



Operating Impact Analysis

The cost of opening and operating facilities is evaluated during the development of a capital project. The County identifies personnel, operating, utility, and maintenance expenditures to staff and open a new facility. This section details the estimated operating impacts related to facilities scheduled to open during the six-year CIP planning period. The table provides an analysis of:

- The number and cost of personnel required to staff new or expanded facilities for each CIP category;
- Recurring operating costs related to new or expanded facilities, including utility and maintenance costs for both the program department and centralized maintenance expenditures within the Department of General Services; and
- Annual debt service payments related to the facility (as applicable).

The Operating Impact Analysis table presents the gross impact of opening, expanding, or renovating capital facilities. The table presents the staffing and operational cost estimates for new construction. The table does not take into account any additional FTE that may be required to centrally manage an expanding County facility inventory by the Department of General Services.

For new facilities, the impact of staffing and operating the facility is presented. For facility renovations and expansions, where the facility was already in operation prior to being expanded or renovated, the personnel, operating and FTE estimates, if any, represent the incremental increase above current staffing levels and costs required to operate the facility. The estimated number of new personnel (FTE) required to operate a facility is shown in the year in which the personnel are projected to be hired. In some cases, personnel may be hired prior to a facility's opening date in order to provide training, set up operations, and other pre-opening activities. To provide a greater level of accuracy in estimating future operating costs, personnel costs are escalated annually by 3 percent and operating costs are escalated annual by 1 percent for every year after FY 2021.

Each capital project page in the CIP budget document includes a summary table that reports the project's estimated gross operating and personnel cost impacts on the County's operating budget. An operating impact table is not provided if the capital project has no net impact on the County's operating budget. FY 2021 and FY 2022, operating impacts are included in the FY 2021 Proposed and FY 2022 Projected columns in the financial summary tables for program departments' narratives in Volume 1.



Operating Impact Analysis

Project/Category		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Administration								
Land Acquisition - School Projects	Debt	0	132	766	1,616	2,500	3,886	8,899
Backup Emergency Communications Center	O&M	0	0	202	270	286	0	758
Total – Administration	O&M	0	0	202	270	286	0	758
	Debt	0	132	766	1,616	2,500	3,886	8,899
General Government								
Consolidated Shops and Warehouse Facility	O&M	1,123	1,156	1,191	1,227	1,264	1,302	7,262
	Debt	0	88	346	337	328	319	1,418
County Renovation Program - Government Center	Debt	13	63	114	170	227	289	875
County Renovation Program - Waterford Space Renovation	Debt	0	50	198	193	188	183	810
Eastern Services Center	Debt	0	0	0	172	852	1,343	2,367
General Government Office Space - Sycolin Road Phase I	O&M	0	0	0	0	0	1,108	1,108
	Debt	0	0	38	173	346	809	1,366
Landfill - Sequence 1A Cap	Debt	0	180	175	171	166	162	853
Landfill Reclamation - Cell R2 Liner	Debt	0	791	771	752	732	712	3,758
NEW: Landfill - CDD Cell A2 Liner	Debt	0	0	156	613	598	582	1,949
Total – General Government	O&M	1,123	1,156	1,191	1,227	1,264	2,409	8,370
	Debt	13	1,171	1,796	2,580	3,436	4,399	13,394
Health and Welfare								
DS Group Residence - Eastern Loudoun	O&M	0	0	0	24	24	25	73
	Debt	24	112	190	246	239	238	1,048
Total – Health and Welfare	O&M	0	0	0	24	24	25	73
	Debt	24	112	190	246	239	238	1,048
Parks, Recreation, and Culture								
Ashburn Recreation and Community Center	FTE	0.00	0.00	0.00	76.00	0.00	0.00	76.00
	Pers.	0	0	0	4,245	4,373	4,503	13,121
	O&M	0	0	0	1,924	1,958	1,992	5,874
	Capital	0	0	0	400	400	400	1,200
	Debt	0	1,289	3,563	3,876	3,776	3,676	16,180
	Revenues	0	0	0	3,100	3,100	3,100	9,300
Brambleton West Park Improvements	FTE	0.00	0.00	0.00	1.25	0.00	0.00	1.25
	Pers.	0	0	0	75	77	80	232
	O&M	0	0	0	43	43	43	129



