

Town of Vienna

Capital Improvement Plan (CIP)

As of September 12, 2014

To be discussed at work session on
September 15, 2014

Prepared by Finance

Table of Contents

	Page Number
I. 2010 Bond Project Financial Update	1
II. 2012 Bond Project Financial Update	2
III. 2014 Bond Project Financial Update	3
IV. Community Center Plan B	4
V. Completed Project Summary	5
VI. Capital Improvement Plan by Issuance	6
VII. Unmet Capital Needs	10

2010 Bond Issue: Projects by Category
Actuals as of 9/10/14

	Original Budget	Adjustments	Current Budget	Spend by Year						VDOT Match	Balance	Encumbrances	Balance
				2010	2011	2012	2013	2014	2015				
380100 Issue Costs	100,000	(14,779)	85,221	-	85,221	-	-	-	-	-	-	-	
380201 Town Hall Energy Improvements	1,800,000	665	1,800,665	-	69,494	102,519	1,651,111	(22,459)	-	(0)	-	(0)	
380401 Maple Avenue Phase IV A&E	8,000		8,000	8,000	-	-	-	-	-	-	-	-	
380402 DeSole Street Reconstruction	605,000	59,436	664,436	-	463,286	806,105	-	-	-	(604,955)	-	-	
380403 West & Lewis Streets Phase I	1,325,000	(264)	1,324,736	-	49,007	47,196	1,355,943	-	-	(228,414)	101,004	101,004	
380404 Wolf Trap Creek Restoration	20,000	(20,001)	(1)	-	-	-	-	-	-	(1)	-	(1)	
380405 Cottage Street Reconstruction	42,000	(2,683)	39,317	-	-	-	34,952	4,365	-	0	-	0	
380701 Meadow Lane Park Renovation	207,000	(18,362)	188,638	381,767	633	-	-	-	-	(193,762)	-	-	
380702 Meadow Lane Park Construction	no budget												
380501 SCADA Monitoring System	75,000	(56,078)	18,922	-	-	2,215	-	-	-	-	16,707	16,707	
380502 Water & Sewer CIP Study	100,000	(47,274)	52,726	-	52,726	-	-	-	-	-	-	-	
380502 MAC Capacity & Growth Study		100,000	100,000	-	-	-	-	-	-	100,000	-	100,000	
380503 Water Line Cleaning and Relining	145,000	(132,796)	12,204	-	-	12,204	-	-	-	-	-	-	
380504 Sewer Pipe Relining	160,000	(43,589)	116,411	-	-	116,411	-	-	-	-	-	-	
380505 St Romans&Courthse WM Replacement	403,000	(172,686)	230,314	-	-	-	-	-	1,166	229,148	209,366	19,783	
380506 Beulah & Lakeside WMEX	-	117,138	117,138	-	-	-	10,632	-	120	106,386	106,386	(0)	
380507 Desale Water Main	-	53,800	53,800	-	-	-	-	53,801	-	(1)	-	(1)	
380508 Water Line Replacement Blair Rd NW		98,832	98,832	-	-	-	-	98,832	-	0	-	0	
380509 Water Line Replacement Cherry St. SW		41,052	41,052	-	-	-	-	41,052	-	(0)	-	(0)	
380510 Water Line Replacement Nanterry Circle SW		41,601	41,601	-	-	-	-	41,601	-	(0)	-	(0)	
	4,990,000	4,013	4,994,013	389,767	720,367	1,086,650	3,052,638	217,192	1,286	(1,027,131)	553,244	315,752	237,492

