

Town of Vienna CIP Review (Fiscal Year 2018 – 2034)

Includes Police Station Renovation, Downtown Library Parking Structure,
4% Meals Tax for 7 Years, O&M Campus

September 19, 2017

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CIP FY 2018 – 2034

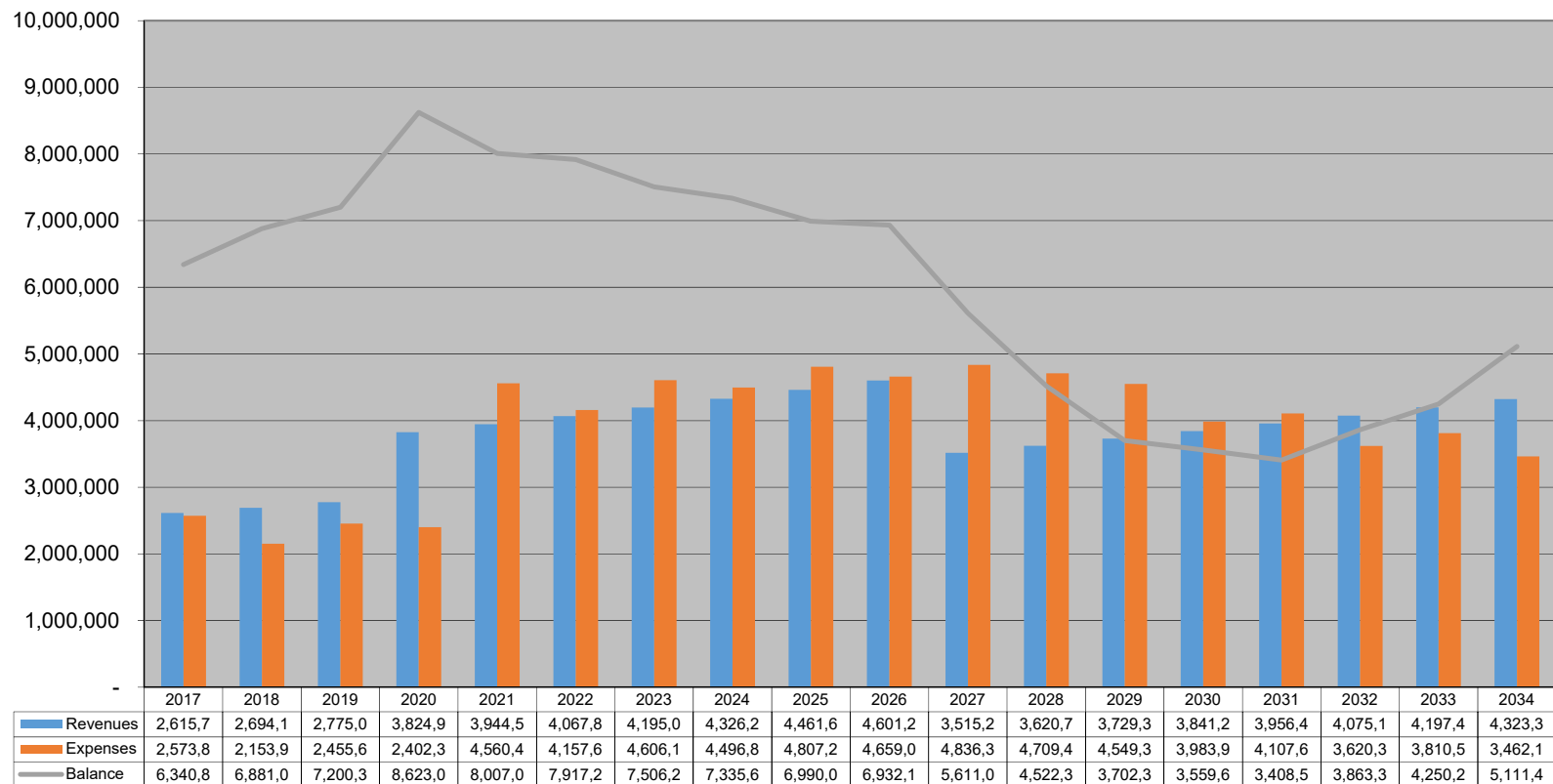
Assumptions

1. Debt Issuance every two years. Interest rate estimated at 3.5% for FY 2018-2020, 4.0% FY 2022, 4.5% for FY 2024-2026 and 5.0% for FY 2028-2034.
2. Meals tax revenue, which funds debt payments, projected to grow at 3.5% a year. Meals tax revenue has increased an average of 3.9% annually over the last 10 years.
3. Meals tax rate increases from 3% to 4% beginning for FY 2020-2028 (7 years) to fund the Downtown Library Parking Structure.
4. Downtown Library Parking Structure cost estimated at \$5.675M will be funded with the 1% increase in the meals tax rate for 7 years, funded by two bond funds: FY 2018 to cover \$75k A&E, FY 2020 to cover Construction and Consultant for \$5.6M.
5. Will finance \$2.5M capital costs to Fairfax Sewer in FY 2018-2022, \$3.0M in FY 2024-2028 and \$3.5M in FY 2030-2034. This is based on the County's projections and will be covered by the Water and Sewer fund.
6. Based on a needs assessment in 2013, a \$16.05M Police Station renovation is included in two bond funds for FY 2018 (\$1.8M) & FY 2020 (\$14.3M) covering A&E, Construction and Project Management.
7. An Operations and Maintenance Campus improvement is included in FY 2032 (\$7.0M).

Debt Model

Includes Police Renovation, Downtown Library Parking Structure, 4% Meals Tax (7 years) and O&M Campus

DSF Cash Flow: every 2 year Debt Issues



Project Status
2012, 2014/2016 Bond Funds

**2012 Bond Issue
Status of Projects as of 6/30/17**

