

EXHIBIT A - Ten-Year Capital Improvement Priority Projects FY2017-18 to FY2027-28

Priority	Project #	Project Description	Project Phase	Fiscal Year										TOTAL	Comments		
				FY2017-18	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY2025-26	FY2026-27			FY2027-28	
Priority Projects																	
A		Police Headquarters	Planning	\$98,000											\$98,000	ADG to prepare initial design concept by May 2018. Final construction design to follow with completion of design work in FY2018-19. Initiate procurement process for construction with construction to begin in FY2018-19 with completion tentatively by late 2019 or early 2020 depending upon extent of required renovation work. The cost estimate has been adjusted to reflect renovation of a portion of Northfield Building along with associated design, construction administration, and FFE/technology finishes. Cost estimates will be provided by ADG as part of deliverables in May 2018 that will require further adjustment of costs provided.	
			Design		\$600,000										\$600,000		
			Construction		\$3,000,000	\$3,000,000									\$6,000,000		
			Construction Engineering and Inspection		\$150,000	\$150,000									\$300,000		
			FFE/Technology			\$500,000									\$500,000		
		Bond Issue - \$6M (\$437K/Yr)	FUNDING SOURCE												\$0		
		Subtotal Cost by Work Phase		\$0	\$3,750,000	\$3,650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,400,000		
B		Library Expansion/Addition	Planning	\$60,000											\$60,000		Estimate includes design, construction (renovation), FFE, and construction administration. Revised cost estimate reflects renovation of a portion of the Northfield building containing approximately 49,000 sf. HBM Architects under contract to perform initial design phase to be completed by April 2018. HBM will prepare final construction plans in FY2018-19 with construction to follow upon authorization by BOMA. Completion of construction is anticipated by end of 2019 depending upon extent of renovation work.
			Design	\$30,000	\$470,000										\$500,000		
			Construction		\$3,000,000	\$1,650,000									\$4,650,000		
			Contingency (4% - Design; 5% - Construction)		\$262,500	\$210,000									\$472,500		
			CA/CEI		\$82,000	\$60,000									\$142,000		
			FFE		\$700,000										\$700,000		
			Technology			\$250,000									\$250,000		
			Miscellaneous			\$65,000									\$65,000		
		Bond Issue - \$6.5M (\$473K/Yr)	FUNDING SOURCE												\$0		
		Subtotal Cost by Work Phase		\$90,000	\$3,814,500	\$2,935,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,839,500		
C		Crossing Circle North	Design/Environmental/Permitting/Geotech	\$220,000											\$220,000	Cost Estimate by Dempsey Dilling. Crossing Circle North Extension to Town Center Parkway with Pier Supported Bridge over McCormick Creek. The construction cost estimate is based on preliminary design estimate and excludes utilities. City staff recommends a water main be extended across the creek channel using the bridge structure for support at a cost of \$65K to \$100K. Dempsey Dilling under contract for design services for bridge and approaches with scheduled completion of design work by May 2018.	
			Construction		\$1,794,000										\$1,794,000		
			Construction Engineering and Inspection		\$169,000										\$169,000		
		Bond issue - \$2M (\$148K/Yr)	FUNDING SOURCE												\$0		
		Subtotal Project Cost		\$220,000	\$1,963,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,183,000		
D		Mahlon Moore School Campus - Road & Bridge Project	Design	\$131,000											\$131,000	Construction of access road and bridge project to provide access to campuses for Elementary, Middle and High School. Approximately 4000 L.F designed using rural (non-curbed) street cross section; construction to be completed before Fall 2019 to coincide with opening of Elementary and Middle Schools. Civil Site Design Group under contract to provide design services for road and bridge construction. Design will be completed by March 2018.	
