FY 2027 – FY 2032 Capital Improvements Plan

Town Manager's Proposal

Town Council Work Session

April 7, 2026

John Irish, Deputy Director of Public Works Engineering

LIVE DIFFERENTLY. TOWN OF Herndon VIRGINIA

Agenda

Intro
- Definition and Purpose of CIP
- Alignment with 2030 Comprehensive Plan

FY27
- Highlighting New projects

FY27 - 32
- Plan Overview
- Costs and Funding Sources
- Financial Impact Considerations

Recap
- Summary

Definition and Purpose

- The Capital Improvements Plan (CIP) is a financial planning document with a six-year schedule for a variety of public facilities and improvements throughout the Town.

- The first year of the CIP becomes part of the annual operating budget.

- Beyond the first year (the budget year) the CIP is a plan and a general commitment to support major project phases from concept through design and construction. Complete project funding for some projects has not been identified yet.

- CIP projects support the 2024 -2029 Town Council's Strategic Plan's goals.

Alignment with the Comprehensive Plan

- Projects should support the intent and implementation of the 2030 Comprehensive Plan.
- The 2030 Comprehensive Plan includes planning guidance for significant improvements in town infrastructure and facilities that may require issuance of general obligation bonds.
- Major infrastructure CIP projects are necessary to support development and/or redevelopment per the Comprehensive Plan.

New FY27 – FY32 Projects

- **Bready Park Tennis Court Year-Round Conversion - $270,000**
  Reduce the impact of inclement weather on programming
  FY2027 Design and Partial Construction - General Funds/Proffers
- **Racquet Ball Courts Renovations - $1,600,000**
  Eliminating an unhealthy environment
  FY2027 Design and Construction – General Obligation Bonds
- **HCC Roof Replacement - $1,600,000**
  Protects a key public facility from water damage and service disruptions in coordination with Energy Conservation Project
  FY2028 – Unfunded
- **Salt Storage - $1,200,000**
  Addresses deteriorating structure and brine production and MS4 Requirements
  FY2029 Design / FY2030 Construction - Unfunded
- **Generator Upgrades - $825,000**
  HPD, HMC. And Town Shop
  FY2027 Design / FY2028 Construction – Unfunded
- **Pump Station for Irrigation (Golf)- $375,000**
  Improving system control, efficiency, and troubleshooting.
  FY2027 Design and Construction $375,000 - Enterprise Funds

