

# Town of Vienna

## CIP Review Adoption

Fiscal Years 2022-2036



*January 24, 2022*

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## CIP FY 2022 – 2036

### Assumptions for Debt Model

1. Debt Issuance every two years. Interest rate estimated at:
  - FY 2022 – 2.0%, 20 years
  - FY 2024 – 2.5%, 20 years
  - FY 2026 – 3.0%, 15 years
  - FY 2028 – 3.5%, 15 years
  - FY 2030, 2032 – 4.0%, 15 years
  - FY 2034, 2036 – 4.5%, 15 years
2. 2022 is a bond issue year.
3. Meals tax revenue adjusted for COVID-19 effect on FY 2021 and has been re-forecasted for strong performance since the spring of 2021. Amount expected to recover to greater than the 2019 amount in 2022. Meals tax revenue projected to grow at 4% a year. Prior to COVID, previously averaged growth of 5.3% a year for the last ten years.
4. \$1 million from 2020 premium reserved to supplement shortages in meals taxes caused by the pandemic of \$500k in 2021 and \$500k in 2022 will most likely not be needed to cover debt payments and can be reallocated to unmet capital needs. These discussions should wait until after 2022 debt issuance.
5. Meals tax rate will remain at 3.0%, the current tax rate.
6. The Town borrowed \$600k for Patrick Henry Library parking A&E and \$2.4 million for Church and Lawyers parking construction to utilize the NVTa grant. Currently only the Patrick Henry Library parking is going forward, expected to utilize the NVTa grant, with the construction contract scheduled to be awarded in the summer of 2023. No additional borrowing for parking is planned, and the design contract at \$663,000 is very close to the borrowed amount in 2020.

## CIP FY 2022 – 2036

### Assumptions for Debt Model

7. Asphalt & Mill Overlay and Miscellaneous Public Improvements are funded in each bond issue, increasing by 3.0% per issue, and have been increased to include pavement replacement survey plans to bring overall road conditions up from “poor” but is still funded below what is needed to bring roads to “fair – good”. This includes using a portion of premium in every bond issue.
8. Added spending of \$300,000 from bond funds in 2022 for potential property acquisition in 2020.
9. Parks Opportunity fund pushed back from 2022 to 2030 to start funding for potential acquisitions at \$100,000 a bond issue.
10. Water and sewer projects, funded by water and sewer rates included at \$5.4 million in 2020 bond fund, increasing by 2.5% per issue. \$5 million of the 2022 projects will be funded by ARPA, not water and sewer fees.
11. Several projects in 2022 have been allocated to American Rescue Plan Act (ARPA) funds, totaling \$9.9 million of the \$17.1 million allocation. An additional \$3.2 million of CIP has been allocated for ARPA funding in 2024. In total, over \$13 million of prior CIP projects will now be funded by ARPA.

## Changes in CIP from Conference Session

	<u>Meals Taxes</u>	<u>Other Funding</u>	<u>Total</u>
<b>Adjusted 2022 Funding, 10/25/21</b>	<b>\$ 9,867,500</b>	<b>\$ 13,538,300</b>	<b>\$ 23,405,800</b>
 1. Adjust Emergency Vehicle Infrastructure to ARPA Funding		(50,000)	(50,000)
2. Reallocate WS Funding	(5,535,000)	5,535,000	-
From Fairfax Sewer to WS Projects, 2022			-
3. Increase Meals Tax performance to current estimate as of 10/31/21; increases borrowing capacity *			
4. Change Robinson / CIP portions of Glyndon St. SE based on recent estimate	225,000	(225,000)	-
5. Add Glen Avenue sidewalks	1,900,000	800,000	2,700,000
6. Increase Paving	200,000		200,000
7. Move Town Hall Elevator from ARPA to CIP	250,000		250,000
8. Allocate Issue Costs between bonds and WS fees	(113,000)	113,000	-
<b>Additional Changes 2022 Funding</b>	<b>\$ 6,794,500</b>	<b>\$ 19,711,300</b>	<b>\$ 26,505,800</b>
<b>Change Increase / (Decrease)</b>	<b>\$ (3,073,000)</b>	<b>\$ 6,173,000</b>	<b>\$ 3,100,000</b>

\* Meals Tax Changes:

- Adjust 2022 to estimate of \$3.2 million.
- Adjust 2023 at 2022 + 4% increase; this increases 2023 meals taxes over \$200,000; which equates to \$4 million extra meals taxes from 2023 to 2036.
- Not necessary to utilize \$ 1 million of 2020 proceeds to supplement meals taxes.
- This allows us to add in 5 and 6 above in 2022.

