

# Town of Vienna

## CIP Review

Fiscal Years 2020-2036



*As of February 24, 2020*  
*For 2020 Bond Issue*

CIP FY 2020 – 2036  
Assumptions for Debt Model  
For Approval 2/24/2020

1. Debt Issuance every two years. Interest rate estimated at 2.5% for FY 2020 & 2022, 3.0% for FY 2024 & 2026, 3.5% for FY 2028 & 2030, 4% for FY 2032 & 2034 and 4.5% for FY 2036.
2. Meals tax revenue, which funds debt payments, projected to grow at 3.75% a year, with the exception of a projected bump for new restaurants in 2020. Projecting 5% growth in 2020 and 4% growth in 2021. All years 2022 through 2036 growth projected at 3.75%.
3. Meals tax rate will remain at 3.0%, the current tax rate.
4. The plan supports a \$14.9 million police station construction and project management in the 2020 bond.
5. The plan includes funding for two property acquisitions funded in 2020. One was purchased in December, 2019, and one is proposed for the spring of 2020, partially funded by bond premium.
6. The plan includes two public parking structures. One in conjunction with Fairfax County at the Patrick Henry Library, construction funded by NVTC grant and one with a private partner at Church and Lawyers Roads partially funded by an NVTA grant.
7. The 2020 bond has a 20-year debt schedule; all other issues have 15-year debt schedules.
8. Asphalt & Mill Overlay and Miscellaneous Public Improvements are funded in each bond issue, increasing by 3.0% per issue.
9. Parks Master Plan is funded at \$100,000 in 2020 followed by annual funding of \$100,000 for a Parks Opportunity Fund from 2022 – 2036.
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.
11. Reserve for undergrounding power lines of \$500,000 per bond issue beginning in 2024.
12. Items marked with an asterisk (\*) in the “Project Change” column in the CIP detail have changed since the 2019 approved presentation.

### CAPITAL IMPROVEMENT PLAN 2020 - 2036 DATED 2/24/2020



## Reconciliation of Bond Funding Amount

	<u>Amount</u>
10/21/2019 Presentation	\$ 28,175,000
Robinson property	1,500,000
Potential property acquisition	4,000,000
Church and Lawyers increase	800,000
Closing cost increase	25,000
2/24/2020 Final Bond Amount	<u><u>\$ 34,500,000</u></u>

CIP FY 2020 - 2036

Capital Improvement Plan: 2020, Page 1 of 2

Project Change	Title	TOV Funding	Other Funding	
	Police Station Renovation - Construction and Project Management	14,900,000	-	
	100 Cunningham Park Court Drainage	-	50,000	Stormwater Fund
	200 Block Maple Ave W Drainage Improvements	-	150,000	Stormwater Fund
	443 and 441 Orchard St NW Drainage Improvements	-	40,000	Stormwater Fund
	Asphalt & Mill Overlay	700,000	-	
	Fairfax Sewer Capital Improvements	2,500,000	-	Bond Fund (W/S rates)
	Recommendations from Multi-Modal Study including W&OD Trail Crosswalk	215,000	-	
	Nutley Street Trail Project	-	272,000	VDOT / I-66
	Piney Branch Stream Restoration	-	1,000,000	FFX/SLAF
	Miscellaneous Public Improvements	200,000	-	
	Town Hall Generator	400,000	-	
	Water and Sewer Projects	5,400,000	-	Bond Fund (W/S rates)
<i>Swap with Echols Rd 2018</i>	<i>Meadow Lane Restrooms</i>	<i>200,000</i>		
	<i>Northside Property Yard Security Improvements</i>	<i>100,000</i>		
*	<b>Robinson Property</b>	<b>1,500,000</b>		
	Community Center Emergency Generator	250,000	-	
	Nutley Street Yard Refurbishment	20,000	-	
	Parks Master Plan	100,000	-	
*	<b>Potential Property Acquisition</b>	<b>4,000,000</b>	<b>1,000,000</b>	

