

# FREDERICK COUNTY VIRGINIA

## CAPITAL IMPROVEMENTS PLAN



**2005-2006  
Fiscal Year**

Adopted by the  
Frederick County  
Board of Supervisors  
February 23, 2005

Recommended by the  
Frederick County  
Planning Commission  
February 2, 2005

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# CAPITAL IMPROVEMENTS PLAN FREDERICK COUNTY 2005-2006

## INTRODUCTION

Section 15.2-2239 of the Code of Virginia assigns the responsibility for preparation of plans for capital outlays to the local Planning Commissions. The Capital Improvements Plan (CIP) consists of a schedule for major capital expenditures for the county for the ensuing five years.

The CIP is updated annually. Projects are removed from the plan as they are completed or as priorities change. The plan is intended to assist the Board of Supervisors in preparation of the county budget. In addition to determining priorities for capital expenditures, the county must also ensure that projects contained within the CIP conform to the Comprehensive Policy Plan. Specifically, the projects are reviewed with considerations regarding health, safety, and the general welfare of the public.

The CIP is strictly advisory; *it is intended for use as a capital facilities planning document, not for requesting funding allocations.* Once adopted, project priorities may change throughout the year based on changing circumstances. It is also possible that particular projects may not be funded during the year that is indicated in the CIP. The status of any project becomes increasingly uncertain the further in the future it is projected.

**PROJECT**  
**RECOMMENDATIONS**

**1. Frederick County  
Public Schools**

In an effort to maintain educational facilities that will handle the growing student population, the construction of two new elementary schools is recommended with one replacing the current Gainesboro Elementary building. Additionally, renovations to James Wood High School, Robert E. Aylor Middle, Apple Pie Ridge Elementary, and Bass Hoover Elementary have been added to this year's plan which are intended to extend the life of the facility. Lastly, a new high school and a new middle school have been requested to meet the future demand of a growing student population.

Funding is also being requested for the development of a new central transportation maintenance facility which will house all of the school system's buses and provide service to county vehicles from other departments.

Renovations to the Administration Building would update the facility, increase office space, and expand public record storage.

**2. Frederick County  
Parks and Recreation  
Department**

The majority of the recommended projects are planned for the county's two regional parks. Nine projects are planned for Sherando Park: a new playground, a skate/in-line hockey park, a lake with associated trails and parking and multipurpose fields, a softball complex, renovations to the existing baseball fields, a soccer complex, tennis and picnic areas, a maintenance compound, and an access road with parking and trails. Three projects are planned for Clearbrook Park including a new open play area, new shelter and stage, as well as a tennis/basketball complex.

In addition, the swimming pools at both parks will be updated with water slides and a spray ground.

Also planned is an indoor pool with an accompanying field house to be completed in the following years. Various options for the development of this project are being explored, including a public-private partnership.

The Parks and Recreation Department has proposed to acquire land in both the eastern and western portions of the county for the development of future regional park system. This proposal calls for the acquisition of 150-200 acres of land for each regional park system to accommodate the recreational needs of the growing population.

### **3. County Administration**

In an effort to improve service to the citizens throughout the county and meet current and future space needs, the Frederick County Sheriff's Office is looking to development of new Public Safety Center.

The development of a 9,500-square-foot animal shelter is proposed to replace the existing Esther Boyd Animal Shelter. The existing shelter is expected to be displaced in approximately three years due to continued development of the Municipal Solid Waste landfill. The animal shelter would serve Frederick County and accommodate growth of the animal population. This shelter will be located on property adjacent to the existing regional jail.

Long-range service enhancements are recommended to provide annex satellite facilities in strategic locations throughout the county that will house representatives of the Frederick County Sheriff's Office, the Frederick County Treasurer's Office, and the Commissioner of Revenue's Office. The Department of Fire & Rescue has recommended a new fire/rescue station along Fairfax Pike (Route 277) that would potentially house such satellite offices. The fire/rescue facility would serve areas in southeast Frederick County between Route 522 and Route 277.

Relocation of the existing Round Hill Fire Station is also requested. This would involve the relocation and building of a 22,000 square foot facility for fire and rescue activities along with the building of a 10,000 square foot community center for fund-raising and other activities.

Modifications to two of the County's convenience sites have been requested. One request is for the expansion of the convenience site on Greenwood Road while the other is for the relocation of the Gainesboro convenience site.

#### **4. Winchester Regional Airport**

An updated master plan for the Winchester Regional Airport was adopted in December 1993. Since that time, much of the proposed development has been completed, yet the demand for airport services and development have increased beyond that currently shown on the Master Plan.

The Airport Authority has one new project request, renovations of the terminal building. There are three carried over requests to acquire additional parcels along Bufflick Road which are required to meet noise abatement requirements. Also carried over are the request to construct a new airfield maintenance building, and a request to upgrade the airfield lighting system to enhance safety for aircraft use of the facility.

Funding for airport projects is derived through a complex formula where the federal and state governments contribute a majority of the funding, with Frederick County and the other jurisdictions providing the remaining funding.

#### **5. Handley Regional Library**

The Handley Regional Library has recommended two projects. The library proposes to acquire three to four acres of land in the Gainesboro Magisterial District for a future branch library. A project request for improvements at the existing Bowman Library is also proposed. More parking at the Bowman Library is needed to accommodate the growing number of users of the library. A sidewalk extension is needed for safer access from adjoining neighborhoods to the library.

#### **6. CFFW Regional Jail**

The Clarke-Fauquier-Frederick-Winchester Regional Jail Board proposes to construct and operate, in accordance with the Public-Private Education Facilities and Infrastructure Act of 2002, a 44,000 square foot, 200-bed Community Corrections Center on an 11.4 acre site adjacent to the eastern boundary of its property located at 141 Fort Collier Road.