			Construction		\$1,750,000	\$250,000									\$2,000,000		
			Construction Engineering and Inspection		\$75,000	\$25,000									\$100,000		
		Bond issue - \$2M (\$148K/Yr)	FUNDING SOURCE												\$0		
		Subtotal Cost by Work Phase		\$131,000	\$1,825,000	\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,231,000		
E		Tom Lunn Road	Design	\$100,000											\$100,000	This project consists of reconstructing the roadway to a rural collector template of 22 to 24 feet of asphalt pavement. The roadway will not have curb and gutter, sidewalks or bike lanes. Drainage control will be handled by borrow ditches. Tom Lunn Road (approximately 6200 feet long lies between Port Royal and John Lunn Road). The current ROW of 50 feet will widen to 75 feet with adjacent subdivisions donating ROW property along select portions. The City has engaged Collier Engineer as the design engineer. Design will be complete by May 4, 2018. Construction is anticipated to start during the summer of 2018 (pending approval of FY 2019 Funding by BOMA) and finished by the end of the fiscal year weather pending.	
			ROW Acquisition		\$25,000										\$25,000		
			Construction		\$900,000										\$900,000		
			Construction Engineering and Inspection		\$75,000										\$75,000		
		Need to confirm funding sources w/ stakeholders	FUNDING SOURCE												\$0		
		Subtotal Cost by Work Phase		\$100,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100,000		
F		Port Royal/Commonwealth/ Countess Roundabout	Design	\$50,000											\$50,000	This project consists of design and construction of a roundabout that will connect Port Royal Road, Commonwealth Drive, and Countess Drive utilizing a two-lane roundabout configuration to optimize traffic flow. Construction design is anticipated to be completed by first quarter FY2018-19 with construction to follow. Funding sources may include private development participation and city funding including Adequate Facilities Tax fund and Traffic Impact Fees.	
			ROW Acquisition		\$25,000										\$25,000		
			Construction		\$400,000										\$400,000		
			Construction Engineering and Inspection		\$40,000										\$40,000		
		Need to confirm funding sources w/ stakeholders	FUNDING SOURCE												\$0		
		Subtotal Cost by Work Phase		\$50,000	\$465,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,000		
G		U.S. 31 Widening	Preliminary Design/NEPA		\$750,000	\$750,000									\$1,500,000	TDOT designates HWY 31/SR-6 as highway priority rank #4. The MPO Policy Committee has adopted the ranking making way for the preliminary engineering activities (NEPA) to advance in the next three years (2019-2021) as part of the State Transportation Improvement Program. Project consist of widening Highway 31 from three travel lanes to five travel lane section including a center turn lane. This is a TDOT funded project. The project length is from Miles Johnson to Buckner Road.	
			Other Design Services												\$0		
			ROW Acquisition					\$4,050,000							\$4,050,000		
			Construction						\$1,800,000	\$6,100,000	\$6,610,000				\$14,510,000		
		STBG Funds (need to confirm balance);	FUNDING SOURCE												\$0		
		Subtotal Project Cost		\$0	\$750,000	\$750,000	\$0	\$4,050,000	\$1,800,000	\$6,100,000	\$6,610,000				\$20,060,000		
H		I-65 Interchange at Buckner Road	TDOT/FHWA	\$25,000											\$25,000	FHWA authorized proceeding with NEPA and preliminary design in February 2018. With approval from FHWA, preliminary design and NEPA phase will be initiated in FY2018-19 and FY2019-20. Cost estimates provided by Volkert. ROW acquisition may be required the extent of which is unknown at this time. Construction cost factors inflation adjustment based on initial construction cost estimate from Volkert. Total construction cost is estimated to be \$32M with the understanding the City will fund up to one-half the total construction cost or an estimated \$16M. \$2M grant funding may be available from TDOT for east and west approaches to interchange.	
