



July 1, 2022

Mayor Davis-Younger and Members of the City Council:

The Adopted FY 2023 Five-Year Capital Improvement Program (CIP), prepared in alignment with the City Council priorities and the adopted strategic plan goals, is published and available for public review at www.manassasva.gov/budget.

The FY 2023 – FY 2027 CIP totals \$242 million and contains 63 projects to be started during the five-year planning period. Another \$77 million in projects are also shown in the CIP for future funding consideration. Schools projects at \$77 million would receive the most funding during this five-year planning cycle. Significant attention is also going to utility infrastructure projects such as Sewer (\$31 million), Stormwater (\$27 million), Water (\$23 million) and Airport (\$19 million). Transportation (\$21 million), Culture and Recreation (\$20 million) and General Government/Public Safety (\$19 million) are also receiving attention. Our “AAA” rated bonding capacity remains the primary funding source making up 30% (\$73 million) of CIP funding. Other major funding streams include state and federal intergovernmental funds, school funds allocated to pay-as-you-go capital, private investment and enterprise funds.

This CIP shows the City focus on several major building projects. In public safety, construction of Fire and Rescue Station #21 was completed in 2021 and construction of the new Public Safety Facility will be completed in the next fiscal year. During this fiscal year we will also begin work on the Manassas Museum expansion and City Hall Renovations which will provide service enhancements in our downtown core. Major culture and recreation projects include continued enhancements at Annaburg Manor, Dean Park and Stonewall Park. Many of the infrastructure projects will compliment our economic development initiatives while meeting environmental regulations and supporting community vitality goals.

Transportation mobility improvements continue our focus on the Route 28 corridor with projects along Sudley, Nokesville, Godwin and Centreville roads. Grant Avenue improvements are underway along with significant trail and sidewalk improvements to increase bike and pedestrian safety and mobility.

The strategic decision to provide an ongoing dedicated funding stream for major capital project initiatives, including public schools, will enhance our ability to provide community facilities for many generations. Coordination plans with the Manassas City Public Schools for the replacement of Dean Elementary and repurposing of the current Police Facility for MCPS Administrative Offices are included in the CIP based on those strategic commitments. These projects are also in line with your strategic priority of education attainment.

I appreciate the efforts of many individuals, and in particular staff of the Finance and Planning Departments, for the significant time and effort that have gone into preparing the information contained in this document. Their efforts have resulted in a CIP process that identified and addressed significant needs reflected in the Comprehensive and Strategic Plans of the City. We look forward to bringing these plans to fruition over the next several years.

Respectfully,

William Patrick Pate
City Manager

CAPITAL IMPROVEMENT PROGRAM CALENDAR

Developing the CIP

Friday, November 5, 2021

Mon.-Fri., December 13-17, 2021

Wednesday, January 19, 2022

Wednesday, February 2, 2022

Department CIP Due

City Manager / Department Meetings

Planning Commission Review

Planning Commission Approval

City Council Work Sessions (Budget & CIP)

Monday, February 28, 2022

Monday, March 7, 2022

Tuesday, March 8, 2022

Wednesday, March 16, 2022

Wednesday, March 23, 2022

Wednesday, March 30, 2022

Wednesday, April 13, 2022

Monday, April 25, 2022

Wednesday, April 27, 2022

Monday, May 9, 2022

Presentation of Proposed Budget & CIP

Budget & CIP Worksession

Budget & CIP Worksession

Budget & CIP Worksession

Budget & CIP Worksession

Schools Budget & CIP Worksession

Budget & CIP Worksession

Public Hearing on Proposed Budget & CIP

Budget & CIP Worksession

Adoption of CIP by Resolution

Staff Preparation
Planning Commission
Presentations or Public Hearings
City Council Worksessions
Adoption

DECEMBER 2021							JANUARY 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					

FEBRUARY 2022							MARCH 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5			1	2	3	4	5
6	7	8	9	10	11	12	6	7	8	9	10	11	12
13	14	15	16	17	18	19	13	14	15	16	17	18	19
20	21	22	23	24	25	26	20	21	22	23	24	25	26
27	28						27	28	29	30	31		

APRIL 2022							MAY 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

CAPITAL IMPROVEMENT PROGRAM OVERVIEW

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 City Manager 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

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 1st, 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% repaid 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 2023 payment for tax-supported debt service is \$12,197,055 (City General Fund, City Fire Rescue Fund, and Schools). Additionally, FY 2023 payment for debt service supported by the enterprise funds (Sewer, Water, Electric, Stormwater, and Airport) is \$5,608,849. A list of proposed bond issues for the Five-Year CIP is included in this document.

CAPITAL IMPROVEMENT PROGRAM OVERVIEW

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 2023 PAYGO projects represent a total of \$11,907,000 (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 2023 is \$130,000 for capital projects and \$1,120,000 for maintenance capital projects. These projects include:

Capital Projects

- Animal Shelter Improvements - \$130,000

Maintenance Capital Projects

- School Playground Equipment - \$60,000
- Candy Factory Improvements - \$270,000
- Stonewall Pool Improvements - \$40,000
- Historic Site Improvements - \$150,000
- Upstream Inspections & Repairs - \$100,000
- Culvert Maintenance - \$100,000

Sewer Fund PAYGO: Sewer Fund PAYGO funding for FY 2023 is \$31,000 for capital projects and \$450,000 for maintenance capital projects. These projects include:

Capital Projects

- Dean Drive Extended - \$31,000

Maintenance Capital Projects

- Sewer Main Replacement - \$450,000

Water Fund PAYGO: There is no Water Fund PAYGO funding planning for FY 2023.

Capital Projects

Maintenance Capital Projects

CAPITAL IMPROVEMENT PROGRAM OVERVIEW

Electric Fund PAYGO: Electric Fund PAYGO funding for FY 2023 is \$925,000 for capital projects and \$1,975,000 for maintenance capital projects. These projects include:

Capital Projects

- Grant Avenue (Lee to Wellington) - \$150,000
- LED Streetlight Replacement - \$125,000
- Manassas Airport Distribution - \$300,000
- Distribution Facility Relocation - \$50,000

Maintenance Capital Projects

- Electric T&D Maintenance - \$800,000
- Alternative Generation Initiatives - \$300,000
- Place Overhead Lines Under - \$500,000
- Substation Capacity - \$375,000

Stormwater Fund PAYGO: Stormwater Fund PAYGO funding for FY 2023 is \$1,240,000 for capital projects and \$1,525,000 for maintenance projects. These projects include:

Capital Projects

- New Britain Regional Pond - \$1,240,000

Maintenance Capital Projects

- SWMF Annual/Deferred Maint. - \$900,000
- Floodplain Mapping Program - \$125,000
- Drainage Maint. & Construction - \$500,000

Airport Fund PAYGO: Airport Fund PAYGO funding for FY 2023 is \$112,000 for capital projects and \$99,000 for maintenance capital projects. These projects include:

Capital Projects

- Rehab/Widen Taxiway B - \$100,000
- Rehab of Runway 16L/34R - \$12,000

Maintenance Capital Projects

- Airfield Improvements - \$16,000
- Airfield Paving Program - \$27,000
- Security Equipment Replacement - \$45,000
- Terminal Building Improvements - \$11,000

School Fund PAYGO: School Fund PAYGO funding for FY 2023 is \$4,300,000 for capital projects. The school does not classify projects as maintenance capital projects. The School Fund PAYGO projects include:

Capital Projects

- District Wide Trailers - \$250,000
 - District Wide Tech Upgrades - \$200,000
 - District Wide Bus Replacement - \$500,000
 - District Wide Bus Additions - \$125,000
 - Central Office Replacement - \$1,594,000
 - Osbourn Turf Field - \$1,300,000
 - Mayfield Parking Lot Paving - \$200,000
 - Weems Window/Door Replace - \$131,000
-

CAPITAL IMPROVEMENT PROGRAM OVERVIEW

The capital budget summary shown below of \$73,845,000 is the first year (FY 2023) of the five-year capital improvement program. This is a \$1,609,000 decrease or -2.1% compared to the first-year of the previous year's (FY 2022) total. Below is a breakdown of expenditures by program and funding by source for the first year.