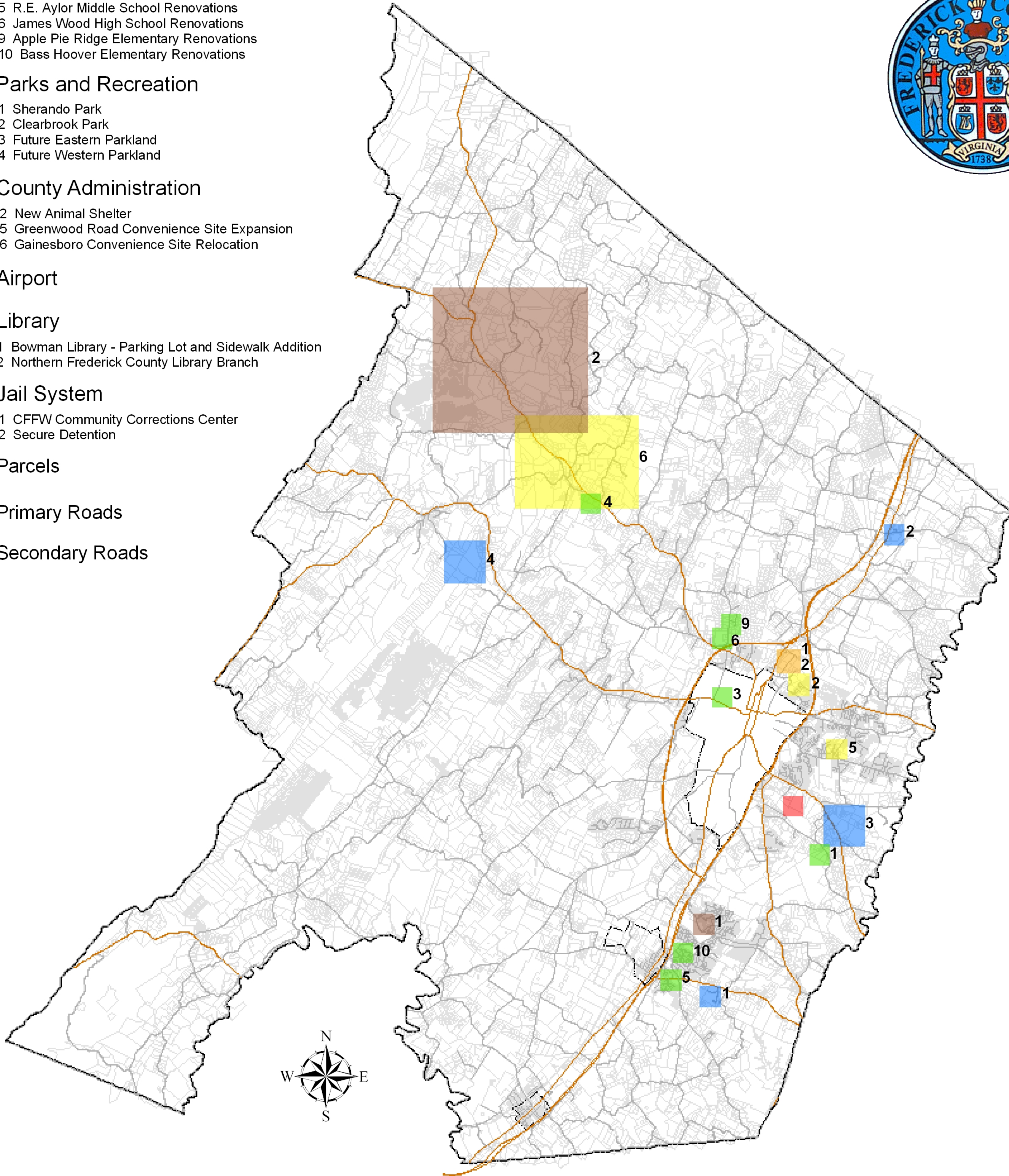
Additionally, the CFFW is planning for a Secure Detention expansion which will be connected to the existing Secure Detention Center. The purpose of this project is to accommodate projected growth in inmate population.

**2005-2006  
Capital Improvements  
Specific or Approximate Locations**

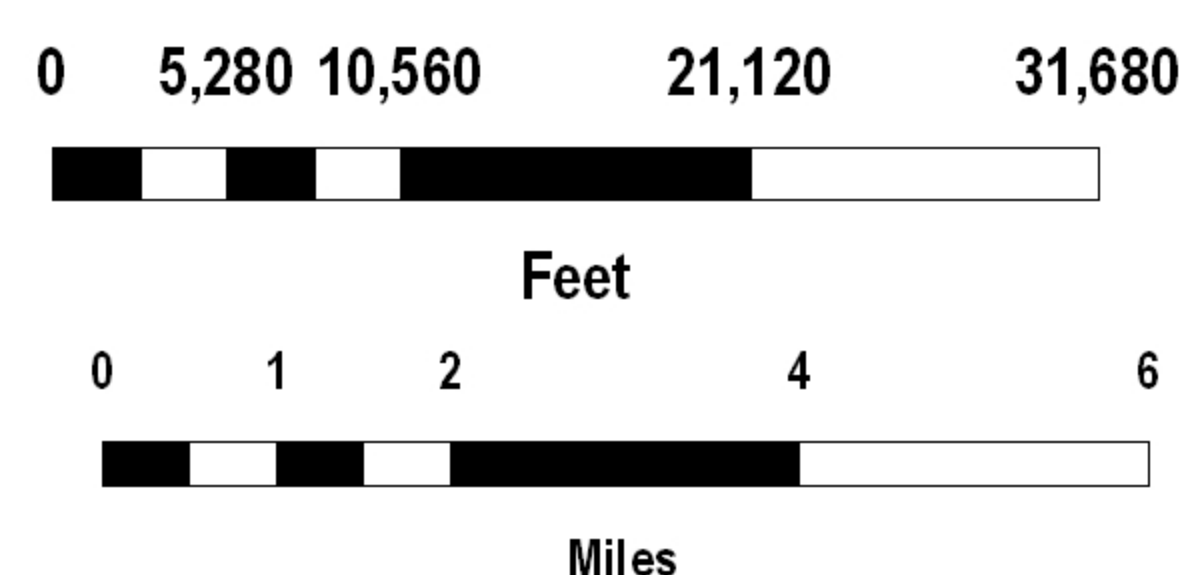
*2005 - 2006  
Frederick County  
Capital Improvements Plan*