			NEPA/Preliminary Design		\$400,000	\$375,000									\$775,000		
			ROW Design				\$600,000								\$600,000		
			ROW Acquisition					TBD	TBD						\$0		
			Construction Plans					\$200,000	\$250,000						\$450,000		
			Construction						\$7,500,000	\$15,000,000	\$7,500,000				\$30,000,000		
			Construction Engineering and Inspection						\$375,000	\$750,000	\$375,000				\$1,500,000		
		STBG Funds (need to confirm balance);	FUNDING SOURCE												\$0		
		Subtotal Cost by Work Phase		\$25,000	\$400,000	\$375,000	\$600,000	\$200,000	\$8,125,000	\$15,750,000	\$7,875,000	\$0	\$0	\$0	\$33,350,000		
I		Buckner Road Widening (Buckner Lane to US 31)	Preliminary Design/TEER		\$300,000	\$250,000									\$550,000		With the favorable decision by FHWA on the Buckner Road interchange, preliminary design and environment work can proceed based upon the optimal road alignment and street cross-section accessing the interchange. In order for the work to progress in advance of the interchange, preliminary design and initial environmental (TEER) is recommended to begin in FY2018-19 that will provide the opportunity for local, state and federal funding sources to be utilized including interstate access funds. ROW design and acquisition will follow initial design and environmental study. Construction plan preparation is programmed to begin in FY2021-22 with construction to follow in FY2023-24. Construction is expected to take two years to complete.
			ROW Design				\$340,000								\$340,000		
			ROW Acquisition					\$1,500,000	\$600,000						\$2,100,000		
			Construction Plans						\$220,000						\$220,000		
			Construction							\$4,500,000	\$4,500,000				\$9,000,000		
			Construction Engineering and Inspection							\$225,000	\$225,000				\$450,000		
		FUNDING SOURCE													\$0		
		Subtotal Cost by Work Phase		\$0	\$300,000	\$250,000	\$340,000	\$1,500,000	\$820,000	\$4,725,000	\$4,725,000	\$0	\$0	\$0	\$12,660,000		

J	Buckner Road Extension (Interchange to Buckner Lane)	Preliminary Design/TEER												\$0	This is the segment of Buckner Road from Buckner Lane to the proposed interchange. Design and construction of this road segment is the responsibility of the developer but, will require similar steps to that of the interchange relative to design and environmental permitting. Preliminary design including TEER environmental work should be initiated in FY2018-19 to coincide with similar work that will be underway for the interchange. The developer will be dedicating ROW and construction improvements to local and state standards. Funding for the construction including extension of utilities will be the responsibility of the developer utilizing the Special Assessment District that was established during the project entitlement process.	
		ROW Design														\$230,000
		ROW Acquisition														\$0
		Construction Plans				\$53,000										\$53,000
		Construction					\$1,000,000	\$1,000,000	\$1,000,000							\$3,000,000
		Construction Engineering and Inspection					\$50,000	\$50,000	\$53,000							\$153,000
	Need to confirm funding source w/ stakeholder	FUNDING SOURCE												\$0		
	Subtotal Cost by Work Phase				\$230,000									\$230,000		
K	Buckner Road Extension (Interchange to Lewisburg Pk)	Preliminary Design/TEER													\$0	With the favorable decision by FHWA on the Buckner Road interchange, preliminary design and environment work can proceed based upon the optimal road alignment and street cross-section accessing the interchange. In order for the work to progress in advance of the interchange, preliminary design and initial environmental (TEER) is recommended to begin in FY2018-19 that will provide the opportunity for local, state and federal funding sources to be utilized. ROW design and acquisition will follow initial design and environmental study. Construction plan preparation is programmed to begin in FY2022-23 with construction to follow in FY2023-24. Construction is expected to take a minimum of two years to complete. Since this road segment involves new construction rather than widening, construction will likely be more efficient and timely. The City could postpone the start of initial planning, design and environmental work until FY2019-20.
