additional funding in FY 2016 will be determined as part of the annual close-out process.

Marshall Water System Improvements (Future Years, \$2.0 million): 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.

Midland/Bealeton Sewer (Future Years, \$5.2 million): This project provides for the extension of 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.

Midland Service District Improvements (FY 2016-17, \$2.2 million): This project provides for 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 economic development initiatives within the Midland service district including commercial and industrial projects.

Catlett/Calverton Sewer Project (Prior Years, \$7.1 million): The project would develop sewer within the Catlett and Calverton areas to address failing drain fields. This project is included as it is an active project for which construction has not yet commenced with the possibility of a public-private partnership opportunity for construction and operations.

Warrenton-Fauquier Airport Projects

The Warrenton-Fauquier Airport projects are to provide the local match funding component for Federal and State grant funding to develop expansion and improvement projects at the airport. The local match funding requirements varies based on phase and type of development activity. 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.

Airport Development Study (FY 2015, \$25,000): This project provides for a study to develop a long-term water and sewer utility infrastructure plan for the Airport. All other Airport expansion and improvement projects will be dependent to the long-term plan resulting from this study. This study is currently in process with completion anticipated within the next 3-6 months.

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Local match funding projects:

Airport T-Hangar Drainage, Phase I (FY 2016, \$30,000): This project, primarily funded with FAA and DOAV funding, will replace the existing 50 year old drainage system to provide improved drainage for the area around the county owned hangars.

Airport Wash rack (FY 2016, \$36,000): 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.

Airport Hangar Apron (FY 2016, \$252,500): This project would design and construct a new hangar apron and the associated ramp for the new hangars. New hangars would be constructed by outside entities through a potential ground lease of the property by the Airport.

Airport SR 610 Road Improvements (FY 2017, \$40,000): This project would construct a new entrance to the airport in anticipation for the new terminal. The current entrance will require modifications to provide the minimum 500 foot sight distance for entering and departing the airport.

Airport Terminal Design (FY 2017, \$115,000): This project would design a terminal building and related infrastructure as the airport. The terminal building is anticipated to be a full service facility with concessions, meeting rooms, and other related amenities.

Airport Terminal Construction (FY 2018, \$1,021,475): This project would construct a terminal building and related infrastructure as the airport. The terminal building is anticipated to be a full service facility with concessions, meeting rooms, and other related amenities.

Airport Self-Service Fueling Station (FY 2018, \$65,000): This project would design and construct a fueling station that would allow airport patrons to fuel their own aircrafts after hours.

Airport T-Hangar Drainage, Phase II (FY 2019, \$380,000): This project would complete the replacement of the existing 50 year old drainage system to provide improved drainage for the area around the county owned hangars, including updated paving.

Airport Terminal Apron/Access Taxiway (FY 2019, \$59,500): This project would complete the construction of the terminal ramp and access to the parallel taxiway leading to the runway.

Airport Corporate Apron/Access Road (FY 2020, \$150,000): This project would construct access ways to connect the area of the corporate hangars and the older airport ramps to the new terminal area.

School Division

Auburn Middle School Expansion (FY 2016-17, \$2.4 million): This project provides for the expansion of Auburn Middle School by six classrooms as current enrollment is at 97% of capacity. The expansion addresses adequate space needs for the future. Additional operating costs would depend on the ultimate configuration and class programming, but are estimated at approximately \$532,000 year for primarily teacher staffing, as well as utilities and maintenance costs.

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Central Middle School Renovation (FY 2019-2020, \$20.0 million): This project will renovation one of the Warrenton middle schools to accommodate current programming and space needs and allow the County and School Division to address other space requirements by repurposing the alternate school site. 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 if proffered school sites did not meet location needs. Funding previously appropriated for this project was re-designated in mid-FY 2012 as part of the Fauquier High School renovation project.

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Department/Project ¹	Prior Funding	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2016-20		
							Total	Future Years	CIP Total
<u>Fire, Rescue & 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
Sub-total, Fire, Rescue & Emergency Services	\$4,800,000	\$0	\$3,700,000	\$0	\$600,000	\$0	\$4,300,000	\$9,750,000	\$18,850,000
<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	\$1,500,000	\$1,500,000	\$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
Sub-total, General Services	\$400,000	\$1,500,000	\$2,000,000	\$7,000,000	\$0	\$1,000,000	\$11,500,000	\$10,000,000	\$21,900,000
<u>Library</u>									
Central Library	\$200,000	\$7,030,500	\$8,836,100	\$0	\$0	\$0	\$15,866,600	\$0	\$16,066,600
Historic Resources Library	\$0	\$0	\$0	\$1,255,867	\$0	\$0	\$1,255,867	\$0	\$1,255,867
New Baltimore Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,837,480	\$10,837,480
Sub-total, Library	\$200,000	\$7,030,500	\$8,836,100	\$1,255,867	\$0	\$0	\$17,122,467	\$10,837,480	\$28,159,947
<u>Parks & 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	\$6,000,000	\$6,000,000
Southern Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000
Sub-total, Parks & Recreation	\$3,431,099	\$5,350,000	\$650,000	\$2,650,000	\$6,450,000	\$1,950,000	\$17,050,000	\$7,950,000	\$28,431,099
<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	\$0	\$0	\$0	\$0	\$0	\$1,218,000	\$1,218,000	\$0	\$1,218,000
Sub-total, Environmental Services	\$100,000	\$5,080,000	\$0	\$950,000	\$3,160,000	\$1,218,000	\$10,408,000	\$15,034,384	\$25,542,384
<u>Utilities/Infrastructure²</u>									
Opal Water System	\$500,000	\$2,750,000	\$3,250,000	\$0	\$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	\$200,000	\$2,000,000	\$0	\$0	\$0	\$2,200,000	\$0	\$2,200,000
Catlett /Calverton Sewer	\$7,141,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,141,840
Sub-total, Utilities/Infrastructure	\$7,841,840	\$2,950,000	\$5,450,000	\$200,000	\$200,000	\$200,000	\$9,000,000	\$7,400,000	\$24,241,840

