

Capital Improvements Plan

Administrative Facilities

Parks and Recreation

Transportation

Electric

Water

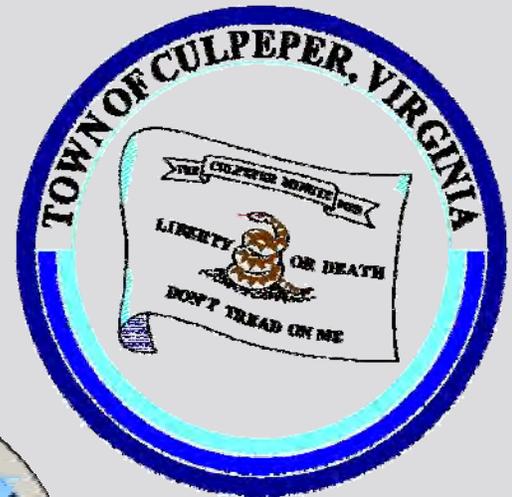
Wastewater

Culpeper County Projects

Quasi-Public Projects



Fiscal Years
2012-2016



**Town Council
Adopted May 25, 2011**

Capital Improvements Plan FY 2012-2016

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Acknowledgements

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Purpose of a Capital Improvements Plan

The Capital Improvements Plan (CIP) is intended to preserve, maintain and improve the Town's stock of public facilities such as roads, bridges, parks, water and sewer facilities, and electric utility systems. It provides a mechanism for:

- *Estimating capital requirements;*
- *Planning, scheduling, and implementing projects during a fixed period;*
- *Developing revenue policy for proposed improvements;*
- *Budgeting high-priority projects;*
- *Coordinating the activities of various departments in meeting project schedules;*
- *Monitoring and evaluating the progress of capital projects; and*
- *Informing the public of projected capital improvements.*

During Planning Commission review, the issue of the consistency of the proposed projects in relation to the Town's Comprehensive Plan is also addressed. In addition to providing current fiscal year capital budget, the CIP provides the framework and long term financial planning for the future 5 years.

The Capital Budget

The first year of the CIP is called the capital budget. The capital budget appropriates money for projects and authorizes the necessary funding mechanisms. The capital budget may be incorporated into the community's overall annual operating budget. In this case, the capital budget serves as the link between the CIP, the annual budget, and appropriations process. Following review by the Planning Commission, Town Council has historically adopted Year One of the capital budget into the annual budget.

Annual CIP Review and Update

The CIP should be reviewed and updated every year to reflect changing priorities, unexpected events, unique opportunities, cost changes, or alternative financing strategies. This CIP is formatted to conform to the categories identified in the Town's adopted proffer policy. County projects including public education and libraries along with the quasi-public projects for seven (7) fire & rescue companies have been included to allow for expenditure of Town collected proffer dollars designated for County projects.

Introduction

Plan Contents

The 2012-2016 CIP outlined in the following pages provides a summary which is broken down by fund and funding source. An assessment of the Town's borrowing capacity and legal debt limits is outlined, followed by a breakdown of planned five-year capital project expenditures.

The Capital Improvements Plan is a formal means by which to recognize the need for capital projects in the community and to provide a realistic means to pay for these projects. A good capital improvements program will maintain and improve our living and working environments and the quality of life that is so important to the Culpeper community.

Formerly, the Town Council did not adopt the Capital Improvements Plan, but simply accepted the document from the Planning Commission, as there was no explicit Code requirement that the governing body adopt a CIP. However, 15.2-2298 of the Code of Virginia requires that "No proffer shall be accepted by a locality unless it has adopted a capital improvements plan." The Statute also prevents the transfer of property or acceptance of cash until the subject project is included in the capital improvements program. As the Town adopted a proffer policy on January 13, 2004, Town Council will need to adopt this CIP. However, the accompanying proffer resolution may state that the governing body commits to funding for the first year (capital budget) only; all other budget years are advisory in nature and will be re-assessed annually.

The plan also includes County-funded projects and Quasi-public projects that are not funded directly by the Town, but are impacted by growth. Under this mechanism, proffer monies can be transferred to the County and the Quasi-public organizations from residential rezonings.

Financing Capital Projects

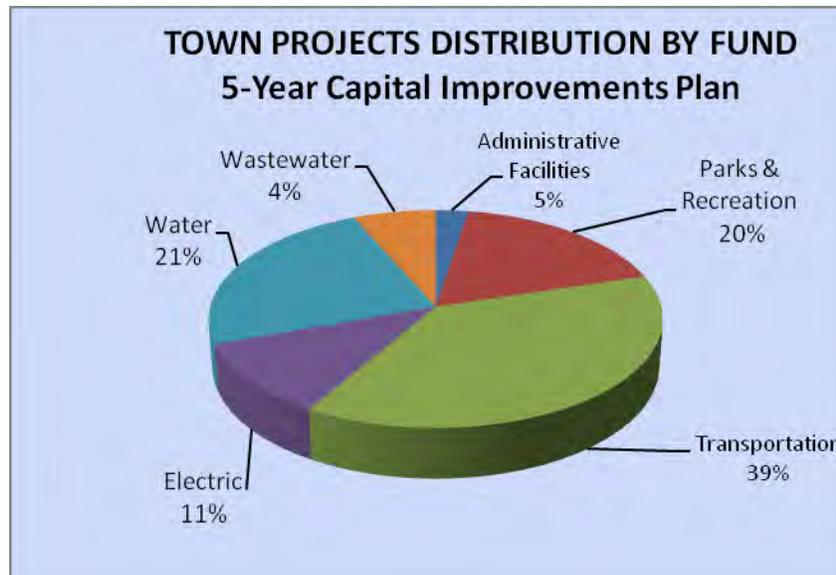
The Town of Culpeper provides funding for capital projects through a combination of long-term borrowing and through the use of annual operating funds (or reserves). The operating budgets in the General Fund (a non-capital fund typically used to finance operations and maintenance functions) and Utility Funds. Utility funds (Water Fund, Wastewater Fund, and Light and Power Fund) annually include funding for the replacement of equipment and purchase of new equipment. These are used by Town functions (Light and Power, Water, and Wastewater) which operate as enterprise funds (which utilize user fees and are largely self-sustaining). In the utility operations budget, funding is also annually provided for recurring repairs and minor replacement projects. However, for larger non-recurring projects, the capital budget and the 5-Year Capital Improvement Program are the means used to identify project needs, establish priorities, and earmark funding for needed capital improvements. The 5-Year capital program is summarized by category.

CAPITAL IMPROVEMENTS PLAN SUMMARY
5-Year Capital Improvements Plan

Administrative Facilities	\$ 1,354,288
Parks and Recreation	\$ 9,918,941
Transportation	\$ 21,352,756
Enterprise - Electric	\$ 6,223,753
Enterprise - Water	\$ 13,359,508
Enterprise - Wastewater	\$ 3,693,333
Total of Town Projects	\$ 55,902,579

County Projects	Total	\$ 34,917,695
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Quasi Public Projects	Total	\$ 1,481,000
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The five year funding sources for all projects are broken down as follows:

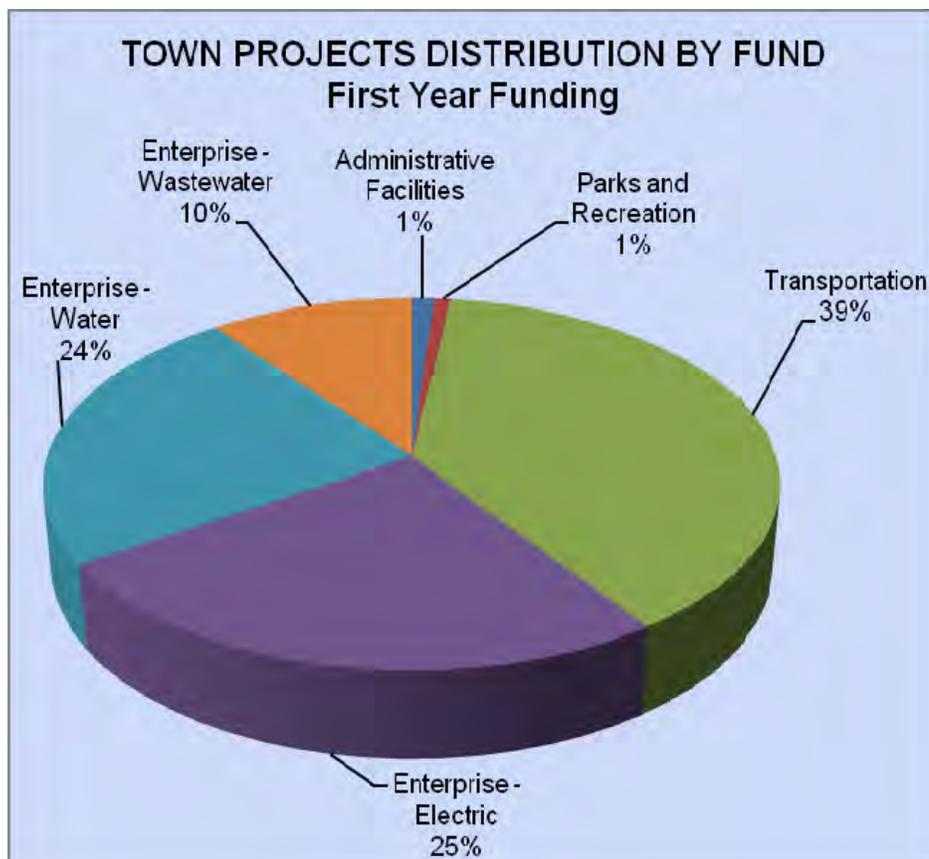
FUNDING SOURCES
For all Five Years

Category	Existing Funding (FY11)*	General Fund	State/Fed Monies	Enterprise Fund	Proposed Debt	Total Budget Five Years
Administrative Facilities	\$35,000	\$ 1,354,288				\$ 1,354,288
Parks & Recreation	\$79,271	\$ 9,839,670				\$9,918,941
Transportation	\$8,730,607	\$ 2,743,556	\$8,096,953		\$10,512,247	\$21,352,756
Enterprise - Electric	\$2,082,399			\$4,141,354		\$6,223,753
Enterprise - Water	\$990,599			\$12,368,909		\$13,359,508
Enterprise - Wastewater	\$889,399			\$2,803,934		\$ 3,693,333
Totals	\$12,807,275	\$ 13,937,514	\$8,096,953	\$19,314,197	\$10,512,247	\$55,902,579

Projects recommended for Year One of this plan are financed using existing operating reserves, enterprise funds grant proceeds and borrowing.

FUNDING SOURCES First Year Capital Budget

Category	Existing Funding (FY11)	General Fund FY 2012	State/Fed Monies FY 2012	Enterprise Fund FY 2012	Proposed Debt FY 2012	Total Budget FY 2012
Administrative Facilities	\$35,000	\$74,000				\$109,000
Parks & Recreation	\$79,271	\$0				\$79,271
Transportation	\$8,730,607	\$684,506	\$2,650,815		\$ 358,385	\$3,693,706
Enterprise - Electric	\$2,082,399			\$356,354		\$2,438,753
Enterprise - Water	\$990,599			\$1,299,159		\$2,289,758
Enterprise - Wastewater	\$889,399			\$103,934		\$993,333
Totals	\$12,807,275	\$758,506	\$2,650,815	\$1,759,447		\$9,603,821



In order to determine the extent of debt that can be managed given existing Town resources, it is useful to look at the Town's current financial situation. The chart below includes debt for general operating and utility funds.

OUTSTANDING DEBT

<u>Fiscal Year</u>	<u>Assessed Value Real Property</u>	<u>Debt Limit</u>	<u>Total Debt</u>	<u>Less Revenue Bonds</u>	<u>Net Debt to Legal Limit</u>	<u>Legal Debt Margin</u>	<u>% of Debt Limit Utilized</u>
1997-1998	\$384,851,000	\$38,485,000	\$13,200,000	\$10,171,000	\$3,029,000	\$35,456,000	7.9%
1998-1999	\$420,204,000	\$42,020,000	\$12,525,000	\$9,695,000	\$2,830,000	\$39,190,000	6.7%
1999-2000	\$429,780,000	\$42,978,000	\$11,835,000	\$9,211,000	\$2,624,000	\$40,354,000	6.1%
2000-2001	\$437,406,000	\$43,741,000	\$11,105,000	\$8,694,000	\$2,411,000	\$41,330,000	5.5%
2001-2002	\$444,809,000	\$44,481,000	\$10,617,000	\$8,433,000	\$2,184,000	\$42,297,000	4.9%
2002-2003	\$454,811,000	\$45,481,000	\$10,460,000	\$8,516,000	\$1,944,000	\$43,537,000	4.3%
2003-2004	\$636,202,000	\$63,620,000	\$15,912,000	\$11,432,000	\$4,480,000	\$59,140,000	7.0%
2004-2005	\$693,113,000	\$69,311,000	\$16,109,000	\$12,006,000	\$4,103,000	\$65,208,000	5.9%
2005-2006	\$817,690,000	\$81,769,000	\$14,982,000	\$11,268,000	\$3,714,000	\$78,055,000	4.5%
2006-2007	\$963,769,000	\$96,377,000	\$17,313,000	\$10,248,000	\$7,065,000	\$89,312,000	7.3%
2007-2008	\$1,563,586,000	\$156,359,000	\$22,335,000	\$15,677,000	\$6,658,000	\$149,701,000	4.3%
2008-2009	\$1,611,645,000	\$161,165,000	\$38,902,000	\$32,799,000	\$6,103,000	\$155,062,000	3.8%
2009-2010	\$1,579,412,710	\$157,941,271	\$37,328,000	\$31,796,000	\$5,532,000	\$152,409,271	3.6%
2010-2011	\$1,391,814,000	\$139,181,400	\$39,979,993	\$35,803,398	\$4,175,595	\$135,005,805	3.1%
2011-2012	\$1,337,998,500	\$133,799,850	\$41,667,000	\$29,573,516	\$12,093,484	\$121,706,366	9.94%

[NOTE: None of the Town's bonds are true "Revenue" bonds. They are all secured by a General Obligation pledge. In practice, the Water/Sewer/Electric portions are paid solely from Water/Sewer/Electric revenues.]

