



© P. G. County 1976

**FY2014-2018
Capital Improvements Plan
Adopted By the Board of Supervisors
May 14, 2013**

SUMMARY

The Planning Commission approved the Capital Improvement Plan Committee's recommendation of the Capital Improvement Plan (CIP) for Fiscal Years 2014- 2018. The CIP is in its final stages of completion as it is presented to the Board of Supervisors for final adoption and appropriation. The CIP Committee has reviewed twenty-two projects that were given for consideration for the five-year plan.

The process began in the fall of 2012 and was approved by the Planning Commission on January 24th, and now to the Board of Supervisors for adoption and appropriation with the Fiscal Year 2014 budget. A public hearing was held by the Board of Supervisors in April of 2013 and the plan was adopted by the Board on May 14, 2013.

County department directors, school administrators, and elected officials submitted over \$36 million in capital improvements to be considered by the Committee. Over the course of several meetings, the Committee reviewed these requests and heard testimonies of several of the requestors regarding the proposed projects. The Committee also considered the current and projected financial status of the County and the Comprehensive Plan during their discussions.

This Capital Improvements Plan includes the following projects and recommendations:

- The County Administrator has requested the Board of Supervisors review the County Administration Phone System, Disputanta Bay Doors/Floors and the Temple Playground for immediate appropriation (in FY13) due to the urgent need of these individual projects.
- Appropriating, as part of the County's FY2014-2015 budget, capital improvement funds of \$2,890,000. This amount includes:
 - \$2,195,000 for the Carson Relocation Project
 - \$535,000 for the Prince George High School Tennis Courts
 - \$160,000 Temple Baseball/Softball Lighting
- Recommending \$14,126,600 of capital improvements projects for Fiscal Year 2015 through Fiscal Year 2018. These projects include the following:
 - \$115,000 for the paving of Disputanta Fire Department (FY2015)
 - \$75,000 for Commonwealth Attorney Case Management Software (FY2015)
 - \$1,000,000 for the renovation of Prince George Fire Department (FY2015)
 - \$285,000 for Burrowsville Fire Department (FY2015)
 - \$250,000 for County Complex Network Equipment Replacement (FY2015)
 - \$325,000 for Prince George Education Center Windows (FY2015)
 - \$1,800,000 for the Courthouse Renovations (FY2016)
 - \$379,000 for Jefferson Park Architecture & Engineering (FY2016)
 - \$3,182,000 for Heavy Equipment Garage (FY2016/FY2017)
 - \$3,749,000 for Jefferson Park Relocation (FY2017/FY2018)
- Recommending \$20,491,204 of capital improvements projects for Fiscal Years beyond Fiscal Year 2018. These projects include the following:

- \$2,835,000 for Beazley and Walton Elementary Schools (FY2019)
- \$2,675,000 for the South and Harrison Elementary School renovations (FY2020)
- \$6,634,000 for the Prince George Education Center (FY2021/FY2022)
- \$5,727,850 for Prince George High School/Technical School Improvements (FY2023 and FY2024)
- \$1,979,500 for Energy Performance Upgrades (FY2025)
- \$639,854 for Turf Grass (FY2026)

The Committee recognizes the need for continued capital improvements planning to avoid capital improvements by catastrophe, and to ensure the future financial stability and beneficial development of Prince George County.

INTRODUCTION

As part of the development of the Prince George County Fiscal Year 2004 operating budget, County staff proposed the creation of a formal Capital Improvement Project review process to create a Capital Improvements Plan (CIP) for adoption by the County Board of Supervisors. The CIP would serve as the basis for appropriations to the newly created County Capital Improvements Fund and the existing School Construction and Utilities Construction Funds. The Board of Supervisors endorsed the idea, and during the fall of 2003, County staff formed a committee to plan the process for development of the CIP.

Fiscal year 2005 was the first year Prince George County implemented a formally adopted Capital Improvement Plan that was developed by a Capital Improvement Plan (CIP) Committee, endorsed by the Planning Commission, and adopted by the Board of Supervisors. Projects in the first year of that plan were appropriated to their respective capital improvement project funds during the FY2005 budget process.

