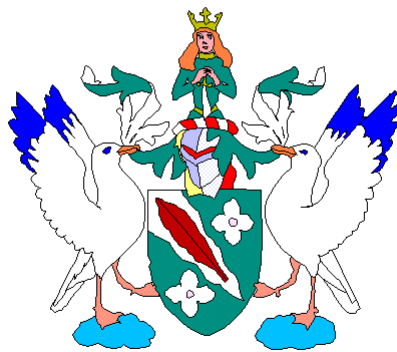


MIDDLESEX COUNTY VIRGINIA



CAPITAL IMPROVEMENTS PLAN FY 2022 – FY 2026

***adopted January 4, 2022*

MIDDLESEX COUNTY

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INTRODUCTION

This update to the Capital Improvements Plan (CIP) for Middlesex County, Virginia, was developed in accordance with Section 15.2-2239 of the Code of Virginia, which assigns the responsibility for capital outlay programs to the local planning commissions. In accordance with the Code of Virginia, the CIP is to be updated on an annual basis with individual projects removed and added from the plan as they are completed and priorities change. This update contains new projects and others held over from the 2021-2025 Capital Improvements Plan.

This CIP process began with a re-evaluation of the existing capital projects by the Middlesex County Planning Commission’s Capital Improvements Plan Subcommittee using a list of evaluation criteria (*see Appendix A*). The current evaluation criteria were established to provide objectivity in the project evaluation process. The Subcommittee, using the evaluation criteria scored and determined a recommended priority for the various departmental requests. All departments were asked to re-submit even previously listed projects with updated project descriptions and project costs estimates for inclusion in the 2022 plan.

Based on this evaluation, the Planning Commission held a public hearing on December 9, 2021, where they voted unanimously 7-0 with three absent and one abstention, to recommend approval of the Capital Improvements Plan for FY 2022-FY 2026 to the Board of Supervisors.

The Board of Supervisors, acting upon this formal recommendation, held a public hearing on January 4, 2022, where the Board voted unanimously 5-0, to approve the Capital Improvements Plan for FY 2022-FY 2026.

The Middlesex County Capital Improvements Plan is strictly advisory. The Plan is intended for use as a capital facilities planning document and is not a request for funding allocations or a County capital budget. The CIP is intended as a planning tool to assist the Board of Supervisors in the development of the County budget. Once the CIP is adopted, individual project priorities may change throughout the course of the year. It is quite possible that a certain project may not be funded during the year indicated in the CIP. The requesting department must submit new individual project funding requests annually as a part of the County’s budget process. Due to the severe and unique budgetary circumstances currently being experienced by all levels of government, this CIP may not be completely implemented, and many projects may be carried over into subsequent CIP’s.

DEFINITION OF CAPITAL EXPENDITURES

For the purpose of the Middlesex County CIP, the definitions for “operating” and “capital” budget expenditures are as follows:

- Operating expenditures are recurring personal service or consumable asset expenditures, the costs of which are usually consistent and annual. Those costs are not included in the CIP.
- Capital expenditures are non-recurring expenditures that have a useful life of more than five (5) years and have a total cost that exceeds \$50,000 in total funding. The capital cost includes all manpower, implementation costs and capital outlay required to fully implement each project. Fleet vehicles and ongoing maintenance are excluded as capital costs.

All capital projects must be justified on the basis of providing a basic service, improving or rehabilitating deteriorated facilities, reducing ongoing operating costs, complying with directives from higher authorities or benefiting a large population segment within the County. In addition, capital projects must be compatible with other planned projects and the County’s adopted Comprehensive Plan.

CAPITAL IMPROVEMENTS PLAN FY 2022 – 2026 CAPITAL IMPROVEMENTS CALENDAR

November 18, 2021:

CIP Advisory Committee Meetings.

December 9, 2021:

Public hearing on CIP update by Planning Commission

January 4, 2022:

Public hearing on CIP update by Board of Supervisors

FY 2022 – 2026 MIDDLESEX COUNTY CAPITAL IMPROVEMENTS PLAN

The table below outlines the Middlesex County FY 2022 – 2026 Capital Improvements Plan (CIP), including the County priority and evaluation score for each project. Cost estimates submitted by County departments for inclusion in the Middlesex County Capital Improvements Plan are current. Estimated Costs to Middlesex County does not include matching state and federal grants or other non county funds. Please reference the Notes section following the table for further explanation and general comments made by the CIP Committee members.

