



# FAIRFAX COUNTY

**OFFICE OF THE COUNTY EXECUTIVE**  
12000 Government Center Parkway – Suite 552  
Fairfax, Virginia  
22035-5506  
Telephone: (703) 324-2531  
Fax: (703) 324-3956

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V I R G I N I A

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Honorable Board of Supervisors  
County of Fairfax  
Fairfax, Virginia 22035

Madam Chairman, Ladies and Gentlemen:

It is my pleasure to submit for your review and consideration the Fairfax County *Advertised Capital Improvement Program (CIP) for Fiscal Years 2004 – 2008, with Future Fiscal Years to 2013*. The CIP is an important document which is linked strategically to the Comprehensive Plan and the County's Budget. I believe the CIP reflects the needs of the County and the goals and priorities of our community while recognizing our financial capabilities.

This year the CIP has been further enhanced. As a result, it is a stronger planning tool that more clearly demonstrates a connection to the Comprehensive Plan and the Budget. It has also undergone a complete transformation in appearance. In addition, this year the CIP will be released concurrently with the FY 2004 Advertised Budget Plan and will be available on CD-ROM.

During the development of the CIP the following six primary objectives were accomplished:

1. Communicated earlier and more frequently with the Board of Supervisors, the Planning Commission, other Boards, Authorities and Commissions and County agencies regarding the CIP process, status and recommendations;
2. Applied the principles and criteria adopted by the Board of Supervisors as part of the FY 2003 – FY 2007 CIP to prioritize and rank all existing and future CIP projects;
3. Reviewed the County's current debt and bond referendum capacities to determine the resources available to support identified CIP projects;
4. Provided greater flexibility for the Board of Supervisors to respond to emerging community needs, such as emergency preparedness and air quality requirements;
5. Identified capital renewal needs at County facilities; and
6. Improved the content, format and appearance of the CIP document.

### **1. Communicated Earlier and More Frequently**

Staff from the Office of the County Executive, the Department of Management and Budget, the Department of Planning and Zoning and the Department of Public Works and Environmental Services, communicated earlier and more frequently with the Board of Supervisors, the Planning Commission, the Planning Commission CIP subcommittee, other Boards, Authorities and Commissions and County agencies. This improved communication enabled those involved with the CIP process to be better informed and to more fully participate in the development of program recommendations.

### **2. Applied the Principles and Criteria to Prioritize and Rank All CIP Projects**

As part of the FY 2003 – FY 2007 CIP, the Board of Supervisors approved Principles for Sound Capital Planning and Criteria for Recommending Capital Projects. For the first time, the Principles and Criteria were used to develop a priority ranking of all existing and future CIP projects. Application of these criteria ensures that each recommended project supports the policy objectives of both the Board of Supervisors and Comprehensive Plan. For the FY 2004 – FY 2008 CIP, these criteria were used to rank the priority of projects, indicate the relative time period in which a project may be initiated, and allocate available resources.

### **3. Reviewed the County's Debt and Bond Referendum Capacities**

A review of the County's debt and bond referendum capacities was conducted during the development of the FY 2004 – FY 2008 CIP. This review demonstrated that the County could maintain total annual bond sales of \$200 million per year for both County and School projects. This level of sales is possible within the approved debt ratios (debt service below 10 percent of General Fund disbursements and net bonded indebtedness below 3 percent of estimated market value) as well as within the limits of existing resources. As of June 30, 2002, the ratio of debt service to General Fund disbursements is 8.3 percent and net bonded indebtedness as a percentage of estimated market value is 1.45 percent. I am recommending continuing the allocation of approximately one-third of the annual bond sales, or \$70 million per year, for County projects and two-thirds of annual bond sales, or \$130 million per year, for School projects in the CIP.

Concurrently, staff has been reviewing the future capital needs for the County. To date, approximately 130 capital projects (i.e., fire stations, libraries, human service facilities) and capital programs (i.e., walkways, streetlights, storm drainage programs) have been identified for future requirements beyond the CIP period. Of this amount, preliminary cost estimates have been developed for approximately 85 percent or 108 projects and programs. For planning purposes, these preliminary estimates indicate a projected requirement of nearly \$2 billion. Concept design for the remaining 15 percent of the projects and programs is required and cost estimates are being developed. Cost estimates for long term CIP projects are based on preliminary project descriptions provided by the requesting agency, and include all estimated costs for land acquisition, permits and inspections, project management and project engineering, consultant design, construction, utilities, fixed equipment, and information technology infrastructure. Preliminary scoping and concept work have not been completed for these projects and estimates are in today's dollars. Therefore, each estimate is considered an Estimate - No Scope, No Inflation (ENSNI). It is expected that total funding requirements will grow as these cost estimates are refined.

