

# Fund 317

## Capital Renewal Construction

---

### **Focus**

This fund supports the long-term needs of the County's capital assets to maximize the life of County facilities, avoid their obsolescence, and provide for planned repairs, improvements and restorations to make them suitable for organizational needs. Capital renewal is the planned replacement of building subsystems such as roofs, electrical systems, HVAC, plumbing systems, carpet replacement, parking lot resurfacing, fire alarm replacement and emergency generator replacement that have reached the end of their useful life. Without significant reinvestment in building subsystems, older facilities can fall into a state of ever decreasing condition and functionality, and the maintenance and repair costs necessary to operate the facilities increase.

Fairfax County has a facility inventory of 170 buildings (excluding schools, parks, housing and human services residential facilities), with over 8.0 million square feet of space throughout the County. This inventory is expanding both with the addition of newly constructed facilities and by the acquisition of additional property. With such a large inventory, and the acquisition of additional facilities, it is critical that a planned program of repairs and restorations be maintained. In addition, the age of a major portion of this inventory of facilities is reaching a point where major reinvestments are required in the building subsystems.

Many County facilities have outdated HVAC and electrical systems that are susceptible to failure or are highly inefficient energy users. Sites are identified and each individual project involves a two-step process to complete both design and construction. Roof repairs and waterproofing are conducted in priority order after a detailed evaluation of all roofs at County facilities. Based upon the results of that evaluation, critical requirements are prioritized and a five-year plan is established. Repairs and replacement of facility roofs are considered critical to avoid the serious structural deterioration that occurs from roof leaks. By addressing this problem in a comprehensive manner, a major backlog of roof problems can be avoided. Carpet replacement and parking lot resurfacing are evaluated annually and prioritized based on the most critical requirements for high traffic areas. In addition, emergency generators and fire alarm systems are replaced based on equipment age, coupled with maintenance and performance history. Emergency minor repairs and renovations, usually generated by customer requests, are accomplished under the category of emergency building and repair. These small projects abate building obsolescence and improve the efficiency and effectiveness of facilities and facility systems.

In order to better define the County's capital renewal needs, a comprehensive facilities condition assessment was conducted on 92 selected Fairfax County facilities (approximately 4.2 million square feet of space), representative of older facilities anticipated to have the most capital renewal requirements in the near future. The assessment included a complete visual inspection of roofs and all mechanical and electrical components for each facility. Maintenance and repair deficiencies were identified and funding requirements identified. The results indicate a multi-million investment is needed over time. Specifically, the facility condition assessment indicated an estimated total of \$80 million will be needed through 2010 to repair facilities and meet expected repair and equipment replacement needs. In preparation for the FY 2008 budget, the Facilities Management Department (FMD) further refined and prioritized the comprehensive facility assessment lists and classified projects into four categories. Projects were classified as Category F: urgent/safety related, or endangering life and/or property; Category D: critical systems beyond their useful life or in danger of possible failure; Category C: life-cycle repairs/replacements where repairs are no longer cost effective; Category B: repairs needed for improvements if funding is available, and Category A: good condition.

Funding in the amount of \$21,924,321 is included in Fund 317, Capital Renewal Construction, in FY 2008. Funding includes an amount of \$7,056,000 supported by the allocation of HB 599 state revenues, \$868,321 supported by a General Fund transfer and \$14,000,000 supported by General Obligation Bonds approved as part of the Fall 2006 Public Safety Bond Referendum. Funding provides for the most critical prioritized renewal projects, most of which are categorized as category F, F/D, or D.

## Fund 317

### Capital Renewal Construction

---

#### **Changes to FY 2007 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2007 Revised Budget Plan since passage of the FY 2007 Adopted Budget Plan. Included are all adjustments made as part of the FY 2006 Carryover Review and all other approved changes through December 31, 2006:*

- ◆ As part of the *FY 2006 Carryover Review*, the Board of Supervisors approved an increase of \$10,950,245 due to the carryover of unexpended project balances.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for each project funded in FY 2008 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., contingency or planning project). The Project Detail Tables include project location, description, source of funding and completion schedule.

