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FY2015-2024
Capital Improvements Plan
Adopted by the Board of Supervisors
May 13, 2014

SUMMARY

The Planning Commission approved the Capital Improvement Plan Committee's recommendation of the Capital Improvement Plan (CIP) for Fiscal Years 2015- 2024. FY2015 is the first year the County has planned for a 10-year CIP process. The CIP was presented to the Board of Supervisors for final adoption on May 13, 2014. The CIP Committee has reviewed twenty-three projects that were given for consideration for the ten-year plan.

The process began in the fall of 2013 and was approved by the Planning Commission on November 21, 2013, and now to the Board of Supervisors for adoption with the Fiscal Year 2015 budget. A public hearing was held April 8, 2014 on the FY2015 Budget and Capital Improvement Plan. The plan was adopted on May 13, 2014. No formal appropriation for the projects has been adopted. The projects will be presented to the Board of Supervisors on a case by case basis.

County department directors, school administrators, and elected officials submitted over \$117 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:

- Immediate appropriation of school fund balance remaining funds from fiscal year 2013 to go towards the Beazley and Walton Elementary School Renovations in the amount of \$274,602
- Appropriating, as part of the County's FY2014-2015 budget, capital improvement funds of \$3,918,882. This amount includes:
 - \$1,000,000 for the Prince George Volunteer Station Renovation
 - \$285,000 for the Burrowsville Volunteer Station Renovation
 - \$250,000 for the Computer Network Equipment Replacement
 - \$685,000 for the Buren Property Development
 - \$1,200,000 for the Courthouse HVAC Upgrade
 - \$198,882 for the Replacement of Police MDT's
 - \$100,000 for the Regional Heritage Center Parking Lot
 - \$200,000 for Broadband Implementation

Since the meeting of the CIP Committee and the approval of the plan by the Planning Commission the County Administrator has had some time to review the CIP Committee's recommendations. Taking all things into consideration, the County Administrator, in his proposed budget, recommends moving forward with the appropriation of fund balance for the Fiscal Year 2015 towards the Burrowsville Fire Station Renovation, the Regional Heritage Center Parking Lot, the first half of the costs of upgrading the Courthouse HVAC, and the first half of developing the Buren Property. At this time, there is no recommendation from Administration to issue debt for the other items on the list, as recommended by the Capital Improvements Committee.

- Recommending \$114,526,854 of capital improvements projects for Fiscal Years 2016 through Fiscal Year 2024. These projects include the following:

FY2016

- \$1,000,000 Comprehensive High School – A&E
- \$1,900,000 Courthouse Renovations
- \$379,000 Jefferson Park A&E
- \$3,749,000 Jefferson Park Relocation

FY2017

- \$3,182,000 Heavy Equipment Garage

FY2018

- \$1,435,000 Renovation of Carson Substation
- \$3,925,000 New Fire Station
- \$2,862,000 South/Harrison School Renovations

FY2019

- \$325,000 Prince George Education Center Windows
- \$130,000 Old Moore HVAC

FY2020

- \$10,000,000 Radio Replacement
- \$639,854 Turf Grass

FY2021

- \$10,000,000 Radio Replacement

FY2022

- \$25,000,000 Comprehensive High School

FY2023

- \$25,000,000 Comprehensive High School

FY2024

- \$25,000,000 Comprehensive High School

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 Fiscal Year 2014 CIP was adopted. The Board followed the CIP Recommendations for the immediate replacement of the Temple Playgrounds and the replacement of the County Administration Phone System during the Fiscal Year 2013 budget. The Fiscal Year 2014 budget appropriated \$535,000 for the Prince George High School Tennis Courts, \$160,000 for the Temple Field Lights, \$150,000 for Disputanta Volunteer Station Renovations and \$75,000 for the Commonwealth Attorney's Software. The Carson Fire Station Relocation is in progress and debt is scheduled to be issued in March of 2014.

The FY2015-2024 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).

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 FY2015-2024 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 2015 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 \$3,420,000 for the Prince George Volunteer Renovation, Burrowsville Volunteer Renovation, County Network Equipment Replacement, Buren Property Development, and Courthouse HVAC Upgrade.

