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January 28, 2016

TO: Fauquier County Board of Supervisors
Fauquier County Planning Commission

FROM: Paul S. McCulla, County Administrator 

SUBJECT: Proposed FY 2017-2021 Capital Improvement Plan

I am pleased to submit my proposed FY 2017-2021 Capital Improvement Plan for the consideration of the Board of Supervisors and the Planning Commission.

Overview

As presented, the Capital Improvement Plan (CIP or plan) continues to focus on addressing the identified capital needs and priorities of the County, while ensuring compliance with the County's fiscal policies. While the County limited its Capital Improvement Program during the recession, the proposed CIP is prepared in a manner that sets the framework for the implementation of the County's capital project needs and priorities over the next five years. As well, the plan creates realistic expectations for timing and designation of these and future projects.

The Board of Supervisors' proposed Capital Improvement Plan totals \$85.2 million from FY 2017 through 2021, with an additional \$105.3 million designated for future fiscal years. For the FY 2017-2021 CIP, the Office of Management and Budget received project submissions of \$189.07 million from County departments including \$21.1 million from the Volunteer Fire and Rescue Association. The School Division's proposed CIP was not released prior to the County's proposed CIP.

The proposed plan totals \$85.2 million over the five-year planning period. Of this amount, \$15.9 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, \$10.25 million for library facilities, \$15.9 million for parks and recreational projects, \$9.4 million for environmental services projects, \$10.15 million for utility projects, \$1.6 million for Airport projects, and \$15.0 million for school division projects.

The proposed CIP contains a significant cash funding commitment totaling \$12.97 million, or about 15.2% of total appropriations, over the course of the five-year planning period. The cash component will be addressed through the annual budget appropriation, one-time or existing funding allocations, and/or the annual set-aside of 50% of year-end available fund balance in the General Fund to the County’s capital reserve. While the cash funding component is significant, and in excess of the 10% minimum requirement by the Board of Supervisors, this ensure the County does not issue debt for small funding allocations or preliminary engineering and design components of projects.

The remaining \$72.2 million would be financed by debt issuances, through a variety of financing methods including approved Virginia bonding authority pools or bank financing. Total projected debt would increase by \$99.8 million, which includes \$32.2 million of bonds approved in prior year that have or will be issued, to \$164.2 million in FY 2021. Annual debt service expenditures are projected to increase by about \$4.8 million from FY 2016 through FY 2021, 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, at a 9.8% in FY 2021.

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 2015, School Division staff provided the School Board an updated ten-year student enrollment projection based on 2015-2016 actual enrollment. The projections list a current district-wide program capacity of 13,712 students. Current enrollment totals 11,042 students with total projected enrollment reduction of (1.4%) to 10,885 students by 2026. The following table provides a summary of the School Division’s student enrollment projections through the 2025-2026 school year.

School Division Ten-Year Student Enrollment Projections						
Description	Current Capacity	2015-2016 Enrollment	2016-2017 Projection	2017-2018 Projection	2018-2019 Projection	2019-2020 Projection
Elementary Schools	6,176	4,737	4,714	4,605	4,590	4,548
Middle Schools	3,194	2,584	2,483	2,530	2,452	2,481
High Schools	4,342	3,721	3,729	3,663	3,641	3,559
District Total	13,712	11,042	10,926	10,798	10,683	10,588

	2020-2021 Projection	2021-2022 Projection	2022-2023 Projection	2023-2024 Projection	2024-2025 Projection	2025-2026 Projection
Elementary Schools	4,569	4,626	4,712	4,887	5,046	5,232
Middle Schools	2,425	2,410	2,367	2,303	2,295	2,292
High Schools	3,502	3,500	3,446	3,439	3,372	3,361
District Total	10,496	10,536	10,525	10,629	10,713	10,885

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 2016-2021 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 nearest term project with The Plains and Upperville projects in the future years. The Fire and Rescue Training Facility and a Public Safety Building are placed in future years given the recent renovation of existing space at the Armory, located in Warrenton, for a fire and rescue training facility and estimated costs for a new, comprehensive Public Safety Building.

Orlean Fire & Rescue Station

CIP Budget: \$4.8 million. Financing for project not yet issued, given project status.

Adopted CIP Year: FY 2014. Construction not yet commenced, in permitting phase.

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

CIP Budget: \$3.7 million. Combination of cash and financing.

Adopted CIP Year: FY 2018-19. FY 2018 will be the engineering and permitting phase, with construction subsequent to the completion of the permitting.

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 or alternate sources of funding. Annual operating costs are approximately \$115,000, not including any additional staffing, based on stations of similar size and purpose.

The Plains Fire & Rescue Station Project

CIP Budget: \$4.3 million. Combination of cash and financing.

Adopted CIP Year: FY 2020 (\$300,000) & Future Years (\$4 million). FY 2019 consists of the engineering and permitting phase, with construction subsequent to the completion of the permitting.

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, non-County company funds, or by a future increase to the levy.

Upperville Fire & Rescue Station Project

CIP Budget: \$3.8 million. Combination of cash and financing.

