



CIP Workshop
Board of Supervisors
December 19, 2025

Agenda

- Department of Public Utilities – 50 minutes
- Transportation – 50 minutes
- Emergency Communications – 20 minutes
- Fire Rescue – 30 minutes
- Space Study Update – 5 minutes
- Courthouse Next Steps – 5 minutes
- Financial Modeling– 15 minutes

Agenda

- **Department of Public Utilities – 50 minutes**
 - Completed and Ongoing Projects
 - New Projects
 - Air Stripping System for Goochland Courthouse Elevated Storage Tank
 - Valley View Lane Pump Station and Force Main Upgrade
 - Eastern Goochland Pump Station Pump Condition Assessment
 - Ridgefield Booster Pump Station & Ground Storage Tank
 - Rockville Connection to Henrico County Water System
 - Goochland Courthouse Low Pressure Sewage Collection & Conveyance System
- Transportation
- Emergency Communications
- Fire Rescue
- Space Study Update
- Courthouse Next Steps
- Financial Scenarios

DPU – Completed and Ongoing Projects

- **Completed/Near Completion Projects**

- Hickory Haven Wastewater
- River Road Pressure Reducing Valve
- Huguenot Hills Water & Sewer
- Plaza Drive 8" Waterline Extension
- Eastern Goochland Pump Station Force Main

All Projects Under Budget – Approximately \$1,080,000 returning to Utility CIP Fund

- **Ongoing Projects with no Additional Funding Requests**

- Sandy Hook Water Loop – To be completed in coordination with Fairground Rd Extension
- West Creek-River Road Flow Control – Temporarily paused to assess operational changes
- Assessment of County-Owned Fire Hydrants – Request for Proposals expected to be published in First Quarter of 2026
- 2025 Utility Master Plan (Not a CIP)

Air Stripping System for Goochland Courthouse Elevated Storage Tank

- **Description**

- THMs (Trihalomethanes) are a disinfectant byproduct
- THMs increase in frequency with age and temperature
- 3rd Quarter 2024, the Courthouse Water System exceeded the EPA-mandated maximum contaminant level for THMs
- Augments previously installed mixer from the same manufacturer

- **Purpose**

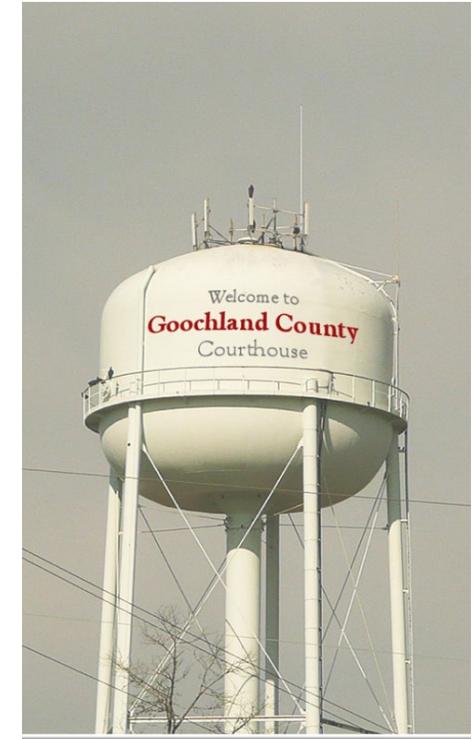
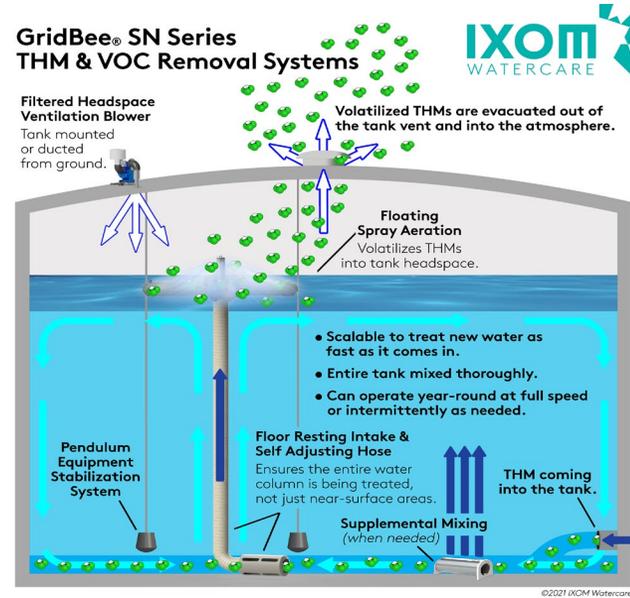
- Reduce THM Levels in Courthouse Water System

- **Progress**

- Procurement to take place as soon as funding is acquired

- **Funding**

- Prior Funding: \$105,000
- Approximate Quote: \$200,000
- **Funding Request: Additional \$145,000 in FY 2027 to prepare for potential pricing increase out of cash reserve connection fees**



Valley View Lane Pump Station and Force Main Upgrade

- **Description**

- Existing pump station has a firm capacity of 200 gallons per minute (GPM)
- By 2030, the peak flow to Valley View Lane Pump Station is predicted to be 414 GPM
- This project will upsize the pump station to 580 GPM
- Increased pump size results in a modeled force main velocity exceeding 6 feet per second, which is considered deficient.
- A force main upgrade, from 6-inch pipe to 8-inch pipe, will likely be necessary to accommodate the increased pumping capacity.
- **Implementation of this project can be phased over multiple fiscal years.**

- **Purpose**

- Capacity increase to allow for projected growth in Goochland Courthouse Water System

- **Progress**

- Conceptual plan informed by modeling

- **Funding**

- Estimated Total Project Cost: \$1,681,000
- **FY 2027 Budget Request: \$225,000**



Eastern Goochland Pump Station – Pump Condition Assessment

- **Description**

- The Eastern Goochland Pump Station (EGPS) is experiencing flow rates below its firm capacity
- EGPS pumps are approaching the end of their useful life and have started to experience additional maintenance requirements
- Force main hydraulics have changed, leading to inefficient pump functionality
- Investigate the best next steps for maintaining pumping capacity at EGPS

- **Purpose**

- Ensure continued operation of EGPS

- **Progress**

- Conceptual Plan

- **Funding**

- Estimated Total Project Cost: To be determined via assessment
- **FY 2027 Budget Request: \$150,000**



Ridgefield Booster Pump Station & Ground Storage Tank

- **Description**

- To be located near existing Ridgefield Parkway interconnection with Henrico County
- Design and construct a 4.0 million gallon per day (MGD) water booster station
- Design and construction a 1.5 million gallon (MG) ground storage tank
- Space available to increase pumping capacity up to 7.0 MGD and add another 1.5 MG ground storage tank in the future

- **Purpose**

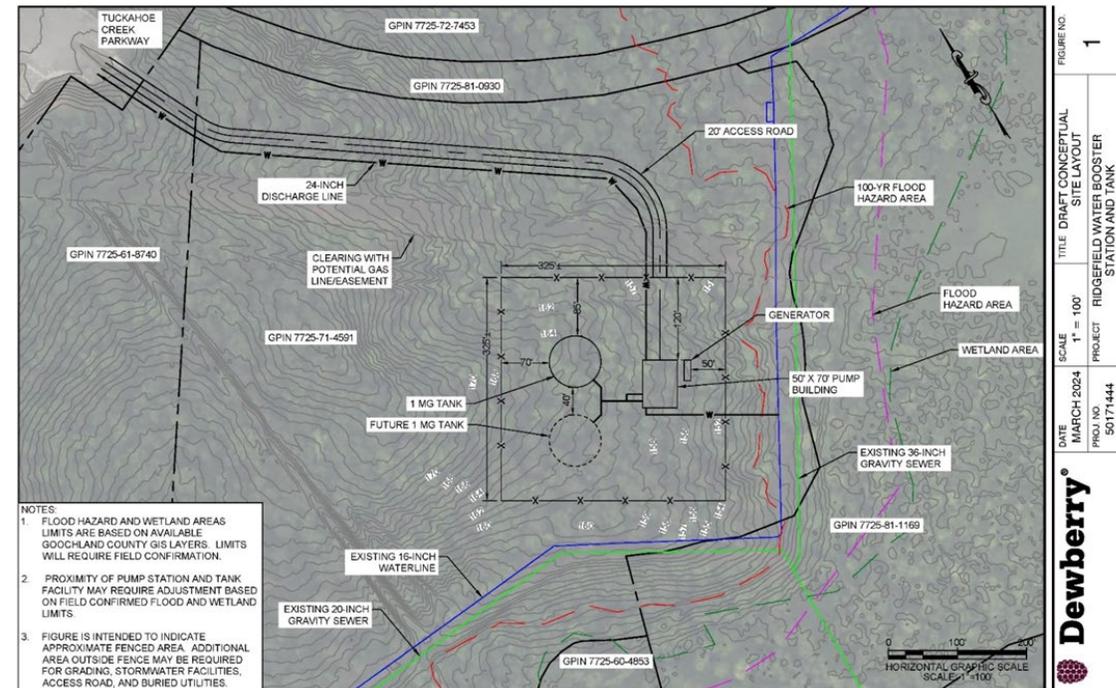
- Capacity increase to meet existing demands and allow for projected growth in Eastern Goochland Central Water System

- **Progress**

- Preliminary Engineering Report and Scope for Design Services under Department Review

- **Funding**

- Prior Funding: \$4,950,000
- Estimated Project Cost, including land: \$16,788,000
- **FY 2028 Budget Request: \$11,838,000**



Rockville Connection to Henrico County Water System

- **Description**

- Design and construct new connection between the Eastern Goochland Water System and Henrico County Water System
- Includes approximately 2,000 LF of 12-inch watermain
- Will require approval from Henrico County

- **Purpose**

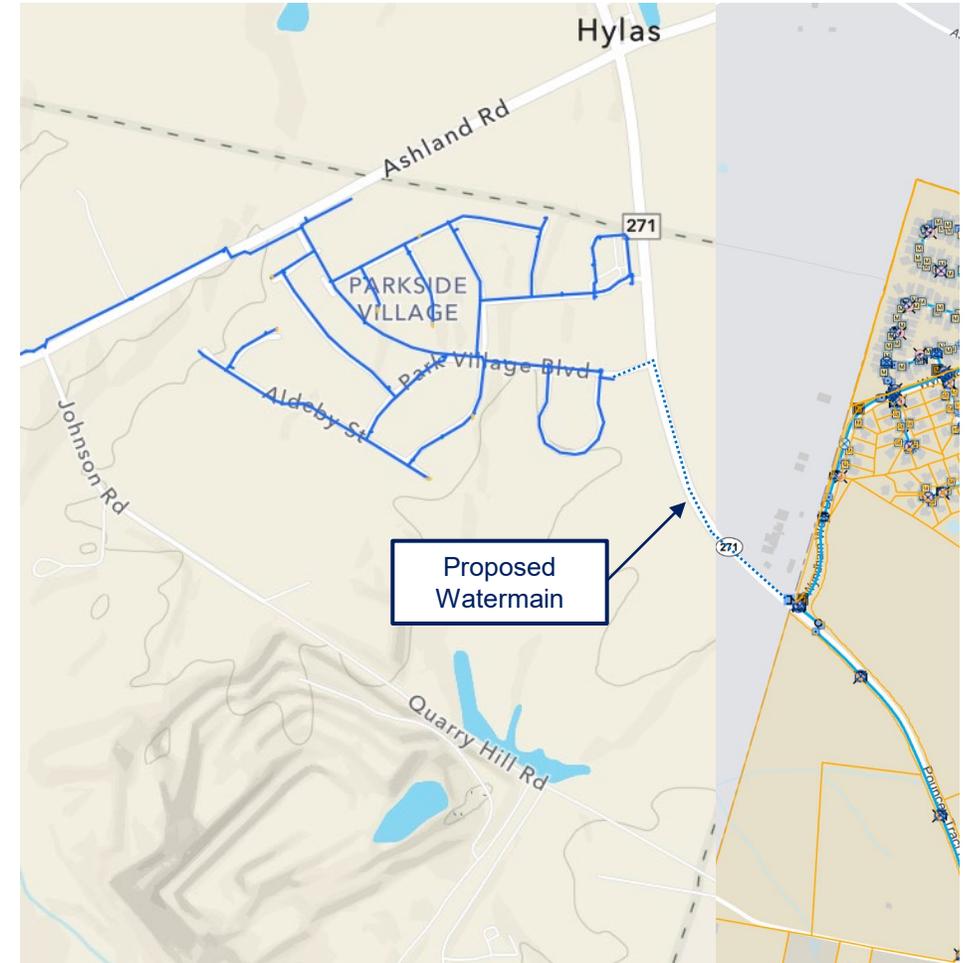
- Provide a reliable and permanent emergency water source for customers North of I-64
- **Reduce water age and improve water quality**