- **School System**
  - 1 #11 Elementary School
  - 3 Administration Building Renovations
  - 4 Replacement of Gainesboro Elementary
  - 5 R.E. Aylor Middle School Renovations
  - 6 James Wood High School Renovations
  - 9 Apple Pie Ridge Elementary Renovations
  - 10 Bass Hoover Elementary Renovations
- **Parks and Recreation**
  - 1 Sherando Park
  - 2 Clearbrook Park
  - 3 Future Eastern Parkland
  - 4 Future Western Parkland
- **County Administration**
  - 2 New Animal Shelter
  - 5 Greenwood Road Convenience Site Expansion
  - 6 Gainesboro Convenience Site Relocation
- **Airport**
- **Library**
  - 1 Bowman Library - Parking Lot and Sidewalk Addition
  - 2 Northern Frederick County Library Branch
- **Jail System**
  - 1 CFFW Community Corrections Center
  - 2 Secure Detention
- Parcels**
- **Primary Roads**
- **Secondary Roads**



**Note:**  
Created by Frederick County Department of  
Planning & Development  
November 2004  
Map represents the Capital Improvement Requests  
submitted by various county departments.  
**DRAFT**





Department	Projects	COUNTY CONTRIBUTION PER FISCAL YEAR					County		Interest From Any	TOTAL COUNTY	Total Project	
		2005-06	2006-07	2007-08	2008-09	2009-10	Contributions	Notes				Debt Service
1(PS)	#11 Elementary School	5,900,000						5,900,000		6,600,000	12,500,000	\$12,500,000
2(PS)	Transportation Facility	1,000,000	4,500,000	2,900,000				8,400,000		4,100,000	12,500,000	\$12,500,000
3(PS)	Administration Building Renovations	N/A*	N/A*	N/A*	N/A*	N/A*		0	D	N/A*	0	\$0
4(PS)	Replace Gainesboro Elem. School	1,000,000	5,500,000	5,900,000				12,400,000		5,200,000	17,600,000	\$17,600,000
5(PS)	R.E. Aylor Middle School Renovations	N/A*	N/A*	N/A*	N/A*	N/A*		0	D	N/A*	0	\$0
6(PS)	James Wood HS Renovation	N/A*	N/A*	N/A*	N/A*	N/A*		0	D	N/A*	0	\$0
7(PS)	New Fourth High School	N/A*	N/A*	N/A*	N/A*	N/A*		0	D	N/A*	0	\$0
8(PS)	New Fifth Middle School	N/A*	N/A*	N/A*	N/A*	N/A*		0	D	N/A*	0	\$0
9(PS)	Apple Pie Ridge Elem. Renovations	N/A*	N/A*	N/A*	N/A*	N/A*		0	D	N/A*	0	\$0
10(PS)	Bass Hoover Elem. Renovations	N/A*	N/A*	N/A*	N/A*	N/A*		0	D	N/A*	0	\$0
1 (PR)	Indoor Swimming Pool	9,000,000						9,000,000		0	9,000,000	\$0
2 (PR)	Playground - SP	125,000						125,000		0	125,000	\$125,000
3 (PR)	Water Slide/Spray Ground (CB, SP)	1,000,000						1,000,000		0	1,000,000	\$1,000,000
4 (PR)	Park Land East FC		2,302,737					2,302,737		0	2,302,737	\$2,302,737
5 (PR)	Park Land West FC		1,409,549					1,409,549		0	1,409,549	\$1,409,549
6 (PR)	Open Play Areas -CB		386,591					386,591		0	386,591	\$386,591
7 (PR)	Skateboard Park/In-Line Hockey - SP		490,752					490,752		0	490,752	\$490,752
8 (PR)	Lake/Trails/Parking/MP Fields - SP		858,001					858,001		0	858,001	\$858,001
9 (PR)	Softball Complex - SP			514,922				514,922		0	514,922	\$514,922
10 (PR)	Baseball Complex Renovation - SP			1,056,741				1,056,741		0	1,056,741	\$1,056,741
11 (PR)	Soccer Complex - SP			1,178,435				1,178,435		0	1,178,435	\$1,178,435
12 (PR)	Tennis/Basketball Complex - CP				403,887			403,887		0	403,887	\$403,887
13 (PR)	Tennis/Picnic Areas - SP				649,882			649,882		0	649,882	\$649,882
14 (PR)	Shelter/Stage - CB				401,254			401,254		0	401,254	\$401,254
15 (PR)	Maintenance Compound-SP				205,725			205,725		0	205,725	\$205,725
16 (PR)	Access Road with Parking & Trails -SP				829,781			829,781		0	829,781	\$829,781
17 (PR)	Field House					7,040,000		7,040,000		0	7,040,000	\$7,040,000
1 (CA)	Public Safety Center			N/A - PPEA	N/A - PPEA	N/A - PPEA		13,000,000		N/A - PPEA	13,000,000	\$13,000,000
2 (CA)	New Animal Shelter	171,000	2,330,000					2,501,000		0	2,501,000	\$2,501,000
3 (CA)	Annex Facilities/New Fire & Rescue							0	C	N/A *	0	\$0
4 (CA)	Relocation of Roundhill Fire/Rescue							0	D	N/A **	0	\$0
5 (CA)	Greenwood Citizens Conv. Site Exp.		20,000	180,000				200,000		0	200,000	\$200,000
6 (CA)	Gainesboro Citizens Conv. Site		40,000	180,000				220,000		0	220,000	\$220,000
1(RA)	Land Acquisition - Parcels 31, 46, 53	14,000	3,300					17,300	A,B	0	17,300	\$865,000
2 (RA)	Terminal Building Renovation	10,000	100,000					110,000	A	0	110,000	\$550,000
3 (RA)	Land Acquisition - Parcels 47, 47A, 48	13,000	4,300					17,300	A	0	17,300	\$865,000
4 (RA)	Upgrade Airfield Lights	1,000	3,000					4,000	A, B	0	4,000	\$200,000
5 (RA)	Land Acquisition - Parcels 50, 51, 52			7,000				7,000	A	0	7,000	\$350,000
6 (RA)	Airfield Maintenance Building			210,000				210,000	A	0	210,000	\$300,000
1 (HL)	Bowman- Parking Lot/Sidewalk Ext.	228,468						228,468		0	228,468	\$228,468
2 (HL)	New Library				48,000	945,000		993,000	E	0	993,000	\$1,053,000
1 (RJ)	CFFW Community Corrections Center	N/A - PPEA	N/A - PPEA	N/A - PPEA	N/A - PPEA	N/A - PPEA		2,264,000	F	N/A **	2,264,000	\$10,776,200
2 (RJ)	Secure Detention Expansion	N/A**	N/A**	N/A**	N/A**	N/A**		N/A**	F	N/A **	N/A **	\$10,300,000
<b>TOTALS</b>		<b>\$18,462,468</b>	<b>\$17,948,230</b>	<b>\$12,127,098</b>	<b>\$2,538,529</b>	<b>\$7,985,000</b>		<b>\$74,325,325</b>		<b>\$15,900,000</b>	<b>\$90,225,325</b>	<b>\$102,861,925</b>

