Proposed
FY16-25
Capital Improvement Program

MARCH 17, 2015

Debt Capacity

- The Board's financial policies include measures for debt capacity.
  - Outstanding debt will not be more than 3% of the assessed value of real estate.
  - Debt service will not exceed 10% of the budget.
  - Debt service will not increase by more than the 5 year rolling average increase in the budget.
- For the 5 year rolling average limitation, the last of the high revenue growth years has dropped off and growth remains at a lower rate. This is the constraining factor now.
- The result is that debt capacity is lowered to $327M, a reduction from the Adopted CIP ($349M). This will make debt service more affordable in future years while still allowing for a robust, although slightly smaller, capital program.

CIP

- This presentation will highlight what is new in the CIP
- Staff will be working with the Board's Finance, Audit and Budget Committee on possible bond referendum/a (parks, roads, public safety/courts) that may occur over the next two to four years.

Public Safety

Fire and Rescue

- Cardiac Equipment Replacement
  - At time of replacement equipment will be 10 years old
  - Replacement of all equipment is necessary in order to maintain consistency and provide optimal care
  - Replacement cost is $2.3M (Master Lease)

- Aquia Station Renovation
  - Phase 1 - Renovation to existing 5,000 sq. ft.
  - Phase 2 Construction of a two story 50x50 addition
  - Total estimated cost is $1.6M (Proffer/Master Lease)

Information Technology

Electronic Plan Review

- Staff from Information Technology, Fire and Rescue, Planning and Zoning, Public Works and Utilities implemented HANSEN 8 permit tracking software June 23, 2014
- Software facilitated streamlined development application processing, improved reporting capabilities and inter-operability with remote devices to report inspection results
- February 2015 implemented e-notifications for changes to application status
- Software includes a Dynamic Portal module giving capabilities for electronic plan review and on-line application submissions
- Plan review hardware and software is needed to take advantage of the Dynamic Portal capabilities

Electronic Plan Review

- Electronic plan review will eliminate the time loss for transfer of paper copies and elimination reproduction costs
- Allows mark-ups of plans tied to written comments in current plans review software (HANSEN 8)
- Allows for collaborative reviews and redesigns of plans
- Will help to facilitate on-line submittals of development applications by eliminating problems with file sizes
- Software as a Service (SAAS) – All hardware, software, and maintenance costs related to each are included in a fixed subscription cost for services provided by the vendor
- First year project cost $275,000 (Cash Capital)
- Annual cost of $175,000 for subsequent years of 5-year contract

Electronic Plan Review

Electronic Review Benefits

- Save Stafford citizens and developers drive time, gasoline, paper and printing costs by allowing them to submit plans electronically for review
- Improve cross-departmental communication and cooperation
- Improve County technology standards and interoperability
- Provide data, network and personal security
- Improve Stafford's competitiveness for commercial investment
- Provide critical infrastructure information for emergency response and disaster preparedness and recovery

Information Technology

- Electoral Board/General Registrar Voting Equipment
  - The equipment (AVOS) used in Stafford's elections was designed and manufactured in the mid-1980's and placed into service in Stafford in the early 1990's – and while properly maintained, is subject to more frequent failures and a shortage of spare parts
  - The General Assembly prohibited touch-screen machines in 2007 and we replaced ours in early 2013 with ADA compliant machines of the AVOS "family"
  - Projected cost is$350,00 (Cash Capital)

- Recommendation/Request
  - Complete replacement of all legacy voting equipment with state-of-the-art (2015) systems for use in all precincts, the absentee process, several spares, and associated support equipment (brochures available as handouts)

Parks, Recreation and Community Facilities (PRCF)

PRCF Projects

- Proposes a Referendum November 2016
- FY 2017 – FY 2025: $35.35 M
- Using the Parks Assessment Phase I, the Parks and Recreation Commission selected these projects as their priorities for the next referendum. Complete the next phases of:
  - Embrey Mill Park
    - $5.68M
  - Duff McDuff Green Park
    - $13.43M
  - Patawomeck Park
    - $4.24M
  - New and Renovated Park Amenities
    - $12M

PRCF Projects

Future Park Bond Referendum Project

- Embrey Mill Park
  - Estimated cost $5.68M
  - Will plan build out of park to include 5 additional lighted, irrigated, rectangular athletic fields, restrooms, playground, parking, and a maintenance building.