- **Progress**

- Conceptual plan informed by modeling
- Ongoing conversations with Henrico County

- **Funding**

- Prior Funding: \$150,000
- Estimated Total Project Cost: \$1,000,000
- **FY 2028 Budget Request: \$850,000**



Goochland Courthouse Low Pressure Sewage Collection & Conveyance System

- **Description**

- Design and construct a low-pressure sewer system
- Bring sewer service to developments along River Road West
- Will provide sanitary sewer service to approximately 75 properties
- Each individual connection will require a grinder pump
- Implementation of this project can be phased over multiple fiscal years.

- **Purpose**

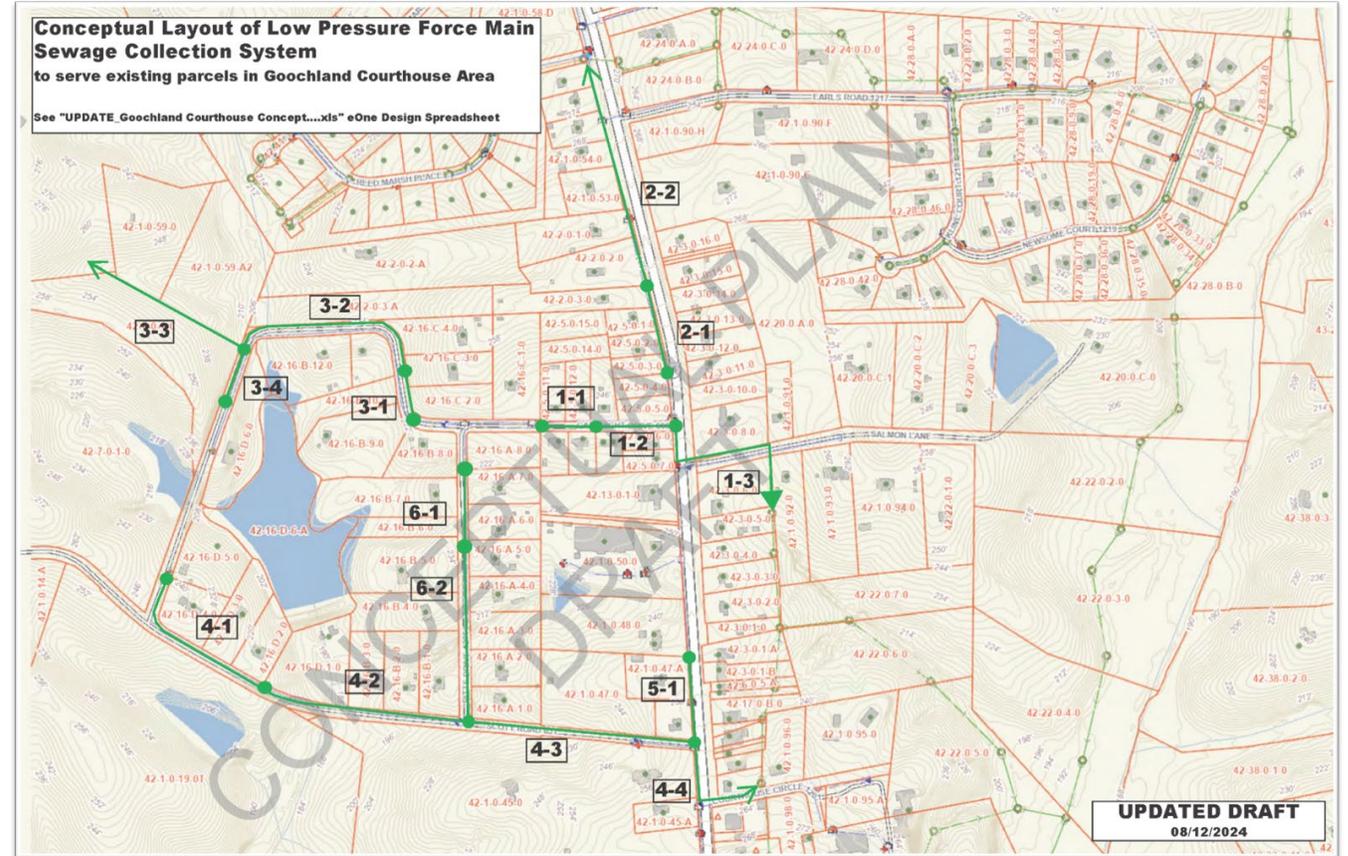
- Provide public sewage collection and conveyance to properties in the Courthouse Water System

- **Progress**

- Scope for Design Services under Department Review

- **Funding**

- Prior Funding: \$525,000
- Estimated Total Project Cost: \$4,500,000
- **FY 2028 Budget Request: \$325,000**



DPU Summary

- **FY 2027 Request - \$520,000**
 - Air Stripping System for Goochland Courthouse Elevated Storage Tank - \$145,000
 - Valley View Lane Pump Station and Force Main Upgrade - \$225,000
 - Eastern Goochland Pump Station – Pump Condition Assessment - \$150,000
- **FY 2028 Total - \$14,223,000**
 - Valley View Lane Pump Station and Force Main Upgrade - \$1,210,000
 - Ridgefield Booster Pump Station and Ground Storage Tank - \$11,838,000
 - Rockville Connection to Henrico County Water System - \$850,000
 - Goochland Courthouse Low Pressure Sewage Collection & Conveyance System - \$325,000

Agenda

- Department of Public Utilities
- **Transportation – 50 minutes**
 - Current Projects
 - Recent Successes
 - Smart Scale Round 6
 - Commonwealth Transportation Board Award
 - Looking Ahead
 - Application Plan
 - Courthouse Connectivity
 - Rockville Rd
 - GRTC and LINK
- Emergency Communications
- Fire Rescue
- Space Study Update
- Courthouse Next Steps
- Financial Modeling

Current Projects

- **New Website address!** www.goochlandva.us/roads
- **Ashland Rd/I-64 Interchange Improvements**
 - VDOT has released the project for bid – Design Build Contract
 - Allows flexibility and schedule compression
 - Commonwealth Transportation Board expected to award contract September 2026
 - Anticipated Project Completion – August 2029

- **Fairground Rd Extension**
 - Right of Way Acquisition – Active
 - All Right of Way is County Owned
 - Solicit Bids – January 2027
 - Anticipated Project Completion
 - January 2029



Current Projects

- **Oilville Rd/ I-64 WB Roundabout**

- Right of Way Acquisition – N/A
 - Project fits within existing right of way
- Solicit Bids – Early 2026
- Anticipated Project Completion – September 2027

- **Fairground Rd/Maidens Rd Roundabout**

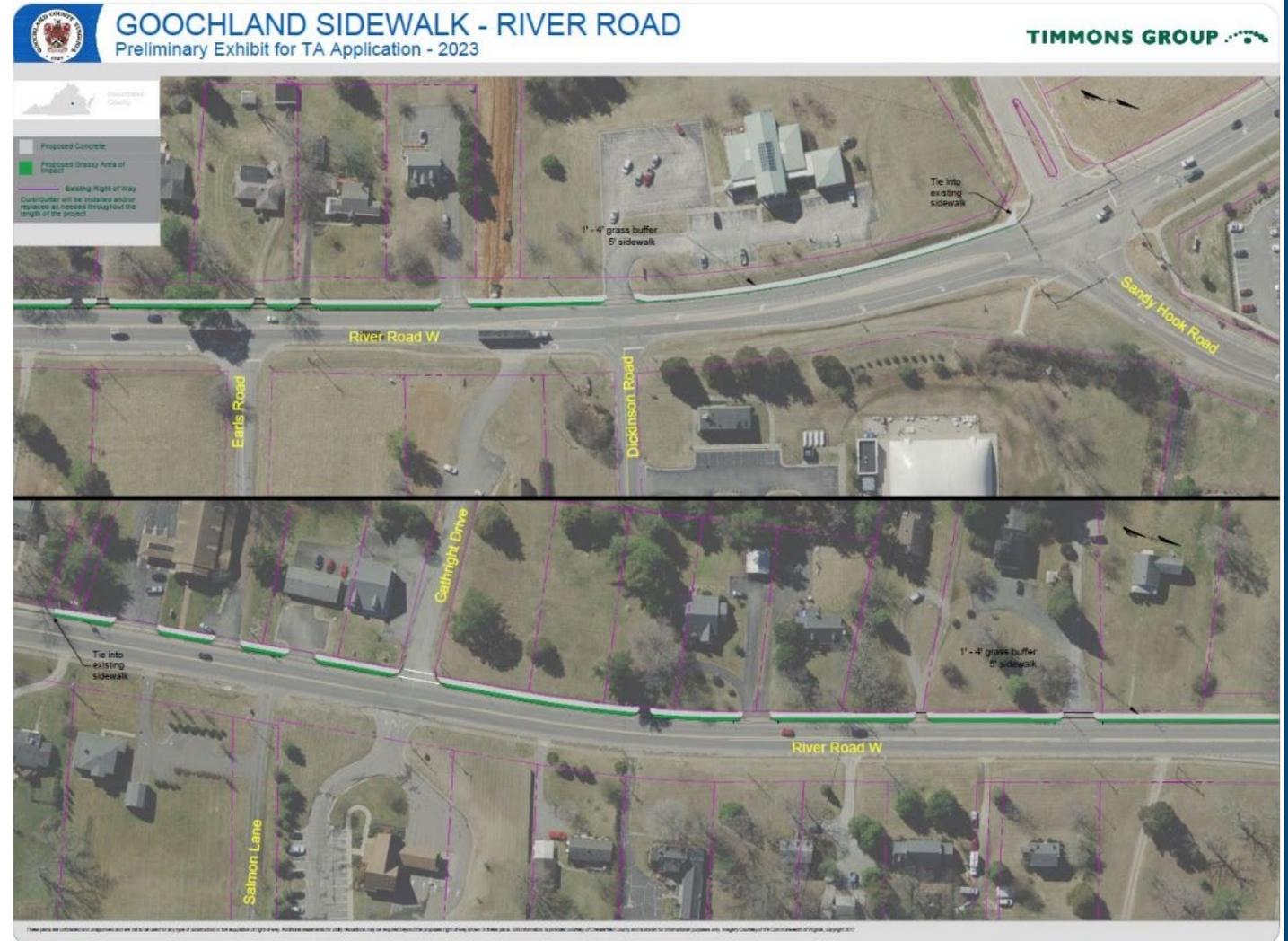
- Right of Way Acquisition – November 2028
- Solicit Bids – September 2029
- Anticipated Project Completion – August 2030