A = Partial funding from Virginia Department of Aviation (VDOA) grants

B = Partial funding from Federal Aviation Administration (FAA) grants

C = Satellite facility for Treasurer, the Sheriff, and the proposed Fairfax Pike Fire Station.

N/A\* - Project Scope Not Determined

N/A\*\* - Funding Source Not Determined; Therefore, Debt Service Uncertain

D = Project costs not identified at time of printing

E = Partial funding from private donations.

F= This assumes the state will be reimbursing 50% of the construction costs.

N/A - Not Available

Department Priority Abbreviations:

CA - County Administration

PR - Parks and Recreation

PS - Public Schools

RA - Regional Airport

RJ - Regional Jail

HL - Handley Library

## THE CIP TABLE

### CONTENT DESCRIPTIONS

The Capital Improvements Plan table, on the previous page, contains a list of the capital improvement projects proposed for the ensuing five years. A description of the information in this table is explained below.

**Department Priority** - The priority rating assigned by each agency or department for their requested projects.

**Project Description** - The name of the capital improvement projects.

**County Contribution** - The estimated dollar value that will be contributed for each project. This value is listed by individual fiscal years and by total contributions over the five-year period. The total contribution column, located to the right of the fiscal year columns, does not include debt service projections.

**Notes** - Indicates the footnotes that apply to additional funding sources for particular projects.

**Interest From Any Debt Service** - The projected interest that will be incurred for a particular project. Debt service projections are provided by individual departments and are based on the most accurate interest rate information available at the time the CIP is assembled.

**Total County Costs** - The total estimated expenditures that the county will incur for a particular project. This column includes both fiscal year allocations and debt service expenses associated with each project. Essentially, this column represents the total county contributions for each particular project.

**Total Project Costs** - The cost for each project, including county allocations and other funding sources.

### PROJECT FUNDING

The projects included in the 2005-2006 Capital Improvements Plan have a total project cost of \$96,261,925. If all projects are undertaken, the county will contribute \$74,325,325 over the ensuing five years, excluding the interest from any debt service. By adding the projected

debt service of \$9,300,000 the total county contribution of the projects comes to \$83,625,325. Costs associated with the new County Administration Annex facilities (Treasurer, Commission of Revenue, Sheriff, and the Fairfax Pike Fire Station), the relocation of the Round Hill Fire Station, the fourth high school, the fifth middle school, and renovations to the school administration building, James Wood High School, Apple Pie Ridge Elementary, and Bass Hoover Elementary are not included in these figures.

- School projects are funded through a combination of loans from the Virginia Public School Authority and the Virginia Literary Fund.
- Funding for Parks and Recreation Department projects will come from the unreserved fund balance of the county. The Parks and Recreation Commission will actively seek grants and private sources of funding for projects not funded by the county.
- Airport projects will be funded by contributions from the federal, state, and local governments. The local portion may include contributions from Frederick, Clarke, Shenandoah, and Warren Counties, and the City of Winchester.
- Regional jail projects will be requesting 50% reimbursement by the State of Virginia. Reimbursement may be “lump sum” or over a period of time specified by contract. The local share is based on the percentage of jurisdictional use averaged for the most recent 3 years for Frederick County.

**PROJECT**  
**DESCRIPTIONS**

**Frederick County  
Public Schools  
Project Priority List**

**PRIORITY 1**

**Elementary School # 11**

**Description:** This project involves the construction of a new elementary school to accommodate 644 students. This project has moved up to the number 1 priority for the Frederick County School Board.

**Capital Cost:** \$5,900,000

**Debt Service:** \$6,600,000

**Justification:** This project is needed to accommodate growth patterns in the County's Urban Development Area.

**Construction Schedule:** Open in Fall 2006.

**PRIORITY 2**

**Transportation Facility**

**Description:** This project involves the site acquisition and development of a new transportation facility for the public school system. The facility would also provide support services to other county agencies such as the Sheriff's Department and Parks and Recreation.

**Capital Cost:** \$8,400,000

**Debt Service:** \$4,100,000

**Justification:** The land will be used for the construction of a facility that will accommodate administrative offices, support staff offices, driver training areas, driver and staff meeting area, and will be utilized for the repair, inspection, and service of schools buses, and cars and trucks within the public school system.

**Construction Schedule:** Land acquisition and planning in FY 05-06.

**PRIORITY 3**

**Administration Building Renovation**

**Description:** This project involves remodeling the existing administration building to address energy conservation; to provide adequate restroom and storage facilities; and to upgrade the fire, electrical, and security systems. The project would also include additional space for information technology needs and the space needs of other departments.

**Capital Cost:** To be determined

**Debt Service:** To be determined

**Justification:** The carrying capacity of the building for staff office space and records space has been exceeded. The building also lacks adequate facilities to meet the needs of the school division.