## Summary of Proposed Funding by Source

		<u>2022</u>	<u>2024</u>
<b>Bond Funding</b>	<b><u>Repaid by</u></b>		
	Meals Taxes	\$ 6,794,500	\$ 5,252,000
	Water and Sewer Fees	\$ 3,948,000	\$ 9,163,400
		<u>\$ 10,742,500</u>	<u>\$ 14,415,400</u>
<b>Outside Funding</b>	<b><u>Source</u></b>		
	<b>ARPA</b>	<b>\$ 9,878,300</b>	<b>\$ 3,190,000</b>
	VDOT	\$ -	\$ 275,000
	Robinson Trust	\$ 1,275,000	\$ 360,000
	NVTA	\$ 3,400,000	\$ 395,000
	Stormwater Fund	\$ 310,000	\$ 2,340,000
	Fairfax / VA Stormwater	\$ -	\$ 2,540,000
		<u>\$ 14,863,300</u>	<u>\$ 9,100,000</u>
Bond Premium		<u>\$ 900,000</u>	<u>\$ 400,000</u>
<b>Total Proposed Funding</b>		<u><b>\$ 26,505,800</b></u>	<u><b>\$ 23,915,400</b></u>
<b>ARPA FUNDS:</b>			
	Meals Tax-Funded Projects		\$ 8,068,300
	Water and Sewer Fee Funded Projects		\$ 5,000,000
			<u>\$ 13,068,300</u>

### IF NO ARPA FUNDING:

- Would have to decrease capital spending by \$8 million total in 2022 and 2024
- Or defer \$8 million in projects
- Or increase meals taxes by \$500k for 20 years (0.5% on rate)

Also,

- Would have to absorb rate increases in Water and Sewer-funded projects of \$5 million in debt payments

# CAPITAL IMPROVEMENT PLAN 2022 - 2036 DATED 1/24/22



**2018 Bond Issue: Projects by Category**  
**As of 06-30-2021**

Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
Bond Issuance Costs	\$ 200,000	\$ -	\$ 673	\$ 200,673	\$ 200,673	\$ -
Police Station Renovation - Engineering	1,774,000	-	(35,200)	1,738,800	1,618,843	119,957
Police Station Project Manager	75,000	-	17,000	92,000	91,716	284
Downtown Library Feasibility	75,000	-	(19,500)	55,500	55,500	-
Lawyers and Church Roundabout Study	16,495	-	(2)	16,493	16,493	-
Miscellaneous Sidewalk Improvements	72,000	-	(915)	71,085	43,955	27,130
Echols and Follin Lane	16,634	-	1,212	17,846	17,846	-
468 West Street	17,408	-	-	17,408	17,408	-
Park St. Speed Table	14,150	-	(2,150)	12,000	12,000	-
109 Moore St SW	11,900	-	(1,109)	10,791	10,791	-
Miscellaneous Sidewalk Improvements	1,413	-	(1,413)	-	-	-
Bowman House Roof Replacement	200,000	-	(53,000)	147,000	126,253	20,747
Ballfield Groomer	-	-	22,354	22,354	22,354	-
Dog Park Parking Lot Asphalt Paving	50,000	-	(36,846)	13,154	13,154	-
Meadow Lane Basketball and Tennis Courts	-	-	32,265	32,265	32,265	-
Community Center Furniture and Equipment	200,000	-	(40,410)	159,590	150,544	9,046
Marque Sign & Concrete Repairs	-	-	10,683	10,683	10,683	-
Incline Platform Lift Replacement	-	-	20,325	20,325	20,325	-
Little Library Roof Replacement	-	-	14,000	14,000	-	14,000
Community Center Auditorium Doors	-	-	30,000	30,000	-	30,000
Town Hall Furniture and Equipment	75,000	-	(13,539)	61,461	61,461	-
Town Hall Emergency Generator - design	-	-	13,886	13,886	13,886	-
Storage Shed at NS Property Yard	-	-	10,000	10,000	10,000	-
Power Line Feasibility Study	100,000	-	(340)	99,660	99,660	-
Fairfax Sewer Capital Improvements	2,500,000	-	46,999	2,546,999	2,546,999	-
EV Charging Station Evaluation/ Design	-	-	19,500	19,500	-	19,500
Glyndon Park Tennis/ Basketball Courts Resurfacing	-	65,400	13,825	79,225	79,225	-
<b><u>MOVE ECHOLS REPAVING TO 2018; THESE PROJECTS TO 2020</u></b>						
Northside Security Improvements	100,000	-	(100,000)	-	-	-
Meadow Lane Restrooms	200,000	-	(200,000)	-	-	-
Echols Street Repaving	-	430,000	270,000	700,000	692,412	7,588