Project Complete

2012 Bond Issue: Projects by Category
Actuals as of 9/10/14

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

	Original Budget	Other Funding	Adjustments	Current Budget	Spent by Fiscal Year			VDOT / Interest	Balance	Encumbrances	Project Unencomb. Balance
					2013	2014	2015				
200100 Issue Costs	161,000		(50,000)	111,000	108,349			2,651		2,651	
200201 Town Hall Energy Improvements	300,000	411,092	50,000	761,092	3,462	682,630		75,000		75,000	
200304 Police Facility Assessment	100,000		25,590	125,590	67,262	52,341		5,988	5,988	-	
200305 Emergency Power Generators (Phase I Police)	235,000		6,333	241,333	14,874	44,364	63,990	118,105	118,105	0	
200306 Police Facility Land Acquisition	525,000		(25,590)	499,410	492,242	2,047		5,121		5,121	
200405 Northside Property Generator			293,667	293,667				293,667		293,667	
200404 New Sidewalk Construction	500,000		(94,868)	405,132		2,611		402,521		402,521	
200408 Nutley & Marshall Storm Drainage	500,000		(389,000)	111,000	31,900	27,416	4,786	46,898	46,976	(78)	
200409 Walker Street End Wall	50,000		(50,000)	-		-		-		-	
200410 Glyndon Storm Drainage Assessment	50,000		(17,441)	32,559	32,559	-		0	-	0	
200412 Village Green Drainage Assessment	25,000		7,464	32,464	32,465	-		(1)	-	(1)	
200413 Center Street Storm Drainage A&E	25,000		41,047	66,047	18,410	-		47,637	-	47,637	
200414 Ninovan & Talahi Roads SW Storm Drainage	25,000		32,362	57,362	39,500	17,024		838	837	0	
Nelson Drive Drainage Study			25,000	25,000				25,000		25,000	
Center St S/Battle St SW Storm Drainage Improvements			64,000	64,000				64,000		64,000	
200421 Drake Lakewood Street Reconstruction (1)	800,000	636,102	(150,689)	1,285,413	1,285,413	-	(636,102)	(0)	-	(0)	
200422 Center Street South Street Reconstruction (1)	150,000	325,000	175,000	650,000	9,356	-	385,309	(4,511)	255,335	122,868	132,467
200424 Spring & Battle Streets RS Local Match (1)	250,000	263,087	9,041	522,128	524,169	(2,041)		(263,087)	0	-	0
200425 Mill Street RS Local Match (1)	200,000	175,811	(33,352)	342,459	36,051	1,446		(17,193)	304,962	-	304,962
200440 FHWA Grant Walk-to-Downtown Initiative (2)	200,000	800,000		1,000,000	101,518	271,073		(175,970)	627,408	92,157	535,251
200451 Meadow Lane & Gibson Drive Storm Drainage	300,000		(13,432)	286,568	286,568	36,367	23,489	177,444	131,801	45,643	
200601 Park Street NE Sidewalk			76,868	76,868	76,868			(0)		(0)	
200708 Community Center Expansion Assessment	125,000			125,000	83,121	35,623		6,256		6,256	
200741 Train Station Trans Enhancement Grant, Phase I (2)	40,000	232,000	18,000	290,000	44,887	8,368	2,021	(31,536)	234,725	238,000	(3,275)
200800 Central Mgt & Admin				-	63,581	95,100	112		(158,792)	608	(159,400)
200901 Contingency	300,000			300,000				300,000		300,000	
200510 Water and Sewer Projects	1,590,000		(453,946)	1,136,054	9,953	35,193		1,090,908	6,785	1,084,123	
200511 Wolf Trap Water Utility Adjustments			8,681	8,681	8,681			0		0	
200512 Sewer Push Camera			98,059	98,059		98,059		(0)		(0)	
200540 Sewer Projects			9,953	9,953	9,953			0		0	
200541 Sewer Lining			337,253	337,253		3,465	39,811	293,978	293,978	(0)	
	6,451,000	2,843,092	-	9,294,092	3,143,840	1,411,085	519,517	(1,128,399)	4,219,649	1,058,102	3,161,547

Project Complete

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

	Original Budget	Arbitrage Funds	Other Funding	Adjustments	Current Budget	Spent by Fiscal Year			VDOT / Interest	Balance	Encumbrances	Project Unencomb. Balance
						2013	2014	2015				
300100 Issue Costs	200,000				200,000		3,693			196,307		196,307
300201 Voice Over IP - Phone System	250,000			4,700	254,700		107,360	94,587		52,753	52,752	0
300243 Town-wide Financial and Operational Software	300,000		341,000	20,300	661,300			74		661,226	645,965	15,261
300401 Emergency Power Generators (Phase III Northside)	300,000			(300,000)	-					-		-
300408 Marshall Road_Nutely Street Add't funds (cont. 2012)	75,000		100,000	389,000	564,000					564,000		564,000
300409 Village Greene Storm Drainage Improvements	375,000				375,000					375,000	66,800	308,200
300413 Center Street N Storm Drainage A&E (cont. from 2012)	25,000				25,000					25,000	25,000	-
300414 Nelson Drive NE Storm Drainage A&E	25,000			(25,000)	-					-		-
300415 Center St S/Battle St SW Storm Drainage Improvements	75,000			(64,000)	11,000					11,000		11,000
300707 Community Center Renovation - Phase One of Two (I)	4,000,000		1,000,000		5,000,000		41,279			4,958,721	563,355	4,395,366
300714 Waters Field Restoration	150,000		250,000		400,000					400,000		400,000
300901 Contingency	225,000				225,000					225,000		225,000
388428 Follin Lane Rev Share Reconstruction (congestion relief)	-		2,000,000	16,438	2,016,438		28,933			1,987,504	16,967	1,970,538
300500 Water and Sewer Projects	500,000		-	(25,000)	475,000					475,000		475,000
388431 Emergency Power Generators (Phase II Town Hall)	-	112,000			112,000		23,400			88,600	4,190	84,410
Revenue Sharing Sidewalk Match	(1) -	16,962	16,962		33,924					33,924		33,924
Ninovan		48,100			48,100					48,100		48,100
388441 W&OD Trail Connections		27,000			27,000		26,944			56		56
388442 Curb, Gutter & Sidewalk Project – Lewis Street NW	(1) -	150,000	150,000		300,000		24,864			275,136	971	274,165
388443 Sidewalk Petition Project – Ayito Road SE	(1) -	135,000	135,000		270,000		18,580			251,420	37,170	214,250
388444 Curb, Gutter & Sidewalk Project – Glyndon Street NE	(1) -	375,000	375,000		750,000		24,843			725,157	30,407	694,750
388445 Curb, Gutter & Sidewalk Project – John Marshall Drive NW	(1) -	150,000	150,000		300,000		25,669			274,331	6,004	268,327
388447 Curb, Gutter & Sidewalk Project – Ayr Hill Avenue NW	(1) -	375,000	375,000		750,000					750,000		750,000
388447 Crosswalk Improvements Lawyers & Blair NW		15,000			15,000					15,000		15,000
356430 Street Signs		25,000			25,000					25,000		25,000
356710 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
356712 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
360710 Maple Ave Trees		5,000			5,000		4,814			186		186
360720 Community Center Gymnastic Equipment		15,000			15,000		1,660	1,711		11,629	11,801	(172)
210210 PPEA A&E Costs		68,691			68,691	64,104	4,588			-		-
Unallocated Arbitrage Funds		252,009			252,009					252,009		252,009
	6,500,000	1,831,762	4,892,962	(2,904)	13,221,821	64,104	348,443	96,373	-	12,712,901	1,461,382	11,251,519