Current Projects

- **Courthouse Sidewalk – Phase 1**
 - Construction Plans are on track for February 2026 submittal to VDOT
 - Right of Way Acquisition – March 2027
 - Solicit Bids – October 2027
 - Anticipated Project Completion – End of 2029

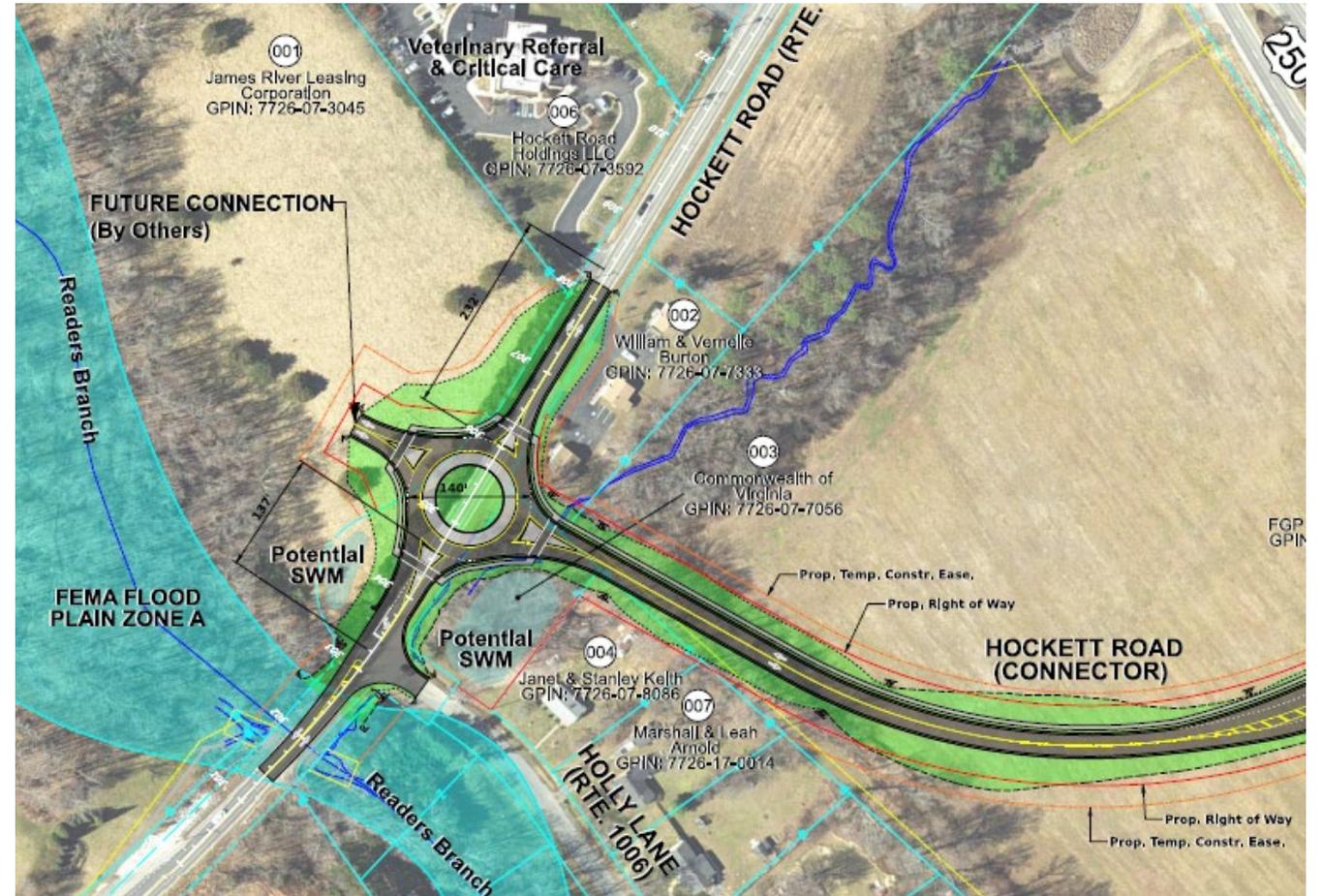
This schedule is extremely conservative and is built using the VDOT template. Staff and our consultant will work diligently to push and deliver the project well ahead of schedule.



- **Hockett Rd Realignment**

- Right of Way Acquisition – Summer 2026
- Solicit Bids – May 2028
- Anticipated Project Completion – December 2029
- Funding Shortfall
 - VDOT identified a funding gap of \$1.84 million
 - Right of Way costs increased substantially
 - **VDOT has indicated a willingness to fund the gap as the project scope has not changed**
 - Goochland staff has identified proffer funds in the event VDOT is unable to secure funding

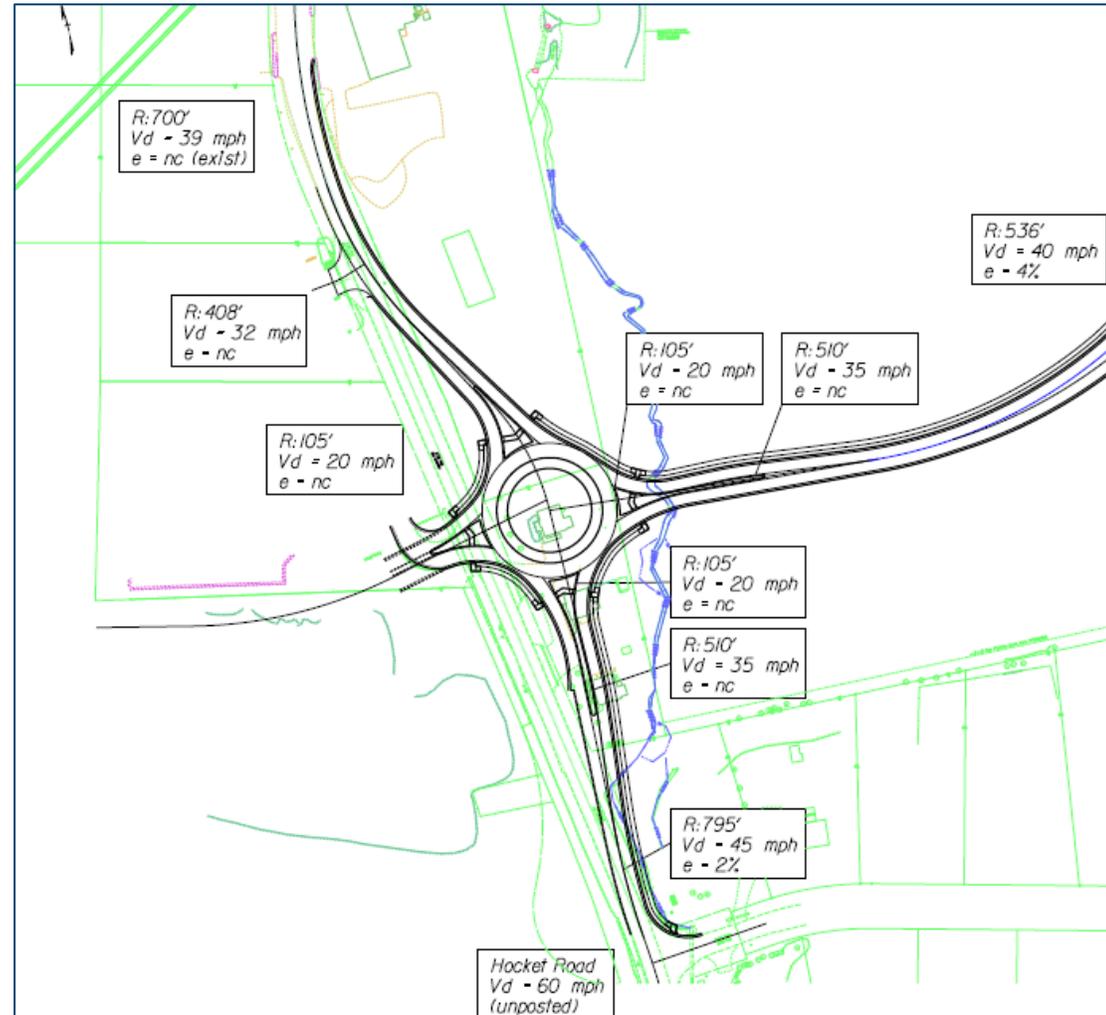
Funded Alignment



- **Hockett Rd Realignment**

- New Alignment pushes the roundabout further north
- Aligns the new road away from the Hickory Haven subdivision
- Avoids impacts to the floodplain and creek crossing further south on Hockett Rd
- Does impact additional properties
 - Field adjacent to Sunset Grill
 - No impacts to building or parking lot
 - VRCC Emergency Vet Clinic
- Existing VRCC entrance becomes the fourth leg of the roundabout
- **Design Public Hearing**
 - **January 13, 2026, 5:30 PM at Dover Baptist Church**

New Alignment



Current Projects

- **West Creek Area Transportation Access Study**
 - Study to test Major Thoroughfare Plan (MTP) improvements
 - Based on Land Use in Comp Plan prior to TOD adoption
 - Still valid as underlying, by-right uses can still be built
 - Preliminary Recommendations
 - Generally, the MTP roads and improvements are sufficient for anticipated traffic
 - **New Project: Widen Route 288, between Tuckahoe Creek and West Creek Pkwy, to 3 lanes**
 - Public Survey on Recommendations is being developed
 - Anticipated release to public – mid-January 2026
 - Study to be completed early 2026



Recent Success

- **Smart Scale Round 6 – Projects awarded funding**

- Fairground Rd/Maidens Rd Roundabout
- 2 – Route 288 Projects
 - Southbound Auxiliary Lane between US 250 and Tuckahoe Creek Pkwy
 - US 250/Rte 288 Interchange Improvements
- Total of \$42,074,834 in awards

- **Commonwealth Transportation Board Award**

- Route 288 Southbound Hard Shoulder Running (HSR or PTSU) Lane
 - Awarded \$66 million through GARVEE Bonds approved by the Governor
 - Previously awarded \$4.9 million from CVTA
 - Goochland is seeking an additional \$5.0 million to fully fund the project through CVTA Regional Round 4



Looking Ahead – Application Plan

- **Applications for Funding – 3-year outlook**
 - Central Virginia Transportation Authority – Round 4
 - RRTPO Road Surface Transportation Block Grant (RSTBG)
 - Transportation Alternatives (TA)
 - Smart Scale – Round 7
 - Revenue Share

Driving Question:
Does the Board concur with Staff’s 2026 Smart Scale Recommendations?

