

PARK AUTHORITY CAPITAL IMPROVEMENT PROGRAM



- DETERMINES COMMUNITY NEEDS
- PRODUCES SYSTEM WIDE 10-YEAR CIP WITH PRIORITIZED CAPITAL PROJECTS AND ORDER OF MAGNITUDE COSTS ESTIMATES
- EXCEEDS FUNDING LEVELS

NEEDS ASSESSMENT
10 YEAR CIP PROJECTIONS

COUNTY CAPITAL BUDGET
5-YEAR HORIZON
APPROVED ANNUALLY

- SCHEDULES CAPITAL NEEDS OVER 5 YEARS FOR COUNTY BUDGETING PURPOSES
- SCHEDULES BOND AMOUNTS FOR BUDGET PERIOD
- CIP BUDGET REQUESTS

BOND REFERENDUMS
4-YEAR CYCLE

- PRIORITY CAPITAL PROJECTS
- INFORMED BY NEEDS ASSESSMENT
- UPDATED NEEDS WITH CRITICAL PRIORITIES

- BOS/COMMUNITY INFLUENCES PROJECTS
- FUNDING LEVELS CONSTRAIN PROJECT SELECTION
- FSP/REVENUE ENHANCEMENT DRIVEN

Agency Plan Links



2015 NEEDS ASSESSMENT INCLUDES

- **Countywide Survey Results**
(Scoring/Ranking Needs)
- **Geographic Needs Analysis**
- **Service Level Standards**
(1 facility/1,000 people)
- **FCPA Contribution Levels** (What share of need should FCPA provide?)

- **CIP Recommendation**
 - Uses contribution levels for new facilities and land needs assessment
 - Uses infrastructure and facility condition assessments to determine renovation needs
- **Implement CIP through Capital Improvement Budgeting, Bond Funding, Revenue Fund Residuals and other alternative funding sources**

SERVICE LEVEL STANDARDS

Why Have Standards?

- Measure how need is met and services are delivered
- Help create a balanced park system
- Help create equity and fairness
- Aids decision making to meet the community desires
- Assist in prioritizing capital improvement projects

STANDARD EXAMPLE – RECTANGLE FIELDS



Inventory

FCPA & other public = 350 fields

Current Public Service Level

1 field per 3,100 population

Survey Scoring Factors

Need and unmet need = mid range

Importance 11th out of 27

Higher than benchmark communities

SERVICE LEVEL PROJECTIONS

Park System Element	2015 Inventory - Developed Facilities				2004 Adopted Service Level Standards			Service Levels Projected to 2025	
	Total Inventory	Current Service Level based upon population			Adopted Service Levels; Based on 2004 Needs Assessment			Meet Standard/ Need Exists in 2025	% of Service Levels Being Met in 2025
Local Parks (acres)	5,531	4.93	acres per	1,000	5.00	acres per	1,000	Need Exists	91%
Playgrounds	456	1.00	site per	2,458	1.00	site per	2,800	Meets Standard	105%
Outdoor Sport Courts (basketball/tennis)	645	1.00	court per	1,738	1.00	court per	2,100	Meets Standard	112%
Skate Parks, Neighborhood	2	1.00	site per	560,438	1.00	site per	50,000	Need Exists	8%
Dog Parks, Neighborhood	12	1.00	site per	93,406	1.00	site per	86,000	Need Exists	85%
District & Countywide Parks (acres)	24,675	22.01	acres per	1,000	13.00	acres per	1,000	Meets Standard	156%
REC Centers (Square Feet)	756,750	0.68	SF per	person	0.25	SF per	person	Meets Standard	249%
Indoor Gyms (Square Feet)	1,490,425	1.33	SF per	person	0.25	SF per	person	Meets Standard	491%
Picnic Pavilions & Areas, Reservable	102	1.00	site per	10,989	1.00	site per	12,000	Meets Standard	101%
Diamond, Baseball 60 ft Fields (Youth)	134	1.00	site per	8,365	1.00	site per	7,200	Need Exists	79%
Diamond, Baseball 90 ft Fields (Youth, Adult)	59	1.00	field per	18,998	1.00	field per	24,000	Meets Standard	79%
Diamond, Softball 60 ft Fields (Youth)	181	1.00	field per	6,193	1.00	field per	8,800	Meets Standard	131%
Diamond, Softball 65 ft Fields (Adult)	29	1.00	field per	38,651	1.00	field per	22,000	Need Exists	53%
Rectangle Fields (All)	383	1.00	field per	2,927	1.00	field per	2,700	Need Exists	85%
Skate Parks, Countywide	2	1.00	site per	560,438	1.00	site per	210,000	Need Exists	35%
Golf (Holes)	153	1.00	hole per	7,326	1.00	hole per	3,200	Need Exists	40%
Trails (miles)	676	NA	NA	NA	NA	NA	NA	NA	NA
Equestrian Facilities	3	1.00	site per	373,625	1.00	site per	595,000	Meets Standard	147%
Waterfront Parks	14	1.00	site per	80,063	1.00	site per	90,000	Meets Standard	104%
Outdoor Family Aquatics	4	1.00	site per	280,219	1.00	site per	570,000	Meets Standard	188%
Resource Based Parks (acres)	13,168	NA	NA	NA	NA	NA	NA	NA	NA
Horticulture Parks	3	0.22	site per	1,698,295	1.00	site per	350,000	Need Exists	87%
Nature Centers (Square Feet)	20,843	0.02	SF per	person	0.10	SF per	person	Need Exists	17%

