



July 1, 2019

Mayor Parrish and Members of the City Council:

The Adopted FY 2020 Five-Year Capital Improvement Program (CIP), prepared in conjunction with the City Council priorities and the strategic plan goals, is published and available for public review at [www.manassascity.org/budget](http://www.manassascity.org/budget).

The FY 2020 – FY 2024 CIP totals \$114 million and contains 62 projects for the five-year planning period. Another \$180 million in projects are also shown in the CIP for future funding consideration. Public Safety (\$23 million), Water (\$21 million), and Schools (\$17 million) receive the most focus during this five year planning cycle. Our “AAA” rated bonding capacity remains the primary funding source making up 42% (\$47 million) of CIP funding. Other major funding streams include state and federal intergovernmental funds, school funds allocated to pay-as-you-go capital, and enterprise funds.

This CIP documents the City focus in several major capital planning areas over the next several years. In public safety, construction will begin on Fire and Rescue Station #21 and plans for the new Public Safety Facility will be finalized. These projects, along with work on customer service improvements at City Hall and Utility Billing, will help to deliver better services to the community.

Transportation improvements will continue to focus along the Route 28 corridor with projects along Sudley, Nokesville, Godwin and Centerville roads included in the CIP. In addition to the completion of the Prince William Street improvements, there are plans underway for Grant Street improvements and significant trail and sidewalk improvements to increase bike and pedestrian safety.

Having up-to-date infrastructure for electric, water, sewer, storm, and airport utilities results in major projects to include water plant improvements, replacing the main water transmission line into the City, and other economic development related initiatives. Improvements at the Manassas Regional Airport; conversion of overhead to underground power lines throughout the City; and replacement of sewer mains to stop unwanted inflow and infiltration are highlighted in the CIP.

Discussion will also continue on setting a strategic direction for major capital projects initiatives shown in the next five years to improve public services and amenities. Coordination with the Manassas City Public Schools will be geared towards the redevelopment of Dean Park in coordination with the MCPS plans for the replacement of Dean Elementary and repurposing of the current Police Facility to address the need for MCPS Administrative Offices. We will also seek community input on development plans for the new Annaburg Manor Park, enhancements to E.G. Smith baseball fields, plans for community cultural areas like the Museum, Jennie Dean Memorial Park and provision of a City library.

Many hours have been dedicated to preparing the information contained in this document. The Finance Department continues to take the lead role in preparing and enhancing this document to reflect the needs of City Departments and the strategic priorities of the City Council. I thank each of them for this work and look forward to working with Council and the community to bring these plans to fruition.

Respectfully,

William Patrick Pate  
City Manager

# CAPITAL IMPROVEMENT PROGRAM CALENDAR

## Developing the CIP

Friday, November 16, 2018 Department Recommended CIP Due  
 Mon.-Wed., December 10-13, 2018 City Manager / Department Meetings  
 Wednesday, January 23, 2019 Planning Commission Review  
 Friday, February 08, 2019 Planning Commission Approval

## City Council Work Sessions (Budget & CIP)

Monday, March 11, 2019 Presentation of Proposed Budget & CIP  
 Tuesday, March 12, 2019 Budget & CIP Worksession  
 Wednesday, March 13, 2019 Budget & CIP Worksession  
 Wednesday, March 20, 2019 Budget & CIP Worksession  
 Wednesday, March 27, 2019 Budget & CIP Worksession  
 Wednesday, April 03, 2019 Schools Budget & CIP Worksession  
 Monday, April 15, 2019 Budget & CIP Worksession  
 Monday, April 29, 2019 Public Hearing on Proposed Budget & CIP  
 Wednesday, May 01, 2019 Budget & CIP Worksession  
 Monday, May 06, 2019 Budget & CIP Worksession  
 Monday, May 13, 2019 Adoption of CIP by Resolution



DECEMBER 2018							JANUARY 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

FEBRUARY 2019							MARCH 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2						1	2
3	4	5	6	7	8	9	3	4	5	6	7	8	9
10	11	12	13	14	15	16	10	11	12	13	14	15	16
17	18	19	20	21	22	23	17	18	19	20	21	22	23
24	25	26	27	28			24	25	26	27	28	29	30
							31						

APRIL 2019							MAY 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

# **CAPITAL IMPROVEMENT PROGRAM OVERVIEW**

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## **INTRODUCTION**

The **Capital Improvement Program (CIP)** is a multi-year plan for major capital expenditures, such as the construction, reconstruction, renovation, or replacement of a public building or facility or surveys and studies leading to such physical improvements mentioned above. The adoption of the CIP by the City Council is an indication of its support of both the capital projects that the City intends to pursue and a plan for the anticipated levels of financing needed to fund these capital projects over the five-year period. The adoption of the CIP is neither a firm commitment to a particular project nor a limitation to a particular cost. It is a basic tool for prioritizing and scheduling anticipated projects and financing, a key element in planning and managing future debt service requirements.

A capital improvement project should have a cost greater than \$100,000 **and** a useful life of at least 10 years. Projects that do not meet the \$100,000 and 10-year useful life criteria are considered to be maintenance capital projects, a summary of which is provided at the end of each CIP program area. Capital projects generally require significant engineering design and construction, whereas maintenance capital projects (like road paving and sidewalk replacement) require routine upkeep every few years. These projects are not considered to be part of the Five-Year Capital Improvement Program.

The cost estimates in the CIP are intended to capture the entire estimated project cost, including as applicable, land acquisition, design, negotiated agreements, and construction. The total request for each project is evaluated and, based upon funding, is prioritized to meet the needs of the City. The CIP is updated annually and is subject to change with each update.

## **CAPITAL IMPROVEMENT PLANNING & POLICIES**

The capital improvement program is the result of a detailed planning process. The purpose is to address the City's immediate and long-term capital needs in a conscious effort to best provide services and facilities to the citizens of Manassas. The process begins in October when departments begin their work on the Department Recommended Five-Year CIP. In December, the City Manager meets with department staff to discuss their recommended CIP. The Department Recommended CIP is presented to the Planning Commission in January who provides their recommendation to the City Manager in February. The purpose of the Planning Commission is to ensure that all projects are in conformance with the City's Comprehensive Plan. During this time, the City Manager works closely with the Budget Office to evaluate the feasibility of funding sources and the impact projects will have on the operating budget. In March, the City Manager presents the Proposed Five-Year CIP to the City Council along with the Proposed Budget. City Council then holds several Budget and CIP work sessions as well as a public hearing during the months of March and April and adopts the CIP along with the budget in May.

The following tasks related to the capital improvement program are outlined in the City's Financial Policies (Policy Statement P-2016-01):

- The City will prioritize all capital improvements in accordance with an adopted capital improvement program.
- The City will develop a five-year plan for capital improvements and review the plan annually.
- The City will coordinate the development of the capital improvement program along with the development of the operating budget.
- The City will use intergovernmental assistance to finance only those capital improvements that are consistent with the capital improvement plan and City priorities.
- The City will maintain all its assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.
- The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.
- The City will attempt to determine the least costly and most flexible financing method for all capital projects.

## **CAPITAL IMPROVEMENT PROGRAM OVERVIEW**

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### **PLANNING COMMISSION**

The projects contained in the CIP support the goals and objectives outlined in the City's Comprehensive Plan and are intended to establish the long-term spending priorities identified by the City Council. The Planning Commission votes in January or February to recommend approval of the CIP for inclusion in the Operating Budget and Five-Year Capital Improvement Program.

### **CITY COUNCIL ADOPTION**

The City Council adopts the Five-Year Capital Improvement Program in May. The City Council Resolution of adoption is included in the Supplemental Section of this book as well as the Resolution of approval from the City of Manassas Planning Commission. The Manassas City School Board adopts their CIP in March.

Every July 1<sup>st</sup>, the first year of the CIP is budgeted and appropriated. Once a project budget is established, the budget remains for the life of the project. From time to time, project budgets are amended in accordance to the City's Financial Policies – Policy Statement P-2016-01. When projects are completed, staff closes out the project and transfers remaining balances to other projects as needed. Any funds that are not needed at the time of project closing lapse into fund balance and are available for re-appropriation in the future.

### **DEBT PLANNING**

To improve its bond rating, the City considers the following guidelines in deciding how much City general obligation debt may be issued for the capital improvement program (City's Financial Policies – Policy Statement P-2016-01):

- When the City finances capital improvements by issuing bonds or entering into capital leases, it will repay the debt within a period not to exceed the expected useful life of the project.
- Net debt (any and all debt that is tax supported) as a percentage of the estimated market value of taxable real property shall not exceed 3%.
- Debt service expenditures as a percent of total governmental fund expenditures shall not exceed 15.0%.
- Payout of aggregate outstanding tax-supported debt principal shall be no less than 50% repair in 10 years.

Pursuant to the Constitution of Virginia (the Constitution) and the City Charter, the City is authorized to issue bonds secured by a pledge of its full faith and credit and unlimited taxing power. There is no requirement in the Constitution, the Virginia Code, or the City Charter that the issuance of general obligation bonds be subject to the approval of voters of the City at referendum. The issuance of general obligation bonds is subject to a constitutional limitation of ten percent (10%) of the assessed value of taxable real property.