	Budget	Total Spent	Balance
Issue Costs	111,000	108,349	2,651
Town Hall Energy Improvements	759,690	759,627	63
Police Facility Assessment	125,590	119,602	5,988
Emergency Power Generators (Phase I Police)	242,178	242,178	0
Police Facility Land Acquisition	499,410	494,289	5,121
Northside Property Generator	161,415	161,415	-
New Sidewalk Construction	2,611	2,611	-
Nutley & Marshall Storm Drainage	111,000	104,561	6,439
Glyndon Storm Drainage Assessment	32,559	32,559	-
Village Green Drainage Assessment	32,465	32,465	-
Center Street Storm Drainage A&E	66,047	66,047	-
Ninovan & Talahi Roads SW Storm Drainage	57,362	56,524	838
Nelson Drive Drainage Study	18,000	17,555	445
Center St S/Battle St SW Storm Drainage Improvements	15,775	15,775	-
Drake_Lakewood Street Reconstruction (1)	1,285,413	1,284,992	421
Center Street South Street Reconstruction (1)	430,000	426,494	3,506
Spring & Battle Streets RS Local Match (1)	522,128	522,128	-
Mill Street RS Local Match (1)	595,086	595,086	(0)
FHWA Grant Walk-to-Downtown Initiative (2)	1,225,000	1,221,601	3,399
Meadow Lane & Gibson Drive Storm Drainage	248,552	248,552	-
Wolftrap Creek Stormwater	3,290	3,290	-
Maple Avenue Traffic Signal Optimization Study (2)	103,946	103,946	-
Park Street NE Sidewalk	76,868	76,868	-
Adahi Road Sidewalks	27,000	26,384	616
Marshall Road Sidewalk (S/W to Metro)	42,000	40,737	1,263
Community Center Expansion Assessment	121,710	118,744	2,966
Train Station Trans Enhancement Grant, Phase I (SRTS) (2)	389,242	389,242	(0)
Central Mgt & Admin	173,382	173,382	0
Water Projects	800,407	800,407	0
Wolf Trap Water Utility Adjustments	15,964	15,964	0
Sewer Push Camera	98,059	98,059	-
Sewer Projects	24,078	20,552	3,526
Sewer Lining	580,372	579,820	552
Contingency	-	-	-
	\$ 8,997,599	\$ 8,959,804	\$ 37,794