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
Beazley Elementary Renovations	\$61,769
Walton Elementary Renovations	\$212,833
Prince George Volunteer Fire Department	\$1,000,000
Burrowsville Volunteer Fire Department	\$285,000
County Network Equipment Replacement	\$250,000
Buren Property Development	\$685,000
Courthouse HVAC Upgrade	\$1,200,000
Replacement of MDT's - Police	\$198,882
Regional Heritage Center - Parking Lot	\$100,000
Courthouse Renovations	\$1,900,000
Jefferson Park Architecture & Engineering	\$379,000
Jefferson Park Relocation	\$3,749,000
Broadband Implementation	\$200,000
Heavy Equipment Garage	\$3,182,000
Renovation of Carson Substation - Fire	1,435,000
New Fire Station	\$3,925,000
South/Harrison Elementary Relocations	\$2,862,000
Prince George Education Center Windows	\$325,000
Old Moore HVAC	\$130,000
Radio Replacement - Police	\$20,000,000
Comprehensive High School	\$75,000,000
Turf Grass	\$639,854

RECOMMENDATIONS

Projects approved for funding in Fiscal Year 2014-2015

This Capital Improvements Plan includes the appropriation of funding in Fiscal Year 2015 for the following projects:

- \$1,000,000 for the Prince George Volunteer Station Renovation
- \$285,000 for the Burrowsville Volunteer Station Renovation
- \$250,000 for the Computer Network Equipment Replacement
- \$685,000 for the Buren Property Development
- \$1,200,000 for the Courthouse HVAC Upgrade
- \$198,882 for the Replacement of Police MDT's
- \$100,000 for the Regional Heritage Center Parking Lot
- \$200,000 for Broadband Implementation

Projects approved for consideration in Fiscal Years 2016-2024

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:

FY2016

- \$1,000,000 Comprehensive High School – A&E
- \$1,900,000 Courthouse Renovations
- \$379,000 Jefferson Park A&E
- \$3,749,000 Jefferson Park Relocation

FY2017

- \$3,182,000 Heavy Equipment Garage

FY2018

- \$1,435,000 Renovation of Carson Substation
- \$3,925,000 New Fire Station
- \$2,862,000 South/Harrison School Renovations

FY2019

- \$325,000 Prince George Education Center Windows
- \$130,000 Old Moore HVAC

FY2020

- \$10,000,000 Radio Replacement
- \$639,854 Turf Grass

FY2021

- \$10,000,000 Radio Replacement

FY2022

- \$25,000,000 Comprehensive High School

FY2023

- \$25,000,000 Comprehensive High School

FY2024

- \$25,000,000 Comprehensive High School

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.

Beazley School Renovations

Project Description:

This project includes retrofitting of bathrooms, laboratories and fixtures installed in 1964.

Project Justification:

Replacement parts are not available, thus plumbing upgrades are needed.

Impact if Project not Completed:

Increased water and sewage costs due to leaks.

Financing:

The estimated total cost of these renovations is \$61,769. This project is slated to be financed through remaining FY13 school fund balance for immediate replacement in FY14.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
\$61,769					\$61,769

Walton School Renovation

Project Description:

This project includes new windows, casework, doors and hardware which were not included in the 2003 renovation.

Project Justification:

To update and modernize area and make them more energy efficient.

Impact if Project not Completed:

The building will continue to deteriorate and pose maintenance issues and increased energy costs.

Financing:

The estimated total cost of these renovations is \$212,833. This project is slated to be financed through remaining FY13 school fund balance for immediate replacement in FY14.

FY 2014	FY2015	FY2016	FY2017	FY2018	TOTAL PROJECT COST
\$212,833					\$212,833

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 2015	FY2016	FY2017	FY2018	Beyond FY2019	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 2015	FY2016	FY2017	FY2018	Beyond FY2019	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 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
\$250,000					\$250,000

Buren Property Development

Project Description:

The County is in the process of evaluating potential uses and recreational opportunities for the vacant property adjacent to the County Courthouse complex (the Buren/Tacon Property). Currently, the County is focusing on the first phase of developing the property, the location of 4-5 rectangular fields that can be used for soccer, football, and field hockey. Clearing for one access road into the property and one field location began this fall. This request is for the installation of 4 to 5 rectangular fields to be used for multiple sport activities, parking areas, and for paving of the access road into the property. Future development will be submitted as separate CIP items.

Project Justification:

The property is designated for the future growth needs of the County with respect to County's services, buildings, and recreation. We can have 6-7 rectangular fields, 3-4 softball and baseball fields, a variety of hiking trails, and there can be playgrounds, dog parks, mountain bike trails, disk golf, fishing, pavilions, and concession stands. There is room for a maintenance yard and picnic shelters. The park will be a great resource for citizens in the local Parks & Rec. community who have kids who play sports, families and seniors who enjoy walking, fishing and bird watching, sport enthusiasts and bikers. It will also provide for future government needs by providing land for additional facilities and expansions such as a school, equipment garage or other government building.

