

Town of Vienna

Capital Improvement Plan (CIP)

As of September 19, 2016

Discussed at Council Meeting on
September 19, 2016

Prepared by Finance

Table of Contents

	Page Number
I. 2012 Bond Project Financial Update	1
III. 2014/2016 Bond Project Financial Update	2
III. Completed Project Summary	5
IV. Assumptions	6
V. Summary of Debt Forecast Model	7
VI. Capital Improvement Plan by Issuance	8
VII. Unmet Capital Needs	13

2012 Bond Issue
Actuals as of 6/30/16

***** MUST SPEND ALL FUNDS BY JULY 2015 *****

	Original Budget	Other Funding	Adjustments	Current Budget	Total Spent	Balance	Encumbrances	Project Unencomb. Balance
Issue Costs	161,000		(50,000)	111,000	108,349	2,651		2,651
Town Hall Energy Improvements	300,000	447,092	58,004	805,096	755,096	50,000		50,000
Police Facility Assessment	100,000		25,590	125,590	119,602	5,988		5,988
Emergency Power Generators (Phase I Police)	235,000		6,333	241,333	242,178	(845)		(845)
Police Facility Land Acquisition	525,000		(25,590)	499,410	494,289	5,121		5,121
Northside Property Generator			157,400	157,400	157,400	-		-
New Sidewalk Construction	500,000		(136,868)	363,132	2,611	360,521		360,521
Nutley & Marshall Storm Drainage	500,000		(389,000)	111,000	104,561	6,439		6,439
Walker Street End Wall	50,000		(50,000)	-	-	-		-
Glyndon Storm Drainage Assessment	50,000		(17,441)	32,559	32,559	0		0
Village Green Drainage Assessment	25,000		7,464	32,464	32,465	(1)		(1)
Center Street Storm Drainage A&E	25,000		41,047	66,047	66,047	0		0
Ninovan & Talahi Roads SW Storm Drainage	25,000		32,362	57,362	56,524	838		838
Nelson Drive Drainage Study			25,000	25,000	17,555	7,445		7,445
Center St S/Battle St SW Storm Drainage Improvements			64,000	64,000	12,087	51,913	3,663	48,250
Drake_Lakewood Street Reconstruction (1)	800,000	636,102	(150,689)	1,285,413	1,284,992	421		421
Center Street South Street Reconstruction (1)	150,000	215,000	65,000	430,000	426,115	3,885		3,885
Spring & Battle Streets RS Local Match (1)	250,000	263,087	9,041	522,128	522,128	0		0
Mill Street RS Local Match (1)	200,000	285,811	76,648	562,459	129,430	433,029	6,787	426,241
FHWA Grant Walk-to-Downtown Initiative (2)	200,000	800,000		1,000,000	844,499	155,501	1,501	154,000
Meadow Lane & Gibson Drive Storm Drainage	300,000		(51,448)	248,552	248,552	0		0
Wolftrap Creek Stormwater			3,290	3,290	3,290	-		-
Maple Avenue Traffic Signal Optimization S (2)		76,000	19,000	95,000	103,946	(8,946)	9,684	(18,630)
Park Street NE Sidewalk			76,868	76,868	76,868	(0)		(0)
Marshall Road Sidewalk (S/W to Metro)			42,000	42,000	38,653	3,347	1,452	1,895
Community Center Expansion Assessment	125,000		(3,290)	121,710	118,744	2,966	2,966	0
Train Station Trans Enhancement Grant, Phase I (SRTS) (2)	40,000	232,000	40,760	312,760	312,760	(0)	-	(0)
Central Mgt & Admin			158,695	158,695	158,695	(0)		(0)
Contingency	300,000		(208,459)	91,541	-	91,541		91,541
Water Projects	1,590,000		(710,637)	879,363	803,485	75,878		75,878
Wolf Trap Water Utility Adjustments			8,681	8,681	8,681	0		0
Sewer Push Camera			98,059	98,059	98,059	(0)		(0)
Sewer Projects			24,078	24,078	20,551	3,527		3,527
	6,451,000	2,955,092	(754,102)	8,651,990	7,400,770	1,251,220	26,053	1,225,167
Project Complete								

