

Delivering Tangible Results in an Evolving Landscape

Capital Improvement Plan

Potential Bond Referendum

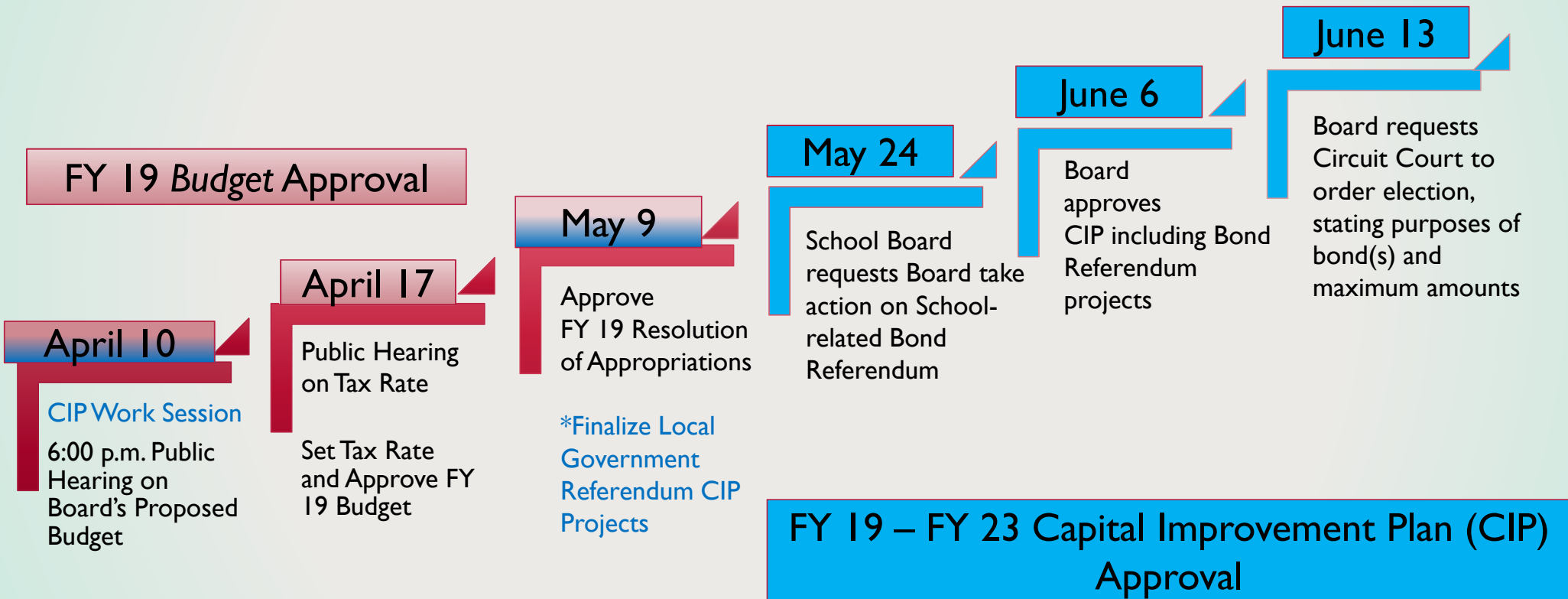
April 10, 2018
Work Session



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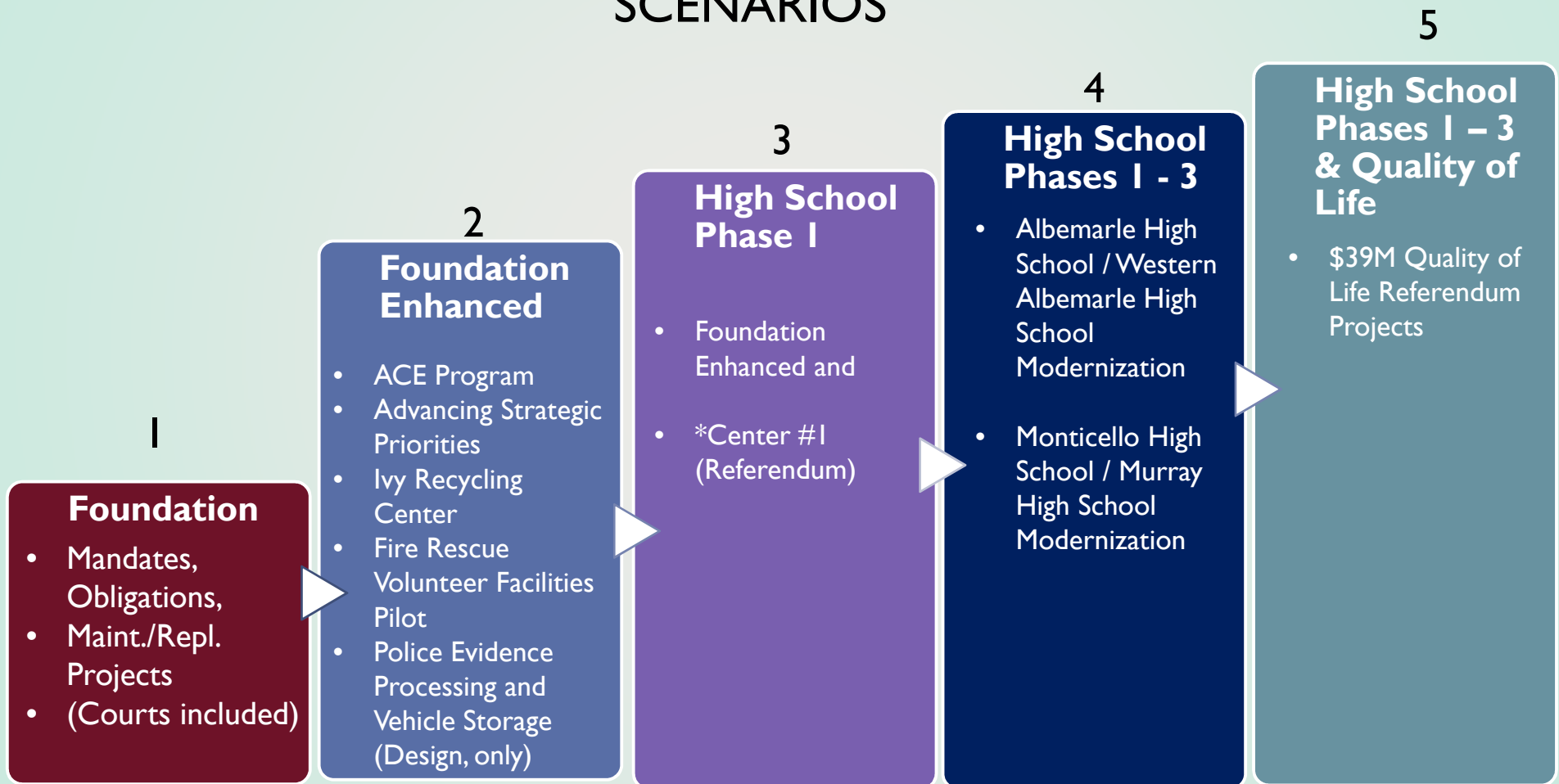
- **Obtain Board guidance on FY 19 – FY 23 Capital Improvement Plan (CIP) and potential November 2018 Bond Referendum**
 - Review upcoming schedule
 - March 29 Work Session overview
 - Review additional scenarios requested by Board
 - Board Direction – should the County pursue a November 2018 Referendum. If so:
 - Direction as to Maximum \$ Amount
 - Direction on the Quality of Life categories of funding
 - Provide guidance on potential projects
- **Next Steps**

FY 19 Budget Schedule and CIP Schedule, if Nov. 2018 Bond Referendum



BACKGROUND – MARCH 29 WORK SESSION

ON MARCH 29, BOARD REVIEWED THE FOLLOWING CIP SCENARIOS



ON MARCH 29, BOARD REVIEWED THE FOLLOWING CIP SCENARIO RESOURCE ASSUMPTIONS



	1 Foundation	2 Enhanced Foundation	3 High School Phase I	4 High School Phase I - 3	5 High School Phase I – 3 & Quality of Life
Project Cost \$ in millions	\$158.5	\$163.2	\$198.3	\$249.6	\$290.8
Additional Resources Needed					
\$ in millions	\$8.7	\$12.0	\$25.1	\$27.2	\$39.3
Est. Pennies on tax rate*	1.2¢	2.0¢	3.8¢	4.3¢	6.8¢