**2018 Bond Issue: Projects by Category**  
**As of 06-30-2021**

	Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
<b><u>WATER AND SEWER PROJECTS</u></b>							
Rehab Sanitary Sewer Pipe		400,000	-	(150,721)	249,279	249,279	-
Water Main Appurtenances		1,200,000	-	419,741	1,619,741	1,619,741	-
Miscellaneous Water and Sewer Projects		285,000	144,168	(201,019)	228,149	228,149	-
Water System Improvements- Westbriar & Coral		100,000	-	(100,000)	-	-	-
Sewer Repair - Harmony Drive		15,000	-	(15,000)	-	-	-
<b><u>STORMWATER PROJECTS</u></b>							
Piney Branch Stream Restoration -design	3, 8	-	341,480	-	341,480	341,473	7
Cunningham Park Court Drainage	3	-	30,000	-	30,000	-	30,000
441 and 443 Orchard Street Drainage - design	3	-	25,000	34	25,034	25,034	-
200 Block Maple Ave Drainage	3	-	50,000	(3,574)	46,426	-	46,426
Town Hall Parking Stormwater Upgrade	3	-	152,000	3,540	155,540	155,540	-
Tapawingo/Kingsley Urban Bioretention	3	-	200,000	-	200,000	56,350	143,650
<b><u>100% OTHER FUNDING</u></b>							
Creek Crossing Road Improvements	4	-	598,200	-	598,200	600,000	(1,800)
Church Street NE Sidewalks	2	-	445,000	-	445,000	444,131	869
Park Street NE Sidewalks	2	-	855,000	-	855,000	146,249	708,751
Freeman Store Bridge Replacement	2	-	93,000	-	93,000	18,567	74,433
Route 123 and 243 Signal Upgrades	6	-	2,092,110	-	2,092,110	315,084	1,777,026
<b><u>FUNDED FROM PREMIUM AND CONTINGENCY (\$1,547,711)</u></b>							
Town Hall HVAC Valves		14,490	-	1	14,491	14,491	-
Asphalt Mill and Overlay		148,200	-	7	148,207	148,207	-
Website Upgrade		20,200	-	(27)	20,173	20,173	-
DPW Signal & Snow Removal Equipment		59,710	-	-	59,710	26,573	33,137
IT Network Infrastructure Upgrades		25,000	-	(347)	24,653	24,653	-
6 Solar Pole Mount Radar Speed Signs		42,300	-	(22)	42,278	42,278	-
Plan Permit review software		40,200	-	(10)	40,190	40,190	-
Fleet Maintenance Software		45,000	-	-	45,000	45,000	-
Community Center & Other Irrigation		55,400	-	1,329	56,729	56,729	-