\* Change from 2019 Approved

**Capital Improvement Plan: 2020, Page 2 of 2**

<b>Project Change</b>	<b>Title</b>	<b>TOV Funding</b>	<b>Other Funding</b>	
	Central Business District Signage (Phase I)	40,000	-	
*	<b><i>Church Street Public Parking Garage; 1 Ft Height Adjustment</i></b>	<b><i>2,400,000</i></b>	<b><i>2,300,000</i></b>	TOV / NVTA
	Library Public Parking Garage A&E	600,000	-	
	Town Hall Improvements	200,000	-	
*	<b><i>Contingency</i></b>	<b><i>425,000</i></b>	-	
	Issuance Costs	350,000	-	
<b>Updated Projects Total:</b>		<b>\$ 34,500,000</b>	<b>\$ 4,812,000</b>	

<b>LEGEND</b>
Police
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Economic Development
Planning and Zoning
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*\* Change from 2019 Approved*

**Capital Improvement Plan: 2022, Page 1 of 2**

<b>Project Change</b>	<b>Title</b>	<b>TOV Funding</b>	<b>Other Funding</b>	
	Asphalt & Mill Overlay	721,000	-	
	Ayr Hill Sidewalk Reconstruction Lawyers Rd to Dominion Drive NW	-	2,000,000	VDOT / NVTA
	Bear Branch Stream Restoration	-	1,590,000	Fairfax County Stormwater
	Church Street & East Street Mini Roundabout	-	550,000	VDOT / NVTA
	Fairfax Sewer Capital Improvements	2,500,000	-	W/S Bond
	Glyndon NE Roadway Improvements Ayr Hill to Jean Place NE	-	1,800,000	VDOT / NVTA
	Glyndon SE Roadway Improvements	-	2,400,000	VDOT / NVTA
	Kenyon Lane NE Trail	-	500,000	VDOT / NVTA
	Northside Property Yard Drainage	500,000	500,000	Stormwater
	Nutley Street Culvert Replacement	700,000	-	
	Roadway Reconstruction	450,000	450,000	TOV / VDOT
	Miscellaneous Public Improvements	206,000	-	
	Southside Parks Trail from Southside Park to Cottage Street SW	-	1,100,000	NVTA
	Water and Sewer Projects	5,535,000	-	W/S Bond
	Field Bleacher Replacements	50,000	-	
	Freeman Store Roof Replacement	85,000	-	
	Glyndon Park Parking Lot Replacement	300,000	-	

**Capital Improvement Plan: 2022, Page 2 of 2**

<b>Project Change</b>	<b>Title</b>	<b>TOV Funding</b>	<b>Other Funding</b>	
	Maple Ave Light Pole Banners	25,000	-	
	Meadow Lane Courts Lighting	40,000	-	
	Meadow Lane Playground Equipment and Surfacing	300,000	-	
	Nutley Property Yard Paving	25,000	-	
	Parks Opportunity Fund	100,000	-	
	Picnic Tables at Meadow Lane, Glyndon and Southside Parks	35,000	-	
	Southside Park Ball Field # 1 Refurbishment	700,000	-	
	Southside Park Playground Equipment and Surfacing	200,000	-	
	Town Green Spray Pad	350,000	-	
	Central Business District Signage (Phase II)	60,000	-	
	Central Business District String Lights	40,000	-	
*	<b>Library Public Parking Garage Construction (84 spaces TOV; 209 total) ;</b>		<b>4,000,000</b>	<b>NVTC</b>
	AED Replacements	47,600	-	
	Contingency	200,000	-	
	Issuance Costs	264,100	-	
	<b>Updated Projects Total:</b>	<b>\$ 13,433,700</b>	<b>\$ 14,890,000</b>	

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*\* Change from 2019 Approved*