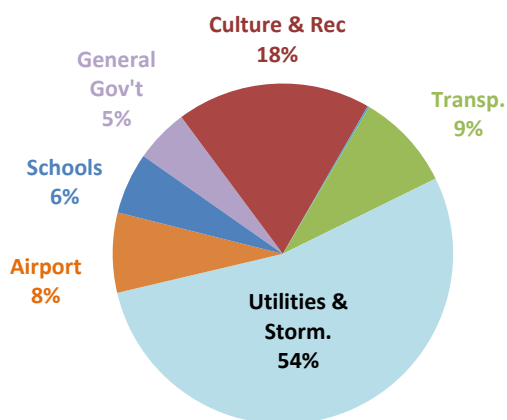
Expenditure by Program (FY 2023)

General Government	3,779,000
Culture & Recreation	13,635,000
Public Safety	130,000
Transportation	6,825,000
Sewer	-
Water	22,700,000
Electric	2,625,000
Stormwater	14,251,000
Airport	5,600,000
Schools	4,300,000
Total FY 2023	\$ 73,845,000

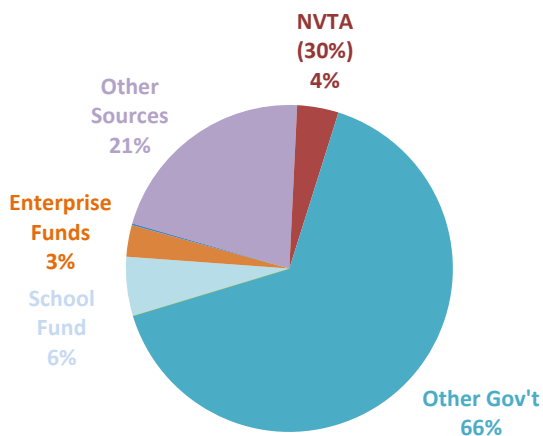
Funding by Source (FY 2023)

General Fund	130,000
Sewer Fund	31,000
Water Fund	-
Electric Fund	925,000
Stormwater Fund	1,240,000
Airport Fund	112,000
School Funds	4,300,000
Bonds	-
State & Federal	48,343,000
NVTA 30% & Other	18,764,000
Total FY 2023	\$ 73,845,000

FY 2023 Five-Year CIP
First Year - Projects by Program



FY 2023 Five-Year CIP
First Year - Projects by Funding Source



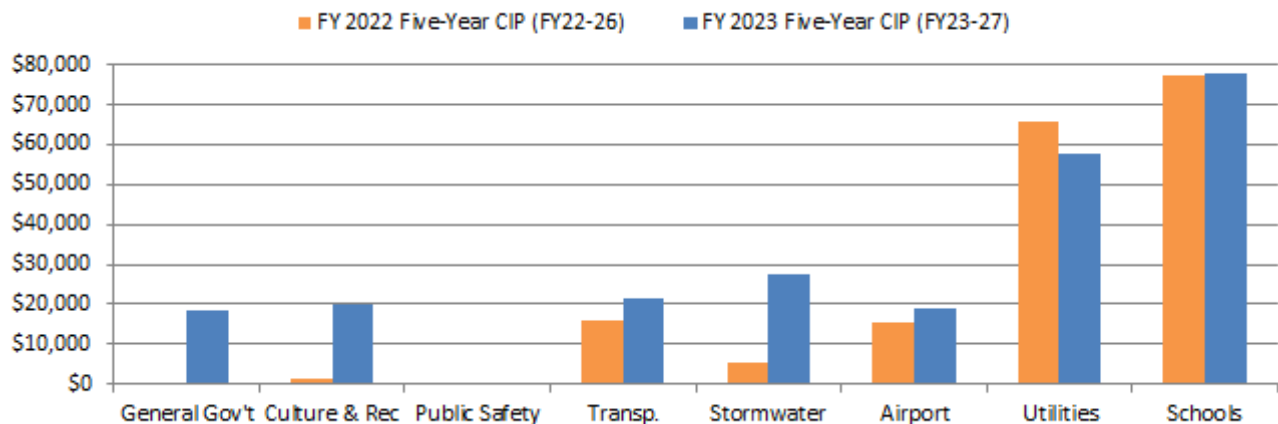
SUMMARY OF CAPITAL PROJECTS BY PROGRAM

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year Total
General Government	12,167	3,779	5,246	8,415	515	515	6,339	36,976	18,470
Culture & Recreation	9,260	13,635	-	-	6,550	-	4,300	33,745	20,185
Public Safety	41,964	130	280	-	-	-	24,825	67,199	410
Transportation	60,292	6,825	2,300	625	7,899	3,843	6,788	88,572	21,492
Sewer	7,465	-	29,100	-	2,000	-	-	38,565	31,100
Water	32,681	22,700	-	-	-	-	-	55,381	22,700
Electric	46,655	2,625	575	550	-	-	-	50,405	3,750
Stormwater	3,417	14,251	-	-	13,250	-	750	31,668	27,501
Airport	5,278	5,600	400	5,000	5,575	2,500	30,650	55,003	19,075
Schools	-	4,300	4,300	3,000	62,997	3,000	3,000	80,597	77,597
Total Cost	219,179	73,845	42,201	17,590	98,786	9,858	76,652	538,111	242,280

Funding Sources:

General Fund	2,095	130	360	400	515	515	-	4,015	1,920
Sewer Fund	4,402	31	-	125	2,980	-	-	7,538	3,136
Water Fund	15,784	-	-	125	1,690	-	-	17,599	1,815
Electric Fund	5,022	925	575	800	1,050	-	-	8,372	3,350
Stormwater Fund	288	1,240	-	-	-	-	750	2,278	1,240
Airport Fund	1,964	112	8	100	147	50	1,094	3,475	417
School Fund	-	4,300	4,300	3,000	3,000	3,000	3,000	20,600	17,600
Bonds	87,099	-	-	-	73,247	-	44,064	204,410	73,247
State	10,430	1,517	32	525	834	439	3,141	16,918	3,347
Federal	32,386	46,826	360	5,000	5,818	3,204	18,815	112,409	61,208
NVTA	6,787	3,020	-	-	1,345	750	443	12,345	5,115
Other Sources	52,922	15,744	36,566	7,515	8,160	1,900	5,345	128,152	69,885
Total Funding	219,179	73,845	42,201	17,590	98,786	9,858	76,652	538,111	242,280