Adopted CIP Year: FY 2020 (\$300,000) & Future Years (\$3.5 million). FY 2019 consists of the engineering and permitting phase, with construction subsequent to the completion of the permitting.

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, non-County company funds, or by a future increase to the levy.

Fire/Rescue Training Facility Project

CIP Budget: \$2.25 million. Combination of cash and financing.

Adopted CIP Year: Future Years. All phases of engineering, permitting, and construction will occur in future years.

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 in space within the Armory in Warrenton and 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.

Public Safety Building Project

CIP Budget: \$25.0 million. Combination of cash and financing.

Adopted CIP Year: Future Years. All phases of engineering, permitting, and construction will occur in future years.

This project provides for the construction of centralized public safety facility for fire and rescue and the Sheriff's Office. This is a placeholder project for the long-term planning for a future comprehensive public safety structure, with or without the movement of the adult detention center. Currently the offices for both the Department of Fire and Rescue and Sheriff's Office are housed in multiple buildings. This would relocate all offices into one facility within the Town of Warrenton, with either a remodel/expansion of a current County-owned structure or the construction of a new facility. Additional annual operating costs will be dependent on the ultimate configuration of the facility and services housed in the facility.

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

CIP Budget: \$11.2 million. Combination of cash and financing.

Adopted CIP Year: FY 2015 & 2016 (\$500,000 and \$3.6 million) & FY 2018 & 2019 (\$324,000 and \$6.8 million). Each phase includes a cash funded component in the first year for engineering. The second year includes either bond or capital lease financing related to the installation of infrastructure in the second year of project.

This project upgrades the computer-based elements of the County's public safety communications system. The current equipment requires upgrades to replace aging equipment, which will become functionally obsolete and will no longer meet various regulatory requirements. This is a collaborative effort with Culpeper and Rappahannock Counties, the other partner counties in the system. The 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, these costs are within the existing budget of the Communications Division of the Sheriff's Office.

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

CIP Budget: \$6.4 million. Combination of cash and financing.

Adopted CIP Year: FY 2015 (\$400,000), FY 2017 (\$300,000) & FY 2018 (\$5.7 million). FY 2015 consists of the engineering phase including various hydrogeological studies, which will continue throughout FY 2016. Construction is estimates to begin in FY 2018. FY 2015 and 2017 funding components are cash with financing in FY 2018 of the balance of the project costs.

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, primarily increased for utilities and maintenance costs estimated at \$86,000 annually.

Sheriff's Office Renovation

CIP Budget: \$4.5 million. Combination of cash and financing.

Adopted CIP Year: FY 2019 (\$500,000) and FY 2020 (\$4 million). FY 2019 consists of the engineering and permitting phase, with construction subsequent to the completion of the permitting. FY 2019 would be cash funded with the balance of the project financed in FY 2020.

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. Additional operating costs would be dependent upon final design, primarily increases for utilities estimated at \$40,000 annually.

School/County Office Space

CIP Budget: \$11 million. Combination of cash and financing.

Adopted CIP Year: FY 2021 (\$1 million) and Future Years (\$10 million). FY 2021 consists of planning and engineering, with future years consisting of potential acquisition and renovations or construction. FY 2012 would be cash funded with the balance of the project funded through a financing arrangement with additional cash funded based on ultimate project scope.

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 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 which would be a significant impact on the budget. 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

CIP Budget: \$15.5 million. Combination of cash and financing.

Adopted CIP Year: FY 2015 (\$200,000), FY 2016 (\$5.05 million), FY 2017 (\$350,000) and FY 2018 (\$9.9 million): FY 2015 and FY 2017 consists of the preliminary engineering, with permitting and construction of the project in the subsequent years. The FY 2016 appropriation of

\$5.05 million was to be financed, but has not issued given current project status. Those funds will be combined with FY 2018 funds for one financing arrangement for the project.

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, with annual operating costs estimated at \$150,000 for additional non-personnel related operating costs and maintenance, and the potential for an additional \$30,000 annually for adjustment in current staffing structures based on service needs.

New Baltimore Library

CIP Budget: \$10.4 million. Combination of cash and financing.

Adopted CIP Year: Prior Years (\$426,400) and Future Years (\$9.94 million). Prior year funding expensed from Department's budget for preliminary design schematics of proposed site.

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 approximately \$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, 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

CIP Budget: \$2.35 million. Cash funding.

Adopted Budget Year: Prior Years and FY 2017-19 (\$200,000 annually) and FY 2020-Future Years (\$450,000 annually).

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 various greenways/trails projects, and to expand/upgrade playgrounds or build new playgrounds to meet demand. The funds shift annually based on needs 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 and playground maintenance is estimated at \$2,750 per additional or expanded facility.

Northern Swimming Pool

CIP Budget: \$6.0 million. Combination of cash and financing.

Adopted CIP Year: Prior Years (\$1.5 million), FY 2017 (\$500,000), and FY 2018 (\$4.0 million). The first phase of the project from current year through FY 2017 includes the site selection, engineering, permitting, and preliminary construction bids. The construction of the project would commence in FY 2018, with financing of the balance of project costs of approximately \$5.5 million.

