

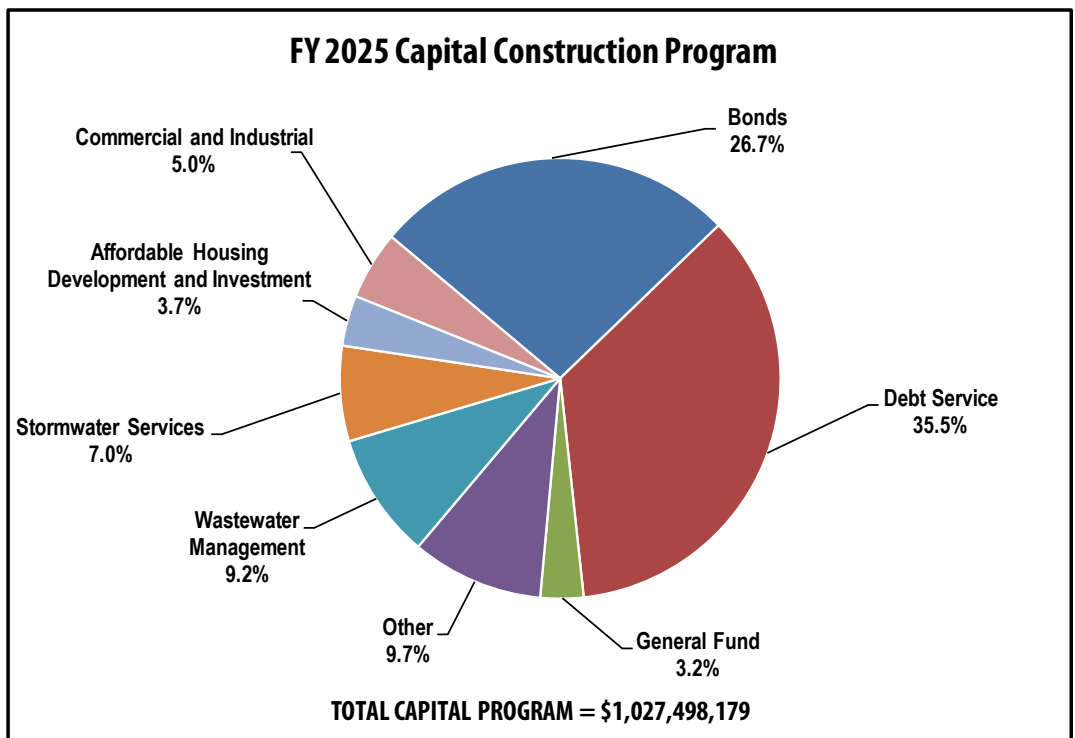
Capital Projects Overview

Summary of Capital Construction Program

The Fairfax County Capital Construction Program is organized to meet the existing and anticipated future needs of the residents of the County and to enable the County government to provide necessary services. The Capital Construction Program (other than projects supported by Special Revenue funds) is primarily financed through transfers from the General Fund and the sale of General Obligation bonds. Supplementing the General Fund and General Obligation bond monies are additional funding sources including Economic Development Authority (EDA) bonds, Federal and State grants, contributions, and other miscellaneous revenues.

The Fairfax County Capital Construction Program includes but is not limited to construction of both new and renovated school facilities, park facilities, transportation facilities, libraries, trails/sidewalks, fire stations, government centers with police substations, stormwater management facilities, athletic fields, affordable housing units, commercial revitalization initiatives, and infrastructure replacement and upgrades at County facilities. In addition, the Program includes contributions and obligations in support of capital construction.

Funding in the amount of \$1,027,498,179 is included in FY 2025 for the County's Capital Construction Program. Of this amount, \$364,903,981 is included for debt service and \$662,594,198 is included for capital expenditures. The source of funding for capital expenditures includes: \$32,457,700 from the General Fund; \$274,000,000 in General Obligation Bonds; \$95,000,000 in Wastewater Management revenues; \$38,118,750 in revenues supporting the Affordable Housing Program; \$71,846,860 in Stormwater Services revenues; \$51,580,109 in Commercial and Industrial tax revenues; and \$99,590,779 in financing from various sources. Other sources of financing include, but are not limited to, transfers from other funds, pro rata share deposits, user fees, developer contributions, and/or other special revenues.



General Fund Support

In FY 2025, an amount of \$32,457,700 is supported by the General Fund for capital projects. This includes an amount of \$23,355,700 for commitments, contributions, and facility maintenance and \$9,102,000 for Paydown projects. The Paydown Program excludes those projects that are on-going maintenance projects or annual contributions. Paydown includes infrastructure replacement and upgrades, Americans with Disabilities Act (ADA) compliance, athletic field improvements, and other capital asset improvements. The FY 2025 General Fund Capital Program represents an increase of \$5,923,085 from the FY 2024 Adopted Budget Plan. This increase includes funding adjustments primarily associated with Park Authority Bamboo Mitigation, Forestry Operations, and Maintenance and an increase to support the contribution to NOVA Parks, previously supported by General Obligation Bonds. These increases are partially offset by some minor project decreases.

The FY 2025 General Fund Supported Program is illustrated below:

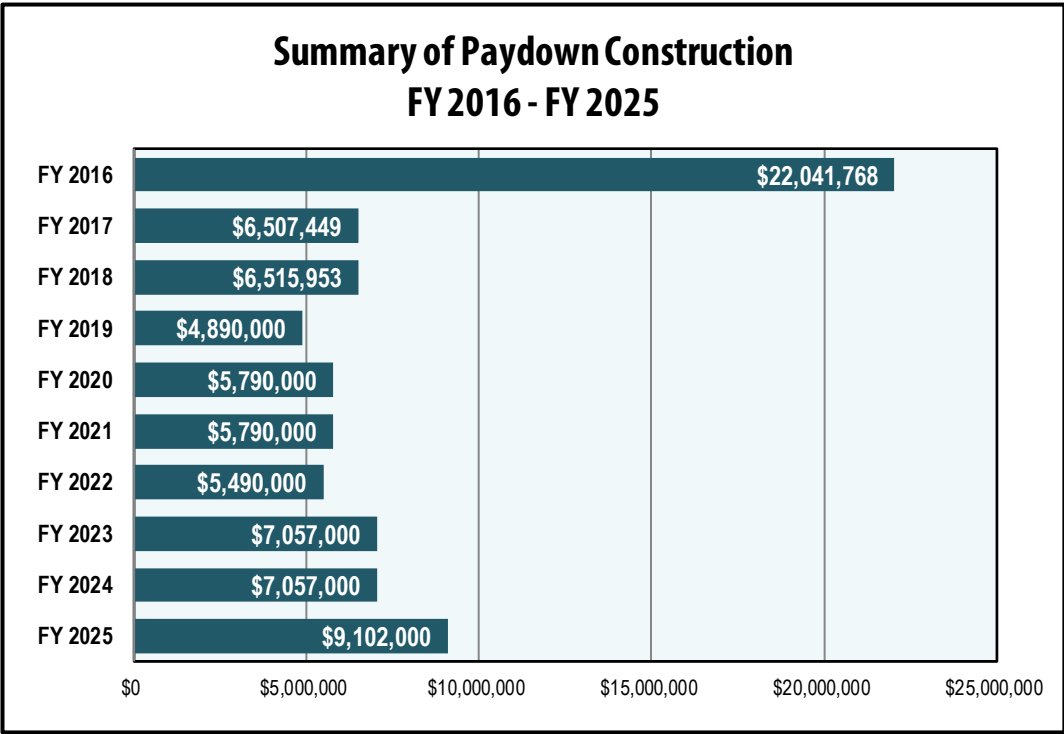
FY 2025 General Fund Supported Capital Program*			
	Commitments, Contributions, and Facility Maintenance	Paydown	Total General Fund Support
ADA Improvements	\$0	\$850,000	\$850,000
Athletic Field Maintenance and Sports Projects	\$6,013,338	\$1,700,000	\$7,713,338
Environmental Initiatives	\$1,298,767	\$0	\$1,298,767
Maintenance and Snow Removal	\$3,411,916	\$0	\$3,411,916
NOVA Parks Contribution	\$3,453,458	\$0	\$3,453,458
Ongoing Development Efforts	\$95,000	\$200,000	\$295,000
Other Payments and Obligations	\$4,912,221	\$0	\$4,912,221
Park Authority Maintenance Program	\$2,761,000	\$2,352,000	\$5,113,000
Reinvestment in County Roads and Walkways	\$0	\$1,500,000	\$1,500,000
Revitalization Maintenance	\$1,410,000	\$0	\$1,410,000
<i>Subtotal</i>	<i>\$23,355,700</i>	<i>\$6,602,000</i>	<i>\$29,957,700</i>
Joint CIP Committee Recommendations			
County Infrastructure Replacement and Upgrades	\$0	\$2,500,000	\$2,500,000
<i>Subtotal</i>	<i>\$0</i>	<i>\$2,500,000</i>	<i>\$2,500,000</i>
Total General Fund Support	\$23,355,700	\$9,102,000	\$32,457,700

* Reflects General Fund support only. Other funding sources, such as dedicated revenue and bond funding, are not included in these totals.

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It should be noted that in recent years, the Board of Supervisors has approved additional one-time funds for the Paydown Program as part of both the Third Quarter and Carryover Reviews. In addition, to funding approved at quarterly reviews, the Board has allocated available year-end funds to the Capital Sinking Fund. Funding provides for infrastructure replacement and upgrades, such as facility roofs, HVAC and electrical systems, and reinvestment in trails, pedestrian bridges, and other infrastructure requirements. Based on the recommendations of the Joint County Board/School Board CIP Committee, beginning at the *FY 2022 Carryover Review*, the Capital Sinking Fund was increased from 20 percent to 30 percent of available year-end balances not needed for critical requirements. The funding is allocated annually with 45 percent for FMD, 25 percent for FCPS, 15 percent for Parks, 7 percent for Walkways, 5 percent for County-owned Roads, and 3 percent for Revitalization improvements.