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Project/Category		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Broad Run Stream Valley Linear Park								
Debt		0	0	0	0	50	49	99
Children's Science Center								
O&M		0	0	0	250	250	250	750
Debt		87	606	1,365	1,331	1,301	1,261	5,950
Dulles South Community Park								
Debt		0	0	0	0	0	82	82
Fields Farm Park								
FTE		0.00	0.00	0.00	0.00	7.67	6.67	14.34
Pers.		0	0	0	0	402	414	815
O&M		0	0	0	0	135	137	272
Capital		0	0	0	0	173	0	173
Debt		0	0	0	110	388	719	1,217
Hal & Berni Hanson Regional Park								
FTE		0.00	0.00	16.92	0.00	0.00	0.00	16.92
Pers.		0	0	965	994	1,024	1,054	4,037
O&M		0	0	393	397	401	405	1,596
Capital		0	0	300	0	0	0	300
Debt		0	1,300	2,710	3,361	3,268	3,179	13,818
Revenues		0	0	150	150	150	150	600
Lovettsville District Park - Phase II								
FTE		0.00	0.00	8.67	0.00	0.00	0.00	8.67
Pers.		0	0	465	479	493	508	1,945
O&M		0	0	133	134	135	137	538
Capital		0	0	0	0	0	0	0
Debt		0	500	752	731	711	696	3,390
Philip A. Bolen Park Phase II								
O&M		0	0	0	150	152	153	455
Capital		0	0	0	56	58	60	175
Debt		0	128	617	931	907	883	3,465
Potomack Lakes Sportsplex - Field Improvements								
O&M		0	0	0	0	200	202	402
Capital		0	0	0	0	200	202	402
Scott Jenkins Memorial Park - Phase III								
Debt		0	0	0	0	229	223	452
Sterling Neighborhood Park								
Debt		0	0	0	0	0	959	959
Purcellville Library								
Debt		0	0	0	0	0	311	311
Total – Parks, Recreation, and Culture								
FTE		0.00	1.50	25.59	77.25	7.67	7.92	118.68
Pers.		0	45	1,476	5,841	6,415	7,564	21,342
O&M		0	26	552	2,925	3,301	3,371	10,174
Capital		0	0	300	456	831	662	2,249
Debt		87	3,823	9,006	10,340	10,628	11,079	44,964
Revenues		0	0	150	3,250	3,250	3,250	9,900

Public Safety

Courts Complex Phase III								
FTE		16.00	15.00	0.00	0.00	0.00	0.00	31.00
Pers.		2,567	4,489	4,624	4,763	4,906	5,053	26,402
O&M		526	634	535	1,201	1,227	1,252	5,376



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Project/Category		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
	Capital	136	92	0	0	0	0	228
	Debt	677	3,025	4,459	4,998	4,843	4,693	22,696
Fire and Rescue - Basic Training Facility	FTE	0.00	0.00	0.00	0.00	1.00	0.00	1.00
	Pers.	0	0	0	0	52	53	105
	O&M	0	0	0	0	144	112	256
	Capital	0	0	0	0	80	0	80
	Debt	0	119	116	302	544	530	1,611
Fire and Rescue - Station #04 - Round Hill Station Replacement	FTE	0.00	0.00	0.00	0.00	0.00	11.00	11.00
	Pers.	0	0	0	0	0	1,179	1,179
	O&M	0	0	0	0	0	342	342
	Capital	0	0	0	0	0	73	73
	Debt	0	0	200	323	1,028	1,546	3,097
Fire and Rescue - Station #05/#17 - Hamilton Station Replacement	Debt	0	0	0	0	0	79	79
Fire and Rescue - Station #07 - Aldie Station Replacement	Debt	0	38	211	528	511	494	1,780
Fire and Rescue - Station #08 - Philomont Station Replacement	FTE	0.00	0.00	0.00	0.00	0.00	6.00	6.00
	Pers.	0	0	0	0	0	631	631
	O&M	0	0	0	0	0	245	245
	Capital	0	0	0	0	0	73	73
	Debt	0	0	92	379	369	834	1,674
Fire and Rescue - Station #28 - Leesburg South Station	FTE	0.00	0.00	0.00	0.00	51.00	0.00	51.00
	Pers.	0	0	0	0	5,594	5,762	11,356
	O&M	0	0	0	0	1,006	1,019	2,025
	Capital	0	0	0	0	73	0	73
	Debt	0	110	228	861	1,240	2,226	4,665
Fire and Rescue - Station Storage Sheds	Debt	2	22	59	58	56	55	251
Fire and Rescue - Training Academy Expansion	FTE	0.00	0.00	0.00	0.00	0.00	2.00	2.00
	Pers.	0	0	0	0	52	128	180
	O&M	0	0	0	0	82	143	225
	Capital	0	0	0	0	0	98	98
	Debt	0	0	88	310	665	867	1,930
Courts Complex Phase IV - Renovation	Debt	0	0	246	1,154	1,860	2,362	5,622