CAPITAL PROJECT LISTING

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Government									
City Hall	10,707	-	-	-	-	-	-	10,707	-
Public Works & Utilities	1,460	-	-	-	-	-	6,339	7,799	-
City Hall Annex	-	439	5,166	-	-	-	-	5,605	5,605
City Hall / Downtown Par	-	3,000	-	7,515	-	-	-	10,515	10,515
Building Automation Syst	-	340	-	-	-	-	-	340	340
Fuel Island Upgrade at P	-	-	80	670	-	-	-	750	750
Building Maintenance Sh	-	-	-	230	515	515	-	1,260	1,260
Program Total	12,167	3,779	5,246	8,415	515	515	6,339	36,976	18,470
Culture & Recreation									
Manassas Museum	6,590	200	-	-	-	-	-	6,790	200
Dean Park	754	8,860	-	-	-	-	-	9,614	8,860
Byrd Park	-	-	-	-	1,800	-	-	1,800	1,800
Annaburg Manor	1,916	2,250	-	-	-	-	4,300	8,466	2,250
Cedar Crest Park	-	-	-	-	500	-	-	500	500
Stonewall Park	-	2,325	-	-	4,250	-	-	6,575	6,575
Program Total	9,260	13,635	-	-	6,550	-	4,300	33,745	20,185
Public Safety									
Public Safety Facility	41,964	-	-	-	-	-	-	41,964	-
Animal Shelter Improve	-	130	280	-	-	-	-	410	410
Fire/Rescue Station 1	-	-	-	-	-	-	24,825	24,825	-
Program Total	41,964	130	280	-	-	-	24,825	67,199	410
Transportation									
Sudley Road Third Lane	7,400	605	-	-	-	-	-	8,005	605
Grant Avenue (Lee Aven	12,020	300	-	-	-	-	-	12,320	300
Dean Drive Extended (E	4,430	31	-	-	-	-	-	4,461	31
Dean Drive (Animal Shel	-	-	-	-	5,414	1,443	1,443	8,300	6,857
Route 28 / Nokesville Ro	21,534	-	-	-	-	-	-	21,534	-
Liberia Avenue	-	-	-	-	1,610	1,900	5,345	8,855	3,510
Stonewall Park Trail Exte	-	-	-	625	875	500	-	2,000	2,000
Godwin Drive Bike Trail	1,703	-	-	-	-	-	-	1,703	-
Commercial Corridor Str	597	70	-	-	-	-	-	667	70
Traffic Signal Span Wire	-	869	-	-	-	-	-	869	869
Gateway Boulevard Side	758	-	-	-	-	-	-	758	-
Longstreet Water Line &	-	3,750	-	-	-	-	-	3,750	3,750

CAPITAL PROJECT LISTING

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Roundabout Sudley/Cen	3,825	-	-	-	-	-	-	3,825	-
Mathis Avenue	6,027	1,200	-	-	-	-	-	7,227	1,200
Quarry Streetscape	1,000	-	-	-	-	-	-	1,000	-
Wellington Road Shared	998	-	-	-	-	-	-	998	-
Wakeman Tract Pond Tr	-	-	2,300	-	-	-	-	2,300	2,300
Program Total	60,292	6,825	2,300	625	7,899	3,843	6,788	88,572	21,492
Sewer									
Upper Flat Branch Interc	2,765	-	-	-	2,000	-	-	4,765	2,000
Sewer Capacity Expansi	900	-	29,100	-	-	-	-	30,000	29,100
Airport Infrastructure Imp	3,800	-	-	-	-	-	-	3,800	-
Program Total	7,465	-	29,100	-	2,000	-	-	38,565	31,100
Water									
24" Transmission Main R	16,710	16,000	-	-	-	-	-	32,710	16,000
Finished Water Capacity	7,600	-	-	-	-	-	-	7,600	-
Clear-Well Addition and	5,071	-	-	-	-	-	-	5,071	-
Nokesville Road Water	1,300	-	-	-	-	-	-	1,300	-
Surge Tank Expansion	2,000	-	-	-	-	-	-	2,000	-
Screw Press Decant	-	6,700	-	-	-	-	-	6,700	6,700
Program Total	32,681	22,700	-	-	-	-	-	55,381	22,700
Electric									
New Fiber Optic Loop/Ri	505	-	-	-	-	-	-	505	-
LED Streetlight Replace	575	125	125	100	-	-	-	925	350
Manassas Airport Distrib	875	450	450	-	-	-	-	1,775	900
Distribution Facility Relo	-	50	-	450	-	-	-	500	500
AWS/BCG Substation	41,700	2,000	-	-	-	-	-	43,700	2,000
Lockheed Substation Re	3,000	-	-	-	-	-	-	3,000	-
Program Total	46,655	2,625	575	550	-	-	-	50,405	3,750
Stormwater									
Euclid/Sills Warehouse	699	-	-	-	-	-	-	699	-
Liberia Stream Restorati	2,470	-	-	-	-	-	-	2,470	-
Sumner Lake Stream Re	-	-	-	-	4,900	-	-	4,900	4,900
Public Facilities Stormwa	-	-	-	-	-	-	750	750	-
Round Elementary Pond	14	5,300	-	-	-	-	-	5,314	5,300
Cannon Branch/Winters	88	4,347	-	-	-	-	-	4,435	4,347
Lucasville Regional Pon	146	1,804	-	-	-	-	-	1,950	1,804

CAPITAL PROJECT LISTING

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Cannon Branch/Flat Bra	-	-	-	-	6,400	-	-	6,400	6,400
Oakenshaw Regional Po	-	-	-	-	1,950	-	-	1,950	1,950
New Britain Regional Po	-	2,800	-	-	-	-	-	2,800	2,800
Program Total	3,417	14,251	-	-	13,250	-	750	31,668	27,501

Airport

Air Traffic Control Tower	-	-	-	-	-	-	8,600	8,600	-
Realignment of Wakema	-	-	-	-	-	-	3,850	3,850	-
Land Acquisition Southw	-	-	-	-	-	-	3,000	3,000	-
Fuel Farm Upgrade	-	-	-	-	-	-	550	550	-
Taxiway A Rehabilitation	2,800	-	-	-	-	-	-	2,800	-
North East Apron Expan	-	-	-	-	-	-	2,200	2,200	-
Rehab/Widen Taxiway B	578	5,000	-	-	-	-	-	5,578	5,000
Terminal Parking Lot Ex	-	-	-	-	-	-	1,100	1,100	-
Installation of Backup Ge	-	-	-	-	-	-	550	550	-
West Corporate Develop	1,900	-	-	-	-	-	-	1,900	-
Rehabilitation of Runway	-	600	-	5,000	-	-	-	5,600	5,600
East Apron Rehabilitatio	-	-	400	-	3,000	2,500	-	5,900	5,900
Runway 16L/34R Extens	-	-	-	-	275	-	3,500	3,775	275
South East Airport Comp	-	-	-	-	400	-	7,300	7,700	400
South West Hangar Red	-	-	-	-	200	-	-	200	200
Design Construct Taxila	-	-	-	-	1,700	-	-	1,700	1,700
Program Total	5,278	5,600	400	5,000	5,575	2,500	30,650	55,003	19,075

Schools

District Wide - Classroo	-	250	200	200	-	-	250	900	650
District Wide - Technolo	-	200	200	200	200	200	200	1,200	1,000
District Wide - School Bu	-	500	500	500	500	500	500	3,000	2,500
District Wide - School Bu	-	125	125	125	125	125	125	750	625
Central Office - Replace	-	1,594	-	-	-	-	-	1,594	1,594
Osborn - Roof Replace	-	-	1,000	1,000	-	1,000	1,375	4,375	3,000
Osborn - Fire Alarm Sy	-	-	-	975	-	-	-	975	975
Osborn - Window/Door	-	-	-	-	-	275	275	550	275
Osborn - Turf Field Inst	-	1,300	1,300	-	-	-	-	2,600	2,600
Osborn - Concession S	-	-	-	-	-	400	-	400	400
Metz - Restroom Refurbi	-	-	-	-	-	500	-	500	500
Metz - Window/Door Re	-	-	-	-	-	-	275	275	-