Staff Recommended Project Priorities - 3 Year Cycle				
	Funding Type	2026	2027	2028
Cardwell Rd/Broad Street Rd Intersection Improvement	Smart Scale	X		
Rte 288 Northbound Auxiliary Lane	Smart Scale	X		
Ashland Rd Widening - Gap between DDI and Amazon	Smart Scale	X		
Hockett Rd/Route 6 Intersection Improvements	Smart Scale	X		
Rockville Rd Realignment	CVTA		X	
Three Chopt Rd Reconnection	CVTA		X	
Ashland Road I-64 to Hanover County	CVTA		X	
Rte 288 Gap Project	CVTA		X	
Rockville Rd Realignment	Revenue Share		X	
Ashland Road I-64 to Hanover County	Revenue Share		X	
	TA		X	
Rockville Rd Realignment	Smart Scale			X
Three Chopt Rd Reconnection	Smart Scale			X
Ashland Road I-64 to Hanover County	Smart Scale			X
Rte 288 Gap Project	Smart Scale			X

Looking Ahead – Application Plan

- **Smart Scale Round 7 Application Assistance**

- Staff has requested a proposal from Rinker Design Associates (RDA)
- RDA provided similar work for Round 6 of Smart Scale
 - 3 out of 4 applications received funding
 - \$42,074,834 in awards
- Proposal Cost
 - \$175,000
 - This is a total, Not To Exceed (NTE) contract
 - For Smart Scale Round 6, RDA provided a Not To Exceed (NTE) contract for \$167,557
 - Total invoices: \$57,232.50
 - Proposal allows time if VDOT has significant comments on the applications
- **Request for funding will be on the January 6, 2026 agenda for consideration**

Looking Ahead – Application Plan

- **Future Application Cycles – Staff Recommendation**

- As a part of the FY27 operational budget, staff is requesting \$250k be allocated to the budget to allow staff to enter into contracts for application assistance in the coming years.
 - 2026 Applications
 - Smart Scale Applications
 - 2027 Applications
 - CVTA Applications
 - RRTPO Applications
 - Revenue Share Applications
- Allocating these funds in the budget allows the application assistance process to begin sooner, allowing more time to vet the applications and the data needed
 - Actual projects will be presented to the Board prior to executing any contract with consultants
 - CIP Workshops

Looking Ahead – Courthouse Connectivity

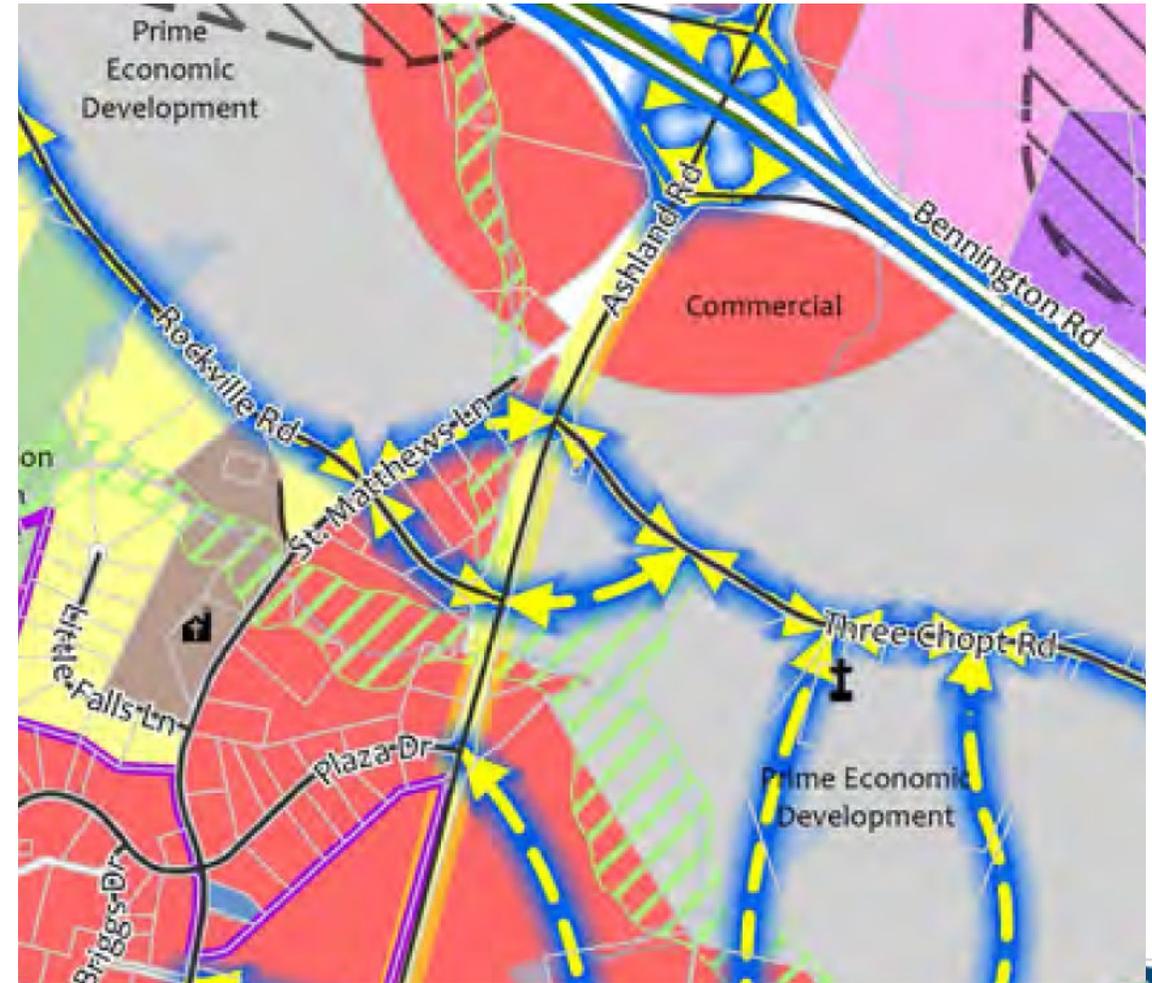
- **Courthouse Sidewalk – Phase 2**

- Scope: Install sidewalk from Swann's Inn to Goochland Cares
 - Replace any existing sidewalk along this route as needed
- Staff requested high level cost estimate from a consultant for this work
 - Will help determine funding path
- This will provide sidewalk on both sides of the road along the entire length of Route 6 from Reed Marsh to Swann's Inn



Looking Ahead – Rockville Rd

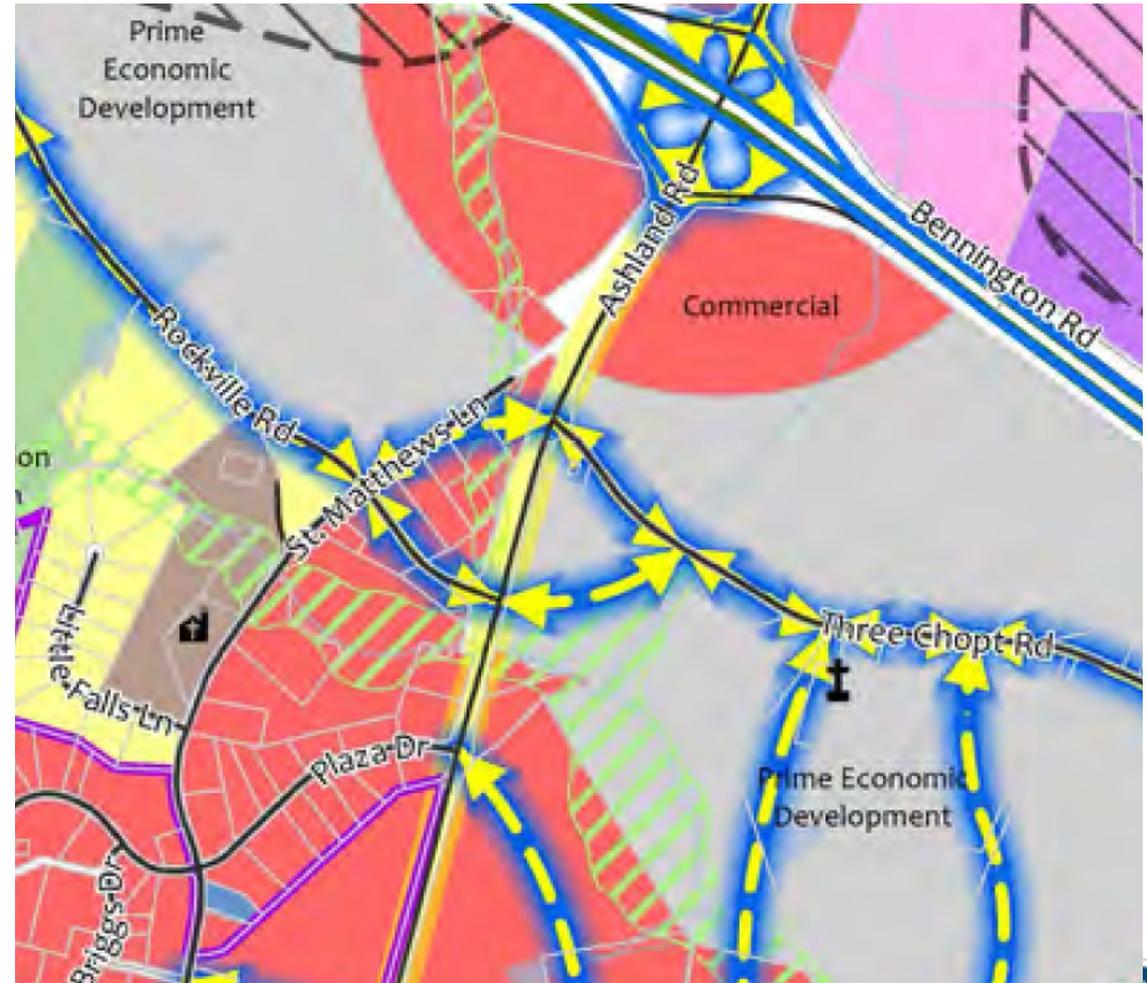
- **Safety Study completed January 2025**
 - Recommended minor pavement marking and signage updates
 - No major road work recommended
- **Realignment of Rockville Rd is identified in the County's Comprehensive Plan**
 - Realign Rockville Rd to meet Three Chopt Rd
 - Creates a four-legged intersection
 - Anticipate a future signalized intersection
- **Consultant developed high level concepts for a future realignment of Rockville Rd**



