

Capital Improvement Program

FISCAL YEARS 2026-2030

REVISED APRIL 2025



ROCKINGHAM COUNTY | VA

April 9, 2025 Update:

This Presentation has been updated since the Board of Supervisors work session on March 12th. The chart at the end will show the proposed dates and amounts for projects. Any changes since the Planning Commission meeting are highlighted in green.

It is important to note that the Planning Commission approved the Plan as it was recommended by the Capital Improvement Committee, however they asked staff to revisit the original placement of Singers Glenn Community Center. The Board agreed, thus the project was updated.

Capital Improvement Program Review Members

Advisory Committee Members:

Casey Armstrong, Board Member Representative

Ben Craig, Citizen Member

Dennis Driver, Citizen Member

Kevin Flint, Planning Commission Representative

Justin Moyers, School Board Member Representative

Staff Members:

Patricia Davidson, Assistant County Administrator

Stephen King, County Administrator

Planning Commission:

Kevin Flint, District 1

Jordan Rohrer, District 2

Matthew Dale, District 3

Michael Harvey, District 4

Keith Sheets, District 5

Board of Supervisors:

Dewey Ritchie, District 1

Sallie Wolfe-Garrison, District 2

Rick Chandler, District 3

Leila Longcor, District 4

Joel Hensley, District 5

Purpose of a Capital Improvement Program



A short-term plan based on the County's Comprehensive Plan



Guides the construction or acquisition of capital projects for a rolling 5-year period



Identifies needed projects, estimates costs, prioritizes implementation, and determines the best funding method



Does not bind the BOS to perform any project, does not require the expenditure of money



Capital Projects Defined

The acquisition or improvement of facilities, equipment, or services that are major expenditures and that have a useful life of two or more years.

Primary project criteria:

- Cost: > \$25,000

Examples: large equipment purchases, new construction or renovations of buildings, utility upgrades and expansions, etc.

Benefits of a Capital Improvement Program

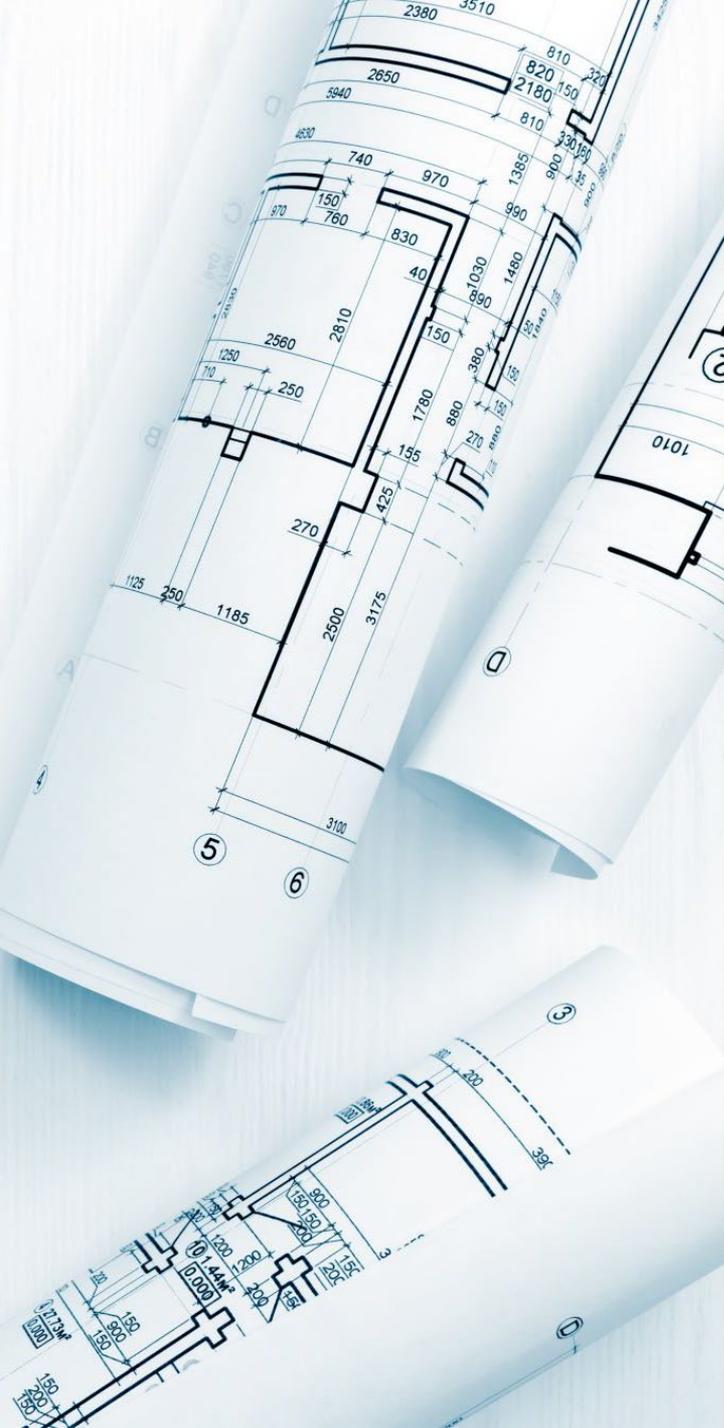
Anticipates future capital facility needs