Project Complete

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

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

2014/2016 Bond Issue: Projects by Category
Status of Projects as of 6/30/17

		Budget	Total Spent	Balance
Issue Costs - 2014 Bond		76,347	76,347	-
Issue Costs 2016 Bond		161,319	161,319	-
Bond Arbitrage		3,900	3,900	-
Unallocated Arbitrage Funds		12,109	-	12,109
Voice Over IP - Phone System		254,700	252,536	2,164
Town-Wide Financial & Operational Software		855,547	701,164	154,383
Emergency Pwr Generators (Phase II Town Hall)		112,000	39,590	72,410
Emergency Pwr Generators (Phase III Northside)		36,267	-	36,267
Town Hall Roof Replacement		198,789	191,385	7,404
Flashing Beacons		20,951	16,951	4,000
			-	-
			-	-
<u>STORM DRAINAGE</u>				
Marshall Rd_ Nutely St Storm Drainage - Add't funds (cont. 2012)		26,000	25,426	574
Village Greene Storm Drainage Improvements		48,970	40,573	8,397
Center Street N Storm Drainage A&E (cont. from 2012)		25,000	24,834	166
Nelson Drive NE Storm Drainage A&E		-	-	-
Center St S/Battle St SW Storm Drainage Improvements		11,000	-	11,000
Ninovan & Talahi Storm Drain Improvements		200,000	-	200,000
Hunters Branch Stream Restoration		1,448,375	1,404,381	43,994
Wolftrap Creek Grant Reimbursement		929,000	233,958	695,042
Community Center Renovation, Gym Equip		12,908,716	11,135,930	1,772,786
Comm Ctr HVAC Repair		22,000	22,000	-
Glyndon Field Turf & Lights		660,000	656,479	3,521
Waters Field Restoration		581,692	581,692	-
Freeman House Bridge		25,000	6,000	19,000
Follin Lane Rev Share Reconstruct (congest relief)		2,606,438	2,579,507	26,931
			-	-
<u>TRAFFIC SIGNALS</u>				
Maple/Lawyers		18,717	18,717	-
Maple and Park Signal		900,000	12,852	887,148
Maple & Center Traf Signal		37,387	37,387	-
Traffic Signals -Maple Aveune II - Lawyers & Center	3	655,000	648,764	6,236
Nutley/Courthouse		519,000	487,429	31,571
<u>SIDEWALKS TO METRO</u>				
WTM, Courthouse	3	291,500	291,296	204
Sidewalks to Metro - Cottage/Tapawingo	3	1,710,800	1,428,173	282,627
Sidewalks To Metro - Marshall / Kingsley	3	260,710	71,305	189,405
<u>WATER & SEWER PROJECTS</u>				
Water and Sewer Projects		257	-	257

2014/2016 Bond Issue: Projects by Category
Status of Projects as of 6/30/17

		Budget	Total Spent	Balance
Water Projects		557,100	557,050	50
Sewer Projects		215,000	214,330	670
Watermain Work - Glyndon St SE		102,960	102,953	7
Watermain Work - Moore Ave/Desale		3,549	-	3,549
SCADA UPGRADE		65,491	65,491	-
Maple Avenue Paving Extension	3	450,000	429,619	20,381
Cottage Street Match			(1,865)	1,865
Maple Ave IV A&E	3	466,375	466,375	(0)
East St Sidewalk A&E		30,293	30,293	-
Eng Svc - Nutley St Survey		17,274	17,274	0
Revenue Sharing Sidewalk Match	1	68,631	68,631	-
<u>SAFE ROUTES TO SCHOOL</u>				
SRTS Cunningham, Lullaby & Harmony		300,000	250,455	49,545
SRTS Along Cottage St (Vienna ES)	3	495,650	425,413	70,237
SRTS Old Courthouse Rd NE (C&I & Local Funding)	2	132,731	50,143	82,588
FFX Trans Old Courthouse		200,000	150,418	49,582
SRTS Nutley & West St (Louise Archer ES)	3	363,328	46,811	316,517
Ninovan		48,100	-	48,100
W&OD Trail Connections		29,322	29,322	(0)
<u>CURB, GUTTER & SIDEWALKS</u>				
Curb, Gutter & Sidewalk Project – Lewis	1	24,864	24,864	-
Sidewalk Petition Project – Ayito Road SE	1	327,227	327,227	(0)
Curb, Gutter & Sidewalk Project – Glyndon Street NE	1	557,600	246,931	310,669
Curb, Gutter & Sidewalk Project – John Marshall Drive N	1	314,514	314,514	(0)
Curb, Gutter & Sidewalk Project – Ayr Hill Avenue NW	1	-	-	-
Curb, Gutter & Sidewalk Project – Beulah Rd I		53,641	53,641	-
Curb, Gutter & Sidewalk Project - Adahi Rd		-	-	-
Crosswalk Improvements Lawyers & Blair NW		15,000	14,794	206
Roundabout Park and Locust		363,786	363,786	-
<u>OTHER</u>				
Freeman Store Lighting		3,000	1,847	1,153
Bilco Doors Bowman House		3,000	-	3,000
Nutley Stree Yard Bathrooms		20,000	9,969	10,031
Maple Ave Vision		16,659	-	16,659
Maple Ave Trees		5,000	4,814	186
PPEA A&E Costs		68,691	61,132	7,560
		\$ 30,936,277	\$ 25,458,441	\$ 5,477,835

