Valley Community Services Board

Update for Localities

Spring 2026

Valley Recovery & Assessment Center (V-RAC)

Serving the Counties of Augusta & Highland and the Cities of Staunton & Waynesboro

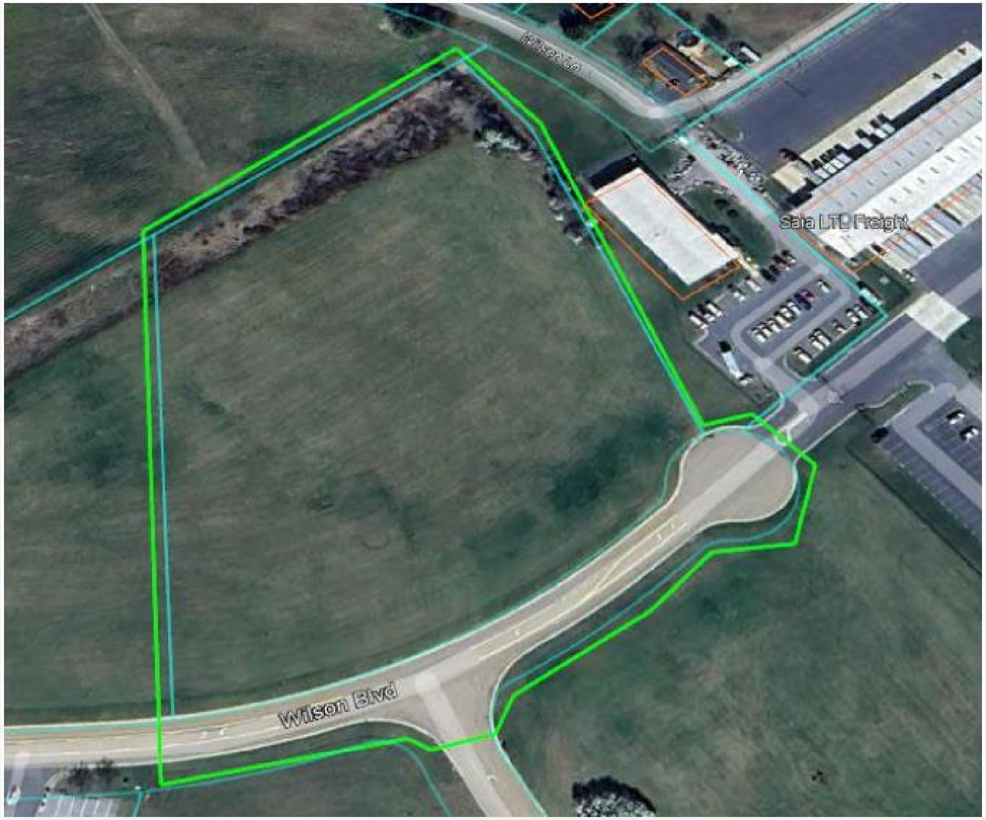
V-RAC

What/Where/Why?

- 26,000+ Square Foot Facility on approx. 6.17acre site
- By-Right Site located in Fishersville proximate to Augusta Health
- Crisis Receiving, Crisis Stabilization and Detoxification Unit
- Initial Staff of 3 & Full Staffing Approx. 51 staff persons (FYs 26-28)
- Full Service, Overnight Clinic/Facility
- Savings to Hospitals, Law Enforcement & Detention
- Projected Construction Complete January 2028 (best case)
- Opening March 2028 (best case)