There are a number of measures used to determine the level of debt consistent with both sound financial management principles as well as legal debt restrictions. In Virginia, the legal debt limit of General Obligation Bond issues supported by the full faith and credit of the Town is 10% of the Assessed Valuation of Real Property. The Town's Assessed Valuation of taxable real property for fiscal year 2011-2012 is \$1,337,998,500 (based on a 2010-2011 reassessment) resulting in a legal debt limit of \$133,799,850. Although the Town's total debt is \$41,667,000, only \$12,093,484 of this amount applies to the legal debt limit because the difference is associated with bonds held in the Town's Enterprise Funds (Electric, Water, and Wastewater; these operate with user fees and are self-sustaining). Therefore, the Town's legal debt limit is \$121,093,484 or 9.94% of the debt limit utilized.

In the recommended 2011 General Fund operating budget, the debt service requirement is \$795,663. The amount of debt that can be supported by utility funds will be determined by the amount of income that can be generated through utility fees as a result of expansion of the system to bring in more customers and/or price increases. The debt capacity of each utility will require independent assessment of each fund. The first year of the plan utilizes a combination of reserves, grants and debt.

With adoption of the FY12 budget, it is planned for Council to adopt a policy for reserve balances to include minimum and optimum preferred reserve balances. The policy will ensure 1) continued orderly operation of the government and the services provided to our residents and 2) continued stability of the revenue structure. The financial condition of the Town represents strength and positive positioning for the near-term and long-term future. The Town has secured the services of Davenport & Associates to work with Town management to develop a Financial Master Plan (FMP), similar to a community's Comprehensive Plan. The FMP will identify projects and capital needs that can best be funded through strategic borrowing allowing the Town to increase its fund reserves. The FMP will balance financing needs with ability to pay and will be structured to maintain the Town's strong financial position and bond ratings.

Program Highlights for the Capital Improvements Program (CIP) Budget - FY 2012

<i>Administrative Facilities</i> - Fairview Cemetery (\$30,000), Computer Server Replacement (\$30,000), In Car Digital Cameras for PD (\$44,000), Municipal Building Renovations (\$5,000).
<i>Parks & Recreation</i> - New Parks- Master Plan and initial development of Brandy Wine Park (\$66,271), Yowell Meadow Park Skate Park Upgrades and repairs(13,000)
<i>Transportation</i> - Downtown Alleyway Improvements, (\$125,000), Downtown Parking (\$62,500)Historic Streetscapes- Route 29 sidewalk (\$706,206), West Street Widening (\$345,000), Rt. 229 Widening (\$2,100,000), Western Inner Connector Road Redesign(\$355,000)
<i>Electric</i> - 4 KV Replacement (\$40,000), F4 Circuit Extension (\$330,000), New Distribution Lines (\$700,000), Automated Meter Readers (\$944,320), Distribution Upgrades (\$100,000), Oaklawn Reconstruction (\$360,000), LED Street Lights (\$20,000), Warehouse Reconfiguration (\$60,000), Financial Software (\$13,333), Keyless Entry System(41,100), Surveillance Cameras (\$30,000).
<i>Water</i> - Water Treatment Plant Maintenance (\$168,750), Equipment Replacement (\$50,000), Future Water Supply (\$335,625), Automated Meter Reader System (\$770,000), Mt. Run & Lake Pelham Dam Rehab (\$662,500), Additional Pressure Zone (\$268,750), Water Distribution Systems (\$20,800), Financial Software (\$13,333).
<i>Wastewater</i> - Major Process Equipment (\$50,000), Automated Meter Readers (770,000), Drain Pump Station (\$35,000), Infill and Infiltration (\$125,000), Financial Software (\$13,333).

CIP Highlights for Future Years FY13- FY16

<i>Administrative Facilities</i> - Fairview Cemetery (\$70,000), Survey of Historic Properties (\$25,000), Street Tree Implementation (\$52,200), Public Works Expansion (\$305,938), Public Works Salt Shed (\$156,000),Computer Server Replacement (\$120,000),Keyless Entry System (\$128,900),Surveillance Cameras (\$120,000), In Car Digital Cameras for PD (\$55,000), Municipal Building Renovations (\$88,750), Records Management System (\$123,500).
<i>Parks & Recreation</i> - Yowell Meadow Park Improvements (\$230,000), Mountain Run Lake Park Improvements (\$167,000), New Parks (\$3,280,000), Spring Street Bridge (\$50,000), Community Pool(\$6,005,670), Yowell Meadow Park Skate Park (107,000).
<i>Transportation</i> - Downtown Surface Parking Areas (\$187,500), Historic District Streetscapes Brick Paving (\$634,800), Rt. 229 Widening (\$5,500,000), Wayfinding and Sign Plan (\$243,750), Western Inner Connector Road (\$10,1000,000), Sidewalk, Bikeway & Trails (\$993,000).
<i>Electric</i> - 4 KV Replacement (\$20,000), F4 Circuit Extension (\$265,000), New Distribution Lines (\$3,100,000), Distribution Upgrades (\$400,000)
<i>Water</i> - Water Treatment Plant Maintenance (\$87,50000), Equipment Replacement (\$200,000), Elevated Storage Tank (\$1,875,000), Future Water Supply (\$500,000), Water Treatment Plant Expansion (\$6,625,000), Mt. Run & Lake Pelham Dam Rehab (\$575,000), Additional Pressure Zone (\$443,750), Water Distribution Systems (\$438,500).
<i>Wastewater</i> - Major Process Equipment (\$250,000), Eastern View Force Main (\$2,000,000) Infill and Infiltration (\$500,000).

County and Quasi-Public Program Highlights for FY 2012

<i>County</i> -Library Expansion (\$1,500,000), and School Projects (\$1,588,731).
<i>Quasi-Public</i> - Fire and Rescue Projects (\$1,160,500).

CAPITAL PROJECT SUMMARY TOWN OF CULPEPER

SUMMARY

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
			2012	2013	2014	2015	2016	
Administrative Facilities	35,000	109,000	426,050	599,838	117,900	101,500	1,354,288	
Parks & Recreation	79,271	79,271	698,000	155,000	2,286,170	6,700,500	9,918,941	
Transportation	8,730,607	3,693,706	6,437,000	9,883,250	1,018,050	320,750	21,352,756	
Enterprise - Electric	2,082,399	2,438,753	985,000	900,000	900,000	1,000,000	6,223,753	
Enterprise - Water	990,599	2,289,758	1,499,750	341,500	740,500	8,163,000	13,359,508	
Enterprise - Wastewater	889,399	993,333	862,500	1,487,500	175,000	175,000	3,693,333	
Total All Categories	12,807,275	9,603,821	10,908,300	13,367,088	5,237,620	16,460,750	55,902,579	

SUMMARY OF COUNTY PROJECTS - In relation to Town Collection of Cash Proffers

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
			2012	2013	2014	2015	2016	
Library Board	451,000	1,500,000	-	-	-	-	1,500,000	
School Board	-	1,588,731	6,059,542	17,256,094	2,541,536	5,971,792	33,417,695	
Total County	451,000	3,088,731	6,059,542	17,256,094	2,541,536	5,971,792	34,917,695	

SUMMARY OF QUASI-PUBLIC PROJECTS - In relation to Town Collection of Cash Proffers

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
			2012	2013	2014	2015	2016	
Fire & Rescue 7 companies	310,000	1,160,500	320,500	-	-	-	1,481,000	

CAPITAL PROJECT SUMMARY
TOWN OF CULPEPER

Administrative Facilities

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
		2012	2013	2014	2015	2016		
Cemetery Improvements	30,000	30,000	70,000	-	-	-	100,000	
Survey of Historic Properties	-	-	25,000	-	-	-	25,000	
Street Tree Implementation Program	-	-	19,400	16,400	16,400	-	52,200	
Public Works Expansion	-	-	-	305,938	-	-	305,938	
Public Works Salt Shed	-	-	6,000	150,000	-	-	156,000	
Computer/Server Replacement	-	30,000	30,000	30,000	30,000	30,000	150,000	
Keyless Entry/Card Reader Network System Expansion	-	-	38,900	30,000	30,000	30,000	128,900	
Surveillance Cameras	-	-	30,000	30,000	30,000	30,000	120,000	
In-Car Digital Cameras	-	44,000	30,000	25,000	-	-	99,000	
Municipal Building Renovations	5,000	5,000	88,750	-	-	-	93,750	
New Records Management System	-	-	88,000	12,500	11,500	11,500	123,500	
Total Administrative Facilities	35,000	109,000	426,050	599,838	117,900	101,500	1,354,288	

NOTE: General Conditions refer to permits and bond, project management profit and overhead.
Contingency refers to cost overruns and change orders.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: Fairview Cemetery Improvements
PROJECT LOCATION: Fairview Cemetery
DIVISION: Public Works
REQUESTOR: Public Works

SUMMARY DESCRIPTION

Year One includes headstone repairs to selected areas, particularly in the older sections of the cemetery (Odd Fellows, Fisherman and Antioch sections). Year Two includes the site engineering for Phase One of the Cemetery Master Plan, which provides the addition of 1,152 ground interments.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	70,000	-	-	-	70,000
CONSTRUCTION	30,000	30,000	-	-	-	-	30,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	30,000	30,000	70,000	-	-	-	100,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	70,000	-	-	-	70,000
Existing Funding	30,000	30,000	-	-	-	-	30,000
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	30,000	30,000	70,000	-	-	-	100,000

2010 Comprehensive Plan Consistency - Pg. 15 - Protect and preserve historic areas and landmarks. Pg. 31, Special districts, including cemeteries, should be allowed continued use and improvements over time. The Public Works Department provides cemetery maintenance.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

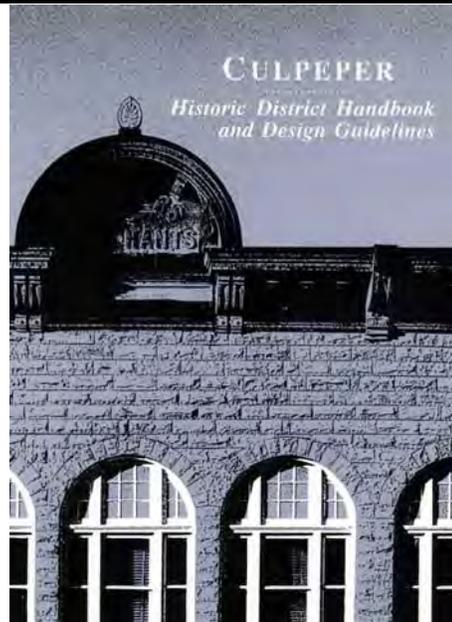
CATEGORY: Administrative Facilities
PROJECT NAME: Update of Historic District Handbook and Design Guidelines
PROJECT LOCATION: Culpeper Historic District
DIVISION: Planning and Community Development
REQUESTOR: Architectural Review Board

SUMMARY DESCRIPTION

July 1988, the Culpeper Historic District Handbook and Design Guidelines was adopted. The Handbook was created for all property owners within the Historic District and has played an important role in encouraging the reuse and rehabilitation of many of Culpeper's historic commercial and residential buildings. The Handbook provides useful principles to guide restoration and repair of the unique buildings and resources of the Historic District.

The 1988 Historic District Handbook and Design Guidelines is over 20 years old. The Handbook needs to be updated to reflect local, state and national ordinance amendments, additions, and changes to guidelines. During the last 20 years, many properties and buildings in the Historic District have undergone substantial change to include alteration, demolition, rehabilitation, new construction, as well as long-term neglect; all which should be reflected in an updated publication.

This project was originally scheduled for 2012, but has been moved to 2013.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	25,000	-	-	-	25,000
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	-	-	25,000	-	-	-	25,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	25,000	-	-	-	25,000
Existing Funding	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	25,000	-	-	-	25,000

2010 Comprehensive Plan Consistency - Page, 116, #2, the Town of Culpeper Should initiate an effort to update the Historic District Handbook and Design Guidelines."

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: Street Tree Implementation Program
PROJECT LOCATION: Various Locations
DIVISION: Public Works
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

As an implementation strategy of the Planning and Visioning Exercise of 2006 and the subsequently adopted (2007) Community Design Plan, street trees along Main Street were identified as an overwhelming preference of the public. In Years Two through Four, street trees and the appropriate trees and hardscape will be planted along Main Street. Future years will undertake street trees along East Street and Blue Ridge Avenue.



In an effort to offset costs through donations, staff will market this program under the existing Adopt-A- Tree program.

This project was originally scheduled to begin in 2012, but has been moved to 2013 through 2015.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	3,000	-	-	-	3,000
CONSTRUCTION	-	-	2,000	2,000	2,000	-	6,000
EQUIPMENT/MATERIALS	-	-	14,400	14,400	14,400	-	43,200
TOTAL	-	-	19,400	16,400	16,400	-	52,200

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	19,400	16,400	16,400	-	52,200
Existing Funding	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	19,400	16,400	16,400	-	52,200

2010 Comprehensive Plan Consistency - Pg. 20, the Town has already begun to focus on community character in the downtown by adopting the Community Design Plan; adopted by reference.