CAPITAL PROJECT LISTING

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Metz - Fire Alarm Syste	-	-	575	-	-	-	-	575	575
Mayfield - Drop Off Area	-	200	-	-	-	-	-	200	200
Haydon - Window/Door	-	-	100	-	-	-	-	100	100
Round - Window/Door R	-	-	100	-	-	-	-	100	100
Round - Parking Lot Rep	-	-	200	-	-	-	-	200	200
Weems - Window/Door	-	131	-	-	-	-	-	131	131
New Dean - Building Re	-	-	-	-	62,172	-	-	62,172	62,172
Program Total	-	4,300	4,300	3,000	62,997	3,000	3,000	80,597	77,597
CIP Total	219,179	73,845	42,201	17,590	98,786	9,858	76,652	538,111	242,280

CAPITAL IMPROVEMENT PROGRAM FUNDING

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 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, 70% NVTa funding, 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 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Government									
City Hall	267	-	-	-	-	-	-	267	-
Public Works & Utilities	280	-	-	-	-	-	-	280	-
Fuel Island Upgrade at P	-	-	80	170	-	-	-	250	250
Building Maintenance Sh	-	-	-	230	515	515	-	1,260	1,260
Program Total	547	-	80	400	515	515	-	2,057	1,510
Culture & Recreation									
Manassas Museum	1,069	-	-	-	-	-	-	1,069	-
Dean Park	264	-	-	-	-	-	-	264	-
Annaburg Manor	50	-	-	-	-	-	-	50	-
Program Total	1,383	-	-	-	-	-	-	1,383	-
Public Safety									
Public Safety Facility	165	-	-	-	-	-	-	165	-
Animal Shelter Improve	-	130	280	-	-	-	-	410	410
Program Total	165	130	280	-	-	-	-	575	410
Total General Fund	2,095	130	360	400	515	515	-	4,015	1,920

SEWER FUND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Government									
Public Works & Utilities	282	-	-	-	-	-	-	282	-
Fuel Island Upgrade at P	-	-	-	125	-	-	-	125	125
Program Total	282	-	-	125	-	-	-	407	125
Transportation									
Grant Avenue (Lee Aven	680	-	-	-	-	-	-	680	-
Dean Drive Extended (E	20	31	-	-	-	-	-	51	31
Dean Drive (Animal Shel	-	-	-	-	980	-	-	980	980
Program Total	700	31	-	-	980	-	-	1,711	1,011
Sewer									
Upper Flat Branch Interc	2,520	-	-	-	2,000	-	-	4,520	2,000
Sewer Capacity Expansi	900	-	-	-	-	-	-	900	-
Program Total	3,420	-	-	-	2,000	-	-	5,420	2,000
Total Sewer Funds	4,402	31	-	125	2,980	-	-	7,538	3,136

WATER FUND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Government									
Public Works & Utilities	168	-	-	-	-	-	-	168	-
Fuel Island Upgrade at P	-	-	-	125	-	-	-	125	125
Program Total	168	-	-	125	-	-	-	293	125
Transportation									
Grant Avenue (Lee Aven	2,346	-	-	-	-	-	-	2,346	-
Dean Drive Extended (E	80	-	-	-	-	-	-	80	-
Dean Drive (Animal Shel	-	-	-	-	1,690	-	-	1,690	1,690
Program Total	2,426	-	-	-	1,690	-	-	4,116	1,690
Sewer									
Upper Flat Branch Interc	210	-	-	-	-	-	-	210	-
Program Total	210	-	-	-	-	-	-	210	-
Water									
24" Transmission Main R	8,130	-	-	-	-	-	-	8,130	-
Clear-Well Addition and	3,550	-	-	-	-	-	-	3,550	-
Nokesville Road Water	1,300	-	-	-	-	-	-	1,300	-
Program Total	12,980	-	-	-	-	-	-	12,980	-
Total Water Fund	15,784	-	-	125	1,690	-	-	17,599	1,815

ELECTRIC FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Government									
City Hall	280	-	-	-	-	-	-	280	-
Public Works & Utilities	730	-	-	-	-	-	-	730	-
Fuel Island Upgrade at P	-	-	-	250	-	-	-	250	250
Program Total	1,010	-	-	250	-	-	-	1,260	250
Transportation									
Grant Avenue (Lee Aven	1,172	300	-	-	-	-	-	1,472	300
Dean Drive Extended (E	135	-	-	-	-	-	-	135	-
Dean Drive (Animal Shel	-	-	-	-	1,050	-	-	1,050	1,050
Route 28 / Nokesville Ro	350	-	-	-	-	-	-	350	-
Quarry Streetscape	400	-	-	-	-	-	-	400	-
Program Total	2,057	300	-	-	1,050	-	-	3,407	1,350
Electric									
New Fiber Optic Loop/Ri	505	-	-	-	-	-	-	505	-
LED Streetlight Replace	575	125	125	100	-	-	-	925	350
Manassas Airport Distrib	875	450	450	-	-	-	-	1,775	900
Distribution Facility Relo	-	50	-	450	-	-	-	500	500
Program Total	1,955	625	575	550	-	-	-	3,705	1,750
Total Electric Funds	5,022	925	575	800	1,050	-	-	8,372	3,350

STORMWATER FUND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Stormwater									
Euclid/Sills Warehouse	186	-	-	-	-	-	-	186	-
Public Facilities Stormwa	-	-	-	-	-	-	750	750	-
Round Elementary Pond	14	-	-	-	-	-	-	14	-
Cannon Branch/Winters	88	-	-	-	-	-	-	88	-
New Britain Regional Po	-	1,240	-	-	-	-	-	1,240	1,240
Program Total	288	1,240	-	-	-	-	750	2,278	1,240
Total Stormwater Fund	288	1,240	-	-	-	-	750	2,278	1,240

AIRPORT FUND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Airport									
Realignment of Wakema	-	-	-	-	-	-	77	77	-
Land Acquisition Southw	-	-	-	-	-	-	60	60	-
Fuel Farm Upgrade	-	-	-	-	-	-	367	367	-
Taxiway A Rehabilitation	56	-	-	-	-	-	-	56	-
North East Apron Expan	-	-	-	-	-	-	44	44	-
Rehab/Widen Taxiway B	8	100	-	-	-	-	-	108	100
Terminal Parking Lot Ex	-	-	-	-	-	-	220	220	-
Installation of Backup Ge	-	-	-	-	-	-	110	110	-
West Corporate Develop	1,900	-	-	-	-	-	-	1,900	-
Rehabilitation of Runway	-	12	-	100	-	-	-	112	112
East Apron Rehabilitatio	-	-	8	-	60	50	-	118	118
Runway 16L/34R Extens	-	-	-	-	5	-	70	75	5
South East Airport Comp	-	-	-	-	8	-	146	154	8
South West Hangar Red	-	-	-	-	40	-	-	40	40
Design Construct Taxila	-	-	-	-	34	-	-	34	34
Program Total	1,964	112	8	100	147	50	1,094	3,475	417
Total Airport Funds	1,964	112	8	100	147	50	1,094	3,475	417