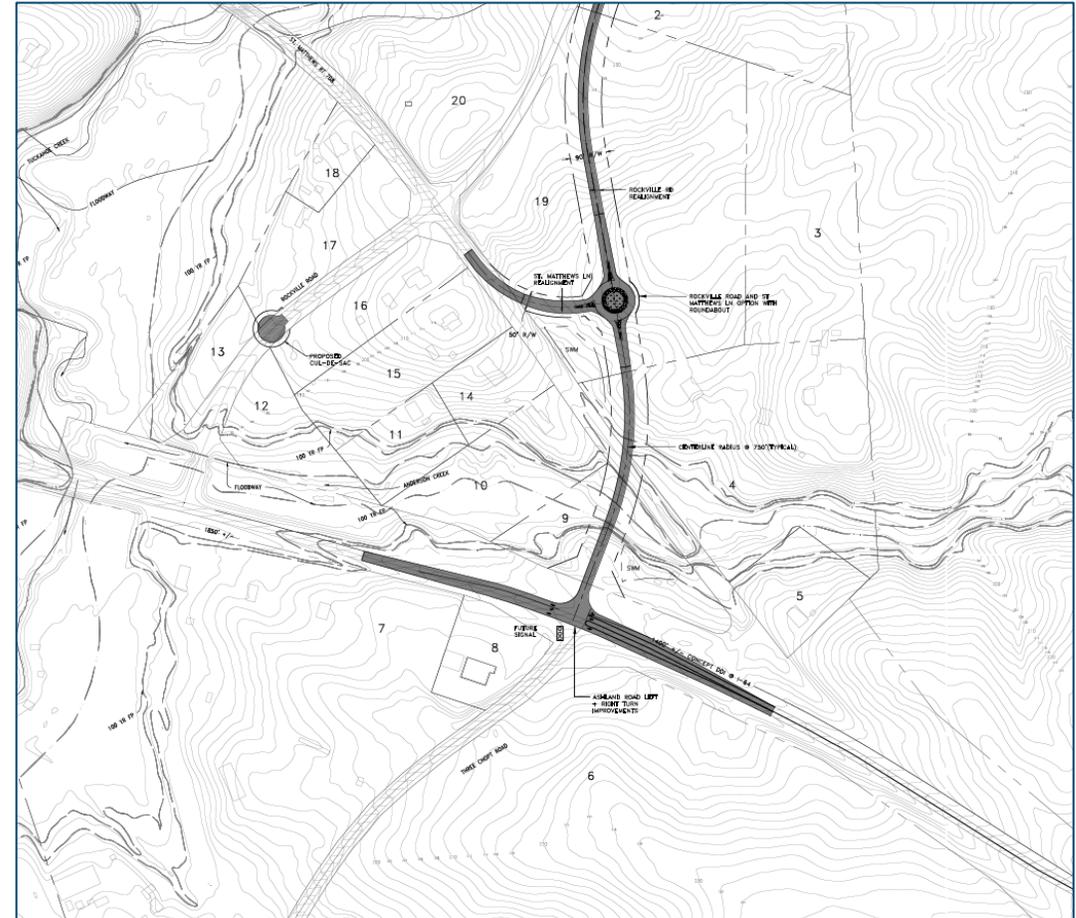
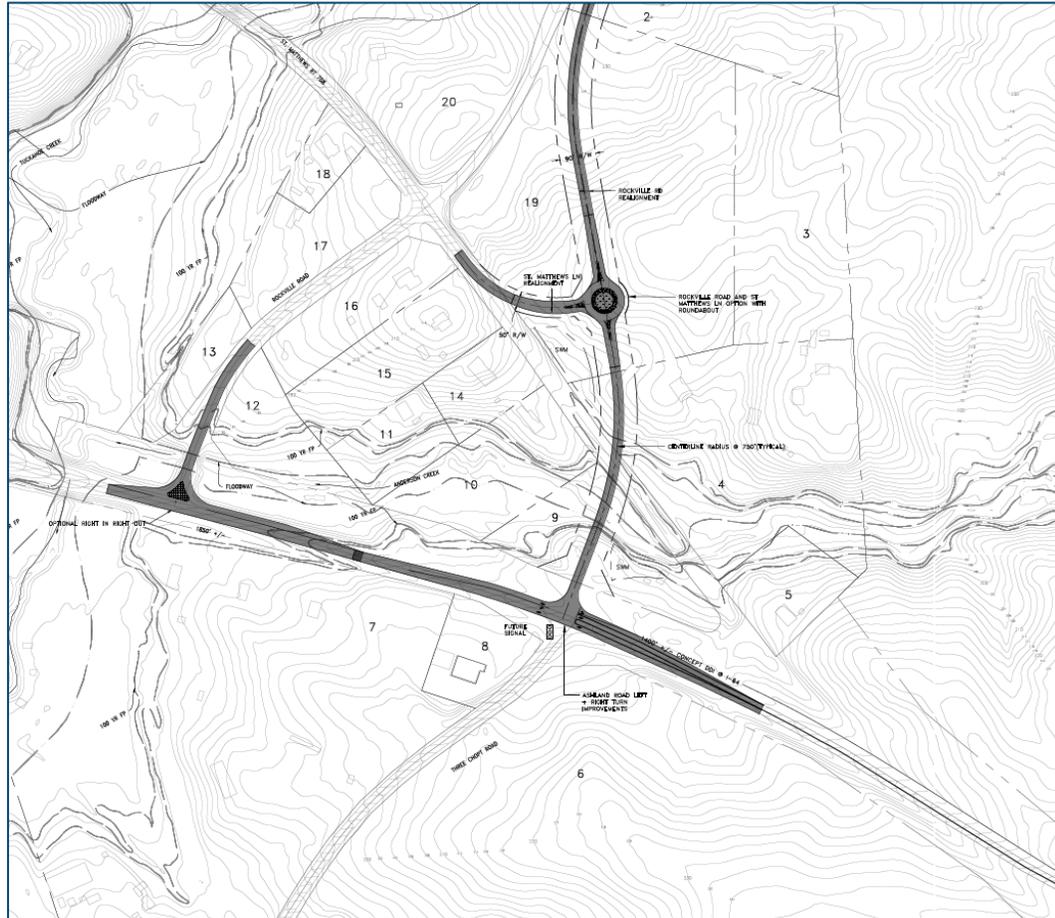
Looking Ahead – Rockville Rd

- **Analysis Considerations**

- Intersection of St Matthews Rd and Rockville Rd
 - Roundabout?
 - Traditional T-intersection?
- Existing intersection of Rockville Rd and Ashland Rd
 - Convert to a Right-In Right-Out?
 - Cul-de-sac?
 - Leave as-is?
- New intersection of Rockville Rd and Ashland Rd
 - Meet signal warrants?
 - Widen Ashland Rd?



Looking Ahead – Rockville Rd



Looking Ahead – Rockville Rd

- **Next Steps**

- Consultant “kick-off” meeting took place on 11/14/2025
- Staff and consultant met on 12/17/2025 with VDOT to discuss proposed analysis scope
- Consultant to provide proposal and fee for the work
- Staff provide consultant with Notice to Proceed (NTP)
 - Will require Board action to appropriate funds for the analysis

- **Anticipated Schedule**

- Notice to Proceed – February 2026
- Board of Supervisors Update – Summer 2026
- Study completion – Late Fall 2026
- Final Presentation to Board – December 2026

Looking Ahead – GRTC and LINK

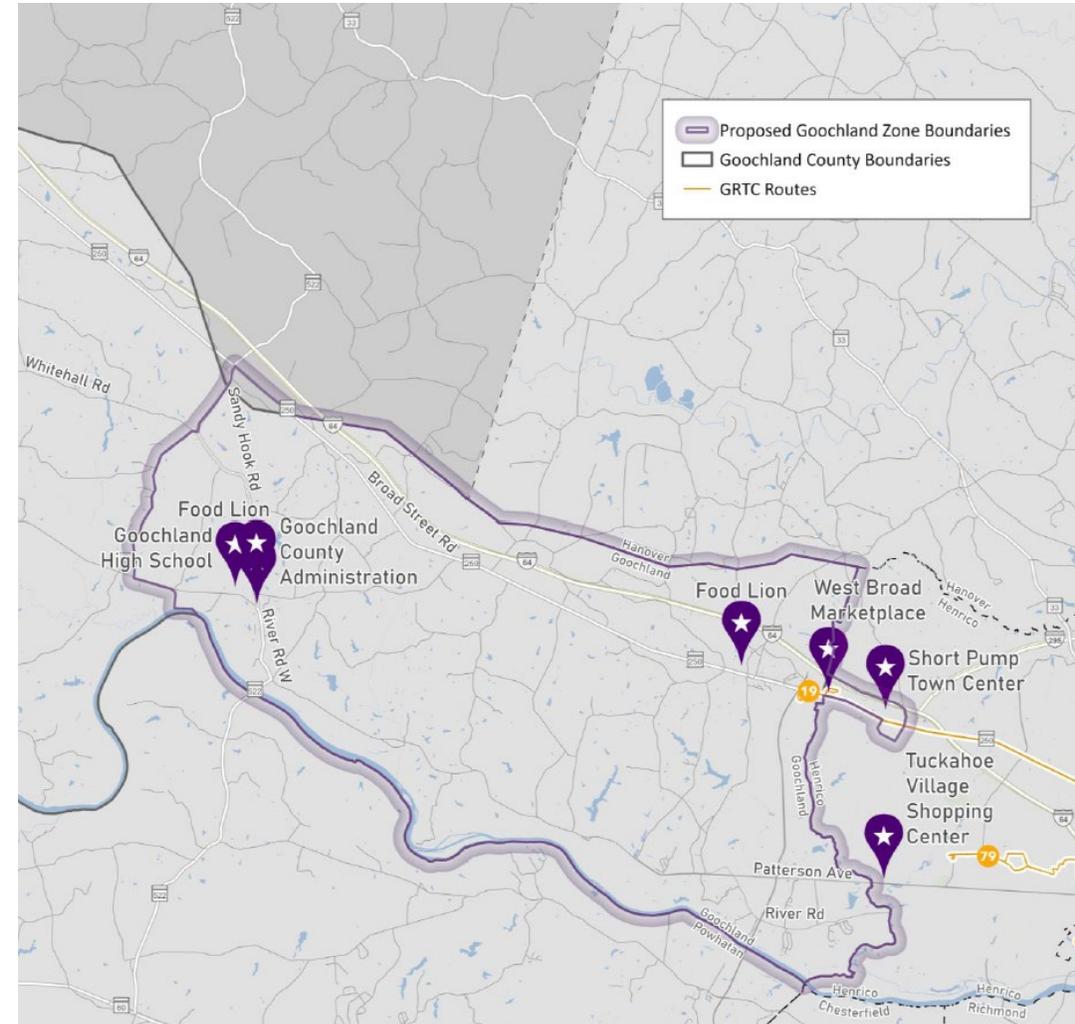
- **GRTC is working with LINK to provide Micro-Transit within Goochland County**
 - LINK is a free ride service to riders
 - Can drop riders off curb-side at destinations within the Zone
 - For destinations outside the Zone, riders can use LINK to connect with main line bus services
 - Program would require grant through Federal Government
 - GRTC would facilitate this grant on behalf of Goochland



Looking Ahead – GRTC and LINK

- **Study Recommendations**

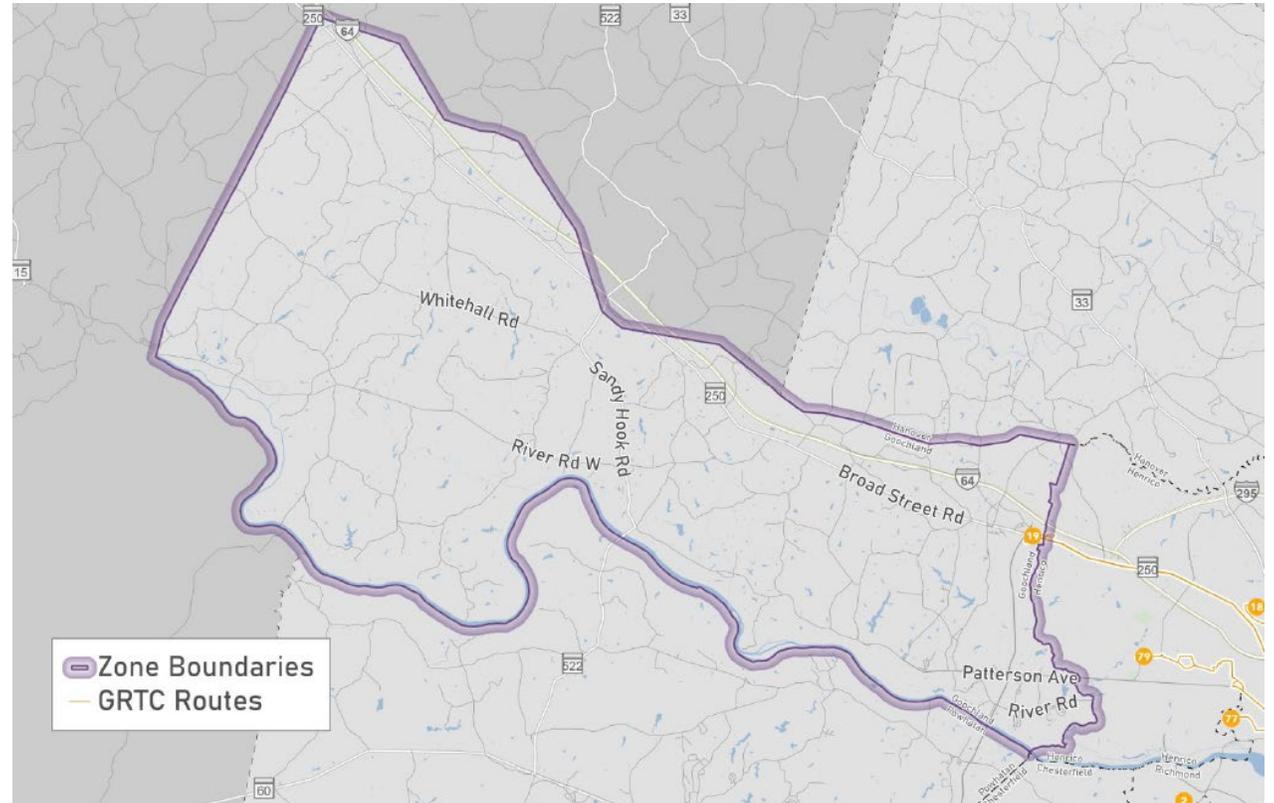
- Initial study recommended LINK Zone be established in central and eastern Goochland
- Would not provide for any service outside of the Zone
- Service Hours – Monday-Friday 7AM-7PM
- Requires a trip to be booked 24 hours in advance
 - Possibility for “on-demand” service, not likely
- It was requested that GRTC consider the entire County as the Zone



