



MEMORANDUM

TO: Honorable Mayor and Members of City Council
FROM: Mark Whitley, Assistant City Manager
RE: Proposed FY 2018 – FY 2022 Capital Improvements Plan
DATE: March 13, 2017

Please find in this section the summary tables for the proposed FY 2018 – FY 2022 Capital Improvements Plan for FY 2018. The first year of the proposed CIP, FY 2018, will become the FY 2018 Capital Budget upon adoption by the City Council.

The total FY 2018 Capital Budget recommendation for the General Fund supported capital funds is \$12,291,770. The Capital Budgets include a transfer of \$2,000,000 from the General Fund for cash-funded capital. In addition, to fund the Capital Budget during FY 2018, the recommended plan includes a potential issuance of debt of \$11,030,000.¹

Detailed project sheets will be provided to City Council and the Planning Commission prior to the CIP worksession of City Council scheduled for April 4th, 2017.

There are several key projects for FY 2018:

Riverfront Park – The Recommended Capital Budget includes \$5,000,000 for the construction of the Riverfront Park.

Walker-Grant Middle School Roof – The Recommended Capital Budget includes \$1,300,000 for the replacement of the roof at Walker-Grant Middle School. This is a high priority of the Fredericksburg City Public Schools.

Replace ERP Software Platform – The Recommended Capital Budget includes \$1,500,000 for the replacement of the City's ERP Platform. This project will be implemented over a two-three year time line. The staff recommends going ahead and borrowing the necessary funds in FY 2018.

Planning Area Updates – the Recommended Budget includes \$150,000 in the Public Facilities Capital Budget to continue the important work on the small area plans. The balance of \$375,000 is recommended in the plan for FY 2019.

Other key projects for the City are included in future plan years.

¹ The debt issuance would include funds for the City's share of the Fall Hill Avenue project, which would be carried over from the FY 2017 budget year.

New Elementary School – the recommendation is that the plan provide for the construction of a new elementary school in the City, with design in FY 2021 and construction in FY 2022.

New Fire Station – the recommendation in the plan is that the new fire station be constructed in the FY 2019 and FY 2020 time frame.

Alum Springs Park Improvements – the recommendation in the plan is that a bridge be constructed into Alum Springs Park and renovations made to the restroom facility there during FY 2020.

FY 2018 Proposed CIP	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	TOTAL FY 2018-22	FY 20XX
New Projects in Red.							
SCHOOLS							
School Buses	210,000	210,000	215,000	215,000	215,000	1,065,000	Ongoing
Computer Technology	200,000	450,000	400,000	400,000	400,000	1,850,000	Ongoing
Carpets	25,000	30,000	35,000	30,000	30,000	150,000	Ongoing
Roof	25,000	20,000	15,000	25,000	25,000	110,000	Ongoing
Equipment Replacement	50,000	50,000	50,000	50,000	50,000	250,000	Ongoing
New School Bus Lot Lease	105,000	108,000	112,000	115,000	115,000	555,000	Ongoing
Hugh Mercer RTU Replacement	100,000	105,000	110,000	110,000		425,000	
W-G Roof Replacement	1,300,000	-	-	-	-	1,300,000	
James Monroe Track Conditioning	-	-	75,000	-	-	75,000	
New Elementary School	-	-		1,468,110	32,000,000	33,468,110	750,000
High School Expansion	-	-	-	-	-	-	15,000,000
Total	2,015,000	973,000	1,012,000	2,413,110	32,835,000	39,248,110	15,750,000
PUBLIC WORKS CAPITAL							
Asphalt & Concrete Repairs	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	4,000,000	Ongoing
Bridge Repair - Jeff Davis Highway Bypass over Route 3						-	7,875,000
Bridge Replacement - U.S. Route 1 over Canal (no local money)						-	
Confederate & City Cemetery Improvements	-	60,000	-	-	-	60,000	
Culvert Replacement	125,000	75,000	75,000	75,000	200,000	550,000	Ongoing
Stormwater Management Projects	200,000	-	-	-	-	-	TBD
Downtown Streetscape Renovations	200,000	300,000				500,000	
Lafayette Blvd Pedestrian Safety & Kenmore Roundabout	-	120,000	480,000	1,009,000	1,354,000	2,963,000	1,637,000
Riverfront Park	5,000,000	-	-	-	-	5,000,000	
Route 3 Signal Optimization	147,000	222,000	417,000	261,000		1,047,000	
Traffic Signal Modernization (100% City - try for rev sharing)	-	280,000	280,000	280,000	280,000	1,120,000	
Gateway/Way finding Project	-	80,000	80,000	80,000	80,000	320,000	
Wheeled Refuse Carts	-	-	-	-	1,320,000	1,320,000	
Salt Storage Facility	367,500					367,500	
Arterial traffic signage replacement	-	480,000				480,000	
Fall Hill Avenue/Noble Way Traffic Signal (50/50 Local funds proff	300,000					300,000	
Pathway Improvements (Idelwild Connector & Embry Dam Trail)		75,000				75,000	540,000
VCR Trail Bridge (Area 3 to Area 4) (100% Federal/State)	20,000		140,000			160,000	
Fall Hill Avenue Street Lights (Canal to I-95) (100% local)	250,000					250,000	
Traffic Signal Conversion to Flashing Amber Left Turns	-	-	450,000	-	-	450,000	
Total	\$ 7,409,500	\$ 2,417,000	\$ 2,132,000	\$ 2,505,000	\$ 4,034,000	\$ 18,027,500	\$ 9,512,000