PRCF Projects

Future Park Bond Referendum Project

- Duff McDuff Green Park
  - Estimated cost $13.43M
  - Will plan to build lighted fields; 2 synthetic turf and 3 additional irrigated rectangular fields. A fenced maintenance building and the necessary drainage, signage, road, trails, and parking improvements.

PRCF Projects

Future Park Bond Referendum Project

- Patawomeck Park
  - Estimated cost $4.24M
  - Will plan 3 additional lighted, irrigated diamond fields, restrooms and upgrades to parking, utilities, signage, and trails.

PRCF Projects

Future Park Bond Referendum Project

- New and Renovated Park Amenities $12M
- Each project is greater than $500K
- Annual amount is $1.33M
- Projects include new/repair/replacement of:
  - Asphalt Parking/Roads/Trails
  - ADA Upgrades
  - Lights/Signage
  - Restrooms/Picnic Shelters
  - Playgrounds, Courts, Athletic Fields, Skate Parks

PRCF Projects

- Infrastructure Projects - $ 16.87 M
  - The list of needs for various assets within our inventory of 22 parks and over 500k square feet of facilities maintained
  - Annual amounts range from $.7 M - $2.17 M
  - Each project is less than $500 K
- Projects include:
  - HVAC/Energy Management
  - Roof Replacement/Repairs
  - Asphalt Parking/Roads/Signs
  - ADA Upgrades
  - Security Lighting
  - Building Renovations/Repairs
  - Site Improvements/Fields/Trails

PRCF Projects

- Porter Library Renovation
  - Estimated cost is $372,000 (FY17Cash Capital)
  - Renovate and repurpose existing public space
    - Increase study seating and cubicles
    - Add rooms for meeting, media, and a new book area
  - Upgrade infrastructure to address electrical capacity, technology network and phone cabling

Parks Projects

- Proposes a Referendum November 2016
- Bond funding for projects FY 2017 – FY 2025: $35.35 M
  - Embrey Mill Park Phase 3
    - $5.68M
  - Duff McDuff Green Park Phase 2
    - $13.43M
  - Patawomeck Park Phase 2
    - $4.24M
  - New and Renovated Park Amenities
    - $12M

Public Works

Public Works

- Courthouse Addition Update
- Architect conducting a space needs analysis
  - Finish analysis FY2015
- Expansion for additional courtrooms
- Renovations to existing courtrooms, office space and prisoner holding area
- Design in FY2019; Construction in FY2020/2021
- Cost estimated at $29,001,000

Transportation

Transportation Projects

- Staff reported previously on reductions to fuel tax revenue projections
- This resulted in a reduction of nearly $9 million in fuel tax revenue applied to road projects from last year's CIP
- Impact doubles due to loss of Revenue Sharing
- Transportation funding is also affected by the lower debt limits allowed by our financial policies
- With lower fuels tax & debt limits, the primary future funds to match revenue sharing are proffers, impact fees and debt supported by the service district
- Leveraging $100M in revenue sharing would be reduced to approximately $35M