### **IMPACT OF THE CAPITAL IMPROVEMENT PROJECT ON THE OPERATING BUDGET**

#### **Debt Service**

The annual payment of principal and interest on general obligations bonds used to finance roads, schools, and other major projects is included in the operating budget as a required expenditure. The FY 2020 tax-supported debt service is \$8,737,270 (City General Fund, City Fire Rescue Fund, and Schools). Additionally, FY 2020 debt service supported by the enterprise funds (Sewer, Water, Electric, Stormwater, and Airport) is \$3,433,100.

# CAPITAL IMPROVEMENT PROGRAM OVERVIEW

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## Current Revenue and PAYGO

Certain CIP projects are funded directly with City current revenues in order to avoid the costs of borrowing. These amounts are included in the operating budget as specific transfers to capital project funds. The PAYGO funding is an additional amount included in the operating budget as a direct bond offset to reduce the amount of borrowing required for project financing. The FY 2020 PAYGO projects represent a total of \$11,286,000 (General Fund, Enterprise Funds, and Schools).

## Other Operating Impacts

The construction of government buildings and facilities usually results in new annual costs for maintenance, utilities, and additional staffing required for facility management and operation. There could also be anticipated savings as a result of a project being completed, such as decreased maintenance costs as a result of a new facility. The project pages published in this document display the estimated operating impacts for individual projects where applicable.

## PAYGO FINANCING

In an effort to minimize the impact of issuing debt, the City maintains a commitment to an annual PAYGO capital financing program.

General Fund PAYGO: General Fund PAYGO funding for FY 2020 is \$420,000 for capital projects and \$450,000 for maintenance capital projects. These projects include:

### Capital Projects

- Public Works/Utilities Facility - \$50,000
- Annaburg Manor - \$35,000
- Jennie Dean Memorial - \$175,000
- Manassas Customer Service Center - \$160,000

### Maintenance Capital Projects

- Park Improvements - \$150,000
- Supplemental Street Paving - \$300,000

Sewer Fund PAYGO: Sewer Fund PAYGO funding for FY 2020 is \$1,360,000 for capital projects which includes:

### Capital Projects

- Public Works/Utilities Facility - \$50,000
- Grant Avenue (Lee to Wellington) - \$150,000
- Upper Flat Branch Interceptor - \$1,000,000
- Buckner Road Sewer Main Replace - \$50,000
- Ellicott Lane Sewer Main Replace - \$100,000
- Sewer Main Replace - \$10,000

### Maintenance Capital Projects

- N/A

Water Fund PAYGO: Water Fund PAYGO funding for FY 2020 is \$2,840,000 for capital projects which includes:

### Capital Projects

- Grant Avenue (Lee to Wellington) - \$895,000
- Upper Flat Branch Interceptor - \$210,000
- Buckner Road Sewer Main Replace - \$10,000
- 24" Transmission Main - \$1,000,000
- Main Replacement/Looping - \$200,000
- Interconnecting Meter Vaults - \$50,000
- Water Plant Improvements - \$475,000

### Maintenance Capital Projects

- N/A

## CAPITAL IMPROVEMENT PROGRAM OVERVIEW

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Electric Fund PAYGO: Electric Fund PAYGO funding for FY 2020 is \$2,640,000 for capital projects and \$110,000 for maintenance capital projects. These projects include:

### Capital Projects

- Customer Service Center - \$90,000
- Grant Avenue (Lee to Wellington) - \$400,000
- Sidewalk & Bicycle Infill - \$200,000
- Underground Cable - \$400,000
- Alternative Generation Initiatives - \$300,000
- Place Overhead Lines Underground - \$450,000
- LED Streetlight Replacement - \$100,000
- Manassas Airport Distribution - \$175,000
- Point of Woods Substation - \$300,000
- Substation Capacity and Reliability - \$225,000

### Maintenance Capital Projects

- Circuit Automation - \$110,000

Stormwater Fund PAYGO: Stormwater Fund PAYGO funding for FY 2020 is \$10,000 for capital projects and \$100,000 for maintenance projects. These projects include:

### Capital Projects

- Cockrell Branch SWM Pond Restoration/Dredging - \$10,000

### Maintenance Capital Projects

- Storm/Drainage Maint Program - \$35,000
- Floodplain Mapping Updates - \$65,000

Airport Fund PAYGO: Airport Fund PAYGO funding for FY 2020 is \$312,000 for capital projects and \$44,000 for maintenance capital projects. These projects include:

### Capital Projects

- Runway 16R/34L Lighting - \$8,000
- Taxiway A Rehab - \$5,000
- Runway 16/R34L Rehab - \$60,000
- Terminal Roof Replacement - \$30,000
- Install Security Fiber Line - \$9,000
- West Corporate Site/Drainage - \$200,000

### Maintenance Capital Projects

- Airport Paving (Outside Airfield) - \$24,000
- Airport Paving Program - \$20,000

School Fund PAYGO: School Fund PAYGO funding for FY 2020 is \$3,000,000 for capital projects. The school does not classify projects as maintenance capital projects. The School Fund PAYGO projects include:

### Capital Projects

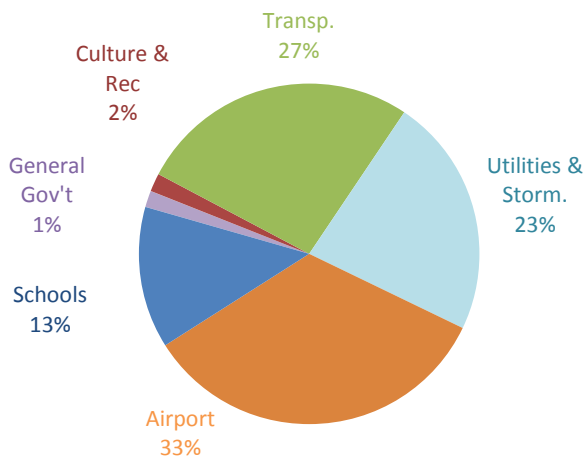
- Division Wide Tech Upgrades - \$175,000
- District Wide Bus Replacement - \$500,000
- District Wide Bus Additions - \$125,000
- Round HVAC Replacement - \$2,200,000

## CAPITAL IMPROVEMENT PROGRAM OVERVIEW

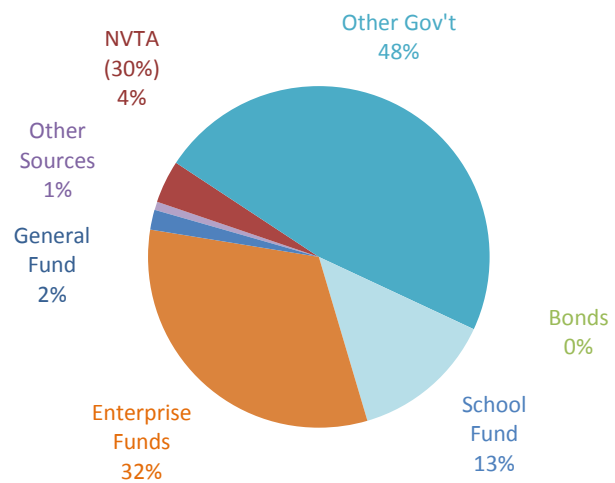
The capital budget summary shown below of \$22,283,000 is the first year (FY 2020) of the five-year capital improvement program. Below is a breakdown of expenditures by program and funding by source for the first year.

Expenditure by Program (FY 2020)		Funding by Source (FY 2020)	
General Government	350,000	General Fund	420,000
Culture & Recreation	385,000	Sewer Fund	1,360,000
Public Safety	-	Water Fund	2,840,000
Transportation	5,945,000	Electric Fund	2,640,000
Sewer	1,380,000	Stormwater Fund	10,000
Water	1,725,000	Airport Fund	312,000
Electric	1,950,000	School Funds	3,000,000
Stormwater	10,000	Bonds	-
Airport	7,538,000	State & Federal	10,626,000
Schools	3,000,000	NVTA 30% & Other	1,075,000
<b>Total FY 2020</b>	<b>\$ 22,283,000</b>	<b>Total FY 2020</b>	<b>\$ 22,283,000</b>