Project Complete

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

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

(3) - 100% VDOT Funded

Capital Requests Detail
FY 2018 - 2034

Capital Improvement Plan - 2018 Spring (page 1 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Police Station Renovation - Engineering/Technical Plan Review	\$ 1,774,000	\$ -	\$ 16,049,000	Bond Funds
Police Station Renovation - Project Manager/Consultant	75,000	-	16,049,000	Bond Funds
Downtown Library Parking Structure - Conceptual Design	75,000	-	5,675,000	Bond Funds
Church Street NE Sidewalk	-	660,000	n/a	NVTA
Park Street NE Sidewalk	-	855,000	n/a	VDOT 80% / 20% NVTA
Miscellaneous Sidewalk and Roadway Public Improvements	150,000	-	450,000	Bond Funds
Northside Property Yard Security Improvements	100,000	-	n/a	Bond Funds
Power Line Feasibility and Cost Study	100,000	-	n/a	Bond Funds
100 Cunningham Park Court Drainage Improvements	-	30,000	80,000	Stormwater Fund
443 and 441 Orchard St NW Drainage Improvements	-	25,000	65,000	Stormwater Fund
200 Block Maple Ave W Drainage Improvements	-	50,000	200,000	Stormwater/ Bond
Northside Piney Branch Stream Restoration	-	320,000	1,320,000	FFX/SLAF

Capital Improvement Plan - 2018 Spring (Page 2 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Freeman Store Bridge Replacement	-	93,000	n/a	80% VDOT RS/ Arbitrage
Water and Sewer Projects	2,000,000	-	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	2,500,000	-	27,000,000	Bond Fund (W/S rates)
Dog Park Parking Lot Asphalt Paving	50,000	-	n/a	Bond Funds
Community Center Furniture & Fixtures	200,000	-	n/a	Bond Funds
Bowman House Roof Replacement	200,000	-	n/a	Bond Funds
Meadow Lane Restrooms Replacement	200,000	-	n/a	Bond Funds
Public Facilities - Furniture, Fixtures and Equipment	75,000	-	n/a	Bond Fund
Issuance Costs	200,000	-	1,950,000	Bond Funds
Contingency	200,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 7,899,000	\$ 2,033,000		

Capital Improvement Plan - 2020 Spring (Page 1 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Police Station Renovation - Construction	\$ 14,000,000	\$ -	\$ 16,049,000	Bond Funds
Police Station Renovation - Project Manager/Consultant	300,000	-	16,049,000	Bond Funds
Downtown Library Parking Structure - Construction	5,500,000	-	5,675,000	Bond Funds (Meal Tax Incr)
Downtown Library Parking Structure - Consultant	100,000	-	5,675,000	Bond Funds
Ross Drive End Wall	350,000	-	n/a	Bond Funds
Miscellaneous Sidewalk and Roadway Public Improvements	150,000	-	450,000	Bond Funds
Water and Sewer Projects	1,000,000	-	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	2,500,000	-	27,000,000	Bond Fund (W/S rates)
100 Cunningham Park Court Drainage Improvements	-	50,000	80,000	Stormwater Fund
443 and 441 Orchard St NW Drainage Improvements	-	40,000	65,000	Stormwater Fund
200 Block Maple Ave W Drainage Improvements	150,000	-	200,000	Stormwater/ Bond Funds
Northside Piney Branch Stream Restoration	-	1,000,000	1,320,000	FFX/DEQ SLAF