- There may be additional resource needs in the out-years related to projects budgeted in years 4 & 5
 - May require additional operational resources
- * Tax Rate estimates on this chart do not account for additional potential revenue needs for enhanced Stormwater CIP program

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ADDITIONAL CIP SCENARIO OPTIONS

March 29 Board Guidance:

Begin with *Scenario 3* and provide additional options for Board's Consideration

Don't exceed expenditure level associated with *Scenario 4*

(i.e. do not exceed an estimated 4.3 cents increase on tax rate over 5 year period)

BEFORE WE BEGIN...

EXAMPLES OF HIGHLY RANKED CAPITAL REQUESTS NOT INCLUDED IN CIP UNDER CONSIDERATION

- Crozet Elementary School Additions/Improvements
- Red Hill Elementary School Phase 2: Renovations and Gym Addition
- Police Satellite Training Academy
- Route 20 South (Scottsville Road) Improvements
- Police Evidence Processing and Specialty Vehicle Storage (Design is partially funded in FY 19)
- Central Library Renovations
- Public Safety Training Academy

Ranked in Top 15 by TRC

WATCH LIST

- Volunteer Fire/Rescue Facilities Maintenance Program
- Public Private Partnership (P3) Infrastructure Projects
- Community Recreation Needs Assessment – complete report
- Future Master Plan implementation funding
- Potential increase in transportation/transit expenditures
- Water Resources enhanced program

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ADDITIONAL CIP SCENARIOS

BOARD DIRECTION – BEGIN WITH *SCENARIO 3*...

Scenario 3 includes:

- Mandates and Obligations
- Maint./Repl. Projects
- Carries forward on-going and unfinished projects from prior year
- Courts
- ACE Program funding (FY 20 – FY 23)
- Advancing Strategic Priorities Reserve
- Ivy Recycling Center
- Fire Rescue Volunteer Facilities Pilot
- Police Evidence Processing and Vehicle Storage (Partial Design)
- Referendum: High School Capacity and Improvements Phase 1 – Center 1 - \$35.1M

SCENARIO PRINCIPLES/ASSUMPTIONS

TIMING VARIABLES

- The sooner the increase in on-going resources, the greater the overall capacity

On-Going
Resources

- Utilizing short-term borrowing can delay debt service payments up to 2 years

Short-term
Borrowing

- Spending in FY 22 and FY 23 may require additional resources in out years

Out Years

- End-of-year capital contributions can decrease or delay need for additional ongoing resources