**FY 2020 Five-Year CIP**  
First Year - Projects by Program



**FY 2020 Five-Year CIP**  
First Year - Projects by Funding Source



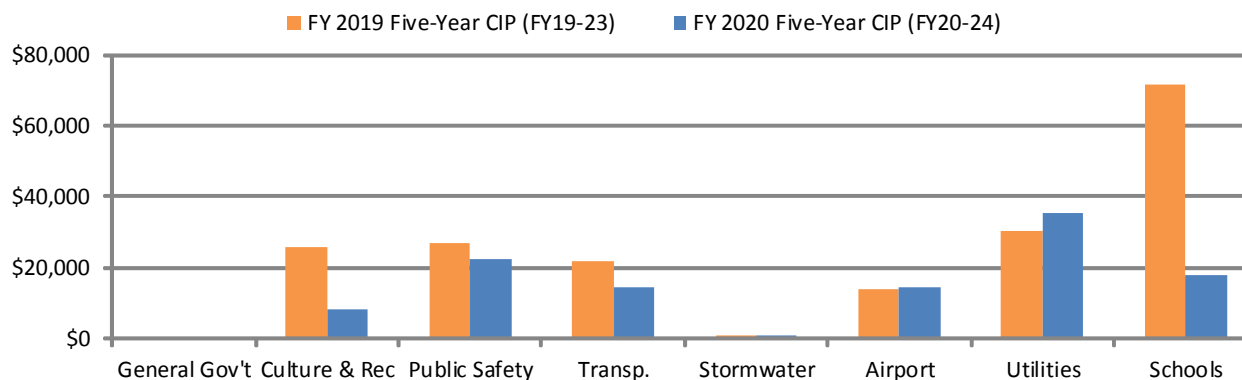
## SUMMARY OF CAPITAL PROJECTS BY PROGRAM

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year Total
General Government	2,519	350	-	-	-	-	-	2,869	350
Culture & Recreation	2,801	385	8,000	-	-	-	24,200	35,386	8,385
Public Safety	40,851	-	22,500	-	-	-	17,500	80,851	22,500
Transportation	45,301	5,945	6,067	550	1,300	550	16,620	76,333	14,412
Sewer	1,855	1,380	1,395	1,245	450	450	-	6,775	4,920
Water	34,970	1,725	13,595	1,415	3,300	400	6,900	62,305	20,435
Electric	6,670	1,950	2,125	1,825	2,280	2,100	2,650	19,600	10,280
Stormwater	237	10	449	380	-	-	19,436	20,512	839
Airport	317	7,538	2,850	800	3,000	-	16,600	31,105	14,188
Schools	-	3,000	3,557	5,190	3,000	3,000	76,677	94,424	17,747
<b>Total Cost</b>	<b>135,521</b>	<b>22,283</b>	<b>60,538</b>	<b>11,405</b>	<b>13,330</b>	<b>6,500</b>	<b>180,583</b>	<b>430,160</b>	<b>114,056</b>

### Funding Sources:

General Fund	5,520	420	-	-	-	-	-	5,940	420
Sewer Fund	3,552	1,360	1,350	1,200	450	450	1,040	9,402	4,810
Water Fund	16,318	2,840	1,815	1,460	1,300	400	6,920	31,053	7,815
Electric Fund	9,886	2,640	2,575	1,825	2,280	2,100	3,700	25,006	11,420
Stormwater Fund	137	10	449	380	-	-	396	1,372	839
Airport Fund	30	312	111	106	60	-	742	1,361	589
School Fund	33	3,000	3,557	3,049	3,000	3,000	450	16,089	15,606
Bonds	65,738	-	42,200	2,141	2,000	-	136,577	248,656	46,341
State	14,542	1,293	444	424	390	-	1,533	18,626	2,551
Federal	5,655	9,333	5,987	270	3,300	-	18,125	42,670	18,890
NVTA	11,012	900	1,050	550	550	550	3,100	17,712	3,600
Other Sources	3,098	175	1,000	-	-	-	8,000	12,273	1,175
<b>Total Funding</b>	<b>135,521</b>	<b>22,283</b>	<b>60,538</b>	<b>11,405</b>	<b>13,330</b>	<b>6,500</b>	<b>180,583</b>	<b>430,160</b>	<b>114,056</b>





# CAPITAL PROJECT LISTING

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>General Government</b>									
City Hall Improvements/	1,159	-	-	-	-	-	-	1,159	-
Public Works & Utilities	1,360	100	-	-	-	-	-	1,460	100
Manassas Customer Ser	-	250	-	-	-	-	-	250	250
<b>Program Total</b>	<b>2,519</b>	<b>350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,869</b>	<b>350</b>
<b>Culture &amp; Recreation</b>									
Manassas Museum	260	-	3,500	-	-	-	-	3,760	3,500
Dean Park	264	-	2,900	-	-	-	-	3,164	2,900
Stonewall Park/Pool	601	-	-	-	-	-	3,000	3,601	-
E.G. Smith Baseball Co	376	-	1,600	-	-	-	6,000	7,976	1,600
Annaburg Manor	1,300	35	-	-	-	-	5,000	6,335	35
Jennie Dean Memorial	-	350	-	-	-	-	-	350	350
Manassas Library	-	-	-	-	-	-	10,200	10,200	-
<b>Program Total</b>	<b>2,801</b>	<b>385</b>	<b>8,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,200</b>	<b>35,386</b>	<b>8,385</b>
<b>Public Safety</b>									
Public Safety Facility	26,685	-	22,500	-	-	-	-	49,185	22,500
Fire/Rescue Station 21	14,166	-	-	-	-	-	-	14,166	-
Fire/Rescue Station 1	-	-	-	-	-	-	17,500	17,500	-
<b>Program Total</b>	<b>40,851</b>	<b>-</b>	<b>22,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,500</b>	<b>80,851</b>	<b>22,500</b>
<b>Transportation</b>									
Sudley Road Third Lane	7,400	-	-	-	-	-	-	7,400	-
Land Acquisition (Downt	-	-	-	-	-	-	1,200	1,200	-
Prince William Street (Gr	9,740	-	-	-	-	-	-	9,740	-
Grant Avenue (Lee Aven	6,496	1,445	250	-	-	-	-	8,191	1,695
Dean Drive Extended (E	3,654	-	-	-	-	-	-	3,654	-
Dean Drive (Animal Shel	-	-	-	-	-	-	6,920	6,920	-
Route 28 / Nokesville Ro	11,681	-	-	-	-	-	-	11,681	-
Liberia Avenue Improve	-	-	500	-	-	-	-	500	500
Stonewall Park Trail Ext	-	-	-	-	-	-	2,000	2,000	-
Sidewalk & Bicycle Infill I	1,732	700	500	300	300	300	-	3,832	2,100
Godwin Drive Bike Trail	1,653	-	-	-	-	-	-	1,653	-
Commercial Corridor Str	250	250	1,625	250	250	250	-	2,875	2,625
Centreville Road Improv	300	150	-	-	-	-	-	450	150
Fairview Avenue / Tudor	1,130	-	-	-	-	-	-	1,130	-
North Side Downtown P	-	-	-	-	-	-	6,500	6,500	-

**CAPITAL PROJECT LISTING**

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
Traffic Signal Span Wire	-	-	-	-	750	-	-	750	750
Wakeman Drive Bike La	500	-	-	-	-	-	-	500	-
Gateway Boulevard Side	340	-	-	-	-	-	-	340	-
Roundabout Sudley/Cen	425	3,400	-	-	-	-	-	3,825	3,400
Mathis Avenue Improve	-	-	3,192	-	-	-	-	3,192	3,192
<b>Program Total</b>	<b>45,301</b>	<b>5,945</b>	<b>6,067</b>	<b>550</b>	<b>1,300</b>	<b>550</b>	<b>16,620</b>	<b>76,333</b>	<b>14,412</b>
<b>Sewer</b>									
Upper Flat Branch Interc	1,770	1,210	435	-	-	-	-	3,415	1,645
Buckner Road Sewer Ma	-	60	520	645	-	-	-	1,225	1,225
Ellicott Lane Sewer Main	85	100	400	-	-	-	-	585	500
Sewer Main Replaceme	-	10	40	600	450	450	-	1,550	1,550
<b>Program Total</b>	<b>1,855</b>	<b>1,380</b>	<b>1,395</b>	<b>1,245</b>	<b>450</b>	<b>450</b>	<b>-</b>	<b>6,775</b>	<b>4,920</b>
<b>Water</b>									
24" Transmission Main	16,761	1,000	12,900	900	2,900	-	2,800	37,261	17,700
Finished Water Capacity	3,000	-	-	-	-	-	-	3,000	-
Main Replacement / Loo	2,534	200	495	515	400	400	2,900	7,444	2,010
Clear-Well Addition and	2,400	-	-	-	-	-	-	2,400	-
Nokesville Road Upgrad	-	-	-	-	-	-	1,000	1,000	-
Interconnecting Meter V	30	50	-	-	-	-	200	280	50
Water Plant Improvemen	245	475	200	-	-	-	-	920	675
Dean Storage Tank	10,000	-	-	-	-	-	-	10,000	-
<b>Program Total</b>	<b>34,970</b>	<b>1,725</b>	<b>13,595</b>	<b>1,415</b>	<b>3,300</b>	<b>400</b>	<b>6,900</b>	<b>62,305</b>	<b>20,435</b>
<b>Electric</b>									
Underground Cable and	3,340	400	400	400	400	400	-	5,340	2,000
Alternative Generation In	1,450	300	300	300	300	300	-	2,950	1,500
New Fiber Optic Loop/Ri	355	-	-	-	-	-	-	355	-
Place Overhead Lines U	1,275	450	500	400	580	500	-	3,705	2,430
LED Streetlight Replace	250	100	100	100	100	100	-	750	500
Manassas Airport Distrib	-	175	300	300	450	450	-	1,675	1,675
Point of Woods Substati	-	300	200	-	-	-	-	500	500
Substation Capacity and	-	225	325	325	450	350	2,650	4,325	1,675
<b>Program Total</b>	<b>6,670</b>	<b>1,950</b>	<b>2,125</b>	<b>1,825</b>	<b>2,280</b>	<b>2,100</b>	<b>2,650</b>	<b>19,600</b>	<b>10,280</b>
<b>Stormwater</b>									
Sills Pond	-	-	-	-	-	-	396	396	-
Peabody Street / Early S	-	-	25	380	-	-	-	405	405