Transportation Projects

- The proposed CIP prioritizes projects that are underway for funding
  - The 3 Poplar Road, 2 Mountain View Road, Brooke Road, Garrisonville Road, Truslow Road, Ferry Road, Enon Road & Courthouse Road are funded for completion as previously scheduled
- Next priority were projects that benefited from federal funding, impact fees and/or proffers to leverage against Revenue Sharing
  - Berea Church Road and Eskimo Hill Road
- Courthouse Road widening from Winding Creek Road to Shelton Shop Road was moved to start in FY2022
- Improvements to Route 1 at Potomac Creek Drive moved to an FY2023 completion
- Numerous projects were removed from the CIP
  - Courthouse Road and Route 1 Intersection (construction), Stafford Parkway, Butler Road Improvements, Leeland Road Improvements, Shelton Shop Road between Garrisonville Road and Mountain View Road, Falmouth Safety Improvements, Boswell Corner Improvements, Courthouse Area Improvements, and Mountain View Road (Shelton Shop to Choptank) and the Stafford Parkway

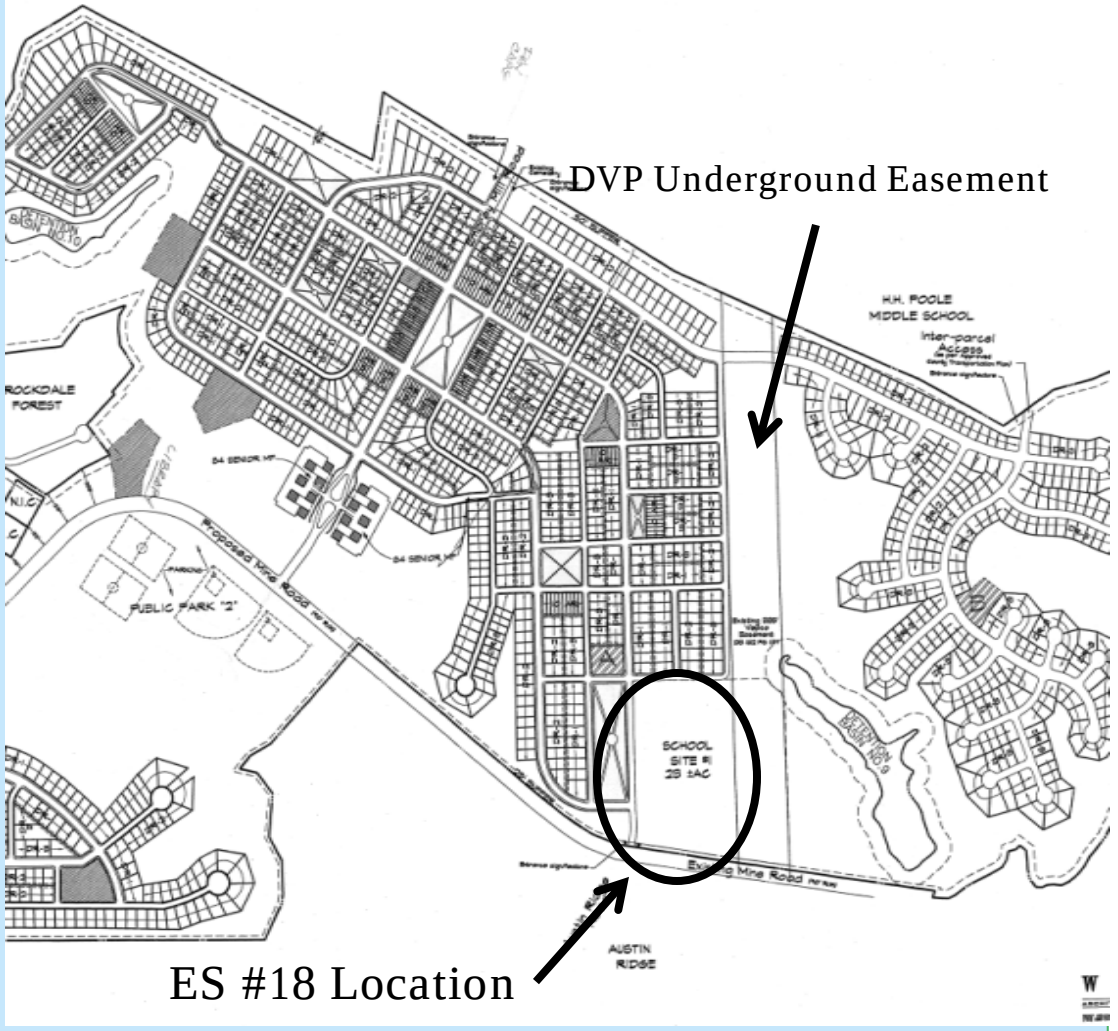
Transportation Projects

- Stafford has a very robust road improvement program, with funding identified for 24 projects