End of Year
Contributions

COST VARIABLES

- Interest rates may change over time

Interest Rates

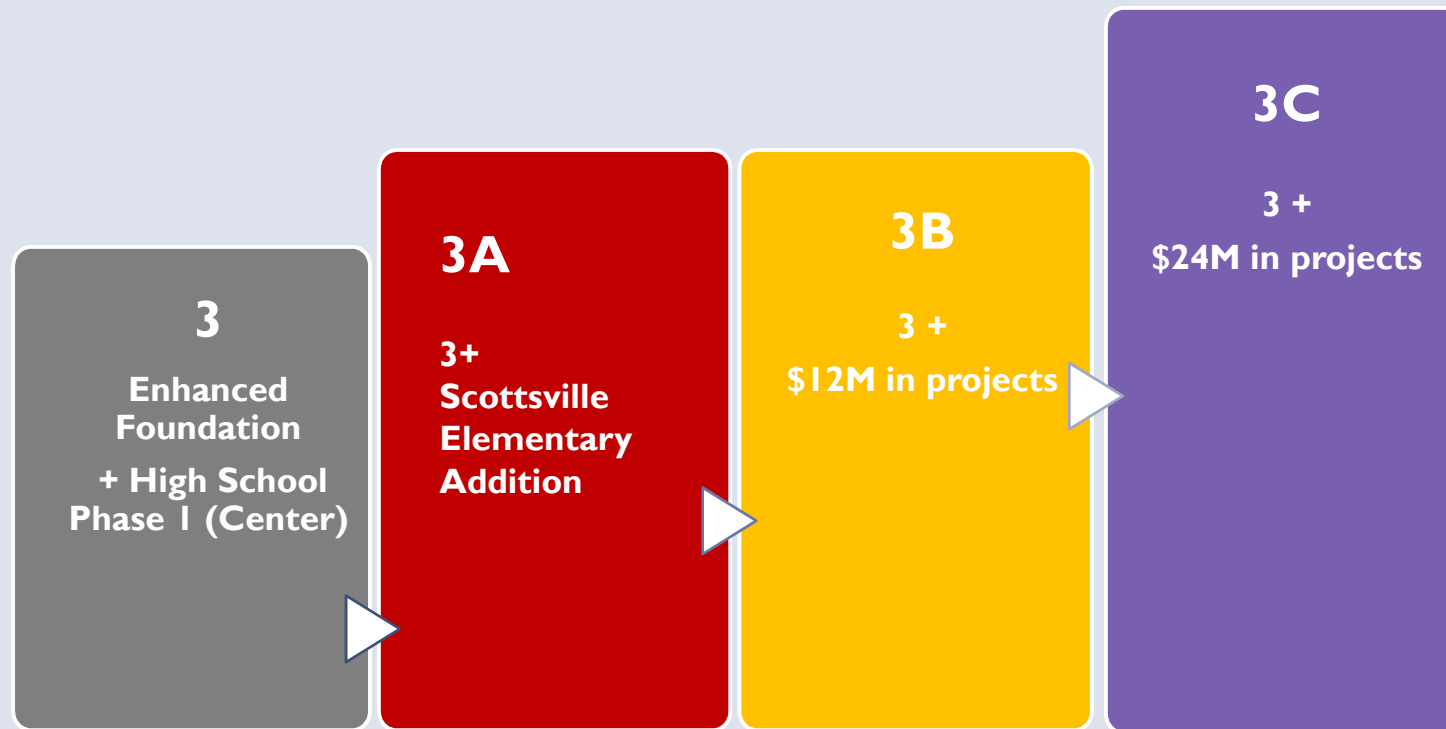
- Project costs are best estimates and can vary over time

Project Costs
may vary

- Operating cost impacts require further scrutiny

Operating Costs
not fully known

APRIL 10 SCENARIOS



APRIL 10 – BOND REFERENDUM SCENARIOS

CIP	3 School Center #1 (\$35.1M)	3A 3+ Scottsville Elementary Addition	3B 3 + \$12M	3C 3 + \$24M
Project Cost \$ in millions	\$198.1	\$206.7	\$210.1	\$222.3
Estimated Additional Resources Needed over 5 Year Period				
\$ in millions	\$25.1	\$26.9	\$26.7	\$28.3
Est. Pennies on tax rate	3.8 ¢	4.0 ¢	4.0 ¢	4.2 ¢

- There may be additional resource needs in out years (FY 24 and beyond) related to projects included in Plan in years FY 22 and FY 23.