**2018 Bond Issue: Projects by Category**  
**As of 06-30-2021**

<b>Funding Source</b>	<b>Bond Funding</b>	<b>Other Funding</b>	<b>Adjustments</b>	<b>Budget</b>	<b>Total Spent/ Encumbered</b>	<b>Balance</b>
DPW Fuel Tank and Tub Grinder Repairs	29,058	-	(632)	28,426	28,426	-
440 Beulah	715,100	-	(4)	715,096	715,096	-
Police IT Upgrades (due to reconstruction)	85,000	-	16,724	101,724	101,724	-
Historic Building	83,053	-	(22,490)	60,563	60,563	-
Police Station HVAC	13,500	-	(5,765)	7,735	7,735	-
W&OD Trail Fencing	8,200	-	(1,661)	6,539	6,539	-
Eco. Dev. Office Renovation	18,000	-	2,697	20,697	20,697	-
Nutley Yard Roof Replacement	19,000	-	-	19,000	19,000	-
DPW Sidewalk Pavers	20,000	-	(61)	19,939	19,939	-
Potential Bldg. Acquisition	2,000	-	-	2,000	2,000	-
Above Ground Fuel Tank Monitor System	25,000	-	(727)	24,273	24,273	-
2020 Asphalt Mill and Overlay from Capital	50,000	-	-	50,000	50,000	-
Police Station Project Manager - additional	5,000	-	-	5,000	5,000	-
Community Center - Integrate Boilers/Pumps	20,000	-	13,874	33,874	33,874	-
Available from Completed Bond Projects	-	-	25,815	25,815	-	25,815
<b>TOTAL</b>	<b>\$ 9,242,411</b>	<b>\$ 5,521,358</b>	<b>\$ -</b>	<b>\$ 14,763,769</b>	<b>\$ 11,677,203</b>	<b>\$ 3,086,566</b>

**Project Complete**

Funding

- (1) 100 % VDOT
- (2) 100% VDOT / NVTA
- (3) 100% Stormwater grants

- (4) 100% C&I Tax (County)
- (5) 100% VDOT -I-66 Concessions Funds
- (6) Combination FHWA and VDOT

- (7) VDOT 50% Revenue Sharing
- (8) Additional stormwater grant 8-2020

**2020 Bond Issue: Projects by Category**  
**As of 06-30-2021**

	Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
Bond Issuance Costs		350,000	114,876	(90,000)	374,876	338,992	35,884
Police Station Renovation - Construction		14,900,000	-	-	14,900,000	13,997,528	902,472
Asphalt & Overlay - General		364,440	-	(16,500)	347,940	347,921	19
Asphalt & Overlay - VDOT Rev. Share	7	269,500	269,500	20,950	559,950	559,948	2
Miscellaneous Sidewalk Improvements		200,000	-	-	200,000	123,516	76,484
Northside Security Improvements		100,000	-	-	100,000	31,591	68,409
Multi-Modal Recommendations		215,000	-	-	215,000	-	215,000
Town Hall Improvements		200,000	-	-	200,000	81,828	118,172
Town Hall Emergency Generator		400,000	-	-	400,000	329,500	70,500
Meadow Lane Restrooms		200,000	-	-	200,000	-	200,000
Robinson Property Purchase		1,500,000	-	-	1,500,000	1,471,321	28,679
Community Center Emergency Generator		250,000	-	-	250,000	-	250,000
Nutley Street Yard Refurbishment		20,000	-	-	20,000	-	20,000
Parks Master Plan		100,000	-	-	100,000	-	100,000
Property Acquisition @ 301 Center St. S.		4,000,000	-	1,700,000	5,700,000	5,566,579	133,421
Central Business District Signage		40,000	-	-	40,000	-	40,000
Church Street or Library Public Parking Garage	8	2,400,000	2,300,000	-	4,700,000	-	4,700,000
Library Public Parking Garage - Design		600,000	-	-	600,000	-	600,000
IT PC and Printer Replacements - FY 2021		-	-	70,000	70,000	69,854	146
Police Vehicle Laptop Replace - FY 2021		-	-	20,000	20,000	19,988	12
<b><u>WATER AND SEWER PROJECTS</u></b>							
Fairfax Sewer Capital Improvements		2,500,000	-	276,430	2,776,430	2,776,427	3
Water Main Appurtenances		-	-	2,813,900	2,813,900	2,752,800	61,100
Sewer Rehabilitation Projects		-	752,390	938,280	1,690,670	1,217,849	472,821
Miscellaneous Water and Sewer Projects		5,400,000	-	(4,028,610)	1,371,390	-	1,371,390
<b><u>STORMWATER PROJECTS</u></b>							
Piney Branch Stream Restoration- construction	3	-	1,321,590	-	1,321,590	1,321,581	9
Cunningham Park Court Drainage	3	-	50,000	-	50,000	-	50,000
441 and 443 Orchard Street Drainage - Construct	3	-	29,600	-	29,600	29,595	5
200 Block Maple Ave Drainage	3	-	150,000	-	150,000	-	150,000