#### Proposed Bond Referenda for Fall 2004

In order to better plan for the future, I have identified County bond referenda every other year beginning in the fall of 2004 through the fall of 2012. This future bond referendum schedule will begin to address some of the many County capital project and program requirements. There are other capital requirements that will need to be addressed within the next five to ten years. Future CIPs will schedule these capital project and program needs in the context of available funds. The proposed 2004 referenda total \$255 million and include: parks, the Northern Virginia Regional Park Authority, libraries, transportation and human services/juvenile facilities. These

referenda can be supported within the current debt service capacity. The details of each referenda component is described as follows:

Parks: A \$50 million park bond referendum includes monies for land acquisition and park development. There continues to be a need to act quickly and acquire land for the preservation of open space before market prices become prohibitive. The Board and the Park Authority have cooperated to acquire over 2,700 acres of open land since FY 2000. Funds are required to develop this newly acquired space.

NVRPA: A \$10 million regional park bond referendum would provide for the County's contribution to the Northern Virginia Regional Park Authority (NVRPA) capital program. This referendum would support a level of \$2.5 million per year for four years.

Libraries: A \$50 million library bond referendum includes monies to design and construct two new community libraries and to renovate/expand four existing facilities. The two new community libraries are planned for the Oakton and Burke areas of the County to meet the demands for increased library services. Renovation and potential expansion is planned for four of the oldest County libraries: Thomas Jefferson Community, Richard Byrd Community, Dolley Madison Community, and Martha Washington Community. These libraries are between 30 and 40 years old, cannot readily be adapted to the requirements of modern technology, need quiet study space and consistently exceed the minimum standards for use.

Transportation: A \$115 million transportation bond referendum would provide \$110 million toward the County's share of the Metro Infrastructure Renewal Program (IRP) and the System Expansion Program (SEP). The IRP includes both bus and rail capital projects which are necessary as this infrastructure ages. WMATA staff has identified the need to significantly increase the funds spent to repair and replace these capital assets. The SEP is designed to accommodate expansions and extensions to the existing system, including rail to Tyson's Corner and Dulles Airport. The remaining \$5 million would be earmarked for pedestrian initiatives, including trails and sidewalks throughout the County.

Human Services and Juvenile Facilities: A \$30 million human service/juvenile bond referendum would provide \$20 million for human service capital projects and \$10 million for juvenile facilities. The human service requirements include renovations and expansions to the Mount Vernon and Woodburn mental health facilities. These facilities are in need of renovation to address health and safety issues and require additional space to meet service demands. The remaining \$10 million would be earmarked for juvenile facilities which could include a juvenile offenders facility and a halfway house for juveniles from state-operated facilities. As in the case of adult offenders, the need for juvenile detention space continues to grow. As a result, additional detention space and facilities for juveniles will be needed.

#### **4. Provided Greater Flexibility**

Although the CIP is a strong planning tool, I recognize that the County must be able to respond quickly to challenges and opportunities that may arise. For example, the tragic events of September 11<sup>th</sup> compel us to review security in current and future facilities and make necessary building and building construction modifications. Opportunities for acquisition of open space cannot be deferred as land values continue to increase. Storm water management and air quality issues continue to require additional attention. The FY 2004 – FY 2008 CIP provides the needed flexibility to address some of these issues in future years.

#### **5. Identified Capital Renewal Needs at County Facilities**

Fairfax County owns and manages over 160 buildings (excluding schools, parks, housing and human services residential facilities) with over 7.0 million square feet of space. With such a large inventory, and the possible construction and acquisition of additional space, it is critical that a program of facility repair and renewal be adequately supported.

In order to better define the County's capital renewal needs, a comprehensive facilities condition assessment has been completed for 92 building sites consisting of approximately 4.2 million square feet of space. The assessment included a complete visual inspection of roofing and all mechanical and electrical systems for each facility to identify maintenance and repair deficiencies. This assessment indicates over \$60 million will be needed through FY 2008. It is expected that total funding requirements will increase as additional facilities are evaluated.

As the County's facilities continue to age, additional funding must be identified to avoid system failures that disrupt County services. I am committed to evaluating options such as additional pay-as-you-go financing, bond funding, creation of a sinking fund similar to the vehicle replacement program or other possible mechanisms for capital renewal of County facilities.

**6. Improved CIP Document**

Finally, the CIP has undergone a complete transformation in appearance. The document has been organized to correspond with the Public Facilities element of the Comprehensive Plan and has been designed to provide information and recommendations in a more user-friendly format. This year the CIP is being released concurrently with the FY 2004 Advertised Budget Plan and will be available on the Budget CD-ROM. The CIP will also be available on the County's website.

**Conclusion**

I believe the *FY 2003 – FY 2008 Capital Improvement Program, With Future Fiscal Years to 2013*, is a comprehensive approach for effectively planning for the County's capital requirements, managing its existing capital facilities, and completing needed new capital projects. I look forward to working with the Board of Supervisors, boards and commissions, the County staff, and the community to complete this important work.

Respectfully submitted,



Anthony H. Griffin  
County Executive