CONTRIBUTION STRATEGIES

Park System Element	FCPA Contribution Strategies
Local Parks	(1) Reinvest; (2) Add
Playgrounds	(1) Reinvest; (2) Maintain
Outdoor Sport Courts (basketball/tennis)	(1) Upgrade; (2) Construct; (3) Adapt
Skate Parks, Neighborhood	(1) Build; (2) Maintain; (3) Study
Dog Parks, Neighborhood	(1) Build; (2) Implement
District & Countywide Parks	(1) Maintain; (2) Reinvest/Expand; (3) Manage
Indoor Gyms	(1) Maintain; (2) Study
Diamond, Baseball 60 ft Fields (Youth)	(1) Reinvest; (2) Partner
Diamond, Baseball 90 ft Fields (Youth, Adult)	(1) Build Complex; (2) Partner
Diamond, Softball 60 ft Fields (Youth)	(1) Reinvest; (2) Partner
Diamond, Softball 65 ft Fields (Adult)	(1) Supplement; (2) Improve; (3) Partner
Rectangle Fields (All)	(1) Reinvest; (2) Supplement; (3) Partner
Skate Parks, Countywide	(1) Build; (2) Maintain; (3) Study
Golf	(1) Reinvest; (2) Monitor
Trails	(1) Reinvest; (2) Connect; (3) Partner
Equestrian Facilities	(1) Maintain; (2) Partner
Waterfront Parks	(1) Maintain; (2) Reinvest
Outdoor Family Aquatics	(1) Maintain; (2) Monitor
Resource Based Parks	(1) Maintain; (2) Monitor
Horticulture Parks	(1) Improve; (2) Implement; (3) Partner
Nature Centers	(1) Upgrade/reinvest; (2) Partner; (3) Utilize alternative spaces

Capital Improvement Framework

Three Phases

❑ Phase I: Critical

(“Repairing what we have”)

❑ Phase II: Sustainable

(“Upgrade Existing”)

❑ Phase III: Visionary

(“New, Significant Upgrades”)

Capital Improvement Framework Summary

Asset	Time Frame	Critical	Sustainable	Visionary	TOTAL
Athletic Fields	1-5 Years	\$19,775,000	\$0	\$18,964,000	\$38,739,000
District & Countywide Parks	1-5 Years	\$0	\$3,225,000	\$3,226,000	\$6,451,000
Golf	1-5 Years	\$591,000	\$8,731,000	\$0	\$9,322,000
Grant	1-5 Years	\$0	\$430,000	\$538,000	\$968,000
Historic Sites	1-5 Years	\$8,772,000	\$13,975,000	\$0	\$22,747,000
Horticulture Parks	1-5 Years	\$366,000	\$0	\$0	\$366,000
Infrastructure	1-5 Years	\$10,792,000	\$24,191,000	\$5,375,000	\$40,358,000
Lakefront Parks	1-5 Years	\$0	\$5,375,000	\$1,075,000	\$6,450,000
Local Parks	1-5 Years	\$0	\$5,375,000	\$0	\$5,375,000
Multi-Use Courts	1-5 Years	\$9,186,000	\$0	\$0	\$9,186,000
Nature Centers	1-5 Years	\$1,269,000	\$5,762,000	\$0	\$7,031,000
Outdoor Family Aquatics	1-5 Years	\$425,000	\$0	\$0	\$425,000
Picnic Shelters	1-5 Years	\$5,579,000	\$0	\$2,924,000	\$8,503,000
Playgrounds	1-5 Years	\$25,327,000	\$0	\$538,000	\$25,865,000
Recreation Centers	1-5 Years	\$61,256,000	\$36,139,000	\$0	\$97,395,000
Resource Based Parks	1-5 Years	\$5,483,000	\$0	\$0	\$5,483,000
Skate Parks	1-5 Years	\$738,000	\$0	\$1,613,000	\$2,351,000
Trails	1-5 Years	\$6,367,000	\$4,742,000	\$2,945,000	\$14,054,000
SUB-TOTAL	1-5 Years	\$155,926,000	\$107,945,000	\$37,198,000	\$301,069,000