**2020 Bond Issue: Projects by Category**  
**As of 06-30-2021**

	Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
<b><u>100% OTHER FUNDING</u></b>							
Nutley Street Trail Project	5	-	272,000	-	272,000	59,111	212,889
<b><u>FUNDED FROM PREMIUM AND CONTINGENCY (\$3,549,615)</u></b>							
General Paving - FY 2020 & FY 2021		357,180	-	(4,450)	352,730	341,719	11,011
Sidewalk Repair/Construction - FY 2021		200,000	-	-	200,000	185,508	14,492
Leaf Collection Evaluation Study		26,000	-	-	26,000	25,580	420
Laptop Purchases		24,000	-	-	24,000	3,782	20,218
Laserfiche Weblink Upgrade		25,000	-	-	25,000	24,999	1
Debt Service Set-Aside for Future Payment		1,000,000	-	-	1,000,000	-	1,000,000
Set-Aside for Potential Property Acquisition		1,700,000	-	(1,700,000)	-	-	-
Available Premium and Contingency @ 06-30-2021		283,495	-		283,495	-	283,495
<b>TOTAL</b>		<b>\$ 37,624,615</b>	<b>\$ 5,259,956</b>	<b>\$ -</b>	<b>\$ 42,884,571</b>	<b>\$ 31,677,517</b>	<b>\$ 11,207,054</b>

**Project Complete**

Funding

(1) 100% VDOT Funded

(2) 100% VDOT / NVTA

(3) 100% Stormwater grants

(4) 100% C&I Tax (County)

(5) 100% VDOT -I-66 Concession Funds

(6) Combination FHWA and VDOT

(7) VDOT 50% Revenue Sharing

(8) NVTA grant

FY 2022 Request		Title	TOV Funding	Other Funding		ARPA	ARPA Ref
	1	Police Radio Replacement	\$ -	\$ 365,000	ARPA	365,000	2-e
NEW	2	Police In-Car Video	-	137,300	ARPA	137,300	2-f
NEW	3	Police Body Worn Camera	-	225,000	ARPA	225,000	2-d
	4	Asphalt & Mill Overlay	1,650,000	900,000	Bond Premium		
	5	Miscellaneous Public Improvements	400,000	-			
	6	Southside Parks Trail from Southside Park to Cottage Street SW	-	1,100,000	NVTA		
	7	Church Street and Mill Street Improvements - Construction	150,000	-			
	8	W&OD Trail Crossings Design	75,000	-			
Moved from 2024	9	Glyndon SE Roadway Improvements Locust Street to Valley Drive	725,000	1,675,000	ARPA \$1.2 M / Robinson Trust \$475k	1,200,000	12-b
	9-a	Glen Avenue Sidewalks	1,900,000	800,000	Robinson Trust \$800k		
	10	Nutley Street Culvert Replacement	-	700,000	ARPA	700,000	12-a
	11	200 Block Manvell Road SE Drainage Improvement Design	-	80,000	Stormwater		
	11	100 Block Moore Avenue SE Drainage Improvement Design	-	50,000	Stormwater		
NEW	11	600 Block Valley Drive, SE Drainage Improvements Design	-	80,000	Stormwater		
	12	900 Block Glyndon Street SE/ 300 Block Owaissa Road SE Drainage Study	-	50,000	Stormwater		
NEW	12	100 Block Cherry Circle, SW Drainage Study	-	50,000	Stormwater		
	13	Emergency vehicle preemption infrastructure with VVFD		200,000	ARPA	200,000	1
CHANGES FROM LAST VERSION	13-a	Town Hall Elevator (from ARPA)	250,000				
	14	Fairfax Sewer Capital Improvements		3,300,000	Water and Sewer Fees		
	15	Water and Sewer Projects		5,535,000	WS Fees/ARPA	5,000,000	11-d

