



# COUNTY OF WARREN

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*Douglas P. Stanley*  
County Administrator

## Memorandum

**TO:** Chairman and Members of the Warren County Board of Supervisors

**FROM:** Douglas P. Stanley, AICP, County Administrator 

**DATE:** July 18, 2017

**RE:** County Administrator's Report

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Highlights of major activities and other developments:

***Warren County Night – Front Royal Cardinals*** – Again this

***Front Royal Golf Course*** – The County has advertised a RFP for management of the Front Royal Golf Course. A copy of the RFP is available on the County's website. Responses are due on August 28<sup>th</sup>.

***Lake Front Royal Sanitary District*** – Project to remove hazardous trees is completed. The County has a contractor moving into the sanitary district this week to mow along the roads.

***Building Inspections*** – Year-to-date, we had a total of 87 new home starts. Of that number, 6 were in Town limits and the remaining 69 outside of Town limits. As a comparison, in 2016 we had a total of 145 new home starts for the year and 75 through June 30<sup>th</sup>. Based on a projected total of 174 new starts, it represents an annual growth rate in housing stock of 1.03%. As projected, 2017 would be the 7<sup>th</sup> straight year of an increase in new home starts.

The growth rate is well below our 2-3% maximum outlined in the Warren County Comprehensive Plan, but is slightly above the .80% average experienced since January 1, 2006.

For FY2016-2017, the number of total permits was down slightly from 2,498 to 2,410 (3.52%) in addition to the total inspections that were also up significantly from 10,528 to 10,090 (-4.16%). These numbers reflect the completion of the Dominion Power project.

*Front Royal-Warren County  
Rivers of Opportunity-Mountains of Success*

### BOARD OF SUPERVISORS

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***Development Review Committee*** – The Development Review Committee met on June 28<sup>th</sup>. The Committee discussed projects in the County including:

- Proposed contractor's storage yard (Walker and Brugh)
- Capital One Bank building in Riverton Commons
- Rappahannock Electric Company - Proposed Fuel Canopy and other permits
- Proposed short-term rentals
- Holtzman property in Linden

The Committee also discussed Town projects including:

- Proposed bed and breakfast (Tanglewood)
- New café/eatery on Main Street (Old Dance Studio)
- Barnhart properties on Main Street
- New Thai restaurant on Main Street (Weaver Building)

The Committee will meet again on July 26<sup>th</sup>.

### ***Project Updates***

***2nd Middle School*** – The project is approximately 99.9% complete. The building will be completed in July to allow for staff to move into the facility in July ahead of the August opening.

- Final asphalt paving completed.
- Final parking signage being installed.
- Fire alarm final inspection complete.
- Elevator inspection scheduled for 7/14
- Sprinkler final inspection complete.
- Electrical final inspection complete.
- Mechanical and plumbing final inspection complete.
- Site work is complete
- Gym divider curtain and wall mats complete.
- Aluminum storefront 99.9% complete
- Landscaping plantings/grass 99.9% complete
- Terrazzo installation for steps continues the week of July 10<sup>th</sup>
- All flooring is complete
- Have temporary occupancy for areas A&B
- Temporary occupancy for all areas achieved 7/14

***Ressie Jeffries Elementary School*** – The building addition and roof project is 79% complete and the site work project 92% complete.

**Site Contract**

- Rough Grading – 100%
- Curb & Gutter – 100%
- Additional Curb & Sidewalk – 100%
- Additional Curb at Islands – 100%
- Stone Subgrade Parking Lots – 100%
- Sidewalks – 100%
- Topsoil and Seeding – 95%
- Site Lighting – 100%
- Add Power Panel for Site Lighting – 0%
- Paving and Line Striping – 60%
- Landscaping Plants – 0%
- SWM Pond Media – 100%
- SWM Pond Piping – 100%
- Rainleader Piping – 80%

**Building Addition and Roof**

- Metal Truss Supports – 100%
- Metal Truss Installation – 100%
- Metal Decking at Truss – 100%
- Metal Roofing – 95%
- Wall Panels – 90%
- TPO Roofing – 75%
- Metal Fascia – 50%
- Gutters and Downspouts – 50%
- Roof Accessories – 0%
- Roof Hatch – 0%
- Soffit Framing – 100%
- Metal Canopy – 15%
- Plumbing – 100%
- Mechanical – 90%
- Electrical – 80%
- Lightning Protection – 0%
- Building Addition Footings and Slab – 100%
- Building Addition Masonry – 100%
- Stone Veneer – 90%
- Building Addition Structural Steel – 100%