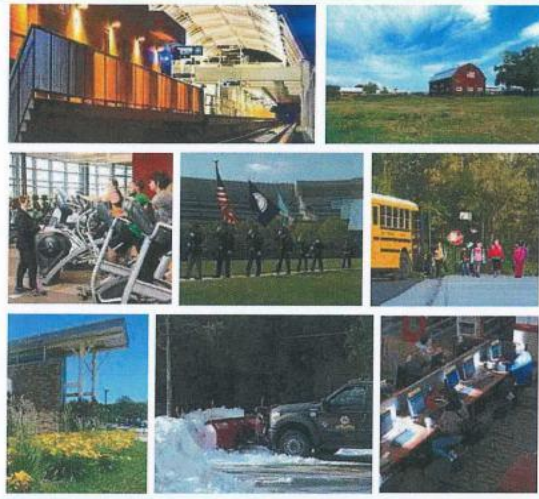
Capital Improvement Framework Summary

Asset	Time Frame	Critical	Sustainable	Visionary	TOTAL
Athletic Fields	6-10 Years	\$0	\$14,883,000	\$21,747,000	\$36,630,000
District & Countywide Parks	6-10 Years	\$0	\$13,613,000	\$267,688,000	\$281,301,000
Golf	6-10 Years	\$0	\$6,897,000	\$774,000	\$7,671,000
Grant	6-10 Years	\$0	\$484,000	\$605,000	\$1,089,000
Historic Sites	6-10 Years	\$0	\$13,794,000	\$31,460,000	\$45,254,000
Horticulture Parks	6-10 Years	\$0	\$3,630,000	\$0	\$3,630,000
Infrastructure	6-10 Years	\$0	\$15,004,000	\$8,140,000	\$23,144,000
Lakefront Parks	6-10 Years	\$0	\$30,250,000	\$0	\$30,250,000
Local Parks	6-10 Years	\$0	\$8,470,000	\$15,231,000	\$23,701,000
Nature Centers	6-10 Years	\$0	\$605,000	\$0	\$605,000
Outdoor Family Aquatics	6-10 Years	\$0	\$0	\$3,630,000	\$3,630,000
Picnic Shelters	6-10 Years	\$0	\$0	\$987,000	\$987,000
Playgrounds	6-10 Years	\$0	\$12,316,000	\$605,000	\$12,921,000
Recreation Centers	6-10 Years	\$0	\$46,791,000	\$76,133,000	\$122,924,000
Resource Based Parks	6-10 Years	\$0	\$0	\$26,751,000	\$26,751,000
Skate Parks	6-10 Years	\$0	\$0	\$1,815,000	\$1,815,000
Trails	6-10 Years	\$0	\$5,613,000	\$10,176,000	\$15,789,000
SUB-TOTAL	6-10 Years	\$0	\$172,350,000	\$465,742,000	\$638,092,000

Capital Improvement Framework Summary

Time Frame	Critical	Sustainable	Visionary	TOTAL
1-5 Years	\$155,926,000	\$107,945,000	\$37,198,000	\$301,069,000
6-10 Years	\$0	\$172,350,000	\$465,742,000	\$638,092,000
GRAND TOTAL	\$155,926,000	\$280,295,000	\$502,940,000	\$939,161,000

FAIRFAX COUNTY 5 -YEAR CAPITAL IMPROVEMENT PROGRAM



Fairfax County, Virginia
FY 2018 - FY 2022
(With Future Fiscal Years to 2027)

ADOPTED CAPITAL IMPROVEMENT PROGRAM

www.fairfaxcounty.gov/dmb/fy2018/adopted/cip.htm

COUNTY CIP BUDGET

- ▶ County Capital Budgeting Process
- ▶ Occurs Annually as Part of the Budget
- ▶ Planning Commission makes Recommendation to BOS
- ▶ 5 Year Increments based on budgeted Bond funding
- ▶ Includes Current Bond Programs and New Referenda

Fairfax County Current Bond Program & New Referenda

TABLE E
REFERENDUM AND DEBT CAPACITY ANALYSIS
CURRENT BOND PROGRAM
 (\$ In millions)

PURPOSE	UNISSUED	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	2018-2022 TOTAL	2023-2027 PROJ.	REMAINING BALANCE
County General Obligation (GO) Bonds										
Libraries (2012)	19.62	3.60	6.40	3.00	3.00	3.00	0.62	16.02	-	-
Roads (2007)	18.84	18.84	-	-	-	-	-	-	-	-
Roads (2014)	100.000	1.16	20.00	20.00	20.00	20.00	18.84	98.84	-	-
NVRPA (2016)	12.300	3.30	3.00	3.00	3.00	-	-	9.00	-	-
WMATA (2016)	120.000	24.00	30.00	30.00	30.00	6.00	-	96.00	-	-
Public Safety Facilities (2012)	51.865	18.11	26.00	7.76	-	-	-	33.76	-	-
Public Safety Facilities (2015)	151.000	-	-	50.00	66.00	35.00	-	151.00	-	-
FCPA (2012)	48.260	14.55	19.95	13.76	-	-	-	33.71	-	-
FCPA (2016)	94.700	-	-	5.74	18.50	18.50	18.50	61.24	33.46	-
Human Services (2016)	85.000	-	10.00	13.00	22.00	24.00	16.00	85.00	-	-
Flood Control (2012)	23.590	7.84	10.00	5.75	-	-	-	15.75	-	-
Subtotal County General Obligation Bonds	725.170	91.40	125.35	152.01	162.50	106.50	53.95	600.31	33.46	-
Schools General Obligation Bonds										
Schools (2011)	6.39	6.39	-	-	-	-	-	-	-	-
Schools (2013)	250.00	130.59	119.41	-	-	-	-	119.41	-	-
Schools (2015)	310.00	-	35.59	155.00	119.41	-	-	310.00	-	-
Subtotal Schools General Obligation Bonds	566.39	136.98	155.00	155.00	119.41	-	-	429.41	-	-
Total General Obligation Bonds	1,291.56	228.375	280.35	307.01	281.91	106.50	53.95	1,029.73	33.46	-
Other Financing Support (OFS)										
Lewinsville (EDA)	-	17.00	-	-	-	-	-	-	-	-
North County Infrastructure/Blocks 7&8	-	-	10.00	45.00	-	-	-	55.00	-	-
Original Mt. Vernon High School	-	-	5.00	-	-	25.00	-	30.00	-	-
Stormwater Administration	-	-	-	53.00	-	-	-	53.00	-	-
Northern Virginia Training Center Public Facilities*	-	-	-	-	-	-	-	-	-	-
Southeast Quadrant - Shared Infrastructure*	-	-	-	-	-	-	-	-	-	-
East County Human Services Center	-	-	-	-	6.00	114.13	-	120.13	-	-
Williston Multi-Cultural Center*	-	-	-	-	-	-	-	-	-	-
Herndon Station - Transit Oriented Development*	-	-	-	-	-	-	-	-	-	-
North County Human Services	-	-	-	-	-	12.00	113.00	125.00	-	-
Massey Complex Redevelopment*	-	-	-	-	-	-	-	-	-	-
Subtotal Other Financing Support	-	17.00	15.00	98.00	6.00	151.13	113.00	383.13	-	-
Total Current Program (GO + OFS)	1,291.56	245.375	295.35	405.01	287.91	257.63	166.95	1,412.85	33.46	-

