



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 is projected to have no net impact on the County's operating budget. For FY 2022 and FY 2023, operating impacts are included in the FY 2022 Proposed and FY 2023 Projected columns in the financial summary tables for program departments' narratives in Volume 1.



Operating Impact Analysis

Project/Category (\$ in 1000s)		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
Total – Administration	Debt	0	132	766	1,616	2,500	3,886	8,899
General Government								
Consolidated Shops and Warehouse Facility	O&M	0	1,077	1,109	1,142	1,176	1,212	5,715
	Debt	0	88	346	337	328	319	1,418
County Renovation Program - Government Center	Debt	0	13	65	123	181	245	628
County Renovation Program - Waterford Space Renovation	Debt	0	50	198	193	188	183	810
	FTE	0	0	0	1.2	0	0	1.2
	Pers.	0	0	0	121	125	128	374
	O&M	0	0	0	443	400	412	1,256
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	0	0	135	717	851
Landfill Reclamation - Cell R2 Liner	Debt	0	791	771	752	732	712	3,758
Landfill - Sequence 1A Cap	Debt	0	0	330	321	313	305	1,269
Landfill - CDD Cell A2 Liner	Debt	0	0	0	621	606	590	1,817
	Pers.	0	0	0	121	125	128	374
Total – General Government	O&M	0	1,077	1,109	1,585	1,577	2,732	8,079
	Debt	0	942	1,709	2,518	3,334	4,413	12,916
Health and Welfare								
	FTE	0	0	3.0	0	0	0	3.0
	Pers.	0	0	270	278	286	295	1,128
	O&M	0	0	27	27	28	29	111
DS Group Residence - Eastern Loudoun	Capital	0	0	75	0	0	0	75
	Debt	0	42	239	231	223	215	951
	FTE	0	0	3.0	0	0	0	3
	Pers.	0	0	270	278	286	295	1,128
	O&M	0	0	27	27	28	29	111
Total – Health and Welfare	Capital	0	0	75	0	0	0	75
	Debt	0	42	239	231	223	215	951
Information Technology								
	FTE	0	1.0	0	0	0	0	1.0
	Pers.	0	90	0	0	0	0	90
GeoHub Servers	O&M	0	7	0	9	0	0	7
Total – Information Technology	FTE	0	1.0	0	0	0	0	1.0
	Pers.	0	90	0	0	0	0	90



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Project/Category (\$ in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
O&M		0	7	0	0	0	0	7
Parks, Recreation, and Culture								
	FTE	0.00	0.00	0.00	0.00	3.30	0.00	3.30
	Pers.	0	0	0	0	221	228	449
Arcola Quarters for the Enslaved	O&M	0	0	0	0	61	37	98
	Capital	0	0	0	0	25	0	25
	FTE	0.00	0.00	0.00	76.00	0.00	0.00	76.00
	Pers.	0	0	0	4,316	4,445	4,579	13,340
	O&M	0	0	0	1,953	1,987	2,022	5,962
	Capital	0	0	0	354	300	300	954
Ashburn Recreation and Community Center	Debt	0	0	2,071	2,661	2,593	2,525	9,850
	Revenues	0	0	0	3,100	3,100	3,100	9,300
	FTE	0.00	0.00	0.00	1.25	0.00	0.00	1.25
Brambleton West Park Improvements	Pers.	0	0	0	71	73	75	219
	O&M	0	0	0	42	43	43	128
Broad Run Stream Valley Linear Park	Debt	0	0	0	0	50	49	99
	O&M	0	0	0	250	250	250	750
Children's Science Center	Debt	0	261	1,029	1,003	982	951	4,227
Dulles Adult Day Center	Debt	0	0	0	0	0	261	261
Dulles South Community Park	Debt	0	0	0	0	0	82	82
	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	136	271
	Capital	0	0	0	0	173	0	173
Fields Farm Park	Debt	0	500	752	731	711	696	3,390
	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
Lovettsville District Park - Phase II	Capital	0	0	0	0	0	0	0
	Debt	0	0	0	0	0	0	0
	FTE	0	0	0	1.2	0	0	1.2
	Pers.	0	0	0	121	125	128	374
	O&M	0	0	0	201	204	207	612
Philip A. Bolen Park Phase II	Capital	0	0	0	54	0	0	54
	Debt	0	0	499	758	738	719	2,713
Potomack Lakes Sportsplex - Field Improvements	O&M	0	0	0	0	200	202	402
	Capital	0	0	0	0	200	202	402
	FTE	0	0	1.5	0	0	0	1.5
	Pers.	0	0	46	48	49	51	194
Scott Jenkins Memorial Park - Phase III	O&M	0	0	26	27	27	27	107
	Debt	0	0	0	0	229	223	451