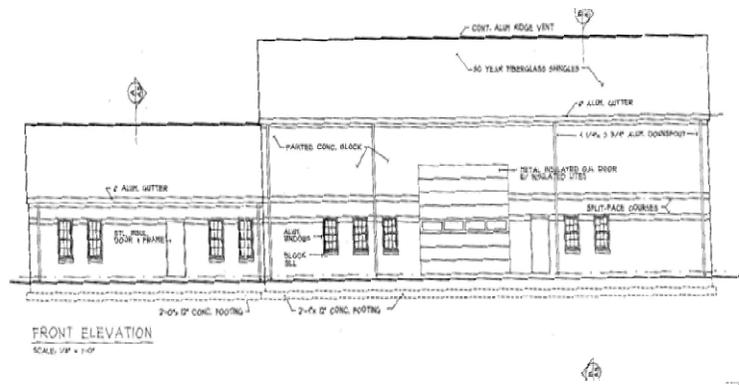
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: Public Works Office Expansion
PROJECT LOCATION: Public Works Facility
DIVISION: Planning and Community Development
REQUESTOR: Public Works

SUMMARY DESCRIPTION

The existing Public Works facility on Service Lane is in need of expansion due to staffing increases as a result of Town growth. The addition is planned as a single-story expansion and will include less than 1,500 square feet. Additional office, lunch room, and locker space are planned in this new area. The addition will be contiguous to the existing building and to the south side (to the left of the drawing).

This project was originally scheduled for 2013, but has been moved to 2014.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	13,000	-	-	13,000
CONSTRUCTION	-	-	-	174,000	-	-	174,000
EQUIPMENT / FURNITURE	-	-	-	57,750	-	-	57,750
GENERAL CONDITIONS (15%)	-	-	-	36,713	-	-	36,713
CONTINGENCY (10%)	-	-	-	24,475	-	-	24,475
TOTAL	-	-	-	305,938	-	-	305,938

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	-	305,938	-	-	305,938
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	-	-	305,938	-	-	305,938

2010 Comprehensive Plan Consistency - Pg. 102, Although the property is located in the County, the Town should "lead by example in provision of high-quality well maintained green spaces and public facilities". The Public Works Department, as a result of previous years of significant growth and additional hires, is in need of expanding its existing facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: Salt and Abrasives Storage Building Replacement
PROJECT LOCATION: Public Works Yard
DIVISION: Public Works
REQUESTOR: Public Works

SUMMARY DESCRIPTION

The existing salt and abrasives storage building has deteriorated to a point of possible collapse. The current structure is constructed with block with a wooden roofing system. The chemicals stores in the structure have corroded and deteriorated the mortar and reinforcing steel holding the walls together. This deterioration has caused the wall to fracture horizontally allowing the internal weight of the chemicals to push the walls outward. The integrity of the blocks has been compromised so severely that repair of the structure would be more costly than replacement.

Structures of this type, especially in colder climates are almost always constructed of wood. Therefore the damaged structure needs to be replaced with a wooden structure.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	6,000	-	-	-	6,000
CONSTRUCTION	-	-	-	150,000	-	-	150,000
EQUIPMENT	-	-	-	-	-	-	-
GENERAL CONDITIONS (15%)	-	-	-	-	-	-	-
CONTINGENCY (10%)	-	-	-	-	-	-	-
TOTAL	-	-	6,000	150,000	-	-	156,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	6,000	150,000	-	-	156,000
Borrowing	-	-	-	-	-	-	-
TOTAL	-	-	6,000	150,000	-	-	156,000

2010 Comprehensive Plan Consistency - Pg. 102, #4, Continue to operate its utilities in a timely and efficient manner, and offer competitive rates with the industry standards. #14 - Although the property is located in the County, the Town should "lead by example in provision of high-quality well maintained green spaces and public facilities".

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: Computer/Server Replacement
PROJECT LOCATION: Town-Wide
DIVISION: Information Technology
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

In order to provide quality service to the citizens and employees the Town must maintain a technologically sound infrastructure. Maintaining a uniform computing environment provides continuity among departments and allows efficiency at all levels. Providing employees with the tools they require to effectively and efficiently perform their duties will ultimately improve services to the community as a whole. The upgrade of 1/3 of the Town's PCs and servers each year is vitally important to keep our community up-to-date with the technology advancements taking place in all aspects of government at all levels. These upgrades are necessary to use higher-powered software, which in turn makes it possible to service the citizens of Culpeper more effectively and efficiently. By modern standards, most PCs and their software begin to become obsolete within three years, which is exactly our replacement timeframe. Delaying information technology purchases until we are no longer compatible with existing standards, forcing us to acquire new models all at once, causes a huge budget spike in the year of the purchase. Gradually purchasing equipment will allow us to stay on top of industry standards, and spread the expenses out evenly over the course of our budget. The IT Department will purchase and install the hardware and software necessary to comply with our plan to upgrade 1/3 of the Town's computers annually. To ensure continuity of service, aging hardware and software will be replaced. Various software applications will be added to several departments to assist them with their daily functions.

Year One encompasses the completion of disaster recovery. Years Two through Five, will continue with the 1/3 annual hardware and software updates. Council laptops and Police Department Toughbooks will also be replaced in Year Five.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENGINEERING	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	30,000	30,000	30,000	30,000	30,000	150,000
TOTAL	-	30,000	30,000	30,000	30,000	30,000	150,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	30,000	30,000	30,000	30,000	30,000	150,000
Existing Funding	-	-	-	-	-	-	-
TOTAL	-	30,000	30,000	30,000	30,000	30,000	150,000

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: Keyless Entry/Card Reader Network System Expansion
PROJECT LOCATION: Town-Wide
DIVISION: Information Technology
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

This project would provide access control and keyless entry expansion to all departments. The police department currently has this system installed. This would be an additional phase of the original project. The only installation that would be required would be door installation/configuration. The current system would utilize the wireless backbone for connection to the server.

This project is scheduled to begin with the Light & Power Department in 2012.

Year Two through Five will be installation in the remaining Town departments.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	-	38,900	30,000	30,000	30,000	128,900
TOTAL	-	-	38,900	30,000	30,000	30,000	128,900

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	38,900	30,000	30,000	30,000	128,900
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	-	38,900	30,000	30,000	30,000	128,900

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

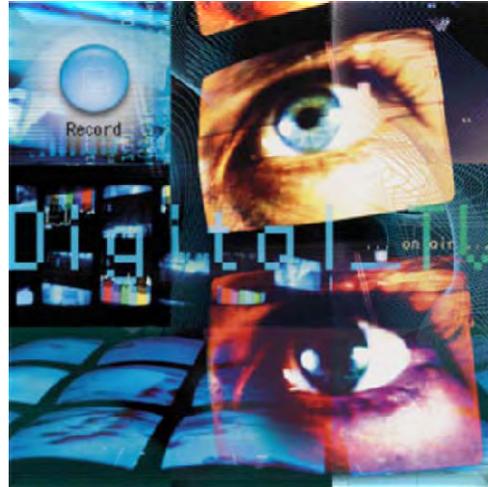
CATEGORY: Administrative Facilities
PROJECT NAME: Surveillance Cameras
PROJECT LOCATION: Various Town-Owned Facilities
DIVISION: Information Technology
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

This project would provide video surveillance cameras to all departments. The new police department will have this system installed. This expansion is proposed to be an additional phase of the original project. The current system would utilize the wireless backbone for connection to the server.

The growing need to protect people, assets and property has led to an increased focus on security. Networked video surveillance solutions are quickly being embraced by organizations of every size due to their convenience, lower cost of installation/ownership and increasingly superior image quality.

Year Two would install the equipment in the Municipal Building. Year Three in the Water Treatment Plant. Year Four in the Public Works Department and Wastewater Treatment Plant, and Year Five in Tourism and Yowell Meadow Park. This would assist police with vandalism investigations. These cameras could be accessed by the IP addressed and monitored from any location.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	-	30,000	30,000	30,000	30,000	120,000
TOTAL	-	-	30,000	30,000	30,000	30,000	120,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	30,000	30,000	30,000	30,000	120,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	-	30,000	30,000	30,000	30,000	120,000

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: In-Car Digital Camera System
PROJECT LOCATION: Police Department
DIVISION: Police Department
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

The police department currently has analog cameras installed in police vehicles, which are antiquated and in need of replacement. The in-car cameras will be used for recording evidence for use in court proceedings, internal affairs investigations, suspects conversations, interviews, evaluate driving behavior and determine causes of accidents. Video evidence can be used as well. A separate computer server will be required, along with management software, training and supplies. Cameras will be installed in approximately 21 patrol vehicles. Yearly maintenance and support fees are required.



Year One will be the computer server, training and support and installation in 10 cars. Years Two through Three will be installation of cameras in the remaining patrol cars. Leasing and grant opportunities are possible for this project.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	44,000	30,000	25,000	-	-	99,000
TOTAL	-	44,000	30,000	25,000	-	-	99,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	44,000	30,000	25,000	-	-	99,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	44,000	30,000	25,000	-	-	99,000

2010 Comprehensive Plan Consistency - Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 90, the Town operates a professional and accredited police force. This is an essential service.

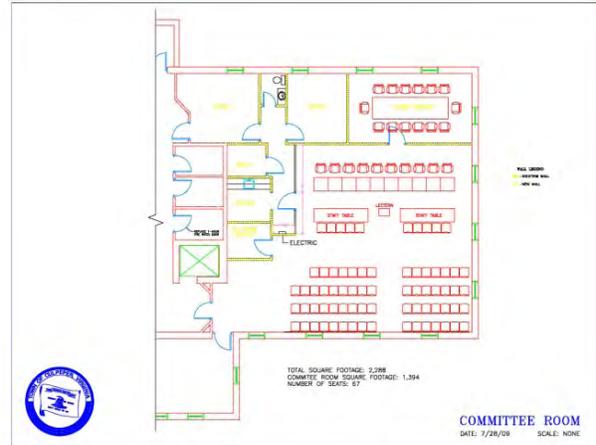
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: Municipal Building Renovations (3rd Floor)
PROJECT LOCATION: Municipal Building (3rd Floor)
DIVISION: Planning and Community Development
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

As a result of the increasing need for additional Council and Committee meeting space, it is recommended that the under-utilized north wing of the third floor of the municipal building be reconfigured. By reconfiguring this space it will accommodate much needed citizen, staff, and council seating/meeting space.

This project was originally scheduled to begin in 2011; but design work has been moved to 2012, with construction in 2013.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	5,000	5,000	-	-	-	-	5,000
CONSTRUCTION	-	-	50,000	-	-	-	50,000
EQUIPMENT	-	-	20,000	-	-	-	20,000
GENERAL CONDITIONS	-	-	11,250	-	-	-	11,250
CONTINGENCY (10%)	-	-	7,500	-	-	-	7,500
TOTAL	5,000	5,000	88,750	-	-	-	93,750

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	5,000	5,000	88,750	-	-	-	93,750
Proposed Debt	-	-	-	-	-	-	-
TOTAL	5,000	5,000	88,750	-	-	-	93,750

2010 Comprehensive Plan Consistency - Pg. 102, #1, the Town should continue general government operations out of the new Town building located on Main Street. The new facility is anticipated to be adequate to house government services for many years.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Administrative Facilities
PROJECT NAME: New Records Management System
PROJECT LOCATION: Police Station
DIVISION: Police
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

The Records Management System (RMS), is a comprehensive database containing persons, businesses, vehicles, criminal activity, and more. The RMS system records and stores all information gathered during the course of an incident investigation. This process not only enables officers to protect the community they serve, but also promotes officer safety by providing the right information at the right time.



The Town currently shares resources with the county's RMS system. The Town would like to separate these resources and house their own software and hardware. This will increase connection speed, allow the town police to utilize the Town's wireless backbone system for connectivity and add additional modules that they currently do not have such as crime analysis, gang tracking, fleet maintenance, quartermaster, racial profiling, injury tracking, integrated mug shots, parking ticket administration and vehicle pursuit tracking.

This project is contingent upon a new connection.

This project was scheduled to begin in 2012, but has been moved to 2013.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	-	88,000	12,500	11,500	11,500	123,500
TOTAL	-	-	88,000	12,500	11,500	11,500	123,500

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	88,000	12,500	11,500	11,500	123,500
Existing Funding	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	88,000	12,500	11,500	11,500	123,500

2010 Comprehensive Plan Consistency - Pg. 102, the Town should continue general government operations out of the new Town building located on Main Street. The new facility is anticipated to be adequate to house government services for many years.

CAPITAL PROJECT SUMMARY
TOWN OF CULPEPER

Parks and Recreation

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years				5 Year Totals
		2012	2013	2014	2015	2016	
Yowell Meadow Park Improvements	-	-	80,000	50,000	50,000	50,000	230,000
Mountain Run Lake Park	-	-	55,000	12,000	40,000	60,000	167,000
New Parks	66,271	66,271	525,000	30,000	1,837,500	887,500	3,346,271
Spring Street Bridge to YMP	-	-	-	50,000	-	-	50,000
Community Pool	-	-	-	-	315,670	5,690,000	6,005,670
YMP Skate Park Maintenance Program	13,000	13,000	38,000	13,000	43,000	13,000	120,000
Total Parks & Recreation	79,271	79,271	698,000	155,000	2,286,170	6,700,500	9,918,941

NOTE: General Conditions refer to permits and bond, project management profit and overhead.
Contingency refers to cost overruns and change orders.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Parks and Recreation
PROJECT NAME: Yowell Meadow Park Improvements
PROJECT LOCATION: Yowell Meadow Park
DIVISION: Parks and Recreation
REQUESTOR: Parks and Recreation Commission

SUMMARY DESCRIPTION

The Parks and Recreation Commission estimates that over 100,000 visitors per year utilize Yowell Meadow Park. This includes children, joggers, walkers, sports leagues, casual users, and large organized groups. Years Two through Five include: Replacement of outdated playground equipment, and improvements to the park pavilions as warranted.