SCHOOL FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Schools									
District Wide - Classroo	-	250	200	200	-	-	250	900	650
District Wide - Technolo	-	200	200	200	200	200	200	1,200	1,000
District Wide - School Bu	-	500	500	500	500	500	500	3,000	2,500
District Wide - School Bu	-	125	125	125	125	125	125	750	625
Central Office - Replace	-	1,594	-	-	-	-	-	1,594	1,594
Osborn - Roof Replace	-	-	1,000	1,000	-	1,000	1,375	4,375	3,000
Osborn - Fire Alarm Sy	-	-	-	975	-	-	-	975	975
Osborn - Window/Door	-	-	-	-	-	275	275	550	275
Osborn - Turf Field Inst	-	1,300	1,300	-	-	-	-	2,600	2,600
Osborn - Concession S	-	-	-	-	-	400	-	400	400
Metz - Restroom Refurbi	-	-	-	-	-	500	-	500	500
Metz - Window/Door Re	-	-	-	-	-	-	275	275	-
Metz - Fire Alarm Syste	-	-	575	-	-	-	-	575	575
Mayfield - Drop Off Area	-	200	-	-	-	-	-	200	200
Haydon - Window/Door	-	-	100	-	-	-	-	100	100
Round - Window/Door R	-	-	100	-	-	-	-	100	100
Round - Parking Lot Rep	-	-	200	-	-	-	-	200	200
Weems - Window/Door	-	131	-	-	-	-	-	131	131
New Dean - Building Re	-	-	-	-	2,175	-	-	2,175	2,175
Program Total	-	4,300	4,300	3,000	3,000	3,000	3,000	20,600	17,600
Total School Funds	-	4,300	4,300	3,000	3,000	3,000	3,000	20,600	17,600

BOND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Government									
City Hall	10,160	-	-	-	-	-	-	10,160	-
Public Works & Utilities	-	-	-	-	-	-	6,339	6,339	-
Program Total	10,160	-	-	-	-	-	6,339	16,499	-
Culture & Recreation									
Manassas Museum	4,521	-	-	-	-	-	-	4,521	-
Dean Park	240	-	-	-	-	-	-	240	-
Annaburg Manor	-	-	-	-	-	-	4,300	4,300	-
Program Total	4,761	-	-	-	-	-	4,300	9,061	-
Public Safety									
Public Safety Facility	41,279	-	-	-	-	-	-	41,279	-
Fire/Rescue Station 1	-	-	-	-	-	-	24,825	24,825	-
Program Total	41,279	-	-	-	-	-	24,825	66,104	-
Transportation									
Grant Avenue (Lee Aven	4,000	-	-	-	-	-	-	4,000	-
Route 28 / Nokesville Ro	358	-	-	-	-	-	-	358	-
Program Total	4,358	-	-	-	-	-	-	4,358	-
Sewer									
Airport Infrastructure Imp	3,800	-	-	-	-	-	-	3,800	-
Program Total	3,800	-	-	-	-	-	-	3,800	-
Water									
24" Transmission Main R	8,580	-	-	-	-	-	-	8,580	-
Finished Water Capacity	7,600	-	-	-	-	-	-	7,600	-
Clear-Well Addition and	1,521	-	-	-	-	-	-	1,521	-
Surge Tank Expansion	2,000	-	-	-	-	-	-	2,000	-
Program Total	19,701	-	-	-	-	-	-	19,701	-
Stormwater									
Euclid/Sills Warehouse	424	-	-	-	-	-	-	424	-
Liberia Stream Restorati	2,470	-	-	-	-	-	-	2,470	-
Sumner Lake Stream Re	-	-	-	-	4,900	-	-	4,900	4,900
Lucasville Regional Pon	146	-	-	-	-	-	-	146	-
Cannon Branch/Flat Bra	-	-	-	-	6,400	-	-	6,400	6,400

BOND FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Oakenshaw Regional Po	-	-	-	-	1,950	-	-	1,950	1,950
Program Total	3,040	-	-	-	13,250	-	-	16,290	13,250
Airport									
Air Traffic Control Tower	-	-	-	-	-	-	8,600	8,600	-
Program Total	-	-	-	-	-	-	8,600	8,600	-
Schools									
New Dean - Building Re	-	-	-	-	59,997	-	-	59,997	59,997
Program Total	-	-	-	-	59,997	-	-	59,997	59,997
Total Bond Funds	87,099	-	-	-	73,247	-	44,064	204,410	73,247

STATE FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Transportation									
Sudley Road Third Lane	1,480	121	-	-	-	-	-	1,601	121
Grant Avenue (Lee Aven	2,796	-	-	-	-	-	-	2,796	-
Dean Drive Extended (E	1,231	-	-	-	-	-	-	1,231	-
Dean Drive (Animal Shel	-	-	-	-	189	139	200	528	328
Route 28 / Nokesville Ro	3,726	-	-	-	-	-	-	3,726	-
Stonewall Park Trail Exte	-	-	-	125	55	100	-	280	280
Godwin Drive Bike Trail	753	-	-	-	-	-	-	753	-
Traffic Signal Span Wire	-	174	-	-	-	-	-	174	174
Quarry Streetscape	188	-	-	-	-	-	-	188	-
Program Total	10,174	295	-	125	244	239	200	11,277	903
Stormwater									
Lucasville Regional Pon	-	774	-	-	-	-	-	774	774
Program Total	-	774	-	-	-	-	-	774	774
Airport									
Realignment of Wakema	-	-	-	-	-	-	308	308	-
Land Acquisition Southw	-	-	-	-	-	-	90	90	-
Fuel Farm Upgrade	-	-	-	-	-	-	183	183	-
Taxiway A Rehabilitation	224	-	-	-	-	-	-	224	-
North East Apron Expan	-	-	-	-	-	-	176	176	-
Rehab/Widen Taxiway B	32	400	-	-	-	-	-	432	400
Terminal Parking Lot Ex	-	-	-	-	-	-	880	880	-
Installation of Backup Ge	-	-	-	-	-	-	440	440	-
Rehabilitation of Runway	-	48	-	400	-	-	-	448	448
East Apron Rehabilitatio	-	-	32	-	240	200	-	-	-
Runway 16L/34R Extens	-	-	-	-	22	-	280	302	22
South East Airport Comp	-	-	-	-	32	-	584	616	32
South West Hangar Red	-	-	-	-	160	-	-	160	160
Design Construct Taxila	-	-	-	-	136	-	-	136	136
Program Total	256	448	32	400	590	200	2,941	4,867	1,670
Total State Funds	10,430	1,517	32	525	834	439	3,141	16,918	3,347

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 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Culture & Recreation									
Dean Park	-	8,860	-	-	-	-	-	8,860	8,860
Program Total	-	8,860	-	-	-	-	-	8,860	8,860

Transportation

Sudley Road Third Lane	5,920	484	-	-	-	-	-	6,404	484
Dean Drive (Animal Shel	-	-	-	-	755	554	800	2,109	1,309
Route 28 / Nokesville Ro	13,783	-	-	-	-	-	-	13,783	-
Stonewall Park Trail Exte	-	-	-	500	225	400	-	1,125	1,125
Traffic Signal Span Wire	-	695	-	-	-	-	-	695	695
Roundabout Sudley/Cen	3,400	-	-	-	-	-	-	3,400	-
Mathis Avenue	5,550	-	-	-	-	-	-	5,550	-
Wellington Road Shared	675	-	-	-	-	-	-	675	-
Program Total	29,328	1,179	-	500	980	954	800	33,741	3,613

Water

24" Transmission Main R	-	16,000	-	-	-	-	-	16,000	16,000
Screw Press Decant	-	6,700	-	-	-	-	-	6,700	6,700
Program Total	-	22,700	-	-	-	-	-	22,700	22,700

Stormwater

Round Elementary Pond	-	5,300	-	-	-	-	-	5,300	5,300
Cannon Branch/Winters	-	3,747	-	-	-	-	-	3,747	3,747
Program Total	-	9,047	-	-	-	-	-	9,047	9,047