FY 2018 Proposed CIP	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	TOTAL FY 2018-22	FY 20XX
PUBLIC FACILITIES CAPITAL							
Technology Replacements	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	1,500,000	<i>Ongoing</i>
Enterprise Resource Planning System	1,500,000					1,500,000	
IT Disaster Resilience Plan Implementation	67,270	65,900	49,500			182,670	
Police Voice over IP Phone System	-	113,160				113,160	
Document Management System			155,300			155,300	
Fiber Network Expansion		140,150	85,285	241,600		467,035	
Public Wi-Fi "Fred-Fi"			66,860	48,230		115,090	
Alum Springs Bridge	-	-	1,310,000		-	1,310,000	
Alum Springs Storage Building and Restroom	-	-	224,000		-	224,000	
Bass Ellison Building /improvements	44,000	49,000	48,500			141,500	
City Dock improvements	-	37,500				37,500	
Dixon Park Improvements (plus wetland pavilion)	-	258,000				258,000	
Dixon Park Community Center						-	25,000,000
Executive Center Plaza - HVAC	-	235,000	188,000	188,000	188,000	799,000	564,000
Executive Center Plaza	90,000					90,000	5,000,000
HVAC Replacements						-	
Memorial Park Tennis Court Improvements - Resurfacing & Fencir	90,000	-		-	-	90,000	
Memorial Park Tennis Court Improvements - Lighting	-	290,000		-	-	290,000	
Motts Reservoir						-	250,000
Museum Improvements (Carpets, leaks & Sandstone)	-					-	
Roof Repair - Dorothy Hard Community Center	60,000	75,000	75,000	75,000	75,000	360,000	
Downtown Parking Garage	-	-	-	3,000,000	7,000,000	10,000,000	
Sophia Street Parking Garage Maintenance Project (Revised Estimate)		200,000	-			200,000	
Liberty Place Parking Garage Agreement		2,150,000				2,150,000	
Playground Equipment (inc. HL Harris)	-	27,000	82,500			109,500	
Planning Area Plan Updates	150,000	375,000		-		525,000	
Central Rappahannock Regional Library -Duct Work & Roof Repair	84,000					84,000	
Central Rappahannock Regional Library - Parking & Lot Removal	175,000	-	-	-	-	175,000	-
Central Rappahannock Regional Library	-	-	-	-	-	-	11,000,000
Total	\$ 2,560,270	\$ 4,315,710	\$ 2,584,945	\$ 3,852,830	\$ 7,563,000	\$ 20,876,755	\$ 41,814,000