The replacements and park improvements were originally scheduled to begin in 2012, but has been moved to 2013.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	30,000	20,000	20,000	20,000	90,000
EQUIPMENT	-	-	50,000	30,000	30,000	30,000	140,000
TOTAL	-	-	80,000	50,000	50,000	50,000	230,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	80,000	50,000	50,000	50,000	230,000
Existing Funding	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	80,000	50,000	50,000	50,000	230,000

2010 Comprehensive Plan Consistency - Pg. 16, the Town should provide quality parks. Pg. 124, These improvements and maintenance items are part of the annual schedule of maintenance and capital projects that are recommended by the Parks and Recreation Commission in its "Work Plan".

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Parks and Recreation
PROJECT NAME: Mountain Run Lake Improvements
PROJECT LOCATION: Mountain Run Lake Park
DIVISION: Parks and Recreation
REQUESTOR: Parks and Recreation Commission

SUMMARY DESCRIPTION

Mountain Run Lake Park is considered under utilized due to the limited recreational opportunities available. In order to maintain its function as a passive park, however, improvements are necessary. Year Two improvements include: Removal and replacement of outdated equipment, and repair and/or replacement of the dilapidated picnic pavilion #2. Years Three through Five includes the repair and/or replacement of the boat dock.

The improvements were originally scheduled to begin in 2012, but has been moved to 2013.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	50,000	10,000	30,000	50,000	140,000
EQUIPMENT	-	-	5,000	2,000	10,000	10,000	27,000
TOTAL	-	-	55,000	12,000	40,000	60,000	167,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	55,000	12,000	40,000	60,000	167,000
Existing Funding	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	55,000	12,000	40,000	60,000	167,000

2010 Comprehensive Plan Consistency - Pg. 102 #14, Lead by example in provision of high-quality well maintained green spaces and public facilities. Pg. 124, #12, Develop and maintain individual park master plans so that the land is efficiently used and needed facilities are provided. These improvements are part of the "Work Plan" or master plan.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Parks & Recreation
PROJECT NAME: New Parks
PROJECT LOCATION: Various
DIVISION: Parks & Recreation
REQUESTOR: Parks & Recreation Commission

SUMMARY DESCRIPTION

The New Parks programs seeks to add neighborhood parks (less than one acre with a community focus) and community parks (greater than one acre). Existing funding can be used in Year One for the newly acquired Old Brandy Road Park property, to develop a master plan and build a trail along the sewer line easement.



The park program is intended to provide large tracts to satisfy the Town's Parkland deficit (19 acres) and is included for proffer purposes.

This program will also begin purchase of additional parkland on E. Davis Street in FY 2013, design in 2014 and pavilion construction in 2015.

In 2016 additional park acquisition and construction will be guided by the Comprehensive Plan priorities.

2011 carry-over funding will be used in 2012.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	525,000	-	-	525,000	1,050,000
DESIGN/ENG.	-	16,500	-	30,000	-	10,000	56,500
CONSTRUCTION	-	49,771	-	-	1,470,000	175,000	1,694,771
EQUIPMENT	66,271	-	-	-	-	-	-
GENERAL CONDITIONS (15%)	-	-	-	-	220,500	106,500	327,000
CONTINGENCY (10%)	-	-	-	-	147,000	71,000	218,000
TOTAL	66,271	66,271	525,000	30,000	1,837,500	887,500	3,346,271

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Proposed Debt	-	-	525,000	30,000	1,837,500	887,500	3,280,000
Existing Funding	66,271	66,271	-	-	-	-	66,271
TOTAL	66,271	66,271	525,000	30,000	1,837,500	887,500	3,346,271

2010 Comprehensive Plan Consistency - Pg. 124, #2 states "Plan for a distribution of Community and Neighborhood Parks throughout Town."

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Parks and Recreation
PROJECT NAME: Spring Street Bridge
PROJECT LOCATION: Yowell Meadow Park at Spring Street
DIVISION: Parks and Recreation
REQUESTOR: Parks and Recreation Commission

SUMMARY DESCRIPTION

The former Water Treatment Plant, located at the termination of Spring Street, is situated on Town-owned property which is adjacent to Yowell Meadow Park. The Parks and Recreation Commission prioritized the Spring Street property as a site for a future recreational facility in its Master Plan for Neighborhood Parks. As such, the Commission felt the short-term need for a pedestrian connection from Spring Street to Yowell Meadow Park necessary.



The project was originally scheduled to begin in 2012, but has been moved to 2014.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	50,000	-	-	50,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	-	-	-	50,000	-	-	50,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	50,000	-	-	50,000
TOTAL	-	-	-	50,000	-	-	50,000

2010 Comprehensive Plan Consistency - Pg. 124, #2 states "Plan for a distribution of Community and Neighborhood Parks throughout Town..." The above mentioned bridge would provide connectivity between recreational facilities and pedestrian access.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Parks and Recreation
PROJECT NAME: Community Pool
PROJECT LOCATION: Undetermined
DIVISION: Parks and Recreation
REQUESTOR: Parks and Recreation Commission

SUMMARY DESCRIPTION

A community swimming pool is a recognized recreational need by many Town residents. This would improve fitness and wellness to area residents by providing recreational opportunities. The plan currently envisions a facility located at the County Community Complex site located at Greens Corner. The plan includes a Town - provided capital investment (at levels listed below), the County to provide the land, and the operations to be undertaken by Culpeper County. Additional funding sources will be needed to fully fund the construction of the facility. It is projected that in Year Four the design and engineering phase will commence, with construction to occur in Year Five.



Option A – Phase I Similar



Option A – Phase II Similar Project Photos



The pool design was originally scheduled to begin in 2014, but has been moved to 2015.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	315,670	-	315,670
CONSTRUCTION	-	-	-	-	-	5,690,000	5,690,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	-	-	-	-	315,670	5,690,000	6,005,670

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	315,670	5,690,000	6,005,670
TOTAL	-	-	-	-	315,670	5,690,000	6,005,670

2010 Comprehensive Plan Consistency - Pg. 124 #5, the Town should encourage both passive and active recreational within each park for the overall enjoyment of Town residents. The facilities should be developed to serve more than one type of recreational activity.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Parks and Recreation
PROJECT NAME: Skate Park Maintenance Program
PROJECT LOCATION: Yowell Meadow Park Skate Park Facility
DIVISION: Planning and Community Development
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

As an implementation strategy of the Yowell Meadow Park Skate Park plan adopted by Town Council in 2008, staff developed a Skate Park Maintenance Program, which seeks to repair and replace damaged and outdated equipment at the Skate Park.

In Years One and Three, minor repairs such as replacement of skate ramp surfacing will be routine but necessary. In Years Two and Four, substantial repairs are expected to be necessary, given the current level of use by skateboarders. Future years may see the expansion or relocation of equipment to maximize efficiency of the park.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	10,000	35,000	10,000	40,000	10,000	105,000
EQUIPMENT	13,000	3,000	3,000	3,000	3,000	3,000	15,000
TOTAL	13,000	13,000	38,000	13,000	43,000	13,000	120,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	13,000	38,000	13,000	43,000	13,000	120,000
Existing Funding	13,000	-	-	-	-	-	-
SCOOP/Others	-	-	-	-	-	-	-
TOTAL	13,000	13,000	38,000	13,000	43,000	13,000	120,000

2010 Comprehensive Plan Consistency - Pg. 124, #5, the Town should encourage both passive and active recreational within each park for the overall enjoyment of Town residents. The facilities should be developed to serve more than one type of recreational activity. In 2002 the skate park at Yowell Meadow Park was completed.

CAPITAL PROJECT SUMMARY
TOWN OF CULPEPER

Transportation

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
		2012	2013	2014	2015	2016		
Downtown Alleyway Improvements	125,000	125,000	-	-	-	-	125,000	
Downtown Surface Parking Areas	-	62,500	62,500	62,500	62,500	-	250,000	
Historic Streetscape & Entryways Ph II	533,171	706,206	-	-	-	-	706,206	
Historic Streetscape & Entryways Ph III	-	-	-	-	634,800	-	634,800	
West Street Widening	188,000	345,000	-	-	-	-	345,000	
Local Match - Rt. 229 Widening	7,531,981	2,100,000	3,000,000	2,500,000	-	-	7,600,000	
Wayfinding and Sign Plan	-	-	37,500	68,750	68,750	68,750	243,750	
Western Inner Connector Road	352,455	355,000	3,100,000	7,000,000	-	-	10,455,000	
Sidewalks, Trails & Bikeways	-	-	237,000	252,000	252,000	252,000	993,000	
Total Transportation	8,730,607	3,693,706	6,437,000	9,883,250	1,018,050	320,750	21,352,756	

NOTE: General Conditions refer to permits and bond, project management profit and overhead.
Contingency refers to cost overruns and change orders.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Downtown Alleyway Improvements
PROJECT LOCATION: Public Alleyways
DIVISION: Parking Authority
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

For the past 20 years, the Town has systematically undertaken efforts to improve its downtown area through various programs. The Town is recognized as having an Historic District of outstanding visual quality and character thus enhancing the local economy and providing for a strong downtown business climate.

Improvements to downtown alleyways include stamped asphalt, or other material, limited landscaping, lighting, and identification of alleyways. Seven public alleyways exist in the downtown area. Year One will focus on improvements to downtown alleys. The Town and CRI are in partnership with a private party on this project, and CRI is assisting in the overall design and facilitation of property owners. The Town will facilitate access to grant funds for the private party who will build the improvements. The Parking Authority also added a \$75,000 contribution.

There was \$50,000 in funding slated for 2011, 2012 and 2013 years; which have been combined into the first year (2012).



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	125,000	125,000	-	-	-	-	125,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	125,000	125,000	-	-	-	-	125,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund		75,000	-	-	-	-	75,000
State/Federal Monies	-	50,000	-	-	-	-	50,000
Existing Funding	125,000	-	-	-	-	-	-
TOTAL	125,000	125,000	-	-	-	-	125,000

2010 Comprehensive Plan Consistency - Pg. 13, #8, Making the community sustainable includes efforts like improved pedestrian access, redevelopment and infill, affordable or workforce housing, economic development, and adequate park and recreational opportunities. Pg. 35 #1, Pedestrian amenities, including lighting and furniture should be provided.

NOTE: Parking Funds were to be used, but have been moved to the General Fund.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Downtown Surface Parking Areas
PROJECT LOCATION: Various
DIVISION: Parking Authority
REQUESTOR: Parking Authority

SUMMARY DESCRIPTION

The Town provides on-street and off-street parking to support the downtown area. Projects are intended to plan for and fund additional refurbishing of existing surface parking facilities, landscaping, and improved access to and from these facilities. One surface parking lot will be targeted for improvement each fiscal year. The figure to the right is a representation of visual and physical enhancements which may be achieved. The project may be dependent upon other downtown redevelopment projects.

PARKING LOT NEEDS ASSESSMENT EAST SPENCER LOT

Item	Variety	#	Est. Cost
<i>Trees/Shrubs</i>	Remove diseased Plum trees	6	Labor only
	Zelkova (Japanese)	1	\$250
	Nandina (domestica)	10	\$200
	Wiegela (Wine and Roses)	10	\$130
<i>Bulbs</i>	Daffodil (grant, early spring)	1,000	\$200
	Narcissus mixture (mid spring)	1,000	\$320
	Toronto Tulip (early spring)	1,000	\$240
<i>Trash Cans</i>	29' diameter x 31' height	5	\$5,500
<i>Bumper Blocks</i>		35	\$1,400
			(\$36.25/ea. + s/h)
<i>Misc. infill plantings & soil amendments</i>			\$300
<i>Remove asphalt under planting beds</i>			Labor only
Total Improvements			\$8,540*

*Total Improvements total does not reflect labor or equipment costs



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	50,000	50,000	50,000	50,000	-	200,000
EQUIPMENT	-	-	-	-	-	-	-
GENERAL CONDITIONS (10%)	-	7,500	7,500	7,500	7,500	-	30,000
CONTINGENCY (10%)	-	5,000	5,000	5,000	5,000	-	20,000
TOTAL	-	62,500	62,500	62,500	62,500	-	250,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Parking Authority Fund	-	62,500	62,500	62,500	62,500	-	250,000
Existing Funding	-	-	-	-	-	-	-
TOTAL	-	62,500	62,500	62,500	62,500	-	250,000

2010 Comprehensive Plan Consistency - Pg. 15, the Town should improve aesthetic design guidelines and regulations. Enhance key gateways and corridors. Pg. 27, #1c, Surface parking lots should include landscaping materials as a means to soften their appearance and reduce the automobile dominance of retail/commercial sites.

Note: Parking Fund monies were to be used, but have been moved to the General Fund.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Historic Streetscape & Entryways/TEA 21 Grant Project Phase II
PROJECT LOCATION: Historic District
DIVISION: Planning and Community Development
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

Construction of a five foot wide sidewalk from the intersection of Route 229 and James Madison Highway, east to the intersection of James Madison Highway and Ira Hoffman Lane, running on the south side of James Madison Highway.



Currently pedestrians have no safe way to walk from the intersection of Route 229 and James Madison Highway east to the intersection of James Madison Highway and Ira Hoffman Lane. A five-foot-wide sidewalk along the south side of James Madison Highway would allow a safer means of pedestrian mobility.

The Phase II portion of the project funding was redirected to Phase II. As a result, the Town fully funded the Phase II project.