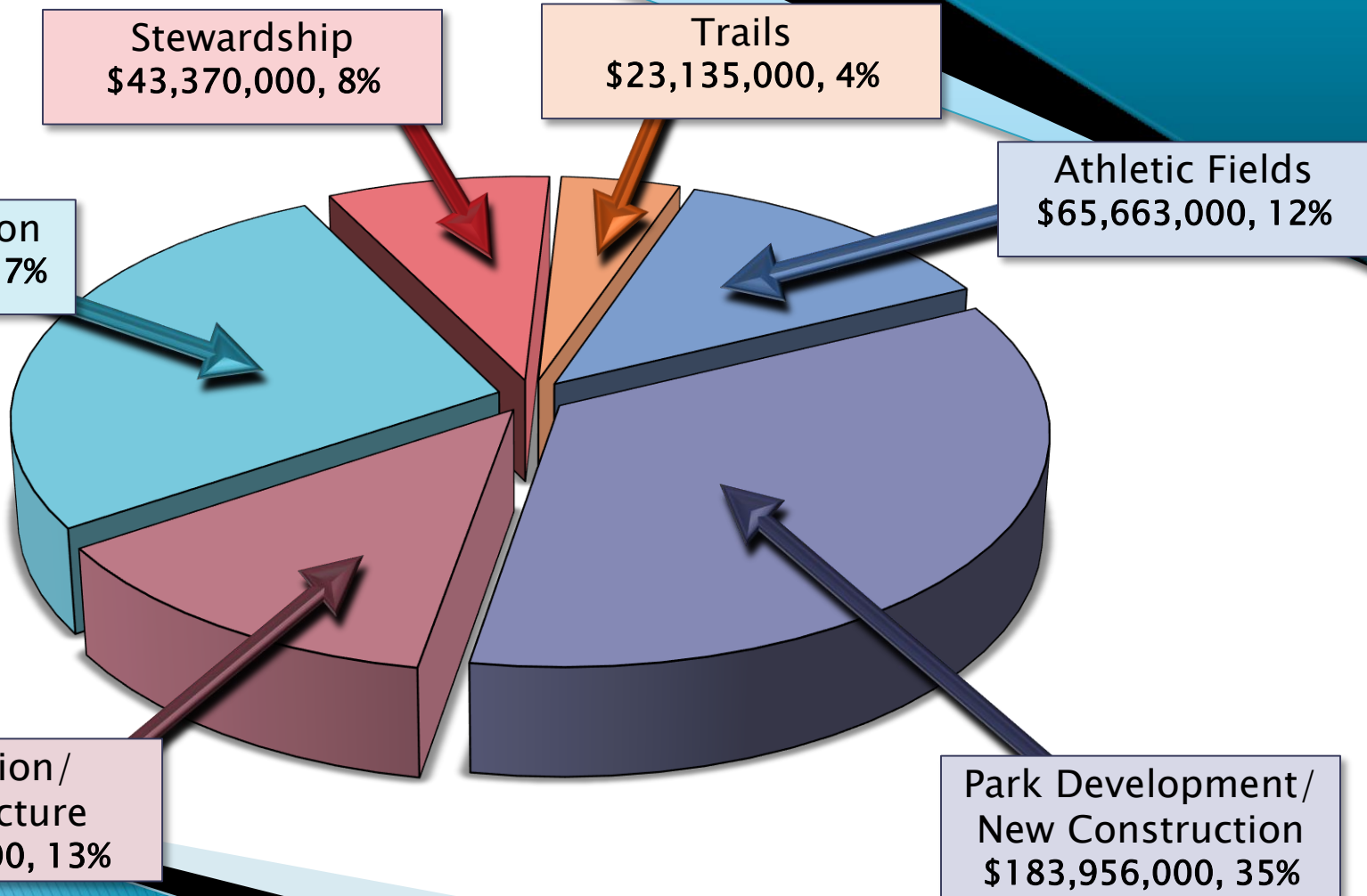
NEW REFERENDA
 (\$ In millions)