Impact if Project not Completed:

The County's Parks & Rec. department has seen recent increases in enrollment for multiple sports. Currently there are not enough fields to handle the demands of the community. Soccer and football have to be played in the outfields of softball and baseball fields, resulting in the deterioration of the fields. In addition, new types of recreational activities cannot be offered if additional space/land is not developed. The County desires to have a central, planned location for future growth needs including facilities and recreational needs.

Financing:

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

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
\$685,000					\$685,000

Courthouse HVAC Upgrade

Project Description:

Replace the Seven Air Handling Units and Controls for the Courthouse

Project Justification:

Other than system maintenance, the units are part of the original construction infrastructure that was installed in 1989-1990. The equipment has reached the end of the life expectancy associated with the equipment type. The pneumatic control system has deteriorated and no longer performs as designed.

Impact if Project not Completed:

(1)The County will experience the cost of reactive non-planned maintenance and repairs. (2) The occupants will continue to encounter sporadic and unreliable conditioning of the facility.

Financing:

The upgrade is scheduled to be performed with other projects in FY15 through debt funding and the use of fund balance.

FY 2015	FY2016	FY2017	FY2018	FY2019	TOTAL PROJECT COST
\$1,200,000					\$1,200,000

Replacement of MDT's - Police

Project Description:

Replace Mobile Data Terminals

Project Justification:

The MDT's must be Criminal Justice Information Systems Compliant by September 30, 2014. They must have dual-factor authentication in place to be able to access the NCIC database.

Impact if Project not Completed:

The current MDT's will not be able to get into the NCIC database.

Financing:

The replacement is scheduled to be completed with the use of fund balance in FY15.

FY 2015	FY2016	FY2017	FY2018	FY2019	TOTAL PROJECT COST
\$198,882					\$198,882

Regional Heritage Center – Parking Lot

Project Description:

Parking and pedestrian needs for the anticipated clientele at the Regional Heritage Museum, as well as surrounding County offices. In addition to more parking spaces the proposal includes upgraded handicapped parking and a school bus lane. Additional sidewalks and modifications to the sidewalks are also included.

Project Justification:

Safety of guests visiting the museum.

Impact if Project not Completed:

Very little parking nor access for handicapped as well as providing safe unloading for large groups.

Financing:

The replacement is scheduled to be completed with the use of fund balance from the Tourism fund in FY15.

FY 2015	FY2016	FY2017	FY2018	FY2019	TOTAL PROJECT COST
\$100,000					\$100,000

Broadband Implementation

Project Description:

To establish wireless capacity and capability in rural areas of Prince George County that are currently underserved. The goal is to establish one new cell tower that would be independent or work as part of a system. The focus will be east of Rt 156.

Project Justification:

In an effort to keep and attract businesses in and to Prince George County, significant broadband will need to be made available to a broader area. Residents will be able to establish small home businesses and students will have access to research, homework, grades, lunch accounts and the global community.

Impact if Project not Completed:

Existing businesses may choose to relocate outside of Prince George County and new business prospects may opt to locate their new business in another locality with efficient broadband access. Workers in Prince Gerge businesses may choose not to live in the County due to the lack of broadband services.

Financing:

The current estimated cost is \$200,000 and could potentially bring in revenue to the county. This is scheduled to be completed in FY15 with fund balance.

FY 2015	FY2016	FY2017	FY2018	FY2019	TOTAL PROJECT COST
\$200,000					\$200,000

Comprehensive High School A&E

Project Description:

Prince George High School was constructed in 1976 with renovations in 1992 and 2001. The school was built for a capacity of 1,200 students in grades 9-12 and now has 1,352 students in grades 10-12. A new comprehensive high school with capacity to 2,000 would allow for grades 9-12 in one building plus expansion of career and technical and alternative education offerings.

This project is the architecture and engineering designs for the comprehensive high school.

Project Justification:

Construction of a new comprehensive high school would allow for future student growth with all credit offerings taught at one site. The existing high school site would be retrofitted to accommodate Beazley and Walton schools in a contained building.

Impact if Project not Completed:

Credit classes will continue to be offered at two sites with students walking to/from sites

The existing high school site limits expansion capabilities to include career and technical and alternative education services.

Financing:

This phase of the project is currently estimated to cost \$1,000,000 and is slated for FY2016.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
	\$1,000,000				\$1,000,000

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 \$1,900,000. The project is slated to be debt financed in FY2016.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
	\$1,900,000				\$1,900,000

Jefferson Park Fire Station Architecture & Engineering

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 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
	\$379,000				\$379,000

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 \$3,749,000 for the relocation. The project is slated to be debt financed in FY16 (A&E) and FY2017 (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 2015	FY2016	FY2017	FY2018	Beyond FY2019	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 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
		\$3,182,000			\$3,182,000

Renovation of Carson Substation

Project Description:

This project provides funding to build an additional space to house essential personnel allowing us to meet the increasing calls generated in this service area. The project includes minor site work, remodeling of existing structure and constructing an estimated 5,000 square foot in additional building space. The facility will include an additional bay for an ambulance based on future needs and much needed living conditions to meet future staffing needs. The station will house a quint, reserve tanker, brush unit and an ambulance.