CIP Comm. Priority	CIP Comm. Eval. Score	Dept. Priority	Projects Board of Supervisors Priority	Estimated Cost to Middlesex County					Total Project Cost
				2022	2023	2024	2025	2026	
1	17.4	Urgent/ Necessary	HRSD Community Wastewater Collection System (See Note 1)	\$2,600,000	\$6,960,000	\$14,000,000		\$1,503,388	\$25,063,388
2	16.6	Urgent	Puller Center (Pt. 2) Conversion to Sheriff's Office and EOC (See Note 2)	\$1,475,000	\$25,000	\$25,000			\$1,525,000
3	16.6	Desirable	Middlesex Wireless Broadband Deployment (See Note 3)	\$175,000					\$175,000
4	15.8	Urgent	Middlesex High School Renovation (See Note 4)					\$10,098,354	\$10,098,354 (TBD)
5	14.8	Urgent	Required Improvements to the Puller Center (Pt. 1)	\$180,000					\$180,000
6	14.2	Urgent	Bi-Directional Amplifiers (BDA's) in critical infrastructures	\$68,500	\$57,850				\$126,350
7	13.0	Urgent	Deltaville Multi-Modal Transportation Project (Phase 2) (See Note 5)		\$1,001,175				\$1,001,175
8	12.4	Necessary	Middlesex Elementary School Roof Restoration		\$800,000				\$800,000
9	11.8	Urgent	Paving Sealing and Painting Parking Lots (SCW and MES)	\$185,000					\$185,000
10	11.8	Necessary	Electric School Buses (See Note 6)	\$704,280					\$704,280
11	11.6	Necessary/Desirable	Hummel Field/Runway Realignment and Extension (See Note 7)					\$3,000,000	\$3,000,000
12	11.4	Necessary	Replacement Financial Software		\$95,000				\$95,000

Middlesex County Capital Improvements Plan – FY 2022 – 2026

CIP Comm. Priority	CIP Comm. Eval. Score	Dept. Priority	Projects Board of Supervisors Priority	Estimated Cost to Middlesex County					Total Project Cost
				2022	2023	2024	2025	2026	
				13	11.2	Necessary	Middlesex Elementary Overflow Parking Lot	\$380,000	
14	10.8	Necessary	LED Lighting upgrades at MCPS	\$250,000	\$250,000				\$500,000
15	10.6	Desirable	Cooks Corner Recreation Parks	\$70,000					\$70,000
16	10.0	Necessary/Desirable	Hummel Field Pump Island Improvement			\$100,000			\$100,000
17	6.6	Desirable	Hummel Field Paved Tie- Down Spaces		\$140,000				\$140,000
			TOTALS	\$6,087,780	\$9,329,025	\$14,125,000	\$0	\$14,601,742	\$44,143,547

NOTES:

1. The Board of Supervisors will determine in what manner to proceed with further sewer deployment after the completion of the Timmons supplemental PER. The Board will continue to budget the potential debt service for sewer deployment projects under Capital Improvement Reserves annually. HRSD estimates are based upon the most recent studies and their design. The most recent accurate estimates for Deltaville and Topping have been provided by Timmons Engineering. * Deltaville Sewer cost will be determined by the number of phases the Board of Supervisors chooses to deploy. (Refer to the project description for additional information on cost estimates and design).
2. A committee is being assembled to develop a budget and design. Request is being used as a placeholder pending more accurate cost estimation
3. Request is being used as a placeholder pending grant funding.
4. Last year’s request estimate is being used as a place holder amount pending the consultant’s cost study. Actual cost to be determined.
5. Phase 1 has previous funding approval through a grant awarded by VDOT. \$800,940 grant from VDOT. The Board committed to a 20% match (\$200,235). The county would pursue the same funding method for Phase II.
6. Subject to Virginia Department of Environmental Quality reimbursement.
7. Project subject to Airport P3 project partnership agreement and potential 80% funding from the state.

PROJECT SUMMARIES

A summary of the projects in the Capital Improvements Plan (CIP) is included below. Each project is associated with a specific County department or constitutional office and will include the total cost of the project over the next five (5) years. All figures used represent estimated expenditures of the County as provided by the requesting County department or constitutional office. The cost of each project represents current projects estimates. Each project summary also includes a brief description, departmental priority, evaluation score, justification and the project's relationship to the County's Comprehensive Plan.