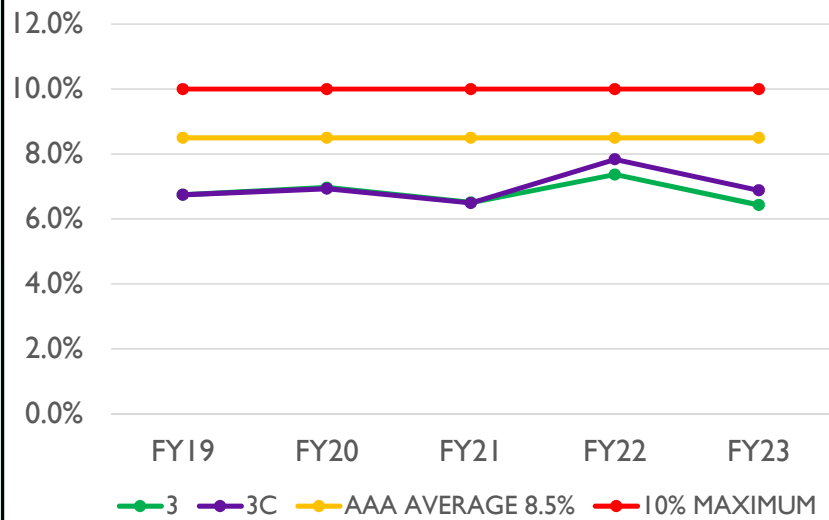
POTENTIAL IMPACTS ON TAX BILL

Fiscal Year	Home Value (assume 2.0% reassessment each year)	Current Tax Rate - 83.9 cents	Scenario 3B: Proposed CIP - Enhanced Foundation, High School Project Phase #1, and \$12M Referendum Projects		Estimated Total Tax Bill
		Tax Bill	Cumulative Pennies on the Tax Rate	Impact on Tax Bill	Total Tax Bill
FY 19	300,000	2,517	0.0	0	2,517
FY 20	306,000	2,567	2.2	67	2,635
FY 21	312,120	2,619	3.2	100	2,719
FY 22	318,362	2,671	4.0	127	2,798
FY 23	324,730	2,724	4.0	130	2,854

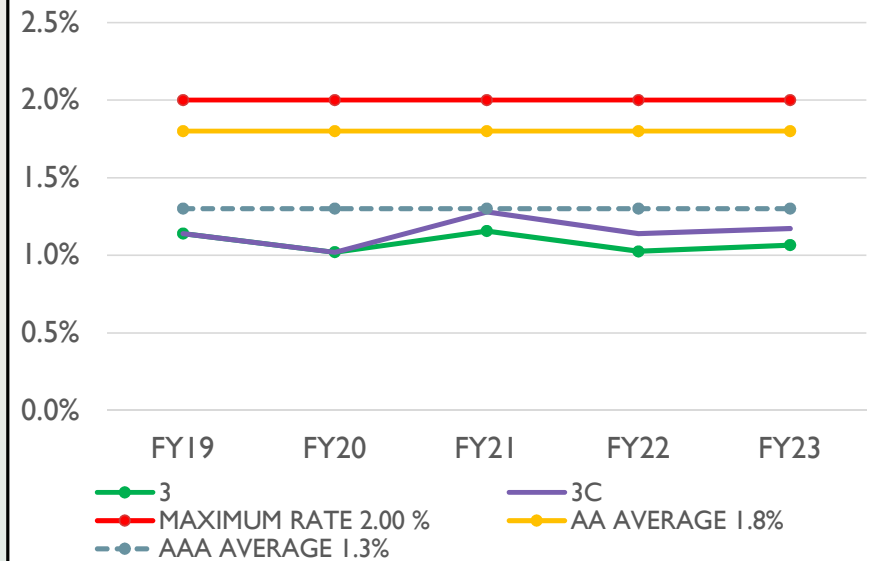
Fiscal Year	Home Value (assume 2.0% reassessment each year)	Stormwater Program	
		Cumulative Pennies on the Tax Rate	Impact on Tax Bill
FY 19	300,000	0.0	0
FY 20	306,000	1.5	46
FY 21	312,120	1.5	47
FY 22	318,362	1.5	48
FY 23	324,730	1.5	49

DEBT CAPACITY POLICIES

Debt Service as Percentage of Revenues



Outstanding Debt as a Percentage of Assessed Property



QUESTIONS FOR TODAY'S DISCUSSION

- Should the County pursue a November 2018 Referendum for the High School Capacity and Improvements Phase 1 (Center 1)?
- If we did, should the Referendum also include other Quality of Life Projects?
 - If so...
 - What would be the maximum amount?
 - What would be the Quality of Life categories?
 - Provide initial thoughts on projects that should be considered