FY 2018 Proposed CIP	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	TOTAL FY 2018-22	FY 20XX
PUBLIC SAFETY CAPITAL							
Police Body Cameras	-	100,000	100,000	100,000	100,000	400,000	
Fire Station #2 - Concrete Repair/Remaining #2 Upgrade	57,000					57,000	
Ambulance		325,000	270,000			595,000	
Dive Vehicle		220,000				220,000	
Fire Apparatus		675,000	1,500,000			2,175,000	
New Fire Station	-	600,000	6,850,000	-	-	7,450,000	-
Total	\$ 57,000	\$ 1,920,000	\$ 8,720,000	\$ 100,000	\$ 100,000	\$ 10,897,000	\$ -
COURTS							
General District - 2nd Courtroom		500,000				500,000	
Renwick Building	250,000	-	-	-	-	250,000	10,000,000
Total	\$ 250,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 750,000	\$ 10,000,000
CIP - TOTAL	12,291,770	10,125,710	14,448,945	8,870,940	44,532,000	89,799,365	\$ 77,076,000

Funding Plan for FY 2018 CIP Projects

FY 2018 Proposed CIP	FY 2018	GF Transfer	FB Capital Projects	Other Local Revenues	Gas Tax	VDOT Federal	DEQ	Debt	TOTAL
Red = New Project									
SCHOOLS									
School Buses	210,000	210,000	-						210,000
Computer Technology	200,000	100,000	-	100,000					200,000
Carpets	25,000	25,000							25,000
Roof	25,000	25,000							25,000
Equipment Replacement	50,000	50,000							50,000
New School Bus Lot Lease	105,000	105,000							105,000
Hugh Mercer RTU Replacement	100,000		100,000					-	100,000
W-G Roof Replacement	1,300,000						1,300,000		1,300,000
James Monroe Track Conditioning	-								-
New Elementary School	-								-
High School Expansion	-								-
Total	2,015,000	515,000	100,000	100,000	-	-	-	1,300,000	2,015,000
PUBLIC WORKS CAPITAL									
Asphalt & Concrete Repairs	\$ 800,000	525,000	-	100,000	175,000				800,000
Bridge Repair - Jeff Davis Highway Bypass over Route 3	-								-
Bridge Replacement - U.S. Route 1 over Canal (no local money)	-								-
Confederate & City Cemetery Improvements	-								-
Culvert Replacement	125,000	125,000							125,000
Stormwater Management Projects	200,000	100,000	-	-	-	-	100,000	-	200,000
Downtown Streetscape Renovations	200,000	82,500	117,500						200,000
Lafayette Blvd Pedestrian Safety & Kenmore Roundabout	-								-
Riverfront Park	5,000,000						5,000,000		5,000,000
Route 3 Signal Optimization	147,000					147,000			147,000
Traffic Signal Modernization (100% City - try for rev sharing)	-	-							-
Gateway/Way finding Project	-	-							-
Wheeled Refuse Carts	-	-							-
Salt Storage Facility	367,500	17,500						350,000	367,500
Arterial traffic signage replacement	-								-
Fall Hill Avenue/Noble Way Traffic Signal (50/50 Local funds proffered)	300,000			150,000		150,000			300,000
Pathway Improvements (Idelwild Connector & Embry Dam Trail)	-								-
VCR Trail Bridge (Area 3 to Area 4) (100% Federal/State)	20,000					20,000			20,000
Fall Hill Avenue Street Lights (Canal to I-95) (100% local)	250,000		125,000		125,000				250,000
Traffic Signal Conversion to Flashing Amber Left Turns	-	-	-	-	-	-	-	-	-
Total	\$ 7,409,500	\$ 850,000	\$ 242,500	\$ 250,000	\$ 300,000	\$ 317,000	\$ 100,000	\$ 5,350,000	\$ 7,409,500