PURPOSE	AUTH. BUT UNISSUED	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	2018-2022 TOTAL	2023-2027 PROJ.	REMAINING BALANCE
New Schools Referenda										
Schools (2017)	310.00	0.00	0.00	0.00	35.59	155.00	119.41	310.00	-	0.00
Schools (2019)	310.00	0.00	0.00	0.00	0.00	0.00	35.59	35.59	274.41	0.00
Subtotal New Schools Referenda	620.00	0.00	0.00	0.00	35.59	155.00	155.00	345.59	274.41	0.00
County New Referenda										
Transportation - WMATA (2020)	120.00	0.00	0.00	0.00	0.00	24.00	30.00	54.00	66.00	0.00
No. Va. Reg. Park Authority (2020)	12.00	0.00	0.00	0.00	0.00	3.00	3.00	6.00	6.00	0.00
Park Authority (2020)	88.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00	0.00
Human Services (2020)	75.00	0.00	0.00	0.00	0.00	7.50	7.50	15.00	60.00	0.00
Courts and Detention Facilities (2018)	35.00	0.00	0.00	3.50	3.50	5.25	8.75	21.00	14.00	0.00
Public Safety (2018)	105.00	0.00	0.00	0.00	0.00	2.00	30.00	32.00	73.00	0.00
Subtotal County New Referenda	435.00	0.00	0.00	3.50	3.50	41.75	79.25	128.00	307.00	0.00
Total NEW Referenda (Schools & County)	1,055.00	-	-	3.50	39.09	196.75	234.25	473.59	581.41	0.00
GRAND TOTAL: CURRENT + NEW	2,346.56	245.3750	295.3500	408.5100	327.0005	454.3750	401.2040	1,886.44	614.87	-
Debt Service as % of General Fund**			8.57%	8.76%	8.71%	8.78%	9.10%			

* The timing of specific bond funding has not been determined.

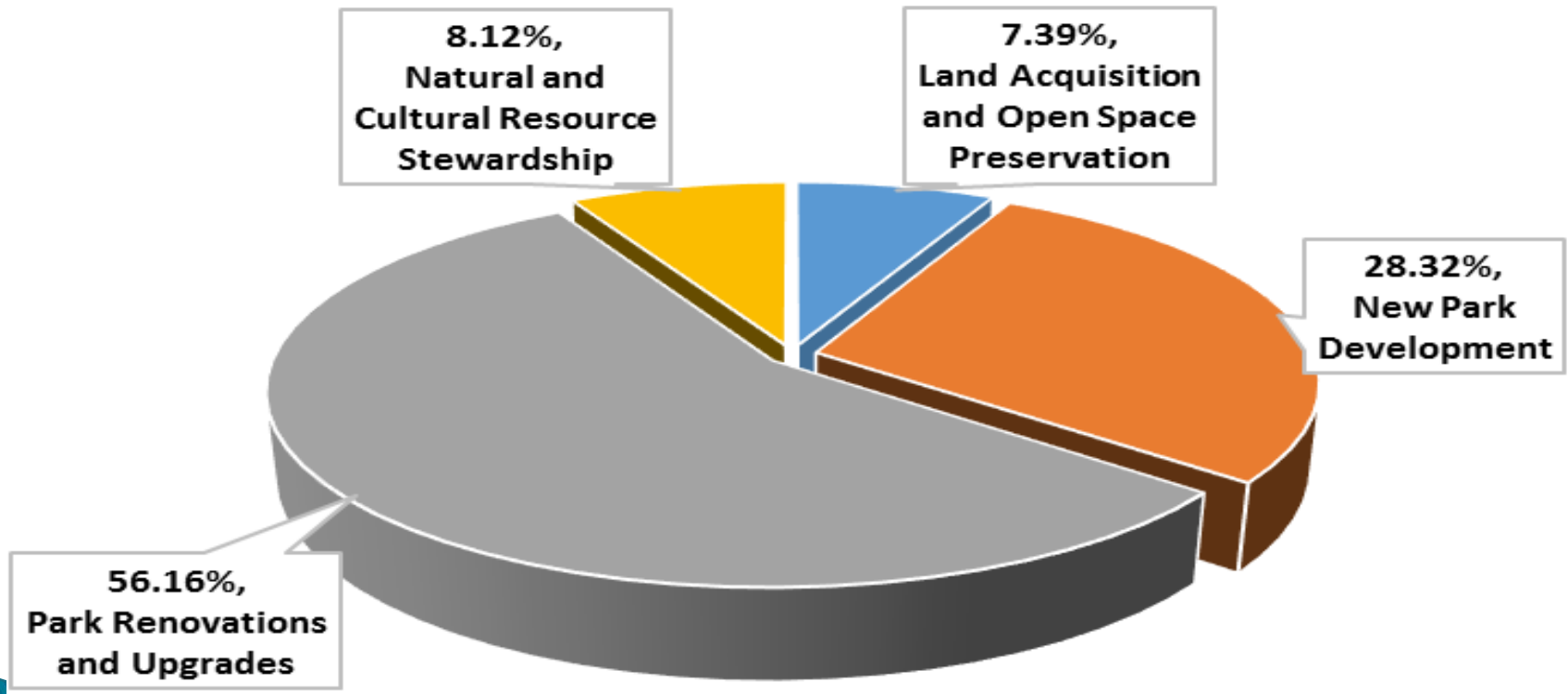
**County policy is Debt Service Expenditures as a percent of disbursements; above debt ratio projections are benchmarked against projected revenues.