The graph below depicts the level of Paydown funding between FY 2016 and FY 2025. The decrease, beginning in FY 2017, is associated with the revised definition of the Paydown program to exclude commitments, contributions, and facility maintenance projects. The increase in FY 2025 is associated with additional infrastructure replacement and upgrade projects, ADA projects, and Park Authority maintenance requirements.



Specifics of the FY 2025 General Fund Supported Program include:

Americans with Disabilities Act (ADA) Improvements

FY 2025 funding in the amount of \$850,000 is included for the continuation of ADA improvements which represents an increase of \$500,000 from the FY 2024 Adopted Budget Plan to support FMD ADA improvements. Specific funding levels in FY 2025 include:

- Funding in the amount of \$500,000 is included for FMD ADA improvements at County owned facilities. As buildings and site conditions age, additional annual ADA compliance work is required. For example, walkways to County facilities may settle over time or erosion occurs changing the slope and creating gaps or obstructions, program usage changes can result in new physical barriers, or pedestrian entrance ramps can deteriorate based on heavy usage. FMD is continually reviewing building conditions and prioritizing projects to ensure the greatest needs are addressed. Existing project balances are no longer able to support annual requirements.
- Funding in the amount of \$50,000 is included for the continuation of ADA improvements at Housing facilities required as facilities age and change. Funding will accommodate annual needs throughout the County.
- Funding in the amount of \$300,000 is included for the continuation of Park Authority ADA improvements. The Park Authority continues to improve ADA compliance including adjustments required to parking lots, curb cuts, restrooms, athletic field seating, and picnic shelter access.

Athletic Field Maintenance and Sports Projects

FY 2025 funding in the amount of \$10,916,174 is included for the athletic field maintenance and sports program, an increase of \$2,072,836 from the FY 2024 Adopted Budget Plan level. Total FY 2025 funding is supported by a General Fund transfer of \$7,713,338 and estimated revenue generated from the Athletic Services Fee in the amount of \$3,202,836. The FY 2025 General Fund transfer represents an increase of \$345,000 from the FY 2024 Adopted Budget Plan level of \$7,368,338 and has been included to support Park Authority field maintenance requirements. The FY 2025 Athletic Fee revenue is projected to increase \$1,727,836 from the FY 2024 Adopted Budget Plan level of \$1,475,000 to support increased annual maintenance and replacement efforts.

In FY 2025, the Athletic Service Fees are proposed to increase from \$5.50 per participant per season and \$15 for tournament team fees to \$10 per participant per season and \$20 for tournament team fees for diamond field users and indoor gym users. The rate for rectangular field users is proposed to increase from \$8.00 per participant per season and \$50 for tournament team fees to \$10 per participant per season and \$60 for tournament team fees. These increased fees will generate an additional \$710,000 for the athletic field capital program. Finally, the fee for non-County participants is proposed to increase from \$30 to \$50 for all field types per player, generating an estimated \$1,017,836 for the athletic field capital program. This revenue had previously been reflected in the General Fund; however, beginning in FY 2025, all revenue associated with field use will be reflected in Fund 30010, County Construction and Contribution and directly applied to the Athletic Sports Program. Of the Athletic Services Fee total, \$1,732,836 will be dedicated to the turf field replacement program, \$603,000 will be dedicated to custodial support for indoor sports organizations, \$544,000 will be dedicated to maintenance of diamond fields, \$248,000 will be dedicated for the Youth Sports Scholarship Program, and \$75,000 will be dedicated to synthetic turf field development. Due to the

potential negative impact of this fee increase on vulnerable populations, a larger portion of the revenue increase has been dedicated to sports scholarships.

Total funding levels supported by both the General Fund and the Athletic Fee revenue in FY 2025 include:

- An amount of \$50,000 is included for routine maintenance of girls' softball field amenities on FCPS sites. These amenities, such as dugouts, fencing, and irrigation systems, were added or constructed by the County based on recommendations from the citizen-led Action Plan Review Team (APRT) to reduce disparities in the quality of fields assigned to boys' baseball and girls' softball organizations. Routine maintenance is necessary both to maintain equity and to ensure safety. This project is supported entirely by the General Fund and coordinated by the Department of Neighborhood and Community Services (NCS).
- An amount of \$300,000 is included to provide annual maintenance funding to support girls' softball fields as recommended by the Girls' Fastpitch Softball Equity Action Plan Review Team. This effort is supported entirely by the General Fund and is managed by the Park Authority.
- An amount of \$1,465,338 provides for contracted services to maintain athletic fields scheduled for community use at FCPS elementary, middle, and high schools. Maintenance responsibilities include mowing, aeration, and over-seeding of the fields. This effort is supported entirely by the General Fund and is managed by the Park Authority.
- An amount of \$250,000 is included to continue the replacement and upgrading of FCPS athletic field lighting systems at middle and high schools used by County organizations. Funding supports a replacement and repair schedule, as well as improvements to bring existing lighting systems up to new standards. FY 2025 funding supports the replacement and repair of the existing lighting system at one field. This project is supported entirely by the General Fund and coordinated by NCS.
- An amount of \$3,223,000 is included for athletic field maintenance and repairs, irrigation repairs, lighting repairs, turf maintenance, and capital equipment replacement costs associated with Park fields. This funding level represents an increase of \$345,000 from the FY 2024 Adopted Budget Plan level of \$2,878,000 to address increasing maintenance requirements. The Park Authority is responsible for full-service maintenance on 263 Park Authority-owned athletic fields, used by more than 200 youth and adult sports organizations. This effort is supported entirely by the General Fund and is managed by the Park Authority.
- An amount of \$603,000 is included for custodial support for indoor gyms used by sports organizations. This funding level represents an increase of \$328,000 from the FY 2024 Adopted Budget Plan of \$275,000 due to increased rates for indoor sports use and is supported by the proposed increase in the Athletic Fee. The use of FCPS indoor facilities on the weekend requires FCPS to schedule a school system employee to open and close the facility and provide custodial support. Revenue generated from the Athletic Services Fee is used to provide payment for FCPS staff, eliminating the need for indoor sports organizations to pay the hourly rate previously charged. This project is entirely supported by revenue generated from the Athletic Services Fee and is managed by NCS.

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- An amount of \$1,294,000 is dedicated to the maintenance of diamond fields at FCPS. This funding level represents an increase of \$294,000 from the FY 2024 Adopted Budget Plan level of \$1,000,000 supported by the proposed increase in the Athletic Fee. This funding supports increased requirements associated with contracted maintenance, such as infield grooming and renovations as well as mowing and turf management services at all fields that are used for community use. It also supports irrigation system maintenance of all non-high school fields. All field maintenance is coordinated between the Park Authority and NCS. Of the total funding, an amount of \$544,000 is included for this program based on the FY 2025 projection of revenue generated from the Athletic Services Fee and \$750,000 is supported by the General Fund.
- An amount of \$473,000 is included for the Youth Sports Scholarship Program. This funding level represents an increase of \$173,000 from the FY 2024 Adopted Budget Plan level of \$300,000 based on the proposed increase in the Athletic Fee. A larger portion of revenue generated by the proposed Athletic Service Fee increase has been proposed for scholarships to help offset the potential negative impact on vulnerable populations. The Youth Sports Scholarship Program provides support to youth from low-income families who want to participate in community-based sports programs and is managed by NCS. Of the total funding, an amount of \$248,000 is included for this program based on the FY 2025 projection of revenue generated from the Athletic Services Fee, and \$225,000 is supported by the General Fund.
- An amount of \$75,000 is included to support the development of synthetic turf fields and is consistent with the FY 2024 Adopted Budget Plan level. No new fee revenue has been proposed to be allocated to this project based on a slowdown in requirements, existing project balances, and the need to redirect additional revenue to Sports Scholarships. Fields are chosen through a review process based on the need in the community, projected community use, field location, and amenities. This effort is coordinated between the Park Authority and NCS, and funding is provided from revenue generated from the Athletic Services Fee.
- An amount of \$3,182,836 is included for the turf field replacement program in FY 2025. Funding of \$1,732,836 is supported by Athletic Service Fee revenue and \$1,450,000 is supported by the General Fund. This funding level represents an increase of \$932,836 from the FY 2024 Adopted Budget Plan level of \$2,250,000 based on turf field replacement requirements and is supported by the proposed increase in the Athletic Fee. Funding is required to begin to address the growing need for field replacement as established by the replacement schedule over the next 10 years. There are a total of 104 synthetic turf fields throughout the County, of which 24 are FCPS stadium fields and 80 are County Parks/FCPS non-stadium fields. There are over 130,000 youth and adult participants annually that benefit from rectangular turf fields. If turf fields are not replaced when needed, they may need to be closed for safety reasons. Most manufacturers provide an 8-year warranty for a properly maintained synthetic turf field; however, it is a generally accepted practice to assume a life expectancy of a synthetic turf field of up to 10 years. This effort is managed by the Park Authority.