The CIP was adopted in Fiscal Years 2006, 2007 and 2008. The CIP Committee met and recommended a plan to the Planning Commission for the fiscal year 2009. The Planning Commission approved the plan, passing it to the Board of Supervisors for adoption. The CIP plan was not adopted by the Board of Supervisors at that time due to the difficult economic times that paralyzed many localities. No formal CIP was held or adopted for fiscal year 2010.

The Fiscal Year 2013 CIP was adopted by the Board of Supervisors, however no funds were appropriated to the recommended projects.

The FY2014-2018 plan has been developed in generally the same manner as in past years. The CIP Committee, chaired by a member of the Planning Commission, consisted of a member of the Board of Supervisors, a member of the School Board, two members of the Planning Commission, a member of the Fire Chiefs Committee and one citizen member. A listing of the members of the Committee is included in an appendix to this document (Appendix A). Projects funded in the first year of the FY2014-2018 CIP was be presented to the Board of Supervisors at the Public Hearing on Capital Projects, The Board adopted the concept of the CIP and is currently moving forward with the projects recommended for Fiscal Year 2014.

A capital improvement project is defined as:

- a) Construction and/or acquisition of new assets, including buildings, land, vehicles (excluding school busses and police/sheriff vehicles), equipment, or hardware/software where the costs of construction or acquisition (including incidental costs) meet or exceed \$50,000 for a specific project and the useful life of the asset exceeds one year.
- b) Upgrades or additions to existing buildings, equipment, or other assets that increase the value or greatly extend the estimated useful life of the asset where the costs of the upgrade or addition exceed \$50,000.
- c) Remodeling or repair of existing assets where the costs of the remodel or repair will exceed \$100,000.

SCOPE OF WORK

The CIP Committee was charged with proposing a Capital Improvements Plan to the Planning Commission for review and a recommendation to the Board of Supervisors. The ultimate approval of the CIP rests with the Board of Supervisors.

The Committee not only reviewed specific projects for the Plan, but also discussed at length the issues and factors impacting the development of the CIP. Specifically, the Committee reviewed the County's capacity for issuing new debt over the period of the CIP, discussed funding alternatives for capital projects including the possibility of obtaining grant funds. The FY2014-2018 CIP was analyzed by the Finance Director for affordability of this proposed CIP and made recommendations for financing the projects included in this proposal while adhering to the County's financial policies.

While attempting to stay within the limitations of the County's formally adopted financial policies as well as preventing a burden on the general fund by use of transfers, the Committee narrowed the list of projects to be funded in the upcoming fiscal year. The time frame of the Capital Improvement Plan is extended to allow for projects that were not affordable within the five-year scope of the CIP.

While the proposed projects discussed below are the results of the deliberations of this Committee, the Committee wishes to emphasize the need for continued discussion of capital project funding, maintenance of facilities, cost estimates of future projects, and other capital related issues, and submits the recommendations related to those topics as an integral part of this report. To support this concern, the Committee has requested that in the Fiscal Year 2014 budget, the County and School Board include \$250,000 each for maintenance items. The Committee is committed to funding "capital" projects and urges the County and School Boards to put an emphasis on maintenance in order to avoid catastrophic capital improvement needs.

FUNDING

A critical component of any Capital Improvements Plan is the availability of funding for these large expenditures. There are generally six sources of funding for Capital Improvement Projects: Debt or lease-purchase agreements, grants, transfers from the general fund, existing fund balances, or cash proffers.

Debt, in the form of general obligation notes, bonds, or lease-purchase agreements, is the most common way to pay for large capital improvement projects. While Prince George residents voted in 1985 to allow the County to issue debt without a public referendum, the Prince George Board of Supervisors have adhered to debt limits to keep the level of outstanding debt and debt service affordable within the current tax structure. To maintain an affordable level of debt, the Board of Supervisors adopted formal Financial Policies in November 2006 (Appendix B). The Finance Director performed analysis on the required ratios and provided the CIP Committee with a debt funding strategy that was in-line with the Financial Policies.

The CIP as proposed in this document assumes the issuance of \$2,730,000 for the Carson Fire Department Relocation and the Prince George High School Tennis Courts. The County is currently researching other funding options to assist in the Carson Fire Department Relocation project.

The Board of Supervisors may choose to use general, capital or other fund balances in excess of established limits to pay for one-time capital improvements. Excess fund balance is not a good source of funds for ongoing expenditures, but they can be responsibly used for one-time capital projects, as long as enough fund balance remains in the general fund to meet the minimums adhered to by the Board of Supervisors, and that all cash flow concerns have been addressed prior to the appropriation of these funds.