(1) - 50/50 TOV & VDOT Revenue Share

(2) - 20/80 TOV & VDOT Revenue Share

2014/2016 Bond Issue: Projects by Category
Actuals as of 06/30/16

	2014	2016	Arbitrage	Other					Project
	Original Budget	Original Budget	Funds	Funding	Adjustments	Current Budget	Total Spent	Balance	Unencomb.
									Balance
Issue Costs - 2014 Bond	200,000	-			(123,653)	76,347	76,347	0	0
Issue Costs 2016 Bond		76,517				76,517	-	76,517	76,517
								-	-
Voice Over IP - Phone System	250,000				4,700	254,700	252,536	2,164	2,164
Town-wide Financial and Operational Software	300,000			341,000	214,547	855,547	609,141	246,406	87,285
Emergency Power Generators (Phase III Northside)	300,000				(263,733)	36,267	-	36,267	36,267
Emergency Power Generators (Phase II Town Hall)	-		112,000			112,000	39,590	72,410	72,410
Town Hall Roof Replacement					198,789	198,789	-	198,789	46,161
STORM DRAINAGE									
Marshall Rd_ Nutely St Storm Drainage - Add't funds (cont. 2012)	75,000			100,000	(149,000)	26,000	25,426	574	(49)
Village Greene Storm Drainage Improvements	375,000				(10,000)	365,000	36,671	328,329	286,975
Center Street N Storm Drainage A&E (cont. from 2012)	25,000					25,000	24,834	166	0
Nelson Drive NE Storm Drainage A&E	25,000				(25,000)	-	-	-	-
Center St S/Battle St SW Storm Drainage Improvements	75,000				(64,000)	11,000	-	11,000	11,000
Ninovan & Talahi Storm Drain Improvements		200,000				200,000	-	200,000	200,000
Hunters Branch Stream Restoration				1,443,478		1,443,478	1,270,604	172,874	(65,323)
Wolftrap Creek Grant Reimbursement				890,000		890,000	115,564	774,436	763,128
Community Center Renovation	4,000,000	5,563,841		1,000,000	1,703,000	12,266,841	3,897,806	8,369,035	1,766,516
Glyndon Field Turf & Lights			200,000	460,000		660,000	656,479	3,521	3,521
Waters Field Restoration	150,000			450,000		600,000	581,692	18,308	18,308
Freeman House Bridge			25,000			25,000	6,000	19,000	19,000
Contingency	225,000				(87,285)	137,715	-	137,715	137,715
Follin Lane Rev Share Reconstruction (congestion relief)	-			2,310,000	16,438	2,326,438	2,115,537	210,901	133,169