V-RAC Location & Utility Access

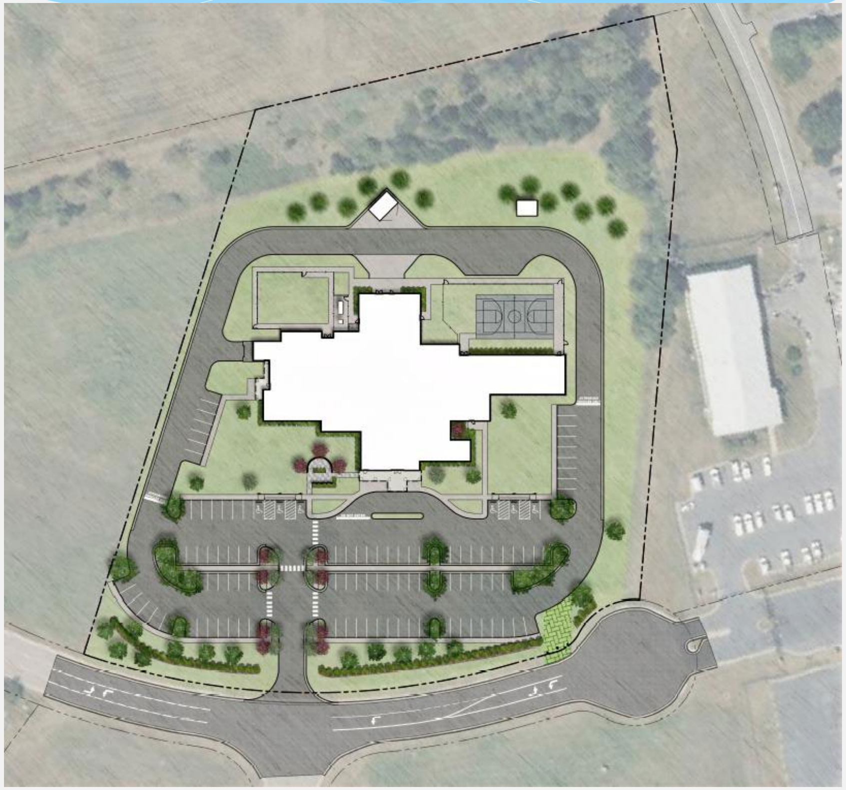
- 6.17 Acre Site
- Bordered by Wilson Blvd.
- Zoned General Business
- Access to Water & Wastewater
- Access to Utilities
- Access to Wilson Blvd.
- Across from Industrial Way
- Have met with Augusta County Design Review
- Have met with Augusta Water
- Have met with Dominion Energy
- Have met with Columbia Gas
- Have received approval from Prior Owners on Covenant Requirements



V-RAC Site Design

Worley Associates Architects with Timmons

- 26,000+ sq. ft. structure
- Community & staff parking
- Adequate egress for large vehicles
  - Fire Apparatus – aerial
  - Mobile Treatment unit
  - Single unit trucks
- Sally Port
- Loading dock
- Drop-off
- 102 parking spaces (staff & public)
- Fenced in Exercise Facilities
- Emergency Access Lane
- 25- to 35- foot set-backs
- Stormwater detention area
- Generator
- Fireline loop