Environmental Initiatives

FY 2025 funding of \$1,298,767 is included for environmental initiatives and is consistent with the FY 2024 Adopted Budget Plan level. FY 2025 projects were selected based on a process supported by the Environmental Quality Advisory Council (EQAC) and provide for a variety of environmental initiatives. The selection process includes the submission of project proposals by County agencies, review of those proposals pursuant to program criteria, and identification of projects for funding. Large projects that support the Operational Energy Strategy have typically been funded using one-time savings available at budget quarterly reviews. Specific projects and funding levels in FY 2025 include:

- An amount of \$500,000 is included for the Climate Action Implementation Program. This is a comprehensive initiative that will focus on the following programs in FY 2025: Charge Up Fairfax, Climate Champions, Carbon-Free Fairfax, Green Business Partners, HomeWise Residential Energy Audits and Retrofits, Resilient Fairfax, and the Tree Canopy Program. Charge Up Fairfax will facilitate at-home electric vehicle charging for residents of multifamily residential communities, particularly homeowners associations and condominium associations. Climate Champions is designed to bolster climate action initiatives among local organizations, businesses, and individuals and to develop, market, and implement community-led best practices and programs to support Community-wide Energy and Climate Action Plan (CECAP) goals and targets. Carbon-Free Fairfax is an overarching public education and outreach component of CECAP and includes developing web content, social media posts, and other resources for residents to help them take climate action. The Green Business Partners Program aims to partner with the business community to achieve CECAP goals. The HomeWise Program is designed to educate and enable County residents to make physical improvements in their homes to reduce energy use, water use, and the associated costs. Resilient Fairfax is a program designed to help the County adapt and become more resilient to changing climate-related conditions, such as extreme heat, severe storms, and flooding. The Tree Canopy Program will facilitate partnerships with homeowners, condominium associations, and nonprofit organizations to promote tree plantings and maintenance of native plants.
- An amount of \$158,412 is included for the second phase of a gas-powered equipment upgrade project with more environmentally friendly electric equipment for Park property maintenance. In this phase, the Park Authority will upgrade small and handheld gas-powered maintenance equipment to electric battery-operated models for use by staff at four area maintenance shops and will replace gas-powered leaf blowers located at small facilities, including nature centers.
- An amount of \$466,355 is included to support the Invasive Management Area (IMA) Program. The Park Authority manages this volunteer program which supports invasive plant removal initiatives. These initiatives restore hundreds of acres of important natural areas, protect tree canopy, and reach thousands of volunteers. More than 20,000 trained volunteers have contributed significant hours of service annually since the program's inception in 2005, improving over 1,000 acres of parkland. These activities ensure ecological integrity of natural areas and prevent further degradation of their native communities. This funding level represents an increase of \$66,355 from the FY 2024 Adopted Budget Plan and will support increased costs associated with supplies, certifications, personal protective equipment, and contractors who are employed for Early Detection Rapid Response initiatives.

- An amount of \$43,500 is included for the Parks' "Watch the Green Grow" Program. This education and outreach program aims to protect and expand park buffer zones by encouraging residents to adopt green yard care practices on private property, including erosion control, the removal of invasive plants, reductions in fertilizer and pesticide use, and the planting of native plants and trees. This initiative also supports the education of 4th and 5th grade students regarding watersheds, native and invasive plants, and biodiversity.
- An amount of \$130,500 is included for the third phase of a three-year project to fund a multi-agency water chestnut early detection rapid response control program. This project is intended to suppress the spread and reduce the fruiting of an invasive species commonly known as water chestnut. This plant grows in dense, unsightly mats and impacts the functionality and aesthetics of ponds, including stormwater facilities. Funding will support engagement efforts with private pond owners and operators and the suppression of water chestnut plants at infested ponds on property owned by the Park Authority, Homeowners Associations, or places of worship.

Maintenance and Snow Removal

FY 2025 funding of \$3,411,916 has been included for maintenance and snow removal projects. Specific projects include:

- Funding of \$1,500,000 is included to support emergency response and snow removal from all County owned and maintained facilities. This funding level represents a decrease of \$500,000 from the FY 2024 Adopted Budget Plan level due to current project balances available to offset projected snowfall expenditures. Snow removal is provided at fire stations, police stations, mass transit facilities, government centers, libraries, health centers, and community centers. The program also provides equipment, labor, and technical support to the Fire and Rescue Department, Police Department, Health Department, and other agencies in response to emergencies, such as hazardous material spills and demolition of unsafe structures.
- An amount of \$1,911,916 is included to support transportation operations maintenance. DPWES maintains transportation facilities, such as commuter rail stations, park-and-ride lots, bus transit stations, bus shelters, and roadway segments, that have not been accepted into the Virginia Department of Transportation (VDOT). The work includes litter pickup, trash removal, graffiti removal, and landscaping. Other transportation operations maintenance services include maintaining public street name signs as well as repairing trails, sidewalks, and pedestrian bridges, which are maintained to ADA standards. This funding level is consistent with the FY 2024 Adopted Budget Plan.

Ongoing Development Efforts

Ongoing development efforts total \$295,000 in FY 2025. Specific projects include:

- Funding of \$200,000 is included to support the Developer Default program. This project is necessitated by economic conditions surrounding the construction industry that result in some developers not completing required public facilities, including walkways, storm drainage improvements, and road improvements required for acceptance of roads into the state system. The costs of providing these improvements may be offset by the receipt of developer default revenues from developer escrow and court judgements and/or compromise settlements. General Fund support of the program is necessary due to the time required between the construction of the improvements and the recovery of the bonds

through legal action or when the developer default revenue is not sufficient to fund the entire cost of the project. This funding level is consistent with the FY 2024 Adopted Budget Plan.

- An amount of \$95,000 is included to support the annual maintenance of geodetic survey control points for the Geographic Information System (GIS). This funding level is based on actual requirements in recent years and supports the development and maintenance of an interactive, GIS-based website that will provide convenient and cost effective monumentation information to the County's land development customers. This funding level is consistent with the FY 2024 Adopted Budget Plan.

Other Payments and Obligations, and NOVA Parks Contribution

FY 2025 funding of \$8,365,679 has been included for other payments and contributions. Specific projects include:

- Funding of \$2,564,449 is included for the Northern Virginia Community College (NVCC) representing an unchanged per capita rate of \$2.25 and a population figure of 1,139,755 for Fairfax County provided by the Weldon Cooper Center. The FY 2025 funding level represents a decrease of \$12,550 from the FY 2024 Adopted Budget Plan due to a slight decline in the County's population estimate. The NVCC has indicated that all capital funds will be directed to the Early College and Workforce Education Programs and Workforce Credential Exams. Funding for capital construction projects will continue using balances that exist from previous year's jurisdictional contributions.
- Funding of \$3,453,458 is included for the County's capital contribution to the Northern Virginia Regional Park Authority (NOVA Parks). For many years, this contribution has been supported by General Obligation bonds. The last referendum in fall 2020 provided \$12.0 million to sustain the County's capital contribution of \$3.0 million annually for FY 2021 through FY 2024. As part of the FY 2024 – FY 2028 Adopted Capital Improvement Program (CIP), staff recommended removing NOVA Parks from the General Obligation Bond Plan and supporting this contribution through the General Fund. The primary focus of the capital program is to continue the restoration, renovation, and modernization of existing park facilities, many of which were developed or constructed more than 20 years ago. Other elements of the capital program include land acquisition, the development of interpretive and educational displays, and the addition of park features to meet the needs of the public.
- Funding of \$50,000 is included for interest payments required on conservation bond deposits and is consistent with the FY 2024 Adopted Budget Plan. The County requires developers to make deposits to ensure the conservation of existing natural resources. Upon satisfactory completion of a development project, the developer is refunded the deposit along with accumulated interest at the current statement savings rate. Based on current trends and the existing balance in the project, an amount of \$50,000 is required in FY 2025.
- Funding of \$1,000,000 is included for the County's annual contribution to offset school operating and overhead costs associated with School-Age Child Care (SACC) Centers.
- Funding of \$679,540 is included for the annual payment associated with the Salona property based on the Board of Supervisors' approval of the purchase of this conservation easement on September 26, 2005. The total cost of the property was \$18.2 million with payments scheduled through FY 2026.

- Funding of \$543,232 is included to support annual wastewater treatment services for the Harborview community. The FY 2025 funding level represents an increase of \$9,589 from the FY 2024 Adopted Budget Plan. The Colchester Wastewater Treatment Plant serving the Harborview residents is a private operator. The plant bills Fairfax County and in turn, Fairfax County bills each resident using County sewer rates. Annual funding in this project represents the difference between the bills received from the plant and what is collected from the homeowners based on the County rates.
- Funding of \$75,000 is included to support refuse collection and disposal services to citizens, communities, and County agencies through Solid Waste General Fund programs consisting of the Community cleanups, Court/Board-directed cleanups, Health Department referrals, and Eviction programs. This funding level is consistent with the FY 2024 Adopted Budget Plan.

Park Authority Maintenance Program

FY 2025 funding in the amount of \$5,113,000 is included for maintenance of Park facilities and grounds and represents an increase of \$2,155,000 from the FY 2024 Adopted Budget Plan funding level. This additional funding is associated with Park Authority Bamboo Mitigation, Forestry Operations, and maintenance requirements. The Park facilities maintained include but are not limited to rental properties, historic properties, nature centers, maintenance facilities, sheds, shelters, and office buildings. Park priorities are based on the assessment of current repair needs including safety and health issues, facility protection, facility renewal, and improved services. In addition, Park maintenance requirements are generated through scheduled preventative maintenance or from user requests for facility alterations. Without significant reinvestment in buildings and grounds, older facilities can fall into a state of ever decreasing condition and functionality, resulting in increased maintenance and repair costs in the future. Preventative maintenance and repair work is required for roofs, heating, ventilation, and air conditioning (HVAC), electrical and lighting systems, fire alarm systems, and security systems. Funding is essential for maintenance, repairs and building stabilization, including infrastructure replacement and upgrades at over 561,900 square feet of non-revenue supported Park Authority structures and buildings. Specific Park maintenance funding in FY 2025 includes:

Facility Maintenance

- An amount of \$337,000 is provided for annual grounds maintenance requirements at non-revenue supported parks. This level of funding represents an increase of \$120,000 from the FY 2024 Adopted Budget Plan to support increasing costs in contracts and the expanding park system. The Park Authority is responsible for the care of 23,854 acres of land, with 420 park site locations. This funding is used for mowing and other ground maintenance.
- An amount of \$1,273,000 is included for Forestry Operations. This level of funding represents an increase in funding of \$890,000 based on increased contractual requirements associated with high-risk tree removals. An increased volume of reported tree failures, posing a risk to life and property, as well as staffing challenges, have resulted in higher dependency on contracted services. Funding will help address annual requirements and ongoing high-risk tree work.
- An amount of \$400,000 is included to continue the Bamboo Mitigation Program at Park Authority properties. This program was first funded as part of the *FY 2023 Third Quarter Review* and annual funding is required to begin to address the removal of running bamboo on a full-time, consistent basis. This mitigation program is in response to a new County

code which was passed in March 2022. The Park Authority estimates that 200+ acres of park property is currently affected and anticipates that treatment of their properties will require a minimum of 12.5 years.