- $240 million in funding overall, $122 million in the 10 year CIP
- We will work with our VDOT partners to identify funding for our priority projects in the coming years

Schools Proposed
FY16-25
Capital Improvement Program

New Construction

- **Elementary School - #18**
  - **950 ES Students**
  - **Currently Sited in Embrey Mill**
  - **Open Sep 2028**



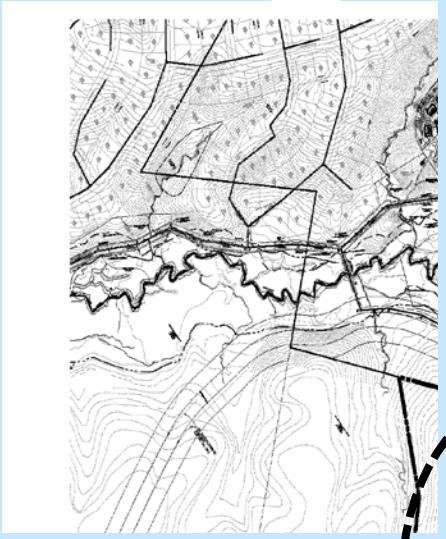
New Construction

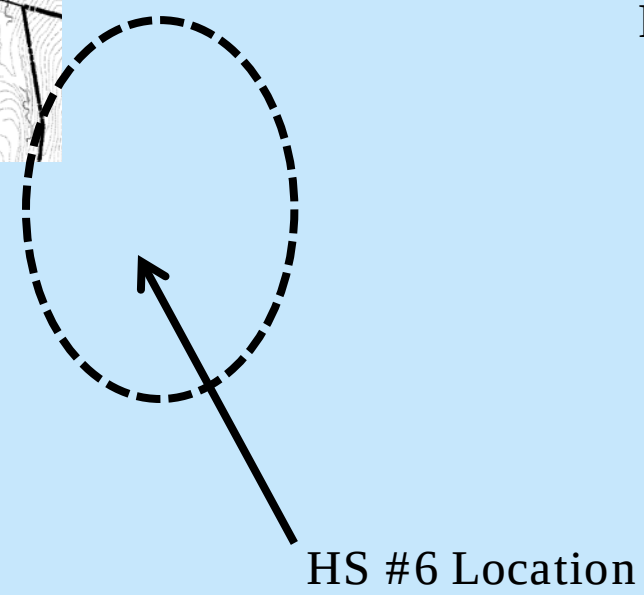
- **Middle School #9**
  - **1100 MS Students; Currently Sited in Embrey Mill**
  - **Open Sep 2028**

New Construction

30

- **High School #6**
  - **2000 Students**
    - **285,000 SF +/-**
  - **Southern Part of County**
  - **Currently Sited in Westlake**
  - **Open Sep 2026**





Utilities

Utilities Department CIP Additions

- Projects have been added to the Utilities Department CIP to address areas where there are key Economic Development prospects; however, there is not sufficient infrastructure to accommodate the growth.
- The projects added in the Courthouse Redevelopment Area, Centreport Parkway and the Boswell's Corner Redevelopment area will work to spur economic development, and grow jobs in the County.