PARK BOND HISTORY 1959 - 2012 (\$526M)



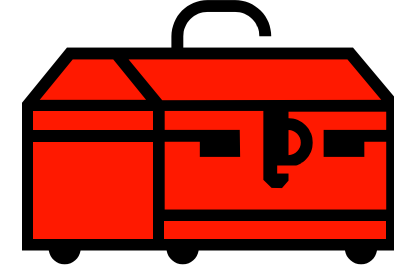
2016 Park Bond Distribution

\$87.7 Million



BOND TOOL BOX

Project Sources and Considerations



Staff Considerations for Potential Bond Projects

- **2015 Needs Assessment**
- **Park Master Plan**
- **Projects with funded designs – PHASED**
- **Unimplemented Master Plans**
- **RECenter Sustainability Plan – Business Growth Opportunities**
- **Agency Strategic Plan**
- **Lifecycle Replacements**
- **Bond Project Data Base**

BOND PROJECT CRITERIA & PRIORITIES



- Utilize a Bond Project Database
- Strategic Plan related criteria
- Other important criteria
- Sets objective project priorities
- Multi-cycle perspective

STRATEGIC CRITERIA

- **Creates positive net revenue**
- **Avoids/Reduces costs/improves efficiency**
- **Addresses mandatory/regulatory/safety issues**
- **Protects significant Natural Resources**
- **Protects significant Cultural Resources**
- **Addresses Unmet/Underserved Need**
- **Infrastructure Reinvestment**

- **Beyond End of Lifecycle Facility Reinvestment**
- **Natural Capital Investment**
- **Improves Customer Service**
- **Improves Working Conditions**
- **Leverages Partnership or Alternative Funding**

OTHER IMPORTANT CRITERIA

- Mission Critical
- Return on Investment
- Improves Visitation Levels/# of Users
- Improves Facility/Park Conditions
- Furthers Phased Development
- Modernizes service or facility
- Addresses community priorities
- Balances service levels/areas
- Relative facility costs
- Grouped project economies of scale