COUNTY ADMINISTRATION PROJECTS

Wastewater Collection System

Description:

This project deploys wastewater collection systems within the designated Wastewater Service Areas of the County including Saluda, Cooks Corner, Locust Hill, Topping, Hartfield and Deltaville. The Board of Supervisors authorized HRSD to proceed to final design and bid of the Cooks Corner sewer system in 2019 and has received Virginia Revolving loan funding for this project in 2020. The Board of Supervisor's authorized proceeding with phase 1 deployments in partnership with HRSD within Hartfield and Saluda in 2020. The Board withheld authorization for HRSD to proceed in Deltaville and Topping opting instead to redesign and review less costly approaches to provide service internally and has secure the engineering service of Timmons Engineering to prepare a supplemental PER with both areas. The Timmons PER will likely be completed in early 2021. HRSD and Timmons cost estimates to provide sewer collection service in each area and project status are as follows

Deltaville's E-One System

Currently under redesign and review through County project with Timmons. Est completion 2024 with cost estimate depending upon the number of phases deployed of between 6,200,000 and 14,000,000.

Hartfield's Gravity system

Revised estimate \$6,400,000 currently under design by HRSD est. completion 2024

Topping's E-One system

Currently under redesign and review through County project with Timmons Est completion 2024 with 2,500,000 cost est. completion 2024

Locust Hill's STEP system

\$ 1,503,388 as a place holder (on hold) awaiting County authorization to move to design or decision to redesign and review. est. completion 2025 or later.

Cook's Corner system

Final design completed, and revised estimate provided 2,600,000 currently awaiting bid by HRSD) est. completion 2022

Saluda’s system Revised estimate \$560,000 currently under design by HRSD est. completion 2024.

The Board of Supervisors will determine in what manner to proceed with further sewer deployment after the completion of the Timmons supplemental PER. The Board continue to budget the potential debt service for sewer deployment projects under Capital Improvement Reserves annually.

Departmental Priority: Urgent/Necessary
Evaluation Score: 17.4
Capital Cost: \$25,063,388
Justification: Community wastewater collection systems in coordination with HRSD treatment systems are required to attract businesses for economic development, job creation and broadening the Tax base within the county.
Anticipated Start Date: Currently Underway
Anticipated Completion Date: Summer 2024

Puller Center (Part 2) Conversion to Sheriff’s Office and EOC

Description: Renovation of the vacant Puller Center to provide space for Sheriff, including deputy offices, criminal and other legal records, computer databanks, accused persons, (and separate from victims), property and evidence and Emergency Operations Center, and generator. The project will include updating data lines, phone lines, security systems, and bath facilities. It will include a small jail cell, booking room, sally port, deputy offices, other offices, Emergency Operations center, laundry facilities, eating areas, and deputy physical fitness.

Departmental Priority: Urgent
Evaluation Score: 16.6
Capital Cost: \$1,525,000
Justification: The Sheriff has long outgrown their current facility on Oaks Landing in Saluda. The facility doesn’t provide sufficient space for offices, files, equipment, computer databanks, prisoners, victims, and evidence. After the recent vacation of the Puller Center, the site has been determined to be the appropriate size and location for a Sheriff’s station, that would stand for many years, thus eliminating the need to construct a new building. (Please note that a committee is being assembled to develop a budget and design. This is a placeholder for budgeting purposes).
Anticipated Start Date: ASAP
Anticipated Completion Date: March 2023

Required Improvements to the Puller Center (Part 1)

Description: The Puller Center was vacated by its last tenant in May 2021. The last tenant noted many structural complaints that need to be updated

and repaired, including flooring in bathrooms, water leaks detected in walls, bad drainage from parking into building, unsecure doors, and parking lot repairs.

Departmental Priority: Urgent
Evaluation Score: 14.8
Capital Cost: \$180,000
Justification: The Facility was built in 1979, and while it stands empty it needs to be repaired to protect the asset from further damage, and to ready it for any use.
Anticipated Start Date: ASAP
Anticipated Completion Date: N/A

Deltaville Multi-Modal Transportation Project (Phase 2)

Description: The following proposed project is intended to improve pedestrian and bicycle safety by designing a multi-use or shared path on the Route 33 - General Puller Highway corridor in Middlesex County, near and in Deltaville. (Phase 1 is currently in the design phase),

Departmental Priority: Urgent
Evaluation Score: 13.0
Capital Cost: \$ 1,001,175. The County was awarded an \$800,940 grant from VDOT for Phase 1. The Board has committed to a 20% match (\$200,235). Phase 2 cost would be the same with similar grant funding.