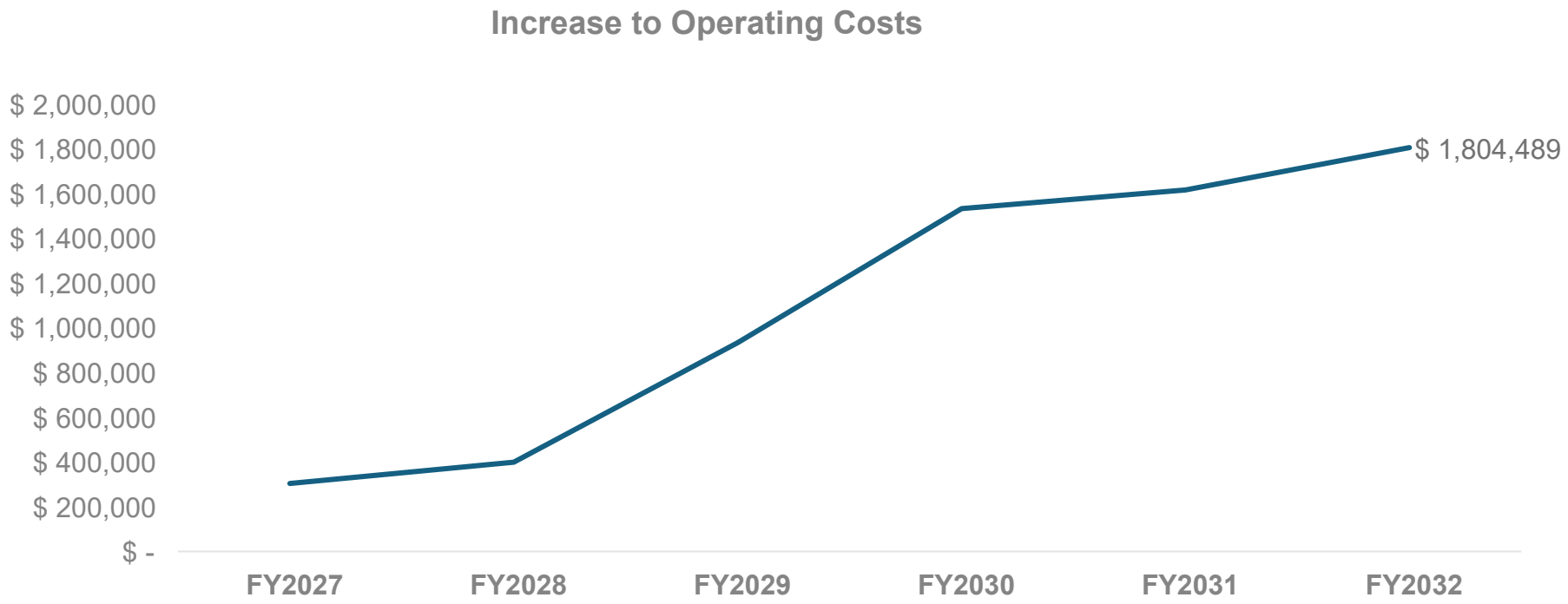
FY27 – FY32 Plan Costs Overview

	#	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Multimodal Transportation	9	4,619,014	13,120,266	30,050,741	46,382,923	9,380,062	8,216,037	**$111,769,043**
Government Facilities Infrastructure	12	6,675,000	4,155,000	11,595,000	1,625,000	300,000	6,750,000	**$31,100000**
Stormwater Management	2	2,075,000	910,000	1,325,000	2,400,000	350,000	350,000	**$7,410,000**
Parks and Recreation	6	370,000	2,566,615	549,000	230,000	1,869,000	975,000	**$6,559,615**
Sub Total FY2027		**13,739,014**				**Total General Government Funds**		**156,838,658**
Water and Sewer Fund	7	15,190,000	56,262,000	23,856,000	7,955,000	4,741,000	3,340,000	**$111,344,000**
Golf Fund	1	350,000	-	-	-	-	-	**$350,000**
Cemetery Fund	1	1,900,000	-	-	-	-	-	**$1,900,000**
Sub Total FY2027		**17,440,000**					**Total Enterprise Funds**	**113,594,000**
Total	**38**	**$31,179,014**	**$77,013,881**	**$67,375,741**	**$58,592,923**	**$16,640,062**	**$19,631,037**	**$270,432,658**

Proposed FY27–FY32 CIP Funding Source

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
Enterprise Funds	17,440,000	31,262,000	23,856,000	7,955,000	4,741,000	3,340,000	**$88,594,000**
VDOT/NVTA/Fed/State	4,068,800	12,665,264	28,380,743	28,628,265	2,675,910	6,973,837	**$83,392,819**
W&S Bonds	-	25,000,000	-	-	-	-	**$25,000,000**
Unfunded	-	3,436,615	2,849,000	7,019,658	8,573,152	2,717,200	**$24,595,625**
Capital Reserve Funds	577,214	960,000	270,000	-	50,000	-	**$1,857,214**
G.O. Bonds	6,600,000	-	10,000,000	12,000,000	-	6,000,000	**$34,600,000**
Fairfax County Stormwater Revenue	3,366,000	1,650,000	850,000	850,000	2,900,000	850,000	**$10,466,000**
General Fund	293,000	2,780,000	695,000	590,000	250,000	250,000	**$4,858,000**
Recreation Cash Proffers	125,000	-	-	-	-	-	**$125,000**
Total	**$31,179,014**	**$77,013,879**	**$67,375,743**	**$58,592,923**	**$16,640,062**	**$19,631,737**	**$270,432,658**

Financial Impact of FY27 – FY32 CIP



TOWN OF Herndon VIRGINIA

Summary

- Projects consistent with Town's 2030 Comprehensive Plan and Town Council's FY2024 – FY 2029 Strategic Plan .
- The CIP adheres to the Town's Fiscal Policies.
- Future funding will need to be identified for some multimodal transportation projects.
- This proposed CIP will require debt financing to complete all projects listed.