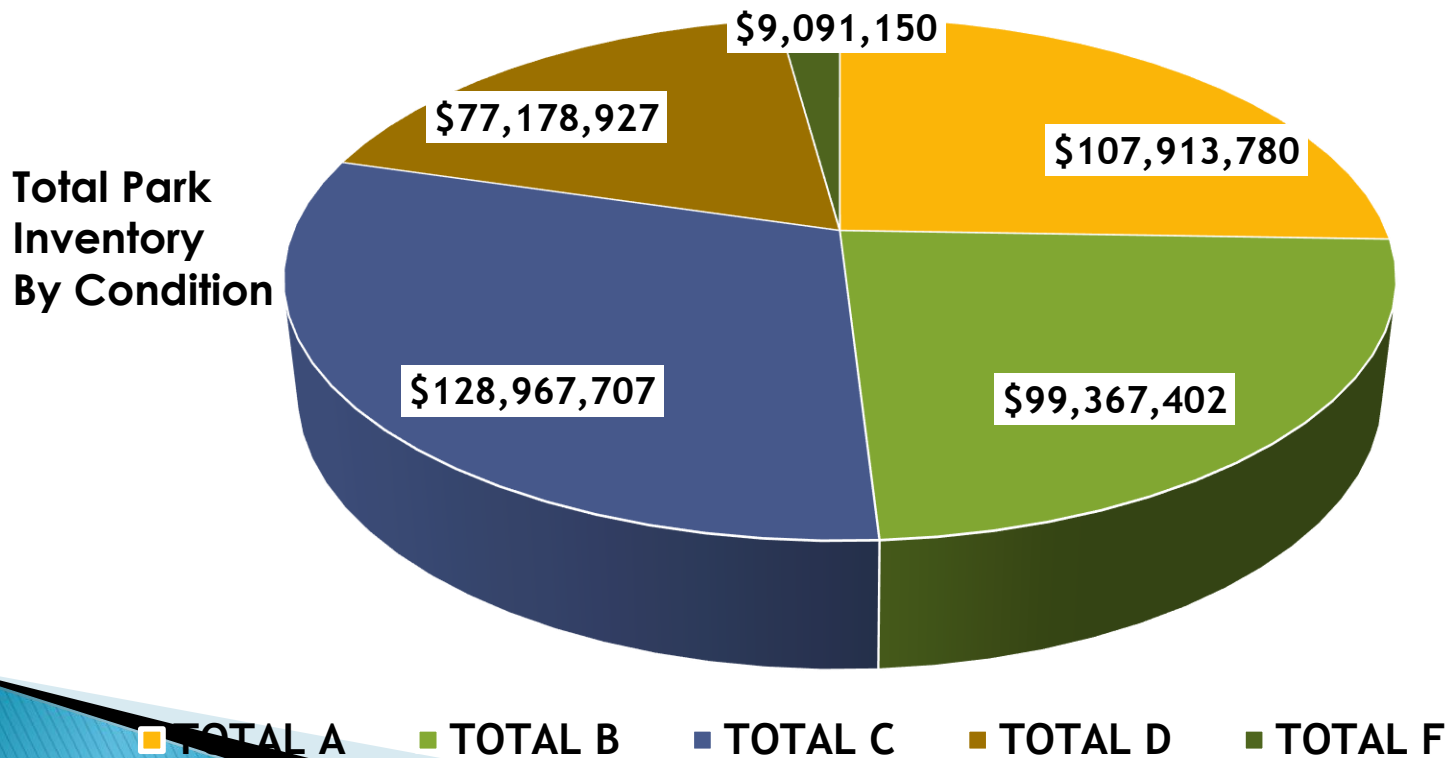


Infrastructure/Facility Renovations

- ▶ Data Sources:
 - Infrastructure Lifecycle
 - Condition Assessments
 - Lifecycle/Facility Replacement Schedules
 - Modernization Needs
 - Staff and User Input
 - Deferred Projects

Park Inventory: Infrastructure Upgrades & Grading

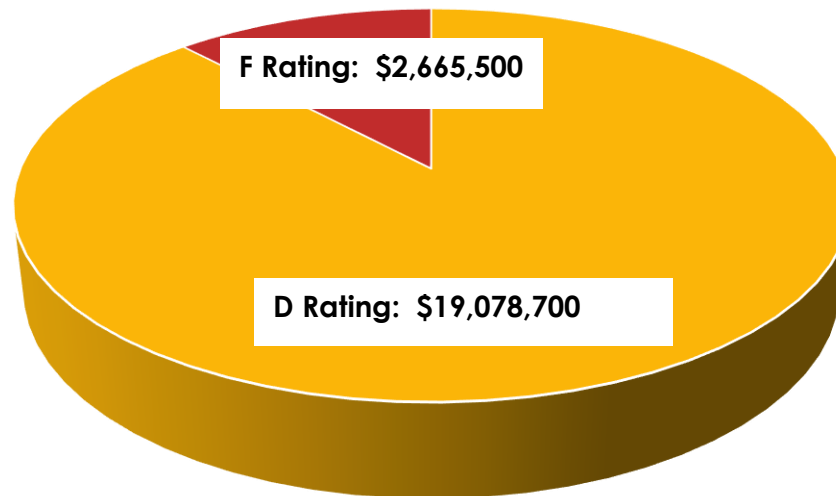
- ▶ Urgent Funding Need to address D's and F's – \$86,270,077
- ▶ (excludes RECenters)