FY 2022 Request	Title	TOV Funding	Other Funding		ARPA	ARPA Ref
16	Freeman Store Roof Replacement	95,000				
17	Park Lighting, bleachers and picnic tables Meadow Lane, Glyndon and Southside Parks		147,000	ARPA	147,000	3-d
18	Glyndon Park Parking Lot Replacement	300,000	-			
19	Southside Park Ball Field #1 and #2 Refurbishments	112,500	1,764,000	ARPA	1,764,000	3-a
20	Property Acquisition Improvements	300,000	-			
Moved from 2026 21	Glyndon Park Nature Playground	300,000	-			
22	Library Public Parking Garage Construction (84 spaces TOV)		2,300,000	NVTA		
23	Central Business District - Design and acquire banners, wayfinding signs		140,000	ARPA	140,000	5-d
NEW 24	Asset Maintenance Plan/ Land Use Study	150,000	-			
25	Contingency	200,000	-			
26	Issuance Costs	187,000	113,000			
Project Totals:		\$ 6,794,500	\$ 19,711,300		\$ 9,878,300	

LEGEND
Police
Public Works
Parks & Recreation
Planning and Zoning
Economic Development
Finance / Human Resources

## CIP FY 2022 - 2036

## Capital Improvement Plan: 2024 Bond

Page 1 of 2

FY 2022 Request		Title	TOV Funding	Other Funding		ARPA	ARPA Ref
<b>NEW</b>	<b>25</b>	<b>Police Dispatch Upgrade</b>		<b>\$ 130,000</b>	<b>ARPA</b>	<b>130,000</b>	<b>2-b</b>
<b>NEW</b>	<b>26</b>	<b>Police Records Management Upgrade</b>		<b>80,000</b>	<b>ARPA</b>	<b>80,000</b>	<b>2-c</b>
		Asphalt & Mill Overlay	1,500,000	400,000	Bond Premium		
	<b>27</b>	Bear Branch Stream Restoration	-	2,040,000	Ffx County SLAF,VA DEQ		
	<b>28</b>	Church Street & East Street Mini Roundabout	-	550,000	VDOT / NVTA		
	<b>29</b>	<b>Glyndon NE Roadway Improvements Ayr Hill to Jean Place NE</b>	<b>-</b>	<b>1,800,000</b>	<b>ARPA \$600k/ Storm Water \$840k/ Robinson Trust \$360k</b>	<b>600,000</b>	<b>12-d</b>
	<b>30</b>	Sidewalk Construction - various locations	500,000	-			
		Miscellaneous Public Improvements	412,000	-			
		W&OD Trail Crossings Redesign Construction	200,000	-			
	<b>31</b>	Five Electric Vehicle Charging Stations	400,000	-			
<b>Moved from 2022</b>	<b>32</b>	Long-Range Transportation Master Plan and Local Circulator Study	110,000	-	Added \$30,000		
<b>Moved from 2022</b>	<b>33</b>	Hawk Signal and Crosswalk Maple Avenue	-	120,000	NVTA		
		200 Block Manvell Road SE Drainage Improvement Construction	-	250,000	Stormwater		
		100 Block Moore Avenue SE Drainage Improvement Construction	-	200,000	Stormwater		
<b>NEW</b>		600 Block Valley Drive, SE Drainage Improvements Construction		250,000	Stormwater		
<b>Moved from 2022</b>	<b>34</b>	<b>Northside Property Yard Water Quality Improvements</b>	<b>-</b>	<b>1,000,000</b>	<b>ARPA/ Stormwater</b>	<b>500,000</b>	<b>12-c</b>