Capital Improvement Plan: 2024, Page 1 of 2

Project Change	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	743,000	-	
	Fairfax Sewer Capital Improvements	3,000,000	-	Bond Fund (W/S rates)
	Mashie Drive SE Sidewalks from Hine Street SE to Echols Street SE	-	750,000	VDOT
	Reserve for Underground Utilities	500,000	-	Bond Funds
	Revenue Sharing Sidewalk Match	250,000	250,000	VDOT RS
	Miscellaneous Public Improvements	212,000	-	
	Water and Sewer Projects	5,673,375	-	Bond Fund (W/S rates)
	East Creek Trail Paving	-	50,000	NVTA
	Glyndon Park Tennis Court Lights	20,000	-	
	Glyndon Park Upgrades	35,000	-	
	Gymnastic Equipment	16,000	-	
	Meadow Lane Re-Fencing	60,000	-	
	Meadow Lane Softball Field Refurbishment	600,000	-	
	Parks Opportunity Fund	100,000	-	
	Southside Park Court Upgrades	20,000	-	
	Teen Center Remodel	200,000	-	
	Hawk Signal and Crosswalk	-	120,000	NVTA

**Capital Improvement Plan: 2024, Page 2 of 2**

<b>Project Change</b>	<b>Title</b>	<b>TOV Funding</b>	<b>Other Funding</b>
	Contingency	200,000	-
	Issuance Costs	214,000	-
	<b>Updated Projects Total:</b>	<b>\$ 11,843,375</b>	<b>\$ 1,170,000</b>

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## Capital Improvement Plan: 2026

Project Change	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	765,000	-	
	Fairfax Sewer Capital Improvements	3,000,000	-	Bond Fund (W/S rates)
	Nelson Drive NE Sidewalk Improvements from Beulah Road NE to Town line	-	1,000,000	VDOT Rev Sh/ NVTA
	Reserve for Underground Utilities	500,000	-	
	Revenue Sharing Sidewalk Match	250,000	250,000	VDOT RS
	Miscellaneous Public Improvements	219,000	-	
	Water and Sewer Projects	5,815,200	-	Bond Fund (W/S rates)
	Bowman House Kilns and Wheels	30,000	-	
	Glyndon Park Nature Playground	300,000	-	
	Glyndon Park Turf Replacement	225,000	-	
	Parks Opportunity Fund	100,000	-	
	Waters Field Turf Replacement	216,000	504,000	TOV / FFX / VYI / Babe Ruth BB
	Contingency	250,000	-	
	Issuance Costs	239,000	-	
<b>Updated Projects Total:</b>		<b>\$ 11,909,200</b>	<b>\$ 1,754,000</b>	

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## Capital Improvement Plan: 2028

Project Change	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	788,000	-	
	Curb, Gutter, Sidewalk and Drainage on Berry Street, SE from Echols Street to Pine Street SE	1,000,000	1,000,000	
	Fairfax Sewer Capital Improvements	3,000,000	-	Bond Fund (W/S rates)
	Maple Ave & Center Street N Drainage Improvements	1,700,000	300,000	Stormwater/ Bond
	Reserve for Underground Utilities	500,000	-	
	Revenue Sharing Sidewalk Match	250,000	250,000	VDOT RS
	Miscellaneous Public Improvements	225,000	-	
	Storm Drainage Projects: Unidentified Locations	500,000	-	
	Streets/High Crown Roads: Unidentified Locations	590,000	590,000	VDOT RS
	Water and Sewer Projects	5,960,600	-	Bond Fund (W/S rates)
	Branch Road Playground Equipment and Surfacing	200,000	-	
	Glyndon Park Restrooms	75,000	-	
	Meadow Lane Pavillion Refurbishment	30,000	-	
	Parks Opportunity Fund	100,000	-	
	Town Green Restrooms	200,000	-	
	Contingency	300,000	-	
	Issuance Costs	275,300	-	
<b>Updated Projects Total:</b>		<b>\$ 15,693,900</b>	<b>\$ 2,140,000</b>	

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## Capital Improvement Plan: 2030