Airport

Realignment of Wakema	-	-	-	-	-	-	3,465	3,465	-
Land Acquisition Southw	-	-	-	-	-	-	2,850	2,850	-
Taxiway A Rehabilitation	2,520	-	-	-	-	-	-	2,520	-
North East Apron Expan	-	-	-	-	-	-	1,980	1,980	-
Rehab/Widen Taxiway B	538	4,500	-	-	-	-	-	5,038	4,500
Rehabilitation of Runway	-	540	-	4,500	-	-	-	5,040	5,040
East Apron Rehabilitatio	-	-	360	-	2,700	2,250	-	5,310	5,310
Runway 16L/34R Extens	-	-	-	-	248	-	3,150	3,398	248
South East Airport Comp	-	-	-	-	360	-	6,570	6,930	360

FEDERAL FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Design Construct Taxila	-	-	-	-	1,530	-	-	1,530	1,530
Program Total	3,058	5,040	360	4,500	4,838	2,250	18,015	38,061	16,988
Total Federal Funds	32,386	46,826	360	5,000	5,818	3,204	18,815	112,409	61,208

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

FY 2023 ARPA Funded Projects Total: \$40,607,000

- Dean Park: \$8,860,000
- 24" Water Main Replacement: \$16,000,000
- Water Treatment Plant Screw Press Decant: \$6,700,000
- Round Elementary Pond Retrofit: \$5,300,000
- Cannon Branch / Winters Branch Stream Restoration: \$3,747,000

FY 2023 Federal Transportation Funding Projects Total: \$1,179,000

FY 2023 Federal Aviation Funded Projects Total: \$5,040,000

NVTA 30% FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Transportation									
Grant Avenue (Lee Aven	900	-	-	-	-	-	-	900	-
Dean Drive Extended (E	2,769	-	-	-	-	-	-	2,769	-
Dean Drive (Animal Shel	-	-	-	-	750	750	443	1,943	1,500
Route 28 / Nokesville Ro	23	-	-	-	-	-	-	23	-
Stonewall Park Trail Exte	-	-	-	-	595	-	-	595	595
Godwin Drive Bike Trail	900	-	-	-	-	-	-	900	-
Commercial Corridor Str	597	70	-	-	-	-	-	667	70
Longstreet Water Line &	-	1,750	-	-	-	-	-	1,750	1,750
Roundabout Sudley/Cen	425	-	-	-	-	-	-	425	-
Mathis Avenue	477	1,200	-	-	-	-	-	1,677	1,200
Quarry Streetscape	404	-	-	-	-	-	-	404	-
Wellington Road Shared	292	-	-	-	-	-	-	292	-
Program Total	6,787	3,020	-	-	1,345	750	443	12,345	5,115
Total NVTA 30% Funds	6,787	3,020	-	-	1,345	750	443	12,345	5,115

OTHER SOURCE FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Government									
City Hall Annex	-	439	5,166	-	-	-	-	5,605	5,605
City Hall / Downtown Par	-	3,000	-	7,515	-	-	-	10,515	10,515
Building Automation Syst	-	340	-	-	-	-	-	340	340
Program Total	-	3,779	5,166	7,515	-	-	-	16,460	16,460
Culture & Recreation									
Manassas Museum	1,000	200	-	-	-	-	-	1,200	200
Dean Park	250	-	-	-	-	-	-	250	-
Byrd Park	-	-	-	-	1,800	-	-	1,800	1,800
Annaburg Manor	1,866	2,250	-	-	-	-	-	4,116	2,250
Cedar Crest Park	-	-	-	-	500	-	-	500	500
Stonewall Park	-	2,325	-	-	4,250	-	-	6,575	6,575
Program Total	3,116	4,775	-	-	6,550	-	-	14,441	11,325
Public Safety									
Public Safety Facility	520	-	-	-	-	-	-	520	-
Program Total	520	-	-	-	-	-	-	520	-
Transportation									
Grant Avenue (Lee Aven	126	-	-	-	-	-	-	126	-
Dean Drive Extended (E	195	-	-	-	-	-	-	195	-
Route 28 / Nokesville Ro	3,294	-	-	-	-	-	-	3,294	-
Liberia Avenue	-	-	-	-	1,610	1,900	5,345	8,855	3,510
Godwin Drive Bike Trail	50	-	-	-	-	-	-	50	-
Gateway Boulevard Side	758	-	-	-	-	-	-	758	-
Longstreet Water Line &	-	2,000	-	-	-	-	-	2,000	2,000
Quarry Streetscape	8	-	-	-	-	-	-	8	-
Wellington Road Shared	31	-	-	-	-	-	-	31	-
Wakeman Tract Pond Tr	-	-	2,300	-	-	-	-	2,300	2,300
Program Total	4,462	2,000	2,300	-	1,610	1,900	5,345	17,617	7,810
Sewer									
Upper Flat Branch Interc	35	-	-	-	-	-	-	35	-
Sewer Capacity Expansi	-	-	29,100	-	-	-	-	29,100	29,100
Program Total	35	-	29,100	-	-	-	-	29,135	29,100

OTHER SOURCE FUNDING BY CAPITAL PROJECT

(\$ in Thousands)

	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Electric									
AWS/BCG Substation	41,700	2,000	-	-	-	-	-	43,700	2,000
Lockheed Substation Re	3,000	-	-	-	-	-	-	3,000	-
Program Total	44,700	2,000	-	-	-	-	-	46,700	2,000
Stormwater									
Euclid/Sills Warehouse	89	-	-	-	-	-	-	89	-
Cannon Branch/Winters	-	600	-	-	-	-	-	600	600
Lucasville Regional Pon	-	1,030	-	-	-	-	-	1,030	1,030
New Britain Regional Po	-	1,560	-	-	-	-	-	1,560	1,560
Program Total	89	3,190	-	-	-	-	-	3,279	3,190
Total Other Sources	52,922	15,744	36,566	7,515	8,160	1,900	5,345	128,152	69,885

FY 2023 Land Sale Funded Projects Total: \$5,689,000

- City Hall Annex: \$439,000
- City Hall / Downtown Parking: \$3,000,000
- Annaburg Manor \$2,250,000

FY 2023 Building Maintenance Fund Balanced Funded Projects: \$340,000

- Building Automation System: \$340,000

FY 2023 Donations Funded Projects Total: \$200,000

- Manassas Museum: \$200,000

FY 2023 Existing Bonds Funded Projects Total: \$5,885,000

- Stonewall Park Stormwater Improvements \$2,325,000
- Longstreet Water Line & Sidewalk: \$2,000,000
- New Britain Regional Pond Retrofit: \$1,560,000

FY 2023 Private Contributions Funded Projects Total: \$2,000,000

- AWS/BCG Substation: \$2,000,000

FY 2023 Stormwater Escrow Funded Projects Total: \$1,630,000

- Cannon Branch / Winters Branch Stream Restoration: \$600,000
- Lucasville Regional Pond Retrofit: \$1,030,000

FY 2023 CAPITAL PROJECTS

(\$ in Thousands)