Avoids duplication

Eliminates poorly planned projects

Helps spread the financial impact of
expensive projects over the years

Aligns projects to meet community goals,
financial capabilities, and anticipated growth



Development Process

Department heads identified present and future needs, and submitted project requests

CIP Advisory Committee reviewed, evaluated, and prioritized each project request

- CIP requests occurring on a routine schedule or within the scope of a department's annual plan were removed from Committee's evaluation
- Projects then placed in department's general operating budget

Director of Finance reviewed Committee's recommendation for funding sources and revenue projections



General Fund



Fund Reserves



Sale of Bonds



Contributions from Outside Sources



Federal and State Funds

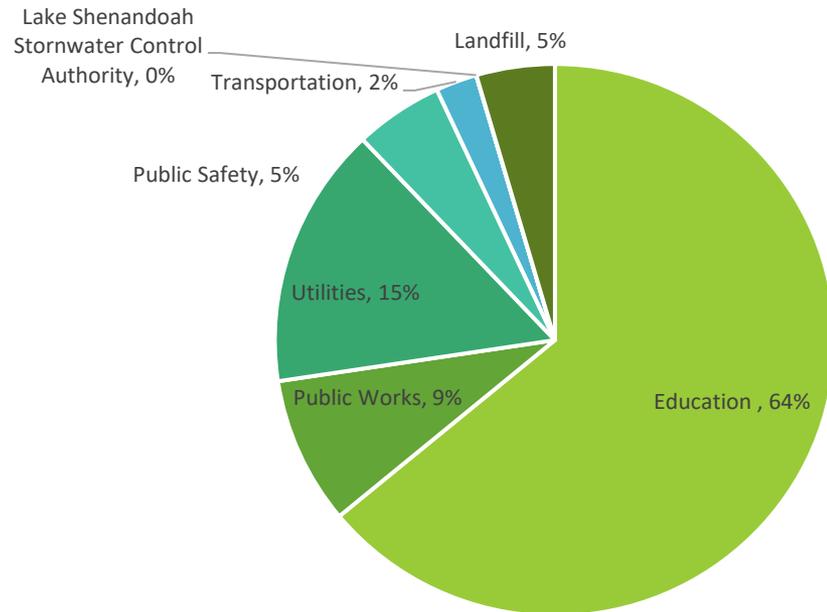


Grants

Project Funding Sources

Capital Improvement Program Expenditure Summary

63 projects requested in
FY26-30 totaling
\$417,806,136



Utilities \$64M; Public Works \$36.1M; Education \$267M; Landfill \$18.9M;
Public Safety \$21.4M; Transportation \$9.9M

Update FY25 Projects

Education

- Elkton Elementary School Renovation
 - Renovate the 1939 and 1972 area of the building to include HVAC, flooring, windows
 - The renovation project was awarded to Lantz Construction
 - School Fund reserves will be used to fund the total project budget of \$18,720,000
- Design & Engineer Pleasant Valley Elementary Addition
- Design & Engineer McGaheysville Elementary Addition
- Massanutten Technical Center Design & Engineering
 - Currently researching whether a renovation or a rebuild is the best for the school
 - Targeted to have a recommendation by the Spring of 2025