- An amount of \$751,000 is included to provide corrective and preventive maintenance and inspections at over 561,900 square feet at non-revenue supported Park Authority structures and buildings. This maintenance includes the scheduled inspection and operational maintenance of HVAC, plumbing, electrical, security and fire alarm systems. Annual funding is critical to prevent the costly deterioration of facilities due to lack of preventative maintenance. This funding level represents an increase of \$200,000 from the FY 2024 Adopted Budget Plan level of \$551,000 and is related to the inventory of more than 400 athletic courts throughout the County, of which there is a backlog of 145 athletic courts in poor condition.

Infrastructure Replacement and Upgrades (Paydown)

- An amount of \$1,320,000 is included for general Park Authority infrastructure replacement and upgrades at non-revenue supported Park facilities, including roof, plumbing, electrical, lighting, security/fire systems, sprinklers, and HVAC replacement. The facilities maintained include, but are not limited to, rental properties, historic properties, nature centers, maintenance facilities, sheds, shelters, and office buildings. Park priorities are based on the assessment of current repair needs including safety and health issues, facility protection, facility renewal and improved services. This program also provides for emergency repairs associated with the stabilization of newly acquired structures and the preservation of park historic sites. The FY 2025 funding level represents an increase of \$395,000 over the FY 2024 Adopted Budget Plan level of \$925,000 to support increasing requirements for infrastructure replacement and upgrades at aging Park Authority facilities.
- An amount of \$1,032,000 is included to provide improvements and repairs to park facilities and amenities including playgrounds, trails and bridges, athletic courts, fences, picnic shelters, parking lots, and roadways. In addition, funding will provide for annual reinvestment to 338 miles of trails and replacement of un-repairable wooden bridges with fiber glass bridges to meet County code. The FY 2025 funding level represents an increase of \$150,000 from the FY 2024 Adopted Budget Plan level of \$882,000 and will support increased annual needs for trail maintenance.

Reinvestment in County Roads and Walkways

FY 2025 funding of \$1,500,000 is consistent with the FY 2024 Adopted Budget Plan and includes the following:

- An amount of \$500,000 is included for the reinvestment, repair, and emergency maintenance of County roads. The County is responsible for 38 miles of roadways not maintained by VDOT. Annual funding supports pothole repair, drive surface overlays, subgrade repairs, curb and gutter repairs, traffic and pedestrian signage repairs, hazardous tree removal, grading, snow and ice control, minor ditching, and stabilization of shoulders and drainage facilities. The Sinking Fund allocation has provided over \$12 million to date for reinvestment in the most critical needs and continues to provide for roads that have been identified as deteriorating. In addition, an amount of \$500,000 is included annually for emergency repairs.
- An amount of \$1,000,000 is included to meet emergency and critical infrastructure requirements for County trails, sidewalks, and pedestrian bridges. Annual repairs include

the correction of safety and hazardous conditions, such as damaged trail surfaces, retaining wall failures, handrail repairs, and the rehabilitation of bridges. DPWES and the Department of Transportation are responsible for the infrastructure replacement and upgrade of 683 miles of walkways and 78 pedestrian bridges. A walkway condition assessment is underway and will be used to develop a multi-year walkway plan and prioritize all required walkway improvements. This assessment will result in equitable funding and resources throughout the County, while implementing maintenance projects based on a condition rating. The Capital Sinking Fund allocation has provided over \$15 million to date for reinvestment in the most critical trail needs and continues to provide for trails that have since been identified as deteriorating. A separate assessment for pedestrian bridges continues to be performed in accordance with the National Bridge Inspection Standards (NBIS). This assessment is used to identify bridge assets that are in need of repair or replacement. FY 2025 funding of \$1,000,000 supports annual emergency repairs funding of \$800,000 and \$200,000 for the continuation of the assessment study.

Revitalization Maintenance

- An amount of \$1,410,000 is included and is consistent with the FY 2024 Adopted Budget Plan to continue routine and non-routine maintenance in five major commercial revitalization areas (Annandale, Baileys Crossroads, McLean, Route 1, and Springfield) and provide landscaping maintenance associated with the Tyson's Silver Line area. This program provides an enhanced level of infrastructure and right-of-way features in these urban areas to facilitate pedestrian movements and create a "sense of place." Routine maintenance in the commercial revitalization areas currently includes grass mowing, trash removal, fertilization, mulching of plant beds, weed control, and plant pruning. Non-routine maintenance includes asset maintenance or replacement (e.g., trees, plants, bicycle racks, area signs, street furniture, bus shelters, and drinking fountains) to sustain the overall visual characteristics of the districts.

Joint CIP Committee

Joint CIP Committee Recommendations

In February 2020, the Board of Supervisors and the School Board established a joint CIP working group to review the County's existing Financial Policies, consider the financing options available for capital projects, understand the capital project requirements identified for both the County and Schools, and evaluate the CIP and capital processes. The Committee arrived at a series of recommendations, which included dedicating the equivalent value of one penny on the Real Estate tax rate to the County and School capital program to support both infrastructure replacement and upgrade projects and debt service on increased annual bond sales. Based on resource constraints, the Committee's recommendation to dedicate the value of one penny has not been included in the FY 2025 Advertised Budget Plan. An investment totaling \$5 million, split equally between the County and Schools, was included, with the anticipation that this investment will grow in the coming fiscal years. When fully implemented, these recommendations will provide significant funding for infrastructure replacement and upgrades in the future. Specific FY 2025 funding of \$2,500,000 for the County includes:

- An amount of \$2,500,000 is included to address six of the top priority category F projects. In addition, an amount of up to \$12,500,000 is proposed to be funded as part of a future quarterly review for a total of \$15,000,000 to support the most critical FY 2025 identified projects. In recent years, it has been the Board of Supervisors' practice to fund some or all

of the infrastructure replacement and upgrade projects using one-time funding as available as part of quarterly reviews.

Capital General Obligation Bond Program

The Board of Supervisors annually reviews cash requirements for capital projects financed by General Obligation bonds to determine the ongoing schedule for construction of currently funded projects as well as those capital projects in the early planning stages. The bond capital program is reviewed annually by the Board of Supervisors in association with the Capital Improvement Program (CIP) and revisions are made to cashflow estimates and appropriation levels as needed. The CIP is designed to balance the need for public facilities as expressed by the countywide land use plan with the fiscal capability of the County to meet those needs. The CIP serves as a general planning guide for the construction of general purpose, school, and public facilities in the County. The County's ability to support the CIP is entirely dependent upon and linked to the operating budget. The size of the bond program is linked to the approved General Fund disbursement level.

The Virginia Constitution requires that long-term debt pledged by the full faith and credit of the County can only be approved by voter referendum. There is no statutory limit on the amount of debt the voters can approve. It is the County's own policy to manage debt within the guidelines identified in the *Ten Principles of Sound Financial Management*. The Ten Principles specifically indicate that debt service expenditures as a percentage of General Fund disbursements should remain under 10 percent and that the percentage of debt to estimated market value of assessed property should remain under 3 percent. The County continues to maintain these debt ratios with debt service requirements as a percentage of General Fund disbursements at 6.64 percent, and net debt as a percentage of market value at 0.97 percent as of June 30, 2023.

In FY 2025, an amount of \$274,000,000 in new appropriations is included in General Obligation Bond funding. Specific funding levels include:

- Funding in the amount of \$230,000,000 is included for various school construction projects financed by General Obligation Bonds. For details of the specific proposed school projects, see the [Fairfax County Public School's Capital Improvement Program](#).
- Funding in the amount of \$44,000,000 is included to support the 128-mile Metrorail system as well as to maintain and/or acquire facilities, equipment, railcars, and buses.

Affordable Housing Development

The Affordable Housing Development and Investment Fund is designed to serve as a readily available local funding source with the flexibility to preserve and promote the development of affordable housing. For fiscal years 2006 through 2009, the Board of Supervisors dedicated revenue commensurate with the value of one penny from the Real Estate Tax to the preservation of affordable housing, a major County priority. In FY 2010, the Board reduced this dedicated funding to a half-penny from the Real Estate Tax in order to balance the budget. As part of the [FY 2023 Adopted Budget Plan](#), revenue commensurate with the value of one cent from the Real Estate tax was restored to support affordable housing initiatives. From FY 2006 through FY 2024, the fund has provided a total of \$311,400,000 for affordable housing in Fairfax County. A total of \$38,118,750 is provided in FY 2025 with \$32,318,750 from Real Estate tax revenue, \$5,200,000 in operating revenue from Wedgewood and Crescent Apartments, and \$600,000 from miscellaneous sources.