This project provides for the acquisition of land and development of a swimming pool facility in the area around Marshall as contemplated in the Mellon Estate agreement. Preferred locations at the Northern Sports Complex facility were determined to be unsuitable due to residents' concerns. A site has been proffered near a near-term development project, which will be reviewed for feasibility with the Marshall Community Center site. Annual operating costs are estimated to total approximately \$216,000 beginning in FY 2019 for staffing, contractual services, annual maintenance, and utility costs. These costs will be partially offset with revenues generated by facility user fees by approximately \$100,000 per year.

Central Sports Complex

CIP Budget: \$6.73 million. Combination of cash, grant, and financing.

Adopted CIP Year: Prior Years (\$6.73 million). The first phase includes the engineering, permitting, and preliminary construction bids. The project is going through final review with Federal and State agencies. The project is expected to be under construction in FY 2017, with funding through bond issuance in early FY 2017 of approximately \$5.7 million. The County has received grant funding from Federal and State agencies totaling approximately \$731,000, with majority equally matched by the County with the cash and financed funding.

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 fundraise 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 \$86,000 beginning in FY 2017 for maintenance costs, for a half year.

Vint Hill Community Center & Vint Hill Theater Renovation and ADA work

CIP Budget: \$2.2 million. Combination cash and financing.

Adopted CIP Year: FY 2018 (\$200,000) and FY 2019 (\$2.0 million). FY 2018 consist of the preliminary engineering, with permitting and renovation in the subsequent year.

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 \$41,000 beginning in FY 2019 for contractual services, annual maintenance, and utility costs.

Southern Sports Complex

CIP Budget: \$5.9 million. Combination cash and financing.

Adopted CIP Year: Prior Years (\$0.9 million) & FY 2020 (\$5.0 million). Prior year's activity includes costs for site acquisition. FY 2020 includes the engineering, permitting, and construction.

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; with fields installed by public/private partnership with County leagues. Annual operating costs are estimated to total approximately \$33,000 beginning in FY 2021 for annual maintenance costs.

Rappahannock Landing – Phase I

CIP Budget: \$1.2 million. Combination cash and financing.

Adopted CIP Year: FY 2019 (\$200,000) and FY 2020 (\$1.0 million). FY 2019 consist of the preliminary engineering, with permitting and construction in the subsequent year.

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 \$23,000 beginning in FY 2021 for annual maintenance costs.

Marshall Community Center

CIP Budget: \$1.5 million. Projected financing.

Adopted CIP Year: FY 2021.

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 \$12,000 annually in future years for contractual services, annual maintenance, and utility costs.

Southern Community Center

CIP Budget: \$3 million. Combination cash and financing.

Adopted CIP Year: Future Years.

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 \$260,000, dependent upon the ultimate configuration of the proposed facility for staffing, contractual services, annual maintenance, and utility costs.

Southern Pool

CIP Budget: \$6.0 million. Combination cash and financing.

Adopted CIP Year: Future Years.

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 \$250,000 upon completion of the project for staffing, contractual services, annual maintenance, and utility costs. Anticipated operating costs will be partially offset with users' fees.

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

CIP Budget: \$5.5 million. Combination cash and financing.

Adopted CIP Year: Prior Year – FY 2021. Currently, a temporary transfer station is in place until a permanent site can be built, with engineering, permitted, bidding in FY 2016, with construction completed in FY 2017. The financing of the permanent station was completed in May 2015 with refunding of previous landfill debt based on extended useful life. The additional ongoing costs relate to on-going engineering for the preservation of the landfill. The additional funds will be cash funded.

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

Gas Management

CIP Budget: \$916,723. Potential cash or existing bond funding.

Adopted CIP Year: FY 2017. This will be a comprehensive engineering and implementation project.

As of FY 2016, Pepco has terminated its contract for gas management at the landfill. This project would include the engineering and construction of a new larger gas flare for the operating landfill and relocating the current undersized flare to the old landfill. The flare would also have the potential capacity for future use in leachate management.

Leachate Management

CIP Budget: \$1,035,103. Funding through existing bond funding availability or alternate one-time funding source.

Adopted CIP Year: FY 2018. This will be a comprehensive engineering and implementation project.

Leachate has been an ongoing issue at the Corral Farms site including significant ongoing operating costs due to higher rainfall levels in recent years. This project would restructure the existing leachate management system to reduce or eliminate offsite hauling/treatment. The project includes leachate pond repairs and improvements, and a leachate evaporation system. The annual operating budget of the Landfill is significantly impacted by leachate hauling and treatment, this project is intended to reduce the ongoing annual costs which would address ongoing overages for hauling and treatment.

Landfill 149 Environmental

CIP Budget: \$2.6 million. Projected cash funding.

Adopted CIP Year: FY 2019-21. This will be a comprehensive engineering and implementation project over three years.

This project would address environmental compliance concerns at the old 149 Landfill by diverting water and installing additional wells and probes, ponds, and trenches. This project would have no ongoing operating impacts.

Landfill Closure/Post-Closure

CIP Budget: \$17.2 million. Projected financing.