Looking Ahead – GRTC and LINK

- **MERIT and TRIP Grants**

- MERIT Grant is a 1-year grant to establish a ‘proof of concept’ program in Goochland
 - 80% Federally funded
 - 20% Locally funded
- TRIP Grant is a 5-year grant to maintain the service
 - Year 2 – 80/20 cost split
 - Year 6 – 10/90 cost split
- Beyond grant window, locality is responsible for all costs



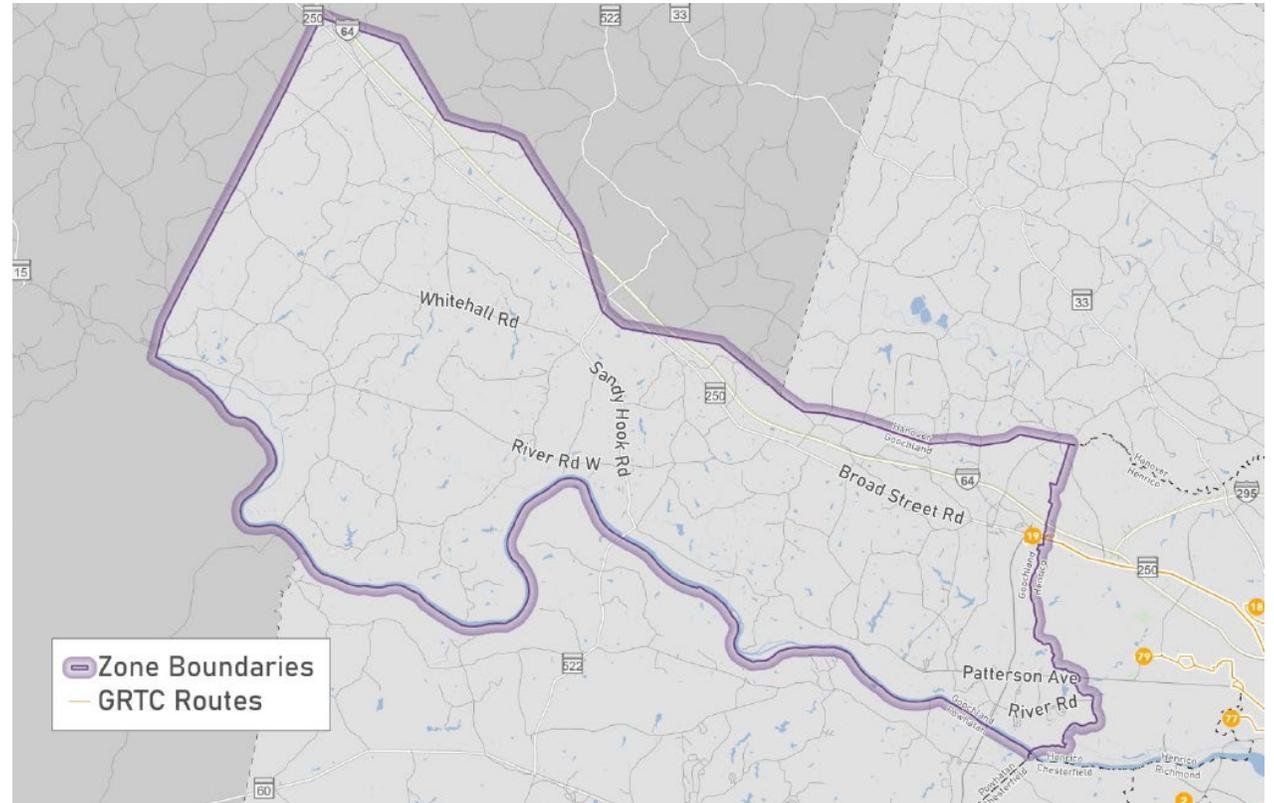
Looking Ahead – GRTC and LINK

- **Projected County Costs**

Assumed 5% growth in total costs per year

- Year 1 = \$109,000 (20% share)
- Year 4 = \$413,272 (70% share)
- Year 6 = \$585,813 (90% share)
- Year 7 = \$683,448 (100% share)
- Year 10 = \$791,177
- Year 15 = \$1,009,765
- Year 20 = \$1,288,744

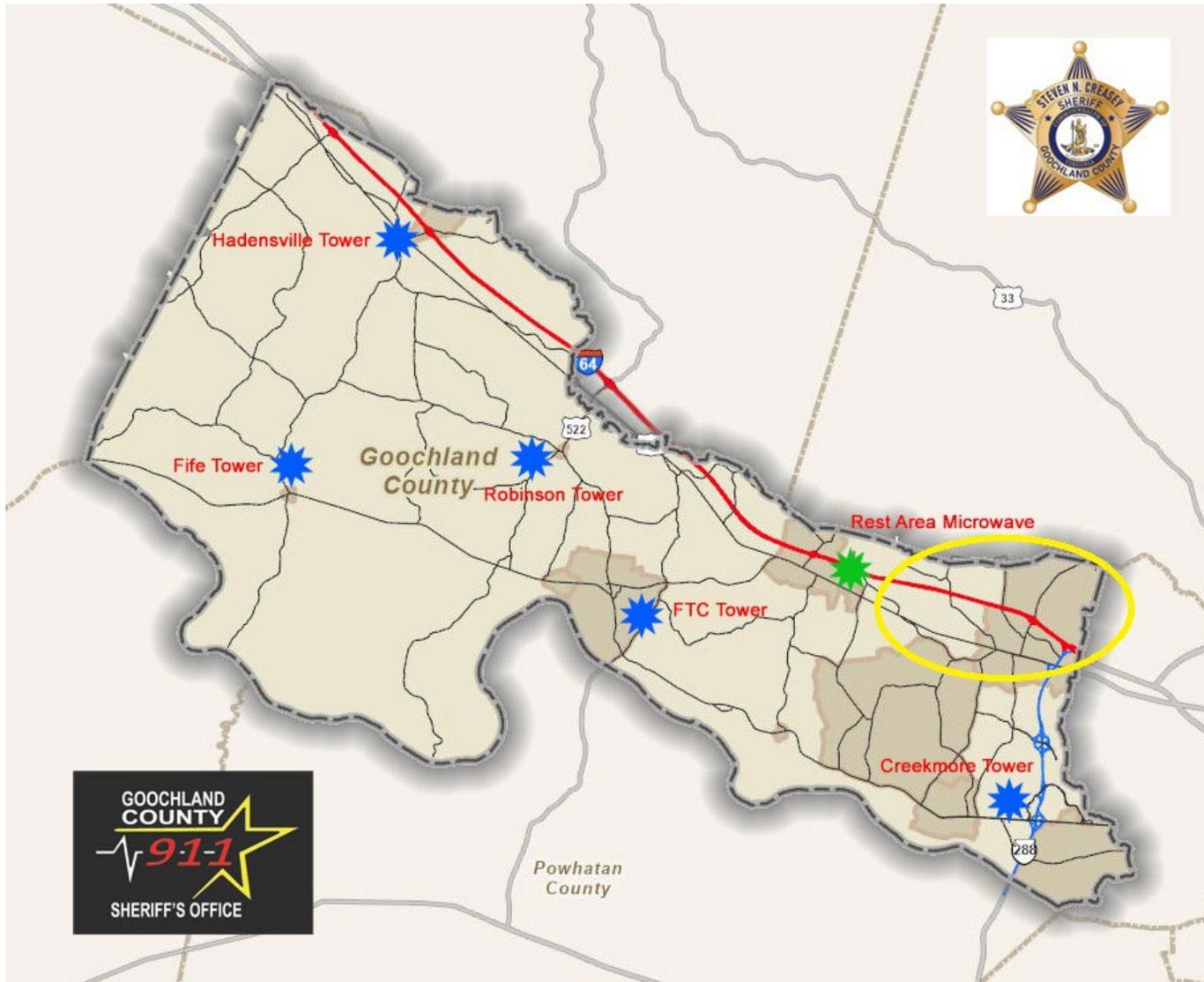
Driving Question:
Does the Board wish to proceed with the Grant opportunity?



Agenda

- Department of Public Utilities
- Transportation
- **Emergency Communications – 20 minutes**
 - East end Tower
- Fire Rescue
- Space Study Update
- Courthouse Next Steps
- Financial Modeling

Emergency Communications



Request to add an additional public safety tower site in the NE sector of the county

Emergency Communications

- Handheld radios generally can communicate with a radio tower that is 6-10 miles away.
- Topography, weather, structure density, and the tower height can all effect the quality and effective distance of the signal.
- NE sector is a high growth area, so an additional transmit/receive site will aid in building penetration for buildings that do not require a repeater system.
- A new NE tower site will provide redundancy to the east end of the county. Creekmore site went down earlier this year, and we had difficulties sending/receiving radio traffic in the east end.

Emergency Communications

Approximate distances between tower sites and points of interest

- NE (711/Raise the Roof) is 7.3 air miles to Creekmore Road Tower
- NE (711/Raise the Roof) is **13.28** air miles to FTC Tower
- SE (River Rd @ Henrico) is 3.3 air miles to Creekmore Road Tower
- SE (River Rd @ Henrico) is **15.46** air miles to FTC Tower
- Amazon site is 6.1 air miles to Creekmore Road Tower
- Amazon site is **11.63** air miles to FTC Tower

Emergency Communications

- Additional tower site will support future plans of moving to a trunking radio system.
- Public safety radio system supports Sheriff, Fire-Rescue, and Animal Protection.
- Proposed project timeframe **FY28**
- Estimated cost is **\$4.245 million** (including land acquisition)

Agenda

- Department of Public Utilities
- Transportation CIP
- Emergency Communications
- **Fire Rescue – 30 minutes**
 - Condition of Current Fleet
 - Current CIP
 - Overview of Emergency Vehicle Industry
 - Options for Consideration
- Space Study Update
- Courthouse Next Steps
- Financial Modeling

Fire-Rescue Apparatus



Engine 631



Ambulance 640



Tanker 646

Condition of Fire-Rescue Fleet

Engines

- 8 Engines
 - 6 Primary / 2 Reserve
 - One Primary Engine was totaled from a crash on 11/8/2025.
 - *Insurance does not cover replacement value due to age (>15 yrs)*
 - One Reserve moved to Station 1 to replace.
 - Age of Engines – 2001 to 2022
 - Mileage range – 13,000 to 104,000 miles

Ambulances

- 9 Ambulances
 - 7 Primary / 2 Reserve
 - *Normal complement of ambulances has been 10, but 1 (2013) ambulance was decommissioned due to significant repair costs prior to expected end of service life.*
 - Age of Ambulances – 2016 to 2024
 - Mileage Range – 11,000 to 169,000 miles

Tankers

- 6 Tankers (no reserves)
- Age of Tankers – 2002 to 2025
 - 3 = 2002
 - 1 = 2021
 - 1 = 2024
 - 1 = 2025
 - Purchased early saving \$250,000
- Mileage Range – 2,600 to 36,000

National Fire Protection Association (NFPA) 1900 Recommendations

- *Recommends replacing Frontline apparatus after 15 years of service, moving to reserve status*
- *Recommends replacing the apparatus after 25 years.*

Current CIP for Fire-Rescue

- **Fire Station 7 –**

- Funding will need to be determined
- Close to choosing an A&E firm

- **Fire Station 8 –**

- Property is already being prepared with house removals.
- Contract award anticipated within next few months.