RECenter Assessments

- ▶ Urgent Funding Need to address RECenter D's and F's – \$21,744,200

RECenter Critical Reinvestment Needs





FAIRFAX COUNTY PARK AUTHORITY



**SYSTEMWIDE SUSTAINABILITY PLAN FOR
RECENTERS**

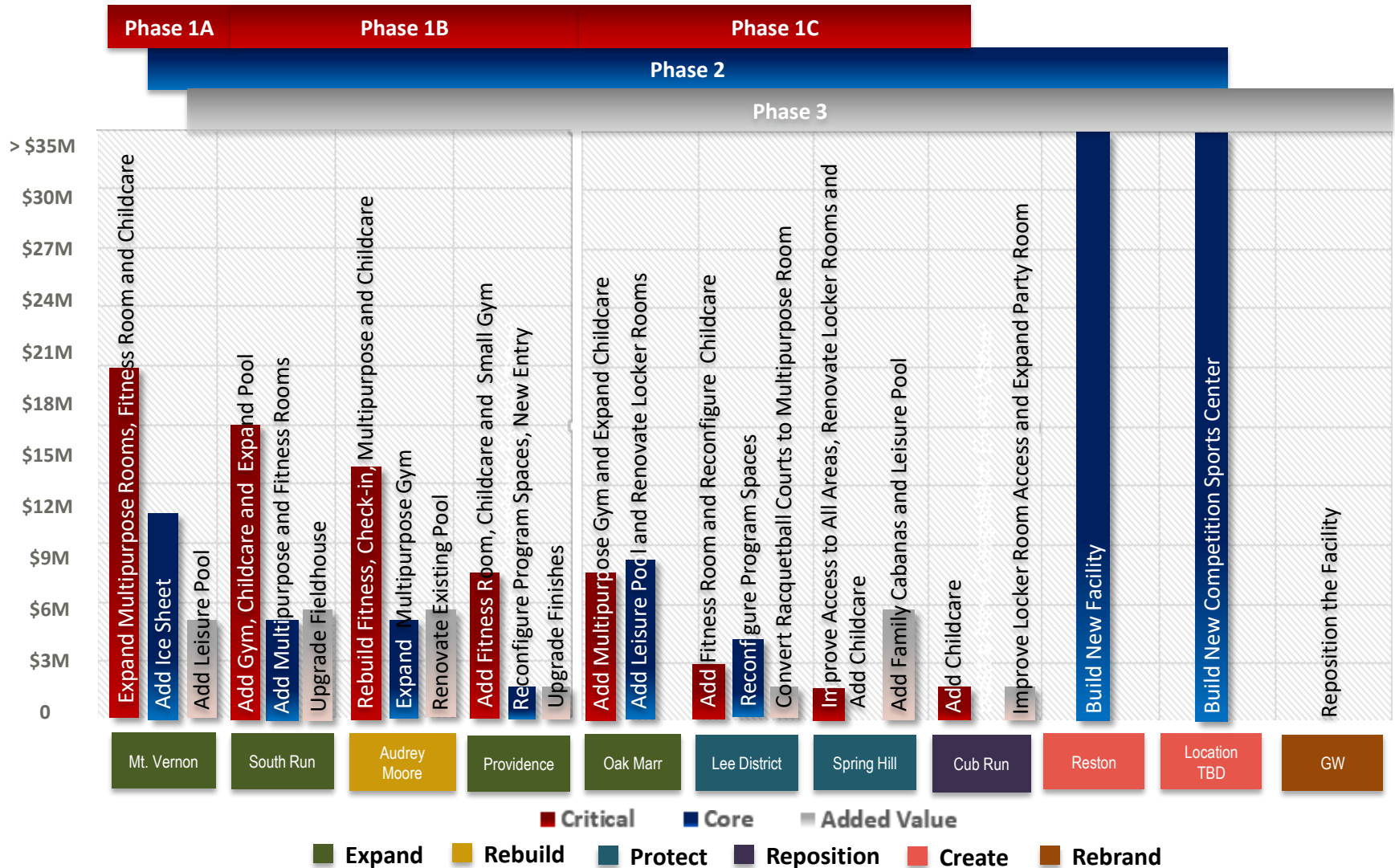


CENTERS



RECenter System Capital Improvements

PRIORITIZATION AND CLASSIFICATION



■ Critical ■ Core ■ Added Value

■ Expand ■ Rebuild ■ Protect ■ Reposition ■ Create ■ Rebrand

STRATEGIC RECOMMENDATIONS

CRITICAL, CORE, ADDED VALUE

Capital Improvements Budget - Hard and Soft Costs (in 2017 Dollars)					
#	RECenter	Critical (Phase 1)	Core (Phase 2)	Added Value (Phase 3)	Total
1	Mt. Vernon*	\$0	\$11,500,000	\$6,100,000	\$17,600,000
2	South Run	\$22,850,000	\$6,000,000	\$7,100,000	\$35,950,000
3	Audrey Moore*	\$22,750,000	\$4,450,000	\$8,000,000	\$35,200,000
4	Providence	\$8,400,000	\$1,100,000	\$1,100,000	\$10,600,000
5	Oak Marr	\$10,300,000	\$12,000,000	\$0	\$22,300,000
6	Lee	\$2,750,000	\$5,750,000	\$1,200,000	\$9,700,000
7	Spring Hill	\$850,000	\$0	\$9,200,000	\$10,050,000
8	Cub Run	\$2,400,000	\$0	\$1,300,000	\$3,700,000
9	Reston	\$0	\$50,700,000	\$0	\$50,700,000
10	GW	\$0	\$0	\$0	\$0
Total by Phase		\$70,300,000	\$91,500,000	\$34,000,000	\$195,800,000

* \$20M in core improvements for Mt. Vernon RECenter & \$2M to design improvements for Audrey Moore funded in 2016 Park Bond

TYPICAL BOND PROCESS

Spring 2019

2020 Bond Project Selection

Update Project Database

Develop Prioritization Criteria

Update Infrastructure Replacement Needs

TYPICAL BOND PROCESS

Summer/Fall 2019

Bond Project Selection

Finalize criteria

Complete database updates

Project evaluation begins

Staff recommended project list for PAB consideration

TYPICAL BOND PROCESS

Fall 2019 Winter 2020

Bond Project Selection

Determine fiscal impacts for bond projects

Consider and refine staff draft project list

Public Input process

Refine project list

TYPICAL BOND PROCESS

Spring through Fall 2020

- **BOS authorizes bond amount**
- **Make Refinements to Project List as needed**
- **Determine Category Allocations**
- **Conduct Public Outreach/Communication Plan/Establish Green Team**
- **Prepare ballot question and get approvals**
- **Support Green Team**
- **VOTE!**
- **Celebrate a well earned win!**

Helpful Information

- ▶ Web Links for County CIP, Park Master Plan & Needs Assessment
- ▶ <https://www.fairfaxcounty.gov/budget/sites/budget/files/assets/documents/fy2018/adopted/cip.pdf>
- ▶ <https://www.fairfaxcounty.gov/parks/planning-development/fcpa-masterplan>
- ▶ <https://www.fairfaxcounty.gov/parks/parkscout>