# CAPITAL PROJECT LISTING

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
Cockrell Branch SWM P	-	10	424	-	-	-	-	434	434
Jackson Avenue Draina	-	-	-	-	-	-	1,940	1,940	-
Hazel Drive Channel Imp	35	-	-	-	-	-	-	35	-
School Street Drainage I	202	-	-	-	-	-	-	202	-
Winter's Branch Stream	-	-	-	-	-	-	8,250	8,250	-
Flat Branch Stream Rest	-	-	-	-	-	-	4,100	4,100	-
Sumner Lake Stream Re	-	-	-	-	-	-	4,750	4,750	-
<b>Program Total</b>	<b>237</b>	<b>10</b>	<b>449</b>	<b>380</b>	<b>-</b>	<b>-</b>	<b>19,436</b>	<b>20,512</b>	<b>839</b>
<b>Airport</b>									
Air Traffic Control Tower	-	-	-	-	-	-	7,600	7,600	-
Upgrade Runway 16R/3	-	400	-	-	-	-	-	400	400
Realignment of Wakema	-	-	-	-	-	-	3,850	3,850	-
Land Acquisition Southw	-	-	-	-	-	-	3,000	3,000	-
Fuel Farm Update	-	-	-	-	-	-	550	550	-
Taxiway A Rehabilitation	-	250	2,250	-	-	-	-	2,500	2,500
Runway 16R/34L Rehabi	-	3,000	-	-	-	-	-	3,000	3,000
North East Apron Expan	-	-	-	-	-	-	1,300	1,300	-
Rehabilitate and Widen	-	-	-	300	3,000	-	-	3,300	3,300
Terminal Parking Lot Ex	-	-	50	500	-	-	-	550	550
Terminal Building Roof	-	100	-	-	-	-	-	100	100
Upgrade Taxiway A Ligh	-	-	300	-	-	-	-	300	300
Installation of Security Fi	24	140	-	-	-	-	-	164	140
Installation of Backup G	-	-	250	-	-	-	300	550	250
Taxiway G and Taxilane	293	2,648	-	-	-	-	-	2,941	2,648
West Corporate Develop	-	1,000	-	-	-	-	-	1,000	1,000
<b>Program Total</b>	<b>317</b>	<b>7,538</b>	<b>2,850</b>	<b>800</b>	<b>3,000</b>	<b>-</b>	<b>16,600</b>	<b>31,105</b>	<b>14,188</b>
<b>Schools</b>									
District Wide - Classroo	-	-	200	250	250	-	-	700	700
District Wide - Technolo	-	175	250	200	200	200	-	1,025	1,025
District Wide - School B	-	500	486	500	500	500	-	2,486	2,486
District Wide - School B	-	125	121	-	125	125	-	496	496
District Wide - Restroom	-	-	-	-	100	-	300	400	100
Central Office - Replace	-	-	500	4,240	1,594	-	-	6,334	6,334
Osborn - Parking Lot I	-	-	-	-	-	250	-	250	250
Osborn - Hallway Floor	-	-	-	-	-	500	-	500	500

**CAPITAL PROJECT LISTING**

*(\$ in Thousands)*

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
Osborn - Cooling Towe	-	-	-	-	-	1,000	-	1,000	1,000
Osborn - Restroom Ref	-	-	-	-	44	50	-	94	94
Metz - Classroom Floori	-	-	-	-	-	275	-	275	275
Mayfield - Roof Replace	-	-	2,000	-	-	-	-	2,000	2,000
Haydon - Parking Lot Im	-	-	-	-	-	100	150	250	100
Round - Phased BAS/H	-	2,200	-	-	-	-	-	2,200	2,200
Weems - Parking Lot Im	-	-	-	-	40	-	-	40	40
Weems - Partial Mainten	-	-	-	-	84	-	-	84	84
Weems - Interior Paint	-	-	-	-	63	-	-	63	63
New Dean - Building Re	-	-	-	-	-	-	76,227	76,227	-
<b>Program Total</b>	-	3,000	3,557	5,190	3,000	3,000	76,677	94,424	17,747
<b>CIP Total</b>	<b>135,521</b>	<b>22,283</b>	<b>60,538</b>	<b>11,405</b>	<b>13,330</b>	<b>6,500</b>	<b>180,583</b>	<b>430,160</b>	<b>114,056</b>

## **CAPITAL IMPROVEMENT PROGRAM FUNDING**

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### **SOURCE/DESCRIPTION**

#### **General Fund (PAYGO)**

The General Fund is funded by revenues as general property taxes, other local taxes, permits, fees, licenses, fines and forfeitures, charges for service, and aid from the state and federal governments. The contribution to the five-year CIP for the General Fund is approved as part of the General Fund operating budget. Occasionally, reserves that have been set aside in the General Fund for capital are used to fund projects.

#### **Sewer Fund, Water Fund, Electric Fund, Stormwater Fund, and Airport Fund (PAYGO)**

These funds are all enterprise funds. Enterprise funds account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services be financed or recovered primarily through user charges.

#### **School Fund (PAYGO)**

The Manassas City Public Schools (MCPS) is a component unit of the City of Manassas. The Schools fund their own capital program.

#### **Bonds**

Bonds are a type of security sold to finance capital improvement projects to spread the construction cost of a facility over time, such that those who benefit from it over time also assist in funding it. For any projects to be funded with bonds, debt service is included as an operating cost. All of the City's debt is general obligation bonds.

#### **State and Federal**

Funds from these sources are from the Commonwealth and/or the Federal government. Various agencies are responsible for funding in the different program areas. For example, the Federal Aviation Administration is generally the federal funding for Airport projects.

#### **Northern Virginia Transportation Authority**

The Northern Virginia Transportation Authority collects a percentage of sales tax, transient occupancy tax, and recordation tax on behalf of the jurisdictions in Northern Virginia for the sole purpose of transportation improvements. Of these collections, 30% of the revenue is returned to the locality on a monthly basis. In order to receive the full 30% funds, jurisdictions must either assess a 12.5 cent Commercial & Industrial tax or raise an equivalent amount of money and dedicate said funds to eligible transportation improvements.

#### **Other Sources**

Other funding sources may include: the use of proffers/cash in lieu, contributions from other governments, donations, proceeds from land sales or use of funds from closed projects.

**GENERAL FUND FUNDING BY CAPITAL PROJECT**

*(\$ in Thousands)*

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>General Government</b>									
City Hall Improvements/	379	-	-	-	-	-	-	379	-
Public Works & Utilities	230	50	-	-	-	-	-	280	50
Manassas Customer Ser	-	160	-	-	-	-	-	160	160
<b>Program Total</b>	<b>609</b>	<b>210</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>819</b>	<b>210</b>
<b>Culture &amp; Recreation</b>									
Manassas Museum	260	-	-	-	-	-	-	260	-
Dean Park	264	-	-	-	-	-	-	264	-
Stonewall Park/Pool	585	-	-	-	-	-	-	585	-
E.G. Smith Baseball Co	255	-	-	-	-	-	-	255	-
Annaburg Manor	-	35	-	-	-	-	-	35	35
Jennie Dean Memorial	-	175	-	-	-	-	-	175	175
<b>Program Total</b>	<b>1,364</b>	<b>210</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,574</b>	<b>210</b>
<b>Public Safety</b>									
Public Safety Facility	165	-	-	-	-	-	-	165	-
Fire/Rescue Station 21	2,566	-	-	-	-	-	-	2,566	-
<b>Program Total</b>	<b>2,731</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,731</b>	<b>-</b>
<b>Transportation</b>									
Sudley Road Third Lane	40	-	-	-	-	-	-	40	-
Prince William Street (Gr	209	-	-	-	-	-	-	209	-
Sidewalk & Bicycle Infill I	67	-	-	-	-	-	-	67	-
Wakeman Drive Bike La	500	-	-	-	-	-	-	500	-
<b>Program Total</b>	<b>816</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>816</b>	<b>-</b>
<b>Total General Fund</b>	<b>5,520</b>	<b>420</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,940</b>	<b>420</b>