# Fund 317

## Capital Renewal Construction

### FUND STATEMENT

Fund Type G30, Capital Project Funds

Fund 317, Capital Renewal Construction

	FY 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan
<b>Beginning Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,950,245</b>	<b>\$0</b>
Revenue:				
Sale of Bonds <sup>1</sup>	\$4,411,931	\$0	\$0	\$14,000,000
State Aid <sup>2</sup>	1,531,941	2,449,000	2,449,000	7,056,000
<b>Total Revenue</b>	<b>\$5,943,872</b>	<b>\$2,449,000</b>	<b>\$2,449,000</b>	<b>\$21,056,000</b>
Transfer In:				
General Fund (001)	\$11,394,059	\$5,641,000	\$5,641,000	\$868,321
Fund 303 County Construction <sup>3</sup>	778,604	0	0	0
<b>Total Transfers In</b>	<b>\$12,172,663</b>	<b>\$5,641,000</b>	<b>\$5,641,000</b>	<b>\$868,321</b>
<b>Total Available</b>	<b>\$18,116,535</b>	<b>\$8,090,000</b>	<b>\$19,040,245</b>	<b>\$21,924,321</b>
Total Expenditures	\$7,166,290	\$8,090,000	\$19,040,245	\$21,924,321
<b>Total Disbursements</b>	<b>\$7,166,290</b>	<b>\$8,090,000</b>	<b>\$19,040,245</b>	<b>\$21,924,321</b>
<b>Ending Balance<sup>4</sup></b>	<b>\$10,950,245</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> The sale of bonds is presented here for planning purposes only. Actual bond sales are based on cash needs in accordance with Board policy. On November 2, 2004, the voters approved a \$32.5 million Human Services Facilities Bond Referendum and a \$52.5 million Public Library Facilities Bond Referendum. An amount of \$2.5 million in each bond referendum was designated for capital renewal purposes. All bonds for the capital renewal portion of these two bond referendum have been sold. On November 7, 2006, the voters approved a \$125 million Public Safety Bond Referendum, of which \$14 million was designated for capital renewal purposes.

<sup>2</sup> Represents House Bill 599 state revenues.

<sup>3</sup> In FY 2006 an amount of \$778,604 represents the transfer of balances of capital renewal projects previously accounted for in Fund 303, County Construction.

<sup>4</sup> Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

# Fund 317

## Capital Renewal Construction

### FY 2008 Summary of Capital Projects

**Fund: 317 Capital Renewal Construction**

Project #	Description	Total Project Estimate	FY 2006 Actual Expenditures	FY 2007 Revised Budget	FY 2008 Advertised Budget Plan
003099	Emergency Building Repairs		\$479,310.49	\$501,017.83	\$418,321
003100	Fire Alarm Systems		135,022.03	334,167.71	1,940,000
009132	Roof Repairs and Waterproofing		158,104.45	864,895.55	350,000
009133	Carpet Replacement		150,000.00	275,000.00	200,000
009136	Parking Lot and Garage Repairs		418,246.32	1,057,088.61	0
009145	Emergency Systems Failures		155,914.78	1,844,085.22	500,000
009146	Transferred School Site Stabilization		146,999.25	1,253,000.75	0
009151	HVAC/Electrical Systems		1,730,675.61	9,877,075.39	3,080,000
009431	Emergency Generator Replacement		26,262.17	587,737.83	410,000
009480	Library Capital Renewal		2,295,674.69	143,541.48	0
009481	Juvenile/Human Services Capital Renewal		1,470,080.23	502,634.19	0
009600	Elevator Replacement		0.00	1,800,000.00	1,026,000
009601	Public Safety Capital Renewal		0.00	0.00	14,000,000
<b>Total</b>			<b>\$7,166,290.02</b>	<b>\$19,040,244.56</b>	<b>\$21,924,321</b>

## Fund 317 Capital Renewal Construction

<b>003099</b>	<b>Emergency Building Repairs</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides for emergency repairs, minor renovations, and critical upgrading of various buildings and facilities throughout the County. Projects include emergency repairs to buildings and building equipment, plumbing repairs, minor renovations to electrical and mechanical systems, structural repairs, vandalism abatement, and other non-recurring construction and repair projects. FY 2008 funding in the amount of \$418,321 is included for emergency repairs at various County facilities including a structural analysis of the Criminal Justice Academy (\$250,000), and glass block and caulking repairs at Tysons Pimmit Library (\$168,321).</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	479,310	501,018	418,321	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$479,310	\$501,018	<b>\$418,321</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$368,321	\$0	\$0	\$50,000	\$418,321

## Fund 317 Capital Renewal Construction

<b>003100</b>	<b>Fire Alarm Systems</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides for the replacement of fire alarm systems throughout the County. Fire alarm systems are replaced based on age and difficulty in obtaining replacement parts and service. FY 2008 funding in the amount of \$1,940,000 is included for the replacement of fire alarm systems at Braddock Glen Group Home (\$500,000), Springfield Warehouse (\$200,000), Juvenile Detention Center (\$300,000), Pohick Fire Station (\$70,000), Herndon Fire Station (\$70,000) and the Government Center (\$800,000), which are experiencing failure due to age and obsolete system parts.</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	135,022	334,168	1,940,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$135,022	\$334,168	<b>\$1,940,000</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$1,940,000	\$1,940,000

## Fund 317 Capital Renewal Construction

<b>009132</b>	<b>Roof Replacement</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides funding to support roof repairs and replacements at various County facilities. FY 2008 funding in the amount of \$350,000 is included for the Mason Government Center (\$200,000), and Sherwood Library (\$150,000).</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	158,104	864,896	350,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$158,104	\$864,896	<b>\$350,000</b>	\$0

