

**TITLE:** Town Shop Expansion and Refurbishment (23101)

**STATUS:** Ongoing

**LOCATION:** 1393 Russell Branch Parkway SE

**PROGRAM DESCRIPTION:** Land acquisition for the expansion of the existing Department of Public Works & Capital Projects shop facility was completed during the last quarter of Fiscal Year 2022. The existing parcel where the Town Shop is located is severely space constrained and is not large enough to facilitate an expansion necessary for the current and future public works operations. The current facility has not been enlarged or rehabilitated during the past 30 years, although the lane miles and population have more than doubled. The new facility will be able to consolidate all public works and capital projects operations into one campus versus the three that are now utilized and allow the department to better serve the community now and into the future.

**OPERATING IMPACT:** Additional maintenance and operating costs for the larger facility.

**GOAL ADDRESSED:** Leesburg Legacy Town Plan (2022): Strategy 1.2.6 Ensure Adequate Community Facilities and Infrastructure

**Significant Dates**

PROJECT START	ESTIMATED COMPLETION
Summer 2021	Fall 2027



**Funding Sources**

Sources	Total Required Project Funding	Approp. Through 6/30/24							Total 6 Yr CIP	Future Funds Required
			2025	2026	2027	2028	2029	2030		
Line of Credit	12,020,000	1,770,000	250,000	4,800,000	5,175,000	25,000	—	—	10,250,000	—
PAY-GO	1,800,000	1,800,000	—	—	—	—	—	—	—	—
Proffers	2,405,000	2,405,000	—	—	—	—	—	—	—	—
<b>Total Sources</b>	<b>\$16,225,000</b>	<b>\$5,975,000</b>	<b>\$250,000</b>	<b>\$4,800,000</b>	<b>\$5,175,000</b>	<b>\$25,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$10,250,000</b>	<b>\$—</b>

**Planned Uses**

Uses	Total Project Cost	Approp. Through 6/30/24							Total 6 Yr CIP	Future Project Cost
			2025	2026	2027	2028	2029	2030		
Project Management	475,000	100,000	50,000	125,000	175,000	25,000	—	—	375,000	—
Design/Engineering	1,320,000	1,120,000	200,000	—	—	—	—	—	200,000	—
Land	4,200,000	4,200,000	—	—	—	—	—	—	—	—
Construction	10,230,000	555,000	—	4,675,000	5,000,000	—	—	—	9,675,000	—
<b>Total Uses</b>	<b>\$16,225,000</b>	<b>\$5,975,000</b>	<b>\$250,000</b>	<b>\$4,800,000</b>	<b>\$5,175,000</b>	<b>\$25,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$10,250,000</b>	<b>\$—</b>

**Operating Impact**

Operating/Maintenance	2025	2026	2027	2028	2029	2030
General Maintenance	—	—	4,000	4,000	4,000	4,000
Utilities	—	—	2,900	2,900	2,900	2,900
<b>Total Impact</b>	<b>\$—</b>	<b>\$—</b>	<b>\$6,900</b>	<b>\$6,900</b>	<b>\$6,900</b>	<b>\$6,900</b>