		2014	2016	Arbitrage	Other					Project
		Original Budget	Original Budget	Funds	Funding	Adjustments	Current Budget	Total Spent	Balance	Unencomb.
										Balance
<u>SIDEWALKS TO METRO</u>										
VDOT CMAQ Design - 95412(Maple &Center Traf Sig)					9,499		9,499	3,081	6,418	6,418
Sidewalks to Metro - Cottage/Tapawingo	(3)				1,710,800		1,710,800	632,321	1,078,479	773,781
Sidewalks to Metro - Courthouse Rd	(3)				226,500		226,500	-	226,500	27,743
Sidewalks To Metro - Marshall Rd Metro Ped Improvements	(3)				260,710		260,710	2,084	258,626	257,603
<u>WATER & SEWER PROJECTS</u>										
Water and Sewer Projects		500,000			-	(435,000)	65,000	-	65,000	65,000
			661,159			(310,000)	351,159	-	351,159	351,159
Water Projects						303,000	303,000	279,080	23,920	573
Sewer Projects						310,000	310,000	47,105	262,895	137,383
Watermain Work - Glyndon St SE						88,000	88,000	83,864	4,136	703
Watermain Work - Moore Ave/Desale						19,000	19,000	19,089	(89)	(89)
Maple Avenue Paving Extension	(3)				450,000		450,000	418,736	31,264	5,416
Maple Aveune II - Lawyers & Center	(3)				655,000		655,000	510,163	144,837	127,050
Maple Ave IV A&E	(3)				271,333		271,333	250,011	21,322	21,322
Eng Svc - Nutley St Survey					1,137		1,137	1,137	0	0
Revenue Sharing Sidewalk Match	(1)	-		16,962	16,962		33,924	-	33,924	33,924
<u>SAFE ROUTES TO SCHOOL</u>										
SRTS Cottage Street	(3)				371,500		371,500	45,755	325,745	325,745
SRTS Old Courthouse Road NE	(2)				106,185		106,185	41,854	64,331	61,779
FFX Trans Old Courthouse					200,000		200,000	99,345	100,655	1,243
Nutley & West St Sidewalks (Louise Archer ES)	(3)				365,650		365,650	42,909	322,741	265,954
Ninovan				48,100			48,100	-	48,100	48,100
W&OD Trail Connections				27,000			27,000	29,322	(2,322)	(2,322)
<u>CURB, GUTTER & SIDEWALKS</u>										
Curb, Gutter & Sidewalk Project – Lewis TEMI	(1)			150,000	-	(125,136)	24,864	24,864	-	-
Sidewalk Petition Project – Ayito Road SE	(1)			135,000	135,000	51,000	321,000	316,742	4,258	52
Curb, Gutter & Sidewalk Project – Glyndon St	(1)			375,000	265,000	(82,400)	557,600	226,881	330,719	330,719
Curb, Gutter & Sidewalk Project – John Marsl	(1)			150,000	150,000	4,400	304,400	302,883	1,517	24
Curb, Gutter & Sidewalk Project – Ayr Hill Ave	(1)			375,000		(375,000)	-	-	-	-
Adahi Rd Curb/Gutter/Sidewalks						27,000	27,000	-	27,000	616
Crosswalk Improvements Lawyers & Blair NW				15,000			15,000	-	15,000	15,000
Roundabout 2006 Bond - 107242				52,800	211,200		264,000	41,909	222,091	(75,648)
Street Signs				25,000			25,000	-	25,000	25,000

	2014	2016	Arbitrage	Other					Project
	Original Budget	Original Budget	Funds	Funding	Adjustments	Current Budget	Total Spent	Balance	Unencomb.
								Encumbrances	Balance
Freeman Store Lighting			3,000			3,000	1,847	1,153	1,153
Bilco Doors Bowman House			3,000			3,000	-	3,000	3,000
Nutley Stree Yard Bathrooms			20,000			20,000	9,969	10,031	10,031
Maple Ave Vision			36,000		(19,341)	16,659	-	16,659	16,659
Maple Ave Trees			5,000			5,000	4,814	186	186
Community Center Gymnastic Equipment			15,000			15,000	15,172	(172)	(172)
PPEA A&E Costs			68,691			68,691	68,691	-	-
Unallocated Arbitrage Funds			16,009			16,009	-	16,009	16,009
	6,500,000	6,501,517	1,873,562	12,400,954	870,326	28,146,359	13,227,853	14,918,505	8,472,627
									6,445,878

Project Complete

- (1) - 50/50 TOV & VDOT Revenue Share
- (2) - 20/80 TOV & VDOT Revenue Share
- (3) - 100% VDOT Revenue Share