Questions/Comments?

Appendix

FY2027-FY2032 CIP Capital Costs – General Government

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
General Government							
Multimodal Transportation and Enhancements							
Central Elden Walkability Improvements	$ 422,000	$ 1,245,000	$ 990,000	$ -	$ -	$ -	$ 2,657,000
East Elden Street Improvements and Widening	$ -	$ 9,852,995	$ 23,745,532	$ 31,094,568	$ -	$ -	$ 64,693,095
Ferndale Ave. Improvements	$ 270,000	$ 235,000	$ -	$ -	$ -	$ -	$ 505,000
Herndon Parkway at Sunset Park Drive Intersection	$ 832,214	$ -	$ 1,741,422	$ 2,100,000	$ 2,321,573	$ -	$ 6,995,209
Locust Street ADA Sidewalk Improvements	$ 533,000	$ -	$ 1,326,516	$ 5,522,865	$ -	$ -	$ 7,382,381
Monroe Street Sidewalk Extension	$ 68,000	$ 120,000	$ 580,000	$ 1,365,000	$ 490,000	$ 1,242,200	$ 3,865,200
Sterling Road Multimodal Improvements	$ -	$ -	$ -	$ 128,000	$ 496,000	$ 862,000	$ 1,486,000
South Elden St (Herndon Parkway to Sterling Rd	$ 2,393,800	$ 1,567,271	$ 1,567,271	$ 6,072,490	$ 6,072,489	$ 6,111,837	$ 23,785,158
Wayfinding & Identification Signage	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ -	$ -	$ 400,000
Total Multimodal Transportation and Enhancements	**$ 4,619,014**	**$ 13,120,266**	**$ 30,050,741**	**$ 46,382,923**	**$ 9,380,062**	**$ 8,216,037**	**$ 111,769,043**
Government Facilities Infrastructure							
1481 Sterling Road's Future Determination	$ 75,000	$ 750,000	$ -	$ -	$ -	$ -	$ 825,000
Generator Upgrades	$ -	$ 75,000	$ 750,000	$ -	$ -	$ -	$ 825,000
Herndon Community Center Roof Replacement	$ -	$ 1,600,000	$ -	$ -	$ -	$ -	$ 1,600,000
Police Radio Consoles	$ -	$ 30,000	$ 325,000	$ -	$ -	$ -	$ 355,000
Police Security Gate (Rear Access)	$ -	$ 550,000	$ -	$ -	$ -	$ -	$ 550,000
Racquetball Courts Renovation	$ 1,600,000	$ -	$ -	$ -	$ -	$ -	$ 1,600,000
Runnymede Park-Atkins House Demolition	$ -	$ -	$ 25,000	$ 175,000	$ -	$ -	$ 200,000
Salt Storage	$ -	$ -	$ 120,000	$ 1,200,000	$ -	$ -	$ 1,320,000
Sidewalks, Trails and Bicycle Facilities	$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,250,000
Town Hall Square & Depot Improvements	$ -	$ 650,000	$ 125,000	$ -	$ -	$ -	$ 775,000
Town Wide Energy Conservation	$ 5,000,000	$ -	$ 10,000,000	$ -	$ -	$ 6,000,000	$ 21,000,000
Town-wide Security Improvements	$ -	$ 250,000	$ -	$ -	$ 50,000	$ 500,000	$ 800,000
Total General Government Infrastructure	**$ 6,675,000**	**$ 4,155,000**	**$ 11,595,000**	**$ 1,625,000**	**$ 300,000**	**$ 6,750,000**	**$ 31,100,000**
Parks & Recreation							
Bready Park Tennis Bubble Year-Round Conversion	$ 270,000	$ -	$ -	$ -	$ -		$ 270,000
Herndon Community Center Life Cycle Projects	$ 50,000	$ 500,000	$ -	$ -	$ -	$ 350,000	$ 900,000
Park Equipment Replacement Program	$ -	$ 525,000	$ 449,000	$ -	$ -	$ 400,000	$ 1,374,000
Runnymede Park Passive Environmental Education	$ 50,000	$ 520,000	$ -	$ -	$ -	$ -	$ 570,000
Sports Field and Park Improvements	$ -	$ 1,021,615	$ 100,000	$ 150,000	$ 1,425,000	$ -	$ 2,696,615
W&OD Trail Lighting	$ -	$ -	$ -	$ 80,000	$ 444,000	$ 225,000	$ 749,000
Total Parks & Recreation	**$ 370,000**	**$ 2,566,615**	**$ 549,000**	**$ 230,000**	**$ 1,869,000**	**$ 975,000**	**$ 6,559,615**
Stormwater Management							
Stormwater Facility Repair	$ 825,000	$ 560,000	$ 975,000	$ -	$ -	$ -	$ 2,360,000
Stream Restoration Program	$ 1,250,000	$ 350,000	$ 350,000	$ 2,400,000	$ 350,000	$ 350,000	$ 5,050,000
Total Stormwater	**$ 2,075,000**	**$ 910,000**	**$ 1,325,000**	**$ 2,400,000**	**$ 350,000**	**$ 350,000**	**$ 7,410,000**
Total General Government Projects	**$ 13,689,014**	**$ 20,801,881**	**$ 43,519,741**	**$ 50,637,923**	**$ 11,899,062**	**$ 16,291,037**	**$ 156,838,658**