Justification: This project's goal is to build a multi-use path that parallels Route 33 and connects some of the major marinas in the area with Deltaville. The presence of a multi-use path will significantly improve the safety and accessibility for both tourists and residents alike

Anticipated Start Date: Spring of 2021
Anticipated Completion Date: Spring of 2023

Hummel Field/Runway Realignment and Extension

Description: This project would realign and extend the runway at Hummel Field to approximately 3,100 feet through a P3 partnership agreement.

Departmental Priority: Necessary/Urgent
Evaluation Score: 11.6
Capital Cost: \$3,000,000 (Potential 80% funding from the state)
Justification: Realignment and extension of runway would afford pilots a better approach angle from the north and provide a safer emergency landing area over relatively shallow water.

Anticipated Start Date: Fall of 2023 or Spring of 2024
Anticipated Completion Date: Fall of 2028 or Spring of 2030

Replacement Financial Software

Description: The County's Financial system (BAI Municipal Software) is the primary Accounting/ Budget/Payroll software used by the County, which is green screen AS400 operated. Bright is over 30 years old.

It is recommended to replace this system with a modern windows-based data analysis solution; there are at least 6 software companies that could be used, including Tyler Munis, RDA, Southern Software, Edmunds GovTech, Keystone, and New World Systems.

Departmental Priority: Necessary
Evaluation Score: 11.4
Capital Cost: \$95,000
Justification: The County’s current accounting software system doesn’t provide the information needed for government operations. A new system would be intuitive, and would provide report writing, data tracking, would automate routing processes, and provide meaningful data insights. It would reduce errors and redundancy in data entry.
Anticipated Start Date: October 2023
Anticipated Completion Date: -

Hummel Field Pump Island Improvement

Description: This project would replace current fuel pump equipment, some electrical wiring and upgrade site area drainage and pavement.
Departmental Priority: Necessary/Desirable
Evaluation Score: 10.0
Capital Cost: \$100,000 (Potentially, 80% of the Funding through the State is Possible)
Justification: The existing fuel pump are nearing end of its useful life and drainage improvements and repaving areas around pump islands are needed.
Anticipated Start Date: Spring of 2023
Anticipated Completion Date: Summer of 2023

Hummel Field Paved Tie-Down Spaces

Description: Existing tie-down spaces for planes are grass, with ropes attached to concrete squares at the wings and tail. Taxiing to spaces is over a bumpy grass surface that, if a dip is hit too fast, could result in damage to a propeller. This project would provide paved access and tie-down surfaces for 6 planes.
Departmental Priority: Desirable
Evaluation Score: 6.6
Capital Cost: \$140,000
Justification: This project would encourage pilots to utilize tie-down spaces, providing a revenue source for the airport. It would reduce the potential damage to planes accessing the tie-down area and also reduce the potential for damage when cutting grass.
Anticipated Start Date: 2023
Anticipated Completion Date: 2024

MIDDLESEX COUNTY BROADBAND AUTHORITY PROJECTS

Middlesex Wireless Broadband Deployment

<u>Description:</u>	This project seeks to deploy fiber optic conduit and/or wireless internet service with the County in partnership with the Middlesex Broadband Authority (MBA) and a potential private operator or provider. The MBA with the Commonwealth of Virginia’s Center for Innovative Technology (CIT) has completed a study and request proposals on the potential deployment of infrastructure and subsequent service within the County. The scope and structure of such as system is still being determined.
<u>Departmental Priority:</u>	Desirable
<u>Evaluation Score:</u>	16.6
<u>Capital Cost:</u>	\$175,000
<u>Justification:</u>	Many areas within the county are un-served or underserved with broadband internet service. This puts our county at a disadvantage for potential economic development, puts our students at a disadvantage with other students who have sufficient broadband service at home, and makes real property values lower in areas which are not served by broadband internet
<u>Anticipated Start Date:</u>	December 2022
<u>Anticipated Completion Date:</u>	December 2023

EMERGENCY SERVICES PROJECTS

Bi-Directional Amplifiers (BDAs) in Critical Infrastructures

<u>Description:</u>	A two-year project to install Bi-Directional Amplifiers (BDAs) to enhance public safety communications for all first responders (Sheriff, fire and EMS) within the County’s three school. This will take place over a two-year cycle, with BDAs being installing in the Elementary and Middle School in year one and the High School in year two.
<u>Departmental Priority:</u>	Urgent
<u>Evaluation Score:</u>	14.2
<u>Capital Cost:</u>	\$126,350
<u>Justification:</u>	The new Public Safety Radio System was implemented several years ago. It was determined at that time that some heavily constructed building might experience radio interference throughout the entire structure because of lack of signal strength penetration. After numerous tests and training exercises, we have determined that we cannot guarantee 100% public safety communications within our schools. The solution to this problem is to install BDAs. This is a critical public safety issue for all of our first responders, students and faculty.
<u>Anticipated Start Date:</u>	July 2022