**Construction Schedule:** The project is estimated to take one year to complete and scheduling is yet to be determined.

**PRIORITY 4**

**New Gainesboro Elementary School**

**Description:** This project involves the construction of an elementary school (grades K-5) of approximately 81,000 square feet to serve 644 students. The school is located on a 20 acre site.

**Capital Cost:** \$12,400,000

**Debt Service:** \$5,200,000

**Justification:** The current site is too limited to justify renovating. The building lacks many facilities and there are health and safety concerns.

**Construction Schedule:** Completion in FY 07-08.

**PRIORITY 5**

**Robert E. Aylor Middle School Renovation**

**Description:** This project involves renovations of the current facility. Major areas to be included in the project are additional classroom space; a complete replacement of fire alarm and communication systems; upgrade of electrical and plumbing; and complete replacement of mechanical systems.

**Capital Cost:** To be determined

**Debt Service:** To be determined

**Justification:** Robert E. Aylor Middle School is soon to be 36 years of age and renovations are needed to a number of different areas to insure the economic and efficient operation of the school for the years to come.

**Construction Schedule:** To be determined

**PRIORITY 6**

**James Wood High School Renovation**

**Description:** This project involves renovations of the existing facility. Major areas to be included in the project include increased electrical service and distribution to support technology; technology cabling, hardware, and its installation; upgrade of plumbing and mechanical systems; and modification of instructional areas to support instructional delivery.

**Capital Cost:** To be determined

**Debt Service:** To be determined

**Justification:** Updating the facility will assist the school division in meeting the community needs for the citizens and high school students in the James Wood High School attendance zone.

**Construction Schedule:** To be determined

**PRIORITY 7**

**Fourth High School**

**Description:** This project consists of the development of a fourth high school serving grades 9-12 with a program capacity of 1,250 students. The project location has yet to be determined but will have a floor area of approximately 242,000 square-feet and be located on approximately 60 acres of land.

**Capital Cost:** To be determined

**Debt Service:** To be determined

**Justification:** This project will address continued growth in student enrollment in the school division over the next five years. It is anticipated that student enrollment will increase at all levels. Student enrollment in the high schools by the fall of 2010 is projected to be 4,115.

**Construction Schedule:** To be determined

**PRIORITY 8**

**Fifth Middle School**

**Description:** This project consists of the development of a new middle school serving grades 6-8 with a capacity of 850 students. The project location has yet to be determined but will have a floor area of approximately 165,000 square feet and be located on approximately 30 acres of land.

**Capital Cost:** To be determined

**Debt Service:** To be determined

**Justification:** This project will address continued growth in student enrollment over the next five years. Middle school enrollment in 2010 is projected to be 3,359.

**Construction Schedule:** To be determined

## **PRIORITY 9**

### **Apple Pie Ridge Elementary School Renovation**

**Description:** This project involves renovations to Apple Pie Ridge Elementary including upgrading of electrical service and distribution to support technology; technology cabling; upgrading plumbing and mechanical systems; and modification of instructional areas to support instructional delivery.

**Capital Cost:** To be determined

**Debt Service:** To be determined

**Justification:** The school is over 30 years of age and renovations are needed to a number of areas to insure the economical and efficient operation of the school for years to come.

**Construction Schedule:** To be determined

## **PRIORITY 10**

### **Bass Hoover Elementary School Renovation**

**Description:** This project involves renovations to Apple Pie Ridge Elementary including upgrading of electrical service and distribution to support technology; technology cabling; upgrading plumbing and mechanical systems; and modification of instructional areas to support instructional delivery.

**Capital Cost:** To be determined

**Debt Service:** To be determined

**Justification:** The school is 30 years of age and renovations are needed to a number of areas to insure the economical and efficient operation of the school for years to come.

**Construction Schedule:** To be determined

**Frederick County  
Parks and Recreation  
Project Priority List**

**PRIORITY 1**

**Indoor Swimming Pool**

**Description:** This facility would house a leisure and competitive lap swimming pool with an office, storage and locker rooms. This facility should be located on property owned or proffered to the county and would utilize approximately 10-12 acres with parking. The facility will be designed to accommodate the addition of Field House amenities (priority 17).

**Capital Cost:** \$9,000,000

**Justification:** Parks and Recreation has relied heavily in the past on the public schools to house Parks and Recreation programs. This project would permit the Parks and Recreation department to meet citizen programming demands, provide an instructional facility, as well as provide the area with a facility that would attract new businesses to the community. This facility would be available to all area residents.

**Construction Schedule:** Completion in FY 06-07.

**PRIORITY 2**

**Playground – Sherando Park**

**Description:** This project consists of a multi-component accessible play structure for age groups from 5-12 years of age.

**Capital Cost:** \$125,000

**Justification:** The project will provide recreational opportunities for the Sherando Park service area.

**Construction Schedule:** Completion in FY 05-06.

**PRIORITY 3**

**Swimming Pool Improvements – Sherando/Clearbrook**

**Description:** This project consists of removing the diving boards and installing two water slides at both Sherando and Clearbrook Park. The upgrade would also include the addition of a spray ground with 10-12 features at each pool.

**Capital Cost:** \$1,000,000

**Justification:** This project is expected to increase pool attendance by 30 percent while providing recreational



opportunities for both the Sherando and Clearbrook Park service areas.

**Construction Schedule:** Completion in FY 05-06.

**PRIORITY 4**

**Park Land - Eastern Frederick County**

**Description:** Parkland acquisition in the eastern portion of the county.

**Capital Cost:** \$2,302,737

**Justification:** A new 150-200 acre regional park would be utilized by the entire county population. The park would be located in the primary growth center of Frederick County. This project would reduce the gap between the amount of existing parkland and the amount of parkland needed to meet the minimum standard for the Frederick County service area, as recommended by the Virginia Outdoors Plan.