2011 carry-over funding will be used for the project in 2012.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	15,000	36,500	-	-	-	-	36,500
CONSTRUCTION	518,171	669,706	-	-	-	-	669,706
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	533,171	706,206	-	-	-	-	706,206

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Proposed Debt	-	173,035	-	-	-	-	173,035
Existing Funding	115,197	115,197	-	-	-	-	115,197
State Federal Monies	417,974	417,974	-	-	-	-	417,974
TOTAL	533,171	706,206	-	-	-	-	706,206

2010 Comprehensive Plan Consistency - Pg. 17, Goals, the Town should create "complete streets" that include travel lanes, bike lanes, tree lawns, and sidewalks to encourage walking and biking. Pg. 62 of Sidewalk, Bikeway and Trail Master Plan, 2nd bullet, Complete planned sidewalk projects on Madison Road and James Madison Highway. Pg. 96, Principal Arterials, 6th asterisk, Multiple travel lanes, medians preferred, dedicated turning lanes, pedestrian/bicycle facilities on both sides of street.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Historic Streetscape & Entryways
PROJECT LOCATION: Historic District
DIVISION: Planning and Community Development
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

This project will restore the brick sidewalks which were present in the Historic District until the 1940's. Four pedestrian crosswalks will also be provided and will traverse Main Street and East Street (two crosswalks across each roadway). The funding for this project has yet to be determined.

Funding was originally scheduled to begin in 2012 over a three year period, but has all been moved to 2015.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	634,800	-	634,800
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	-	-	-	-	634,800	-	634,800

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
TBD	-	-	-	-	634,800	-	634,800
Previously Funded	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	-	-	634,800	-	634,800

2010 Comprehensive Plan Consistency - Pg. 33, the Town's Central Business District should represent the traditional "Main Street" character of Culpeper's historic downtown. Pg. 35, #5, Provide textured sidewalks. Sidewalk, Bikeway and Trail Master Plan, pg 62 - Provide stamped brick intersection improvements downtown. These intersection improvements will enhance pedestrian safety.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Widening Project
PROJECT LOCATION: West Street (from Culpeper to Locust Streets)
DIVISION: Public Works
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

The project will provide a more consistent width of West Street, as well as provide for continuous pedestrian flow on the east side of West Street. At the present time, traffic flow is interrupted as the width of the roadway narrows down north of Culpeper Street and south of Locust Street. This creates a traffic safety concern. This project will correct those issues caused by the changes to the street geometry.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	18,500	-	-	-	-	18,500
CONSTRUCTION	188,000	326,500	-	-	-	-	326,500
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	188,000	345,000	-	-	-	-	345,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:	-	-	-	-	-	-	-
Existing Funding	188,000	188,000	-	-	-	-	188,000
Proposed Debt	-	157,000	-	-	-	-	157,000
TOTAL	188,000	345,000	-	-	-	-	345,000

2010 Comprehensive Plan Consistency - Pg. 17, Goals, the Town should create "complete streets" that include travel lanes, bike lanes, tree lawns, and sidewalks to encourage walking and biking.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Local Match - State Transportation Projects
PROJECT LOCATION: Route 229 Widening from James Madison Hwy. to North Corporate Limits
DIVISION: Public Works
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

This project is a part of the state Transportation Improvement Program. The Town is allocated approximately \$450,000 per year in state improvement funds that require a 2% local match. Funds are accumulated and reserved over a period of years to obtain sufficient project funding. The widening of Route 229 is the next project scheduled for construction.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	1,931,981	1,500,000	500,000	-	-	-	2,000,000
DESIGN/ENG	600,000	600,000	-	-	-	-	600,000
CONSTRUCTION	5,000,000	-	2,500,000	2,500,000	-	-	5,000,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	7,531,981	2,100,000	3,000,000	2,500,000	-	-	7,600,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Proposed Debt	14,219	28,350	53,862	-	-	-	82,212
Revenue Sharing	2,724,627	-	224,627	2,500,000	-	-	2,724,627
State/Fed. (Urban Funds)	4,110,632	1,417,497	2,693,161	-	-	-	4,110,658
Fed STP	682,503	654,153	28,350	-	-	-	682,503
TOTAL	7,531,981	2,100,000	3,000,000	2,500,000	-	-	7,600,000

2010 Comprehensive Plan Consistency - Pg. 98, 99, This project is listed as a recommended improvement in the VDOT/Town of Culpeper 2020 Transportation Plan.

****NOTE:** Currently there is \$4,110,632 in urban funds available for the project requiring a 2% match of \$82,212. The project is estimated to cost \$7,600,000; the shortfall of \$2,724,627 will come from revenue sharing funds currently allocated for Rt. 229 phase II.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Implementation of Wayfinding and Sign Plan
PROJECT LOCATION: Areas in and Around the Central Business District
DIVISION: Planning and Community Development
REQUESTOR: Planning and Community Development

SUMMARY DESCRIPTION

Continued implementation of the Wayfinding Plan includes:

- * Replacement of residential street signs near the downtown to match Wayfinding color scheme;
- * Bump-outs at certain intersections to better delineate parking and intersection crossings; and
- * Improvements near the State Theatre and Stevens Street vicinity.



These projects are proposed as a continuation of improvements to the streetscape that have been undertaken in the past few years. These projects include activities which have been endorsed in the 2007 Community Design Plan.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	5,000	5,000	5,000	15,000
CONSTRUCTION	-	-	30,000	50,000	50,000	50,000	180,000
EQUIPMENT	-	-	-	-	-	-	-
GENERAL CONDITIONS (-	-	4,500	8,250	8,250	8,250	29,250
CONTINGENCY (10%)	-	-	3,000	5,500	5,500	5,500	19,500
TOTAL	-	-	37,500	68,750	68,750	68,750	243,750

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	37,500	68,750	68,750	68,750	243,750
Existing Funding	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	37,500	68,750	68,750	68,750	243,750

2010 Comprehensive Plan Consistency - Pg. 35, Public Health, Safety & Welfare #3, Where appropriate, incorporate bump-outs for street trees and textured pavements... Pg. 46, #1, Create unique landmarks, landscapes, and signage at key entries into Town, and update and use the Comprehensive Sign and Wayfinding Plan.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Western Inner Connector Road
PROJECT LOCATION: Virginia Avenue and Route 29/229 Intersection
DIVISION: Planning
REQUESTOR: Planning & Community Development

SUMMARY DESCRIPTION

The Western Inner Connector Road has been shown in several versions of the Comprehensive Plan. It connects Virginia Avenue to the Route 29/229 intersection. The road is shown as a collector road, which requires a minimum of 60 feet of right-of-way. A preliminary engineering study has been completed and a four-lane facility is proposed. Town Council has currently placed this project on hold, pending development along the corridor and/or construction of the Outer Connector Road.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	3,100,000	-	-	-	3,100,000
DESIGN/ENG.	352,455	355,000	-	-	-	-	355,000
CONSTRUCTION	-	-	-	7,000,000	-	-	7,000,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	352,455	355,000	3,100,000	7,000,000	-	-	10,455,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	2,545	-	-	-	-	2,545
State Federal Monies	111,191	111,191	-	-	-	-	111,191
Existing Funding	241,264	241,264	-	-	-	-	241,264
Proposed Debt	-	-	3,100,000	7,000,000	-	-	10,100,000
TOTAL	352,455	355,000	3,100,000	7,000,000	-	-	10,455,000

2010 Comprehensive Plan Consistency - Pg. 98, 99, This project is listed as a recommended improvement in the VDOT/Town of Culpeper 2020 Transportation Plan.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Transportation
PROJECT NAME: Sidewalks, Bikeways, and Trails
PROJECT LOCATION: Various
DIVISION: Parks and Recreation
REQUESTOR: Parks and Recreation Commission

SUMMARY DESCRIPTION

In order to provide leisure opportunities for area residents, the Town is undertaking a plan to connect existing sidewalks and trails. Many residents currently utilize sidewalks and roadways for exercise and enjoyment. To this end, the Sidewalks, Bikeways, and Trails Master Plan was adopted in 2007.

In Year Two, North and South Blue Ridge Avenue, Hendrick, and 4th Streets are prioritized for sidewalk construction. Year Three continues with the sidewalk improvements program and also includes funds to retrofit existing sidewalks with handicap accessible curb ramps in the downtown area.

The multi-year project was originally scheduled to begin in 2012, but has been moved to 2013.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	235,000	250,000	250,000	250,000	985,000
EQUIPMENT	-	-	2,000	2,000	2,000	2,000	8,000
TOTAL	-	-	237,000	252,000	252,000	252,000	993,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	237,000	252,000	252,000	252,000	993,000
Previously Funded	-	-	-	-	-	-	-
State/Federal Monies	-	-	-	-	-	-	-
TOTAL	-	-	237,000	252,000	252,000	252,000	993,000

2010 Comprehensive Plan Consistency - Pg. 125, Projects are consistent with the Town's Sidewalks, Bikeway and Trails Master Plan; which was adopted by reference.

CAPITAL PROJECT SUMMARY
TOWN OF CULPEPER

Enterprise - Electric

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
		2012	2013	2014	2015	2016		
Distribution - 4 KV System Replacement	60,000	40,000	20,000	-	-	-	60,000	
Distribution - F4 Circuit Extension	600,000	330,000	265,000	-	-	-	595,000	
Distribution - New Lines	700,000	500,000	600,000	800,000	800,000	900,000	3,600,000	
Automated Meter Reading System	711,732	944,320	-	-	-	-	944,320	
Distribution - System Upgrades	-	100,000	100,000	100,000	100,000	100,000	500,000	
Distribution - Oaklawn Reconstruction	-	360,000	-	-	-	-	360,000	
Distribution - LED Street Lighting Pilot	-	20,000	-	-	-	-	20,000	
Distribution - Reconfigure Warehouse	-	60,000	-	-	-	-	60,000	
Financial Software	10,667	13,333	-	-	-	-	13,333	
Keyless Entry/Card Reader Network System Expansion	-	41,100	-	-	-	-	41,100	
Surveillance Cameras	-	30,000	-	-	-	-	30,000	
Total Enterprise - ELECTRIC	2,082,399	2,438,753	985,000	900,000	900,000	1,000,000	6,223,753	

NOTE: Borrowing refers to the issuance of Revenue Bonds.

Previous funding for Meter Reading Devices is the only project being funded in future years.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Electric Distribution Improvements - 4 KV Replacement
PROJECT LOCATION: 4 KV System
DIVISION: Light & Power
REQUESTOR: Light & Power

SUMMARY DESCRIPTION

In FY 10 the Town began a distribution plan to improve the electrical system's reliability and reduce line losses in the downtown area by replacing the the 4KV system with 12KV.

2011 carry-over funding will be used in 2012 to continue with the replacement plan.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	60,000	40,000	20,000	-	-	-	60,000
TOTAL	60,000	40,000	20,000	-	-	-	60,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	60,000	40,000	20,000	-	-	-	60,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	60,000	40,000	20,000	-	-	-	60,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the electric, water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including electric, water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 102, #14, Lead by example in provision of high-quality well maintained green spaces and public facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Electric Distribution Improvements - F4 Circuit Extension
PROJECT LOCATION: Town-Wide
DIVISION: Enterprise - Electric
REQUESTOR: Light and Power

SUMMARY DESCRIPTION

The Town will begin a distribution plan to improve system reliability and to provide a basis to serve new customers in the south end of town as well as allow a loop feed .

2011 carry-over funding will be used in 2012 to continue the distribution plan.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	50,000	80,000	15,000	-	-	-	95,000
CONSTRUCTION	250,000	100,000	150,000	-	-	-	250,000
EQUIPMENT	300,000	150,000	100,000	-	-	-	250,000
TOTAL	600,000	330,000	265,000	-	-	-	595,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	600,000	330,000	265,000	-	-	-	595,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	600,000	330,000	265,000	-	-	-	595,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the electric, water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the electric, water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 102, #14, Lead by example in provision of high-quality well maintained green spaces and public facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Distribution - New Lines
PROJECT LOCATION: Town Wide
DIVISION: Enterprise - Electric
REQUESTOR: Light & Power

SUMMARY DESCRIPTION

The department saw an increase in new housing starts for FY 11 and all indications are this will continue in to FY12.

The funding has been scaled back to better reflect the FY11 rate of expenditures and what is expected in to the new year.

2011 carry-over funding will be used in 2012 to continue the project.



PROJECTS COSTS

	Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	200,000	200,000	300,000	700,000
EQUIPMENT	700,000	500,000	600,000	600,000	600,000	600,000	2,900,000
TOTAL	700,000	500,000	600,000	800,000	800,000	900,000	3,600,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	700,000	500,000	600,000	800,000	800,000	900,000	3,600,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	700,000	500,000	600,000	800,000	800,000	900,000	3,600,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the electric, water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the electric, water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 102, #14, Lead by example in provision of high-quality well maintained green spaces and public facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Automated Meter Reading - Electric, Water and Wastewater
PROJECT LOCATION: Town-Wide
DIVISION: Enterprise - Electric
REQUESTOR: Light and Power, Public Works, and Environmental Services

SUMMARY DESCRIPTION

In FY10, the Town began a search for an automated meter reading solution for all electric and water meters. This project will prevent hiring of additional personnel, provide timely and more accurate readings, allow customers access to their load and usage data, be utilized as an outage reporting system, and serve as a future load management control. It is estimated that the system will be completely installed at the end of FY12 taking approximately 1 year to complete.



The project is funded through the Light & Power, Water, and Wastewater enterprise funds. 2011 carry-over funding will be used in 2012 to continue the project.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	711,732	944,320	-	-	-	-	944,320
TOTAL	711,732	944,320	-	-	-	-	944,320

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	711,732	232,588	-	-	-	-	232,588
Existing Funding	-	711,732	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	711,732	944,320	-	-	-	-	944,320

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the electric, water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the electric, water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 102, #14, Lead by example in provision of high-quality well maintained green spaces and public facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Electric Distribution - System Improvements
PROJECT LOCATION: Town Wide
DIVISION: Light & Power
REQUESTOR: Light & Power

SUMMARY DESCRIPTION

In FY 10 the department identified areas of aging electric infrastructure and began replacing poles, wire and fixtures in an effort to continue to improve system reliability.