Completed Projects

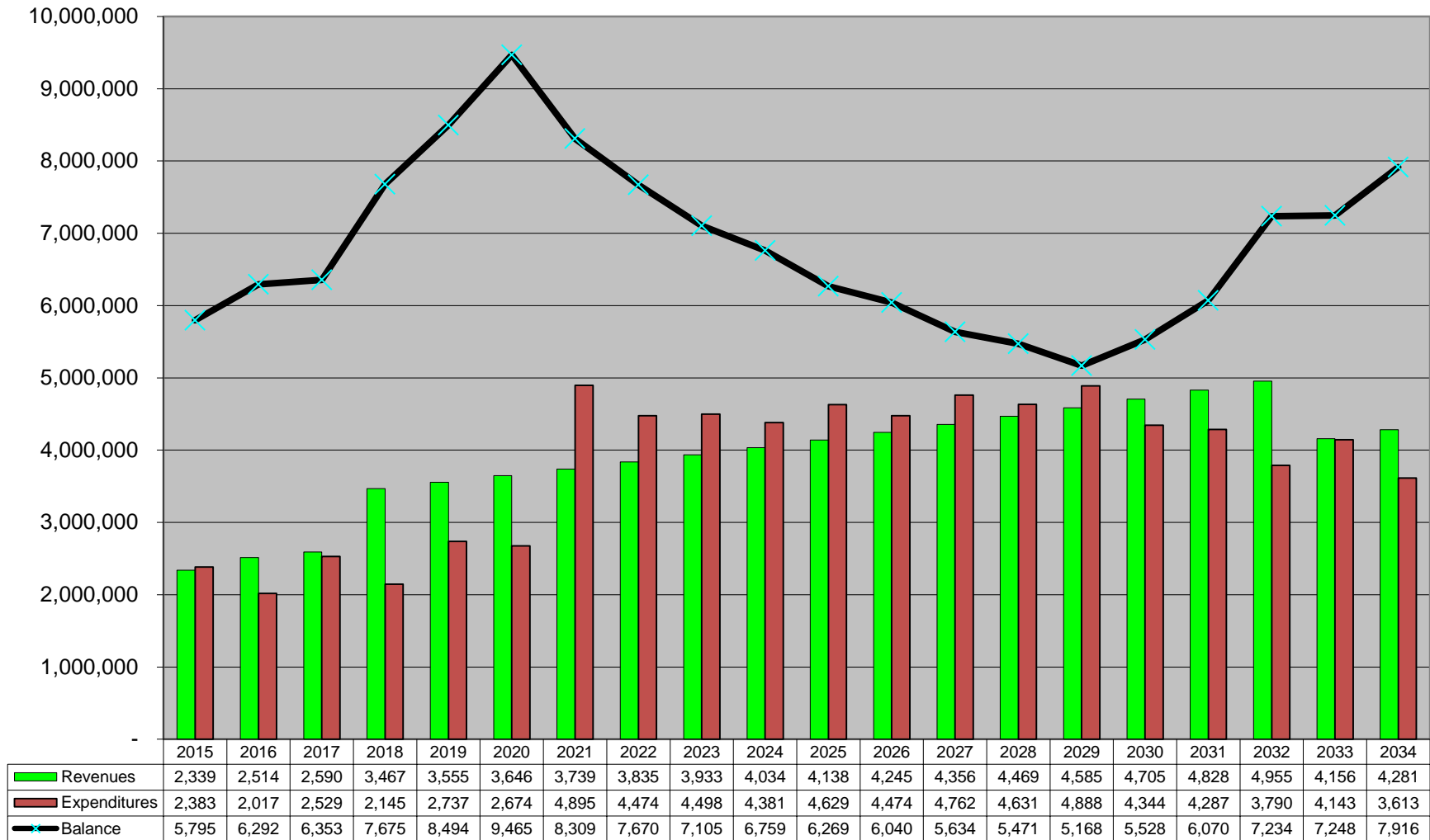
	<u>Budget</u>	<u>Actuals</u>	<u>Difference</u>	
<u>2012 Bond</u>				
Issue Costs	111,000	108,349	2,651	
Generators	398,733	399,578	(845)	
Streets	903,771	903,560	211	
Storm Drainage	436,984	436,146	838	
Facilities Improvement	1,052,396	993,442	58,954	
Land Acquisition	499,410	494,289	5,121	
Water & Sewer Improvements	106,740	106,740	(0)	
			<u>\$ 66,929</u>	surplus for reallocation
<u>2014 Bond</u>				
Issue Costs	76,347	76,347	0	
Equipment	254,700	252,536	2,164	
Facilities Improvement	36,267	-	36,267	
			<u>\$ 38,432</u>	surplus for reallocation
Unallocated Arbitrage	16,009	-	<u>\$ 16,009</u>	
Other Funds	22,996	-	<u>\$ 22,996</u>	
<u>Total Available from Completed Projects</u>			<u>\$ 144,365</u>	

Assumptions for Debt Model

1. Debt Issuance every two years. Interest rate estimated at 4%.
2. Meals tax revenue, which funds debt payments, projected to grow at 3% a year.
3. Meals tax percent increases from 3% to 4% for 15 years beginning in July, 2017.
4. We finance \$2.5 million capital costs to Fairfax Sewer in 2018, and \$3 million in 2020 and 2022.
This is based on the County's projections and will be covered by the Water and Sewer fund.
5. Two large-scale projects are included – a \$16.05 million dollar Police Station and a \$10.3 million dollar Parking Garage. A&E is funded in the 2018 bond, and Construction is funded in the 2020 bond. Project management and a 20% contingency for the construction phase is included for each project.