Transfers from the General Fund of the County are often used to pay for smaller capital projects. An amount equal to the expected cost of capital projects to be funded through general fund transfer is budgeted as part of the operating budget of the County.

Some revenue sources are dedicated to a particular purpose, and capital projects in these areas, such as utilities facilities and land purchased for economic development, must come from the revenues provided for that function. It would be inappropriate to use general funds for utilities infrastructure, unless the infrastructure is directly attributable to a general government purpose (growth management, economic development, etc.). Debt issued for these types of projects should be serviced (interest and principal payments) from the related operating fund.

Finally, cash proffers are a potential source of funds for capital projects necessitated by the County's growth. Cash proffers are voluntary payments by developers seeking rezoning on a parcel, proffered to mitigate the impacts of new residents on the County's public facilities. Projects to be financed through cash proffers are identified in this report.

PROPOSED PROJECTS

County and School Board staff submitted twenty-two projects for consideration in the Capital Improvements Plan. The Committee heard testimonies from several staff members regarding several proposed projects. A complete listing of the proposed projects is below:

Projects	Request
County Administration Phone System Replacement	\$53,338
Carson Relocation	\$2,195,000
Disputanta Bay Doors/Floors	\$75,000
Temple Baseball/Softball Lighting	\$160,000
Prince George High School Tennis Courts	\$535,000
Disputanta Paving	\$115,000
Case Management Software	\$75,000
Temple Playground	\$74,000
Prince George Company 1 Renovation	\$1,000,000
Burrowsville Volunteer Fire Department	\$285,000
County Complex Network Equipment Replacement & Redesign	\$250,000
Prince George Education Center Windows	\$325,000
Courthouse Renovations	\$1,800,000
Jefferson Park Architecture & Engineering	\$379,000
Heavy Equipment Garage	\$3,182,000
Jefferson Park Relocation	\$3,749,000
Beazley/Walton Elementary Renovation	\$2,835,000
South/Harrison Elementary Renovation	\$2,675,000
Prince George Education Center	\$6,634,000
Prince George High School Technical School/Improvements	\$5,727,850
Energy Performance Updates	\$1,979,500
Turf Grass	\$639,854
Total	\$34,743,542

RECOMMENDATIONS

Projects approved for funding in Fiscal Year 2013-2014

This Capital Improvements Plan includes the appropriation of funding in Fiscal Year 2014 for the following projects:

- \$2,195,000 for the Carson Relocation Project
- \$535,000 for the Prince George High School Tennis Courts
- \$160,000 Temple Baseball/Softball Lighting

Projects approved for consideration in Fiscal Years 2015-2018

In addition to those listed above, the Committee wishes to recommend the approval of the following projects for inclusion in the FY2015-FY2018 Capital Improvements Plan:

- \$115,000 for the paving of Disputanta Fire Department (FY2015)
- \$75,000 for Commonwealth Attorney Case Management Software (FY2015)
- \$1,000,000 for the renovation of Prince George Fire Department (FY2015)
- \$285,000 for Burrowsville Fire Department (FY2015)
- \$250,000 for County Complex Network Equipment Replacement (FY2015)
- \$325,000 Prince George Education Center Windows (FY2015)
- \$1,800,000 for the Courthouse Renovations (FY2016)
- \$379,000 Jefferson Park Architecture & Engineering (FY2016)
- \$3,182,000 Heavy Equipment Garage (FY2016/FY2017)
- \$3,749,000 Jefferson Park Relocation (FY2017/FY2018)

Projects approved for consideration beyond Fiscal Year 2018

In addition to those listed above, the Committee wishes to recommend the approval of the following projects for inclusion in the extended FY2012-FY2016 Capital Improvements Plan:

- \$2,835,000 Beazley and Walton Elementary Schools (FY2019)
- \$2,675,000 for the South and Harrison Elementary School renovations (FY2020)
- \$6,634,000 for the Prince George Education Center (FY2021/FY2022)
- \$5,727,850 for Prince George High School/Technical School Improvements (FY2023 and FY2024)
- \$1,979,500 Energy Performance Upgrades (FY2025)
- \$639,854 for Turf Grass (FY2026)

Projects to be included in the operating budget

The consensus of the CIP committee was that some recurring capital costs, such as the appropriations for the Fire and EMS Apparatus Fund, police vehicles and maintenance should be budgeted as operating expenditures. These items should not “compete” in the CIP process with other one-time capital expenditures. The Committee agrees that the proper accounting for these costs would be in the County’s capital projects fund, where if not spent during the fiscal year the appropriation will not expire. The Committee felt, however, that these projects stood on their own and did not need to be reconsidered by the Committee every year. The Committee recommends the County continue setting aside funds in the operating budget for Fire & EMS apparatus, police vehicles, maintenance and undesignated capital projects.