This project will continue over the next several years.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG. CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	100,000	100,000	100,000	100,000	100,000	500,000
TOTAL	-	100,000	100,000	100,000	100,000	100,000	500,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	-	100,000	100,000	100,000	100,000	100,000	500,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	100,000	100,000	100,000	100,000	100,000	500,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the electric, water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the electric, water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 102, #14, Lead by example in provision of high-quality well maintained green spaces and public facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Electric Distribution Improvements - Oaklawn
PROJECT LOCATION: Town-Wide
DIVISION: Enterprise - Electric
REQUESTOR: Light and Power

SUMMARY DESCRIPTION

To improve system reliability to the F2 circuit and the Oaklawn area a multi-phase project will be implemented. Phase one will build a direct feeder which will bypass the Oaklawn area. Phase two and three will underground the existing overhead infrastructure in the Oaklawn subdivision.



PROJECTS COSTS

	Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	50,000	-	-	-	-	50,000
CONSTRUCTION	-	160,000	-	-	-	-	160,000
EQUIPMENT	-	150,000	-	-	-	-	150,000
TOTAL	-	360,000	-	-	-	-	360,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	-	360,000	-	-	-	-	360,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	360,000	-	-	-	-	360,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the electric, water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the electric, water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 102, #14, Lead by example in provision of high-quality well maintained green spaces and public facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Light & Power
PROJECT NAME: LED Lighting
PROJECT LOCATION: Town Wide
DIVISION: Light & Power
REQUESTOR: Light & Power

SUMMARY DESCRIPTION

A pilot program is being initiated to install samples of several manufacturer's LED street lighting to determine the ease of installation, light output comparison and cost savings that can be realized by utilizing this new technology. It is projected that these fixtures will show an energy cost savings up to 65% and a bulb life of up to 20 years which will greatly reduce repair costs.



PROJECTS COSTS

	Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	20,000	-	-	-	-	20,000
TOTAL	-	20,000	-	-	-	-	20,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	-	20,000	-	-	-	-	20,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	20,000	-	-	-	-	20,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the electric, water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the electric, water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 102, #14, Lead by example in provision of high-quality well maintained green spaces and public facilities.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Warehouse Reconfiguration
PROJECT LOCATION: Electric Avenue
DIVISION: Light & Power
REQUESTOR: Light & Power

SUMMARY DESCRIPTION

The existing warehouse at the Electric Ave facility includes two parking bays which are no longer needed. To allow the space to be utilized as warehouse, the area needs to be filled in to raise it to the existing floor level. The loading dock platform will be relocated to the outside of the building.



PROJECT COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	60,000	-	-	-	-	60,000
TOTAL	-	60,000	-	-	-	-	60,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	-	60,000	-	-	-	-	60,000
Existing Funding	-	-	-	-	-	-	-
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	60,000	-	-	-	-	60,000

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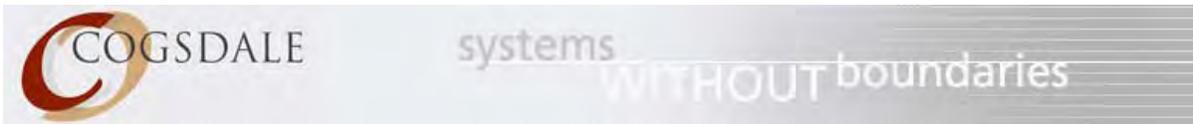
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Electric
PROJECT NAME: Financial Software Purchase
PROJECT LOCATION: Electric Avenue
DIVISION: Light & Power
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

In FY 09, the Town upgraded its computer software system, with a new software package which includes financial reporting, utility billing, property taxes, and other billing functions. The software will enhance customer service by offering online services (bill inquiry and payment), electronic payment options, automatic payment/posting service, payroll direct deposit, and automated mortgage payment of real estate taxes. In addition, the software will offer more robust reporting capabilities, user-friendly applications, system-driven budgeting, and departmental requisition/payroll time entry capabilities.

2011 carry-over funding will be used to complete the project.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	10,667	13,333	-	-	-	-	13,333
TOTAL	10,667	13,333	-	-	-	-	13,333

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Electric Fund	10,667	13,333	-	-	-	-	13,333
Existing Funding	-	-	-	-	-	-	-
TOTAL	10,667	13,333	-	-	-	-	13,333

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Electric - Enterprise
PROJECT NAME: Keyless Entry/Card Reader Network System Expansion
PROJECT LOCATION: Electric Avenue
DIVISION: Light & Power
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

This project would provide access control and keyless entry expansion to all departments. The police department currently has this system installed. This would be an additional phase of the original project. The only installation that would be required would be door installation/configuration. The current system would utilize the wireless backbone for connection to the server.



Year One is equipment for Light & Power; Years Two through Five will be installation in the remaining Town departments.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	41,100	-	-	-	-	41,100
TOTAL	-	41,100	-	-	-	-	41,100

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-		-	-	-	-	-
L&P Enterprise Fund	-	41,100	-	-	-	-	41,100
Proposed Debt	-	-	-	-	-	-	-
TOTAL	-	41,100	-	-	-	-	41,100

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

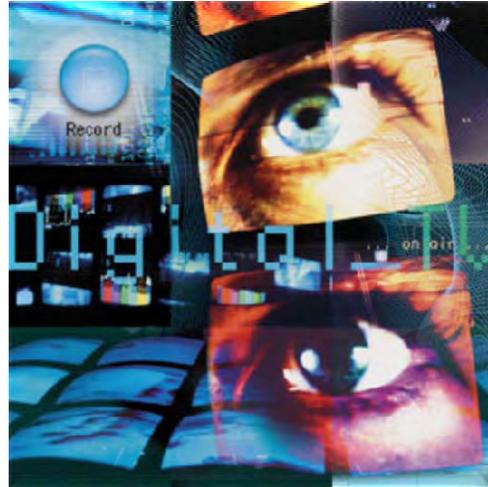
CATEGORY: Enterprise - Electric
PROJECT NAME: Surveillance Cameras
PROJECT LOCATION: Electric Avenue
DIVISION: Enterprise - Electric
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

This project would provide video surveillance cameras to all departments. The new police department will have this system installed. This expansion is proposed to be an additional phase of the original project. The current system would utilize the wireless backbone for connection to the server.

The growing need to protect people, assets and property has led to an increased focus on security. Networked video surveillance solutions are quickly being embraced by organizations of every size due to their convenience, lower cost of installation/ownership and increasingly superior image quality.

These cameras would be installed at the Municipal Building, and Light & Power in Year One.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	30,000	-	-	-	-	30,000
TOTAL	-	30,000	-	-	-	-	30,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Enterprise Electric	-	30,000	-	-	-	-	30,000
TOTAL	-	30,000	-	-	-	-	30,000

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

CAPITAL PROJECT SUMMARY
TOWN OF CULPEPER

Enterprise - Water

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
		2012	2013	2014	2015	2016		
Water Treatment Plant - Maintenance / Rehab	130,000	168,750	87,500	-	-	-	256,250	
Major Process Equipment Replacement	-	50,000	50,000	50,000	50,000	50,000	250,000	
Future Elevated Storage Tank	-	-	-	-	-	1,875,000	1,875,000	
Future Water Supply Sources	100,000	335,625	187,500	187,500	62,500	62,500	835,625	
Automated Meter Reading Devices	711,732	770,000	-	-	-	-	770,000	
Water Treatment Plant Expansion	-	-	-	-	500,000	6,125,000	6,625,000	
Modifications to Mt. Run and Lake Pelham Dams	-	662,500	575,000	-	-	-	1,237,500	
Additional Pressure Zone	-	268,750	443,750	-	-	-	1,037,500	
Water Distribution System Improvements	38,200	20,800	156,000	104,000	128,000	50,500	459,300	
Financial Software	10,667	13,333	-	-	-	-	13,333	
Total Enterprise - Water	990,599	2,289,758	1,499,750	341,500	740,500	8,163,000	13,359,508	

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Water Treatment Plant - Maintenance & Rehabilitation Projects
PROJECT LOCATION: Town Water Plant
DIVISION: Environmental Services
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

These projects are needed to maintain the efficiency and improve safety of the Town's water plant.

Year One will add a bleach feed system to replace the chlorine gas sytem. This is recommended to address the risk associated with the use of gaseous chlorine in an area surrounded by residential houses and is anticipated to be completed primarily with in-house personnel.

Year One includes design for the switchout of the Supervisory Control and Data Acquisition (SCADA) system to replace the aging system with a new open architecture system.

Year Two includes a replacement for the SCADA system which is projected to be obsolete with parts not being available. This project is needed to maintain the efficiency and safe operation of the water plant.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	10,000	-	-	-	-	10,000
Construction	-	20,000	-	-	-	-	20,000
Equipment/Furniture	130,000	105,000	70,000	-	-	-	175,000
General Conditions (15%)	-	20,250	10,500	-	-	-	30,750
Contingency (10%)	-	13,500	7,000	-	-	-	20,500
TOTAL	130,000	168,750	87,500	-	-	-	256,250

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	38,750	87,500	-	-	-	126,250
Existing Funding	130,000	130,000	-	-	-	-	130,000
Other Sources	-	-	-	-	-	-	-
TOTAL	130,000	168,750	87,500	-	-	-	256,250

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Major Process Equipment Replacement - WTP
PROJECT LOCATION: Water Treatment Plant
DIVISION: Environmental Services
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

Failure of water treatment plant equipment can be expected to occur from time to time requiring replacement.

The replacement of major process equipment will insure continued reliability of the treatment plant.

These improvements would occur in all years.



Potassium Permanganate Feeder

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
Equipment/Furniture	-	40,000	40,000	40,000	40,000	40,000	200,000
General Conditions (15%)	-	6,000	6,000	6,000	6,000	6,000	30,000
Contingency (10%)	-	4,000	4,000	4,000	4,000	4,000	20,000
TOTAL	-	50,000	50,000	50,000	50,000	50,000	250,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	50,000	50,000	50,000	50,000	50,000	250,000
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	-	50,000	50,000	50,000	50,000	50,000	250,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Future Elevated Storage Tank & Tank Maintenance
PROJECT LOCATION: Existing Tanks and New Tank Location To Be Determined
DIVISION: Environmental Services
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

This project is to maintain the existing storage tanks and address the sizing, location, design, and construction of an approximately 1 million gallon elevated storage tank. It is currently envisioned that this tank will be needed in the southern part of town to provide additional storage for overall water system demands. In addition, the new tank will enhance the Town's water supply and fire protection capabilities for new and future residential construction.



Year Five includes a new tank.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	-	-	-	-	-	1,500,000	1,500,000
Equipment/Furniture	-	-	-	-	-	-	-
General Conditions (15%)	-	-	-	-	-	225,000	225,000
Contingency (10%)	-	-	-	-	-	150,000	150,000
TOTAL	-	-	-	-	-	1,875,000	1,875,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	-	-	-	-	1,875,000	1,875,000
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	1,875,000	1,875,000

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CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Future Water Supply Sources
PROJECT LOCATION: Various (to be determined)
DIVISION: Environmental Services
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

This project seeks to provide future water supply sources to meet the needs of a growing population. Possible sources include water supply reservoirs and large-scale public wells. This project proposes to investigate these future sources and to develop a plan of action to develop the future water supply system in conformance with good engineering practices and sound fiscal policy.



Year One through Three includes completion of Phase II of the groundwater study as well as exploratory well drilling and installation of production wells based on results of exploratory drilling.

Year One through Five includes work toward the development of a future surface water source.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	168,500	50,000	50,000	50,000	50,000	368,500
Construction	100,000	100,000	100,000	100,000	-	-	300,000
Equipment/Furniture	-						-
General Conditions (15%)	-	40,275	22,500	22,500	7,500	7,500	100,275
Contingency (10%)	-	26,850	15,000	15,000	5,000	5,000	66,850
TOTAL	100,000	335,625	187,500	187,500	62,500	62,500	835,625

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	235,625	187,500	187,500	62,500	62,500	735,625
Existing Funding	100,000	100,000	-	-	-	-	100,000
Other Sources	-	-	-	-	-	-	-
TOTAL	100,000	335,625	187,500	187,500	62,500	62,500	835,625

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CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Automated Meter Reading - Electric, Water and Wastewater
PROJECT LOCATION: Town-Wide
DIVISION: Enterprise - Water
REQUESTOR: Light and Power, Public Works, and Environmental Services

SUMMARY DESCRIPTION

In FY09, the Town began an automated meter reading solution for all electric and water meters. This project will prevent hiring of additional personnel, provide timely and more accurate readings, allow customers access to their load and usage data, be utilized as an outage reporting system, and serve as a future load management control. It is estimated that the system will be completely installed at the end of FY12 (Year One).

The project is funded through the Light & Power, Water, and Wastewater enterprise funds.

2011 carry-over funding will be used in 2012 for the project.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
Equipment/Furniture	711,732	770,000	-	-	-	-	770,000
General Conditions (0%)	-	-	-	-	-	-	-
Contingency (0%)	-	-	-	-	-	-	-
TOTAL	711,732	770,000	-	-	-	-	770,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	58,268	-	-	-	-	58,268
Previously Funded	711,732	711,732	-	-	-	-	711,732
Other Sources	-	-	-	-	-	-	-
TOTAL	711,732	770,000	-	-	-	-	770,000

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CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Water Treatment Plant Expansion
PROJECT LOCATION: Water Treatment Plant
DIVISION: Enterprise - Water
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

The current rated capacity of the Water Treatment Plant is 4.0 MGD although the sustained capacity after backwash water is removed is approximately 3.7 MGD. Historic peak day demand for the system is 2.8 MGD and it is anticipated that the plant could reach capacity by 2018. Based on these projections, design should begin in FY15 with construction beginning in FY16 in order to meet this projected demand. This project is needed to meet the water demands of the system.