**Construction Schedule:** Acquisition in FY 06-07.

**PRIORITY 5**

**Park Land – Western Frederick County**

**Description:** Parkland acquisition in the western portion of the county.

**Capital Cost:** \$1,409,549

**Justification:** A new 150-200 acre regional park would be utilized by the entire county population. This project would reduce the gap between the amount of existing parkland and the amount of parkland needed to meet the minimum standard for the Frederick County service area, as recommended by the Virginia Outdoors Plan. The location of this project would provide parkland to create more accessible recreational facilities to residents in western Frederick County.

**Construction Schedule:** Acquisition in FY 06-07.

**PRIORITY 6**

**Open Play Area – Clearbrook**

**Description:** This project includes development of a picnic shelter; six horseshoe pits; a volleyball court; croquet turf; shuffleboard; parking; refurbishing the existing concession stand; and renovations to existing shelters, access paths, and parking areas on the south side of the lake.

**Capital Cost:** \$386,591

**Justification:** These facilities will provide recreational opportunities for the Clearbrook Park Service Area which will lessen the disparity between the number of passive recreational areas needed to meet the minimum standards for this service area. Clearbrook Park offers the best location for this development.

**Construction Schedule:** Completion in FY 06-07.

**PRIORITY 7**

**Skateboard Park/In-Line Hockey – Sherando Park**

**Description:** This project recommends the development of a skateboard bowl; a half pipe; an open skate area; two in-line hockey rinks; vehicle parking; an access road; fencing; and landscaping. Sherando Park is the proposed location of this facility.

**Capital Cost:** \$490,752

**Justification:** This facility will enable the county to provide a recreational facility that has been requested for the community's youth.

**Construction Schedule:** Completion in FY 06-07.

**PRIORITY 8**

**Lake, Parking, and Trail Development with Two Multi-Purpose Fields – Sherando Park**

**Description:** This project involves the development of a 12 acre lake; 1.5 mile trail system around the lake; 800 linear feet of access roadway; lighted parking lot with 125 spaces; and development of two irrigated 70 x 120 yard multi-purpose fields.

**Capital Cost:** \$858,001

**Justification:** This facility will provide recreational opportunities for the Sherando Park service area and the entire Frederick County community. The development of this facility will reduce the needs gap between the number of existing passive recreational areas and the number required to meet the minimum standards established for the service area.

**Construction Schedule:** Completion in FY 06-07.

**PRIORITY 9**

**Softball Complex – Sherando Park**

**Description:** This project includes two softball fields; an access road; parking spaces; and landscaping.

**Capital Cost:** \$514,922

**Justification:** This facility would provide recreational opportunities for the entire county population, as well as the Frederick County School System. Presently, there are ten softball and baseball fields within the county's regional park system. Eight of the existing fields must serve a dual purpose of facilitating youth baseball, as well as adult softball programs. With the increased usage of these fields, it has become increasingly difficult to facilitate these programs. This project is needed in order for the Parks and Recreation Department to accommodate the existing demand for youth baseball and adult softball programs.

**Construction Schedule:** Completion in FY 07-08.

## **PRIORITY 10**

### **Baseball Complex Renovation – Sherando Park**

**Description:** This project includes an upgrade to the lighting system; renovation of four existing baseball fields; and renovations of existing restrooms, access roads, and walkways.

**Capital Cost:** \$1,056,741

**Justification:** This facility, presently serving as both youth baseball and adult softball fields, would be used by the Little League Programs within the Sherando Park service area. In addition to its use as a recreational facility, the athletic complex will also be used by the Frederick County School System. *This project cannot be completed until the Sherando Softball Complex is completed.*

**Construction Schedule:** Completion in FY 07-08.

## **PRIORITY 11**

### **Soccer Complex – Sherando Park**

**Description:** This project includes the development of two soccer fields; access paths; restrooms; concession; one picnic shelter; a plaza; landscaping; and lighting.

**Capital Cost:** \$1,178,435

**Justification:** This facility will serve the entire county population and will be utilized by the Frederick County School System.

**Construction Schedule:** Completion in FY 07-08

**PRIORITY 12**

**Tennis/Basketball Complex – Clearbrook Park**

**Description:** This project includes the development of four tennis courts; two basketball courts; a shelter; parking; and landscaping.

**Capital Cost:** \$403,887

**Justification:** These facilities will be available to all county residents. Currently, there are no tennis courts or basketball courts in the Clearbrook Park Service Area. Clearbrook Park is utilized by over 150,000 visitors annually; therefore, these facilities are needed.

**Construction Schedule:** Completion in FY 08-09.

**PRIORITY 13**

**Tennis/Picnic Area – Sherando Park**

**Description:** This project includes the development of three tennis courts; a playground area; four picnic shelters; restrooms; a concession area; access road; access paths; parking; and landscaping.

**Capital Cost:** \$649,882

**Justification:** These facilities would be used by the residents of southern Frederick County. Although tennis courts have been included at Sherando High School, the department feels that it is important to include three tennis courts on park property for general use while the school courts are being used for school activities.

**Construction Schedule:** Completion in FY 08-09.

**PRIORITY 14**

**Shelter/Stage Seating – Clearbrook Park**

**Description:** This project includes the development of a shelter with a performance stage; refurbishing existing restrooms and access paths; and renovations to the lake.

**Capital Cost:** \$401,254

**Justification:** This facility would be used by the entire county population. Presently, there are no facilities to accommodate cultural programs within the county's park system. This project is needed to provide a facility for cultural activities.

**Construction Schedule:** Completion in FY 08-09.

**PRIORITY 15**

**Maintenance Compound and Office – Sherando Park**

**Description:** This project involves the construction of a 1,200 square-foot office and a 4,000 square-foot storage shed for operation at Sherando Park.

**Capital Cost:** \$205,725

**Justification:** This facility will enable the county to maintain equipment and facilities in a more responsible and effective manner. The additional responsibility to maintain the outdoor facilities at Sherando High School increases the need for more storage, maintenance, and office space.

**Construction Schedule:** Completion in FY 08-09.

**PRIORITY 16**

**Access Road with Parking and Trails – Sherando Park**

**Description:** This project involves the development of an entrance and 1,800 linear feet of access roadway from Warrior Drive; a 100 space parking area; and 2.8 miles of trails.

