



**PRINCE WILLIAM**  
COUNTY

# Proposed FY2023-2028 Capital Improvement Program

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Management & Budget  
February 8, 2022

# Capital Improvement Program

- Six-Year Plan for facility & infrastructure projects
- Guided by BOCS adopted policies
  - Strategic Plan & Comprehensive Plan
  - Principles of Sound Financial Management

- Utilizes many funding sources

Debt	General fund	NVTA
State & federal	Fire levy	Proffers
Solid waste fee	Stormwater mgmt. fee	Fund balance

- Link to annual budget & Five-Year Plan
  - Debt service
  - Facility/program operating costs

# Projects Scheduled for Completion in FY2022

## Public Safety

Animal Shelter



Photo by Danny Glover – Airscape Photography

ADC Main Jail Repairs



# Projects Scheduled for Completion in FY2022

## Community Development

Harbor Drive Wellness Park



Long Park Auxiliary Building



Catharpin Park Grass Fields





# Projects Scheduled for Completion in FY2022

## Transportation

Route 28 Phase 3 - Linton Hall Road to Pennsylvania Avenue



Lucasville Road Sidewalk

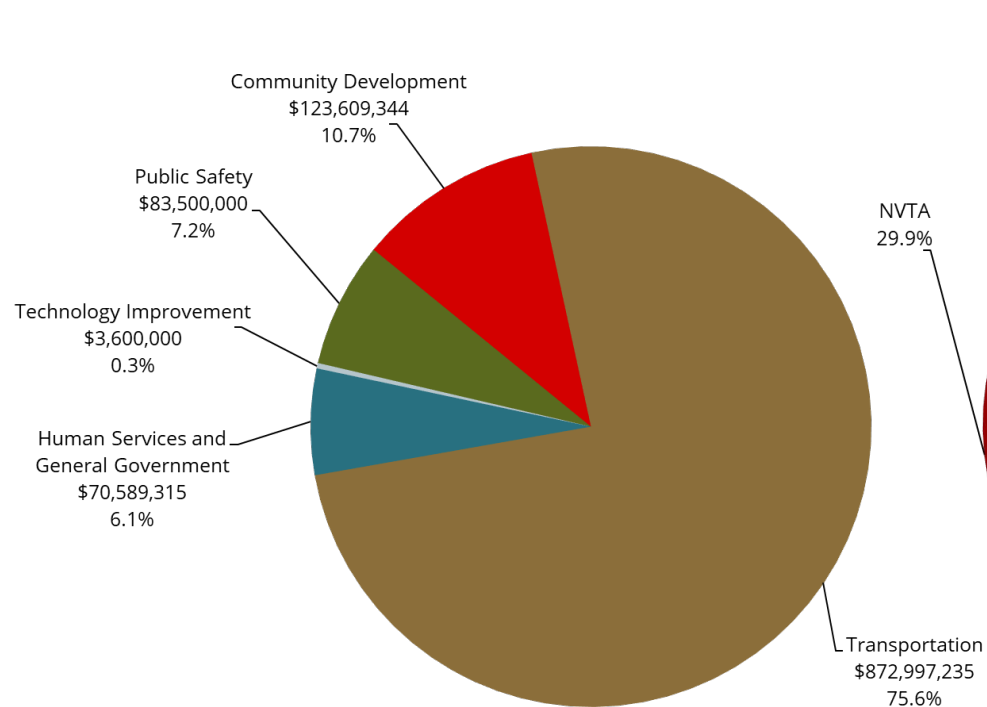


Godwin Drive Sidewalk

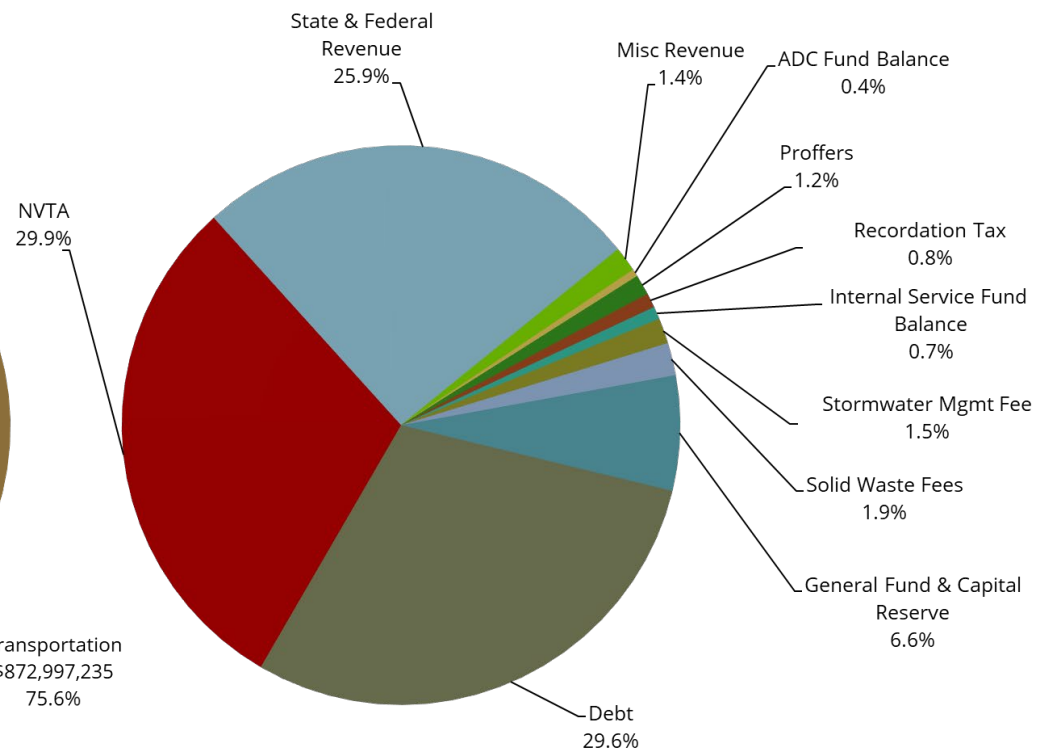


# Proposed FY2023-2028 CIP Summary

## Expenditures by Functional Area



## Funding Sources



**\$1.15 Billion**

# Community Development

- County watersheds \$2.4M