Anticipated Completion Date: July 2024

MIDDLESEX COUNTY PUBLIC SCHOOLS PROJECTS

Middlesex High School Renovation

Description: Extensive Renovation at Middlesex High School
Departmental Priority: Urgent
Evaluation Score: 15.8
Capital Cost: \$10,098,354 (Actual cost TBD) (Moseley Architects has been procured to complete a master study of Middlesex High School. Upon completion of the study (Spring 2022), we will have accurate design and construction costs to move forward with renovating Middlesex High School). The 2021-2025 CIP submission request was \$10,098,354 and is being used a place holder figure only. Given that construct costs have significantly increased recently, the expectation would be that the actual estimate will be higher once the study is completed in the spring.

Justification: The original Middlesex High School was constructed in the late 1940s and has undergone a number of renovations. The building as it stands today, has areas there were constructed using asbestos-containing products and is not fully ADA compliant. The existing floor plan of the school is based off the idea that learning occurs inside a classroom and the teacher is the carrier of the knowledge. Resulting, is a series of long hallways and closed off classrooms. A renovated Middlesex High School would incorporate the understanding that learning happens everywhere with a need for student-centered and dynamic learning spaces

Anticipated Start Date: July 2022

Anticipated Completion Date: TBD

MES Roof Restoration

Description: Restore EPDM roofing system at Middlesex Elementary School
Departmental Priority: Necessary
Evaluation Score: 12.4
Capital Cost: \$800,000
Justification: The current EPDM roofing system at Middlesex Elementary School is original to the school's construction. Upon inspection and infrared scanning, noticeable areas were identified as having moisture beneath the surface. Due to the age of the roof, it is recommended that we begin the restoration process to avoid a more costly full replacement.

Anticipated Start Date: July 2023

Anticipated Completion Date: September 2023

Paving, Sealing, Painting Parking Lot (SCW and MES)

Description: Extensive paving, sealing and painting of parking lots at SCW and MES
Departmental Priority: Urgent
Evaluation Score: 11.8
Capital Cost: \$185,000
Justification: Paving at St. Clare Walker middle school was never completed when the school was built. With the installation of charging bollards for our electric school buses at SCW, it is necessary to pave this area which will be used daily to charge buses. Existing pavement at SCW and MES is also in need of seal coating and painting as parking spaces and directional markings are faded beyond recognition.
Anticipated Start Date: July 2022
Anticipated Completion Date: August 2022

Electric School Buses

Description: Replacement of two diesel buses with electric buses.
Departmental Priority: Necessary
Evaluation Score: 11.8
Capital Cost: \$704,280
Justification: MCPS typically purchases one new bus each school year. We have identified two buses in our fleet that are at least 15 years old and due to be replaced. MCPS was awarded a grant through the Department of Environmental Quality to purchase two electric buses. This is a reimbursement program where MCPS is responsible for the initial purchase but will then be reimbursed \$512,346. After reimbursement, our total investment for two electric buses will only be \$191,934
Anticipated Start Date: July 2022
Anticipated Completion Date: July 2022

Middlesex Elementary Overflow Parking Lot

Description: Construct an overflow parking lot at Middlesex Elementary School
Departmental Priority: Necessary
Evaluation Score: 11.2
Capital Cost: \$380,000
Justification: Visitor parking has long been an issue at Middlesex Elementary School. The original site plans for Middlesex Elementary School reserved a space for a future parking lot adjacent to the current lot. The construction of the parking lot would also give us the opportunity to re-route the current parent drop-off/pick-up loop so that cars do not back up into Philpot Road.
Anticipated Start Date: July 2022
Anticipated Completion Date: September 2022

LED Lighting upgrades at MCPS

Description: Upgrade existing fluorescent lighting to more efficient LED lighting.
Departmental Priority: Necessary
Evaluation Score: 10.8
Capital Cost: \$500,000
Justification: The current lighting at both St. Clare Walker Middle School and Middlesex Elementary School are in need of LED conversions. The current fixtures would be switched out to more efficient LED fixtures. Switching to LED fixtures has been linked to improved student academic performance while also reducing maintenance and energy costs.
Anticipated Start Date: July 2022
Anticipated Completion Date: August 2023

MIDDLESEX COUNTY PARKS AND RECREATION PROJECTS

Construct Parks in Cooks Corner Area.