The Board adopted several policy documents that support the creation of a sufficient supply of housing appropriately priced for individuals and families throughout the County across the income spectrum: the 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County* to shape a

strong economic development strategy, the 2017 *One Fairfax Policy* for racial and social equity to affirm County goals of inclusivity and shared prosperity for all County residents, and the 2018 *Communitywide Housing Strategic Plan* to provide a housing strategy that meets the housing need for the production and preservation of housing affordability throughout the County.

FY 2025 funding is allocated as follows: \$4,885,250 for Wedgewood annual debt service, \$500,000 for Little River Glen, \$28,219,506 for the Housing Blueprint project, \$913,994 for Affordable/Workforce Housing, \$500,000 for Workforce Dwelling Unit (WDU) Acquisitions, \$100,000 for the Penn Daw affordable housing project, and \$3,000,000 for the Rental Subsidy and Services Program (RSSP).

County and Regional Transportation Projects

The County and Regional Transportation Projects Fund supports the County's implementation of new transportation projects and is funded by the commercial and industrial real estate tax for transportation and Northern Virginia Transportation Authority (NVTA) local tax revenues. The taxing authority for commercial and industrial real property was authorized under the Transportation Funding and Reform Act of 2007 (HB 3202), approved by the Virginia General Assembly on April 4, 2007, and implemented by the Board of Supervisors as part of the FY 2009 Adopted Budget Plan. This revenue helps accelerate the County's implementation of roadway, transit, and pedestrian projects. HB 3202 allows localities to assess a tax on the value of commercial and industrial real estate and to use the proceeds on new transportation improvements. The County's FY 2025 rate is \$0.125 per \$100 of assessed value (the maximum allowed per state code), which will generate approximately \$62.6 million in revenue. This estimate is based on current projections in the commercial real estate market.

On April 3, 2013, the Virginia General Assembly approved HB 2313, a transportation funding package. The bill included regional components for planning districts that meet certain thresholds (population, registered vehicles, and transit ridership). Northern Virginia meets these criteria for the imposition of increases on Sales, Grantors, and Transient Occupancy taxes. The bill mandated that 70 percent of this regional funding be allocated by NVTA, with the remaining 30 percent provided to the individual localities embraced within NVTA for their determination. In FY 2025, HB2313 is expected to generate \$56.7 million for Fairfax County, including \$2.0 million combined for the Towns of Herndon and Vienna.

FY 2025 funding of \$51,580,109 is included for capital projects and the metro capital program contribution. Of this amount, funding of \$38,301,109 is included for priority projects supported by commercial and industrial tax revenue and funding received from the Northern Virginia Transportation Authority (NVTA), consistent with the transportation priorities periodically updated and approved by the Board of Supervisors. This amount also includes portions of NVTA local funding allocated to the Towns of Herndon and Vienna. Funding in the amount of \$13,279,000 is included to address WMATA capital funding requirements through the redirection of Grantors Tax and Transient Occupancy Tax revenues under HB 1539/SB 856.

Stormwater Management Program

Stormwater Services are essential to protect public safety, preserve property values, and support environmental mandates, such as those aimed at protecting the Chesapeake Bay and the water quality of local jurisdictional waterways. Projects include repairs to stormwater infrastructure; measures to improve water quality, such as stream stabilization, rehabilitation, safety upgrades of state regulated dams, repair and rehabilitation of underground pipe systems and surface channels, flood mitigation, site retrofits and best management practices (BMP); and other stormwater improvements.

The Board of Supervisors approved a special service district to support the Stormwater Management Program and provide a dedicated funding source for both operating and capital project requirements by levying a service rate per \$100 of assessed real estate value, as authorized by Code of Virginia Ann. Sections 15.2-2400. Since this fund was established, staff has made significant progress in the implementation of watershed master plans, public outreach efforts, stormwater monitoring activities, water quality and flood mitigation project implementation, and operational maintenance programs related to existing storm drainage infrastructure including stormwater conveyance and regulatory requirements. Staff continues to assess the appropriate service rate required to fully support the stormwater program now and, in the future, to address the growth in inventory and other community needs. Some of the additional community needs under evaluation include the anticipation of additional flood mitigation requirements and strengthening the role and financial support for the implementation of stormwater requirements associated with Fairfax County Public Schools (FCPS) sites under renovation. This enhanced program may require incremental changes to the rate over time and may result in a higher rate to fully support the program. Staff continue to evaluate these requirements and analyze the impact of increased real estate values on revenue projections. While staff continues to further evaluate the impact of recent initiatives and the long-term requirements for the Stormwater Program, the FY 2025 rate will remain the same as the FY 2024 Adopted Budget Plan level of \$0.0325 per \$100 of assessed value. However, it is anticipated that in the next several years, incremental rate increases will be required based on continued growth of the stormwater system, the implementation of increasing flood mitigation projects, and additional requirements in the forthcoming Municipal Separate Storm Sewer System (MS4) Permit.

FY 2025 funding will support \$71,846,860 for capital project implementation including infrastructure reinvestment, regulatory requirements, dam safety, and contributory funding requirements. Specific funding levels in FY 2025 include:

- Funding in the amount of \$13,000,000 is included for Conveyance System Inspections, Development, and Rehabilitation in FY 2025, including \$3,000,000 for inspections and development and \$10,000,000 for rehabilitation and outfall restoration. The County owns and operates approximately 1,608 miles of underground stormwater pipes and improved channels with an estimated replacement value of over one billion dollars. County staff continues to perform internal inspections of all the stormwater pipes. The initial results show that approximately 4 percent of the pipes exhibit conditions of failure, and an additional 2 percent require maintenance or repair. MS4 Permit regulations require inspection and maintenance of these 1,608 miles of existing conveyance systems, 66,892 stormwater structures, and a portion of the immediate downstream channel at the 7,000 regulated pipe outlets. Acceptable industry standards indicate that one dollar reinvested in infrastructure saves seven dollars in the asset's life and 70 dollars if asset failure occurs. The goal of this program is to inspect pipes on a 20-year cycle and rehabilitate pipes and improve outfall channels before total failure occurs.
- Funding in the amount of \$17,000,000 is included for Dam Safety and Facility Rehabilitation, including \$6,000,000 for dam maintenance and \$11,000,000 for dam rehabilitation. There

are approximately 8,400 stormwater management facilities in service that range in size from small rain gardens to large state regulated flood control dams. The County is responsible for inspecting approximately 6,000 privately-owned facilities and maintaining over 2,400 County owned facilities. This inventory increases annually and is projected to continually increase as new development and redevelopment sites occur in the County. This initiative also includes the removal of sediment that occurs in both wet and dry stormwater management facilities to ensure that adequate capacity is maintained to treat the stormwater. The program results in approximately 50 projects annually that require design and construction management activities as well as contract management and maintenance responsibilities. This program maintains the structures and dams that control and treat the water flowing through County owned facilities. This program improves dam safety by supporting annual inspections of 20 state-regulated dams and the Huntington Levee and by developing Emergency Action Plans required by the state. The Emergency Action Plans are updated annually. In addition, these plans include annual emergency drills and exercises, and flood monitoring for each dam.

- Funding in the amount of \$957,614 is included in FY 2025 to support the debt service for the Stormwater/Wastewater Facility. Interest funding received to date in the amount of \$3,223,761 and new funding in the amount of \$957,614 will provide for the total FY 2025 requirement of \$4,181,375 for debt service payments associated with the Stormwater/Wastewater facility. Debt service will support the funding associated with a new Stormwater/Wastewater Facility which consolidates operations and maximizes efficiencies between the Stormwater and Wastewater Divisions. The facility is financed by EDA bonds with the Stormwater Services Fund and Wastewater Fund supporting the debt service.
- Funding in the amount of \$7,000,000 is included for Emergency and Flood Control Projects. This program supports flood control projects for unanticipated flooding events that impact storm systems and structural flooding. The program provides annual funding for scoping, design, and construction activities related to flood mitigation projects.
- Funding in the amount of \$288,000 is included for the transition from an Enterprise Asset Management (EAM) system to a more functional Asset Management Program (AMP). This funding will support the acquisition of software, servers, and consultant services to migrate asset management and related work order management into the new system. The current system tracks assets, inspections, daily work management, and associated contractor costs. Features of the replacement system include Geographic Information System (GIS) integration and field mobility. The Department of Public Works and Environmental Services (DPWES) Information Technology staff have collaborated with the Stormwater Management and the Wastewater Management staff to promote interagency capabilities, optimize performance, and improve system lifecycle management for the new system. This new system will meet future expectations for both divisions and optimize service delivery for DPWES.
- Funding in the amount of \$609,346 is included for the County's contribution to the Northern Virginia Soil and Water Conservation District (NVSWCD). The NVSWCD is an independent subdivision of the Commonwealth of Virginia that provides leadership in the conservation and protection of Fairfax County's soil and water resources. The goal of the NVSWCD is to continue to improve the quality of the environment and general welfare of the citizens of Fairfax County by providing them with a means of dealing with soil, water conservation, and related natural resource problems. It provides County agencies with comprehensive environmental evaluations for proposed land use changes with particular attention to the

properties of soils, erosion potential, drainage, and the impact on the surrounding environment.