- State/federal mandates

Broad Run	Neabsco Creek
Bull Run	Occoquan River
Cedar Run	Powells Creek
Marumsco Creek	Quantico Creek

- Stormwater management fee

- Transportation Roadway Improvement Program (TRIP) \$1.6M

- \$225K/district for small scale mobility projects
- Recordation tax designated for transportation

- Environmental Sustainability \$1.0M

- Sustainability Commission recommendations
- Implement Community Energy Master Plan action strategies

# Building & Facilities Capital Program

- Established in FY18
- Maintain community assets
  - HVAC & boiler replacement
  - Roof replacement
  - Paving & sidewalk/path repair
  - Accessibility improvements
  - Pool filters, gelcoats, repairs
  - Trail bridge replacement
- FY23-28: \$4.0M/year
  - FY22: capital reserve
  - FY23: FY23 budget



Lake Ridge Marina Paving



Chinn Aquatic Center – Ultraviolet Light System Replacement



# Fire & Rescue Projects

- Fire & Rescue Station 27 \$15.9M
  - Design begins July 2022 (FY23)
  - Occupancy January 2026 (FY26)
    - Medic unit begins FY24
    - Engine unit begins FY25
  - Debt service begins FY25 (\$1.7M/year)
- Fire & Rescue Station 28
  - Location TBD (east)
  - Site selection process underway
  - Planning/design begins FY26