Project Complete

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

Community Center Plan B

- \$4M (million) of the November 2013 \$6.5M (new monies) bond issuance is designated for public building improvements. The IRS rules include requirements of using the funds of the bond issuance within three years. This means the monies must be spent, check written, by November 2016. In October 2013 Council approved the Capital Improvement Plan (CIP) which included FY14's \$4 million to fund the first phase of improvements for the Community Center. FY16 includes more public building improvements for the Police Station.
- As the Project Manager, Cathy Salgado, along with many others on her Community Center project team are working hard on the planning and implementation of the Community Center improvements. The calendar projects the project completion close to the IRS' deadline of spending the funds. As this is a bigger project with many places along the timeline which could potentially slip, it is important to have a plan in place in the event of any schedule slippage impacting completion time.
- As the next bond issuance in FY16 also includes public building improvements to the Police Station this time, it is possible to move the Police Station forward. This would allow the monies to be used in a timely fashion to comply with IRS requirements and to be utilized in accordance to agreed upon bond purpose.
- It is important the Community Center schedule be evaluated in April 2015. April 2015 would be just as construction is scheduled to begin and would also allow enough time for Moseley of the Police Station improvements to complete some of their A&E work. If it is determined that schedule slippage has occurred by April 2015, an estimation of the amount of construction in dollars that will not be completed, engineer signed off, and check written will be obtained. This will be the amount given to the Police Station project to begin right away. It is critical that a fair and accurate evaluation be undertaken at this time.
- Whatever the amount of funding which is given to the Police Station will be replaced to the Community Center project upon the next bond issuance in FY2016.
- This Plan B is not the optimal plan as it creates a more complex and time consuming project from a financial perspective. However, it does solve the issues of schedule slippage, and bond purpose and IRS compliance.

Completed Projects

	<u>Budget</u>	<u>Actuals</u>	<u>Difference</u>
<u>2010 Bond</u>			
Issue Costs	85,221	85,221	-
Streets	711,753	711,753	0
Storm Drainage	1,324,736	1,223,732	101,004
Facilities Improvement	1,989,303	1,989,303	(0)
Water & Sewer Improvements	235,285	235,286	(1)
			<u><u>\$ 101,003</u></u> surplus for reallocation
<u>2012 Bond</u>			
Issue Costs	111,000	108,349	2,651
Streets	908,352	908,352	(0)
Storm Drainage	122,385	121,548	837
Facilities Improvement	250,590	238,346	12,244
Land Acquisition	499,410	494,289	5,121
Water & Sewer Improvements	106,740	106,740	(0)
			<u><u>\$ 20,852</u></u> surplus for reallocation

Capital Improvement Plan: - (2016 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total Cost	
	Police Station Renovation - Facility Number One of Two (I)	\$ 5,000,000		\$ 12,900,000	
	Water and Sewer Projects	\$ 950,000		\$ 950,000	
	Meadow Lane Park Restroom Facility	\$ 150,000		\$ 150,000	
	VDOT Grant Match	\$ -	\$ 2,000,000	\$ 2,000,000	\$1M Transportation Funds / \$1M VDOT Revenue Share
	Storm Drainage Projects	\$ 200,000		\$ 200,000	
	Contingency	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 6,500,000	\$ 2,000,000	\$ 16,400,000	