Courthouse Area Improvements

- In order to advance Economic Development, improvements to the sewer infrastructure are planned for this area.
- The eleven projects planned will provide sewer for the area.
- They will include a sewer collection system for the area, a pump station, force main and capacity improvements in the downstream pipes.
- The total cost for these improvements is estimated to be $10.6 million dollars.

Centreport Area Infrastructure Improvements

- Centreport is another area of the County with a great deal of economic development potential.
- In order to market this area for growth the water and sewer infrastructure needs to be improved.
- Projects proposed for this CIP include a main sewer transmission line to collect and transport the sewer from this area into the Potomac Creek Pump Station, acceleration of capacity improvements to that PS and FM, and Water system improvements including an accelerated timeline for a water tank and booster pump station.
- This adds up to $5.4 million for sewer improvements and $4.6 million for water improvements.

Sewer Improvements for Boswell's Corner Redevelopment Area

- In order to maximize the opportunities in the Boswell's Corner Redevelopment Area, for data center buildout and other commercial potential, additional sewer infrastructure is needed.
- The infrastructure improvements include upgrades to the Hilldrup Pump Station and Force Main.
- The total cost for these improvements is estimated at $2.7 million dollars.

Projects added to the Out Years

- Water Projects have also been added in the 320 zone, in Southern Stafford along Rt 3 to improve the water system, as well as along Truslow Road to help move water from Lake Mooney into the Centreport area (FY2020 and FY2022).
- Sewer Projects to address expected capacity issues were also added for the Aquia Creek and Camp Barrett Pump Stations and the Austin Run and Aquia Creek force mains (FY2022, FY2024 and FY2025).
- We are currently updating our Master Plan which may affect some of these projects next year.

Impact of CIP Additions

- The projects added to the CIP meet the Board's priority to spur economic development, and grow jobs in the County.
- The investment the utility department will be required to make in these projects will have an impact on the utility rates.
- The Utilities Fiscal policy requires a minimum of 150 day cash reserve for operation and maintenance costs.
- The Department goal is a 300 day cash reserve.
- In order to meet the Fiscal Policy, and maintain the Department goal, rates will need to be increased as follows:

Impact of CIP Additions

- In order to meet the Fiscal Policy, and implement the CIP, rate changes will be necessary.

Rate Driver:	2017	2018	2019	2020	2021	2022	2023	2024	2025
75% of CPI-U Price Index	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
Operating Expenses	3.4%	2.5%	2.3%	0.8%	1.1%	1.0%	1.0%	1.4%	1.4%
Debt Service	1.2%	0.0%	0.9%	0.8%	0.0%	0.0%	1.6%	0.0%	0.0%
Capital and Coverage	3.1%	5.2%	4.5%	0.0%	0.6%	0.6%	0.0%	1.3%	1.3%
Total	9.0%	9.0%	9.0%	3.0%	3.0%	3.0%	4.0%	4.0%	4.0%