FY2027-FY2032 CIP Capital Costs – Enterprise

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
Enterprise Fund Projects							
Cemetery							
Chestnut Grove Cemetery	$ 1,900,000	$ -	$ -	$ -	$ -	$ -	$ 1,900,000
Total Cemetery	**$ 1,900,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,900,000**
Golf Course							
Pump station for Irrigation System	$ 350,000	$ -	$ -	$ -	$ -	$ -	$ 350,000
Total Golf Course	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**
Sewer Service & Maintenance							
Sewer System Conveyance	$ -	$ 13,000,000	$ -	$ -	$ -	$ -	$ 13,000,000
Sewer Main Relining and Manhole Rehab Program	$ 500,000	$ 600,000	$ 700,000	$ 800,000	$ 900,000	$ 500,000	$ 4,000,000
Sewer Capacity Purchase	$ -	$ 25,000,000	$ -	$ -	$ -	$ -	$ 25,000,000
Sewer - Major Vehicles/Equipment	$ 80,000	$ 350,000	$ -	$ -	$ -	$ -	$ 430,000
Total Sewer Service & Maintenance	**$ 580,000**	**$ 38,950,000**	**$ 700,000**	**$ 800,000**	**$ 900,000**	**$ 500,000**	**$ 42,430,000**
Water Supply & Maintenance							
Water Utility Master Plan Improvements	$ 9,407,000	$ 8,050,000	$ 16,150,000	$ 2,200,000	$ -	$ -	$ 35,807,000
Water - Major Vehicles/Equipment	$ 461,000	$ 500,000	$ -	$ -	$ -	$ -	$ 961,000
General Water Maintenance and Replacement	$ 4,742,000	$ 8,762,000	$ 7,006,000	$ 4,955,000	$ 3,841,000	$ 2,840,000	$ 32,146,000
Total Water Supply & Maintenance	**$ 14,610,000**	**$ 17,312,000**	**$ 23,156,000**	**$ 7,155,000**	**$ 3,841,000**	**$ 2,840,000**	**$ 68,914,000**
Total Water & Sewer Enterprise Fund	**$ 15,190,000**	**$ 56,262,000**	**$ 23,856,000**	**$ 7,955,000**	**$ 4,741,000**	**$ 3,340,000**	$ 111,344,000
Total Capital Costs	**$ 31,179,014**	**$ 77,013,881**	**$ 67,375,741**	**$ 58,592,923**	**$ 16,640,062**	**$ 19,631,037**	**$ 270,432,658**

FY2027-FY2032 CIP Funding Sources (continued)