CRITERIA USED IN OVERSIGHT COMMITTEE EXAMPLE

- Geographic Diversity
- Quality of Life
- Non-Mandated Projects
- High scoring projects in TRC, per category
- Timeliness
- Importance to Citizens
- Conditions of Facilities
- Project Diversity
- Strategic Initiatives

OVERSIGHT COMMITTEE REVIEWED THESE POTENTIAL *QUALITY OF LIFE* REFERENDUM PROJECTS AS A *STARTING POINT*

Schools

- Learning Space Modernization (\$12.8M)
- Scottsville Elementary School Additions & Improvements (\$12.1 M)

Transportation

- Route 20/US 250 Intersection Improvement (\$1.1 M)
- Albemarle Bicycle Pedestrian Construction Program (\$1.2 M)
- Northtown Trail (\$0.8M)

Community Facilities & Greenspace

- Parks Athletic Field Improvements (\$2.0 M)
- Darden Towe Park Athletic Field Improvements (\$3.0 M)
- Hedgerow Property Trail Park (\$2.3 M)

Public Safety

- Fire Rescue Training Facility (\$4.1 M)

POTENTIAL PROJECTS FOR CONSIDERATION

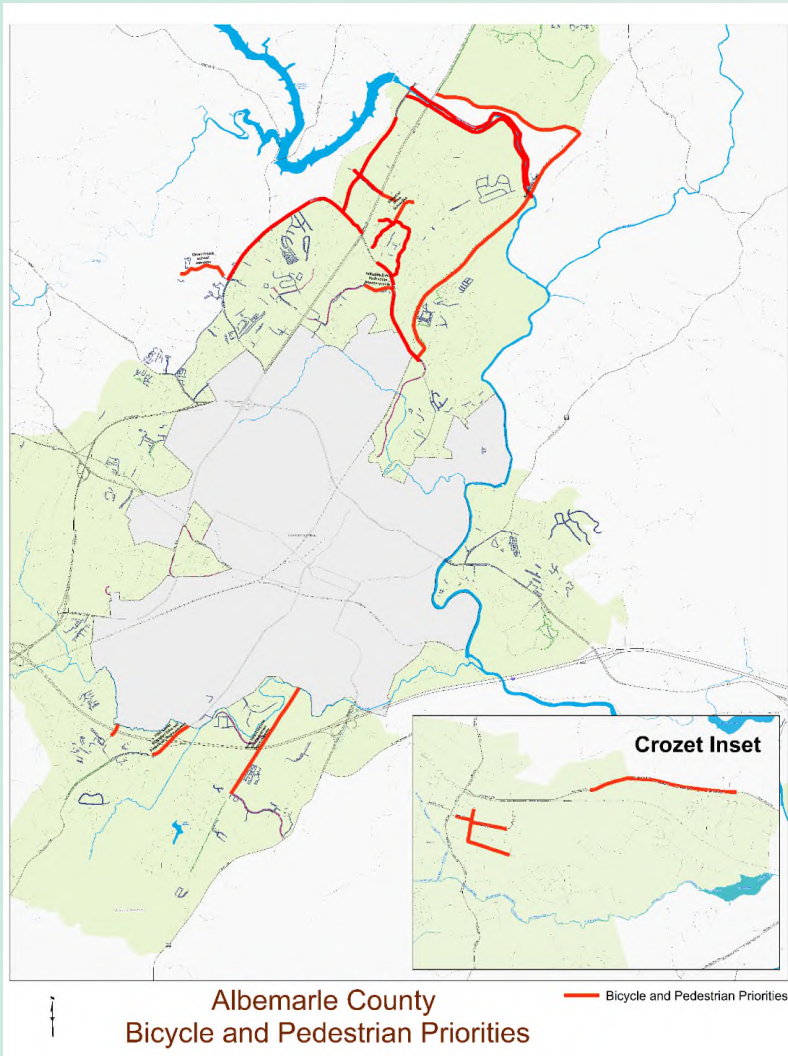


SCHOOL PROJECTS

- Scottsville Addition and Improvements - \$12.1M
 - Current Scope:
 - Addition(s) - 20,000 sf
 - 4 additional classrooms + support spaces
 - Full-size gym
 - Site improvements
 - Outdoor learning areas
 - Septic system replacement
 - Improvements to the existing building
 - Modernization & Renovation
 - Convert existing gym into 2 classrooms
- Learning Space Modernization – Elementary & Middle Schools - \$6M per year
- High School Modernization