- Interior Framing Rough-in – 100%
- Fire Proofing – 100%
- Air Barrier – 100%
- Doors and Hardware – 10%
- Storefront and Curtainwall – 90%
- Fiberglass Sandwich Panels – 0%
- Skylights – 100%
- Interior Finishes – 10%

## **Playground Project**

Staff is working with our Landscape Architect to finalize plans. It is anticipated that we will be able to start site work by mid-July. Phases I and II of the project should be completed fall 2017.

***Rivermont Fire Station*** – Moseley Architects is working on two conceptual design options for the facility. The survey of the property and associated topo has been completed by the surveyor. The permit application to expand the existing airport sewage system has been approved by the Health Department.

***Shenandoah Farms Sanitary District - Pine Ridge/Copenhaver Road/Western Lane Rural Addition Projects*** – The three projects have been completed and added to the VDOT maintenance system as of July 10<sup>th</sup>. The projects transfer maintenance of 0.51 mile from the sanitary district to VDOT and take the County another step further to the goal of getting a state road through the middle of the Shenandoah Farms Sanitary District. Thanks to Deputy County Administrator Bob Childress and our Sanitary District staff for their oversight of the project.

***Leach Run Parkway*** – Project complete. Ribbon cutting held on June 26<sup>th</sup>.

***VDOT/Totten Lane Turn Lane Project*** – The project has been completed at last.

***VDOT/Marlow-Silek Revenue Sharing Project*** – The project will widen a portion of Route 340/522 South from the crossover in front of Shenandoah Motors to the Crooked Run Boulevard entrance by adding a 3<sup>rd</sup> lane and right turn lane. The project will also extend the left turn lane for the crossover. The EDA did not receive any bids for the project. Staff is currently evaluating using our on-call contractor or re-bidding the project. Target completion date is October.

***VDOT/Morgan Ford Bridge*** – The project is approximately 36% complete based on earnings and remains on schedule for completion in June 2018. The contractor has completed constructing all substructures including both abutments and MSE walls. They are currently working on grading the southern approach and waiting on beams to be manufactured. Later this summer they will install the temporary work bridge that will provide construction access over the river in order to set the precast box beams and place the concrete deck.

***VDOT/South Fork Bridge*** – The project is approximately 84% complete and still on schedule for completion in December 2017. The Contractor is working on Stage II of the new bridge. This stage will widen the structure and provide 2 additional lanes, a bike lane and sidewalk to the west. They began concrete placement of the Stage II deck on June 5, with completion in early September. The contractor is continuing grading work along Route 55 for the shared use path and driveways.

***Route 340/522 Trolley Project*** – County staff have worked with the NSVRC and Virginia Regional Transit to develop a proposed trolley schedule. The proposed schedule will include morning and afternoon stops at Lord Fairfax Community College. Service to the corridor will start on July 31<sup>st</sup>. County staff will be blanketing the corridor over the next several weeks to get advertisement of the new service up.

<b>Project</b>	<b>Ad/Bid Date</b>	<b>Cost</b>	<b>Estimated Completion Date</b>	<b>Status</b>
FRWC Airport Obstruction Removal	Summer 2016	\$804,000	Spring 2017	Under Construction
South Fork Bridge	9/2013	\$74,700,000	Fall 2017	Under Construction
Morgan Ford Bridge	12/2016	\$9,713,152	Spring 2018	Under Construction
Guardrail Projects	N/A	\$142,140	Winter 2016	Completed
Leach Run Parkway	6/2015	\$10,648,083	Summer 2017	Completed
Totten Lane – Turn lane Project	Summer 2016	Unavailable	Spring 2017	Completed
2 <sup>nd</sup> Warren County Middle School	Winter 2015	\$44,100,000	Summer 2017	Under Construction
Freezeland Road Kiss-n-Ride	Fall 2014	Unavailable	Spring 2017	Phase I Completed
Health and Human Services Complex – Gym Bathroom Renovation	Summer 2016	\$125,000	February 2017	Completed
Ressie Jeffries Renovations	Fall 2016	\$4,990,077	Fall 2017	Under Construction

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