Adopted CIP Year: FY 2019 (\$2 million) and Future Years (\$15.2 million). FY 2019 includes partial closure of an existing cell, with full closure of cells in future years including cells 149 & 575. Cell closures is estimated to cost approximately \$10.6 million, with ongoing post-closure annual monitoring and maintenance of \$6.7 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

CIP Budget: \$1.05 million. Combination of cash and financing.

Adopted CIP Year: Prior Years (\$100,000) and FY 2019 (\$950,000): Prior Years included necessary work to the existing site for safety and screening issues and balance of funding for the future movement of the current site. FY 2019 includes site acquisition, engineering, permitting, and construction.

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

CIP Budget: \$1.16 million. Projected financing.

Adopted CIP Year: FY 2020.

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 Improvements

CIP Budget: \$300,000. Projected cash funding.

Adopted CIP Year: FY 2021.

This project provides for site improvements at the current Markham convenience site. This will address safety issues at the location. The project 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

CIP Budget: \$3.25 million. Combination of cash and financing.

Adopted CIP Year: Prior Years (\$500,000) and FY 2018 (\$2.75 million). Prior Years includes the preliminary engineering phase of the project. Construction is anticipated to begin in FY 2017 with phasing of the various water lines through FY 2018.

This project provides public water services to the Opal Service district in order to provide the utilities needed to support the service district plan. In FY 2016, the Board of Supervisors approved a revised scope for this project which would bring the water services to the intersection of Route 29 and Opal Road. Extension beyond this point would be determined by the growth in the area, to ensure future extension of water service are located with future development within the Service District. 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

CIP Budget: \$1.4 million. Cash funding.

Adopted CIP Year: Prior Years, FY 2017-2020 & Future Years (\$200,000 annually). The annual allocation of funding will provide for a phased approach to the study work.

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 for FY 2016.

Marshall Water System Improvements

CIP Budget: \$2.0 million. Potential for cash, financing, or proffer funding.

Adopted CIP Year: Future Years. This will include any necessary engineering, permitting, and improvements.

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/Airport Area Utility Improvements

CIP Budget: \$6.4 million. Combination of cash and financing.

Adopted CIP Year: FY 2018 (\$400,000) and FY 2019-20 (\$3 million, annually). FY 2018 allows for preliminary engineering with FY 2019-20 including permitting and construction, with a phased water and sewer implementation based on future Board of Supervisors approval.

This project provides for infrastructure development in the Midland area around the Warrenton-Fauquier Airport for development at the Airport and industrial area surrounding the airport. The Board of Supervisors approved the inclusion of this project in the CIP in January 2016 in coordination with the proposed development of a terminal at the airport and in consideration of potential economic development initiatives within this area including commercial and industrial projects. The project would include the construction of water and sewer services in the area that could be phased based on future determination of the Board as to the prioritization of need for water or sewer.

Midland/Bealeton Service Districts Improvements

CIP Budget: \$5.0 million. Combination of cash and financing

Adopted CIP Year: Future Years. This will include any necessary engineering, permitting, and construction.

This project provides for the extension of sewer or other related utilities to the service districts to enhance the potential for commercial and business development. Existing soil conditions in these service district areas require the provision of a public system to fully realize the development concepts of the service district plans.

Catlett/Calverton Sewer Project

CIP Budget: \$7.25 million. Combination of cash and financing

Adopted CIP Year: Prior Years. This project is currently under review by the Board of Supervisors for a public-private partnership agreement in terms of construction and operations. The project allows for the engineering and construction. Approximately \$250,000 has been allocated in cash funding for preliminary costs, with the balance of the project financed with bond funding.

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.

Local match funding projects:

Airport SR 610 Road Improvements

CIP Budget: \$215,000. Combination aviation grant funding and financing.

Adopted CIP Year: FY 2017-18. Engineering in first year with construction in subsequent year.

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 line of sight distance for entering and departing the airport, as well as the addition of appropriate turn lanes.

Airport Terminal Design

CIP Budget: \$94,550. Combination aviation grant funding and financing.

Adopted CIP Year: FY 2017.

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 Development/Construction

CIP Budget: \$889,199. Combination aviation grant funding and financing.

Adopted CIP Year: FY 2018.

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 Terminal Apron/Access Taxiway Phase I & II

CIP Budget: \$83,900. Combination aviation grant and cash funding, and financing.

Adopted CIP Year: FY 2017-19. Engineering in first year with construction in subsequent year.

This project would complete the construction of the terminal ramp and access to the parallel taxiway leading to the runway.

Airport Corporate Access Road Design/Construction

CIP Budget: \$172,000. Combination aviation grant and cash funding.

Adopted CIP Year: FY 2019-20. Engineering in first year with construction in subsequent year.

This project would construct access ways to connect the area of the corporate hangars and the older airport ramps to the new terminal area.

Airport Washrack

CIP Budget: \$36,000. Combination aviation grant and cash funding.

Adopted CIP Year: FY 2020.

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 Corporate Apron Phase I & II Design

CIP Budget: \$94,000. Combination aviation grant and cash funding.

Adopted CIP Year: FY 2020-21. Engineering in first year, with bid document preparation in the subsequent year.