Update FY25 Projects

Facilities

- Courthouse Exterior Lighting Upgrades
- District Courts HVAC Roof Top Equipment
- Jail Detention Door Rebuilds
- Circuit Court Paver Project
- Administration Building
- District Court Lighting Upgrades
- Administration HVAC Controls
- Rockingham Recreation Center

Public Safety

- Fulks Run Emergency Response Station
 - Harman Construction was awarded this contract in an amount not to exceed \$4M

Recommended Projects (FY26)

Transportation

- Captain Yancey and S Eastside Highway
- Design Runions Creek and Brocks Gap Road Improvements
- Stone Spring Road and Boyers Road Traffic Signal
- Cross Keys Road and Port Republic Road Improvements

Education

- Massanutten Technical School
- McGaheysville Elementary School Renovation and Addition
- Pleasant Valley Elementary School Renovation and Addition

Recommended Projects (FY26) Continued

Public Safety

- Dayton Emergency Response Station
- Harman Construction was awarded this contract in an amount not to exceed \$4,018,813
- Various ECC projects

Facilities

- Social Services Complex
- Old Courthouse HVAC Equipment Upgrades

Recommended
Projects (FY26)
Continued

Utilities

- Chestnut Ridge Water Tank Construction
- City Water Interconnection – Route 11 South
- Various Pump Station Upgrades
- Route 11 North Sewer Extension

Landfill

- Continue Closure of Landfill Cells 1-4

SOURCES	FY2026
General Fund Debt	\$ 40,000,000
Transfer from General Fund - Revenue	\$ 1,153,125
Transfer from General Fund - Fund Reserve	\$ 11,035,303
School Funds	\$ 9,339,697
ECC Fund Reserve	\$ 1,010,250
Share with the City	\$ 375,000
Water/Sewer Fund Reserve	\$ 1,500,000
Landfill Fund Reserve	\$ 8,000,000
LSSCA	\$ 50,000
Cash Proffer	\$ 250,000
VDOT	\$ 1,066,529
TOTAL SOURCES	\$ 73,779,904

FY26 Funding Sources



Questions & Comments

**Rockingham County
CIP Projects
Finance Recommendation, All Projects
FY2026-2030**

SOURCES	FY2026	FY2027	FY2028	FY2029	FY2030	Total FY2026-30	Beyond FY2030
General Fund Debt	\$ 40,000,000	\$ 39,500,000	\$ 28,500,000	\$ 48,000,000	\$ 57,000,000	\$ 213,000,000	\$ 52,000,000
Transfer from General Fund - Revenue	\$ 1,153,125	\$ 1,296,895	\$ 1,435,000	\$ 1,375,000	\$ 1,500,000	\$ 6,760,020	\$ 75,000
Transfer from General Fund - Fund Reserve	\$ 11,035,303	\$ 16,332,693	\$ 2,500,000	\$ -	\$ 1,500,000	\$ 31,367,996	\$ 10,075,000
School Funds	\$ 9,339,697	\$ -	\$ -	\$ -	\$ -	\$ 9,339,697	\$ -
ECC Fund Reserve	\$ 1,010,250	\$ 1,346,000	\$ 734,250	\$ 254,500	\$ -	\$ 3,345,000	\$ -
Share with the City	\$ 375,000	\$ 1,125,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ 4,000,000	\$ -
Water/Sewer Fund Reserve	\$ 1,500,000	\$ 15,140,000	\$ 4,740,000	\$ 5,025,000	\$ 5,900,000	\$ 32,305,000	\$ 31,750,000
Landfill Fund Reserve	\$ 8,000,000	\$ 9,225,000	\$ 500,000	\$ -	\$ 1,200,000	\$ 18,925,000	\$ -
LSSCA	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -
Cash Proffer	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -
VDOT	\$ 1,066,529	\$ 171,895	\$ 125,000	\$ 125,000	\$ 3,000,000	\$ 4,488,424	\$ 75,000
TOTAL SOURCES	\$ 73,779,904	\$ 84,137,482	\$ 39,784,250	\$ 56,029,500	\$ 70,100,000	\$ 323,831,136	\$ 93,975,000