**Capital Cost:** \$829,781

**Justification:** This facility will provide recreational opportunities for the Sherando Park service area and the entire Frederick County community. The development of this facility will reduce the needs gap between the number of existing passive recreational areas and the number required to meet the minimum standards established for the service area.

**Construction Schedule:** Completion in FY 08-09.

**PRIORITY 17**

**Field House**

**Description:** This facility would be attached to the Indoor Swimming Pool (Priority 1). The project involves building a 44,000 square foot facility that would contain an indoor track and at least two basketball courts. The court area would be designed to be used by indoor soccer, baseball, softball, wrestling, volleyball, tennis and badminton. The area could also be used for special events. Additionally, the project would house a fitness center, multipurpose rooms, office, storage, and locker rooms.

**Capital Cost:** \$7,040,000

**Justification:** This facility would give the Parks and Recreation Department the ability to offer year round recreational programming to the residents of Frederick County. It would also allow the Parks and Recreation

**County Administration  
Project Priority List**

**PRIORITY 1**

Department to meet the increasing demand for recreational programming in Frederick County.

**Construction Schedule:** Completion in FY 09-10.

**Public Safety Center**

**Description:** This project recommends the development of a 35,000 square-foot facility for the Frederick County Sheriff's Office and Fire and Rescue Services. This will allow the Frederick County Sheriff's Office to vacate the Winchester-Frederick County Joint Judicial Center.

**Capital Cost:** \$13,000,000

**Justification:** The Frederick County Sheriff's Office currently has 80 employees that occupy space in the Winchester-Frederick County Joint Judicial Center (JJC). When this space was first occupied, there were 36 employees in the office. Representatives of the JJC have indicated that additional space is required for court officers and other arms of the judicial branch. Development of a new facility in the county will enhance the response time for emergency service in the safest possible manner. The current location of the Sheriff's Office in the JJC increases emergency response time due to congested streets and heavily populated areas, thus compromising safety to persons and property.

**Construction Schedule:** To be determined

**PRIORITY 2**

**New Frederick County Animal Shelter**

**Description:** This project involves the development of a 12,000 square-foot building with parking and fencing. This project would be built adjacent to the existing regional jail.

**Capital Cost:** \$2,501,000

**Justification:** This project will replace the existing Esther Boyd Animal Shelter which will be displaced by development of the MSW Landfill in approximately 3 years.

**Construction Schedule:** Design in FY 05-06 with construction completion in FY 06-07.

### PRIORITY 3

#### Annex Facilities

**Description:** This project will consist of several facilities located at strategic locations throughout the county to house employees of the Sheriff's Office, the Treasurer's Office, and the Commissioner of Revenue's Office. A fire station would be included with offices located in the Fairfax Pike area.

**Capital Cost:** \$465,000 for Treasurer's Office Satellite Office; other estimates not available.

**Justification:** The development of satellite facilities along major transportation networks and in areas of dense population will provide ease of access for citizens and will improve services to the county. The county continues to experience a significant rate of growth; therefore, it is important to provide services within these areas instead of requiring citizens to confront congestion, limited parking, and accessibility in the City of Winchester.

**Construction Schedule:** Phase 1 – Site acquisition and construction FY 07-08; construction completion FY 08-09.

#### **New Fairfax Pike Fire/Rescue Station (*coordinated with Annex Facilities request*)**

**Description:** This project involves the construction of a new fire/rescue facility in southeast Frederick County between Stephen's City and Route 522, along the Route 277 (Fairfax Pike) corridor, which would also house satellite facilities for the Sheriff, Treasurer, and Board of Supervisors District Office. The fire and rescue component of the facility would involve an engine and rescue company. A five to seven acre tract of land would be needed for this project.

**Capital Cost:** To be determined

**Justification:** The need for a new station is in response to present and anticipated future growth ("Shenandoah" development of Lake Frederick) in this area of Frederick County. The new station would reduce fire and EMS response time to the population of southeastern Frederick County.

**Construction Schedule:** To be determined

### PRIORITY 4

#### Relocation of Round Hill Fire/Rescue Station

**Description:** This project includes the relocation and building of a 22,000 square-foot facility to accommodate ten or more pieces of emergency equipment and to house living

and sleeping areas for staff. A community center of approximately 10,000 square feet, with a capacity of 400 people, is also planned; it would be used for fund raising events and other activities. The project would need a parcel of three to five acres.

**Capital Cost:** To be determined

**Justification:** The existing facility serving the Round Hill area is 50 years old and not large enough to accommodate the equipment needed to serve the Round Hill community. This community includes approximately 9,000 households, three schools, and the Winchester Medical Center.

**Construction Schedule:** To be determined

## **PRIORITY 5**

### **Greenwood Road Convenience Site Expansion**

**Description:** This project will expand the existing trash drop-off on Greenwood Road. The expansion would add another compactor; a separate entrance and exit to the facility; fencing; paving; and a buffer of trees.

**Capital Cost:** \$200,000

**Justification:** The facility is necessary to provide adequate, safe trash disposal service for citizens living in the Greenwood Road area of Frederick County.

**Construction Schedule:** Completion in FY 07-08.

## **PRIORITY 6**

### **Gainesboro Convenience Site Relocation and Expansion**

**Description:** This project involves the relocation and expansion of the Gainesboro convenience site. The project would include fencing; earthwork; retaining walls; electric; paving; and a buffer of trees.

**Capital Cost:** \$220,000

**Justification:** The project is necessary to provide adequate trash disposal service for citizens living in the Gainesboro area of Frederick County. The existing site is inadequate and cannot be expanded to provide for safe ingress/egress or fencing to prevent illegal dumping.