Capital Improvement Plan: - (2018 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total Cost	
	Community Center Renovation - Phase Two of Two (II)	\$ 5,000,000	\$ 1,000,000	\$ 11,000,000	
	Operations & Maintenance Campus Study	\$ 50,000	\$ -	\$ 50,000	
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000	
	VDOT Grant Match	\$ -	\$ 2,000,000	\$ 2,000,000	\$1M Transportation Funds / \$1M VDOT Revenue Share
	Storm Drainage Projects	\$ 200,000		\$ 200,000	
	Contingency	\$ 200,000		\$ 200,000	
	Updated Projects Total:	\$ 6,450,000	\$ 3,000,000	\$ 14,450,000	

Capital Improvement Plan: - (2020 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total Cost
	Police Station Renovation - Facility Phase Two of Two (II)	\$ 4,000,000	\$ -	\$ 12,900,000
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000
	Ross Drive End Wall	\$ 350,000		\$ 350,000
	Citizen Sidewalk Petition	\$ 165,000		\$ 165,000
	Skate Spots (2 spots)	\$ 150,000		\$ 150,000
	Revenue Sharing Sidewalk Match	\$ 300,000		\$ 300,000
	Contingency	\$ 200,000		\$ 200,000
	Updated Projects Total:	\$ 6,165,000	\$ -	\$ 15,065,000

Capital Improvement Plan: - (2022 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total Cost
	Operations & Maintenance Campus	\$ 500,000	\$ -	\$ 500,000
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000
	Revenue Sharing Sidewalk Match	\$ 300,000		\$ 300,000
	Contingency	\$ 200,000		\$ 200,000
	Updated Projects Total:	\$ 2,000,000	\$ -	\$ 2,000,000

Capital Improvement Plan: - (2024 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total Cost
	Water and Sewer Projects	\$ 1,000,000		\$ 1,000,000
	Revenue Sharing Sidewalk Match	\$ 300,000		\$ 300,000
	Storm Drainage Projects: Unidentified Locations	\$ 200,000		\$ 200,000
	Contingency	\$ 250,000		\$ 250,000
	Updated Projects Total:	\$ 1,750,000	\$ -	\$ 1,750,000

Capital Improvement Plan: - (2026 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total 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
	Streets/HCR: Unidentified Locations	\$ 180,000		\$ 180,000
	Contingency	\$ 200,000		\$ 200,000
	Updated Projects Total:	\$ 4,380,000	\$ -	\$ 4,380,000

Capital Improvement Plan: - (2028 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total Cost
	Operations & Maintenance Campus	\$ 1,300,000	\$ -	\$ 1,300,000
	Water and Sewer Projects	\$ 1,500,000		\$ 1,500,000
	Revenue Sharing Sidewalk Match	\$ 500,000		\$ 500,000
	Park Improvements	\$ 800,000		
	Contingency	\$ 200,000		\$ 200,000
	Updated Projects Total:	\$ 4,300,000	\$ -	\$ 3,500,000

Capital Improvement Plan: - (2030 Spring)

Ref No.	Title	TOV Funding	Other Funding	Total Cost
	Dominion Power Substation Next to Town Hall	\$ 4,000,000		\$ 4,000,000
	Water and Sewer Projects	\$ 1,500,000		\$ 1,500,000
	Revenue Sharing Sidewalk Match	\$ 500,000		\$ 500,000
	Contingency	\$ 200,000		\$ 200,000
	Updated Projects Total:	\$ 6,200,000	\$ -	\$ 6,200,000
	Total Projects:	\$ 37,745,000	\$ 5,000,000	\$ 63,745,000

**TOWN OF VIENNA
UNMET CAPITAL NEEDS**

Estimates through 2030

<u>Department</u>	<u>Dollars</u>	
Public Works		
Streets	9,000,000	assumed 50/50 VDOT Rev Share, this is the liability if not received
Sidewalks	1,180,000	
Storm Drainage	625,000	
Lewis Street Storm Drainage (1)	101,000	** Includes Orchard & West Streets Projects **
Maintenance Facility	700,000	
Public Works Total	11,606,000	
Public Safety (Police)		
Facility	3,900,000	
Public Safety (Police) Total	3,900,000	
Parks & Recreation		
Community Center Facility	2,000,000	assumed no donations or other funding
Parks	1,200,000	
Fields	2,000,000	
Glyndon Park Turf Field (3)	150,000	33%/66% TOV and VLL Split
Glyndon Park Lighting (3)	50,000	33%/66% TOV and VLL Split
Facility		
Freeman House Bridge (2)	25,000	\$25K refurbished or \$100K New
Parks & Recreation Total	5,425,000	
TOTAL UNMET CAPITAL NEEDS	\$ 20,931,000	

(*) Town Manager recommended priority.