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Project/Category		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Total – Public Safety	FTE	16.00	15.00	0.00	0.00	52.00	19.00	102.00
	Pers.	2,567	4,489	4,624	4,763	10,603	12,806	39,853
	Capital	136	92	0	0	153	244	625
	Debt	679	3,313	5,698	8,913	11,116	13,686	43,405
Roads								
Braddock Road, Segment 1 (Royal Hunter Drive to Gum Spring Road)	Debt	0	0	0	88	144	253	485
Croson Lane Widening (Claiborne Parkway to Old Ryan Road)	Debt	0	0	0	0	0	388	388
Crosstrail Boulevard, Segment B (Kincaid Boulevard to Russell Branch Parkway)	Debt	0	1,550	1,511	1,473	1,434	1,395	7,363
Crosstrail Boulevard, Segment C (Sycolin Road to Dulles Greenway)	Debt	0	0	0	0	441	761	1,201
Dulles West Boulevard (Arcola Boulevard to Northstar Boulevard)	Debt	0	0	0	0	0	329	329
Arcola Mills Drive (Belmont Ridge Road to Stone Springs Boulevard)	Debt	0	0	0	300	693	975	1,968
Evergreen Mills Road (Reservoir Road and Watson Road)	Debt	0	0	0	271	534	659	1,464
Arcola Mills Drive (Stone Springs Boulevard to Loudoun County Parkway)	Debt	0	0	0	0	150	296	446
Farmwell Road Intersection Improvements	Debt	0	0	0	1,238	2,069	2,539	5,845
Intelligent Transportation System (ITS)	Debt	0	0	0	32	127	124	283
Loudoun County Parkway (Ryan Road to Shellhorn Road)	Debt	0	29	56	273	266	259	883
Route 7 Improvements, Phase 2: Route 7 & Route 690 (Hillsboro Rd) Interchange	Debt	0	0	0	761	990	1,259	3,010
Route 9 / Route 287 Roundabout	Debt	0	98	546	1,294	1,637	1,910	5,485



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Project/Category		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Route 15 / Braddock Road Roundabout	Debt	0	0	0	0	48	89	136
Route 15 Montresor Road and Point of Rocks Bridge - Improvements	Debt	0	0	40	248	521	677	1,486
Route 50 / Everfield Roundabout	Debt	0	0	0	0	18	35	53
Route 50 / Trailhead Drive Roundabout	Debt	0	359	708	982	1,014	983	4,046
Route 50 / North Collector Road (Tall Cedars Parkway to Route 28)	Debt	0	0	329	650	995	1,208	3,182
Ryan Road (Evergreen Mills Road to Beaverdam Drive)	Debt	0	0	0	0	58	114	171
Shellhorn Road (Loudoun County Parkway to Randolph Drive)	Debt	0	0	0	0	1,152	2,275	3,427
Sycolin Road (Loudoun Center Place to Crosstrail Boulevard)	Debt	0	0	0	0	0	122	122
Trailhead Drive / Braddock Road Roundabout	Debt	0	0	0	0	50	100	150
Waxpool Road / Loudoun County Parkway Intersection Improvements	Debt	0	0	0	178	314	343	835
Westwind Drive (Loudoun County Parky to Old Ox Road)	Debt	0	0	0	159	314	778	1,251
Route 7 Eastbound Widening (Loudoun County Parkway to Route 28)	Debt	0	0	0	0	0	18	18
Prentice Drive (Lockridge Road to Loudoun County Pkwy)	Debt	0	0	321	795	775	2,346	4,239
Braddock Road, Segment 1B (Whitman Farm to Paul VI Eastern Entrance)	Debt	0	200	394	652	635	613	2,494
Total – Roads	Debt	0	2,235	3,907	9,393	14,378	20,846	50,758
Sidewalks, Signals, and Traffic Calming								
Intersection Improvement Program	FTE	0.00	1.00	0.00	0.00	0.00	0.00	1.00
	Pers.	0	104	107	110	114	117	552