FY 2022 Request	Title	TOV Funding	Other Funding		ARPA	ARPA Ref
Moved from 2028	35 Maple Ave & Center Street N Drainage Improvements		2,000,000	Storm \$300k/ARPA \$1.7M	1,700,000	12-e
	36 Storm Drainage Projects: Unidentified Locations Construction		500,000	Stormwater		
	Water and Sewer Projects		5,673,400	Water and Sewer Fees		
	Fairfax Sewer Capital Improvements		3,400,000	Water and Sewer Fees		
37	Southside Park Playground Equipment and Surfacing	60,000	140,000	ARPA	140,000	3-b
38	East Creek Trail Paving	50,000	-			
39	Meadow Lane Playground Equipment and Surfacing	400,000	-			
40	Meadow Lane Re-Fencing	60,000	-			
41	Meadow Lane Softball Field Refurbishment	600,000				
42	Southside Park Court Upgrades		40,000	ARPA	40,000	3-c
43	Teen Center Remodel	200,000				
	Streetscape Improvements (continuation of projects described in 2022)	400,000	-			
	Contingency	200,000	-			
	Issuance Costs	160,000	90,000			
<b>Project Totals:</b>		<b>\$ 5,252,000</b>	<b>\$ 18,663,400</b>		<b>\$ 3,190,000</b>	
				ARPA FUNDED	<b>\$ 13,068,300</b>	

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## Capital Improvement Plan: 2026 Bond

FY 2022 Request	Title	TOV Funding	Other Funding
	Asphalt & Mill Overlay	\$ 1,545,000	\$ 400,000
44	Nelson Drive NE Sidewalk Improvements from Beulah Road NE to Town line	-	1,000,000
Moved from 2024	45 Ayr Hill Sidewalk Reconstruction Lawyers Road to Dominion Drive NW	-	2,000,000
Moved from 2024	46 Mashie Drive SE Sidewalks from Hine Street SE to Echols Street SE	-	2,500,000
	Sidewalk Construction - various locations	500,000	-
	Miscellaneous Public Improvements	424,000	-
	Water and Sewer Projects	5,815,200	-
	Fairfax Sewer Capital Improvements	3,400,000	-
47	Bowman House Kilns and Wheels	30,000	-
48	Waters Field Turf Replacement	216,000	504,000
49	Glyndon Park Turf Replacement	270,000	-
Moved from 2024	50 Town Green Spray Pad	350,000	-
	Streetscape Improvements (continuation of projects described in 2022)	400,000	-
	Contingency	150,000	-
	Issuance Costs	239,000	-
<b>Project Totals:</b>		<b>\$ 13,339,200</b>	<b>\$ 6,404,000</b>

Bond Premium

VDOT / NVTA

VDOT / NVTA

VDOT/ NVTA

Water and Sewer Fees

Water and Sewer Fees

Fairfax County/ VLL

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## Capital Improvement Plan: 2028 Bond

FY 2022 Request	Title	TOV Funding	Other Funding
	Asphalt & Mill Overlay	\$ 2,200,000	\$ 400,000
	Reserve for Underground Utilities	500,000	-
	Sidewalk Construction - various locations	500,000	-
	Curb, Gutter, Sidewalk and Drainage on Berry Street, SE from Echols Street to Pine Street SE	2,000,000	-
	Miscellaneous Public Improvements	437,000	-
	Streets/High Crown Roads: Unidentified Locations	590,000	590,000
	Water and Sewer Projects	5,960,600	-
	Fairfax Sewer Capital Improvements	3,400,000	-
	Branch Road Playground Equipment and Surfacing	200,000	-
	Glyndon Park Restrooms	75,000	-
	Meadow Lane Pavilion Refurbishment	30,000	-
	Community Center Carpet Replacement	20,000	-
NEW	Community Center Pervious Pavement Replacement	200,000	-
	Streetscape Improvements (continuation of projects described in 2022)	400,000	-
	Contingency	300,000	-
	Issuance Costs	275,300	-
<b>Project Totals:</b>		<b>\$ 17,087,900</b>	<b>\$ 990,000</b>

Bond Premium

VDOT

Water and Sewer Fees

Water and Sewer Fees

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## Capital Improvement Plan: 2030 Bond

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FY 2022 Request	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	\$ 2,266,000	\$ 400,000	Bond Premium
	Reserve for Underground Utilities	500,000	-	
	Sidewalk Construction - various locations	500,000	-	
	Miscellaneous Public Improvements	450,000	-	
	Water and Sewer Projects	6,109,600	-	Water and Sewer Fees
	Fairfax Sewer Capital Improvements	3,400,000	-	Water and Sewer Fees
	Northside Park Asphalt Trail Construction and Replacement	250,000	-	
	Parks Opportunity Fund	100,000	-	
	Resurfacing Parks Courts	70,000	-	
	Southside Park Bridge Replacement	55,000	-	
	Contingency	250,000	-	
	Issuance Costs	218,200	-	
<b>Project Totals:</b>		<b>\$ 14,168,800</b>	<b>\$ 400,000</b>	