		ROW Design			\$110,000										\$175,000	
		ROW Acquisition							TBD						\$110,000	
		Construction Plans							\$85,000						\$85,000	
		Construction								\$2,500,000	\$2,500,000				\$5,000,000	
		Construction Engineering and Inspection								\$125,000	\$125,000				\$250,000	
		FUNDING SOURCE												\$0		
	Subtotal Cost by Work Phase		\$0	\$175,000	\$110,000	\$0	\$85,000	\$2,625,000	\$2,625,000	\$0	\$0	\$0	\$0	\$5,620,000		
L	Buckner Lane Widening (Duplex Rd to Buckner Rd)	Survey													\$0	This project consists of widening Buckner Lane to a four lane roadway between Thompsons Station Road and Duplex Road. The portion of the road located at the intersection of Buckner Road north to Thompsons Station Road is the responsibility of the developer including design, permitting and construction. The City is responsible for the portion south of the intersection of Buckner Road to Duplex Road. Preliminary design will be needed along with the preparation of ROW plans and ROW acquisition. The road should be fully improved in advance of the completion of the Buckner Road interchange to optimize traffic flow. Construction is projected to begin following ROW acquisition in FY2021-22.
		Environmental													\$200,000	
		Preliminary Design													\$40,000	
		ROW Plans				\$175,000									\$160,000	
		Geotechnical				\$62,000									\$175,000	
		ROW Acquisition					\$750,000	\$300,000							\$62,000	
		Construction Plans/Permitting/Bidding					\$165,000								\$1,050,000	
		Construction							\$4,000,000	\$2,387,000					\$165,000	
		CEI Services							\$250,000	\$175,000					\$6,387,000	
			Developer contribution - optional funding source	FUNDING SOURCE												
	Subtotal Project Cost		\$0	\$400,000	\$237,000	\$915,000	\$4,550,000	\$2,562,000	\$0	\$0	\$0	\$0	\$0	\$8,664,000		
M	Water Plant Expansion	Design/Environmental/Permitting/Geotech													\$0	Design and construct expansion of existing water treatment facility. Initial expansion from 4.5MGD to 6MGD based on existing permit. Explore expansion of plant from 6MGD to 10MGD.
		Construction													\$1,200,000	
		Environmental Permitting and Preliminary Design													\$8,000,000	
		Construction Engineering and Inspection													\$250,000	
				FUNDING SOURCE												
	Subtotal Cost by Work Phase		\$0	\$300,000	\$1,150,000	\$4,100,000	\$4,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$9,650,000		
N	Water Distribution System	Environmental/Permitting/Geotech													\$0	These water main improvement consist of installing a new watermain from Kedron Road over to Hardins Landing Water Tank and a new 12 inch diameter waterline connection under the bridge of Crossing Circle North in FY 2019 at \$80,000.
		Design													\$178,000	
		Construction													\$1,198,000	
		Construction Engineering and Inspection													\$1,252,200	
				FUNDING SOURCE												
	Subtotal Cost by Work Phase		\$0	\$80,000	\$1,381,900	\$0	\$1,166,300	\$0	\$0	\$0	\$0	\$0	\$0	\$2,628,200		
O	Sewer System I & I Repairs	Design & Permitting (Document for Slip Lining and Manhole Repl.)													\$0	The project consist of reducing infiltration and inflow (I&I) into the City's Sewer Collection System. Staff estimates I&I contributes nearly 6 MGD to the City's sewer system during rainfall events. I&I work consists of smoke testing, manhole repair and sewer pipe repair by slip lining.
		Construction (Slip lining and Manhole Inserts and Replacement)													\$80,000	
		Construction Administration													\$1,500,000	
		Testing/Analysis (Smoke Testing & Metering Equipment)													\$250,000	
				FUNDING SOURCE												
	Subtotal Cost by Work Phase		\$0	\$235,000	\$235,000	\$195,000	\$220,000	\$175,000	\$200,000	\$175,000	\$200,000	\$175,000	\$200,000	\$2,010,000		
P	Sewer Plant Expansion	Environmental/Permitting/Geotech													\$0	Expansion to the existing wastewater treatment plant. Funding in 2019 and 2020 covers interior lining of the oxidation ditch and clarifiers through a design build project.