Scenario: Police Bld. \$16M one bond construction, with parking

DSF Cash Flow: every 2 year Debt Issues: 3% MLT
\$ 74,690,000 total debt issue 4% Int Rate, 13%-74% from WSF
2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034



Capital Improvement Plan: - (2018 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost	
	Police Station Renovation - Engineering	\$ 1,775,000		\$ 16,050,000	
	Police Station Renovation - Project Manager/Consultant	\$ 75,000		\$ 16,050,000	
	Parking Garage - Land/Engineering & Design	\$ 3,425,000		\$ 10,000,000	Funded by proposed 1% increase in Meals Tax
	Parking Garage - Consultant	\$ 75,000		\$ 10,000,000	Funded by proposed 1% increase in Meals Tax
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000	
	Fairfax Sewer Capital Improvements	\$ 2,500,000		\$ 2,500,000	
	VDOT Grant Match	\$ -	\$ 1,000,000	\$ 1,000,000	\$.5M Transportation Funds / \$.5M VDOT Revenue Share
	Church Street NE Sidewalk 300 Block	\$ -	\$ 500,000	\$ 500,000	NVTA Transportation Funds
	Storm Drainage Projects	\$ 200,000		\$ 200,000	
	Freeman Store Bridge Replacement	\$ 93,000		\$ 93,000	
	Bowman House New Roof	\$ 112,000		\$ 112,000	
	Issuance Costs	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 9,455,000	\$ 1,500,000	\$ 31,655,000	

Capital Improvement Plan: - (2020 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost	
	Police Station Renovation - Construction	\$ 14,000,000	\$ -	\$ 16,050,000	
	Police Station Renovation - Project Manager/Consultant	\$ 200,000		\$ 16,050,000	
	Parking Garage - Construction	\$ 6,300,000		\$ 10,000,000	Funded by proposed 1% increase in Meals Tax
	Parking Garage - Consultant	\$ 200,000		\$ 10,000,000	Funded by proposed 1% increase in Meals Tax
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000	
	Fairfax Sewer Capital Improvements	\$ 2,500,000		\$ 2,500,000	
	Ross Drive End Wall	\$ 350,000		\$ 350,000	
	Citizen Sidewalk Petition	\$ 150,000		\$ 150,000	
	Road Projects with NVTAFunds	\$ -	\$ 1,200,000	\$ 1,200,000	
	Time Accounting	\$ 30,000		\$ 30,000	
	Issuance Costs	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 24,930,000	\$ 1,200,000	\$ 31,480,000	

Capital Improvement Plan: - (2022 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost	
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000	
	Fairfax Sewer Capital Improvements	\$ 3,000,000		\$ 3,000,000	
	Revenue Sharing Sidewalk Match	\$ 450,000		\$ 450,000	
	Nutley Street SW Culvert Replacement	\$ 700,000		\$ 700,000	
	Church Street NE & East Street NE Mini-Roundabout	\$ -	\$ 500,000	\$ 500,000	NVTATranspoortation Funds
	Issuance Costs	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 5,350,000	\$ 500,000	\$ 5,850,000	

Capital Improvement Plan: - (2024 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost	
	Operations & Maintenance Campus Study	\$ 125,000		\$ 125,000	
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000	
	Revenue Sharing Sidewalk Match	\$ 800,000		\$ 800,000	
	Echols Street SE - Reconstruction	\$ 300,000	\$ 300,000	\$ 600,000	Assumed VDOT 50/50 Revenue Share
	Glyndon Street NE Drainage Improvements	\$ 500,000		\$ 500,000	
	Northside Property Yard Security Improvements	\$ 100,000		\$ 100,000	
	Northside Property Yard Drainage Improvements	\$ 500,000		\$ 500,000	
	Park St/W&OD Trail X-ing Improv/Cherry St Mini roundabout	\$ -	\$ 500,000	\$ 500,000	NVTA Transpoortation Funds
	Storm Drainage Projects: Unidentified Locations	\$ 850,000		\$ 850,000	
	Issuance Costs	\$ 250,000		\$ 250,000	
	Updated Projects Total:	\$ 4,425,000	\$ 800,000	\$ 5,225,000	