Carson Fire Department Relocation

Project Description:

This project is to relocate the existing Carson Fire Station within its currently assigned response area to school property and constructing an estimated 20,000 square foot facility. The facility will include drive-through capability, an additional bay for an ambulance based on future needs, and much needed living conditions to meet future staffing needs. The station will have four drive-through bays and will house and engine, tanker, heavy rescue unit, brush unit, first response EMS unit, reserve engine and an ambulance.

Project Justification:

Carson Fire Station was constructed in the early 1960's as a station to meet fire protection needs for the south end of the county. Estimated costs to update the existing structure and provide the desired space to house essential personnel and apparatus make renovation unfeasible and not cost effective. To meet increasing public safety demands, it is imperative that the Fire State relocate.

Impact if Project not Completed:

Inability to house essential personnel and apparatus to meet future growth needs and increasing emergency responses in this service area will have to be answered from existing location resulting in unacceptable response times.

Financing:

This project is currently estimated to cost \$2,195,000. The project is slated to be debt financed in FY2014.

Grants and Cash proffers are also an anticipated source of funding for the renovation and expansion of a fire station, as the station will be larger than the existing station and designed to accommodate new growth in the County.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
\$2,195,000					\$2,195,000

Temple Baseball/Softball Lighting

Project Description:

The lighting system at the Temple Park baseball/softball field is used for both evening games and practices.

Project Justification:

The lighting at the field is over 20 years old. Due to the age and weather wear of the lights/poles and the poor wiring the lights have become a safety issue.

Impact if Project not Completed:

The lights have needed electrical work each of the last few years. If they are not replaced the department will continue to experience recurring repair bills. The lights will eventually become inoperative.

Financing:

This project would be funded through the use of undesignated fund balance in excess of the County's 15% fund balance minimum policy.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
---------	--------	--------	--------	--------	--------------------------

\$160,000					\$160,000
-----------	--	--	--	--	-----------

PGHS Tennis Courts

Project Description:

This project includes the demolition and re-construction of tennis courts on the existing sites.

Project Justification:

The tennis court currently has extensive service cracks and structural damage. The track is worn and has reached the end of its useful life and has inadequate lighting.

Impact if Project not Completed:

If these facilities are not resurfaced, the High School will lose the ability to host competitive matches at the local, district, regional and state levels. The facilities will continue to deteriorate.

Financing:

The current estimated cost for the re-construction and lighting on the tennis courts is \$535,000. These repairs are scheduled to be done in FY2014 through the issuance of general obligation bonds.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
\$535,000					\$535,000

Disputanta Fire Department Paving

Project Description:

Rework and repave the parking lot and the “apron” of the fire department and community building. From 460 to the entire gravel area, also making a gravel area for vehicle extrication training/live fire training. This also provides exterior lighting around the parking lot.

Project Justification:

Most of the parking lot is gravel. The portion of the lot that is paved is close to the fire station and has been there for approximately 20 years. Large pieces of asphalt and concrete continues to break apart.

Impact if Project not Completed:

If this project is not completed, continuous degrading of the asphalt and concrete will occur requiring continuous filling of holes and adding rock to the gravel area.

Financing:

This project will be funded through the use of undesignated fund balance in excess of the County’s 15% fund balance minimum policy.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
---------	--------	--------	--------	--------	--------------------------

	\$115,000				\$115,000
--	-----------	--	--	--	-----------

Case Management Software

Project Description:

This project is for the Commonwealth's Attorney's Office to upgrade the current case management software.

Project Justification:

The current software is near obsolescence.

Impact if Project not Completed:

The department will not have a case management software to track cases.