USES	FY2026	FY2027	FY2028	FY2029	FY2030	Total FY2026-30	Beyond FY2030
TRANSPORTATION							
Captain Yancey Road (VA 642) and Eastside Highway (US 17)	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -
Runions Creek Road (VA 612) and Brocks Gap Road (VA 211)	\$ 6,251	\$ 243,789	\$ -	\$ -	\$ -	\$ 250,040	\$ -
Turn Lane -Resort Drive (VA 644) and Spotswood Trail (US 17)	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ 500,000	\$ -
US 11 to Kratzer Road Connector	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000	\$ -
Cross Keys and Port Road	\$ 663,403	\$ -	\$ -	\$ -	\$ -	\$ 663,403	\$ -
Stone Spring Road and Boyers Road Traffic Signal	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ -
N Valley Pike Corridor Study	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Stone Spring UDA Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Transportation Subtotal	\$ 2,969,654	\$ 343,789	\$ 250,000	\$ 250,000	\$ 6,000,000	\$ 9,813,443	\$ 150,000
EDUCATION							
Massanutten Technical Center	\$ 40,000,000	\$ 30,000,000	\$ -	\$ -	\$ -	\$ 70,000,000	\$ -
Pleasant Valley Elementary School	\$ 9,500,000	\$ -	\$ -	\$ -	\$ -	\$ 9,500,000	\$ -
McGaheysville Elementary School	\$ 4,500,000	\$ 13,332,693	\$ -	\$ -	\$ -	\$ 17,832,693	\$ -
Spotswood High School	\$ -	\$ -	\$ -	\$ 35,000,000	\$ 35,000,000	\$ 70,000,000	\$ -
Montevideo Middle School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,000,000
Elkton Middle School Addition	\$ -	\$ -	\$ 13,000,000	\$ 13,000,000	\$ -	\$ 26,000,000	\$ -
New Elementary School (Eastside)	\$ -	\$ -	\$ -	\$ -	\$ 22,000,000	\$ 22,000,000	\$ 18,000,000
Education Subtotal	\$ 54,000,000	\$ 43,332,693	\$ 13,000,000	\$ 48,000,000	\$ 57,000,000	\$ 215,332,693	\$ 52,000,000
PUBLIC SAFETY							
Dayton Emergency Response Station	\$ 5,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	\$ -
Burn Building	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000	\$ -
Massanutten Emergency Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,075,000
Construct New ECC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Replace ECC Servers and Computers	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -
CAD High Availability	\$ 312,500	\$ -	\$ -	\$ -	\$ -	\$ 312,500	\$ -
UPS Replacement	\$ -	\$ 288,750	\$ -	\$ -	\$ -	\$ 288,750	\$ -
Radio Consoles Backup	\$ -	\$ -	\$ 290,000	\$ -	\$ -	\$ 290,000	\$ -
Cisco Switch Hardware Refresh Program - ECC	\$ 120,750	\$ -	\$ -	\$ -	\$ -	\$ 120,750	\$ -
Tyler CAD Cloud - ECC	\$ 68,250	\$ -	\$ -	\$ -	\$ -	\$ 68,250	\$ -
Vehicle Replacement - Durango - ECC	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ -
Primary Site Backup Radio Replacement - ECC	\$ 56,000	\$ -	\$ -	\$ -	\$ -	\$ 56,000	\$ -
Radio Tower Modifications - ECC	\$ 100,000	\$ 750,000	\$ -	\$ -	\$ -	\$ 850,000	\$ -
Feedstone Radio Tower Power - ECC	\$ -	\$ -	\$ 300,000	\$ 225,000	\$ -	\$ 525,000	\$ -
CAD Network Infrastructure Maintenance - ECC	\$ 97,750	\$ 107,250	\$ 144,250	\$ 29,500	\$ -	\$ 378,750	\$ -
Public Safety Subtotal	\$ 6,510,250	\$ 1,346,000	\$ 3,234,250	\$ 254,500	\$ -	\$ 11,345,000	\$ 10,075,000
FACILITIES							
District Courts Building Project	\$ -	\$ 250,000	\$ 2,500,000	\$ 2,500,000	\$ -	\$ 5,250,000	\$ -
PDCC Roof Replacement	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -
Singers Glen Site Improvements	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -
Jail Detention Door Rebuilds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Social Services Complex	\$ 250,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,250,000	\$ -
Administration Building	\$ -	\$ 9,500,000	\$ 15,500,000	\$ -	\$ -	\$ 25,000,000	\$ -
Old Courthouse HVAC Upgrades	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Facilities Subtotal	\$ 750,000	\$ 14,750,000	\$ 18,060,000	\$ 2,500,000	\$ -	\$ 36,060,000	\$ -
LAKE SHENANDOAH STORMWATER CONTROL AUTHORITY							
Taylor Spring Property: Trail & Park	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -
Lake Shenandoah Stormwater Control Authority Subtotal	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -
LANDFILL							
Closure of Landfill Cells 1-4	\$ 8,000,000	\$ 9,200,000	\$ -	\$ -	\$ -	\$ 17,200,000	\$ -
Recycle Storage Building	\$ -	\$ 25,000	\$ 500,000	\$ -	\$ -	\$ 525,000	\$ -
Elkton Container Site	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000	\$ -
Landfill Subtotal	\$ 8,000,000	\$ 9,225,000	\$ 500,000	\$ -	\$ 1,200,000	\$ 18,925,000	\$ -
UTILITIES							
20 inch Waterline Stone Spring Road	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,500,000	\$ 2,600,000	\$ -
20 inch Waterline Montevideo to Watertown Road	\$ -	\$ -	\$ 150,000	\$ 3,700,000	\$ -	\$ 3,850,000	\$ -
20 inch Waterline Peak Tank to Route 33	\$ -	\$ 75,000	\$ 2,000,000	\$ -	\$ -	\$ 2,075,000	\$ -