Capital Improvement Plan: - (2026 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost	
	Eliminate Deep Roadside Ditch: Berry Street SE	\$ 2,000,000		\$ 2,000,000	
	Water and Sewer Projects	\$ 1,500,000		\$ 1,500,000	
	Revenue Sharing Sidewalk Match	\$ 500,000		\$ 500,000	
	Center Street N Drainage Improvements	\$ 2,000,000	\$ -	\$ 2,000,000	
	Nelson Drive NE Road Improvements	\$ 250,000	\$ 750,000	\$ 1,000,000	Assumed NVTA Transportation Funds / VDOT Rev Share
	Streets/HCR: Unidentified Locations	\$ 1,180,000		\$ 1,180,000	
	Issuance Costs	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 7,630,000	\$ 750,000	\$ 8,380,000	

Capital Improvement Plan: - (2028 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost	
	Operations & Maintenance Campus	\$ 1,300,000	\$ -	\$ 1,300,000	
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000	
	Revenue Sharing Sidewalk Match	\$ 500,000		\$ 500,000	
	Park Improvements - Playgrounds and Bathrooms	\$ 1,000,000		\$ 1,000,000	
	Glyndon Street SE Road Improvements	\$ 250,000	\$ 1,250,000	\$ 1,500,000	Assumed NVTA Transportation Funds / VDOT Rev Share
	Facility Improvements **	\$ 3,300,000		\$ 4,000,000	
	Issuance Costs	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 7,550,000	\$ 1,250,000	\$ 9,500,000	

** Facility Improvements detail: existing facility major repair and other facility improvements as necessary

Capital Improvement Plan: - (2030 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost	
	Water and Sewer Projects	\$ 2,000,000		\$ 2,000,000	
	Revenue Sharing Sidewalk Match	\$ 500,000		\$ 500,000	
	Issuance Costs	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 2,700,000	\$ 1,250,000	\$ 2,700,000	

Capital Improvement Plan: - (2032 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost
	Water and Sewer Projects	\$ 2,000,000		\$ 2,000,000
	Revenue Sharing Sidewalk Match	\$ 1,000,000		\$ 1,000,000
	Stormwater Drainage Improvements	\$ 1,000,000		\$ 1,000,000
	Park Improvements	\$ 600,000		\$ 600,000
	Street Improvements	\$ 1,500,000		\$ 1,500,000
	Issuance Costs	\$ 350,000		\$ 350,000
	Updated Projects Total:	\$ 6,450,000	\$ -	\$ 6,450,000

Capital Improvement Plan: - (2034 Spring)

Ref No.	Title	TOV Funding	Other Funding	Multi-Year Project Cost
	Water and Sewer Projects	\$ 1,650,000		\$ 1,650,000
	Revenue Sharing Sidewalk Match	\$ 500,000		\$ 500,000
	Stormwater Drainage Improvements	\$ 1,000,000		\$ 1,000,000
	Park Improvements	\$ 200,000		\$ 200,000
	Street Improvements	\$ 1,500,000		\$ 1,500,000
	Fields	\$ 1,100,000		\$ 1,100,000
	Issuance Costs	\$ 250,000		\$ 250,000
	Updated Projects Total:	\$ 6,200,000	\$ -	\$ 6,200,000
	Total Projects:	\$ 74,690,000	\$ 7,250,000	\$ 81,390,000

**TOWN OF VIENNA
UNMET CAPITAL NEEDS**

<u>Department</u>	<u>Dollars</u>
Public Works / Planning & Zoning	
Underground Utilities	\$ 10,000,000
Dominion Power Station	\$ 4,000,000
PW / P&Z Total	<u>\$ 14,000,000</u>
Public Safety (Police)	
Additional Costs for Building	\$ 1,000,000
Public Safety (Police) Total	<u>\$ 1,000,000</u>
TOTAL UNMET CAPITAL NEEDS	<u><u>\$ 15,000,000</u></u>