Source of Funding				
General Funding	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$350,000	\$350,000

## Fund 317 Capital Renewal Construction

<b>009133</b>	<b>Carpet Replacement</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides for carpet replacement at County facilities in which carpet has deteriorated and is in unserviceable condition. The project also includes new carpet installation where existing composition tile flooring requires replacement, and it is cost beneficial to install carpet as a replacement floor finish. FY 2008 funding in the amount of \$200,000 is included for carpet replacement projects at Joseph Willard (\$50,000), Annandale Day Care (\$50,000) and the Willston Center (\$100,000). Carpet in these facilities have exceeded their useful life and are in advanced state of deterioration.</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	150,000	275,000	200,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$150,000	\$275,000	<b>\$200,000</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$200,000	\$200,000

## Fund 317 Capital Renewal Construction

<b>009145</b>	<b>Emergency Systems Failure</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides for emergency repairs at County facilities in the event of a major systems failure such as a large HVAC system, or other unforeseen event. Currently, the County has no capacity to deal with potential system failures. The County's current capital renewal program emphasizes preventative maintenance primarily because investing in aging and deteriorating building systems and components can alleviate the need for future expenditures, often resulting in significant cost avoidance. If a system failure should occur, there is the potential that a County facility may shut down, suspending services to residents and disrupting County business. FY 2008 funding of \$500,000 will allow this project to be maintained at a level to allow potential disruptions to be corrected immediately.</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	155,915	1,844,085	500,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$155,915	\$1,844,085	<b>\$500,000</b>	\$0

Source of Funding				
General Funding	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$500,000	\$0	\$0	\$0	\$500,000

## Fund 317 Capital Renewal Construction

<b>009151</b>	<b>HVAC/Electrical Systems</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides for HVAC replacement at prioritized County facilities, based on the severity of problems including overloaded systems, fire hazards, costly repairs, and lack of alternative funding sources. This funding level of \$3,080,000 will provide for HVAC replacement and electrical repairs at Eleanor Kennedy Shelter (\$100,000), Springfield Warehouse (\$150,000), Chantilly Fire Station (\$150,000), Frying Pan Fire Station (\$240,000), Edsall Road Fire Station (\$210,000), Reston Fire Station (\$150,000), Woodlawn Fire Station (\$400,000), Centreville Library (\$450,000), Gunston Fire Station (\$340,000), Tysons Fire Station (\$190,000), Oakton Fire Station (\$275,000), McLean Fire Station (\$325,000), and Centreville Presbyterian Church (\$100,000). All of these repairs have been classified as safety-imminent repairs, or critical systems beyond their useful life in risk of failure, or life-cycle repairs/replacements where repairs are no longer cost effective.</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	1,730,676	9,877,075	3,080,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$1,730,676	\$9,877,075	<b>\$3,080,000</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$3,080,000	\$3,080,000

## Fund 317 Capital Renewal Construction

<b>009431</b>	<b>Emergency Generator Replacement</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides for the replacement of emergency generators at County facilities. This program was established to address the replacement of generators that have outlived their useful life of 25 years. FY 2008 funding is included to replace the generators at Reston Human Services Center (\$260,000), Pohick Fire Station (\$80,000), and County's Burke Station Road Public Works facility (\$70,000).</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	26,262	587,738	410,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$26,262	\$587,738	<b>\$410,000</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$410,000	\$410,000

## Fund 317 Capital Renewal Construction

<b>009600</b>	<b>Elevator Replacement</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides for the emergency elevator replacement program. This program was established to address the replacement of elevators that have outlived their useful life. FY 2008 funding is included to replace elevators at the older portion of the Adult Detention Center (\$1,026,000). Funding supports replacement of the elevator equipment, architectural and engineering costs, and installation and modification of related systems. This new elevator equipment will satisfy all current code requirements for elevator safety devices.</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	0	1,800,000	1,026,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$0	\$1,800,000	<b>\$1,026,000</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$1,026,000	\$1,026,000

## Fund 317 Capital Renewal Construction

<b>009601</b>	<b>Public Safety Facilities Bond</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project supports capital renewal, the planned program of repairs, improvements and restorations to make facilities suitable for organizational needs, at prioritized County Public Safety facilities. Capital renewal provides for the replacement of building subsystems that have reached the end of their useful lives. This funding is supported by General Obligation Bond funding, approved as part of the Fall 2006 Public Safety bond referendum.</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	0	0	14,000,000	0
Other		0	0	0	0	0
<b>Total</b>	Continuing	\$0	\$0	\$0	<b>\$14,000,000</b>	\$0

Source of Funding				
General Funding	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$14,000,000	\$0	\$0	\$14,000,000