V-RAC Exterior Design

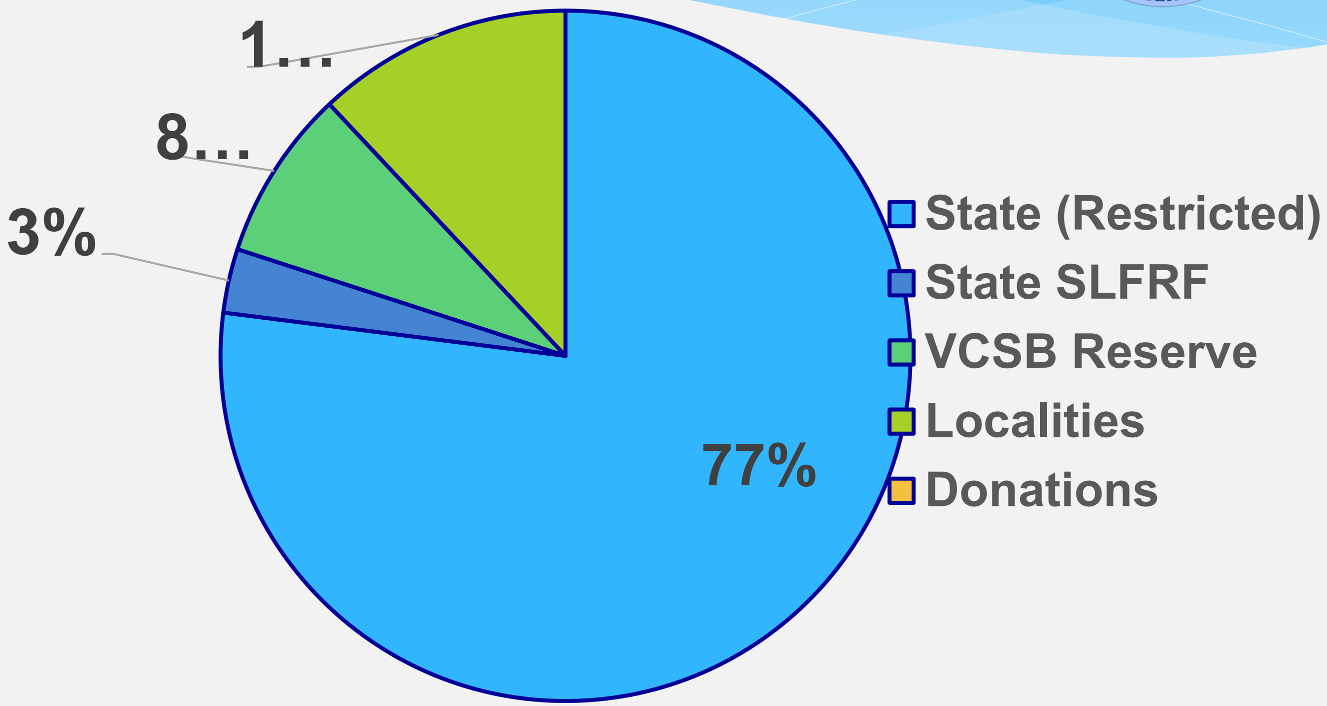

VALLEY COMMUNITY SERVICES BOARD
Valley
RECOVERY
& ASSESSMENT
CENTER


VALLEY
COMMUNITY SERVICES BOARD

V-RAC Project Budget

REVENUE	Dollars ($)	% Share
DBHDS – Restricted Grants	15,144,195	77%
DBHDS – State & Local Fiscal Recovery Fund Federal Grant	687,972	3%
Valley Community Services Board Use of Fiscal Reserve	1,500,000	8%
Staunton & Waynesboro cities; Augusta & Highland Cos.	2,388,945	12%
Valley Community Outreach 501c3 Donations	10,000	*%
Total, Revenue	19,731,112	100%
EXPENDITURES		% Share
Project Management	731,936	4%
Land Acquisition	971,705	5%
Site Development	2,659,261	13%
Design & Engineering (A&E)	1,003,779	5%
Construction	11,695,931	59%
Furnishings, Fixtures, Equipment & Systems	1,296,000	7%
Contingency	1,372,500	7%
Total, Expenditures	19,731,112	100%

V-RAC Funding Sources



V-RAC Project Timeline

MILESTONE	DURATION[1]	COMPLETION
Site Acquisition	**14 months**	April 25, 2025
Design & Engineering	**9 months**	**July 2026**
Construction incl. Site Development & furnishings, fixtures & equipment	**17 to 18 months**	**January 2028**
Staffing, Licensure & Ops. Plans	**24 months**	**February 2028**
Burn In Period	**1 to 2 months**	**March 2028**
Opening		**March 2028**

[1] **Several milestones run parallel and estimates as of May 25, 2026**.

Crisis Receiving Center Partners

- Augusta County
- Augusta County Sheriff's Office
- Augusta Health
- Blue Ridge Crisis Intervention Team
- City of Staunton
- City of Staunton Sheriff's Office & PD
- City of Waynesboro
- City of Waynesboro Sheriff's Office & PD
- Commonwealth of Virginia - DBHDS
- Columbia Gas
- Council of State Governments Justice Center
- Dominion Power
- Governor of Virginia
- Greater Augusta Chamber of Commerce
- Highland County
- Highland County Sheriff's Office
- Nielsen Construction
- Region One Regional CSB Office
- Timmons Group
- U.S. Department of Justice
- Valley Community Outreach (VCSB 501c3)
- Valley Community Services Board
- Virginia General Assembly
- Virginia State Police
- West Hills Realty, Ltd.
- Worley Associates Architects
- Wilson Investments
- West Hills Reality, Ltd
- ZMM Architects & Engineers

First Street ICF Home

Residents Move in Date 3/25/26


Ford
7004HN

Financial Update

Serving the Counties of Augusta & Highland and the Cities of Staunton & Waynesboro