# SEWER FUND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>General Government</b>									
Public Works & Utilities	232	50	-	-	-	-	-	282	50
<b>Program Total</b>	<b>232</b>	<b>50</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>282</b>	<b>50</b>
<b>Transportation</b>									
Prince William Street (Gr	950	-	-	-	-	-	-	950	-
Grant Avenue (Lee Aven	530	150	-	-	-	-	-	680	150
Dean Drive Extended (E	20	-	-	-	-	-	-	20	-
Dean Drive (Animal Shel	-	-	-	-	-	-	980	980	-
Commercial Corridor Str	-	-	25	-	-	-	-	25	25
<b>Program Total</b>	<b>1,500</b>	<b>150</b>	<b>25</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>980</b>	<b>2,655</b>	<b>175</b>
<b>Sewer</b>									
Upper Flat Branch Interc	1,735	1,000	435	-	-	-	-	3,170	1,435
Buckner Road Sewer Ma	-	50	450	600	-	-	-	1,100	1,100
Ellicott Lane Sewer Main	85	100	400	-	-	-	-	585	500
Sewer Main Replaceme	-	10	40	600	450	450	-	1,550	1,550
<b>Program Total</b>	<b>1,820</b>	<b>1,160</b>	<b>1,325</b>	<b>1,200</b>	<b>450</b>	<b>450</b>	<b>-</b>	<b>6,405</b>	<b>4,585</b>
<b>Stormwater</b>									
Jackson Avenue Draina	-	-	-	-	-	-	60	60	-
<b>Program Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60</b>	<b>60</b>	<b>-</b>
<b>Total Sewer Funds</b>	<b>3,552</b>	<b>1,360</b>	<b>1,350</b>	<b>1,200</b>	<b>450</b>	<b>450</b>	<b>1,040</b>	<b>9,402</b>	<b>4,810</b>

# WATER FUND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>General Government</b>									
Public Works & Utilities	168	-	-	-	-	-	-	168	-
<b>Program Total</b>	<b>168</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>168</b>	<b>-</b>
<b>Transportation</b>									
Prince William Street (Gr	1,710	-	-	-	-	-	-	1,710	-
Grant Avenue (Lee Aven	640	895	-	-	-	-	-	1,535	895
Dean Drive Extended (E	80	-	-	-	-	-	-	80	-
Dean Drive (Animal Shel	-	-	-	-	-	-	1,690	1,690	-
Commercial Corridor Str	-	-	150	-	-	-	-	150	150
<b>Program Total</b>	<b>2,430</b>	<b>895</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,690</b>	<b>5,165</b>	<b>1,045</b>
<b>Sewer</b>									
Upper Flat Branch Interc	-	210	-	-	-	-	-	210	210
Buckner Road Sewer Ma	-	10	70	45	-	-	-	125	125
<b>Program Total</b>	<b>-</b>	<b>220</b>	<b>70</b>	<b>45</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>335</b>	<b>335</b>
<b>Water</b>									
24" Transmission Main	7,761	1,000	900	900	900	-	900	12,361	3,700
Finished Water Capacity	750	-	-	-	-	-	-	750	-
Main Replacement / Loo	2,534	200	495	515	400	400	2,900	7,444	2,010
Clear-Well Addition and	2,400	-	-	-	-	-	-	2,400	-
Nokesville Road Upgrad	-	-	-	-	-	-	1,000	1,000	-
Interconnecting Meter V	30	50	-	-	-	-	200	280	50
Water Plant Improvemen	245	475	200	-	-	-	-	920	675
<b>Program Total</b>	<b>13,720</b>	<b>1,725</b>	<b>1,595</b>	<b>1,415</b>	<b>1,300</b>	<b>400</b>	<b>5,000</b>	<b>25,155</b>	<b>6,435</b>
<b>Stormwater</b>									
Jackson Avenue Draina	-	-	-	-	-	-	230	230	-
<b>Program Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>230</b>	<b>230</b>	<b>-</b>
<b>Total Water Fund</b>	<b>16,318</b>	<b>2,840</b>	<b>1,815</b>	<b>1,460</b>	<b>1,300</b>	<b>400</b>	<b>6,920</b>	<b>31,053</b>	<b>7,815</b>



# ELECTRIC FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Future	Total Project	5-Year CIP
<b>General Government</b>									
City Hall Improvements/	280	-	-	-	-	-	-	280	-
Public Works & Utilities	730	-	-	-	-	-	-	730	-
Manassas Customer Ser	-	90	-	-	-	-	-	90	90
<b>Program Total</b>	<b>1,010</b>	<b>90</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,100</b>	<b>90</b>
<b>Transportation</b>									
Prince William Street (Gr	991	-	-	-	-	-	-	991	-
Grant Avenue (Lee Aven	300	400	250	-	-	-	-	950	650
Dean Drive Extended (E	135	-	-	-	-	-	-	135	-
Dean Drive (Animal Shel	-	-	-	-	-	-	1,050	1,050	-
Sidewalk & Bicycle Infill I	-	200	200	-	-	-	-	400	400
Fairview Avenue / Tudor	780	-	-	-	-	-	-	780	-
<b>Program Total</b>	<b>2,206</b>	<b>600</b>	<b>450</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,050</b>	<b>4,306</b>	<b>1,050</b>
<b>Electric</b>									
Underground Cable and	3,340	400	400	400	400	400	-	5,340	2,000
Alternative Generation In	1,450	300	300	300	300	300	-	2,950	1,500
New Fiber Optic Loop/Ri	355	-	-	-	-	-	-	355	-
Place Overhead Lines U	1,275	450	500	400	580	500	-	3,705	2,430
LED Streetlight Replace	250	100	100	100	100	100	-	750	500
Manassas Airport Distrib	-	175	300	300	450	450	-	1,675	1,675
Point of Woods Substati	-	300	200	-	-	-	-	500	500
Substation Capacity and	-	225	325	325	450	350	2,650	4,325	1,675
<b>Program Total</b>	<b>6,670</b>	<b>1,950</b>	<b>2,125</b>	<b>1,825</b>	<b>2,280</b>	<b>2,100</b>	<b>2,650</b>	<b>19,600</b>	<b>10,280</b>
<b>Total Electric Funds</b>	<b>9,886</b>	<b>2,640</b>	<b>2,575</b>	<b>1,825</b>	<b>2,280</b>	<b>2,100</b>	<b>3,700</b>	<b>25,006</b>	<b>11,420</b>

**STORMWATER FUND FUNDING BY CAPITAL PROJECT**

*(\$ in Thousands)*

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Stormwater</b>									
Sills Pond	-	-	-	-	-	-	396	396	-
Peabody Street / Early S	-	-	25	380	-	-	-	405	405
Cockrell Branch SWM P	-	10	424	-	-	-	-	434	434
Hazel Drive Channel Imp	35	-	-	-	-	-	-	35	-
School Street Drainage I	102	-	-	-	-	-	-	102	-
<b>Program Total</b>	<b>137</b>	<b>10</b>	<b>449</b>	<b>380</b>	<b>-</b>	<b>-</b>	<b>396</b>	<b>1,372</b>	<b>839</b>
<b>Total Stormwater Fund</b>	<b>137</b>	<b>10</b>	<b>449</b>	<b>380</b>	<b>-</b>	<b>-</b>	<b>396</b>	<b>1,372</b>	<b>839</b>

# AIRPORT FUND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Airport</b>									
Air Traffic Control Tower	-	-	-	-	-	-	152	152	-
Upgrade Runway 16R/3	-	8	-	-	-	-	-	8	8
Realignment of Wakema	-	-	-	-	-	-	77	77	-
Land Acquisition Southw	-	-	-	-	-	-	60	60	-
Fuel Farm Update	-	-	-	-	-	-	367	367	-
Taxiway A Rehabilitation	-	5	45	-	-	-	-	50	50
Runway 16R/34L Rehabi	-	60	-	-	-	-	-	60	60
North East Apron Expan	-	-	-	-	-	-	26	26	-
Rehabilitate and Widen	-	-	-	6	60	-	-	66	66
Terminal Parking Lot Ex	-	-	10	100	-	-	-	110	110
Terminal Building Roof R	-	30	-	-	-	-	-	30	30
Upgrade Taxiway A Light	-	-	6	-	-	-	-	6	6
Installation of Security Fi	24	9	-	-	-	-	-	33	9
Installation of Backup G	-	-	50	-	-	-	60	110	50
Taxiway G and Taxilane	6	-	-	-	-	-	-	6	-
West Corporate Develop	-	200	-	-	-	-	-	200	200
<b>Program Total</b>	<b>30</b>	<b>312</b>	<b>111</b>	<b>106</b>	<b>60</b>	<b>-</b>	<b>742</b>	<b>1,361</b>	<b>589</b>
<b>Total Airport Funds</b>	<b>30</b>	<b>312</b>	<b>111</b>	<b>106</b>	<b>60</b>	<b>-</b>	<b>742</b>	<b>1,361</b>	<b>589</b>