	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total Budgeted
Multi-Modal Transportation								
	Central Elden Walkability Improvements	$ -	$ 106,000	$ -	$ -	$ -	$ -	$ 106,000
Total NVTA -Local 30% Revenue (HB2313 Local))		**$ -**	**$ 106,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 106,000**
	East Elden Street Improvements and Widening	$ -	$ -	$ 3,000,000	$ 7,400,000	$ -	$ -	$ 10,400,000
Total NVTA -Regional 70% Revenue (HB2313 Regional)		**$ -**	**$ -**	**$ 3,000,000**	**$ 7,400,000**	**$ -**	**$ -**	**$ 10,400,000**
	East Elden Street Improvements and Widening	$ -	$ 3,022,498	$ 3,704,503	$ 10,650,568	$ -	$ -	$ 17,377,569
	South Elden Street (Herndon Parkway to Sterling Road	$ -	$ -	$ -	$ 3,892,580	$ -	$ -	$ 3,892,580
	Herndon Parkway at Sunset Park Drive Intersection	$ 720,000	$ -	$ 1,741,422	$ 1,036,631	$ -	$ -	$ 3,498,053
	Locust Street ADA Sidewalk Improvements	$ 533,000	$ -	$ 1,326,516	$ 1,796,576	$ -	$ -	$ 3,656,092
Total Revenue Sharing (Local match) - VDOT Funding Program		**$ 1,253,000**	**$ 3,022,498**	**$ 6,772,441**	**$ 17,376,355**	**$ -**	**$ -**	**$ 28,424,294**
	East Elden Street Improvements and Widening	$ -	$ -	$ 4,000	$ 1,044,000	$ -	$ -	$ 1,048,000
	Sterling Road Multi-Modal Improvements	$ -	$ -	$ -	$ 128,000	$ 496,000	$ 862,000	$ 1,486,000
Total RSTP - NVTA Funding		**$ -**	**$ -**	**$ 4,000**	**$ 1,172,000**	**$ 496,000**	**$ 862,000**	**$ 2,534,000**
	Central Elden Walkability Improvements	$ 422,000	$ 1,139,000	$ -	$ -	$ -	$ -	$ 1,561,000
Total Community Project Funding / 20% Match		**$ 422,000**	**$ 1,139,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,561,000**
	Locust Street ADA Sidewalk Improvements	$ -	$ -	$ -	$ 500,000	$ -	$ -	$ 500,000
Total Congestion Mitigation and Air Quality (CMAQ) - NVTA		**$ -**	**$ -**	**$ -**	**$ 500,000**	**$ -**	**$ -**	**$ 500,000**
	East Elden Street Improvements and Widening	$ -	$ 6,830,495	$ 17,037,031	$ -	$ -	$ -	$ 23,867,526
Total SmartScale - HP (State) - VDOT Funding Program		$ -	**$ 6,830,495**	**$ 17,037,031**	**$ -**	**$ -**	**$ -**	**$ 23,867,526**
	South Elden Street (Herndon Parkway to Sterling Road	$ 2,393,800	$ 1,567,271	$ 1,567,271	$ 2,179,910	$ 2,179,910	$ 6,111,837	$ 15,999,999
Total SmartScale - District Program - VDOT Funding Program		**$ 2,393,800**	**$ 1,567,271**	**$ 1,567,271**	**$ 2,179,910**	**$ 2,179,910**	**$ 6,111,837**	**$ 15,999,999**
	Total Multi-Modal Transportation	**$ 4,068,800**	**$ 12,665,264**	**$ 28,380,743**	**$ 28,628,265**	**$ 2,675,910**	**$ 6,973,837**	**$ 83,392,819**
Fairfax County Stormwater Tax Revenue								
	Stormwater Facility Repair	$ 825,000	$ 560,000	$ 975,000	$ -	$ -	$ -	$ 2,360,000
	Stream Restoration Program	$ 1,250,000	$ 350,000	$ 350,000	$ 2,400,000	$ 350,000	$ 350,000	$ 5,050,000
Total Fairfax County Stormwater Tax Revenue		**$ 2,075,000**	**$ 910,000**	**$ 1,325,000**	**$ 2,400,000**	**$ 350,000**	**$ 350,000**	**$ 7,410,000**

FY2027-FY2032 CIP Funding Sources (continued)

	Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total Budgeted
Unfunded								
	W&OD Trail Lighting	$ -	$ -	$ -	$ 80,000	$ 444,000	$ 225,000	$ 749,000
	Sports Field and Park Improvements	$ -	$ 1,021,615	$ 100,000	$ 150,000	$ 1,425,000	$ -	$ 2,696,615
	Runnymede Park Passive Environmental Education	$ -	$ 520,000	$ -	$ -	$ -	$ -	$ 570,000
	Park Equipment Replacement Program	$ -	$ 525,000	$ 449,000	$ -	$ -	$ 400,000	$ 1,374,000
	Herndon Community Center Life Cycle Projects	$ -	$ 500,000	$ -	$ -	$ -	$ 350,000	$ 850,000
	Monroe Street Sidewalk Extension	$ -	$ 120,000	$ 560,000	$ 1,300,000	$ 490,000	$ 1,242,200	$ 3,712,200
	Central Elden Walkability Improvements	$ -	$ -	$ 990,000	$ -	$ -	$ -	$ 990,000
	South Elden Street (Herndon Parkway to Sterling Road	$ -	$ -	$ -	$ -	$ 3,892,579	$ -	$ 3,892,579
	Salt Storage	$ -	$ -	$ -	$ 1,200,000	$ -	$ -	$ 1,200,000
	Generator Upgrades	$ -	$ -	$ 750,000	$ -	$ -	$ -	$ 750,000
	Town-wide Security Improvements	$ -	$ -	$ -	$ -	$ -	$ 500,000	$ 500,000
	1481 Sterling Road's Future Determination	$ -	$ 750,000	$ -	$ -	$ -	$ -	$ 750,000
	Herndon Parkway at Sunset Park Drive Intersection	$ -	$ -	$ -	$ 1,063,369	$ 2,321,573	$ -	$ 3,384,942
	Locust Street ADA Sidewalk Improvements	$ -	$ -	$ -	$ 3,226,289	$ -	$ -	$ 3,226,289
Total Unfunded		**$ -**	**$ 3,486,615**	**$ 2,849,000**	**$ 7,019,658**	**$ 8,573,152**	**$ 2,717,200**	**$ 24,645,625**
	Total General Government	**$ 13,689,014**	**$ 20,751,879**	**$ 43,519,743**	**$ 50,637,923**	**$ 11,899,062**	**$ 16,291,037**	**$ 156,838,658**
Enterprise Funds								
	Chestnut Grove Cemetery	$ 1,900,000	$ -	$ -	$ -	$ -	$ -	$ 1,900,000
	Carts Barn Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Water Utility Master Plan Improvements	$ 9,407,000	$ 8,050,000	$ 16,150,000	$ 2,200,000	$ -	$ -	$ 35,807,000
	Water - Major Vehicles/Equipment	$ 461,000	$ 500,000	$ -	$ -	$ -	$ -	$ 961,000
	Sewer Main Relining and Manhole Rehab Program	$ 500,000	$ 600,000	$ 700,000	$ 800,000	$ 900,000	$ 500,000	$ 4,000,000
	Sewer - Major Vehicles/Equipment	$ 80,000	$ 350,000	$ -	$ -	$ -	$ -	$ 430,000
	General Water Maintenance and Replacement	$ 4,742,000	$ 8,762,000	$ 7,006,000	$ 4,955,000	$ 3,841,000	$ 2,840,000	$ 32,146,000
	Pump station for irrigation system	$ 350,000	$ -	$ -	$ -	$ -	$ -	$ 350,000
Total Enterprise Funds		**$ 17,840,000**	**$ 18,262,000**	**$ 23,856,000**	**$ 7,955,000**	**$ 4,741,000**	**$ 3,340,000**	**$ 75,994,000**
Revenue Bonds/Water & Sewer								
	Sewer Capacity Purchase/ Sewer Conveyance	$ -	$ 38,000,000	$ -	$ -	$ -	$ -	$ 38,000,000
Total Revenue Bonds/Water & Sewer		**$ -**	**$ 38,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 38,000,000**
Total Funding Source		**$ 31,179,014**	**$ 77,013,879**	**$ 67,375,743**	**$ 58,592,923**	**$ 16,640,062**	**$ 19,631,037**	**$ 270,432,658**