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Project/Category (\$ in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Sterling Neighborhood Park								
	Debt	0	0	0	0	0	959	959
Total – Parks, Recreation, and Culture	FTE	0.00	0.00	10.17	78.45	10.97	6.67	106.26
	Pers.	0	0	511	5,034	5,808	5,983	17,337
	O&M	0	0	159	2,606	3,042	3,061	8,868
	Capital	0	0	0	409	698	502	1,608
	Debt	0	762	4,350	5,153	5,303	6,465	22,033
	Revenues	0	0	0	3,100	3,100	3,100	9,300
Public Safety								
	FTE	16.00	15.00	1.00	0.00	0.00	0.00	32.00
	Pers.	2,594	4,359	4,501	4,547	4,594	4,642	25,238
	O&M	535	651	563	1,176	1,211	1,247	5,382
	Capital	201	92	45	0	0	0	338
Courts Complex Phase III								
	Debt	0	369	1,983	2,447	2,370	2,282	9,452
	FTE	0.00	0.00	0.00	0.00	0.50	0.00	0.50
	Pers.	0	0	0	0	52	53	105
	O&M	0	0	0	0	392	404	795
Courts Complex Phase IV – Renovation								
	Capital	0	0	0	0	23	0	23
	Debt	0	0	246	1,154	1,830	2,245	5,475
	FTE	0.00	0.00	0.00	2.20	0.00	0.00	2.20
	Pers.	0	0	0	121	125	128	374
	O&M	0	0	0	102	104	107	312
Fire and Rescue - Basic Training Facility								
	Capital	0	0	0	80	0	0	80
	Debt	0	0	0	530	1,047	1,021	2,598
	FTE	0.00	0.00	0.00	0.00	11.50	0.00	11.50
	Pers.	0	0	0	0	1,145	1,180	2,325
	O&M	0	0	0	0	319	325	644
Fire and Rescue - Station #04 - Round Hill Station Replacement								
	Capital	0	0	0	0	95	0	95
	Debt	0	0	200	305	836	1,354	2,696
	FTE	0.00	0.00	0.00	0.00	0.00	6.00	6.00
	Pers.	0	0	0	0	0	605	605
	O&M	0	0	0	0	0	231	231
Fire and Rescue - Station #08 - Philomont Station Replacement								
	Capital	0	0	0	0	0	50	50
	Debt	0	0	129	378	368	1,028	1,902
	FTE	0.00	0.00	0.00	0.00	51.50	0.00	51.50
	Pers.	0	0	0	0	5,594	5,762	11,356
	O&M	0	0	0	0	1,067	1,082	2,148
Fire and Rescue - Station #28 - Leesburg South Station								
	Capital	0	0	0	0	73	0	73
	Debt	0	0	121	857	1,136	1,665	3,778
Fire and Rescue - Station Storage Sheds								
	Debt	0	13	51	49	48	47	208