Financing:

The project is recommended to be funded through fund balance.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
	\$75,000				\$75,000

Prince George Fire Station Renovation

Project Description:

This project renovates and expands the Prince George Fire Station. The proposal includes minor site work, remodeling of the existing structure and construction of an estimated 1,000 square foot addition to the existing facility. The facility will include a much-needed living area to meet staffing needs, and the station will house two engines, a tanker, a salvage truck, an aerial truck, a brush unit, a hazardous materials response unit, and an ambulance.

Project Justification:

In order for emergency responders to maintain critical response times, it is imperative that the existing fire stations be modified to house essential personnel and apparatus. Such improvement will allow for quicker response to the increasing fire and emergency medical calls experienced with normal county growth and also the potential additional calls generated by anticipated growth at Fort Lee.

Impact if Project not Completed:

If not completed, the existing fire stations will be unable to house essential personnel and apparatus to meet future growth needs and increased emergency response calls in the service areas will drastically impact public safety and quality of life.

Financing:

This project is currently estimated to cost \$1,000,000. The project is slated to be debt financed in FY2015.

Cash proffers are also an anticipated source of funding for the renovation and expansion of a fire station, as the station will be larger than the existing station and designed to accommodate new growth in the County.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
	\$1,000,000				\$1,000,000

Burrowsville Fire Department

Project Description:

This project builds an addition to the upstairs of the fire station which includes male and female locker rooms and restrooms as well as additional sleeping quarters. It also remodels the current meeting room area for offices and additional storage space.

Project Justification:

Lack of appropriate male and female locker rooms as well as a lack of sleeping areas.

Impact if Project not Completed:

Inability to have 24-hour staffing and inability to have proper female shower facilities.

Financing:

This project will be funded through the issues of general obligation bonds.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
	\$285,000				\$285,000

County Complex Network Equipment Replacement

Project Description:

This project replaces aging network hardware in all County buildings on the County complex. Implement newer technology to meet current and future needs of IT systems. Redesign current network structure to meet industry standards.

Project Justification:

Most of the core equipment serving as the backbone of the network infrastructure has reached end of life and is no longer supported by manufacturer. Within the last 5 years the County has implemented newer software and technology that is pushing the limits on our current infrastructure. County networks speeds have deteriorated due to the current equipment's inability to provide the proper throughput. Rising demands on the amount of data being transferred within the campus and outside via the Internet are creating the need for replacement along with the age of the equipment. The network itself has also grown and a redesign of its programming is needed to make the pathways more efficient.

Impact if Project not Completed:

Equipment will start to fail and the cost to replace it is not in the current budget. The core switch in the system has reached end of life. The County does not currently have a replacement on-site. If it fails, the County network would fail and users would be unable to do their jobs.

Financing:

This project will be funded through the issuance of general obligation bonds.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
	\$250,000				\$250,000

Prince George Education Center Windows

Project Description:

Completion of window replacement (front of building and south end)

Project Justification:

Energy savings, removal of hazardous materials around existing windows and decrease structure damage to building.

Impact if Project not Completed:

If not completed, the existing windows will continue to deteriorate and the HVA costs will continually rise.

Financing:

The upgrade is scheduled to be performed with other projects in FY15 through debt funding.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
---------	--------	--------	--------	--------	--------------------------

	\$325,000				\$325,000
--	-----------	--	--	--	-----------

Courthouse Renovations

Project Description:

The construction of a Juvenile & Domestic Relations Courtroom, 6th District Court Services Unit office space and added prisoner holding cells in the unfinished basement level of the courthouse.

Project Justification:

In the 6th Judicial Circuit which includes Greenville, Emporia, Brunswick, Surry, Sussex and Hopewell our jurisdiction accounts for 22% of the Juvenile and Domestic Relations (JDR) Court work load. However, the Juvenile Court judges must schedule around our jurisdiction because we are the only locality in the 6th District that does not have a separate JDR Courtroom and a General District Courtroom. The addition of a JDR Courtroom would allow us to have General District Court as well as JDR court in session at the same time.

There is a great need for prisoner holding cells. Currently, there are four cells. At times there have been twenty-seven prisoners in one day for court. There are restrictions on mixing juveniles, adult males and adult females which makes heavy court days difficult to manage.

The 6th District Court Services unit is now renting office space from a private entity. There could be office space available through this project.