# SCHOOL FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Transportation</b>									
Fairview Avenue / Tudor	33	-	-	-	-	-	-	33	-
<b>Program Total</b>	<b>33</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>33</b>	<b>-</b>
<b>Schools</b>									
District Wide - Classroo	-	-	200	250	250	-	-	700	700
District Wide - Technolo	-	175	250	200	200	200	-	1,025	1,025
District Wide - School Bu	-	500	486	500	500	500	-	2,486	2,486
District Wide - School Bu	-	125	121	-	125	125	-	496	496
District Wide - Restroom	-	-	-	-	100	-	300	400	100
Central Office - Replace	-	-	500	2,099	1,594	-	-	4,193	4,193
Osborn - Parking Lot I	-	-	-	-	-	250	-	250	250
Osborn - Hallway Floor	-	-	-	-	-	500	-	500	500
Osborn - Cooling Towe	-	-	-	-	-	1,000	-	1,000	1,000
Osborn - Restroom Ref	-	-	-	-	44	50	-	94	94
Metz - Classroom Floori	-	-	-	-	-	275	-	275	275
Mayfield - Roof Replace	-	-	2,000	-	-	-	-	2,000	2,000
Haydon - Parking Lot Im	-	-	-	-	-	100	150	250	100
Round - Phased BAS/H	-	2,200	-	-	-	-	-	2,200	2,200
Weems - Parking Lot Im	-	-	-	-	40	-	-	40	40
Weems - Partial Mainten	-	-	-	-	84	-	-	84	84
Weems - Interior Paint	-	-	-	-	63	-	-	63	63
<b>Program Total</b>	<b>-</b>	<b>3,000</b>	<b>3,557</b>	<b>3,049</b>	<b>3,000</b>	<b>3,000</b>	<b>450</b>	<b>16,056</b>	<b>15,606</b>
<b>Total School Funds</b>	<b>33</b>	<b>3,000</b>	<b>3,557</b>	<b>3,049</b>	<b>3,000</b>	<b>3,000</b>	<b>450</b>	<b>16,089</b>	<b>15,606</b>

# BOND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>General Government</b>									
City Hall Improvements/	500	-	-	-	-	-	-	500	-
<b>Program Total</b>	500	-	-	-	-	-	-	500	-
<b>Culture &amp; Recreation</b>									
Manassas Museum	-	-	2,500	-	-	-	-	2,500	2,500
Dean Park	-	-	2,400	-	-	-	-	2,400	2,400
Stonewall Park/Pool	-	-	-	-	-	-	2,500	2,500	-
E.G. Smith Baseball Co	-	-	1,600	-	-	-	3,000	4,600	1,600
Manassas Library	-	-	-	-	-	-	10,200	10,200	-
<b>Program Total</b>	-	-	6,500	-	-	-	15,700	22,200	6,500
<b>Public Safety</b>									
Public Safety Facility	26,000	-	22,500	-	-	-	-	48,500	22,500
Fire/Rescue Station 21	11,500	-	-	-	-	-	-	11,500	-
Fire/Rescue Station 1	-	-	-	-	-	-	17,500	17,500	-
<b>Program Total</b>	37,500	-	22,500	-	-	-	17,500	77,500	22,500
<b>Transportation</b>									
Prince William Street (Gr	2,130	-	-	-	-	-	-	2,130	-
Grant Avenue (Lee Aven	4,000	-	-	-	-	-	-	4,000	-
Route 28 / Nokesville Ro	358	-	-	-	-	-	-	358	-
Commercial Corridor Str	-	-	1,200	-	-	-	-	1,200	1,200
North Side Downtown P	-	-	-	-	-	-	6,500	6,500	-
<b>Program Total</b>	6,488	-	1,200	-	-	-	6,500	14,188	1,200
<b>Water</b>									
24" Transmission Main	9,000	-	12,000	-	2,000	-	1,900	24,900	14,000
Finished Water Capacity	2,250	-	-	-	-	-	-	2,250	-
Dean Storage Tank	10,000	-	-	-	-	-	-	10,000	-
<b>Program Total</b>	21,250	-	12,000	-	2,000	-	1,900	37,150	14,000
<b>Stormwater</b>									
Jackson Avenue Draina	-	-	-	-	-	-	1,650	1,650	-
Winter's Branch Stream	-	-	-	-	-	-	8,250	8,250	-
Flat Branch Stream Rest	-	-	-	-	-	-	4,100	4,100	-
Sumner Lake Stream Re	-	-	-	-	-	-	4,750	4,750	-
<b>Program Total</b>	-	-	-	-	-	-	18,750	18,750	-

**BOND FUNDING BY CAPITAL PROJECT***(\$ in Thousands)*

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Schools</b>									
Central Office - Replace	-	-	-	2,141	-	-	-	2,141	2,141
New Dean - Building Re	-	-	-	-	-	-	76,227	76,227	-
<b>Program Total</b>	-	-	-	2,141	-	-	76,227	78,368	2,141
<b>Total Bond Funds</b>	<b>65,738</b>	<b>-</b>	<b>42,200</b>	<b>2,141</b>	<b>2,000</b>	<b>-</b>	<b>136,577</b>	<b>248,656</b>	<b>46,341</b>

## STATE FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Transportation</b>									
Sudley Road Third Lane	7,360	-	-	-	-	-	-	7,360	-
Prince William Street (Gr	2,091	-	-	-	-	-	-	2,091	-
Dean Drive Extended (E	1,231	-	-	-	-	-	-	1,231	-
Route 28 / Nokesville Ro	2,638	-	-	-	-	-	-	2,638	-
Sidewalk & Bicycle Infill I	446	-	-	-	-	-	-	446	-
Godwin Drive Bike Trail	753	-	-	-	-	-	-	753	-
Traffic Signal Span Wire	-	-	-	-	150	-	-	150	150
<b>Program Total</b>	<b>14,519</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>14,669</b>	<b>150</b>
<b>Airport</b>									
Air Traffic Control Tower	-	-	-	-	-	-	608	608	-
Upgrade Runway 16R/3	-	32	-	-	-	-	-	32	32
Realignment of Wakema	-	-	-	-	-	-	308	308	-
Land Acquisition Southw	-	-	-	-	-	-	90	90	-
Fuel Farm Update	-	-	-	-	-	-	183	183	-
Taxiway A Rehabilitation	-	20	180	-	-	-	-	200	200
Runway 16R/34L Rehabi	-	240	-	-	-	-	-	240	240
North East Apron Expan	-	-	-	-	-	-	104	104	-
Rehabilitate and Widen	-	-	-	24	240	-	-	264	264
Terminal Parking Lot Ex	-	-	40	400	-	-	-	440	440
Terminal Building Roof R	-	70	-	-	-	-	-	70	70
Upgrade Taxiway A Light	-	-	24	-	-	-	-	24	24
Installation of Security Fi	-	131	-	-	-	-	-	131	131
Installation of Backup G	-	-	200	-	-	-	240	440	200
Taxiway G and Taxilane	23	-	-	-	-	-	-	23	-
West Corporate Develop	-	800	-	-	-	-	-	800	800
<b>Program Total</b>	<b>23</b>	<b>1,293</b>	<b>444</b>	<b>424</b>	<b>240</b>	<b>-</b>	<b>1,533</b>	<b>3,957</b>	<b>2,401</b>
<b>Total State Funds</b>	<b>14,542</b>	<b>1,293</b>	<b>444</b>	<b>424</b>	<b>390</b>	<b>-</b>	<b>1,533</b>	<b>18,626</b>	<b>2,551</b>

State funding generally takes the form of grants. Projects will not move forward until awards have been received.

# FEDERAL FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Culture &amp; Recreation</b>									
Dean Park	-	-	500	-	-	-	-	500	500
Stonewall Park/Pool	-	-	-	-	-	-	500	500	-
<b>Program Total</b>	-	-	500	-	-	-	500	1,000	500
<b>Transportation</b>									
Dean Drive (Animal Shel	-	-	-	-	-	-	1,600	1,600	-
Route 28 / Nokesville Ro	5,391	-	-	-	-	-	-	5,391	-
Stonewall Park Trail Exte	-	-	-	-	-	-	1,700	1,700	-
Traffic Signal Span Wire	-	-	-	-	600	-	-	600	600
Roundabout Sudley/Cen	-	3,400	-	-	-	-	-	3,400	3,400
Mathis Avenue Improve	-	-	3,192	-	-	-	-	3,192	3,192
<b>Program Total</b>	5,391	3,400	3,192	-	600	-	3,300	15,883	7,192
<b>Airport</b>									
Air Traffic Control Tower	-	-	-	-	-	-	6,840	6,840	-
Upgrade Runway 16R/3	-	360	-	-	-	-	-	360	360
Realignment of Wakema	-	-	-	-	-	-	3,465	3,465	-
Land Acquisition Southw	-	-	-	-	-	-	2,850	2,850	-
Taxiway A Rehabilitation	-	225	2,025	-	-	-	-	2,250	2,250
Runway 16R/34L Rehabi	-	2,700	-	-	-	-	-	2,700	2,700
North East Apron Expan	-	-	-	-	-	-	1,170	1,170	-
Rehabilitate and Widen	-	-	-	270	2,700	-	-	2,970	2,970
Upgrade Taxiway A Light	-	-	270	-	-	-	-	270	270
Taxiway G and Taxilane	264	2,648	-	-	-	-	-	2,912	2,648
<b>Program Total</b>	264	5,933	2,295	270	2,700	-	14,325	25,787	11,198
<b>Total Federal Funds</b>	<b>5,655</b>	<b>9,333</b>	<b>5,987</b>	<b>270</b>	<b>3,300</b>	<b>-</b>	<b>18,125</b>	<b>42,670</b>	<b>18,890</b>

Federal funding generally takes the form of grants. Projects will not move forward until awards have been received.