FY2026 Financial Update: We are on solid ground

Through March 2026 & Forecasting for FY 2026 Year End

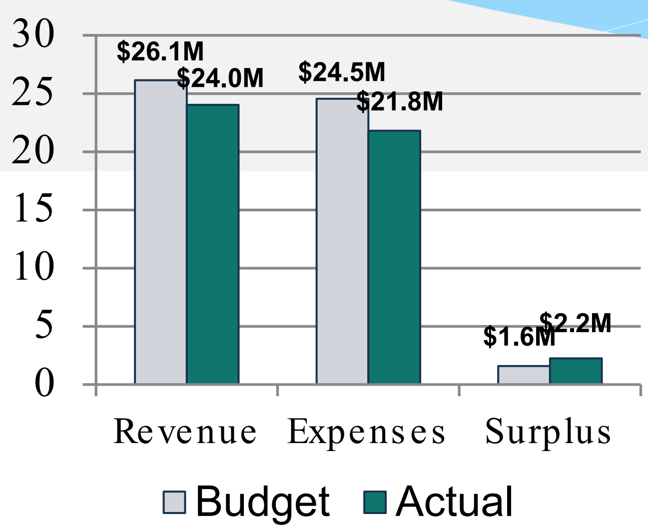
GFOA/ICMA
Budget health check

84
/100

Good, with one watch item

The overall finances are solid. Revenue is below plan, so we need to keep watching it closely.

What the numbers ($M) say so far



Amounts are year-to-date through March.

REVENUE
$24.0M
-$2.1M below budget (-8.1%)

EXPENSES
$21.8M
+$2.8M below budget

BOTTOM LINE
$2.2M
+$640K better than budget

What this means for employees?

We are ahead overall, but we still need to pay attention to revenue and explain major budget differences.

Expected by year-end	Revenue about $2.8M below budget	Expenses about $3.7M below budget	$3.0M projected surplus +$854K better than budget

Good news

We are spending carefully, and the budget is still expected to end the year with a surplus.

Watch item

Revenue is coming in lower than planned. We need to understand why and fix what we can.

Safety cushion

Cash is about $25.0M and total fund balance is about $24.1M. That gives us room to manage carefully.

What leaders will keep doing

- Check revenue every month and explain the gap.
- Keep expenses under control without hurting service needs.

Bottom line

We are in a solid position. The main work now is to close the revenue gap and keep spending decisions responsible.

FY27 Budget Impacts

What's Changed since April 2025?	Federal Government	State Government
	• H.R. 1 "One Big Beautiful Bill" • FY 2027 Federal Budget • Economic Uncertainty	•New Governor & General Assembly •FY 2027 Budget Impasse •Potential State Reimbursement Proposal

FY27 Proposed Budget

- Medicaid revenue held static despite HR 1 (but may change)
- Compensation (Likely: State supported 3% COLA & likely a bonus mid-fiscal year)
- Health & Dental Insurance cost increases
- Add a few new positions (Behavioral Health)
- Small number of capital projects (aging infrastructure)
- Some additions to base budget
- Eliminate some vacant positions (mostly non-revenue dependent)
- Tighten some discretionary spending
- Some minor growth in the budget
- Moving forward with CRC-CSU/D Facility capital expenses due to State restricted funds (use/lose)

Valley Community Outreach 501c3

Valley Community Outreach (VCO)

Simple donation guide

- **VCO was officially established in November 2024 and can accept donations by check.**
- **VCO has its own Board of Directors**
- **VCSB manages VCO finances under VCO Board direction.**

Important rule: make checks payable to Valley Community Outreach, not VCSB.

Checks only, currently. VCO cannot accept cash, goods or services right now.

3

Donation Categories

VCO General
VCSB General
VCSB Program or Department

Choose the donation purpose

Donors should pick <u>one</u> of these options and write the purpose in the memo line, or in a note.

1 **VCO General**

The VCO Board of Directors decides how and when to send these funds to VCSB.

2 **VCSB General**

The VCSB Executive Director as appointee to VCSB Board decides how these funds are used.

3 **VCSB Program or Department**

The donor names the program, service, or department and the VCO donates the funds to VCSB for that purpose. Donors should keep this broad, such as OBOT or Behavioral Services.

- ***Avoid splitting small gifts across several programs because that creates extra tracking work.***
- ***Avoid donating to programs and services <u>not yet established</u> by official VCSB policy or budgets.***

How to send a donation

Make the check payable to:

Valley Community Outreach

Do not make donation checks payable to Valley Community Services Board.

- **Write the donation purpose in the check memo line or include a note.**
- **Include full name, current address, and email if an acknowledgement is needed.**
- **Acknowledgement by VCO is only required for donations of $250 or more.**

Mail VCO payable checks to:

Valley Community Services Board
ATTN: Valley Community Outreach, 501c3
John Sandy, Fiscal Agent
85 Sangers Lane
Staunton, VA 24401-6712

No Social Security number or Tax ID number is needed from donors.

For calendar 2026 donations, requested acknowledgement letters are due by January 31, 2026.