Impact if Project not Completed:

The growth of the County as well as the Fort Lee Base Expansion has meant more of a caseload for the JDR Court. Ft Lee uses the JDR court for all its domestic relations court cases such as support, custody, visitation and protective order hearings. Without separate courtrooms in the near future this could impact the citizens of the County with a longer time period getting into court as well as spending more time in court with longer dockets.

Financing:

This project is currently estimated to cost \$1,800,000. The project is slated to be debt financed in FY2015.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
---------	--------	--------	--------	--------	--------------------------

		\$1,800,000			\$1,800,000
--	--	-------------	--	--	-------------

Jefferson Park Fire Station Relocation

Project Description:

This project would address the settling issues in the apparatus bay area, provide additional living space for future volunteer and/or career staffing and address safety issues exiting the station directly onto Jefferson Park Road.

Demolish the existing apparatus bay area and relocate it.

Project Justification:

The Jefferson Park Fire Station has a long history of settling problems dating back to 1994 due to shrink-swell soil. Currently there is an engineering study being conducted to determine the best course of action for the station. The settling problem was addressed in 1994, 1998 and again in 2007.

Impact if Project not Completed:

If not completed, the settling issue will continue to be a problem. The existing fire station will be unable to house essential personnel and apparatus to meet future growth needs and increased emergency response calls in the service areas will drastically impact public safety and quality of life. The likelihood of a vehicle crash will rise with additional traffic on Jefferson Park Road.

Financing:

This project is broken down into two phases, architectural and engineering and relocation. The total for the project is \$4,128,000 with \$379,000 being architectural and engineering and \$3,749,000 being the relocation. The project is slated to be debt financed in FY16 (A&E) and FY2017 and FY2018 (relocation).

Cash proffers are also an anticipated source of funding for the renovation and expansion of a fire station, as the station will be larger than the existing station and designed to accommodate new growth in the County.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
---------	--------	--------	--------	--------	--------------------------

			\$749,000	\$3,000,000	\$3,749,000
--	--	--	-----------	-------------	-------------

Heavy Equipment Garage

Project Description:

This project is for the construction of a joint heavy equipment garage to service large vehicles of both the School System and the County. Heavy vehicles are defined as vehicles with a gross weight exceeding 10,000 pounds, such as fire trucks, ambulances, certain utility vehicles and school buses. It is anticipated that the building would be sited and designed to allow for expansion to handle light vehicles as well. The garage could be located behind the Prince George Education Center or on the Yancey Property.

Project Justification:

Currently the School System bus garage is inadequate to meet service demand. Additionally, it is poorly located on a major thoroughfare near the high and junior high schools. In addition to addressing the traffic safety concerns, relocation of this facility would free up space for a planned expansion of the high school. Finally, the County garage does not have a bay large enough to accommodate several of the fire trucks in the County's fleet.

Impact if Project not Completed:

Traffic concerns and inadequate facilities would continue at the existing bus garage. Service for County fire trucks would continue to be outsourced, and the planned expansion of the high school would be delayed, if not abandoned.

Financing:

The estimated cost of the project, including design, site work, and equipment, is \$3,182,000. This would be debt financed, as well as utilizing cash proffers as a funding source.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
---------	--------	--------	--------	--------	--------------------------

		\$500,000	\$2,682,000		\$3,182,000
--	--	-----------	-------------	--	-------------

Beazley and Walton Elementary School Renovations

Project Description:

This project includes a number of renovations at Beazley and Walton Elementary Schools. At Beazley Elementary, proposed repairs include a new heating, ventilation and air conditioning system, retrofitting of electrical and plumbing conduits and new canopy supports. At Walton Elementary, the proposed renovations include expanding the administrative complex and retrofitting the restrooms.

Project Justification:

At Beazley and Walton high energy costs for the HVAC and water/sewer system are driving this needed renovation.

Impact if Project not Completed:

If not completed, the two facilities will continue to be ineffective, inefficient, and inadequate for the students served by them. The buildings will continue to deteriorate and pose maintenance issues.

Financing:

The estimated total cost of these renovations is \$2,835,000. This project is slated to be financed through a debt issue in FY2019.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
					\$2,835,000

*Financed in FY2019

South/Harrison Elementary

Project Description:

This project would replace the current windows, floors, casework, plumbing fixtures, doors and hardware which were not included in the 2003 renovations.