# Public Safety Training Center

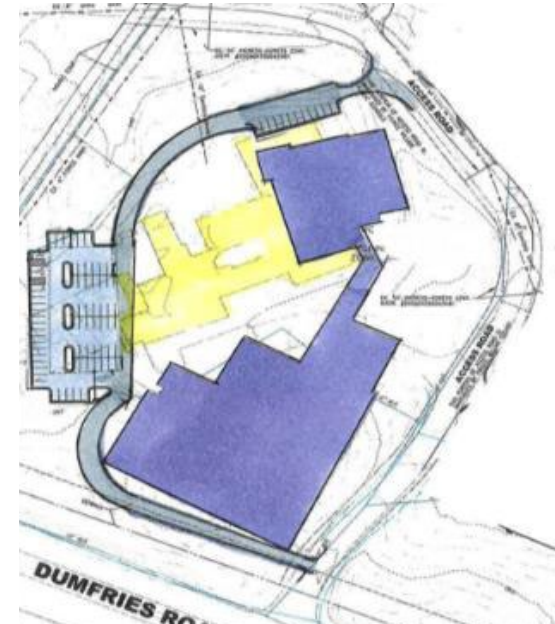
- Land acquired in 2018
- Master plan completed in 2019
- Projects
  - Classroom space
  - Rifle range
  - Support space
- Project cost: \$40.0M
  - Design summer 2022
  - Occupancy fall 2025
  - Debt service begins FY24 (\$1.7M); FY25-27 (\$3.0M/year)
  - Facility operating begins FY26 (\$0.5M/year)



# Juvenile Services Center

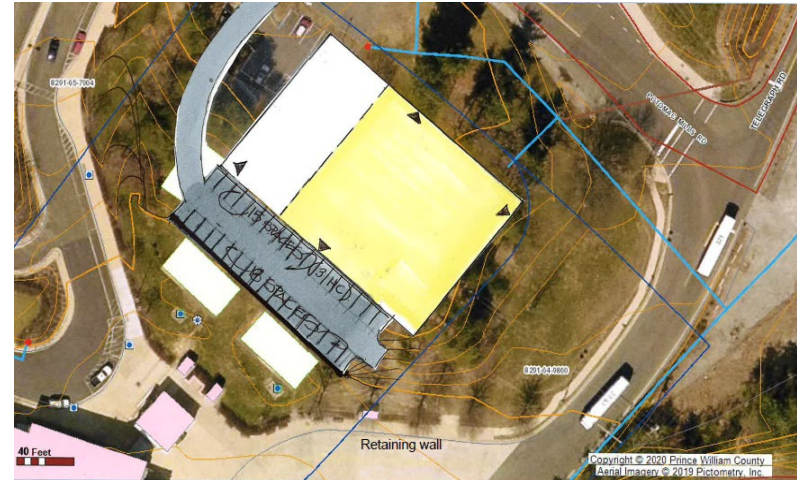
- Project cost
  - 41,000 square foot services shelter (32 beds)
  - 19,000 square foot youth shelter
  - Design begins summer 2022
  - Debt service begins FY25 (\$3.0M/year)
  - Financing assumes State reimbursement
- State moratorium on reimbursements
- JLARC study on Virginia Juvenile Justice System
- Pursue 50% State reimbursement after design