CAPITAL IMPROVEMENT FUND

Department/Project ¹	Prior Funding	FY 2016-20					CIP Total		
		FY 2016	FY 2017	FY 2018	FY 2019	FY 2020			
Warrenton-Fauquier Airport Projects - Local Match Components³									
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
Sub-total, Warrenton-Fauquier Airport Projects	\$25,000	\$318,500	\$155,000	\$1,086,475	\$439,500	\$150,000	\$2,149,475	\$0	\$2,174,475
COUNTY CIP TOTAL:	\$17,297,939	\$25,829,000	\$20,791,100	\$13,466,342	\$17,655,500	\$4,518,000	\$82,259,942	\$60,971,864	\$160,529,745
School Division									
Auburn Middle Expansion	\$0	\$200,000	\$2,200,000	\$0	\$0	\$0	\$2,400,000	\$0	\$2,400,000
Central Middle Schools Renovations	\$0	\$0	\$0	\$0	\$10,000,000	\$10,000,000	\$20,000,000	\$0	\$20,000,000
ES-12 Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,793,000	\$1,793,000
Sub-total, School Division	\$0	\$200,000	\$2,200,000	\$0	\$10,000,000	\$10,000,000	\$22,400,000	\$1,793,000	\$24,193,000
CIP GRAND TOTAL:	\$17,297,939	\$26,029,000	\$22,991,100	\$13,466,342	\$27,655,500	\$14,518,000	\$104,659,942	\$62,764,864	\$184,722,745
CASH CONTRIBUTION⁴:		\$2,187,000	\$2,488,000	\$2,260,475	\$3,689,500	\$2,800,000	\$13,424,975		
BOND FINANCING:		\$23,842,000	\$20,503,100	\$11,205,867	\$23,966,000	\$11,718,000	\$91,234,967		

¹ The Proposed Capital Improvement Program does not include the proposed, 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.

² 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.

³ 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.

⁴ Projected cash contributions will constrain the use of year-end available fund balance in the General Fund for projects other than those proposed above.

Description	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Financing Scenarios						
Projected Outstanding Debt	\$135,156,627	\$126,800,439	\$155,005,697	\$165,049,711	\$164,516,397	\$176,377,197
Projected Additional Debt	0	32,992,000	20,686,100	11,205,867	23,966,000	11,718,000
Total Projected Debt	\$135,156,627	\$159,792,439	\$175,691,797	\$176,255,578	\$188,482,397	\$188,095,197
Projected Debt Service - County	\$13,999,129	\$13,519,306	\$15,040,268	\$15,516,985	\$16,302,040	\$17,478,473
Projected Debt Service - F&R	937,458	1,041,138	1,250,226	1,245,042	1,239,858	1,234,674
Total Projected Debt Service	\$14,936,587	\$14,560,444	\$16,290,494	\$16,762,027	\$17,541,898	\$18,713,147
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
Total Revenue Estimate	\$172,032,766	\$175,533,113	\$179,833,218	\$184,239,943	\$189,677,145	\$194,327,727
Revenue % Chg. from Prev. Year		2.0%	2.4%	2.5%	3.0%	2.5%
Debt Service % of Projected Revenue		8.3%	9.1%	9.1%	9.2%	9.6%
Potential Capital Improvement Program Impact on Tax Rate						
Additional Debt Service, per fiscal year ¹²		\$0	\$1,520,962	\$471,533	\$779,871	\$1,171,249
Additional Cash Contributions, per fiscal year ¹		1,458,009	1,759,009	1,531,484	2,960,509	2,071,009
Net Impact of Capital Improvement Plan		\$1,458,009	\$3,279,971	\$2,003,017	\$3,740,380	\$3,242,258
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield ³			\$0.034	\$0.021	\$0.038	\$0.033

¹ The FY 2016 proposed budget, based on the FY 2016 draft fiscal plan, 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 revenues growth, increase in the tax rate(s), and/or allocation of available year-end funds to ensure sufficient funding for projects.

² 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.

³ The noted equivalent increase in the tax rate or growth is based on the funding necessary for each fiscal year. Beginning in FY 2015, additional cash funding has been allocated from prior year fund balance rather than an increase in the tax rate or revenue growth.