FIRE-RESCUE	FY26	FY27	FY28	FY29	FY30
Ambulance	\$448,000	\$501,760	\$561,971	\$629,407	\$704,936
Brush Truck	\$123,780		\$138,633		\$155,269
Engine	\$1,120,000	\$1,254,400	\$1,404,928	\$1,573,519	\$1,762,341
Ladder Truck					
Heavy Rescue					
Tanker		\$650,000		\$728,000	



Emergency Vehicle Industry Climate

- Long lead remains a major issue. Dependence on chassis suppliers, semiconductors, and specialized components.
 - 24-48 months, depending on what type of unit is being ordered
- Increased demand for apparatus immediately following the 2020 COVID crisis.
- Stronger emission and safety regulations are pushing both innovation and cost pressures.
 - 2021 \$750K
 - 2025 \$1.2 million
- Changing technology to enhance performance and connectivity creates a pricing increase.
 - 2022 - Cost of Engine 631 = \$735,000
 - FY24 - Engine on Order (Custom) = \$1,117,206
 - FY25 - Engine on Order (Stock) = \$972,394

Current Pricing of Apparatus

Current Pricing Models of Apparatus

- One Fire Engine Pricing
 - \$1,200,000
- Three Fire Engine Pricing
 - \$3,600,000
- One Tanker Pricing
 - \$608,000 – If ordered in December or January

Future Pricing Projections – Average 12% increase per year and EPA Emissions Increases in 2027)

- Engines
 - 2027 = \$1,285,137
 - 2028 = \$1,439,353
 - 2029 = \$1,612,075
- Tanker
 - 2027 = \$658,273
 - 2029 = \$737,266

Opportunities

Option 1 - Early Purchase of Apparatus (3 Engines + 1 Tanker)

Approach - Purchase multiple units early so they arrive in the same year as CIP funding is allocated.

- Purchase two engines immediately for FY26 & FY27 - \$2,400,000
- Purchase one replacement engine to replace Engine 611 totaled on 11/8/2025 - \$1,200,000
- Purchase one stock Tanker for FY27 - \$608,000
- Total Amount: \$4,208,000

Pros – Significant savings in money & time

- Significant cost savings through early-payment discounts and price lock-ins.
- Avoids major price increases from upcoming emission regulations.
- Demonstrated taxpayer savings (i.e. November 2023 early tanker purchase saved approximately \$250,000).
- Reduced delivery times (24-28 months), ultimately improving operational readiness.
- Potential for the apparatus to arrive to arrive before Stations 7 and 8 are completed.

Overall Cost – \$4,208,000 (3 Engines and 1 Tanker w/Discounts)

Overall County savings by purchasing now = \$786,838

Option 2 - Stay the Course with Current CIP Budget Purchases each year

Approach – Order units in the same budget year that funding becomes available.

Pros -

- Funding is not committed early.

Cons -

- 36–48-month delivery time from time of order.
- Older units running longer with increased risk of cost-prohibitive repairs, causing unexpected decommissioning, which sets fleet in a state of declining (i.e. Ambulance 663 this year due to extensive engine repairs it needed)
- Risk of Stations 7 and 8 being completed without having any fire apparatus on site.

Overall Cost – \$4,994,838 (3 Engines and 1 Tanker w/No Discounts)

This option is \$786,838 more expensive to the County Government

Pricing are estimated based on industry 12% increase per year

Agenda

- Department of Public Utilities CIP
- Transportation CIP
- Emergency Communications
- Fire Rescue
- **Space Study Update – 5 minutes**
 - Current timeline
- Courthouse Next Steps
- Financial Modeling

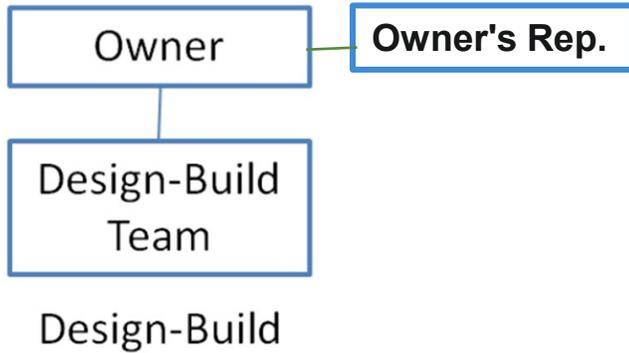
Space Study

- July of 2025 the County engaged HBA to update the 2018 space study for County departments and perform a Courts space needs assessment.
- HBA and Fentress submitted the Courts space needs report on October 7, 2025.
- HBA will submit final space allocation plans for the proposed Courts facility and County departments for review on December 23, 2025.
- HBA will submit a draft combined space needs report for review on January 7, 2026.
- **HBA will submit the final combined space needs report on January 21, 2026.**

Agenda

- Department of Public Utilities CIP
- Transportation CIP
- Emergency Communications
- Fire Rescue
- Space Study Update
- **Courthouse Next Steps – 5 minutes**
 - Potential timeline
- Financial Modeling

New Courthouse – Progressive Design-Build (PDB) [PPE]



Disadvantages

- D-B transitions to a more traditional General Contractor role after GMP
- Potential for higher management costs and reduced competitive pressure
- Owner has less control of design after GMP
- Architect is not the agent of the owner

Advantages

- Well understood, used by many localities for Design-Build
- Contract with a single entity
- Early contractor involvement for planning and pricing, increased collaboration
- Owner retains control during early design
- Does not require comprehensive bridging documents
- Less pressure to minimize management costs and trade quality
- Qualifications factor into selection
- Ability to fast-track
- Design-Builder is responsible for its own errors & omissions

New Courthouse – Tentative Timeline

- Receive final space allocation recommendations on January 21, 2026
- RFP for Owner's Representative - potential selection by end of April
- Determine whether to award contract with an Owner's Representative or County Employee serving as Owner's Representative – by end of April 2026
- Board to adopt Resolution to approve procurement via Design Build PPEA – by end of May 2026
- Once owner's rep. is selected, begin procurement for Design Build using PPEA
 - Goal to issue bid documents to procure Design Build firm by end of August 2026

Agenda

- Department of Public Utilities CIP
- Transportation CIP
- Emergency Communications
- Fire Rescue
- Space Study Update
- Courthouse Next Steps
- **Financial Modeling – 15 minutes**

Financial Modeling

Projects	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	5-Year Total
Station 7	\$500,000	\$500,000	\$11,000,000	-	-	\$12,000,000
Station 8	\$1,000,000	\$9,000,000	-	-	-	\$10,000,000
New Courthouse	-	\$2,500,000	\$53,800,000	-	-	\$56,300,000
CTE Addition	\$1,000,000	\$3,000,000	\$8,000,000	\$8,000,000	-	\$20,000,000
Old Gochland Elementary School Renovation	-	\$750,000	\$14,250,000	-	-	\$15,000,000
Emergency Communications Tower	-	-	\$4,245,000	-	-	\$4,245,000
Fire Rescue Apparatus ¹	\$3,756,000	\$501,760	\$3,005,532	\$2,930,926	\$2,622,546	\$12,816,764
Total General Fund Supported Projects	\$6,256,000	\$16,251,760	\$94,300,532	\$10,930,926	\$2,622,546	\$130,361,764

*Note: Potential costs are for the purpose of discussing scenarios only and have not been confirmed by a third-party cost estimating firm, or through bidding.

Financial Modeling

Projects	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	5-Year Total
Air Stripping System for Goochland Courthouse Elevated Storage Tank	\$105,000	\$145,000	-	-	-	\$250,000
Valley View Lane Pump Station and Force Main Upgrade	-	\$225,000	\$1,210,000	-	\$246,000	\$1,681,000
Ridgefield Booster Pump Station and Ground Storage Tank	\$4,950,000	-	\$11,838,000	-	-	\$16,788,000
Eastern Goochland Pump Station – Pump Condition Assessment	-	\$150,000	-	-	-	\$150,000
Rockville Connection to Henrico County Water System	\$150,000	-	\$850,000	-	-	\$1,000,000
Goochland Courthouse Low Pressure Sewage Collection & Conveyance System	\$525,000	-	\$1,100,000	\$1,050,000	\$1,050,000	\$3,725,000
Total Utility Projects	\$5,730,000	\$520,000	\$14,998,000	\$1,050,000	\$1,296,000	\$23,594,000

*Note: Potential costs are for the purpose of discussing scenarios only and have not been confirmed by a third-party cost estimating firm, or through bidding.



Financial Modeling

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	5-Year Total
Total General Fund Supported Projects	\$6,256,000	\$16,251,760	\$94,300,532	\$10,930,926	\$2,622,546	\$130,361,764
Total Utility Projects	\$5,730,000	\$520,000	\$14,998,000	\$1,050,000	\$1,296,000	\$23,594,000
Grand Total	\$11,986,000	\$16,771,760	\$109,298,532	\$11,980,926	\$3,918,546	\$153,955,764

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Financial Modeling – Proffer Balances

GOOCHLAND COUNTY PROFFERS BALANCE				
As of 11.30.25				
	07.01.25 Balance	FY26 Appropriated Need to Reaseach Nothing in ledger after 10.31.25	FY26 Collected-To-Dat e	11.30.25 Balance
SCHOOL OLD	436,906	-	239,991	676,897
LIBRARY OLD	107,235	-	11,523	118,758
PARKS OLD	6,294	-	13,313	19,607
FIRE OLD	109,362	-	10,803	120,165
ROADS OLD	298,042	-	80,759	378,801
SCHOOL EAST	1,887,035	-	321,052	2,208,087
SCHOOL CENT	239,165	-	39,501	278,666
SCHOOL WEST	21,782	-	-	21,782
PARKS EAST	609,932	-	108,887	718,819
PARKS CENT	32,542	-	2,535	35,077
PARKS WEST	1,312	-	-	1,312
FIRE EAST	801,638	-	200,923	1,002,561
FIRE CENT	113,614	-	10,455	124,069
FIRE WEST	354	-	-	354
ROADS EAST	2,284,301	-	274,077	2,558,378
ROADS CENT	119,253	-	27,363	146,616
ROADS WEST	630	-	-	630
TOTAL	7,069,397	-	1,341,182	8,410,579

Financial Modeling – Non-Utility Projects

Project	<u>ESTIMATED</u> Total	<u>POTENTIAL</u> Funding Source
Station 7	\$12,000,000*	Finance
New Courthouse	\$56,300,000*	\$27.8 million through General Obligation Bonds; \$28,500,000 through other financing
CTE Addition	\$20,000,000*	\$18.2 million through General Obligation Bonds; \$676,897 through School Old Proffers, \$1,123,203 from School East
Old Goochland Elementary School	\$15,000,000*	Finance
Emergency Communications Tower	\$4,245,000*	"Future Capital Projects" in General Fund Balance or CIP budget in FY 2028
Fire Apparatus	\$12,816,764 from FY 26 to FY 30 <u>\$3,756,000 in FY 26</u>	FY 2026: Ambulance has already been ordered and funded in CIP. Use: <ol style="list-style-type: none"> \$1,120,000 in funded CIP (FY 2027 through FY 2030) \$120,165 from "Old Fire Proffers" \$194,750 from Insurance company \$1,873,085 from "Future Capital Projects" in General Fund Balance