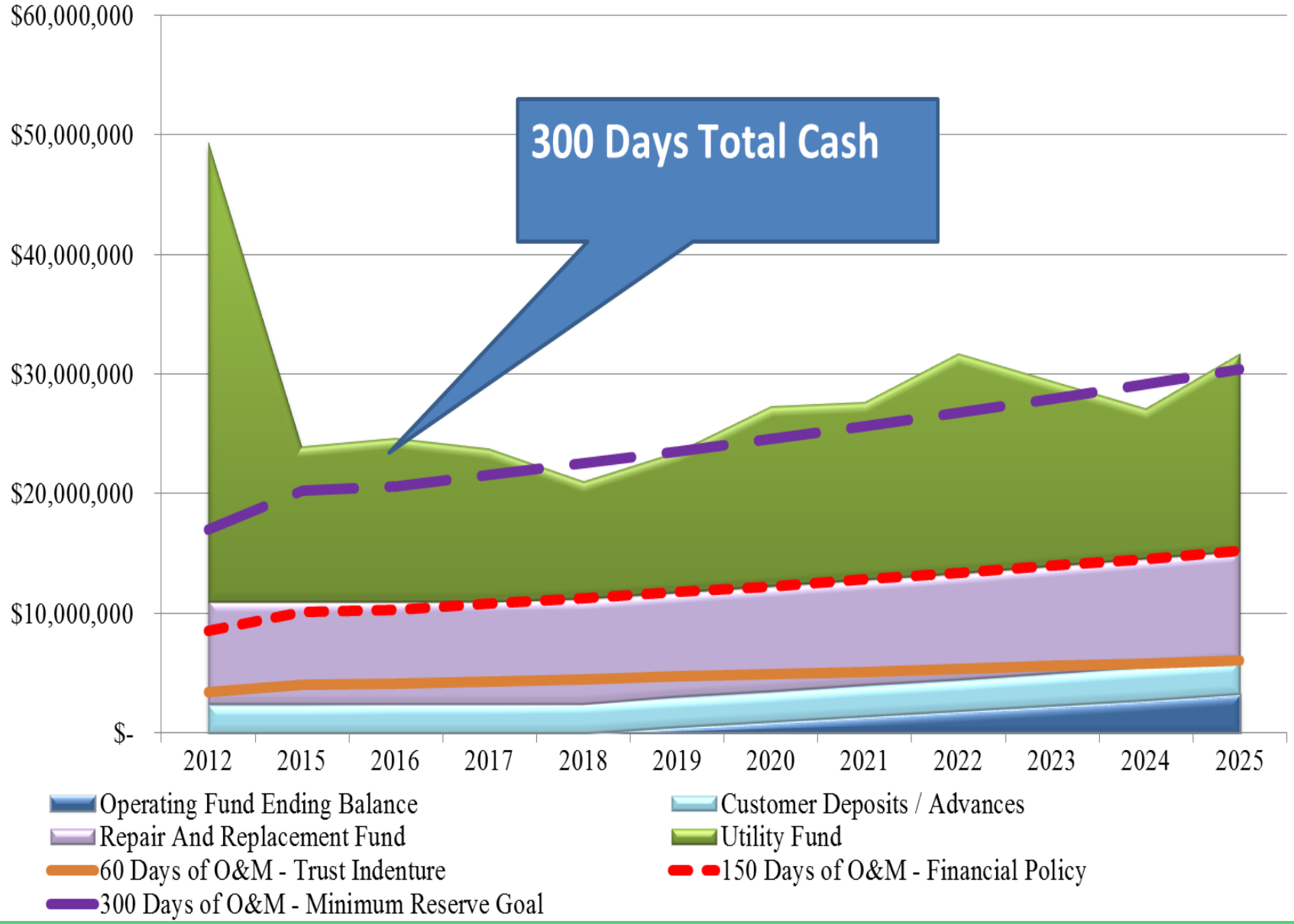
- This will allow the Utilities Department to make the needed infrastructure improvements and reserves to maintain the system for our customers in the future.

Locality Comparison: Monthly Water/Sewer Charges

	Water	Sewer	Total	Rankings
Albermarle	33.01	39.30	72.31	7
Fauquier	38.30	56.38	94.68	8
Hanover	20.16	48.28	68.44	6
Loudon	20.71	31.20	51.91	2
Prince William	21.40	40.95	62.35	4
Spotsylvania	31.98	26.66	58.64	3
Stafford	**20.90**	**28.99**	**49.89**	**1**
Virginia Average	26.64	38.82	65.46	
Based on 5,000 per month gallon consumption				

With proposed rates, Stafford would be at state average in four years, assuming the state average does not change.

4) 150 Days of Operating Expenses "3R" Reserve Requirement



Questions?

Next Steps

- Tentative Budget Calendar
  - April 14: Public Hearing
  - Board will consider authorizing advertisement of public hearing today
- April 21: Adoption of FY2016-25 CIP