- Funding in the amount of \$195,595 is included for the County's contribution to the Occoquan Watershed Monitoring Program (OWMP). The OWMP and the Occoquan Watershed Monitoring Laboratory (OWML) were established to ensure that water quality is monitored and protected in the Occoquan Watershed. Given the many diverse uses of the land and water resources in the Occoquan Watershed (agriculture, urban residential development, commercial and industrial activity, water supply, and wastewater disposal), the OWMP plays a critical role as the unbiased interpreter of basin water quality information.
- Funding in the amount of \$750,000 is included for grant contributions to support additional projects selected through NVSWCD-administered grant programs including Conservation Assistance Program (CAP) and Virginia Conservation Assistance Program (VCAP). CAP and VCAP provide cost-share and technical assistance for the voluntary installation of environmental Best Management Practices (BMP). The BMPs installed under CAP and VCAP help address private drainage and erosion issues, improve water quality, and support long-term stewardship of the County watersheds by building awareness of the importance of watershed protection.
- Funding in the amount of \$1,250,000 is included for the Stormwater Allocations to Towns project. On April 18, 2012, the State Legislature passed SB 227, which entitles the Towns of Herndon and Vienna to all revenues collected within their boundaries by Fairfax County's stormwater service district. An agreement was developed whereby the Towns remain part of the County's service district and the County returns 25 percent of the revenue collected from properties within each town. This allows for the Towns to provide services independently, such as maintenance and operation of stormwater pipes, manholes, and catch basins. The remaining 75 percent remains with the County and the County takes on the responsibility for the Towns' Chesapeake Bay Total Maximum Daily Load (TMDL) requirements as well as other TMDL and MS4 requirements. This provides for an approach that is based on watersheds rather than on jurisdictional lines.
- Funding in the amount \$4,000,000 is included for the Stormwater Regulatory Program. The County is required by federal law to operate under the conditions of a state issued MS4 Permit. Stormwater staff annually evaluates funding required to meet the increasing federal and state regulatory requirements pertaining to the MS4 Permit, and state and federal mandates associated with controlling water pollution delivered to local streams and the Chesapeake Bay. The MS4 Permit allows the County to discharge stormwater from its stormwater systems into state and federal waters. There are approximately 15,000 stormwater outfalls in the County with 7,000 of these outfalls being regulated outfalls covered by the permit. The most recent permit was issued to the County in April 2015 and expired in April 2020. The County is operating under an Administrative Continuance until a new permit is issued. The permit requires the County to document the stormwater management facility inventory, enhance public outreach and education efforts, increase water quality monitoring efforts, and provide stormwater management and stormwater control training to all appropriate County employees. The permit also requires the County to implement sufficient stormwater projects that will reduce the nutrients and sediment to comply with the Chesapeake Bay and local stream TMDL requirements.
- Funding in the amount of \$26,796,305 is included for Stream and Water Quality Improvements. This program funds water quality improvement projects necessary to

mitigate the impacts to local streams and the Chesapeake Bay resulting from urban stormwater runoff. This includes water quality projects, such as construction and retrofit of stormwater management ponds, implementation of green stormwater infrastructure facilities, stream restoration, and water quality projects identified in the completed Countywide Watershed Management Plans. These projects will aid in the reduction of pollutants and improve water quality in County streams that are considered to be in fair to very poor condition and likely do not meet Federal Clean Water Act water quality standards. In addition, TMDL requirements for local streams and the Chesapeake Bay are the regulatory drivers by which pollutants entering impaired water bodies must be reduced. In addition to being required to meet the Chesapeake Bay TMDL targets, the current MS4 Permit requires the County to develop and implement action plans to address local impairments. Most of the 1,900 watershed management plan projects contribute toward achieving the Chesapeake Bay and local stream TMDL requirements.

Wastewater Management System

The Fairfax County Wastewater Management Program is operated, maintained, and managed within the DPWES, and includes nearly 3,300 miles of sewer lines, 70 pump stations, and 57 flow-metering stations. Total FY 2025 funding is \$95,000,000, including support for the following projects:

- Funding in the amount of \$6,000,000 is included to continue the systematic rehabilitation of the County's approximately 3,300 miles of sanitary sewer lines. Rehabilitation includes, among other things, the use of trenchless technology to rehabilitate approximately 20 miles of sewer lines per year.
- Funding in the amount of \$4,000,000 is included to complete the rehabilitation of the County's force mains at Covanta, Mount Vernon Terrace, Langley School, Riverwood, and Little Hunting Creek.
- Funding in the amount of \$25,000,000 is included for the inspection, repair, and replacement of gravity sewers within the wastewater collection system. FY 2025 funding is provided for the closed-circuit television (CCTV) inspection of more than 200 miles of sewer and rehabilitation of over 25 miles of sewer using cured-in-place-pipe (CIPP). In addition, funding is provided for the repair and replacement of defective and aging gravity sewers, including emergency repair work. New initiatives for FY 2025 include detailed inflow and infiltration and creek bed investigations.
- Funding in the amount of \$40,000,000 is included for the continuation of systematic rehabilitation of structures and equipment at the Noman M. Cole, Jr. Pollution Control Plant. FY 2025 funding will provide for the rehabilitation and replacement of pumps, gates, and valves; stormwater runoff improvements; and continuation of the rehabilitation of the motor control centers/distribution centers (MCC/DC) and raw wastewater pump station facility.
- Funding in the amount of \$20,000,000 is included for the planned replacement of pumping stations throughout the County. FY 2025 funding will provide for the regularly scheduled repair, renovation, and replacement of pumping station equipment and facilities. There will be nine pump stations in the design phase and four pump stations in the construction phase in FY 2025.

Other Financing

Funding in the amount of \$99,590,779 includes \$3,202,836 that is associated with the athletic services fees discussed above. The remaining \$96,387,943 supports various other projects financed by other sources of revenue. Specific funding levels in FY 2025 include:

Special Revenue:

- Funding of \$38,645,644 is included for the County Transit Systems Fund for capital projects and for the purchase of hybrid and electric buses replacing existing fleet assets aging out of service.
- Funding of \$1,946,220 is included to support capital improvements at the Hunters Wood facility.
- Funding of \$800,000 is included to support improvements at the Old Firehouse Center. The McLean Community Center uses the Old Firehouse facility as a venue for many community activities and programming.
- Funding of \$13,509,830 is included for the Metrorail Parking System Pledged Revenue Fund for capital projects, primarily to pay the debt service on the Wiehle-Reston East Metrorail Station Parking Garage not covered by ground rent and parking fees.
- Funding of \$235,000 is included for mechanical repairs and infrastructure improvements at the Newington Operations Solid Waste facility.
- Funding of \$5,050,000 is included to support civil work, site renovation, and environmental compliance requirements at the I-66 Transfer Station.
- Funding of \$2,420,000 is included to support capital improvement and environmental compliance projects at the I-95 Landfill Complex.

Housing:

- Funding of \$200,000 is included for the Dominion Square West project to support closing and construction costs.
- Funding of \$561,206 is included for Feasibility and Site Work Studies to support ongoing and new affordable housing projects.
- Funding of \$2,500,000 is included for the Homeownership Program (formerly the Moderate-Income Direct Sales (MIDS) Resale Program) to provide resources necessary to acquire properties that are offered for sale and, if necessary, rehabilitate them prior to reselling them in the First-Time Homebuyers Program (FTHB).
- Funding in the amount of \$350,000 is included for the Little River Glen IV project to support predevelopment costs.
- Funding in the amount of \$300,000 is included for the Residences at Government Center project to support relocation and pre-construction costs.
- Funding in the amount of \$300,000 is included for the SOMOS Project to support closing and construction costs.

Capital Construction and Operating Expenditure Interaction

Other:

- Funding in the amount of \$29,570,043 is included for various school construction projects financed from a state construction grant, Parent Teachers Association/Parent Teacher Organization receipts, and transfers from Fund S31000, Public School Construction. For more details, see the [Fairfax County Public School's FY 2025 Superintendent's Proposed Budget](#).

To maintain a balanced budget, annual revenues are projected, and operating and capital construction expenditures are identified to determine the County's overall requirements and funding availability. Funding levels for capital construction projects are based on the merits of a particular project together with the available funding from all financing sources, with primary reliance on General Obligation bonds. The Board of Supervisors annually reviews cash requirements for capital project financing. The County's capital program has a direct impact on the operating budget, particularly in association with the establishment and opening of new facilities. The Board of Supervisors continues to be cognizant of the effect of the completion of capital projects on the County's operating budget. The cost of operating new or expanded facilities or infrastructure is included in the fiscal year the facility becomes operational. However, in some cases, like the construction of the expanded and renovated Courthouse, the operating impact may be absorbed gradually over several years. For example, costs associated with loose and systems furniture, moving expenses, providing for additional security and staffing, renovating existing courtrooms, implementing new courtroom technology, and setting up an Operations and Maintenance satellite shop with staff dedicated to the courthouse facility are all costs that can be phased in over time, thus spreading the operating impact over a number of years, rather than concentrating costs in the fiscal year the facility opens.

Capital projects can affect future operating budgets either positively or negatively due to an increase or decrease in maintenance costs, or by providing capacity for new programs or services. Such impacts vary widely from project to project and, as such, are evaluated individually. Operating costs resulting from the completion of a capital project differ greatly depending on the type of capital project and construction delays. A new facility, for example, will often require additional staff, an increase in utility costs, and increases in custodial, security and maintenance contracts. Conversely, a capital project that renovates an existing facility may reduce operating expenditures due to a decrease in necessary maintenance costs. For example, funding HVAC and electrical system repair or replacement projects has the potential to reduce operating expenditures by reducing costly maintenance and staff time spent addressing critical system repairs. The same is true for projects such as fire alarms, emergency generators, and carpet replacement, as well as roof repairs. Investing in aging and deteriorating building systems and components can alleviate the need for future expenditures, often resulting in significant cost avoidance. Additionally, if a system failure should occur, there is the potential that a County facility must shut down, suspending services to citizens, and disrupting County business. The County's emphasis on capital renewal and preventative maintenance works to ensure these kinds of interruptions are avoided.

New, Renovated, or Expanded County Facilities

The opening of new County facilities results in a wide range of operating costs. For example, equipment and furniture, books, additional staff, and an increase in utility costs may all be necessary to prepare for the opening of a new library or extensive library expansion/renovation. These costs are estimated as the project is developed and included in the appropriate agency budget in the year the facility becomes operational. The following FY 2025 costs have been budgeted to support multi-year phased opening of facilities or facilities that are scheduled to open during FY 2025.