This project would design the area for the corporate hangars and prepare for bid, with construction of the area and hangars dependent upon demand.

School Division

The School Division, annually, prepares a School Division Capital Improvement Program which is adopted and submitted by the School Board. The current adopted CIP allows for a year reprieve from any scheduled projects with additional year added as part of the proposed CIP, while the Schools conducts various needs studies for the future based on a declining student populations as indicated earlier in the population estimates.

Middle School Renovations/ Expansion

CIP Budget: \$25.0 million. Combination cash funding and financing.

Adopted CIP Year: FY 2019-2021 (\$5 million, annually) and Future Years (\$10.0 million).

This serves as a placeholder of renovations and expansion of the County's middle school, with \$5 million allocated each year for these projects in the planning years. The School Division in FY 2016 and 2017, with existing School Division funding, is conducting a middle school space and future needs study. This results of this study will determine the prioritization of middle school renovations and expansions.

Kettle Run High School Expansion

CIP Budget: \$3.8 million

Adopted CIP Year: Future Years.

This project provides for the expansion of the Kettle Run High School by eight classrooms. Current enrollment at this school is less than program capacity. However, with new development and the potential increase in enrollment, building expansion may be necessary. This project plans for that possibility. Operating costs would depend on the ultimate configuration of the final project.

Greenville Elementary School Expansion

CIP Budget: \$3.1 million

Adopted CIP Year: Future Years.

This project provides for the expansion of Greenville Elementary School by six classrooms. Current enrollment at this school is less than program capacity. However, with new development and the potential increase in enrollment, building expansion may be necessary. This project plans for that possibility. Operating costs would depend on the ultimate configuration of the final project.

Elementary School 12 Land Acquisition

CIP Budget: \$1.8 million

Adopted CIP Year: Future Years.

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.

Debt Policy Compliance

The County's institutional debt limits require debt service to not exceed 10.0% of total projected revenue of the General, Fire and Rescue, and Conservation Easement Service District levy funds. The proposed CIP maintains this restriction falling just under the 10.0% limit by FY 2021 at 9.8%, with projected revenue increases limited to natural growth. Any substantial deviation from these projections would necessitate a reduction to the CIP, or an increase in tax revenue as outlined in Attachment 1, to enable compliance with the Board's policy requirements.

ATTACHMENT: 1. Proposed FY 2017-2021 Capital Improvement Plan
 2. FY 2016-2020 Adopted Capital Improvement Plan

FY 2017-2021 Proposed Capital Improvement Plan

Department/Project	Prior Years Appropriations ¹		FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2017-21		
	Cash/Grant Funding	Pending Financing						Total	Future Years	CIP Total
<u>Fire, Rescue & Emergency Services</u>										
Orlean Fire & Rescue Station	\$480,000	\$4,320,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800,000
Bealeton Fire & Rescue Station	\$0	\$0	\$0	\$300,000	\$3,400,000	\$0	\$0	\$3,700,000	\$0	\$3,700,000
The Plains Fire & Rescue Station	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$300,000	\$4,000,000	\$4,300,000
Upperville Fire & Rescue Station	\$0	\$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	\$0	\$2,250,000	\$2,250,000
Public Safety Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000,000	\$25,000,000
Sub-total, Fire, Rescue & Emergency Services	\$480,000	\$4,320,000	\$0	\$300,000	\$3,400,000	\$600,000	\$0	\$4,300,000	\$34,750,000	\$43,850,000
<u>Sheriff's Office</u>										
Public Safety Communications System	\$500,000	\$3,600,000	\$0	\$324,000	\$6,806,000	\$0	\$0	\$7,130,000	\$0	\$11,230,000
<u>General Services</u>										
Stafford Property Development - Joint Use Facility	\$400,000	\$0	\$300,000	\$5,700,000	\$0	\$0	\$0	\$6,000,000	\$0	\$6,400,000
Sheriff's Office Renovation/Expansion	\$0	\$0	\$0	\$0	\$500,000	\$4,000,000	\$0	\$4,500,000	\$0	\$4,500,000
School/County Office Space	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$10,000,000	\$11,000,000
Sub-total, General Services	\$400,000	\$0	\$300,000	\$5,700,000	\$500,000	\$4,000,000	\$1,000,000	\$11,500,000	\$10,000,000	\$21,900,000
<u>Library</u>										
Central Library	\$200,000	\$5,050,000	\$350,000	\$9,900,000	\$0	\$0	\$0	\$10,250,000	\$0	\$15,500,000
New Baltimore Library ¹	\$426,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,937,000	\$10,363,400
Sub-total, Library	\$626,400	\$5,050,000	\$350,000	\$9,900,000	\$0	\$0	\$0	\$10,250,000	\$9,937,000	\$25,863,400
<u>Parks & Recreation</u>										
Ball Fields, Greenways/Trails & Playground Projects	\$400,000	\$0	\$200,000	\$200,000	\$200,000	\$450,000	\$450,000	\$1,500,000	\$450,000	\$2,350,000
Northern Swimming Pool	\$0	\$1,500,000	\$500,000	\$4,000,000	\$0	\$0	\$0	\$4,500,000	\$0	\$6,000,000
Central Sports Complex	\$1,049,904	\$5,681,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,731,404
Vint Hill Community Ctr & Theater Reno/ADA	\$0	\$0	\$0	\$200,000	\$2,000,000	\$0	\$0	\$2,200,000	\$0	\$2,200,000
Southern Sports Complex	\$881,099	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$5,000,000	\$0	\$5,881,099
Rappahannock Landing - Phase I	\$0	\$0	\$0	\$0	\$200,000	\$1,000,000	\$0	\$1,200,000	\$0	\$1,200,000
Marshall Community Center	\$0	\$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	\$0	\$3,000,000	\$3,000,000
Southern Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000	\$6,000,000
Sub-total, Parks & Recreation	\$2,331,003	\$7,181,500	\$700,000	\$4,400,000	\$2,400,000	\$6,450,000	\$1,950,000	\$15,900,000	\$9,450,000	\$34,862,503
<u>Environmental Services</u>										
Landfill/Transfer Station Development ¹	\$0	\$5,080,000	\$72,000	\$63,600	\$48,600	\$78,000	\$138,000	\$400,200	\$0	\$5,480,200
Gas Management	\$0	\$0	\$916,723	\$0	\$0	\$0	\$0	\$916,723	\$0	\$916,723
Leachate Management	\$0	\$0	\$0	\$1,035,103	\$0	\$0	\$0	\$1,035,103	\$0	\$1,035,103
Landfill 149 Environmental	\$0	\$0	\$0	\$0	\$1,098,000	\$54,000	\$1,470,000	\$2,622,000	\$0	\$2,622,000
Landfill Closure/Post-Closure	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$2,000,000	\$15,192,725	\$17,192,725
New Baltimore Convenience Site	\$100,000	\$0	\$0	\$0	\$950,000	\$0	\$0	\$950,000	\$0	\$1,050,000
Marshall Convenience Site	\$0	\$0	\$0	\$0	\$0	\$1,160,000	\$0	\$1,160,000	\$0	\$1,160,000
Markham Convenience Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000	\$0	\$300,000
Sub-total, Environmental Services	\$100,000	\$5,080,000	\$988,723	\$1,098,703	\$4,096,600	\$1,292,000	\$1,908,000	\$9,384,026	\$15,192,725	\$29,756,751