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Project/Category		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
	Debt	0	0	1,398	2,893	4,401	5,710	14,403
Loudoun County Parkway - Shared-Use Path	Debt	0	0	0	0	0	109	109
River Creek Parkway - Sidewalk	Debt	0	0	52	79	99	227	457
Route 7 Pedestrian Crossings	Debt	0	99	97	94	92	89	472
Sidewalk and Trail Program	Debt	0	0	90	279	1,273	2,402	4,045
Sterling Boulevard/W&OD Trail - Overpass	Debt	0	0	0	60	58	397	515
Total – Sidewalks, Signals, and Traffic Calming	FTE	0.00	1.00	0.00	0.00	0.00	0.00	1.00
	Pers.	0	104	107	110	114	117	552
	Debt	0	99	1,637	3,406	5,924	8,935	20,001
Transit								
Transit Buses - Acquisition	O&M	258	521	526	532	537	542	2,916
Total – Transit	O&M	258	521	526	532	537	542	2,916
Elementary Schools								
ES-23 Dulles North	Debt	0	1,531	2,373	2,313	2,253	2,193	10,662
ES-29 Dulles South	Debt	0	1,531	2,373	2,313	2,253	2,193	10,662
ES-32 Dulles South	Debt	0	0	0	448	4,895	6,395	11,737
ES-34 Dulles North	Debt	0	0	0	0	0	5,380	5,380
Total – Elementary Schools	Debt	0	3,061	4,747	5,074	9,400	16,160	38,441
Middle Schools								
Middle School (MS-14) Dulles North	Debt	0	442	3,220	8,033	9,071	8,825	29,590
Middle School (MS-19) Undesignated Location	Debt	0	0	0	0	0	5,660	5,660
Total – Middle Schools	Debt	0	442	3,220	8,033	9,071	14,485	35,250
High Schools								
CS Monroe Center Replacement/North Star School	Debt	0	2,403	4,131	5,339	5,194	5,040	22,106
HS-9 Lightridge High School	Debt	0	972	948	929	899	880	4,629
High School (HS-14) Dulles North	Debt	0	0	0	0	0	1,058	1,058
Total – High Schools	Debt	0	3,375	5,079	6,267	6,094	6,978	27,793
Other LCPS								
Broadband Infrastructure	Debt	22	88	85	83	81	79	438
Douglass School Renewal	Debt	0	0	531	918	895	871	3,215



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Project/Category		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
LCPS Facility Renewal and Alterations - Undesignated	Debt	0	3,432	8,655	10,673	14,278	16,947	53,985
School Bus Radio Replacements and UHF System Upgrade	Debt	0	261	1,974	1,899	1,825	1,750	7,709
School Bus Replacement and Acquisition	Debt	197	1,698	3,223	4,776	6,360	7,967	24,220
School Security Improvements	Debt	0	181	176	172	167	163	860
Student Welcome Center at Sterling ES	Debt	0	0	88	86	84	81	339
Valley Service Center & Kenneth W. Culbert Elementary School Bus Parking	Debt	0	0	0	262	2,884	3,788	6,933
Valley Service Center Traffic Signal	Debt	0	0	0	0	68	66	134
Total – Other LCPS	Debt	219	5,478	14,556	18,697	26,473	31,099	96,971