\$43.6M



# Homeless Navigation Center - East

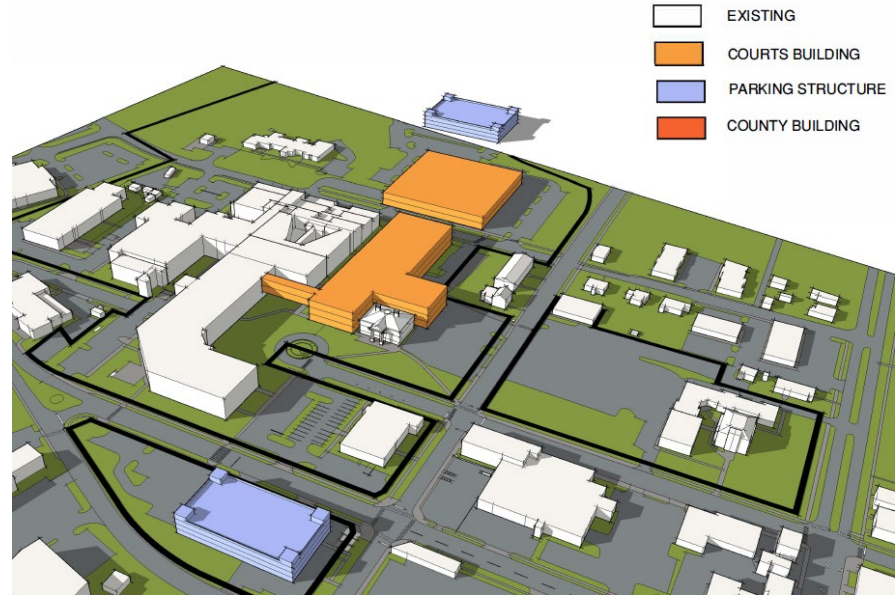
- 30,000 square-foot facility on existing drop-in center site
- Coordinated wrap around homeless services with community partners
- Continued homeless services at Ferlazzo Building until constructed
- Project cost: \$21.0M
  - Design begins summer 2022
  - Occupancy summer 2026
  - Debt service and operating costs begin FY25 (\$2.0M/year)





# Judicial Center Expansion

- Address current/long-term space needs
  - Parking
  - Court expansion
  - Annex building(s)
  - Bennett School
- Master plan completion spring
- Project cost TBD
  - FY23 capital appropriation (design): \$5.0M
  - Debt service begins in FY25
    - FY25: \$2.5M; FY26: \$5.0M; FY27: \$7.5M



# New Project Judicial Center Renovation

- Constructed 1983, courtroom addition 2004
- Address current facility renovations & upgrades
  - Elevator replacement
  - Fire alarm and sprinkler system
  - Exterior windows
  - HVAC systems
  - Space reconfigurations
  - Courtroom upgrades
  - Circuit Court & Commonwealth's Attorney space renovation
- Project cost: \$22.6M
  - FY23 (capital reserve): \$10.0M
  - FY24 (budget/cash funding): \$6.3M
  - FY25 (capital reserve): \$6.3M



# Countywide Space

- New PWC facilities on County-owned land
- Centralize existing leased space
  - Currently lease 378,000 square feet at \$8.9M/year
  - Warehouse space and flex/office space
- Accommodate future space needs
  - New government center
  - Public Safety Headquarters
  - Human Service No Wrong Door
  - Relocate non-judicial agencies from Judicial Center
- FY23 capital appropriation (design): \$5.0M
- Debt service begins FY25
  - FY25: \$3.0M; FY26-27: \$5.0M/year
  - Assumes lease savings



- Parks projects approved in 2019 bond referendum:
  - Fuller Heights Park Expansion \$6.0M
  - Hellwig Park Artificial Turf Fields \$3.0M
  - Howison Park Improvements \$6.0M
  - Neabsco Park Development \$6.0M
  - Trail, Open Space & Accessibility \$20.0M
    - Neabsco Greenway
    - Occoquan Greenway
    - Powells Creek Boardwalk (Potomac Heritage National Scenic Trail)
- Design continues in FY23



# Mobility Projects

- Mobility referendum projects
  - Devlin Road Widening \$69.0M
  - Minnieville Rd/PW Parkway Interchange \$70.0M
  - Old Bridge Rd/Gordon Blvd Intersection \$15.3M
  - Route 28 Bypass \$298.4M  
\$452.7M
- All mobility referendum projects under design
- FY23 capital appropriations:

Project	Project Phase	FY23 Appropriation	Funding Source
Devlin Road Widening	Design/ROW	\$2.5M	Proffers
Minnieville Rd./PW Parkway Interchange	Design	\$7.5M	NVTA 30%
Summit School Rd./Telegraph Extension	Construction	\$24.0M	NVTA 70%