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FY 2022 Request	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	\$ 2,334,000	\$ 400,000	Bond Premium
	Operations & Maintenance Campus Study	125,000	-	
	Reserve for Underground Utilities	500,000	-	
	Sidewalk Construction - various locations	500,000	-	
	Miscellaneous Public Improvements	464,000	-	
	Stormwater Drainage Improvements	500,000	-	
	Street Improvements	750,000	750,000	VDOT
	Facility Improvement A&E	1,000,000	1,000,000	Bond Premium
	Water and Sewer Projects	6,262,300	-	Water and Sewer Fees
	Fairfax Sewer Capital Improvements	3,500,000	-	Water and Sewer Fees
	Branch Road Tot Lot and Glyndon Fencing	45,000	-	
	Community Center Auditorium Improvements	200,000	-	
	Parks Opportunity Fund	100,000	-	
	Recreational Facilities Study	100,000	-	
	Contingency	400,000	-	
	Issuance Costs	248,200	-	
<b>Project Totals:</b>		<b>\$ 17,028,500</b>	<b>\$ 2,150,000</b>	

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FY 2022 Request	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	\$ 2,404,000	\$ 400,000	Bond Premium
	Facility Improvement Construction	4,000,000	1,000,000	Bond Premium
	Reserve for Underground Utilities	500,000	-	
	Sidewalk Construction - various locations	500,000	-	
	Miscellaneous Public Improvements	478,000	-	
	Stormwater Drainage Improvements	500,000	-	
	Street Improvements	750,000	750,000	VDOT
	Water and Sewer Projects	6,419,000	-	Water and Sewer Fees
	Fairfax Sewer Capital Improvements	3,500,000	-	Water and Sewer Fees
	Parks Opportunity Fund	100,000	-	
	Recreational Facilities A&E	1,000,000	-	
	Contingency	350,000	-	
	Issuance Costs	272,000	-	
<b>Project Totals:</b>		<b>\$ 20,773,000</b>	<b>\$ 2,150,000</b>	

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## Capital Improvement Plan: 2036 Bond

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FY 2022 Request	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	\$ 2,476,000	\$ 400,000	Bond Premium
	Operations and Maintenance A&E	2,000,000	-	
	Sidewalk Construction - various locations	500,000	-	
	Miscellaneous Public Improvements	492,000	-	
	Stormwater Drainage Improvements	500,000	-	
	Street Improvements	750,000	750,000	VDOT
	Water and Sewer Projects	6,579,000	-	Water and Sewer Fees
	Fairfax Sewer Capital Improvements	4,000,000	-	Water and Sewer Fees
	Parks Opportunity Fund	100,000	-	
	Contingency	400,000	-	
	Issuance Costs	272,000	-	
<b>Project Totals:</b>		<b>\$ 18,069,000</b>	<b>\$ 1,150,000</b>	

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<u>YEAR</u>	<u>OUTSTANDING DEBT BALANCE*</u>	<u>PERCENT OF ASSESSED VALUE **</u>	<u>STATUTORY DEBT LIMIT</u>	
2022	\$55,691,125	1.0%	\$562,618,799	<i>Assessed Value</i>
2023	\$52,348,750	0.9%		
2024	\$53,995,775	0.9%		
2025	\$49,535,800	0.8%		
2026	\$57,560,745	0.9%		
2027	\$52,546,490	0.8%		
2028	\$63,215,942	0.9%		
2029	\$57,217,493	0.8%		
2030	\$64,880,258	0.9%		
2031	\$58,374,223	0.8%		
2032	\$68,171,455	0.9%		
2033	\$60,940,187	0.8%		
2034	\$73,622,052	0.9%		
2035	\$65,530,917	0.8%		
2036	\$74,304,182	0.9%		

*\* Based on debt issued through 2036, payments extend until 2051*

*\*\* Assuming 3% growth in Assessed Value per year*