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Project/Category (Numbers in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Total – Public Safety	FTE	16.00	15.00	1.00	2.20	63.50	6.00	103.70
	Pers.	2,594	4,359	4,501	4,668	11,510	12,370	40,003
	O&M	535	651	563	1,277	3,093	3,395	9,513
	Capital	201	92	45	80	191	50	658
	Debt	0	382	2,729	5,721	7,636	9,642	26,110
	Revenues	0	0	0	0	0	0	0
Roads								
Arcola Mills Drive, Segment 1 (Belmont Ridge Road to Stone Springs Boulevard)	Debt	0	0	0	0	400	728	1,128
Arcola Mills Drive, Segment 2 (Stone Springs Boulevard to Loudoun County Parkway)	Debt	0	0	0	0	118	333	452
Braddock Road, Segment 1 (Royal Hunter Drive to Gum Spring Road)	Debt	0	0	222	356	347	338	1,264
Braddock Road, Segment 1B (Whitman Farm to Paul VI Eastern Entrance)	Debt	0	200	394	652	635	613	2,494
Braddock Road, Segment 2 (Paul VI Eastern Entrance to Loudoun County Parkway)	Debt	0	0	0	0	0	312	312
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	961	1,401
Dulles West Boulevard (Northstar Boulevard to Arcola Boulevard)	Debt	0	0	0	0	0	329	329
Evergreen Mills Road (Reservoir Road and Watson Road)	Debt	0	0	0	271	534	659	1,464
Farmwell Road Intersection Improvements	Debt	0	0	0	1,428	2,204	2,530	6,162
Intelligent Transportation System (ITS)	Debt	0	0	0	32	127	124	283



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Project/Category (Numbers in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Loudoun County Parkway (Ryan Road to Shellhorn Road)	Debt	0	0	138	134	126	127	525
Prentice Drive (Loudoun County Pkwy to Lockridge Road)	Debt	0	0	321	795	775	2,956	4,849
Route 7 Eastbound Widening (Loudoun County Parkway to Route 28)	Debt	0	0	0	0	0	81	81
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	0	451	1,199	1,468	1,829	4,947
Route 15 / Braddock Road Roundabout	Debt	0	0	0	0	48	89	136
Route 15 Improvements, Phase 1: Montresor to POR, Segment 1	Debt	0	0	0	170	365	876	1,411
Route 15 Improvements, Phase 2: Montresor to POR, Segment 2	Debt	0	0	121	118	206	291	737
Route 15 Improvements, Phase 3: Montresor to POR, Segment 3	Debt	0	0	0	359	708	950	2,017
Route 15 Improvements, Phase 4: Montresor to POR, Segment 4	Debt	0	0	0	0	0	571	571
Route 50 / Everfield Roundabout	Debt	0	0	0	0	18	35	53
Route 50 / North Collector Road (Tall Cedars Parkway to Route 28)	Debt	0	0	329	650	995	1,208	3,182
Route 50 / Trailhead Drive Roundabout	Debt	0	0	359	641	683	660	2,342
Safety Audit and Improvements - Evergreen Mills Rd and Arcola Mill Drive Corridor	Debt	0	0	0	0	0	98	98



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Project/Category (Numbers in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Shellhorn Road (Loudoun County Parkway to Eastern Limit of SDC Project)	Debt	0	0	0	0	1,152	2,275	3,427
Shellhorn Road (Loudoun County Parkway to MWAAP Property - SDC Property to Silver District West)	Debt	0	0	0	131	128	125	384
Shellhorn Road (MWAAP Property to Moran - County Project)	Debt	0	0	0	272	1,485	2,604	4,361
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	351	342	333	1,026
Westwind Drive (Loudoun County Parkway to Old Ox Road)	Debt	0	0	0	318	310	774	1,402
Total – Roads	Debt	0	1,750	3,846	10,111	16,089	26,075	57,870
Sidewalks, Signals, and Traffic Calming								
	FTE	0.00	1.00	0.00	0.00	0.00	0.00	1.00
Intersection Improvement Program	O&M	0	104	107	110	114	117	552
	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
	O&M	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