# NVTA 30% FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Transportation</b>									
Land Acquisition (Downt	-	-	-	-	-	-	1,200	1,200	-
Prince William Street (Gr	1,659	-	-	-	-	-	-	1,659	-
Grant Avenue (Lee Aven	900	-	-	-	-	-	-	900	-
Dean Drive Extended (E	1,993	-	-	-	-	-	-	1,993	-
Dean Drive (Animal Shel	-	-	-	-	-	-	1,600	1,600	-
Route 28 / Nokesville Ro	3,294	-	-	-	-	-	-	3,294	-
Liberia Avenue Improve	-	-	500	-	-	-	-	500	500
Stonewall Park Trail Exte	-	-	-	-	-	-	300	300	-
Sidewalk & Bicycle Infill I	1,091	500	300	300	300	300	-	2,791	1,700
Godwin Drive Bike Trail	900	-	-	-	-	-	-	900	-
Commercial Corridor Str	250	250	250	250	250	250	-	1,500	1,250
Centreville Road Improv	300	150	-	-	-	-	-	450	150
Fairview Avenue / Tudor	200	-	-	-	-	-	-	200	-
Roundabout Sudley/Cen	425	-	-	-	-	-	-	425	-
<b>Program Total</b>	<b>11,012</b>	<b>900</b>	<b>1,050</b>	<b>550</b>	<b>550</b>	<b>550</b>	<b>3,100</b>	<b>17,712</b>	<b>3,600</b>
<b>Total NVTA 30% Funds</b>	<b>11,012</b>	<b>900</b>	<b>1,050</b>	<b>550</b>	<b>550</b>	<b>550</b>	<b>3,100</b>	<b>17,712</b>	<b>3,600</b>

**OTHER SOURCE FUNDING BY CAPITAL PROJECT**

*(\$ in Thousands)*

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Culture &amp; Recreation</b>									
Manassas Museum	-	-	1,000	-	-	-	-	1,000	1,000
Stonewall Park/Pool	16	-	-	-	-	-	-	16	-
E.G. Smith Baseball Co	121	-	-	-	-	-	3,000	3,121	-
Annaburg Manor	1,300	-	-	-	-	-	5,000	6,300	-
Jennie Dean Memorial	-	175	-	-	-	-	-	175	175
<b>Program Total</b>	<b>1,437</b>	<b>175</b>	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,000</b>	<b>10,612</b>	<b>1,175</b>
<b>Public Safety</b>									
Public Safety Facility	520	-	-	-	-	-	-	520	-
Fire/Rescue Station 21	100	-	-	-	-	-	-	100	-
<b>Program Total</b>	<b>620</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>620</b>	<b>-</b>
<b>Transportation</b>									
Grant Avenue (Lee Aven	126	-	-	-	-	-	-	126	-
Dean Drive Extended (E	195	-	-	-	-	-	-	195	-
Sidewalk & Bicycle Infill I	128	-	-	-	-	-	-	128	-
Fairview Avenue / Tudor	117	-	-	-	-	-	-	117	-
Gateway Boulevard Side	340	-	-	-	-	-	-	340	-
<b>Program Total</b>	<b>906</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>906</b>	<b>-</b>
<b>Sewer</b>									
Upper Flat Branch Interc	35	-	-	-	-	-	-	35	-
<b>Program Total</b>	<b>35</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35</b>	<b>-</b>
<b>Stormwater</b>									
School Street Drainage I	100	-	-	-	-	-	-	100	-
<b>Program Total</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>
<b>Total Other Sources</b>	<b>3,098</b>	<b>175</b>	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,000</b>	<b>12,273</b>	<b>1,175</b>

FY2020 includes \$175,000 of donations for the Jennie Dean Memorial project.

# FY 2020 CAPITAL PROJECTS

(\$ in Thousands)

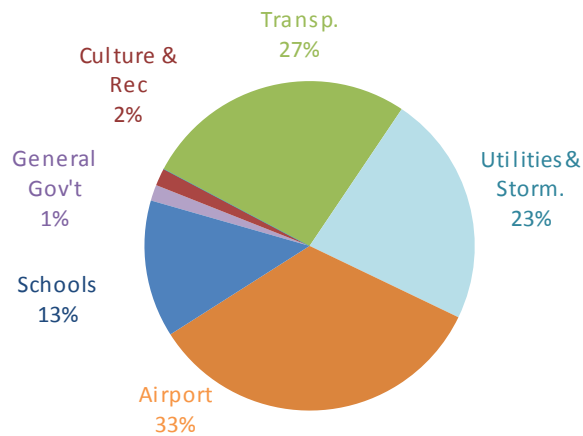
		<b>FY 2020</b>
<b>General Government</b>		
G-020	Public Works & Utilities Facility Improvements	100
G-022	Manassas Customer Service Center	250
		<b>350</b>
<b>Culture &amp; Recreation</b>		
C-041	Annaburg Manor	35
C-042	Jennie Dean Memorial	350
		<b>385</b>
<b>Transportation</b>		
T-021	Grant Avenue (Lee Avenue to Wellington Road)	1,445
T-058	Sidewalk & Bicycle Infill Initiative	700
T-070	Commercial Corridor Streetscapes	250
T-074	Centreville Road Improvements	150
T-085	Roundabout Sudley/Centreville	3,400
		<b>5,945</b>
<b>Sewer</b>		
S-016	Upper Flat Branch Interceptor Replacement	1,210
S-020	Buckner Road Sewer Main Replacement	60
S-021	Ellicott Lane Sewer Main Replacement	100
S-023	Sewer Main Replacement	10
		<b>1,380</b>
<b>Water</b>		
W-042	24" Transmission Main Replacement	1,000
W-050	Main Replacement / Looping	200
W-068	Interconnecting Meter Vaults	50
W-070	Water Plant Improvements	475
		<b>1,725</b>
<b>Electric</b>		
E-030	Underground Cable and Termination Replacement	400
E-031	Alternative Generation Initiatives	300
E-033	Place Overhead Lines Underground (Non-Transportation)	450
E-034	LED Streetlight Replacement	100
E-035	Manassas Airport Distribution Improvements	175
E-036	Point of Woods Substation Circuit Tie-Point	300
E-037	Substation Capacity and Reliability Improvements	225
		<b>1,950</b>

**FY 2020 CAPITAL PROJECTS**

(\$ in Thousands)

		<u>FY 2020</u>
<b>Stormwater</b>		
D-018	Cockrell Branch SWM Pond Restoration / Dredging	10
		<u>10</u>
<b>Airport</b>		
A-032	Upgrade Runway 16R/34L Lighting System and PAPIs	400
A-069	Taxiway A Rehabilitation	250
A-070	Runway 16R/34L Rehabilitation	3,000
A-077	Terminal Building Roof Replacement	100
A-080	Installation of Security Fiberline	140
A-086	Taxiway G and Taxilane Y Construction	2,648
A-087	West Corporate Development Site / Drainage Improvements	1,000
		<u>7,538</u>
<b>Schools</b>		
0102	District Wide - Technology Upgrades	175
0103	District Wide - School Bus Replacements	500
0105	District Wide - School Bus Additions	125
1004	Round - Phased BAS/HVAC Replacement	2,200
		<u>3,000</u>
<b>Total</b>		<u><u>22,283</u></u>

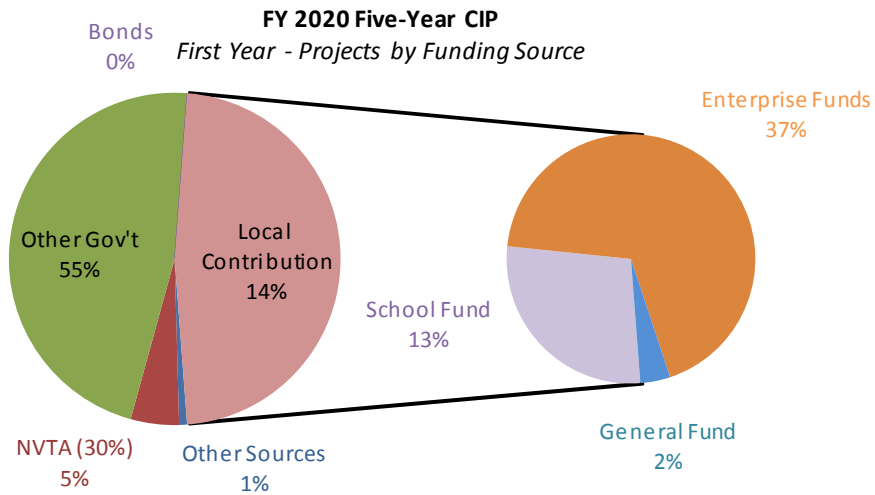
**FY 2020 Five-Year CIP**  
*First Year - Projects by Program*



**FY 2020 CAPITAL PROJECTS**

(\$ in Thousands)

Funding Sources	FY 2020
General Fund	420
Sewer Fund	1,360
Water Fund	2,840
Electric Fund	2,640
Stormwater Fund	10
Airport Fund	312
School Fund	3,000
Bonds	-
State	1,293
Federal	9,333
NVTA	900
Other Sources	175
<b>Total</b>	<b>22,283</b>



## SUMMARY OF MAINTENANCE CAPITAL PROJECTS BY PROGRAM

(\$ in Thousands)

The City identifies capital projects as projects with a cost greater than \$100,000 **and** a useful life of 10+ years. The City recognizes that there are additional projects/needs that are capital in nature but do not meet the requirement set forth for a capital project. These additional projects/needs are considered Maintenance Capital Projects, a list of which is provided below for all of the CIP program areas.