Funding Plan for FY 2018 CIP Projects

FY 2018 Proposed CIP	FY 2018	GF Transfer	FB Capital Projects	Other Local Revenues	Gas Tax	VDOT Federal	DEQ	Debt	TOTAL
PUBLIC FACILITIES CAPITAL									
Technology Replacements	\$ 300,000	-	275,000	25,000					300,000
Enterprise Resource Planning System	1,500,000						1,500,000		1,500,000
IT Disaster Resilience Plan Implementation	67,270	67,270	-						67,270
Police Voice over IP Phone System	-	-							-
Document Management System	-								-
Fiber Network Expansion	-								-
Public Wi-Fi "Fred-Fi"	-								-
Alum Springs Bridge	-								-
Alum Springs Storage Building and Restroom	-								-
Bass Ellison Building /improvements	44,000	21,780	-	8,000		14,220			44,000
City Dock improvements	-								-
Dixon Park Improvements (plus wetland pavilion)	-								-
Dixon Park Community Center	-								-
Executive Center Plaza - HVAC	-	-							-
Executive Center Plaza	90,000	90,000							90,000
HVAC Replacements	-								-
Memorial Park Tennis Court Improvements - Resurfacing & Fencing	90,000	45,000	45,000						90,000
Memorial Park Tennis Court Improvements - Lighting	-	-							-
Motts Reservoir	-	-							-
Museum Improvements (Carpets, leaks & Sandstone)	-	-							-
Roof Repair - Dorothy Hard Community Center	60,000	1,950	58,050						60,000
Downtown Parking Garage	-								-
Sophia Street Parking Garage Maintenance Project (Revised Estimate)	-								-
Liberty Place Parking Garage Agreement	-								-
Playground Equipment (inc. HL Harris)	-								-
Planning Area Plan Updates	150,000	150,000							150,000
Central Rappahannock Regional Library -Duct Work & Roof Repair	84,000	84,000							84,000
Central Rappahannock Regional Library - Parking & Lot Removal	175,000	175,000							175,000
Central Rappahannock Regional Library	-	-							-
Total	2,560,270	635,000	378,050	33,000	-	14,220	-	1,500,000	2,560,270

Funding Plan for FY 2018 CIP Projects

FY 2018 Proposed CIP	FY 2018	GF Transfer	FB Capital Projects	Other Local Revenues	Gas Tax	VDOT Federal	DEQ	Debt	TOTAL
PUBLIC SAFETY CAPITAL									
Police Body Cameras	-		-						-
Fire Station #2 - Concrete Repair/Remaining #2 Upgrade	57,000		35,000	22,000					57,000
Ambulance	-								-
Dive Vehicle	-	-						-	-
Fire Apparatus	-								-
New Fire Station	-								-
Total	\$ 57,000	-	35,000	22,000	-	-	-	-	57,000
COURTS									
General District - 2nd Courtroom	-								-
Renwick Building	250,000	-	250,000	-	-	-	-	-	250,000
Total	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	
CIP - TOTAL REQUESTS	\$ 12,291,770	\$ 2,000,000	\$ 1,005,550	\$ 405,000	\$ 300,000	\$ 331,220	\$ 100,000	\$ 8,150,000	\$ 12,291,770
FY 2018 Proposed Debt Issuance									
Fall Hill Widening - Local share	\$ 2,880,000								FY 2017 CIP Project
Debt for Walker Grant Roof, Salt House, ERP, Riverfront Park	\$ 8,150,000								
Total Debt Issuance FY 2018	\$ 11,030,000								