FY 2017-2021 Proposed Capital Improvement Plan

Department/Project	Prior Years Appropriations ¹		FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2017-21		CIP Total
	Cash/Grant Funding	Pending Financing						Total	Future Years	
<u>Utilities/Infrastructure²</u>										
Opal Water System	\$500,000	\$0	\$0	\$2,750,000	\$0	\$0	\$0	\$2,750,000	\$0	\$3,250,000
Hydrogeological Studies	\$200,000	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	\$200,000	\$1,400,000
Marshall Water System Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Midland/Airport Area Utility Improvements	\$0	\$0	\$0	\$400,000	\$3,000,000	\$3,000,000	\$0	\$6,400,000	\$0	\$6,400,000
Midland/Beaeton Service Districts Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
Catlett /Calverton Sewer	\$249,240	\$7,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,249,240
Sub-total, Utilities/Infrastructure	\$949,240	\$7,000,000	\$200,000	\$3,350,000	\$3,200,000	\$3,200,000	\$200,000	\$10,150,000	\$7,200,000	\$25,299,240
<u>Warrenton-Fauquier Airport Projects - Local Match Components³</u>										
Airport SR 610 Road Improvements	\$0	\$0	\$35,000	\$180,000	\$0	\$0	\$0	\$215,000	\$0	\$215,000
Airport Terminal Design	\$0	\$0	\$94,550	\$0	\$0	\$0	\$0	\$94,550	\$0	\$94,550
Airport Terminal Development/Construction	\$0	\$0	\$0	\$889,199	\$0	\$0	\$0	\$889,199	\$0	\$889,199
Airport Terminal Apron/Access Taxiway Phase I & II	\$0	\$0	\$8,000	\$40,900	\$35,000	\$0	\$0	\$83,900	\$0	\$83,900
Airport Corporate Access Road Design/Construction	\$0	\$0	\$0	\$0	\$28,000	\$144,000	\$0	\$172,000	\$0	\$172,000
Airport Washrack	\$0	\$0	\$0	\$0	\$0	\$36,000	\$0	\$36,000	\$0	\$36,000
Airport Corporate Apron Phase I & II Design	\$0	\$0	\$0	\$0	\$0	\$90,000	\$4,000	\$94,000	\$57,000	\$151,000
Sub-total, Warrenton-Fauquier Airport Projects	\$0	\$0	\$137,550	\$1,110,099	\$63,000	\$270,000	\$4,000	\$1,584,649	\$57,000	\$1,641,649
COUNTY CIP TOTAL:	\$5,386,643	\$32,231,500	\$2,676,273	\$26,182,802	\$20,465,600	\$15,812,000	\$5,062,000	\$70,198,675	\$86,586,725	\$194,403,543
<u>School Division</u>										
Middle Schools Renovations/Expansions	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$10,000,000	\$25,000,000
Kettle Run High School Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800,000	\$3,800,000
Greenville Elementary School Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000	\$3,100,000
ES-12 Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,793,000	\$1,793,000
Sub-total, School Division	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$18,693,000	\$33,693,000
CIP GRAND TOTAL:	\$5,386,643	\$32,231,500	\$2,676,273	\$26,182,802	\$25,465,600	\$20,812,000	\$10,062,000	\$85,198,675	\$105,279,725	\$228,096,543
CASH CONTRIBUTION⁴:	\$5,386,643	\$0	\$1,759,550	\$1,687,600	\$2,809,600	\$2,652,000	\$4,062,000	\$12,970,750		
BOND FINANCING:	\$0	\$32,231,500	\$916,723	\$24,495,202	\$22,656,000	\$18,160,000	\$6,000,000	\$72,227,925		