Facility	Additional Positions	Estimated Net Operating Costs
Lorton District Police Station (formerly South County)	4/4.0 FTE	\$375,654
SACC Rooms - Louise Archer Elementary	6/6.0 FTE	\$671,465
Total FY 2025 Costs	10/10.0 FTE	\$1,047,119

The following facilities are scheduled to open in the near future and may require additional staffing and operational costs. Requests for funding will be reviewed as part of the development of the annual budget in the year the facility becomes operational. Many facilities are in the pre-design phase or have recently been approved for funding and the completion dates are not yet developed.

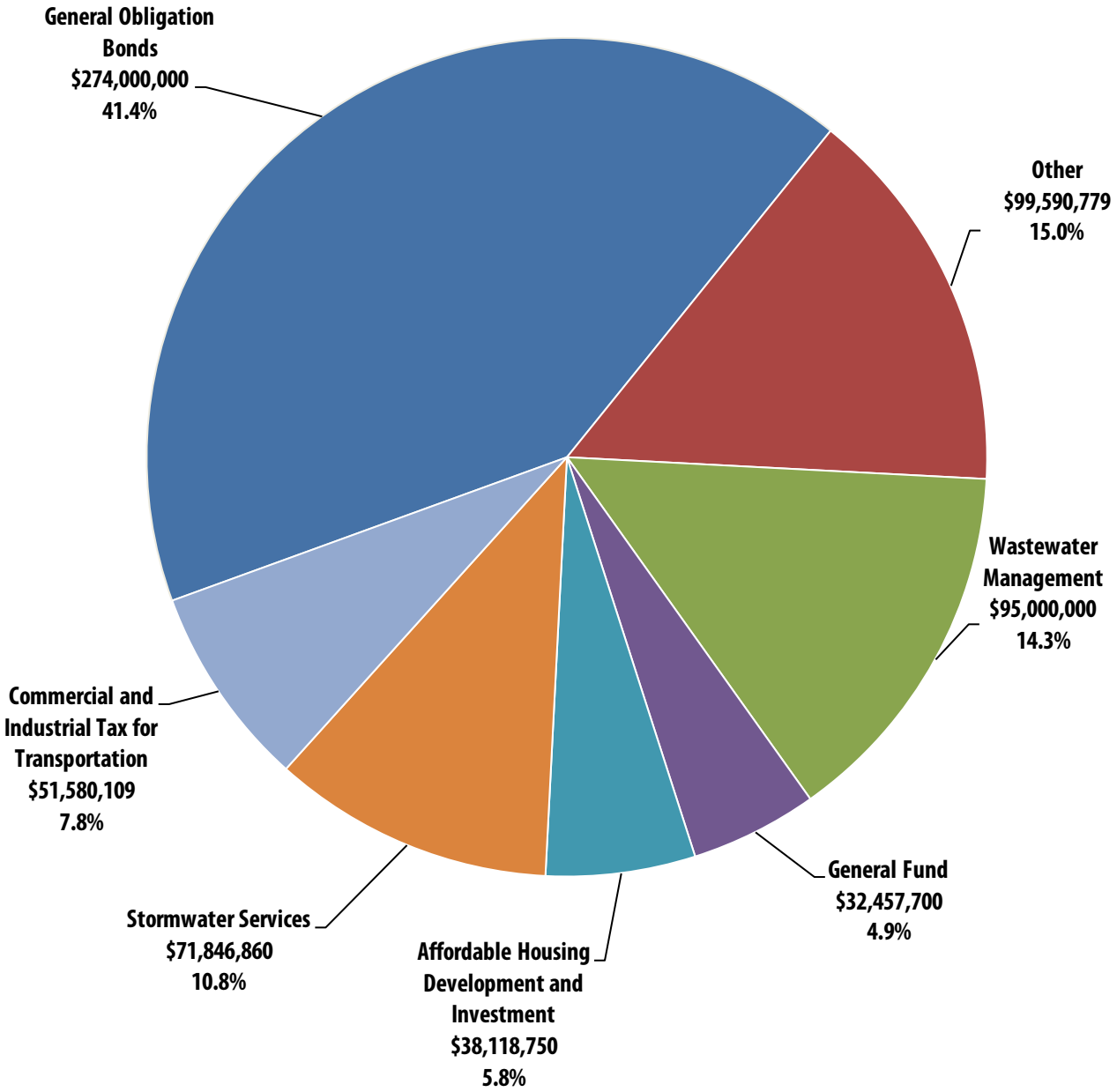
Facility	Projected Completion Date
Adult Detention Center Renovation	July 2027
Burke Springfield Center for Active Adults	February 2025
Crossroads	August 2028
Courtroom Renovations – Phase III	April 2026
Eleanor Kennedy Shelter	August 2028
Embry Rucker Shelter	TBD
Fairview Fire Station	April 2026
Fort Buffalo Fire Station (formerly Seven Corners)	September 2024
George Mason Library	TBD
Gunston Fire Station	October 2026
Historic Courthouse Wings Demolition	November 2024
Hybla Valley Community Center - Childcare	TBD
Judicial Complex Building One	September 2027
Kingstowne Complex	May 2025
Mason Police Station	August 2026
Operational Support Bureau	February 2025
Original Mt. Vernon High School Redevelopment	March 2026
Patrick Henry Library	January 2027
Patrick Henry Shelter	November 2025
Penn Daw Fire Station	August 2028
Reston Library	TBD

Facility	Projected Completion Date
Stormwater/Wastewater Facility	April 2026
Tysons Community Center	TBD
Tysons Fire Station	October 2026
West Annandale Volunteer Fire Station	January 2027
Willard-Sherwood Health and Community Center	December 2027

**Summary of
FY 2025 Capital
Construction
Program**

Major segments of the County's FY 2025 Capital Construction Program are presented in several pie charts that follow to visually demonstrate the funding sources for capital expenditures. Capital construction expenditures by fund are shown in the Summary Schedule of FY 2025 Funded Capital Projects. For additional information, see the Capital Project Funds section of the Capital Construction and Other Operating Funds in Volume 2. Detailed information concerning capital projects in Fund S31000, Public School Construction, can be found in the [Fairfax County Public School's FY 2025 Proposed Budget](#).

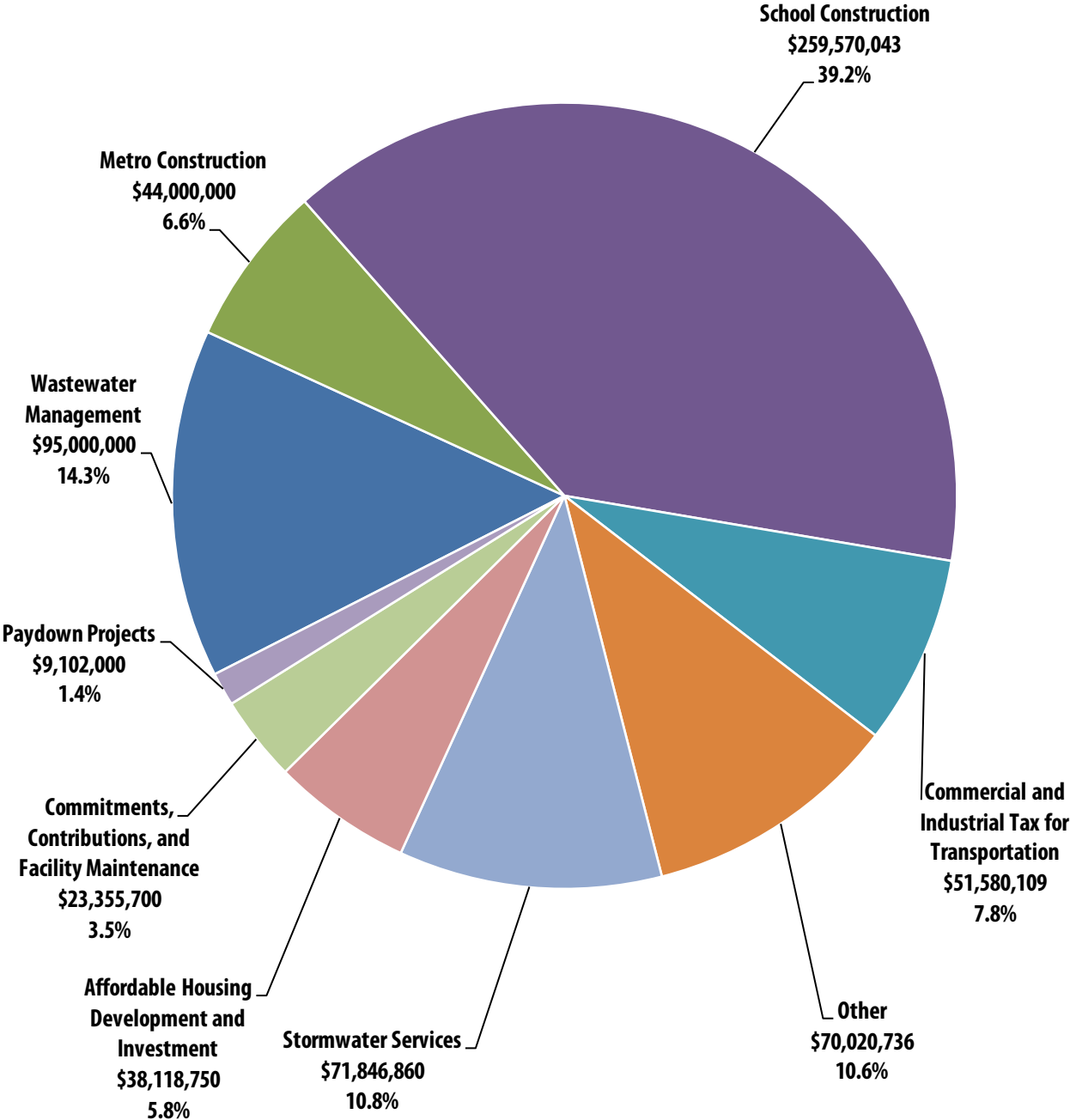
CAPITAL CONSTRUCTION PROJECTS FY 2025 SOURCE OF FUNDS



TOTAL = \$662,594,198

NOTE: This chart does not include Debt Service funding.