The project was originally scheduled to begin in 2013, but has been moved to 2015.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	400,000	-	400,000
Construction	-	-	-	-	-	4,900,000	4,900,000
Equipment/Furniture	-	-	-	-	-	-	-
General Conditions (15%)	-	-	-	-	60,000	735,000	795,000
Contingency (10%)	-	-	-	-	40,000	490,000	530,000
TOTAL	-	-	-	-	500,000	6,125,000	6,625,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	-	-	-	500,000	6,125,000	6,625,000
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	-	-	-	-	500,000	6,125,000	6,625,000

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CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Modify Mt. Run and Lake Pelham Dams to meet Regulatory Requirements
PROJECT LOCATION: Water Treatment Plant
DIVISION: Enterprise - Water
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

Install a parapet wall on top of Mt. Run and Lake Pelham dams to allow the dams to pass the 90% probable maximum flood (PMF). Evaluation of the dams has determined that a 4 and 3 foot parapet wall will be required for Mt. Run and Lake Pelham dams respectively to pass this storm event.

Recent changes in dam safety requirements require high hazard dams to pass 90% of the PMF. Currently both dams will not pass 90% PMF but will pass the Modified PMF. Permits for both dams will expire September 30, 2013. Before new permits can be issued either the dams need to be modified or the Town must comply with additional regulatory requirement including providing insurance for all property downstream that could be impacted by a dam breach. Due to safety issues and the cost in insurance being prohibitive, it is recommended to modify the dams instead of meeting the additional requirements if the dams are not modified.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	130,000	60,000	-	-	-	190,000
Construction	-	400,000	400,000	-	-	-	800,000
Equipment/Furniture	-	-	-	-	-	-	-
General Conditions (15%)	-	79,500	69,000	-	-	-	148,500
Contingency (10%)	-	53,000	46,000	-	-	-	99,000
TOTAL	-	662,500	575,000	-	-	-	1,237,500

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	662,500	575,000	-	-	-	1,237,500
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	-	662,500	575,000	-	-	-	1,237,500

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

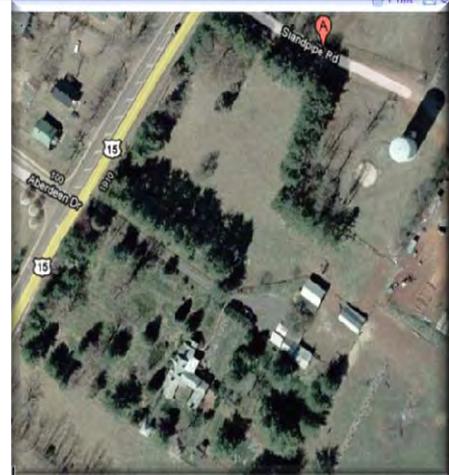
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Add Water System High Pressure Zone
PROJECT LOCATION: Water Treatment Plant
DIVISION: Enterprise - Water
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

Create a separate pressure zone in the high elevation area adjacent to the Rt. 15 Standpipe by isolating the zone with check valves and pressure sustaining valves and providing a booster pump to boost pressure to the zone. Additionally, provide additional piping to eliminate dead end lines and facilitate the creation of this additional pressure zone. Year 2 and 3 includes monies to design and install the East Chandler Street interconnect. During Year 1 design it will be determined if and when this loop is required.

The water system experiences low pressures in a high elevation area in the vicinity of the Rt. 15 Standpipe. By isolating this area and providing a booster pump, the pressure can be increased to more acceptable levels.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	65,000	55,000	10,000	-	-	130,000
Construction	-	150,000	300,000	250,000	-	-	700,000
Equipment/Furniture	-	-	-	-	-	-	-
General Conditions (15%)	-	32,250	53,250	39,000	-	-	124,500
Contingency (10%)	-	21,500	35,500	26,000	-	-	83,000
TOTAL	-	268,750	443,750	325,000	-	-	1,037,500

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	-	268,750	443,750	325,000	-	-	1,037,500
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	-	268,750	443,750	325,000	-	-	1,037,500

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Water Distribution System Improvements
PROJECT LOCATION: Various
DIVISION: Enterprise - Water
REQUESTOR: Public Works

SUMMARY DESCRIPTION

The Town has adopted a planned approach to replace older lines and to expand system capacity to meet new customer needs. In Year One, deteriorated water lines on Aster and Chestnut Streets will be replaced with new ones of larger capacity. In Year Two, water lines on E. Chandler, the Public Works facility, and the Wastewater plant will be extended. In Year Three, water lines on Gum, Blossom, Federal, and Elizabeth Streets will be replaced with new ones of larger capacity. In Year Four, water lines on Morningside Drive, Friendship Heights to A.G. Richardson School, and 15 additional hydrants will be replaced. In Year Five, Briscoe Street, Bickers Street, and Fray Street water lines will be replaced with larger capacity lines.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	5,000	1,600	24,800	11,200	16,800	40,400	94,800
Equipment/Furniture	33,200	15,040	100,000	72,000	85,600	-	272,640
General Conditions (15%)	-	2,496	18,720	12,480	15,360	6,060	55,116
Contingency (10%)	-	1,664	12,480	8,320	10,240	4,040	36,744
TOTAL	38,200	20,800	156,000	104,000	128,000	50,500	459,300

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	38,200	20,800	156,000	104,000	128,000	50,500	459,300
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	38,200	20,800	156,000	104,000	128,000	50,500	459,300

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

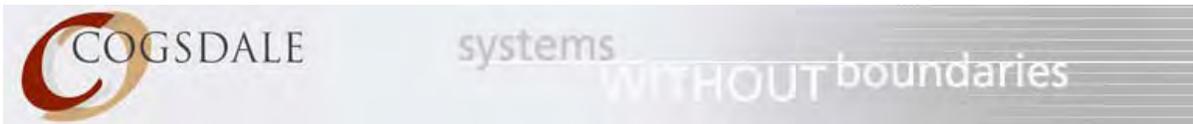
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Water
PROJECT NAME: Financial Software Purchase
PROJECT LOCATION: Water Treatment Plant
DIVISION: Enterprise - Water
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

In FY 09, the Town upgraded its computer software system, with a new software package which includes financial reporting, utility billing, property taxes, and other billing functions. The software will enhance customer service by offering online services (bill inquiry and payment), electronic payment options, automatic payment/posting service, payroll direct deposit, and automated mortgage payment of real estate taxes. In addition, the software will offer more robust reporting capabilities, user-friendly applications, system-driven budgeting, and departmental requisition/payroll time entry capabilities.

2011 carry-over funding will be used to complete the project.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	10,667	13,333	-	-	-	-	13,333
TOTAL	10,667	13,333	-	-	-	-	13,333

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Water Fund	10,667	13,333	-	-	-	-	13,333
TOTAL	10,667	13,333	-	-	-	-	13,333

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

CAPITAL PROJECT SUMMARY
TOWN OF CULPEPER

Enterprise - Wastewater

CATEGORY	Existing Funding	Capital Budget	Future Fiscal Years					5 Year Totals
		2012	2013	2014	2015	2016		
Major Process Equipment Upgrade - WPCF	-	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Automated Meter Reader Devices	711,732	770,000	-	-	-	-	-	770,000
Drain Pump Station Modifications	35,000	35,000	-	-	-	-	-	35,000
Eastern View Force Main	-	-	687,500	1,312,500	-	-	-	2,000,000
Infill & Infiltration Work	132,000	125,000	125,000	125,000	125,000	125,000	125,000	625,000
Financial Software	10,667	13,333	-	-	-	-	-	13,333
Total Enterprise - Wastewater	889,399	993,333	862,500	1,487,500	175,000	175,000	175,000	3,693,333

NOTE: Borrowing refers to the issuance of Revenue Bonds.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Wastewater
PROJECT NAME: Major Process Equipment Replacement
PROJECT LOCATION: Water Pollution Control Facility
DIVISION: Environmental Services
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

Failure of wastewater treatment plant equipment can be expected to occur from time to time requiring replacement.

The replacement of major process equipment will insure continued reliability of the treatment plant.

These improvements would occur in all years.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
Equipment/Furniture	-	40,000	40,000	40,000	40,000	40,000	200,000
General Conditions (15%)	-	6,000	6,000	6,000	6,000	6,000	30,000
Contingency (10%)	-	4,000	4,000	4,000	4,000	4,000	20,000
TOTAL	-	50,000	50,000	50,000	50,000	50,000	250,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Wastewater Fund	-	50,000	50,000	50,000	50,000	50,000	250,000
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	-	50,000	50,000	50,000	50,000	50,000	250,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Wastewater
PROJECT NAME: Automated Meter Reading - Electric, Water and Wastewater
PROJECT LOCATION: Town-Wide
DIVISION: Enterprise - Wastewater
REQUESTOR: Light and Power, Public Works, and Environmental Services

SUMMARY DESCRIPTION

In FY09, the Town began an automated meter reading solution for all electric and water meters. This project will prevent hiring of additional personnel, provide timely and more accurate readings, allow customers access to their load and usage data, be utilized as an outage reporting system, and serve as a future load management control. It is estimated that the system will be completely installed at the end of FY12 (Year One).

The project is funded through the Light & Power, Water, and Wastewater enterprise funds.

2011 carry-over funding will be used for the project.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
Equipment/Furniture	711,732	770,000	-	-	-	-	770,000
General Conditions (0%)	-	-	-	-	-	-	-
Contingency (0%)	-	-	-	-	-	-	-
TOTAL	711,732	770,000	-	-	-	-	770,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Wastewater Fund	-	58,268	-	-	-	-	58,268
Existing Funding	711,732	711,732	-	-	-	-	711,732
Other Sources	-	-	-	-	-	-	-
TOTAL	711,732	770,000	-	-	-	-	770,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Wastewater
PROJECT NAME: Drain Pump Station Modifications
PROJECT LOCATION: Wastewater Treatment Plant
DIVISION: Enterprise - Wastewater
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

The drain pump station houses the drain pumps and electrical equipment in a small building above the wet well. A corrosive environment exists due to the lack of adequate ventilation and the proximity of the electrical components to the process equipment resulting in premature failure and excessive maintenance of the electronic components. This project will increase the size of the building and relocate the electrical equipment into a separate room with atmospheric air quality controls.



By providing these modifications, the electronics and motor controls could be isolated and would limit costly reoccurring repairs to prevent pump failures and future overflows.

2011 carry-over funding will be used for the project.

PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	35,000	28,000	-	-	-	-	28,000
Equipment/Furniture	-	-	-	-	-	-	-
General Conditions (15%)	-	4,200	-	-	-	-	4,200
Contingency (10%)	-	2,800	-	-	-	-	2,800
TOTAL	35,000	35,000	-	-	-	-	35,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Wastewater Fund	-	-	-	-	-	-	-
Previously Funded	35,000	35,000	-	-	-	-	35,000
Other Sources	-	-	-	-	-	-	-
TOTAL	35,000	35,000	-	-	-	-	35,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Wastewater
PROJECT NAME: Eastern View Force Main
PROJECT LOCATION: Wastewater Treatment Plant
DIVISION: Enterprise - Wastewater
REQUESTOR: Environmental Services

SUMMARY DESCRIPTION

As part of the Boundary Line Adjustment and Service Agreement between the Town and Culpeper County, the Town offered to build a force main from the County's Greens Corner pump station to the Town system so the County can take the Greens Corner Wastewater Treatment Plant off line. This project will include the installation of a force main from the existing pump station to the Town system and will require boring under Rt. 29 and may require modifications to the Greens Corner pump station. This project is dependent on successful implementation of the above referenced agreement.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	50,000	50,000	-	-	100,000
Construction	-	-	500,000	1,000,000	-	-	1,500,000
Equipment/Furniture	-	-	-	-	-	-	-
General Conditions (15%)	-	-	82,500	157,500	-	-	240,000
Contingency (10%)	-	-	55,000	105,000	-	-	160,000
TOTAL	-	-	687,500	1,312,500	-	-	2,000,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Wastewater Fund	-	-	687,500	1,312,500	-	-	2,000,000
Existing Funding	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	-	-	687,500	1,312,500	-	-	2,000,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Wastewater
PROJECT NAME: Infiltration and Inflow - I & I Pipe and Manhole Rehabilitation
PROJECT LOCATION: Various
DIVISION: Enterprise - Wastewater
REQUESTOR: Public Works

SUMMARY DESCRIPTION

Rehabilitation of the wastewater collection system is needed to reduce infiltration and inflow. This project will increase the efficiency of the overall system by reducing or eliminating non-system inflow and keeping the wastewater collection lines in good repair. The project will be carried out in a systemic fashion on a "worst-first" basis, especially in areas with older sewer collection lines.

Year One will rehabilitate approximately 50 manholes to reduce Inflow and Infiltration lines.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
Land Acquisition	-	-	-	-	-	-	-
Design/Engineering	-	-	-	-	-	-	-
Construction	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Equipment/Furniture	32,000	-	-	-	-	-	-
General Conditions (15%)	-	15,000	15,000	15,000	15,000	15,000	75,000
Contingency (10%)	-	10,000	10,000	10,000	10,000	10,000	50,000
TOTAL	132,000	125,000	125,000	125,000	125,000	125,000	625,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Wastewater Fund	-	125,000	125,000	125,000	125,000	125,000	625,000
Existing Funding	132,000	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-
TOTAL	132,000	125,000	125,000	125,000	125,000	125,000	625,000

2010 Comprehensive Plan Consistency - Pg. 90, Community facilities serve as the infrastructure and grid which supports and influences the developability of the land creating a strong link between transportation, public facilities and land use. The Town operates and maintains the water and wastewater treatment facilities, which are essential services. Pg. 100, the Town's facilities, including the water and wastewater facilities, are necessary to support residential and economic development, and are essential to the safety, health and general welfare of the Town. Pg. 103, the Town should continue to serve water and sewer to customers within and/or outside the corporate limits.