Description: Construct Parks the Cooks Corner area.
Departmental Priority: Desirable
Evaluation Score: 10.6
Capital Cost: \$70,000
Justification: This project would add much needed recreation areas to the Cooks Corner area.
Anticipated Start Date: 2022
Anticipated Completion Date: 2022

APPENDIX A:

PROJECT EVALUATION CRITERIA 2022-2026 CIP EVALUATION CRITERIA

Department: _____

Project Title: _____

Criteria	Measure Score	Weight		Total
Life Expectancy of Project 3 - functional life of 20 years or more 2 - functional life of 15 to 19 years 1 - functional life of 10 to 14 years 0 - functional life of less than 10 years		1		
Population Served 3 points - serves 50% or more of the County's Population 2 points - serves 25% - 49% of the County's Population 1 point - serves 10% - 24% of the County's Population 0 points - serves less than 10% of the County's Population		1		
Improves Health and Safety 2 - addresses a major hazard 1 - addresses a minor hazard 0 - addresses no hazard		1		
Meet legal requirements 2 - required within 2 years 1 - required after 2 years 0 - not required		1		
Impact on Operating Budget 3 - reduces operating budget by more than 10% 2 - reduces operating budget by 5 to 9.9% 1 - reduces operating budget by less than 5% 0 - provides no reduction or increases operating budget		1		
Relationship to Adopted Plans and Policies 2 - clearly meets or implements plans and policies 1 - does not conflict with plans and policies 0 - conflicts with plans and policies		1		
Economic Development, job creation 3 - facilitate creation of 100 or more jobs 2 - facilitate creation of 50 to 99 jobs 1 - facilitate creation of 10 to 49 jobs 0 - facilitate creation of less than 10 jobs		1		

Economic Development, tax base expansion (m=million) 3 - facilitate creation of new taxable property of 10m or more 2 - facilitate creation of new taxable property of 5m to 9.9m 1 - facilitate creation of new taxable property of .5m to 4.9m 0 - facilitate creation of new taxable property of less than .5m		1		
Readiness to proceed 2 - within 1 year 1 - within 2 years 0 - more than 2 years		1		
Quality of Life 2 - project has positive aesthetic and/or social effects 1 - project has neither positive or negative effects 0 - project has negative aesthetic and/or social effects		1		
Environmental Impact 2 - project has a positive impact on Total Maximum Daily Load 1 - project has neither positive or negative impact on TMDL's 0 - project has negative impact on TMDL's		1		
Departmental priority 2 - urgent 1 - necessary 0 - desirable only		1		

Total Score _____
(Weighted Criteria)

Project Evaluation Criteria for Capital Improvement Programming

Population Served

- What is the percentage of citizens that will gain potential benefit from the project?

Public Health, Safety, or Welfare

- Does the project eliminate or reduce unsafe or unhealthful conditions?
- What health or safety impacts will result from the project?

Legal Requirements

- Is the project needed to meet legal requirements?
- Is the project needed to meet state or federal mandates?
- Is the county under threat of any sanction or fine in the near term for failure to comply?

Fiscal Impacts

- What local government revenues will be affected by the project?
- What net impact will the project have on the operating budget?
- Does the project improve energy requirements?
- Will the project increase the efficiency of the service delivery?
- Are the expected benefits greater than the project's costs?
- Does the project reduce or avoid potential liabilities?

Community Plans and Policies

- Is the project consistent with the comprehensive plan and other plans?
- Is the project consistent with the governing body's policies?
- Does the project location comply with or complement county development patterns and intended growth areas?

Community Economic Impact

(Job Creation)

- Does the project increase the number of jobs available to the local workforce?
- Does the project add more job choice and diversification to the local labor market?
- Will project complement and/or supplement the local economy?

(Tax base)

- Does the project increase the valuation of local property?
- Will deferral of the project increase land acquisition costs?
- Does the project provide a service needed for economic development?

Readiness to Proceed

- Is the project essential to the success of other proposed projects already under development?
- Is the project part of a larger program already funded?
- Does the project complete or make fully usable a major public improvement?

Quality of Life

- Does the project have positive aesthetic and social effects?
- Will the project cause inconvenience to the public during construction?

Environmental Impact

- What potential positive environmental impacts will result from the project?
- How much can the county lower its TMDL as a result of the project?

APPENDIX B:

EXISTING CAPITAL FACILITIES INVENTORY