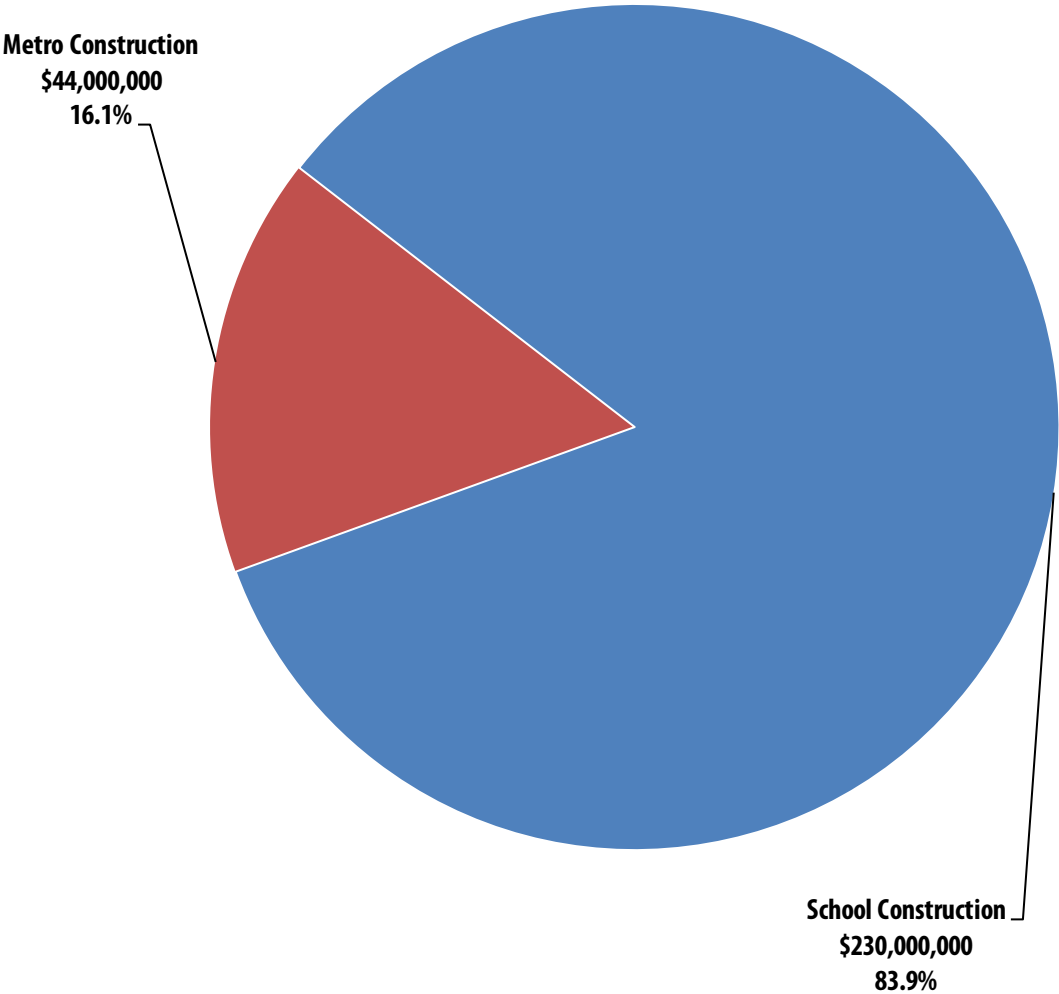
CAPITAL CONSTRUCTION PROJECTS FY 2025 EXPENDITURES



TOTAL = \$662,594,198

NOTE: This chart does not include Debt Service funding.

**GENERAL OBLIGATION BOND FINANCED
CAPITAL PROJECTS
FY 2025 EXPENDITURES**



TOTAL = \$274,000,000

**SUMMARY SCHEDULE OF FY 2025
FUNDED CAPITAL PROJECTS**

Fund/Title	FY 2023 Actual	FY 2024 Adopted Budget Plan	FY 2024 Revised Budget Plan	FY 2025 Advertised Budget Plan	FY 2025 FINANCING			
					General Obligation Bonds ¹	General Fund	Federal/ State Aid	Other ²
SPECIAL REVENUE FUNDS³								
40000 County Transit Systems	\$37,050,681	\$13,612,450	\$57,659,309	\$38,645,644	\$0	\$0	\$0	\$38,645,644
40010 County and Regional Transportation Projects	107,013,248	59,411,934	482,733,742	51,580,109	0	0	0	51,580,109
40050 Reston Community Center	603,406	335,000	2,058,457	1,946,220	0	0	0	1,946,220
40060 McLean Community Center	198,524	190,000	943,553	800,000	0	0	0	800,000
40100 Stormwater Services	69,211,296	69,942,607	279,391,538	71,846,860	0	0	0	71,846,860
40125 Metrorail Parking System Pledged Revenues	13,664,077	13,159,957	11,255,449	13,509,830	0	0	0	13,509,830
40140 Refuse Collection and Recycling Operations	320,848	500,000	1,221,340	235,000	0	0	0	235,000
40150 Refuse Disposal	4,195,518	2,050,000	4,650,645	5,050,000	0	0	0	5,050,000
40170 I-95 Refuse Disposal	1,528,050	2,410,000	10,678,463	2,420,000	0	0	0	2,420,000
40180 Tysons Service District	163,803	0	18,115,961	0	0	0	0	0
40190 Reston Service District	0	0	4,332,914	0	0	0	0	0
Subtotal	\$233,949,451	\$161,611,948	\$873,041,371	\$186,033,663	\$0	\$0	\$0	\$186,033,663
DEBT SERVICE FUNDS								
20000 Consolidated County and Schools Debt Service Fund	\$339,861,449	\$344,211,866	\$347,351,618	\$364,903,981	\$0	\$358,308,948	\$0	\$6,595,033
Subtotal	\$339,861,449	\$344,211,866	\$347,351,618	\$364,903,981	\$0	\$358,308,948	\$0	\$6,595,033
CAPITAL PROJECTS FUNDS								
30000 Metro Operations and Construction ⁴	\$42,620,844	\$43,000,000	\$43,000,000	\$44,000,000	\$44,000,000	\$0	\$0	\$0
30010 General Construction and Contributions	48,263,367	28,210,848	356,392,938	31,861,769	0	28,658,933	0	3,202,836
30015 Environmental and Energy Program	7,592,043	1,298,767	42,959,406	1,298,767	0	1,298,767	0	0
30020 Infrastructure Replacement and Upgrades	17,883,273	1,500,000	98,878,392	2,500,000	0	2,500,000	0	0
30030 Library Construction	7,719,789	0	95,567,815	0	0	0	0	0
30040 Contributed Roadway Improvements	3,580,113	0	49,706,791	0	0	0	0	0
30050 Transportation Improvements	6,925,459	0	104,868,640	0	0	0	0	0
30070 Public Safety Construction	46,325,739	0	284,809,356	0	0	0	0	0
30090 Pro Rata Share Drainage Construction	239,861	0	10,878,047	0	0	0	0	0
30400 Park Authority Bond Construction	26,709,091	0	118,694,619	0	0	0	0	0
S31000 Public School Construction	244,851,707	232,570,043	605,829,194	259,570,043	230,000,000	0	0	29,570,043
Subtotal	\$452,711,286	\$306,579,658	\$1,811,585,198	\$339,230,579	\$274,000,000	\$32,457,700	\$0	\$32,772,879

**SUMMARY SCHEDULE OF FY 2025
FUNDED CAPITAL PROJECTS**

Fund/Title	FY 2023 Actual	FY 2024 Adopted Budget Plan	FY 2024 Revised Budget Plan	FY 2025 Advertised Budget Plan	FY 2025 FINANCING			
					General Obligation Bonds ¹	General Fund	Federal/ State Aid	Other ²
HOUSING FUNDS								
30300 Affordable Housing Development and Investment	43,938,044	37,062,736	127,700,589	38,118,750	0	0	0	38,118,750
40300 Housing Trust Fund	3,639,666	3,593,342	23,871,363	4,211,206	0	0	0	4,211,206
Subtotal	\$47,577,710	\$40,656,078	\$151,571,952	\$42,329,956	\$0	\$0	\$0	\$42,329,956
ENTERPRISE FUNDS								
69300 Sewer Construction Improvements	\$69,047,632	\$90,000,000	\$178,923,979	\$95,000,000	\$0	\$0	\$0	\$95,000,000
69310 Sewer Bond Construction	52,981,944	210,000,000	296,217,022	0	0	0	0	0
Subtotal	\$122,029,576	\$300,000,000	\$475,141,001	\$95,000,000	\$0	\$0	\$0	\$95,000,000
TOTAL	\$1,196,129,472	\$1,153,059,550	\$3,658,691,140	\$1,027,498,179	\$274,000,000	\$390,766,648	\$0	\$362,731,531

¹ The sale of bonds is presented here for planning purposes. Actual bond sales are based on cash needs in accordance with Board policy.

² Other financing includes developer contributions and payments, sewer system revenues, transfers from other funds, pro rata deposits, special revenue funds, and fund balances.

³ Reflects the capital construction portion of total expenditures.

⁴ Reflects Fairfax County portion of Metro capital construction expenses.