VCO 501c3 Finances At a Glance

Based on the uploaded finance workbook. Amounts shown are to date.

Money in

$11,555.97

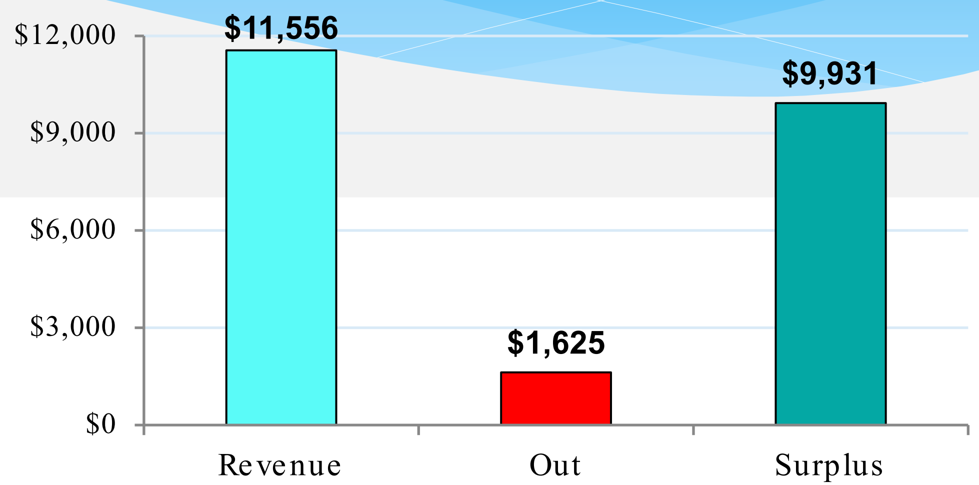
Cash donations: $11,550
Interest earned: $5.97

Money out

$1,625.00

Includes $1,550 transferred to VCSB for donor purposes.

Remaining surplus: $9,930.97



What this means

- VCO has received more money than it has spent or transferred out.
- VCSB has paid $3,310 in costs on VCO's behalf *(not shown above).*
- VCO has only paid $75 in costs on its behalf

Employee Satisfaction Survey Results

FY26 ENGAGEMENT SURVEY | OVERALL SNAPSHOT

Survey Participation & Engagement Index

Overall completion rate

72%

179 of 247 invited employees responded

Department response breakdown

Administration	74%	25 / 34
Behavioral Health	75%	123 / 163
Developmental Support Services	62%	31 / 50

Overall Engagement Index

77%

VCSB favorable score

VCSB	77%
Industry Avg.	73%

+4 points vs industry average overall engagement

Engagement Index item detail

VCSB favorable · Industry Average

	VCSB	Industry Average
Proud to work for this company	84%	81%
Recommend company as a place to work	83%	75%
Extremely satisfied with this company as a place to work	80%	75%
Rarely think about looking for a new job with another company	61%	60%

Key Drivers of Engagement

Key drivers are the factors with the strongest overall influence on employee engagement.

	Driver	VCSB Favorable	WSA Overall
1	I believe this company has an outstanding future.	74%	77%
2	My job makes good use of my talents/skills and abilities.	87%	80%
3	I trust the senior leadership of this company.	60%	69%
4	Senior leadership demonstrates employees are important to success.	72%	71%
5	I feel as if I belong here.	79%	77%
6	This company values my contribution.	73%	72%
7	I can see a clear link between my work and this company's vision.	73%	72%

Highest positive, neutral, and negative response items

Highest positive response items

#	Item	Favorable
1	Know how to report discrimination and harassment if it were experienced at VCSB	95%
2	The people I work with cooperate to get the job done	88%
3	I have access to the resources I need to do my job effectively	88%
4	In my team, everyone can succeed to their full potential	88%
5	I feel that I am part of a team	88%

Most neutral response items

#	Item	Neutral %
1	I believe that positive change will happen as a result of this survey	42%
2	I have opportunities for advancement in this company	35%
3	I trust the senior leadership of this company	31%
4	Senior leadership has communicated a motivating vision of the future	28%
5	I am appropriately involved in decisions that affect my work	23%

Largest negative response items

#	Item	Negative
1	There is open and honest two-way communication at this company	18%
2	I rarely think about looking for a new job with another company	17%
3	I have opportunities for advancement in this company	17%
4	I believe that positive change will happen as a result of this survey	17%
5	This company recognizes productive people	15%


Q
A

Thank You

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