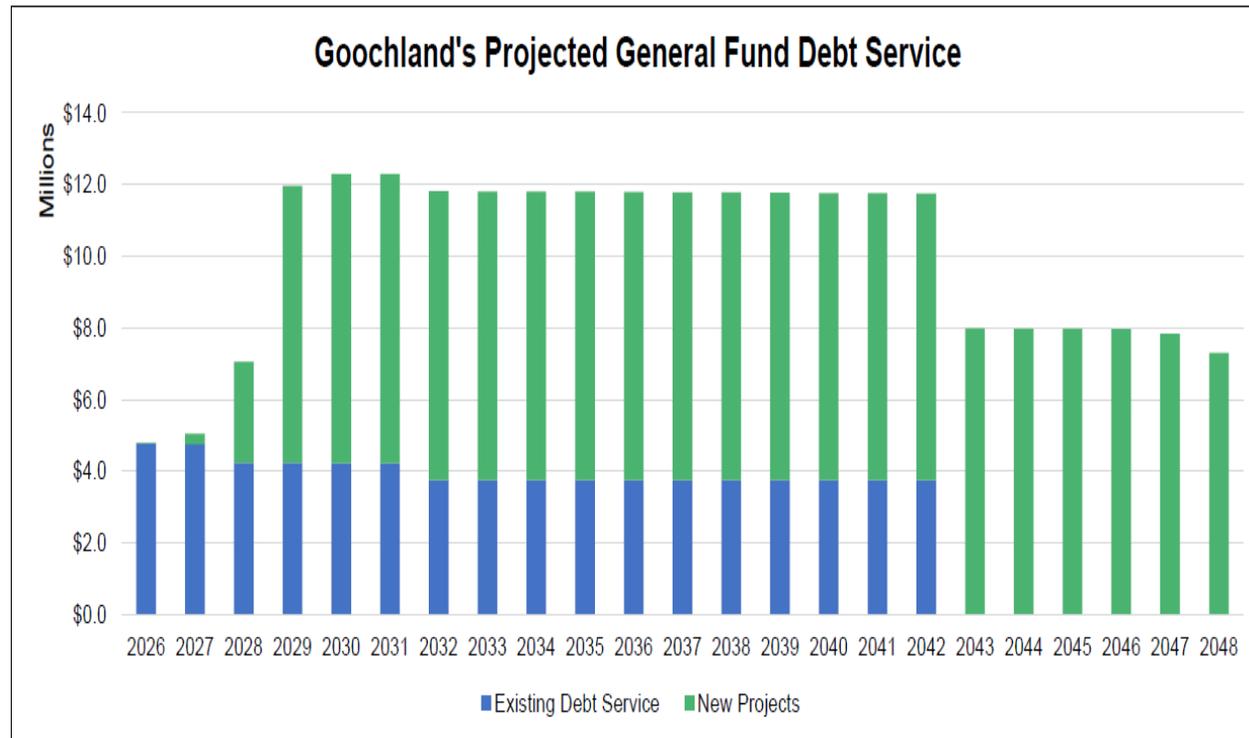
*Note: Potential costs are for the purpose of discussing scenarios only and have not been confirmed by a third-party cost estimating firm, or through bidding.



Financial Modeling – Non Utility Projects

Sources						
Cash	\$4,756,000	\$9,501,760	\$7,250,532	\$4,730,926	\$2,622,546	\$28,861,764
Debt	\$1,500,000	\$6,750,000	\$87,050,000	\$6,200,000	-	\$101,500,000
Total Sources for General Fund Supported Projects	\$6,256,000	\$16,251,760	\$94,300,532	\$10,930,926	\$2,622,546	\$130,361,764

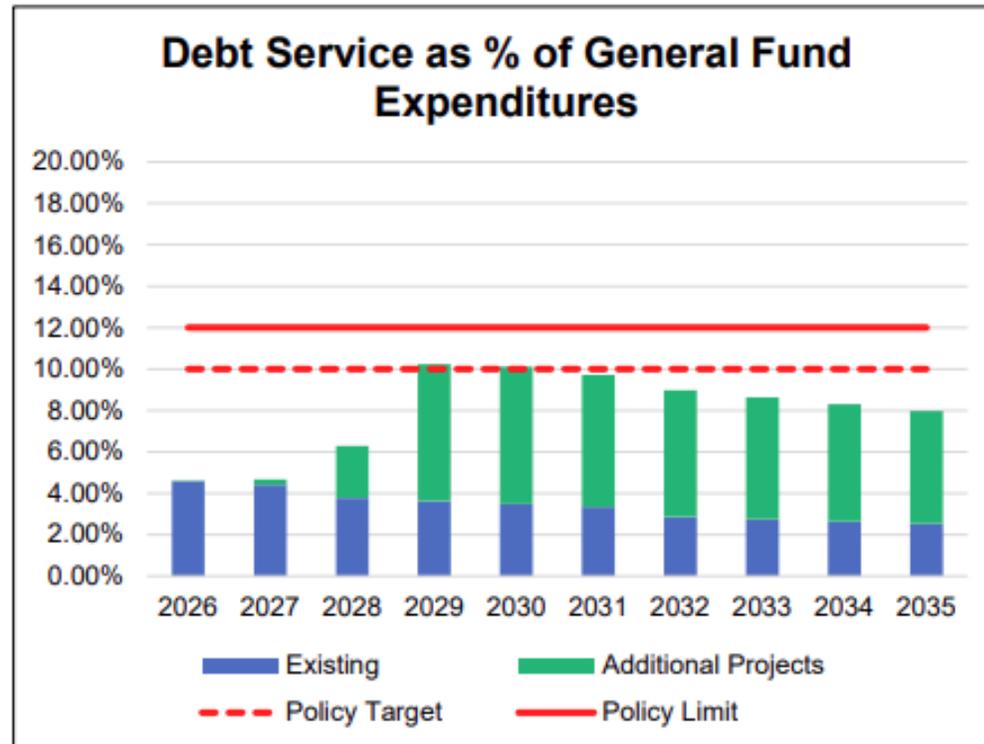
Based on \$101,500,000 in debt financed projects; Peak of just over \$12 million in annual debt service in FY 30



Financial Modeling – Non Utility Projects

Sources						
Cash	\$4,756,000	\$9,501,760	\$7,250,532	\$4,730,926	\$2,622,546	\$28,861,764
Debt	\$1,500,000	\$6,750,000	\$87,050,000	\$6,200,000	-	\$101,500,000
Total Sources for General Fund Supported Projects	\$6,256,000	\$16,251,760	\$94,300,532	\$10,930,926	\$2,622,546	\$130,361,764

Based on \$101,500,000 in debt financed projects; At debt policy target in FY 2029



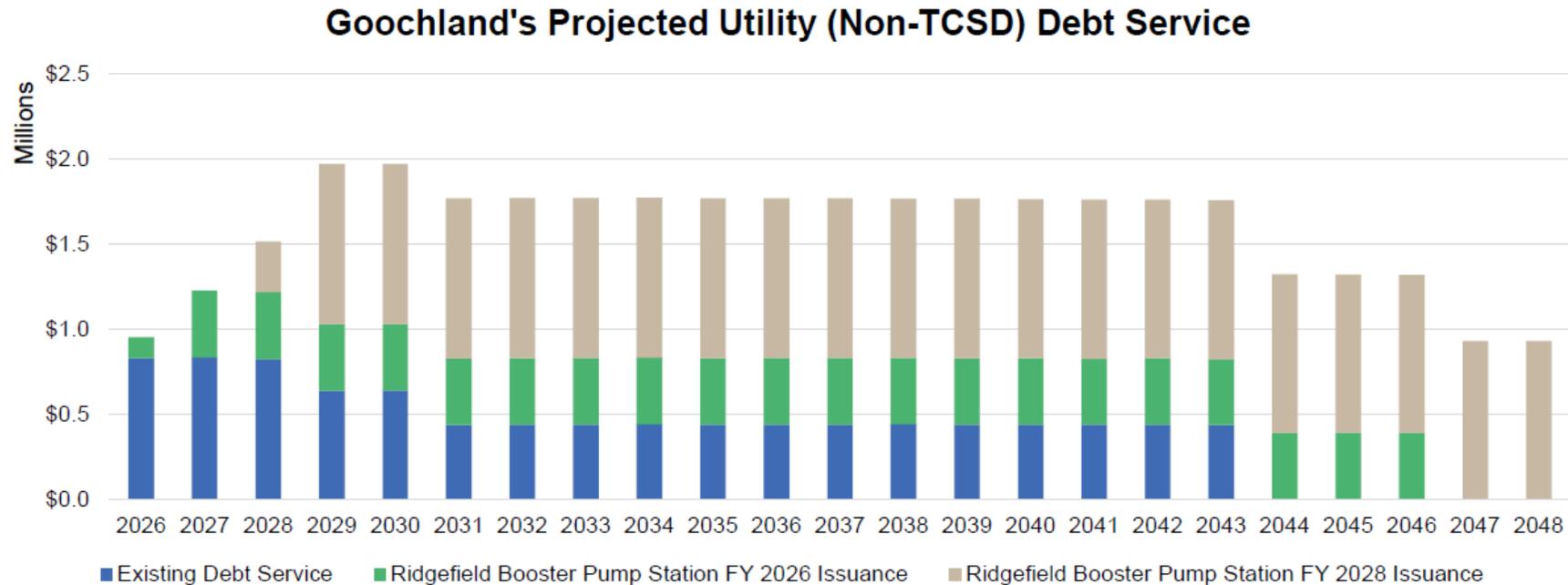
Financial Modeling – Utility Projects

Project	<u>ESTIMATED</u> Total	<u>POTENTIAL</u> Funding Source
Air Stripping System for Courthouse Elevated Storage Tank	\$250,000*	Connection Fees
Valley View Lane Pump Station and Force Main Upgrade	\$1,681,000*	Connection Fees
Ridgefield Booster Pump Station and Ground Storage Tank	\$16,788,000*	Finance; Debt Service to be paid through Utility Operating Budget
Easter Gochland Pump Station – Pump Condition Assessment	\$150,000	Operating budget
Courthouse Low Pressure Sewage Collection and Conveyance System	\$4,500,000*	Connection Fees

*Note: Potential costs are for the purpose of discussing scenarios only and have not been confirmed by a third-party cost estimating firm, or through bidding.

Financial Modeling – Utility Projects

Sources						
Cash	\$780,000	\$520,000	\$3,160,000	\$1,050,000	\$1,296,000	\$6,806,000
Debt	\$4,950,000	-	\$11,838,000	-	-	\$16,788,000
Total Sources for Utility Projects	\$5,730,000	\$520,000	\$14,998,000	\$1,050,000	\$1,296,000	\$23,594,000



Debt service peaks at \$2 million in FY 29 based on \$16,788,000 in projects.

Next Steps...

- **Ridgefield:** Do we want to begin the process of issuing debt to fund this project?
- **Fire Engines:** Do we want to proceed with pre-paying \$900,000 each for three new engines to avoid future costs?
- **Tanker:** Do we want to purchase a stock Tanker now instead of in FY 2027? Will need to commit by the end of January 2026.
- **Station 7:** Do we want to finance this project?
 - Bids for A&E have been received and evaluated. However, **No contract or commitment has been signed.**
 - Potential contract may be considered at February meeting.
- **Schools CTE Addition:** Determine how we want to address the Goochland County Public Schools' request for funding for A&E for their CTE addition.
- Identify any information the Board may need related to these topics.



Questions and Discussion