		Design													\$300,000	
		Construction													\$1,750,000	
				FUNDING SOURCE												
	Subtotal Project Cost		\$0	\$2,645,000	\$1,730,000	\$900,000	\$8,800,000	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$22,075,000		
Q	Shannon Glen Sewer Project	Environmental/Permitting/Geotech													\$0	The project consists of the design and construction of a sewer system to serve the Shannon Glen subdivision. Design is complete. Construction will include CEI services.
		Construction													\$1,800,000	
		CEI Services													\$200,000	
				FUNDING SOURCE												
	Subtotal Project Cost		\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000		
R	Fire Dept Aerial Ladder Truck														\$0	The Fire Department is requesting to replace an existing ladder truck with an aerial truck. The existing ladder truck will be placed in reserve status. Short-term bond financing may be the financial tool for funding the equipment purchase.
		Aerial Ladder Truck													\$1,600,000	
				FUNDING SOURCE												
	Short Term Bond Issue - 4 or 5 year													\$0		
	Subtotal Project Cost		\$0	\$1,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600,000		
S	Police Training Facility	Land Acquisition													\$400,000	Land acquisition cost split over 2 year period; improvements include earthwork for shooting range; clearing, grubbing, and site preparation for access drive and parking area; placement of portable building and related utility services including septic field; Improvement costs spread over 3 year period
		Design													\$10,000	
		Construction													\$150,000	
		Construction Engineering and Inspection													\$0	
				FUNDING SOURCE												
	Confirm funding sources: Bond vs. Adequate Facilities Tax Fund													\$0		
	Subtotal Cost by Work Phase		\$0	\$460,000	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$560,000		

T	Spring Hill Sports Complex	Construction Engineering and Inspection			\$50,000	\$100,000			\$100,000	\$100,000	\$100,000		\$450,000	Other than Port Royal Park, the City of Spring Hill does not have an athletic complex to support multiple soccer, baseball, football and outdoor activities. According to the October 2012 Spring Hill Parks Recreation and Greenways Plan, the City is in need of a sports complex consisting of four soccer fields, one football field, six youth baseball/softball fields, two adult baseball/softball fields, four tennis courts, two baseball courts, one playground, and four picnic areas along with associated parking and restroom facilities. This facility should be fully constructed by year 2030.	
		Planning & Design		\$100,000	\$100,000	\$25,000							\$425,000		
		Construction				\$500,000	\$2,000,000			\$2,000,000	\$3,000,000	\$3,000,000			\$10,500,000
		Environmental Permitting and Preliminary Design			\$50,000										\$50,000
		FUNDING SOURCE													\$0
Subtotal Cost by Work Phase			\$0	\$100,000	\$150,000	\$575,000	\$2,100,000	\$200,000	\$2,100,000	\$3,100,000	\$3,100,000	\$0	\$0	\$11,425,000	
U	Northfield Building	Property Acquisition	\$8,180,000										\$8,180,000	Purchase of Northfield Building that will serve as future location for municipal library and police headquarters along with other municipal services. Building will also be utilized for vocational training and business development space along with other uses determined appropriate by the City. Preliminary estimate for overall building refurbishment/repair (HVAC, ADA accessibility, roof repair/replacement; parking lot resurfacing, etc.) estimated at \$1M with construction cost expenses spread over 4 years at \$250K/year. Roof replacement should be a priority in advance of renovation for library and police headquarters.	
		Due Diligence/Miscellaneous	\$20,000										\$20,000		
		Building Capital Investment (Roof, MEP, ADA, etc.)		\$250,000	\$250,000	\$250,000	\$250,000						\$1,000,000		
		FUNDING SOURCE											\$0		
		Subtotal Cost by Work Phase		\$8,200,000	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0		\$0
V	U.S. Hwy 31/Diablo	Planning											\$0	The City has completed the northbound right turn lane at Commonwealth and Main Street. The other two locations at Main and Campbell Station and at the McDonald's Restaurant on Main still remain to be bid out. The design is complete however additional right of way is required for the overhead powerlines. The remaining two north bound lanes may be integrated into the US 31 widening project due to right of way issues.	