24 inch Waterline Three Springs to Route 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,500,000
Chestnut Ridge Water Tank Construction	\$ 30,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,530,000	\$ -
City Water Interconnection - Rt 11 South	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -
Dave Berry Road Waterline Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 300,000	\$ -	\$ 310,000	\$ -
Jacob Burner Road Waterline Replacement	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 600,000	\$ -	\$ 625,000	\$ -
McGaheysville Water Tank	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ 2,100,000	\$ -	\$ 2,210,000	\$ -
Rt. 11 North 2nd Water Connection	\$ 50,000	\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000	\$ -
Rt. 11 North Smith Creek Water Extension	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000
Three Springs Paving	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ -
Bargain Corner Sewage Pump Station Upgrades	\$ -	\$ 15,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 265,000	\$ -
Barrington Sewage Pump Station Upgrades	\$ -	\$ -	\$ 15,000	\$ 305,000	\$ -	\$ -	\$ -	\$ 320,000	\$ -
Cross Keys Sewage Pump Station Upgrades	\$ 50,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ -
Lawyer Road Sewage Pump Station Upgrades	\$ 50,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,050,000	\$ -
McGaheysville Sewage Pump Station Upgrades	\$ 50,000	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -
Monte Vista Sewer Pump Station #1 and #2 Upgrades	\$ -	\$ -	\$ -	\$ 25,000	\$ 400,000	\$ -	\$ -	\$ 425,000	\$ -
Rt. 11 North Sewage Pump Station #2 Upgrades	\$ 20,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ -
Rt. 11 North Sewer Extension - Smith Creek Debt	\$ 250,000	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,250,000	\$ -
Willow Estates Sewage Pump Station Removal	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Pleasant Valley Utility Office	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
Utilities Subtotal	\$ 1,500,000	\$ 15,140,000	\$ 4,740,000	\$ 5,025,000	\$ 5,900,000	\$ 32,305,000	\$ 31,750,000	\$ 93,975,000	\$ -
TOTAL USES	\$ 73,779,904	\$ 84,137,482	\$ 39,784,250	\$ 56,029,500	\$ 70,100,000	\$ 323,831,136	\$ 93,975,000	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Changes to CIP since Planning Commission are highlighted in Green