Project Justification:

To update/modernize areas that were not included in the 2003 renovations.

Impact if Project not Completed:

There would be continued deterioration of aging items/fixtures.

Financing:

The current estimated cost is \$2,675,000. This amount is included in this proposed CIP and funded through debt issued in FY2020.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
					\$2,675,000

**Financed in FY2020

Prince George Education Center

Project Description:

This project would be a complete renovation of the current school building. All major mechanical systems are failing. All electrical and plumbing systems are failing.

Project Justification:

The age of the facility with original infrastructure, HVAC is in critical state, asbestos in tiles, brick mortar is deteriorating.

Impact if Project not Completed:

If this project is not complete, the building will be abandoned because of failing systems.

Financing:

The current estimated cost is \$6,634,000. This amount is included in this proposed CIP and funded through debt issued in FY2021 and FY2022.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
					\$6,634,000

**Financed in FY2021 and FY2022

PGHS Technical School/ Improvements

Project Description:

This project includes the construction of a facility to house technical/ career education, which would free up space at Clements Junior High and Prince George High Schools. This expansion would delay the need to build a new high school and create a combined campus, refurbish the existing auditorium, and upgrade the mechanical system. This facility would not replace the technical classes provided at the Rowanty Vocational Technical Center.

Project Justification:

Enrollment at the secondary level continues to increase, a situation that will be exacerbated by the upcoming growth at Fort Lee. The school system needs space for new technical education classes. The auditorium furnishings and mechanical system components are original to the building (1976).

Impact if Project not Completed:

Clements Junior High and Prince George High Schools will be overcrowded, and the school system will not be able to expand technical educational program offerings. Failure of the mechanical system is a possibility.

Financing:

The current estimated cost for design and construction is under \$5,255,000 (un-inflated). This amount is included in this proposed CIP and funded through debt issued in FY2017-FY2018.

Cash proffers are also an anticipated source of funding for the construction of the technical center addition, as it will add to the capacity of the Prince George County School System.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
					\$5,727,850

**Financed in FY2023 and FY2024

Energy Performance Updates

Project Description:

Energy upgrades of Prince George County School Facilities.

Project Justification:

Energy savings over a nine year period. Projected to save \$210,000 annually.

Impact if Project not Completed:

Continued increase in overhead costs associated with all school buildings water, sewage, electrical, heating and cooling.

Financing:

The current estimated cost is \$1,979,500. This amount is included in this proposed CIP and funded through debt issued in FY2025.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
					\$1,979,500

**Financed in FY2025

Turf Grass

Project Description:

Prince George High School and Prince George Parks & Recreation use the athletic field behind N.B. Clements Junior High School for football and soccer. Continual use of the field prohibits growth of the grass and causes potholes for injuries.

Project Justification:

The fields could be used at all hours without compromising the quality of the fields. The turf grass would eliminate the need of watering, seeding and fertilizing.

Impact if Project not Completed:

There would be limited use due to VHSL activities and shared parks and recreation use.

Financing:

This project is to be financed through a combination of fund and the use of cash proffers.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
					\$639,854

**Financed in FY2026

CONCLUSION

The CIP Committee believes that Prince George is a growing and vibrant community, and will soon need additional services and facilities. Through the use of dedicated funding streams and future planning, the Committee hopes that the Capital Improvements Plan will maintain the current level of service for this growing locality and begin providing increased levels of service to the residents of Prince George.

The Committee recognizes the need for continued capital improvements planning to avoid “capital improvements by catastrophe”, and to ensure the future financial stability and beneficial development of Prince George County. The Committee wishes to reemphasize that this process, while unable to address every need, is critical for planning and gives a good foundation for future decision making. The representation on the Committee and the discussions by those members has provided an excellent opportunity for collaborative thinking and consensus.

In conclusion, the Committee would like to thank the Planning Commission, the School Board, and the Board of Supervisors for this opportunity to serve the citizens of Prince George County.

Members of the FY2014-2018 CIP Committee:

Mr. James A. Easter, Committee Chairman, Planning Commission

Mr. Clarence Joyner, Committee Vice-Chairman, Planning Commission

Mr. Alan Carmichael, Board of Supervisors

Mr. Lewis Stevenson, School Board

Mr. Scott Campbell, Fire Chiefs' Committee

Mr. Andrew Petik, Citizen Representative