		Design											\$0		
		ROW Acquisition						\$100,000					\$100,000		
		Construction							\$500,000				\$500,000		
		Construction Engineering and Inspection											\$0		
Subtotal Cost by Work Phase			\$0	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000	
W	Public Works Facility Relocation	Construction Engineering and Inspection								\$100,000			\$100,000	In the event the existing sewer treatment plant requires land area currently occupied by the Department of Public Works where offices and storage and maintenance facilities exist, the DPW facilities may need to be relocated, the relocation of the existing facilities may become a necessary capital improvement program project. The project will include the purchase of additional land as well as design and construction of new facilities to accommodate office, storage and maintenance functions at a total estimated cost of \$5.15M.	
		Design/CA Services						\$325,000					\$325,000		
		Demolition/Construction							\$3,000,000				\$3,000,000		
		FFE/Technology								\$100,000			\$100,000		
		FUNDING SOURCE											\$0		
Subtotal Project Cost			\$0	\$0	\$0	\$0	\$325,000	\$3,100,000	\$0	\$0	\$0	\$0	\$3,425,000		
X	Fire Hall #1 Renovation	Design			\$300,000								\$300,000	Station 1 was built in 1990 as a volunteer fire station and can only house 1 piece of fire apparatus and 3 firefighters. The living quarters and station were not designed and constructed for a full-time fire department staff and equipment. With the potential of an additional EMS unit to be assigned to Station 1, the station is in need of additional bedrooms and bay areas to house staff and the ambulance unit. The call load for Station 1 continues to grow as development continues to the west further supporting the need for replacing the facility and adding key fire apparatus to the complement of equipment available at this station.	
		Construction				\$3,000,000							\$3,000,000		
		FFE/Technology				\$200,000							\$200,000		
		Class A Pumper				\$1,500,000							\$1,500,000		
		FUNDING SOURCE											\$0		
Subtotal Project Cost			\$0	\$0	\$300,000	\$4,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000		
Y	City Hall Expansion	Design			\$35,400.00								\$35,400	With concurrence of BOMA need to analyze feasibility of relocating all or a portion of City Hall offices to Northfield.	
		Construction			\$1,500,000.00	\$500,000							\$2,000,000		
		Construction Engineering and Inspection			\$80,000.00	\$37,000							\$117,000		
		FUNDING SOURCE											\$0		
		Subtotal Cost by Work Phase		\$0	\$0	\$1,615,400	\$537,000	\$0	\$0	\$0	\$0	\$0	\$0		\$2,152,400
Z	Crossing Circle South	Design			\$186,000								\$186,000	This project initially consists of building a 2-Lane roadway with a long-term buildout to a 4-Lane cross-section including roundabout and center turn lanes where needed by developers. ROW area for the road will be donated by land owners-except buffer. This part of the project does not include the road extension from Target to the main roadway on the south. This project does not include the extension of public utilities. Buffer ROW acquisition of \$250,000 not included as well as widening road to 4 lane and the roundabouts from the Target roadway leg.	
		Buffer ROW Acquisition											\$0		
		Construction				\$1,714,000	\$886,000						\$2,600,000		
		Construction Engineering and Inspection				\$100,000	\$50,000						\$150,000		
		FUNDING SOURCE											\$0		
Subtotal Project Cost			\$0	\$0	\$186,000	\$1,814,000	\$936,000	\$0	\$0	\$0	\$0	\$0	\$2,936,000		
SUBTOTAL ESTIMATED COST FOR CIP			\$8,865,000	\$22,742,500	\$15,656,800	\$15,501,000	\$29,082,300	\$25,158,500	\$34,650,000	\$22,485,000	\$3,300,000	\$175,000	\$200,000	\$177,816,100	