¹ Prior Year Funding includes cash and debt funding, including bonds or other financing instruments not yet issued by the County, but for which the a project holds a prior year appropriation of the Board of Supervisors. The cash funding for New Baltimore Library was expensed by the department in prior years for preliminary design. The bond funding for the Permanent Transfer Station was issued in May 2015 as part of a refunding of landfill debt.

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 These projects include only the local match funding for Airport capital grant projects allocated through debt, cash, or other funding means. The balance of funding is sourced through Federal and State aviation grants.

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

FY 2017-2021 Proposed Capital Improvement Plan

Description	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Financing Scenarios						
Projected Outstanding Debt	\$ 114,760,968	\$ 116,043,954	\$ 113,110,613	\$ 139,444,132	\$ 151,786,772	\$ 158,156,255
Projected Additional Debt	<u>15,320,000</u>	<u>6,598,223</u>	<u>31,045,202</u>	<u>22,656,000</u>	<u>18,160,000</u>	<u>6,000,000</u>
Total Projected Debt	\$ 130,080,968	\$ 122,642,177	\$ 144,155,815	\$ 162,100,132	\$ 169,946,772	\$ 164,156,255
Projected Debt Service - County	\$ 13,453,729	\$ 13,693,237	\$ 13,041,262	\$ 14,780,536	\$ 16,854,958	\$ 17,896,356
Projected Debt Service - F&R	<u>937,458</u>	<u>1,088,658</u>	<u>1,300,878</u>	<u>1,293,318</u>	<u>1,304,118</u>	<u>1,313,838</u>
Total Projected Debt Service	\$ 14,391,187	\$ 14,781,895	\$ 14,342,140	\$ 16,073,854	\$ 18,159,076	\$ 19,210,194
Revenue Estimate - General Fund	\$ 170,014,484	\$ 174,276,246	\$ 174,340,615	\$ 179,570,833	\$ 184,060,104	\$ 188,661,607
Revenue Estimate - Other Funds	<u>5,881,539</u>	<u>6,508,048</u>	<u>6,560,115</u>	<u>6,658,517</u>	<u>6,725,102</u>	<u>6,792,353</u>
Total Revenue Estimate	\$ 175,896,023	\$ 180,784,294	\$ 180,900,730	\$ 186,229,350	\$ 190,785,206	\$ 195,453,960
Revenue % Chg. from Prev. Year		2.8%	0.1%	2.9%	2.4%	2.4%
Debt Service % of Projected Revenue		8.2%	7.9%	8.6%	9.5%	9.8%
Potential Capital Improvement Program Impact on Tax Rate						
Additional Debt Service, per fiscal year ¹²	\$ -	\$ (651,975)	\$ 1,731,714	\$ 2,085,222	\$ 1,051,118	\$ 1,051,118
Additional Cash Contributions, per fiscal year ¹	<u>\$ -</u>	<u>(32,187)</u>	<u>2,080,609</u>	<u>1,923,009</u>	<u>3,333,009</u>	<u>3,333,009</u>
Net Impact of Capital Improvement Plan	\$ -	\$ (684,162)	\$ 3,812,323	\$ 4,008,231	\$ 4,384,127	\$ 4,384,127
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield ³			(\$0.007)	\$0.038	\$0.040	\$0.044

¹ The FY 2017 proposed budget includes \$1,719,787 of funding for the Capital Improvement Fund's cash component. The balance of funding will require allocation from available year-end funds or other one-time funding sources. Beginning in FY 2017, additional debt service and cash funding component will require revenue growth, increase in the tax rate(s), and/or allocation of available year-end funds to ensure sufficient funding for projects. From year to year, debt service funding levels can vary with retirement of debt and issuance of new debt. When debt service declines from year to year, previously allocated resources will be held in the budget for future debt service needs or pay-as-you-go capital costs.

² As the fire and rescue levy fund has sufficient coverage for anticipated debt service through the Orlean renovation project, the calculation for the potential impact to the tax rate does not anticipate any impact from fire and rescue projects.