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Project/Category (Numbers in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Elementary Schools								
ES-23 Dulles North	Debt	0	0	881	859	837	815	3,392
Total – Elementary Schools	Debt	0	0	881	859	837	815	3,392
Middle Schools								
Middle School (MS-14) Dulles North	Debt	0	0	2,730	7,556	8,606	8,367	27,258
Total – Middle Schools	Debt	0	0	2,730	7,556	8,606	8,367	27,258
High Schools								
CS Monroe Center Replacement/North Star School	Debt	0	0	1,275	1,240	1,205	1,170	4,889
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	858	858
Total – High Schools	Debt	0	972	2,223	2,169	2,104	2,908	10,375
Other LCPS								
Broadband Infrastructure	Debt	22	88	85	83	81	79	438
LCPS Facility Renewals and Alterations: Division Security Improvements	Debt	0	3,232	5,331	6,466	7,173	6,969	29,170
School Security Improvements	Debt	0	0	2,187	3,503	4,267	4,154	14,111
LCPS Facility Renewals and Alterations: ES Three Classroom Additions	Debt	0	11	11	11	10	10	54
LCPS Facility Renewals and Alterations: Round Hill Center Renewal	Debt	0	0	0	129	829	1,591	2,548
LCPS Facility Renewals and Alterations: Cedar Lane ES Parking Lot Expansion	Debt	0	118	115	112	104	106	554
LCPS Facility Renewals and Alterations: Staff Training Center Renewal	Debt	0	72	692	1,299	2,189	2,265	6,517
LCPS Facility Renewals and Alterations: Algonkian ES Renewal and/or Alterations	Debt	0	0	0	169	593	1,331	2,093
LCPS Facility Renewals and Alterations: Tennis Court Lighting	Debt	0	0	0	9	397	765	1,170



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Project/Category (Numbers in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
LCPS Facility Renewals and Alterations: Weight Room Expansions	Debt	0	0	0	42	41	40	122
Valley Service Center & Kenneth W. Culbert Elementary School Bus Parking	Debt	0	0	0	241	2,941	3,878	7,059
LCPS Facility Renewals and Alterations: Cool Spring ES Renewal and/or Alterations	Debt	0	0	0	0	121	607	728
LCPS Facility Renewals and Alterations: School Walking Tracks	Debt	0	0	0	0	92	90	181
LCPS Facility Renewals and Alterations: Ashburn ES Renewal and/or Alterations	Debt	0	0	0	0	210	0	210
LCPS Facility Renewals and Alterations: Potowmack ES Renewal and/or Alterations	Debt	0	0	0	0	0	217	217
LCPS Facility Renewals and Alterations: HS Classroom Additions (Briar Woods)	Debt	0	0	519	506	493	480	1,996
LCPS Facility Renewals and Alterations: Farmwell Station MS Renewal and Classroom Addition	Debt	0	0	678	656	644	622	2,599
LCPS Facility Renewals and Alterations: Academies of Loudoun Supplemental Parking	Debt	0	0	0	0	30	29	59
LCPS Facility Renewals and Alterations: HS Practice Fields Turf and Lights	Debt	0	0	0	0	110	616	726
LCPS Facility Renewals and Alterations: Transportation Facility Asphalt Repairs	Debt	0	0	442	431	420	409	1,700
LCPS Facility Renewals and Alterations: Administrative Office Reconfigurations	Debt	0	0	451	439	428	417	1,735
LCPS Facility Renewals and Alterations: Park View HS Ticket Booth/Concession Stand	Debt	0	0	60	59	57	56	231



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Project/Category (Numbers in 1000s)		FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
New: Other Capital Facility Renewal and Alterations - Undesignated	Debt	0	0	0	1,859	2,501	3,535	7,895
LCPS Facility Renewals and Alterations: Energy Conservation Projects	Debt	0	0	358	349	340	331	1,378
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	-	-	219	1,887	3,586	5,314	11,006
Student Welcome Center at Sterling ES	Debt	0	0	88	86	84	81	339
Valley Service Center Traffic Signal	Debt	0	0	0	0	68	66	134
Douglass School Renewal	Debt	0	0	2,991	3,254	3,166	3,078	12,490
Total – Other LCPS	Debt	22	3,781	16,199	23,485	32,796	38,882	115,165