Project Justification:

In order for us to meet critical response times, it is imperative that the Carson Substation is modified to house essential personnel and apparatus. Such improvement will allow for quicker response to the increasing fire and emergency medical calls we are experiencing with normal county growth.

Impact if Project not Completed:

Inability to house essential personnel and apparatus to meet future growth needs and increased emergency response calls in this service area will drastically impact public safety and quality of life.

Financing:

The upgrade is scheduled to be performed with other projects in FY18 through debt funding.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
			\$1,435,000		\$1,435,000

New Fire Station

Project Description:

The Director of Fire and EMS was charged by the Board of Supervisors and County Administration to conduct a study on future fire station needs and locations. This study will be completed by the end of the calendar year of 2013. The results of the study will identify one or more locations in which a 15,000 plus square foot station needs to be located in the future.

Project Justification:

After the insurance industry changed its practice on underwriting homeowners policies, several citizens have seen an increase of up to 150% of their previous cost for fire insurance. This issue coupled with long response times in higher populated areas as well as areas in which future development plans are underway, and fatalities resulting from structural fires has prompted action.

Impact if Project not Completed:

If not completed, the result will be an inability to house essential personnel and resources in areas with higher call volumes. The inability to house essential personnel and resources will result in long response times from other stations.

Financing:

The new fire station is scheduled to be constructed with funds from a debt issuance in FY18.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
			\$3,925,000		\$3,925,000

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 \$2,862,000. This amount is included in this proposed CIP and funded through debt issued in FY2018.

FY 2015	FY2016	FY2017	FY2018	FY2019	TOTAL PROJECT COST
			\$2,862,000		\$2,862,000

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 FY19 through debt funding.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
				\$325,000	\$325,000

Old Moore School

Project Description:

This project would be to install heating, ventilation and air conditioning in the gymnasium, surrounding locker rooms and support areas of the Old Moore School.

Project Justification:

The gymnasium and surrounding areas do not have central air conditioning.

Impact if Project not Completed:

Use of the gymnasium will be limited during the warm/hot months of the year.

Financing:

The current estimated cost is \$130,000. This amount is included in this proposed CIP and funded through fund balance in FY19.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
				\$130,000	\$130,000

Radio Replacement - Police

Project Description:

Replacement of the County public safety radio system.

Project Justification:

To ensure continued quality radio coverage. Increase and expand interoperability with other agencies. Current system will reach end of life with repair not guaranteed.

Impact if Project not Completed:

Interoperability will become increasingly difficult as other agencies that we interact with move forward with replacement. The County's equipment will become antiquated with limited usage as the system approaches end of life. Replacement parts will also become increasingly difficult if not impossible to find. In the event of any portion of the system failing, repair will more than likely not be an option. This has an impact on public safety personnel and potentially the safety of the public,

Financing:

The current estimated cost for the replacement is \$20.0 million and is scheduled to be completed with the issuance of debt service in the amount of \$10.0 million each year for fiscal years 2020 and 2021.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
				\$20,000,000	\$20,000,000

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 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
				\$639,854	\$639,854

Comprehensive High School A&E

Project Description:

Prince George High School was constructed in 1976 with renovations in 1992 and 2001. The school was built for a capacity of 1,200 students in grades 9-12 and now has 1,352 students in grades 10-12. A new comprehensive high school with capacity to 2,000 would allow for grades 9-12 in one building plus expansion of career and technical and alternative education offerings.

This project is the architecture and engineering designs for the comprehensive high school.

Project Justification:

Construction of a new comprehensive high school would allow for future student growth with all credit offerings taught at one site. The existing high school site would be retrofitted to accommodate Beazley and Walton schools in a contained building.

Impact if Project not Completed:

Credit classes will continue to be offered at two sites with students walking to/from sites

The existing high school site limits expansion capabilities to include career and technical and alternative education services.

Financing:

This phase of the project is currently estimated to cost \$75,000,000 and is slated for debt financing of \$25.0M each year in FY2022, 2023 and 2024.

FY 2015	FY2016	FY2017	FY2018	Beyond FY2019	TOTAL PROJECT COST
				\$75,000,000	\$75,000,000

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 FY2015-2024 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. Jason Coker, Fire Chiefs' Committee

Mr. Andrew Petik, Citizen Representative