Capital Improvement Plan - 2020 Spring (Page 2 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Community Center Emergency Generator	250,000	-	250,000	Bond Funds
Issuance Costs	200,000	-	1,950,000	Bond Funds
Contingency	750,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 25,250,000	\$ 1,090,000		

Capital Improvement Plan - 2022 Spring (Page 1 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Church Street NE & East Street NE Mini-Roundabout	-	500,000	n/a	NVTA/ Smartscale
Glyndon NE Roadway Improvement Project	500,000	600,000	n/a	Stormwater/VDOT/Bond
Northside Property Yard Drainage Improvements	500,000	-	n/a	Stormwater/ Bond
Kenyon Lane NE Trail	-	500,000	n/a	VDOT RS/ NVTA
Nutley Rd Trail Project	-	100,000	n/a	VDOT RS/ NVTA
Roadway Reconstruction	450,000	450,000	n/a	VDOT RS/ Bond Funds
Ayr Hill Sidewalks	500,000	1,500,000	n/a	Bond/ VDOT/ NVTA
Miscellaneous Sidewalk and Roadway Public Improvements	150,000	-	450,000	Bond Funds
Nutley Street SW Culvert Replacement	700,000	-	n/a	Bond Funds
Water and Sewer Projects	\$ 1,000,000	\$ -	\$ 13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	2,500,000	-	27,000,000	Bond Fund (W/S rates)

Capital Improvement Plan - 2022 Spring (Page 2 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Center Street N Drainage Improvements	1,700,000	300,000	n/a	Stormwater/ Bond
Meadow Lane Playground Equipment and Surfacing	300,000	-	n/a	Bond Funds
Issuance Costs	200,000	-	1,950,000	Bond Funds
Contingency	150,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 8,650,000	\$ 3,950,000		

Capital Improvement Plan - 2024 Spring (Page 1 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Revenue Sharing Sidewalk Match	400,000	400,000	3,800,000	VDOT RS
Echols Street SE - Reconstruction	300,000	300,000	n/a	VDOT 50/50 Rev Share
Park St/W&OD Trail X-ing Improve/Cherry St Mini roundabout	-	500,000	n/a	NVTA
Glyndon Street NE Drainage Improvements	200,000	300,000	n/a	Stormwater/ Bond
Storm Drainage Projects: Unidentified Locations	850,000	-	2,850,000	Bond Funds
Water and Sewer Projects	1,000,000	-	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	3,000,000	-	27,000,000	Bond Fund (W/S rates)
Southside Park Playground Equipment and Surfacing	200,000	-	n/a	Bond Funds
Branch Road Playground Equipment and Surfacing	200,000	-	n/a	Bond Funds
Glyndon Park Parking Lot Replacement	300,000	-	n/a	Bond Funds

Capital Improvement Plan - 2024 Spring (Page 2 of 2)

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
East Creek Trail Paving	-	50,000	n/a	NVTA
Southside Park Ball Field #1 Refurb	600,000	-	n/a	Bond Funds
Glyndon Park Nature Playground	300,000	-	n/a	Bond Funds
Issuance Costs	200,000	-	1,950,000	Bond Funds
Contingency	200,000	-	2,300,000	Bond Funds

Updated Projects Total:	7,750,000	1,550,000
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Capital Improvement Plan - 2026 Spring

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Revenue Sharing Sidewalk Match	250,000	250,000	3,800,000	VDOT RS
Streets/High Crown Roads: Unidentified Locations	590,000	590,000	n/a	VDOT RS
Nelson Drive NE Road Improvements	250,000	750,000	n/a	VDOT Rev Sh/ NVTA
Eliminate Deep Roadside Ditch: Berry Street SE	\$ 2,000,000	\$ -	n/a	Bond Funds
Water and Sewer Projects	1,500,000	-	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	3,000,000	-	27,000,000	Bond Fund (W/S rates)
Glyndon Park Replacement Turf	225,000	-	n/a	Bond Funds
Waters Field Synthetic Turf Replacement	720,000	-	n/a	Bond Funds
Town Green Site Improvements	400,000	-	n/a	Bond Funds
Issuance Costs	200,000	-	1,950,000	Bond Funds
Contingency	200,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 9,335,000	\$ 1,590,000		