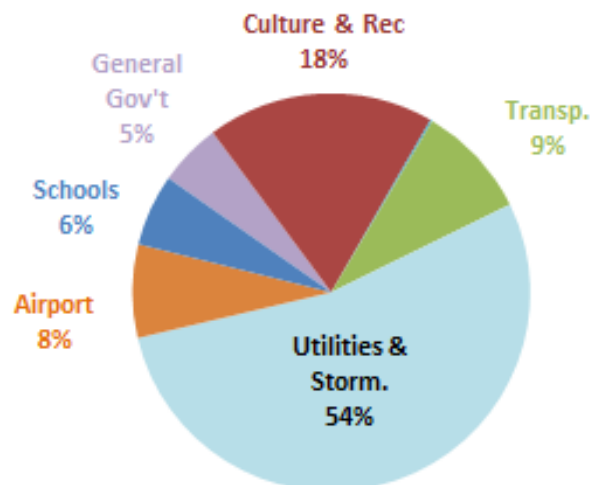
		FY 2023
General Government		
G-023	City Hall Annex	439
G-024	City Hall / Downtown Parking	3,000
G-025	Building Automation System	340
		3,779
Culture & Recreation		
C-006	Manassas Museum	200
C-017	Dean Park	8,860
C-041	Annaburg Manor	2,250
C-048	Stonewall Park	2,325
		13,635
Public Safety		
P-018	Animal Shelter Improvements	130
		130
Transportation		
T-015	Sudley Road Third Lane	605
T-021	Grant Avenue (Lee Avenue to Wellington Road)	300
T-030	Dean Drive Extended (Existing Cul-de-sac to Animal Shelter)	31
T-070	Commercial Corridor Streetscapes	70
T-079	Traffic Signal Span Wire to Mast Arms	869
T-084	Longstreet Water Line & Sidewalk	3,750
T-086	Mathis Avenue	1,200
		6,825
Water		
W-042	24" Transmission Main Replacement	16,000
W-076	Screw Press Decant	6,700
		22,700
Electric		
E-034	LED Streetlight Replacement	125
E-035	Manassas Airport Distribution Improvements	450
E-039	Distribution Facility Relocations (Pr Wm Water Tank Site)	50
E-040	AWS/BCG Substation	2,000
		2,625

FY 2023 CAPITAL PROJECTS

(\$ in Thousands)

		FY 2023
Stormwater		
D-036	Round Elementary Pond Retrofit & Stream Restoration	5,300
D-037	Cannon Branch/Winters Branch Stream Restoration	4,347
D-039	Lucasville Regional Pond Retrofit	1,804
D-043	New Britain Regional Pond Retrofit	2,800
		14,251
Airport		
A-074	Rehab/Widen Taxiway B with Lighting System Upgrades	5,000
A-091	Rehabilitation of Runway 16L/34R	600
		5,600
Schools		
0101	District Wide - Classroom Trailers	250
0102	District Wide - Technology Upgrades	200
0103	District Wide - School Bus Replacements	500
0105	District Wide - School Bus Additions	125
0201	Central Office - Replacement	1,594
0420	Osborn - Turf Field Installation	1,300
0604	Mayfield - Drop Off Area & Parking Lot Paving	200
1104	Weems - Window/Door Replacement	131
		4,300
Total		73,845

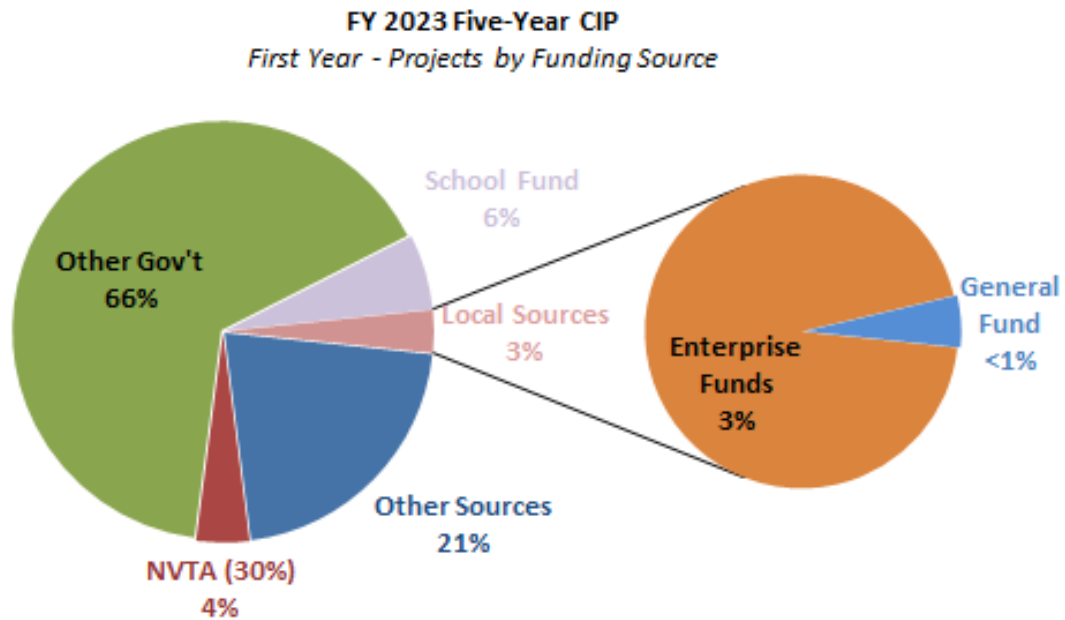
FY 2023 Five-Year CIP
First Year - Projects by Program



FY 2023 CAPITAL PROJECTS

(\$ in Thousands)

Funding Sources	FY 2023
General Fund	130
Sewer Fund	31
Water Fund	-
Electric Fund	925
Stormwater Fund	1,240
Airport Fund	112
School Fund	4,300
Bonds	-
State	1,517
Federal	46,826
NVTA	3,020
Other Sources	15,744
Total	73,845



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 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year Total
Culture & Recreation	2,188	580	290	460	640	310	-	4,468	2,280
Transportation	4,236	910	800	1,300	800	800	-	8,846	4,610
Sewer	103	450	450	450	450	450	-	2,353	2,250
Water	6,349	-	800	600	600	900	300	9,549	2,900
Electric	11,607	1,975	2,060	1,950	2,060	1,950	-	21,602	9,995
Stormwater	1,568	2,075	1,500	1,500	1,125	1,125	-	8,893	7,325
Airport	1,980	295	640	362	125	-	35	3,437	1,422
Total Cost	28,031	6,285	6,540	6,622	5,800	5,535	335	59,148	30,782

Funding Sources:

General Fund	2,154	1,120	890	850	890	850	-	6,754	4,600
Sewer Fund	103	450	450	450	450	450	-	2,353	2,250
Water Fund	5,861	-	800	600	600	900	300	9,061	2,900
Electric Fund	11,463	1,975	2,060	1,950	2,060	1,950	-	21,458	9,995
Stormwater Fund	1,068	1,525	1,000	1,000	625	625	-	5,843	4,775
Airport Fund	391	99	109	84	45	-	7	735	337
School Fund	510	60	-	60	-	60	-	690	180
Bonds	632	-	-	-	-	-	-	632	-
State	1,979	196	306	378	80	-	28	2,967	960
Federal	792	50	225	400	-	-	-	1,467	675
NVTA	2,802	700	700	700	700	700	-	6,302	3,500
Other Sources	276	110	-	150	350	-	-	886	610
Total Funding	28,031	6,285	6,540	6,622	5,800	5,535	335	59,148	30,782