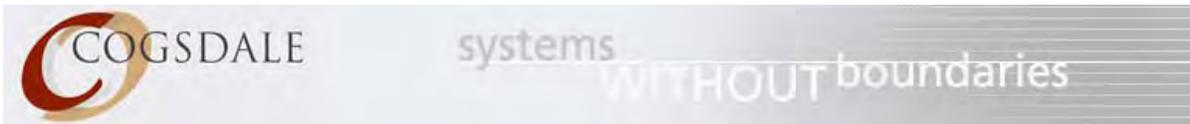
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Enterprise - Wastewater
PROJECT NAME: Financial Software Purchase
PROJECT LOCATION: Wastewater Treatment Plant
DIVISION: Enterprise - Wastewater
REQUESTOR: Information Technology

SUMMARY DESCRIPTION

In FY 09, the Town upgraded its computer software system, with a new software package which includes financial reporting, utility billing, property taxes, and other billing functions. The software will enhance customer service by offering online services (bill inquiry and payment), electronic payment options, automatic payment/posting service, payroll direct deposit, and automated mortgage payment of real estate taxes. In addition, the software will offer more robust reporting capabilities, user-friendly applications, system-driven budgeting, and departmental requisition/payroll time entry capabilities.

2011 carry-over funding will be used to complete the project.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	10,667	13,333	-	-	-	-	13,333
TOTAL	10,667	13,333	-	-	-	-	13,333

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Wastewater Fund	10,667	13,333	-	-	-	-	13,333
TOTAL	10,667	13,333	-	-	-	-	13,333

2010 Comprehensive Plan Consistency - Pg. 12, the Town's transportation network and public facilities should maintain pace with growth and redevelopment. Pg. 16, the Town should support new growth with adequate increases in public services including police protection, sewer and water. Pg. 102, the Town should continue to operate its utilities in a timely and efficient manner.

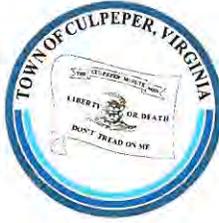
Culpeper County



Capital Improvement Projects 2012-2016

Library, School and Fire & Rescue

NOTE: The Code of Virginia requires that any proffers designated for public improvement are to be listed in the Capital Improvements Plan. The Town collects proffers for the library, schools, and fire and rescue projects and then the dollars are transferred to the County in order to mitigate the impacts of a development.



**RESOLUTION
FY-2012 PROFFER AMOUNTS**

WHEREAS, Section 15.2-2296 through 15.2-2300 of the Code of Virginia authorizes the Town of Culpeper adopt and administer conditional zoning as a more flexible zoning method whereby a zoning reclassification may be allowed subject to certain conditions proffered by the zoning applicant for the betterment of the community, and

WHEREAS, pursuant to Section 15.2-2298, the Town is authorized to accept the dedication of real property or payment of cash as proffered conditions, and

WHEREAS, the Town of Culpeper has adopted land use policies within its Comprehensive Plan as a guide for making decisions on proposed rezonings, and

WHEREAS, the Town of Culpeper has developed a methodology for calculating the fiscal impact of a typical residential dwelling unit based on the costs of providing capital facilities according to the adopted Capital Improvements Plan for the current fiscal year in order to establish guidelines for the acceptance of cash proffers, and

WHEREAS, the Culpeper Town Council approved cash proffer provisions (Section 27-381 of the Code of the Town of Culpeper) on January 13, 2003.

NOW, THEREFORE, BE IT RESOLVED that these figures shall be valid from July 12, 2011 through June 30, 2012. Subsequent resolutions which govern the collection and management of cash proffers shall be based on subsequent adopted capital improvement plans.

ADOPTED this 12th day of July 2011.



Calvin L. Coleman, Mayor
Town of Culpeper, Virginia

ATTEST:



Kimberly D. Allen, Clerk

FISCAL YEAR 2012 PROFFER AMOUNTS

	Single-Family Conventional	Condo's Quad's Townhomes Conventional	Multi-Family Conventional	Proffer Eligible Amounts
Transportation	\$5,407	\$4,704	\$3,244	\$11,504,046
Parks and Recreation	\$3,241	\$3,385	\$2,849	\$5,098,771
Library Services	\$258	\$269	\$227	\$2,000,000
Schools	\$7,045	\$4,409	\$1,960	\$26,436,126
Fire and Rescue	\$680	\$711	\$598	\$3,316,500
Administrative Facilities	\$143	\$149	\$126	\$3,316,500
Total	\$16,774	\$13,627	\$9,004	\$48,855,693

NOTES:

- (1) Library Services and Schools are functions of Culpeper County. The inclusion of County capital projects within the Town's CIP is a legal requirement per the Code of Virginia, §15.2-2298. The Town does not accept fiduciary responsibility for County projects. The total of these projects is \$3,088,731. All funds collected in these categories will be passed directly to these agencies.
- (2) Fire and rescue services are provided through quasi-public companies. The inclusion of these services in the Town's CIP is a legal requirement according to the same statute referenced above; and the Town does not accept fiduciary responsibilities for these projects. All funds collected will be passed directly to the appropriate agency. Total of projects from Fire and/or Rescue companies is \$1,160,500.
- (3) Total of Town projects listed is \$9,603,821 (excludes revenue funds).

CAPITAL PROJECT SUMMARY
COUNTY OF CULPEPER

County Projects

CATEGORY	Existing County Funding	Capital Budget	Future Fiscal Years				5 Year Totals
		2012	2013	2014	2015	2016	
Library Board	451,000	1,500,000	-	-	-	-	1,500,000
School Board	-	1,588,731	6,059,542	17,256,094	2,541,536	5,971,792	33,417,695
Total County Projects	451,000	3,088,731	6,059,542	17,256,094	2,541,536	5,971,792	34,917,695

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Culpeper County Government
PROJECT NAME: Library Board
PROJECT LOCATION: Southgate Shopping Center
DIVISION: Division Library Services
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

These items are being referred by the Board of Supervisors. These are County projects for which Town residents will benefit. Year One includes the construction of a 2-story library expansion to the Town-based facility Remodeling of interior spaces will create staff office space and improvements to the Genealogy/Virginia Room.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	451,000	-	-	-	-	-	-
CONSTRUCTION	-	1,500,000	-	-	-	-	1,500,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	451,000	1,500,000	-	-	-	-	1,500,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
General Fund	-	-	-	-	-	-	-
County Funds	451,000	1,500,000	-	-	-	-	1,500,000
TOTAL	451,000	1,500,000	-	-	-	-	1,500,000

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Culpeper County Library as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Culpeper County Government
PROJECT NAME: School Board Projects
PROJECT LOCATION: Various Locations
DIVISION: Public Education
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Year One includes the re-roof of CCHS, upgrade of fire alarms, public address system upgrade, roof replacement at Pearl Sample, HVAC system controls, computer equipment and additional buses. Years two through five include renovations to CCHS, equipment replacements, HVAC in middle school gym, kitchen replacements, etc.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	700,000	5,496,200	15,768,455	1,089,000	4,450,940	27,504,595
EQUIPMENT	-	888,731	563,342	1,487,639	1,452,536	1,520,852	5,913,100
TOTAL	-	1,588,731	6,059,542	17,256,094	2,541,536	5,971,792	33,417,695

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Culpeper County	-	1,588,731	6,059,542	17,256,094	2,541,536	5,971,792	33,417,695
TOTAL	-	1,588,731	6,059,542	17,256,094	2,541,536	5,971,792	33,417,695

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Culpeper County Schools as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL PROJECT SUMMARY
COUNTY OF CULPEPER

Quasi-Public Projects

CATEGORY	Existing Funding	Capital Budget					5 Year Totals
		Future Fiscal Years					
		2012	2013	2014	2015	2016	
Culpeper Co. VFD (Co. #1)	-	-	-	-	-	-	-
Brandy Station VFD (Co. #2)	-	807,500	107,500	-	-	-	915,000
Richardsville VFD (Co. #6)	-	168,000	118,000	-	-	-	286,000
Salem VFD (Co. #8)	-	-	-	-	-	-	-
Little Fork VFD (Co. #9)	-	-	-	-	-	-	-
Rapidan VFD (Co. #10)	105,000	90,000	-	-	-	-	90,000
Reva VFR (Co. #16)	205,000	95,000	95,000	-	-	-	190,000
Total Quasi-Public Projects	310,000	1,160,500	320,500	-	-	-	1,481,000

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Quasi Public Agencies
PROJECT NAME: Fire and Rescue
PROJECT LOCATION: Culpeper County Volunteer Fire Department (Company #1)
DIVISION: Fire and Rescue
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Year One projects include the purchase of an external power generator; new pumper and refitting the front end of the aerial scope. Future projects include the purchase of a command vehicle, brush truck, and pumper.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Funding	-	-	-	-	-	-	-
To be Determined	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Countywide Fire and Rescue Association as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Quasi Public Agencies
PROJECT NAME: Fire and Rescue
PROJECT LOCATION: Brandy Station Volunteer Fire Department (Company #2)
DIVISION: Fire and Rescue
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Years One through Two include the purchase of fire fighting equipment vehicles (e.g. engine, wagon, tanker, and ladder trucks).



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	807,500	107,500	-	-	-	915,000
TOTAL	-	807,500	107,500	-	-	-	915,000

PLANNED FINANCING

	Existing Funding	2011	2012	2013	2014	2015	Total
Source:							
Funding	-	807,500	107,500	-	-	-	915,000
To be Determined	-	-	-	-	-	-	-
TOTAL	-	807,500	107,500	-	-	-	915,000

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Countywide Fire and Rescue Association as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Quasi Public Agencies
PROJECT NAME: Fire and Rescue
PROJECT LOCATION: Richardsville Volunteer Fire Department (Company #6)
DIVISION: Fire and Rescue
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Both Years One and Two includes the purchase and replacement of equipment. Year One includes construction of and engine house



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	150,000	-	-	-	-	150,000
EQUIPMENT	-	18,000	118,000	-	-	-	136,000
TOTAL	-	168,000	118,000	-	-	-	286,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Funding	-	168,000	118,000	-	-	-	286,000
To be Determined	-	-	-	-	-	-	-
TOTAL	-	168,000	118,000	-	-	-	286,000

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Countywide Fire and Rescue Association as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Quasi Public Agencies
PROJECT NAME: Fire and Rescue
PROJECT LOCATION: Salem Volunteer Fire Department (Company #8)
DIVISION: Fire and Rescue
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Previous year projects included the first phase of construction for the new facility, and the purchase of a command vehicle. Future projects will include construction of a new facility, thermal imaging equipment, purchase of an ambulance and rebuilding a tanker, but have not been programmed.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Funding	-	-	-	-	-	-	-
To be Determined	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Countywide Fire and Rescue Association as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Quasi Public Agencies
PROJECT NAME: Fire and Rescue
PROJECT LOCATION: Little Fork Volunteer Fire Department (Company #9)
DIVISION: Fire and Rescue
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Future projects include the purchase of a new ambulance and addition to the engine house.

Little Fork Volunteer Fire AND Rescue Co.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	-	-	-	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Funding	-	-	-	-	-	-	-
To be Determined	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Countywide Fire and Rescue Association as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Quasi Public Agencies
PROJECT NAME: Fire and Rescue
PROJECT LOCATION: Rapidan Volunteer Fire Department (Company #10)
DIVISION: Fire and Rescue
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Years One and Two will concentrate on the purchase of a new fire engine. Projected future projects include a building addition, site improvements, and system upgrades.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	105,000	90,000	-	-	-	-	90,000
EQUIPMENT	-	-	-	-	-	-	-
TOTAL	105,000	90,000	-	-	-	-	90,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Funding	105,000	90,000	-	-	-	-	90,000
To be Determined	-	-	-	-	-	-	-
TOTAL	105,000	90,000	-	-	-	-	90,000

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Countywide Fire and Rescue Association as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.

CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL

CATEGORY: Quasi Public Agencies
PROJECT NAME: Fire and Rescue
PROJECT LOCATION: Reva Volunteer Fire and Rescue (Company #16)
DIVISION: Fire and Rescue
REQUESTOR: Culpeper County

SUMMARY DESCRIPTION

Funds in the Construction category below are annualized payments toward a building project slated to begin in FY11. Future projects include the purchase of additional equipment and fire and rescue vehicles (e.g. tankers, wagons, and an ambulance). Additional future projects include a brush truck and added bay area in the existing firehouse.



PROJECTS COSTS

	Existing Funding	2012	2013	2014	2015	2016	Total
LAND	-	-	-	-	-	-	-
DESIGN/ENG.	-	-	-	-	-	-	-
CONSTRUCTION	20,000	20,000	20,000	-	-	-	40,000
EQUIPMENT	185,000	75,000	75,000	-	-	-	150,000
TOTAL	205,000	95,000	95,000	-	-	-	190,000

PLANNED FINANCING

	Existing Funding	2012	2013	2014	2015	2016	Total
Source:							
Funding	205,000	95,000	95,000	-	-	-	190,000
To be Determined	-	-	-	-	-	-	-
TOTAL	205,000	95,000	95,000	-	-	-	190,000

2010 Comprehensive Plan Consistency - Pg. 100, The Comprehensive Plan recognizes the Countywide Fire and Rescue Association as a necessary facility to support residential and economic development, which are essential to the safety, health and general welfare of the Town.