# Mobility Referendum Debt Service

- Mobility referendum debt service funded from dedicated transportation funding sources
  - NVTa 30% local
  - Grantor's tax
  - Transient occupancy tax
  - Potential for future commercial & industrial tax
- Reduce need for future debt
  - Federal/state capital grants
  - NVTa 30%/Grantor's tax to cash fund mobility projects
    - Example: Minnieville Rd./PW Parkway Interchange
  - Delay need for future commercial & industrial tax

# Summary of FY2023 Capital Appropriations and Funding Sources



Project	Project Phase	FY23 Appropriation	Funding Source
Summit School Rd./Telegraph Extension	Construction	\$24.0M	NVTA 70%
Judicial Center Renovation	Construction	\$10.0M	Capital Reserve
Minnieville Rd./PW Parkway Interchange	Design	\$7.5M	NVTA 30%
Judicial Center Expansion	Design	\$5.0M	Debt
Countywide Space	Design	\$5.0M	Debt
Building & Facilities Capital Program	Construction	\$4.0M	General Fund
Devlin Road Widening	Design/ROW	\$2.5M	Proffers
County Watersheds	Construction	\$2.4M	Stormwater Fee
Transportation Roadway Improvement	Construction	\$1.6M	Recordation Tax
Environmental Sustainability	TBD	\$1.0M	General Fund
	<b>Total:</b>	<b><u>\$63.0M</u></b>	

# Capital Project Budget vs. Operating Budget

- Capital project budgets pay for:
  - Land/right-of-way
  - Design/architect
  - Telecommunications
  - Construction
- Annual operating budget pays for:
  - Debt service costs for projects financed by debt
  - Facility operating costs
    - Utilities
    - Maintenance
  - Program operating costs – the services operating from the facility



# Proposed CIP Debt Service & Operating Cost Impact on Proposed Five-Year Plan



<b>CIP Debt Service &amp; Operating Costs</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>
Environmental Sustainability	\$1,000,000	\$0	\$0	\$0	\$0
Devlin Road Widening (proffers)	\$2,467,993	\$0	\$0	\$0	\$0
Building & Facility Capital Maintenance	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
Judicial Center Renovation (Capital Reserve FY23 & 25/FY24 Budget)	\$10,000,000	\$6,300,000	\$6,300,000	\$0	\$0
F&R Station 27 (debt service from fire levy)	\$0	\$1,654,581	\$5,446,832	\$5,106,187	\$5,106,187
Public Safety Training Center	\$0	\$1,700,000	\$3,000,000	\$3,500,000	\$3,500,000
Juvenile Services Center	\$0	\$0	\$3,000,000	\$3,000,000	\$3,000,000
Judicial Center Expansion	\$0	\$0	\$2,500,000	\$5,000,000	\$7,500,000
Homeless Navigation Center - East	\$0	\$0	\$2,000,000	\$2,000,000	\$2,000,000
Countywide Space	\$0	\$0	\$3,000,000	\$5,000,000	\$5,000,000
Future Community Improvements	\$0	\$0	\$0	\$0	\$4,000,000
Potomac/Neabsco Mills Parking Garage	\$0	\$0	\$500,000	\$500,000	\$500,000
Parks Referendum	\$0	\$120,724	\$1,431,470	\$3,690,329	\$3,954,510
Mobility Referendum (revenue support)	\$0	\$765,451	\$4,063,983	\$9,624,115	\$19,537,694
<b>County CIP Expenditures</b>	<b>\$17,467,993</b>	<b>\$14,540,756</b>	<b>\$35,242,285</b>	<b>\$41,420,631</b>	<b>\$58,098,391</b>

# Budget Calendar

- Proposed FY2023 Budget (*evening*) February 15
- Community Meeting (*9 a.m. virtual meeting*) February 19
- Budget Work Sessions March 1, 8, 15
- Planning Commission – CIP Work Session (*6 p.m.*) March 9
- Budget Public Hearing (*evening*) March 15
- PWCS Budget Presentation (*evening*) April 5
- Budget Recap (*evening*) April 12
- Budget & Tax Rates/Fees Public Hearings (*evening*) April 12
- Budget Markup (*evening*) April 19
- Budget Adoption (*evening*) April 26