

PRE-BUDGET WORK SESSION

INFRASTRUCTURE INVESTMENT


October 25, 2022

- ▶ Quality Government and Public Safety
 - ▶ Staffing needs
 - ▶ Inflation
 - ▶ One-time use of fund balance for on-going expenses
- ▶ Mandated Costs
- ▶ Five-Year Financial Forecast

PREVIOUS PRE-BUDGET WORK
SESSION RECAP

A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue background.

FY24-FY28
GENERAL GOVERNMENT AND PUBLIC
SAFETY CIP CHALLENGES





FINANCING CHALLENGES

- ▶ Extended design timelines
- ▶ Construction cost inflation
 - ▶ Wide range bidding
- ▶ Limited bidder response
- ▶ Long lead time on materials
 - ▶ Improving
 - ▶ Many components 1+ year lead
- ▶ Impacts
 - ▶ Design delays
 - ▶ Increases in project cost estimates
 - ▶ Construction timeline delays
 - ▶ Adding 12 to 18 months on projects

INDUSTRY CHALLENGES

- ▶ Current Status

- ▶ FY 23 Balance \$2.6 Million
- ▶ FY 24 Budget \$800,000
- ▶ Current Estimate: \$3.4 million
- ▶ Addresses HVAC
 - ▶ Existing heating oil tank failure
 - ▶ Smaller replacement tank installed, boilers cleaned
- ▶ Recommended Replacement
 - ▶ Zoned HVAC System (not boiler)
 - ▶ Needs to be designed to user
 - ▶ Room loading/room sizing

- ▶ Building Future Uses

- ▶ Community Use
 - ▶ HVAC work still needed
 - ▶ First Floor public use
 - ▶ Second Floor public/County use
- ▶ Spotsylvania Schools
 - ▶ HVAC work by schools
 - ▶ Renovate to meet specific need
 - ▶ Discussion post November
- ▶ Private Developer
 - ▶ Potential loss of control of building use
 - ▶ Relocation of community functions

MARSHALL CENTER



▶ Current Status

- ▶ FY24/FY25: \$9.1 million
- ▶ Current Estimate: \$18 million
- ▶ 24,000 sq. ft. expansion
 - ▶ Lacks operational efficiency
- ▶ Drivers for Space
 - ▶ Meeting spaces
 - ▶ EOC Expansion
 - ▶ “Hot EOC”
 - ▶ Multi-functional concerns
 - ▶ Insufficient size
 - ▶ Continued Sherriff's Office growth
 - ▶ Storage

▶ Potential Solutions

- ▶ Build Expansion
 - ▶ Total of 84k sq. ft.
- ▶ Build New Facility
 - ▶ New building 70k to 80k sq. ft.
 - ▶ Current estimate: \$50 million
 - ▶ Space drivers
 - ▶ Meeting spaces
 - ▶ Storage
 - ▶ Open existing PSB for other use
 - ▶ DSS/Health Department
 - ▶ 5 year delivery timeline

PUBLIC SAFETY BUILDING



- ▶ Current Status

- ▶ FY22-FY24: \$10.6 million
- ▶ Current Estimate: \$12.45 million
- ▶ Collocated at Arritt Park
- ▶ Station Features
 - ▶ 8,400 sq. ft. of office/bunk/common
 - ▶ 3 bays 5,800 sq. ft.
 - ▶ 40,000 gallons onsite water storage

- ▶ Current Timeline

- ▶ Bid Award March 2023
- ▶ Construction FY24-FY25

FIRE COMPANY 3



- ▶ Current Status

- ▶ FY23-FY25: \$10.14 million
- ▶ Current Estimate: \$15 million
- ▶ Vicinity of Massaponax Church Road and Route 1
 - ▶ No site acquired
- ▶ Station Features
 - ▶ 9,000 sq. ft. of office/bunk/common
 - ▶ 4 bays 7,750 sq. ft.
 - ▶ Potential EOC/911
 - ▶ Not included in cost
 - ▶ Significant redesign from 3

- ▶ Current Timeline

- ▶ Land acquisition FY23/FY24
- ▶ Design FY24/FY25
- ▶ Construction FY25-FY27

FIRE COMPANY 12

- ▶ Current Status

- ▶ Shady Grove area
- ▶ No site acquired
- ▶ \$15.5 million
- ▶ Similar to Company 3

- ▶ Current Timeline

- ▶ Land acquisition FY28
- ▶ Design FY28/FY29
- ▶ Construction FY29-FY31

FIRE COMPANY 14



- ▶ Current Status
 - ▶ Located at current training site
 - ▶ FY25-FY26: \$8.1 million
 - ▶ Current Estimate: \$18 to \$20 million
 - ▶ Center Features
 - ▶ 8,500 sq. ft. training center
 - ▶ 3 bays (5,000 sq. ft.)
 - ▶ 5,000 sq. ft. logistics center
 - ▶ Backup EOC/911

FIRE TRAINING AND LOGISTICS CENTER