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 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Culture & Recreation									
School Playground Equi	1,045	120	-	120	-	120	-	1,405	360
Candy Factory Improve	168	270	-	-	-	-	-	438	270
Park Improvements	905	-	250	-	250	-	-	1,405	500
Stonewall Pool Improve	70	40	40	40	40	40	-	270	200
Historic Site Improveme	-	150	-	300	-	150	-	600	600
Sport Fields Improveme	-	-	-	-	350	-	-	350	350
Program Total	2,188	580	290	460	640	310	-	4,468	2,280
Transportation									
Sidewalk & Bicycle Infill	3,232	360	250	250	250	250	-	4,592	1,360
Traffic Signal Coordinati	530	200	200	700	200	200	-	2,030	1,500
Wayfinding	224	-	-	-	-	-	-	224	-
Project Development	250	250	250	250	250	250	-	1,500	1,250
Culvert Maintenance	-	100	100	100	100	100	-	500	500
Program Total	4,236	910	800	1,300	800	800	-	8,846	4,610
Sewer									
Sewer Main Replaceme	103	450	450	450	450	450	-	2,353	2,250
Program Total	103	450	450	450	450	450	-	2,353	2,250
Water									
Main Replacement / Loo	4,144	-	400	400	400	400	-	5,744	1,600
Water Plant Improvemen	1,717	-	400	200	200	200	-	2,717	1,000
Conventional Filter Reha	488	-	-	-	-	300	300	1,088	300
Program Total	6,349	-	800	600	600	900	300	9,549	2,900
Electric									
Electric T&D Maintenanc	5,347	800	800	800	800	800	-	9,347	4,000
Alternative Generation In	2,350	300	300	300	300	300	-	3,850	1,500
Place Overhead Lines U	2,725	500	500	500	500	500	-	5,225	2,500
Substation Capacity and	925	375	350	350	350	350	-	2,700	1,775
Distribution Switching Ca	260	-	110	-	110	-	-	480	220
Program Total	11,607	1,975	2,060	1,950	2,060	1,950	-	21,602	9,995

MAINTENANCE CAPITAL PROJECT LISTING

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	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
Stormwater									
SWMF Annual/Deferred	105	900	375	375	-	-	-	1,755	1,650
Floodplain Mapping Upd	320	125	125	125	125	125	-	945	625
Drainage Maintenance &	643	500	500	500	500	500	-	3,143	2,500
Upstream Inspections &	500	550	500	500	500	500	-	3,050	2,550
Program Total	1,568	2,075	1,500	1,500	1,125	1,125	-	8,893	7,325
Airport									
Airport Paving Program (395	-	-	202	-	-	-	597	202
Master Plan Study	864	-	-	-	-	-	-	864	-
Airport Alternative Energ	-	-	-	-	-	-	35	35	-
Airfield Improvements	65	80	-	100	-	-	-	245	180
Airfield Paving Program	435	135	210	-	-	-	-	780	345
Air Traffic Control Tower	141	-	-	-	-	-	-	141	-
Environmental Assessm	-	-	250	-	-	-	-	250	250
Airfield Marking	80	-	70	-	-	-	-	150	70
Airfield Fencing	-	-	-	45	125	-	-	170	170
Airside Tree Removal	-	-	30	-	-	-	-	30	30
Security Equipment Repl	-	45	25	15	-	-	-	85	85
Terminal Building Improv	-	35	55	-	-	-	-	90	90
Program Total	1,980	295	640	362	125	-	35	3,437	1,422
Total Costs	28,031	6,285	6,540	6,622	5,800	5,535	335	59,148	30,782

MAINTENANCE CAPITAL PROJECT LISTING

(\$ in Thousands)

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Funding Sources	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Project	5-Year CIP
General Fund	2,154	1,120	890	850	890	850	-	6,754	4,600
Sewer Fund	103	450	450	450	450	450	-	2,353	2,250
Water Fund	5,861	-	800	600	600	900	300	9,061	2,900
Electric Fund	11,463	1,975	2,060	1,950	2,060	1,950	-	21,458	9,995
Stormwater Fund	1,068	1,525	1,000	1,000	625	625	-	5,843	4,775
Airport Fund	391	99	109	84	45	-	7	735	337
School Fund	510	60	-	60	-	60	-	690	180
Bonds	632	-	-	-	-	-	-	632	-
State	1,979	196	306	378	80	-	28	2,967	960
Federal	792	50	225	400	-	-	-	1,467	675
NVTA	2,802	700	700	700	700	700	-	6,302	3,500
Other Sources	276	110	-	150	350	-	-	886	610
Total Funding	28,031	6,285	6,540	6,622	5,800	5,535	335	59,148	30,782

FY 2023 MAINTENANCE CAPITAL PROJECTS

(\$ in Thousands)

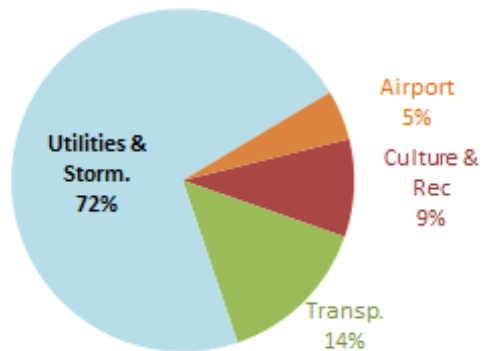
		FY 2023
Culture & Recreation		
C-007	School Playground Equipment Replacement	120
C-010	Candy Factory Improvements	270
C-046	Stonewall Pool Improvements	40
C-047	Historic Site Improvements	150
		580
Transportation		
T-058	Sidewalk & Bicycle Infill	360
T-064	Traffic Signal Coordination & Upgrades	200
T-090	Project Development	250
T-092	Culvert Maintenance	100
		910
Sewer		
S-023	Sewer Main Replacement	450
		450
Electric		
E-030	Electric T&D Maintenance and Improvements	800
E-031	Alternative Generation Initiatives	300
E-033	Place Overhead Lines Underground (Non-Transportation)	500
E-037	Substation Capacity and Reliability Improvements	375
		1,975
Stormwater		
D-029	SWMF Annual/Deferred Maintenance	900
D-030	Floodplain Mapping Update Program	125
D-035	Drainage Maintenance & Construction	500
D-038	Upstream Inspections & Repairs	550
		2,075
Airport		
A-082	Airfield Improvements	80
A-084	Airfield Paving Program	135
A-104	Security Equipment Replacement Program	45
A-105	Terminal Building Improvements	35
		295
Total		6,285

FY 2023 MAINTENANCE CAPITAL PROJECTS

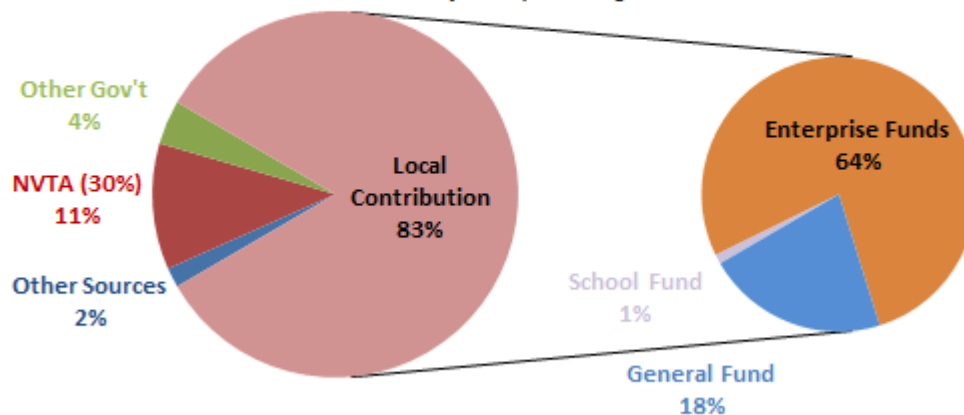
(\$ in Thousands)

Funding Sources	FY 2023
General Fund	1,120
Sewer Fund	450
Water Fund	-
Electric Fund	1,975
Stormwater Fund	1,525
Airport Fund	99
School Fund	60
Bonds	-
State	196
Federal	50
NVTA	700
Other Sources	110
Total	6,285

FY 2023 Five-Year CIP
First Year - Maintenance
Projects by Program



FY 2023 Five-Year CIP
First Year - Maintenance
Projects by Funding Source



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