TRANSPORTATION

- Albemarle Bicycle Pedestrian Construction Program
 - Unfunded Pedestrian-Bike Projects based on Board approved priority list
 - Examples of 9 potential projects that could be advanced
 - \$9.8M estimated total cost, based on unit cost
 - Able to be leveraged with state or federal funds
- **Potential Projects**
 - Northtown Trail
 - Greer/Jouett SRTS
 - Old Lynchburg Road Shared Use Path
 - Fifth St. Ext Sidewalk and Bike Lane
 - Avon Street Ext. Shared Use Path
 - Tabor, High, and Hilltop Sidewalks
 - Hillsdale Dr. Sidewalks
 - Woodbrook SRTS
 - Rt 240 Shared-Use Path



COMMUNITY FACILITIES AND GREEN SPACE



- Walking, Hiking, and Biking Trails
 - North Rivanna Greenway - \$300k
 - Hedgerow Trail Park – \$2.2M
- Athletic Fields
 - Darden Towe Synthetic Turf and Lighting - \$2.8M

Note: City's funding toward operating/CIP expenditures is 31.46%, potential of \$906,928 offset
- Open Space/Conservation Parks
 - Hedgerow Trail Park – \$2M
- Large Community Parks
 - Crozet Community Park – Western Park located in Old Trails - \$3.9M
 - River Access/Boat Launch Rivanna Reservoir Boat Launch – \$1M
 - Buck Island Creek Park/Boat Launch - \$706k

*Includes initial estimates



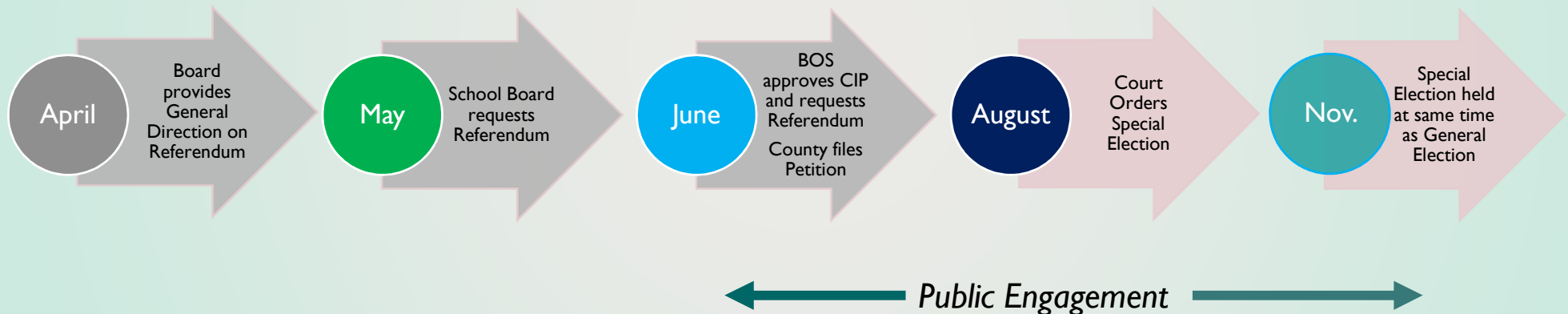
PUBLIC SAFETY

- Fire Rescue Training Facility \$4.1 M
- Components:
 - Burn Building
 - Training Tower
 - Practical Training Area
- Provides:
 - Mandatory initial and ongoing training for career and volunteer fire rescue personnel

POTENTIAL NEXT STEPS

- April 17 – Staff provides list of projects
- May 1 – Board provides ranking preferences
- May 9 – Board determines local government projects to include on Referendum

REFERENDUM TIMING CONSIDERATIONS



FY 19 Budget Schedule and CIP Schedule, if Nov. 2018 Bond Referendum