FY 2018 PROPOSED CIP - ENTERPRISE FUNDS	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	TOTAL FY 2018-22	FY 20XX
New Projects in Red.							
WASTEWATER							
Infiltration & Inflow Abatement	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	2,000,000	
Caroline Street - Route 1 to Pump Station	-	-	-	1,300,000	-	1,300,000	
Renovate Caroline Street Pump Station	-	-	-	400,000	-	400,000	
Caroline Street - Pump St to Lafayette Blvd	-	-	500,000	1,000,000	-	1,500,000	
Caroline Street - Lafayette to End	-	-	-	-	-	-	
Prince Edward Street - William to Canal	-	-	250,000	-	-	250,000	
NPS - Farrell Lane Line Replacement	-	-	390,000	-	-	390,000	
SC WWTP Upgrades / Repairs	-	-	-	-	-	-	
Bragg Hill to Fall Hill Pump Station	-	-	-	-	-	-	
Replace Steel Pipes Downtown	-	-	-	-	-	-	240,000
Pump Station Upgrades - Grinders & Hydrants	-	120,000	-	-	-	120,000	
Replace Route 2 / 17 Pump Station	-	-	500,000	-	-	500,000	
Fall Hill Avenue Betterments	-	-	-	-	-	-	
System Assessment	-	-	-	-	-	-	
City WWTP Upgrade	-	-	-	-	-	-	
WWTP - Replace Filter Press	-	-	-	-	-	-	
WWTP - Rehab Oxidation Ditch	250,000	-	-	-	-	250,000	
WWTP - Rehab Influent Pump Station	-	1,000,000	-	-	-	1,000,000	
WWTP - Replace Sludge Transfer & Pumps	-	110,000	-	100,000	-	210,000	
Composting - Equipment Replacement	175,000	-	33,000	-	-	208,000	
Snowden Pump Station and Force Main Improvements	100,000	100,000	-	-	-	200,000	
Total	\$ 925,000	\$ 1,730,000	\$ 2,073,000	\$ 3,200,000	\$ 400,000	\$ 8,328,000	\$ 240,000
SOURCE OF FUNDS							
Transfer - Availability Fees	500,000	400,000	400,000	400,000	400,000	2,100,000	
Transfer from Wastewater Operating	125,000	230,000	283,000	-	-	638,000	240,000
Prior Year Capital Fund Balance	300,000	-	-	-	-	300,000	
Debt Issuance	-	1,100,000	1,390,000	2,800,000	-	5,290,000	-
Total	925,000	1,730,000	2,073,000	3,200,000	400,000	\$ 8,328,000	\$ 240,000

FY 2018 PROPOSED CIP - ENTERPRISE FUNDS	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	TOTAL FY 2018-22	FY 20XX
New Projects in Red.							
WATER							
<u>PROJECTS</u>							
Internal System Improvements	\$ 400,000	\$ 400,000	\$ 250,000	\$ 250,000	\$ 250,000	1,550,000	<i>Ongoing</i>
College Heights Water System Upgrades	-	-	-	4,000,000	-	4,000,000	
Powhatan Tank Improvements	-	500,000	-	-	-	500,000	
Replace & Downsize 24" Powhatan / Canal Line	-	-	500,000	800,000	-	1,300,000	
Motts Solids Dewatering System	-	1,004,500	312,500	-	-	1,317,000	
Rappahannock Raw Water Pump Station Improvements	542,000	-	-	-	-	542,000	
Roof Replacement at Motts Treatment Plant	312,500	-	-	-	-	312,500	
Total	\$ 1,254,500	\$ 1,904,500	\$ 1,062,500	\$ 5,050,000	\$ 250,000	\$ 9,521,500	\$ -
<u>SOURCE OF FUNDS</u>							
Availability Fees	300,000	250,000	250,000	250,000	250,000	1,300,000	
Transfer from Wastewater Operating	350,000	150,000	500,000	-	-	1,000,000	
Prior Year Capital Fund Balance	604,500	-	-	-	-	604,500	
Debt Issuance	-	1,504,500	312,500	4,800,000	-	6,617,000	
Grants	-	-	-	-	-	-	
Total	1,254,500	1,904,500	1,062,500	5,050,000	250,000	\$ 9,521,500	