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

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	\$0	\$3,000,000	\$3,000,000	\$0	\$0	\$6,000,000	\$0	\$6,400,000
Sheriff's Office Renovation/Expansion	\$0	\$0	\$500,000	\$4,000,000	\$0	\$0	\$4,500,000	\$0	\$4,500,000
School/County Office Space	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$10,000,000	\$11,000,000
Sub-total, General Services	\$400,000	\$0	\$3,500,000	\$7,000,000	\$0	\$1,000,000	\$11,500,000	\$10,000,000	\$21,900,000
<u>Library</u>									
Central Library	\$200,000	\$5,050,000	\$5,050,000	\$0	\$0	\$0	\$10,100,000	\$0	\$10,300,000
Historic Resources Library	\$0	\$0	\$0	\$1,250,000	\$0	\$0	\$1,250,000	\$0	\$1,250,000
New Baltimore Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,100,000	\$9,100,000
Sub-total, Library	\$200,000	\$5,050,000	\$5,050,000	\$1,250,000	\$0	\$0	\$11,350,000	\$9,100,000	\$20,650,000
<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	\$3,000,000	\$3,000,000
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	\$4,950,000	\$25,431,099
<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 Improvements	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000	\$0	\$300,000
Sub-total, Environmental Services	\$100,000	\$5,080,000	\$0	\$950,000	\$3,160,000	\$300,000	\$9,490,000	\$15,034,384	\$24,624,384
<u>Utilities/Infrastructure²</u>									
Opal Water System	\$500,000	\$0	\$2,750,000	\$3,250,000	\$0	\$0	\$6,000,000	\$0	\$6,500,000
Hydrogeological Studies	\$200,000	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$800,000	\$200,000	\$1,200,000
Marshall Water System Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Midland/Bealeton Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,200,000	\$5,200,000
Midland Service District Improvements	\$0	\$0	\$0	\$200,000	\$2,000,000	\$0	\$2,200,000	\$0	\$2,200,000
Catlett /Calverton Sewer	\$7,141,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,141,840
Sub-total, Utilities/Infrastructure	\$7,841,840	\$0	\$2,950,000	\$3,650,000	\$2,200,000	\$200,000	\$9,000,000	\$7,400,000	\$24,241,840

FY 2016-2020 Adopted Capital Improvement Program

Department/Project ¹	Prior Funding	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2016-20		CIP Total
							Total	Future Years	
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	\$19,398,500	\$16,005,000	\$16,910,475	\$19,655,500	\$3,600,000	\$75,569,475	\$56,234,384	\$149,101,798
School Division									
Middle Schools Renovations/Expansions	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$20,000,000	\$2,400,000	\$22,400,000
Kettle Run High School Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800,000	\$3,800,000
Greenville Elementary School Expansion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000	\$3,100,000
ES-12 Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,793,000	\$1,793,000
Sub-total, School Division	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$20,000,000	\$8,693,000	\$31,093,000
CIP GRAND TOTAL:	\$17,297,939	\$19,398,500	\$21,005,000	\$21,910,475	\$24,655,500	\$8,600,000	\$95,569,475	\$64,927,384	\$180,194,798
CASH CONTRIBUTION⁴:		\$1,237,000	\$2,505,000	\$2,960,475	\$3,189,500	\$2,600,000	\$12,491,975		
BOND FINANCING:		\$18,161,500	\$18,500,000	\$18,950,000	\$21,466,000	\$6,000,000	\$83,077,500		

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

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 included in the CIP.

FY 2016-2020 Adopted Capital Improvement Program

Description	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Financing Scenarios						
Projected Outstanding Debt	\$126,985,627	\$119,994,491	\$141,267,783	\$149,687,388	\$158,223,244	\$168,375,770
Projected Additional Debt	1,365,052	26,231,500	18,500,000	18,950,000	21,466,000	6,000,000
Total Projected Debt	\$128,350,679	\$146,225,991	\$159,767,783	\$168,637,388	\$179,689,244	\$174,375,770
Projected Debt Service - County	\$13,999,129	\$13,306,728	\$14,286,683	\$14,897,111	\$16,073,185	\$17,403,272
Projected Debt Service - F&R	937,458	1,041,138	1,250,226	1,245,042	1,239,858	1,234,674
Total Projected Debt Service	\$14,936,587	\$14,347,866	\$15,536,909	\$16,142,153	\$17,313,043	\$18,637,946
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		8.2%	8.6%	8.8%	9.1%	9.6%
Potential Capital Improvement Program Impact on Tax Rate						
Additional Debt Service, per fiscal year ¹²		\$0	\$979,954	\$605,244	\$1,170,890	\$1,324,903
Additional Cash Contributions, per fiscal year ¹		508,009	1,776,009	2,231,484	2,460,509	1,871,009
Net Impact of Capital Improvement Plan		\$508,009	\$2,755,963	\$2,836,728	\$3,631,399	\$3,195,912
Equivalent increase in either the tax rate or growth necessary to fund listed projects, based on current per penny yield ³			\$0.028	\$0.029	\$0.037	\$0.033

¹ The FY 2016 adopted budget includes \$728,991 of funding for the Capital Improvement Fund's cash component. The balance of funding will require allocation from available year-end funds. Beginning in FY 2017, additional debt service and cash funding component will require revenue growth, increase in the tax rate(s), and/or allocation of available year-end funds to ensure sufficient funding for projects.

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.