Project Change	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	811,000	-	
	Fairfax Sewer Capital Improvements	3,500,000	-	Bond Fund (W/S rates)
	Reserve for Underground Utilities	500,000	-	
	Revenue Sharing Sidewalk Match	250,000	250,000	VDOT RS
	Miscellaneous Public Improvements	232,000	-	
	Water and Sewer Projects	6,109,600	-	Bond Fund (W/S rates)
	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	100,000	-	
	Issuance Costs	218,200	-	
<b>Updated Projects Total:</b>		<b>\$ 12,195,800</b>	<b>\$ 250,000</b>	

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## Capital Improvement Plan: 2032

Project Change	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	836,000	-	
	Fairfax Sewer Capital Improvements	3,500,000	-	Bond Fund (W/S rates)
	Operations & Maintenance Campus Study	125,000	-	
	Reserve for Underground Utilities	500,000	-	
	Revenue Sharing Sidewalk Match	500,000	500,000	VDOT RS
	Miscellaneous Public Improvements	239,000	-	
	Stormwater Drainage Improvements	500,000	-	
	Street Improvements	750,000	750,000	VDOT RS
	Water and Sewer Projects	6,262,300	-	Bond Fund (W/S rates)
	Branch Road Tot Lot + Glyndon Fencing	45,000	-	
	Community Center Auditorium Improvements	200,000	-	
	Parks Opportunity Fund	100,000	-	
	Recreational Facilities Study	100,000	-	
	Contingency	150,000	-	
	Issuance Costs	248,200	-	
<b>Updated Projects Total:</b>		<b>\$ 14,055,500</b>	<b>\$ 1,250,000</b>	

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## Capital Improvement Plan: 2034

Project Change	Title	TOV Funding	Other Funding	
	Asphalt & Mill Overlay	861,000	-	
	Fairfax Sewer Capital Improvements	3,500,000	-	Bond Fund (W/S rates)
	Operations and Maintenance A&E	2,000,000		
	Reserve for Underground Utilities	500,000	-	
	Revenue Sharing Sidewalk Match	500,000	500,000	VDOT RS
	Miscellaneous Public Improvements	246,000	-	
	Stormwater Drainage Improvements	500,000	-	
	Street Improvements	750,000	750,000	VDOT RS
	Water and Sewer Projects	6,419,000	-	Bond Fund (W/S rates)
	Parks Opportunity Fund	100,000	-	
	Recreational Facilities A&E	1,000,000	-	
	Contingency	150,000	-	
	Issuance Costs	272,000	-	
<b>Updated Projects Total:</b>		<b>\$ 16,798,000</b>	<b>\$ 1,250,000</b>	

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**Capital Improvement Plan: 2036**

<b>Project Change</b>	<b>Title</b>	<b>TOV Funding</b>	<b>Other Funding</b>	
	Asphalt & Mill Overlay	887,000	-	
	Fairfax Sewer Capital Improvements	3,500,000	-	Bond Fund (W/S rates)
	Operations and Maintenance Construction	10,000,000	-	
	Reserve for Underground Utilities	500,000	-	
	Revenue Sharing Sidewalk Match	500,000	500,000	VDOT RS
	Miscellaneous Public Improvements	253,000	-	
	Stormwater Drainage Improvements	500,000	-	
	Street Improvements	750,000	750,000	VDOT
	Water and Sewer Projects	6,579,475	-	Bond Fund (W/S rates)
	Parks Opportunity Fund	100,000	-	
	Contingency	150,000	-	Bond Funds
	Issuance Costs	272,000	-	Bond Funds
<b>Updated Projects Total:</b>		<b>\$ 23,991,475</b>	<b>\$ 1,250,000</b>	

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	<u>TOV Total</u>	<u>Outside Funding Total</u>	<u>Capital Investments 2020-2036</u>
	<b>\$ 154,420,950</b>	<b>\$ 28,766,000</b>	<b>\$ 183,186,950</b>