Capital Improvement Plan - 2028 Spring

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Operations & Maintenance Campus Study	\$ 125,000	\$ -	\$ 1,425,000	Bond Funds
Operations & Maintenance Campus - A&E	1,300,000	-	1,425,000	Bond Funds
Revenue Sharing Sidewalk Match	250,000	250,000	3,800,000	VDOT RS
Glyndon Street SE Road Improvements	250,000	1,250,000	n/a	VDOT Rev Sh/ NVTA
Water and Sewer Projects	1,000,000	-	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	3,000,000	-	27,000,000	Bond Fund (W/S rates)
Glyndon Park Restrooms	75,000	-	n/a	Bond Funds
Issuance Costs	200,000	-	1,950,000	Bond Funds
Contingency	200,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 6,400,000	\$ 1,500,000		

Capital Improvement Plan - 2030 Spring

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Revenue Sharing Sidewalk Match	250,000	250,000	3,800,000	VDOT RS
Water and Sewer Projects	\$ 2,000,000	\$ -	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	3,500,000	-	27,000,000	Bond Fund (W/S rates)
Northside Park Trail Asphalt Trail Construction and Replacement	250,000	-	n/a	Bond Funds
Meadow Lane Pavilion	30,000	-	n/a	Bond Funds
Meadow Lane Softball Field Improvements	1,100,000	-	n/a	Bond Funds
Issuance Costs	250,000	-	1,950,000	Bond Funds
Contingency	200,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 7,580,000	\$ 250,000		

Capital Improvement Plan - 2032 Spring

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Revenue Sharing Sidewalk Match	500,000	500,000	3,800,000	VDOT RS
Street Improvements	750,000	750,000	3,000,000	VDOT RS
Stormwater Drainage Improvements	700,000	300,000	2,850,000	Stormwater/ Bond
Water and Sewer Projects	\$ 2,000,000	\$ -	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	3,500,000	-	27,000,000	Bond Fund (W/S rates)
Recreational Facilities Study	100,000	-	1,100,000	Bond Funds
Issuance Costs	250,000	-	1,950,000	Bond Funds
Contingency	300,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 8,100,000	\$ 1,550,000		

Capital Improvement Plan - 2034 Spring

Title	TOV Funding	Other Funding	Multi-Year Project Cost	
Revenue Sharing Sidewalk Match	250,000	250,000	3,800,000	VDOT RS
Street Improvements	750,000	750,000	3,000,000	VDOT RS
Stormwater Drainage Improvements	700,000	300,000	2,850,000	Stormwater/ Bond
Water and Sewer Projects	\$ 1,650,000	\$ -	13,150,000	Bond Fund (W/S rates)
Fairfax Sewer Capital Improvements	3,500,000	-	27,000,000	Bond Fund (W/S rates)
O&M Campus - Construction/Program Management	7,000,000	-	8,425,000	Bond Funds
Recreational Facilities A&E	1,000,000	-	1,100,000	Bond Funds
Issuance Costs	250,000	-	1,950,000	Bond Funds
Contingency	200,000	-	2,300,000	Bond Funds
Updated Projects Total:	\$ 15,300,000	\$ 1,300,000		
Total Projects:	\$ 96,264,000	\$ 14,813,000		

Debt Schedule

<u>YEAR</u>	<u>OUTSTANDING DEBT BALANCE</u>	<u>PERCENT OF ASSESSED VALUE *</u>	<u>STATUTORY DEBT LIMIT</u>	
2017	\$22,896,124	0.5%	\$493,629,322	10% of RE
2018	\$20,322,270	0.4%		Assessed Value
2019	\$25,540,710	0.5%		
2020	\$22,903,995	0.4%		
2021	\$43,879,375	0.8%		
2022	\$39,649,907	0.7%		
2023	\$43,837,944	0.7%		
2024	\$39,418,163	0.6%		
2025	\$42,268,513	0.7%		
2026	\$37,404,812	0.6%		
2027	\$41,318,300	0.6%		
2028	\$36,175,762	0.5%		
2029	\$37,035,296	0.5%		
2030	\$31,836,751	0.4%		
2031	\$34,172,073	0.5%		
2032	\$28,940,267	0.4%		
2033	\$31,642,667	0.4%		
2034	\$26,771,667	0.3%		

*Assuming 3% growth in Assessed Value per year