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year Total
Culture & Recreation	1,618	162	120	200	120	200	-	2,420	802
Public Safety	-	-	-	-	-	-	-	-	-
Transportation	2,157	436	400	400	400	400	-	4,193	2,036
Electric	-	110	-	110	-	110	-	330	330
Stormwater	100	100	100	100	100	100	-	600	500
Airport	366	220	870	220	220	220	35	2,151	1,750
<b>Total Cost</b>	<b>4,241</b>	<b>1,028</b>	<b>1,490</b>	<b>1,030</b>	<b>840</b>	<b>1,030</b>	<b>35</b>	<b>9,694</b>	<b>5,418</b>

### Funding Sources:

General Fund	2,675	450	360	500	360	500	-	4,845	2,170
Sewer Fund	-	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-	-
Electric Fund	-	110	-	110	-	110	-	330	330
Stormwater Fund	100	100	100	100	100	100	-	600	500
Airport Fund	137	44	106	44	44	44	7	426	282
School Fund	420	-	60	-	60	-	-	540	120
Bonds	-	-	-	-	-	-	-	-	-
State	841	176	224	176	176	176	28	1,797	928
Federal	-	-	540	-	-	-	-	540	540
NVTA	-	100	100	100	100	100	-	500	500
Other Sources	68	48	-	-	-	-	-	116	48
<b>Total Funding</b>	<b>4,241</b>	<b>1,028</b>	<b>1,490</b>	<b>1,030</b>	<b>840</b>	<b>1,030</b>	<b>35</b>	<b>9,694</b>	<b>5,418</b>

## MAINTENANCE CAPITAL PROJECT LISTING

(\$ in Thousands)

The City identifies capital projects as projects with a cost greater than \$100,000 **and** a useful life of 10+ years. The City recognizes that there are additional projects/needs that are capital in nature but do not meet the requirement set forth for a capital project. These additional projects/needs are considered Maintenance Capital Projects, a list of which is provided below for all of the CIP program areas.

	Prior Years	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Future	Total Project	5-Year CIP
<b>Culture &amp; Recreation</b>									
School Playground Equi	925	-	120	-	120	-	-	1,165	240
Museum Improvements	149	-	-	-	-	-	-	149	-
Park Improvements	544	162	-	200	-	200	-	1,106	562
<b>Program Total</b>	<b>1,618</b>	<b>162</b>	<b>120</b>	<b>200</b>	<b>120</b>	<b>200</b>	<b>-</b>	<b>2,420</b>	<b>802</b>
<b>Transportation</b>									
Traffic Signal Coordinati	-	100	100	100	100	100	-	500	500
Supplemental Street Pav	2,157	336	300	300	300	300	-	3,693	1,536
<b>Program Total</b>	<b>2,157</b>	<b>436</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>-</b>	<b>4,193</b>	<b>2,036</b>
<b>Electric</b>									
Circuit Automation	-	110	-	110	-	110	-	330	330
<b>Program Total</b>	<b>-</b>	<b>110</b>	<b>-</b>	<b>110</b>	<b>-</b>	<b>110</b>	<b>-</b>	<b>330</b>	<b>330</b>
<b>Stormwater</b>									
Stormwater / Drainage M	35	35	35	35	35	35	-	210	175
Floodplain Mapping Upd	65	65	65	65	65	65	-	390	325
<b>Program Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>-</b>	<b>600</b>	<b>500</b>
<b>Airport</b>									
Airport Paving Program (	326	120	120	120	120	120	-	926	600
Master Plan Study	-	-	600	-	-	-	-	600	600
Airport Alternative Energ	-	-	-	-	-	-	35	35	-
Midfield Ditch Restoratio	-	-	50	-	-	-	-	50	50
Airfield Paving Program	40	100	100	100	100	100	-	540	500
<b>Program Total</b>	<b>366</b>	<b>220</b>	<b>870</b>	<b>220</b>	<b>220</b>	<b>220</b>	<b>35</b>	<b>2,151</b>	<b>1,750</b>
<b>Total Costs</b>	<b>4,241</b>	<b>1,028</b>	<b>1,490</b>	<b>1,030</b>	<b>840</b>	<b>1,030</b>	<b>35</b>	<b>9,694</b>	<b>5,418</b>

**MAINTENANCE CAPITAL PROJECT LISTING**

(\$ in Thousands)

The City identifies capital projects as projects with a cost greater than \$100,000 **and** a useful life of 10+ years. The City recognizes that there are additional projects/needs that are capital in nature but do not meet the requirement set forth for a capital project. These additional projects/needs are considered Maintenance Capital Projects, a list of which is provided below for all of the CIP program areas.

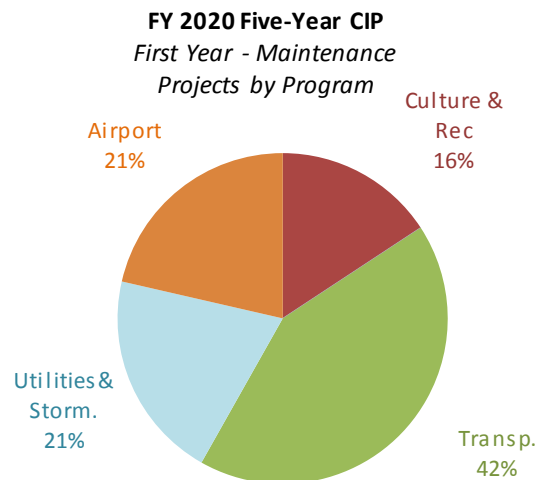
<b>Funding Sources</b>	<b>Prior Years</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>Future</b>	<b>Total Project</b>	<b>5-Year CIP</b>
General Fund	2,675	450	360	500	360	500	-	4,845	2,170
Sewer Fund	-	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-	-
Electric Fund	-	110	-	110	-	110	-	330	330
Stormwater Fund	100	100	100	100	100	100	-	600	500
Airport Fund	137	44	106	44	44	44	7	426	282
School Fund	420	-	60	-	60	-	-	540	120
Bonds	-	-	-	-	-	-	-	-	-
State	841	176	224	176	176	176	28	1,797	928
Federal	-	-	540	-	-	-	-	540	540
NVTA	-	100	100	100	100	100	-	500	500
Other Sources	68	48	-	-	-	-	-	116	48
<b>Total Funding</b>	<b>4,241</b>	<b>1,028</b>	<b>1,490</b>	<b>1,030</b>	<b>840</b>	<b>1,030</b>	<b>35</b>	<b>9,694</b>	<b>5,418</b>



# FY 2020 MAINTENANCE CAPITAL PROJECTS

(\$ in Thousands)

		<b>FY 2020</b>
<b>Culture &amp; Recreation</b>		
C-031	Park Improvements	162
		<b>162</b>
<b>Transportation</b>		
T-064	Traffic Signal Coordination & Upgrades	100
T-066	Supplemental Street Paving	336
		<b>436</b>
<b>Electric</b>		
E-038	Circuit Automation	110
		<b>110</b>
<b>Stormwater</b>		
D-029	Stormwater / Drainage Maintenance Program	35
D-030	Floodplain Mapping Update Program	65
		<b>100</b>
<b>Airport</b>		
A-058	Airport Paving Program (outside Airfield)	120
A-084	Airfield Paving Program	100
		<b>220</b>
		<b>1,028</b>



# FY 2020 MAINTENANCE CAPITAL PROJECTS

(\$ in Thousands)

Funding Sources	FY 2020
General Fund	450
Sewer Fund	-
Water Fund	-
Electric Fund	110
Stormwater Fund	100
Airport Fund	44
School Fund	-
Bonds	-
State	176
Federal	-
NVTA	100
Other Sources	48
<b>Total</b>	<b>1,028</b>