**Construction Schedule:** Completion in FY 07-08.



**Winchester Regional  
Airport Project  
Priority List**

**PRIORITY 1**

**Land Acquisition – Bufflick Road – Parcels 31, 46, & 53**

**Description:** Acquisition of three parcels along Bufflick Road.

**Capital Cost:** \$865,000     State/Federal Grant - \$847,700

**Local Share:** \$17,300

**Justification:** This project is necessary as the identified parcels are located within both the Airport's FAR Part 77 Primary Surface and/or approach surface and the FAA's projected DNL 65 noise contour. The FAA considers residential land use within the noise contour to be incompatible with airport operations and encourages airports to resolve such incompatibility through land acquisition. Moreover, under the FAA's Part 77 Surface Requirements and the Code of Virginia, the Airport is required to assume fee simple ownership of property located within the Primary Surface.

**Construction Schedule:** Completion by FY 06-07

**PRIORITY 2**

**Terminal Building Renovations**

**Description:** This project involves repairs and upgrades to the existing terminal building including fixing the exterior surface; stopping leaks in the roof; and replacing the HVAC system.

**Capital Cost:** \$550,000     State/Federal Grant - \$440,000

**Local Share:** \$110,000

**Justification:** The building was constructed in 1992 and is beginning to show several areas of wear including delaminating of the exterior surface and a leaking roof.

**Construction Schedule:** Completion in FY 06-07.

**PRIORITY 3**

**Land Acquisition – Bufflick Road – Parcels 47, 47A, & 48**

**Description:** Acquisition of three parcels located along Bufflick Road. Property is included in the 20 Year Master Plan.

**Capital Cost:** \$865,000     State/Federal Grant - \$847,700

**Local Share:** \$17,300

**Justification:** This project is necessary as the identified parcels are located within the Airport's FAR Part 77 primary surface and/or approach surface. In addition, several of the residential parcels are located inside the FAA's projected DNL 65 noise contour. The FAA considers residential use within the noise contour non-compatible with airport operations.

**Construction Schedule:** Completion in FY 06-07.

**PRIORITY 4**

**Airfield Lighting Upgrade**

**Description:** This project involves the upgrade of the existing medium intensity runway lighting to high intensity runway lighting and the upgrade of the two-box precision approach path indicator (PAPI) to a four-box PAPI.

**Capital Cost:** \$200,000 State/Federal Grant - \$196,000

**Local Share:** \$4,000

**Justification:** This project is necessary to accommodate the increase in aircraft that utilize the Winchester Regional Airport.

**Construction Schedule:** Design in FY 05-06 with construction in FY 06-07.

**PRIORITY 5**

**Land Acquisition – Bufflick Road – Parcels 50, 51, & 52**

**Description:** Acquisition of three parcels located along Bufflick Road. Property is included in the 20 Year Master Plan.

**Capital Cost:** \$350,000 State/Federal Grant - \$343,000

**Local Share:** \$7,000

**Justification:** This project is necessary as the identified parcels are located within the Airport's FAR Part 77 primary surface and/or approach surface. In addition, several of the residential parcels are located inside the FAA's projected DNL 65 noise contour. The FAA considers residential use within the noise contour non-compatible with airport operations.

**Construction Schedule:** Completion in FY 08-09.

**PRIORITY 6**

**Airfield Maintenance Building**

**Description:** Demolition of undersized wooden structure and construction of a new facility to accommodate the airport's maintenance equipment and maintenance work activities.

**Capital Cost:** \$300,000    State Grant - \$90,000

**Local Cost:** \$210,000

**Justification:** This project is necessary to accommodate maintenance activities at the airport.

**Construction Schedule:** Completion in FY 07-08

**Handley Regional  
Library Project Priority  
List**

**PRIORITY 1**

**Bowman Library Parking Lot and Sidewalk Extension**

**Description:** This proposal is to expand the parking lot on the Lakeside Drive side of the library from 101 to 221 parking spaces, and to provide a sidewalk that will extend approximately 400 to 500 feet beyond the sidewalk that now borders the parking lot to connect to the sidewalk on Lakeside Drive.

**Capital Cost:** \$228,468

**Justification:** The parking lot expansion is needed to relieve overcrowding and to accommodate library patrons. The sidewalk is necessary to provide safe access for pedestrians to the library. Planning consideration for alternative modes of transportation such as bicycle connectivity should also be considered.

**Construction Schedule:** Completion in FY 05-06.

**PRIORITY 2**

**Northern Frederick County Library Branch**

**Description:** This project involves the acquisition of 3 to 4 acres and the construction of a 7,000 square-foot library branch with expansion possible to 10,000 square-feet along 522 North near Cross Junction. Initial parking would accommodate 35 vehicles.

**Capital Cost:** \$1,053,000    Fund Raising - \$60,000

**CFFW Regional Jail  
Project Priority List**

**PRIORITY 1**

**Local Cost:** \$993,000

**Justification:** There is no library in this area of the county to serve residents. The residents of the Gainesboro District comprise the largest population group the greatest distance away from a library. The library would serve members of the population from toddlers to senior citizens.

**Construction Schedule:** Land acquisition FY 07-08;  
Construction complete FY 08-09; Open library FY 09-10.

**Community Corrections Center (CCC)**

**Description:** The Clarke-Fauquier-Frederick-Winchester Regional Jail Board proposes to construct and operate in accordance with the Public-Private Education Facilities and Infrastructure Act of 2002, a 44,000 square-foot, 204 bed Community Corrections Center on an 11.4 acre parcel of land adjacent to the eastern boundary of its property located at 141 Fort Collier Road.

**Capital Cost:** \$10,776,200

**Local Share:** \$2,264,000\*

**Justification:** The Regional Adult Detention Center has a capacity of 265 inmates while current population exceeds 470 during the week and reaches nearly 500 on weekends.

**Construction Schedule:** Construction in FY 05-06

*\* This figure assumes a 50% state reimbursement of construction costs.*

**PRIORITY 2**

**Secure Detention Expansion**

**Description:** A 32,990 square-foot 96 bed facility that will be connected to the existing secure detention center to accommodate growth in inmate population. The expansion will be partially designed for direct supervision housing. It will also include a segregation unit, classification, and negative air flow facilities.

**Capital Cost:** \$10,300,000

**Justification:** The core facilities were designed to support the expansion and land was acquired during the initial construction.

**Construction Schedule:** To be determined