

# Libraries

## ***Board of Supervisors' Adjustments***

As part of the *FY 2006 Third Quarter Review*, the Board of Supervisors approved an amount of \$2,885,000 to support the construction costs associated with the relocation of the Dranesville District Supervisor's Office to the Dolley Madison Community Library and construction escalation costs associated with the construction at the Burke Community Library. Of this amount, \$2,510,000 will complete construction of the District Supervisor's Office and \$375,000 is required to fund project escalation costs resulting from the phased construction approach being implemented at the Burke Centre Community Library.

## **PROGRAM DESCRIPTION**

Fairfax County Public Library's branches differ in size, type of collection, services available, and patrons served. But they all have one thing in common: a commitment to provide easy access to a multitude of resources for the education, entertainment, business, or pleasure of Fairfax County and City of Fairfax residents of all ages.

### **LINK TO THE COMPREHENSIVE PLAN**

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Maintain the County planning standard of 0.4 square feet of library space per resident by providing regional libraries which should be 30,000 to 35,000 square feet and community libraries which should be 10,000 to 20,000 square feet.
- ✓ Construct community libraries in Oakton and Burke.
- ✓ Renovate and expand Thomas Jefferson, Richard Byrd, Dolley Madison, Martha Washington, John Marshall, Woodrow Wilson, Tyson Pimmit, Pohick, Fairfax City, and Reston libraries.
- ✓ Construct a regional library in Kingstowne.

Source: 2003 Edition of the Fairfax County Comprehensive Plan, as amended

## **CURRENT PROGRAM INITIATIVES**

Significant changes in the 1990's motivated the Library to adopt strategic planning. Changing demographics indicate a growing diversity among residents and among communities within the County. Expanding technologies offer new opportunities and new user demands to improve information resources and delivery. Increasing costs combined with shrinking resources mean that the Library cannot distribute all resources to all locations equally. The Library must provide a network of facilities that offer library

services responding to the needs of the community in which each library is located, and it must provide system-wide mechanisms to share resources among branches. New facilities must be designed to utilize new technologies for information delivery, and existing facilities from the early 1960's must be redesigned and renovated to maximize the use of space and modern technologies.

The Library Board of Trustees, whose members are appointed by the Board of Supervisors, the School Board, and the Fairfax City Council, is responsible for library functions, policy, and direction. The Library Board developed its library construction program after a study of long-range space needs. Planning is also based on "Recommended Minimum Standards for Virginia Public Libraries," published by the Library of Virginia, which sets basic requirements for receiving supplemental State Aid. The approved construction projects are based on such factors as the age and condition of buildings, projected population growth, usage, insufficiencies at existing facilities, and demand for services in unserved areas of the County. Library projects have been primarily financed with General Obligation Bonds.

The Kingstowne Community Library (15,000 square feet) opened in June 2000 in a retail partnership. The Great Falls Community Library (13,000 square feet) was completed in October 2000. Land for a community library in the Oakton area was acquired in 2000 through a developer's proffer, and land for Burke Centre Community Library and Kingstowne Regional Library was purchased at a combined cost of \$5.367 million from bond monies. Programming and design work for the Oakton and Burke Centre libraries is complete, and their construction is scheduled to start in FY 2006. Funding for final design and construction of these two new libraries was included in the 2004 Library bond referendum.

To evaluate the scope of work and costs associated with renovation and expansion of existing facilities, feasibility and conceptual design studies were completed in FY 2001 for: Thomas Jefferson Community Library, Richard Byrd Community Library, Dolley Madison Community Library, and Martha Washington Community Library. Funding for design and construction of these four library projects was included in the 2004 Library bond referendum.

Feasibility and conceptual design studies are needed for the potential expansion and renovation of: Reston Regional Library, Pohick Regional Library, John Marshall Community Library, Woodrow Wilson Community Library, and Tysons Pimmit Regional Library. Funding for these feasibility studies was approved in the 2004 bond referendum. The expansion and renovation of the Reston Regional Library will be coordinated with the future dedication to the Fairfax County Library Foundation of land that is adjacent to the library.

Fairfax City and Fairfax County have agreed to construct a new library on a site within the City to replace the existing Fairfax City Regional Library. The City has entered into a partnership with a developer to redevelop its downtown and adjacent areas. As part of the redevelopment, the City has negotiated an exchange of land between the County and the City, and the construction of a new library at the intersection of North Street and Old Lee Highway. Construction will begin in FY 2006 and result in a new, state-of-the-art library with expanded facilities for the Virginia Room and a parking garage. The County has agreed to support funding for the new library by granting a credit for library services purchased by the City from the County.

## **CURRENT PROJECT DESCRIPTIONS**

### **NEW CONSTRUCTION**

1. **Burke Centre Community.** \$12,576,192 for a new library. A seven-acre site was acquired for the Burke Center Community Library at a cost of \$1,979,000. Phase I of the building design was completed in FY 2004. A community library in this location is necessary to meet demands for service that the insufficient capacities at both Kings Park Community Library and Pohick Regional Library cannot provide. The



**Artist rendering of Burke Centre Community Library**

Burke Centre Community Library site is adjacent to the Fairfax County Parkway and is expected to attract a broad customer base of Parkway commuters in addition to the library's geographically defined community. The Burke Centre Community Library will have a drive-up service window. The library parking lot will be constructed first to provide temporary parking during the construction of the nearby Virginia Railway Express (VRE) parking structure. The interim use of the site for commuter parking will result in additional project costs in the estimated amount of \$585,000 due to an increase in Library site infrastructure costs, and phased construction costs for the building. Full design and construction funding for this project was included in the fall 2004 Library bond referendum, and the cost of the temporary commuter parking use is supported by General Funds. The approved project scope, design, and budget are continuing to be re-evaluated due to the significant recent escalation of construction costs in the region. Sitework is scheduled to begin in late FY 2006, and building construction is scheduled to begin in early FY 2007.

2. **Oakton Community.** \$7,765,000 for a new Oakton Community Library. Land in Oakton was acquired in 2000 through a developer's proffer. Phase I of the building design was completed in FY 2004. The facility is needed to meet the demands for library service that Vienna's Patrick Henry Library cannot provide due to its insufficient capacities in both parking and public service space – the Vienna facility is the busiest per hour among County community libraries. Full design and construction funding for this project was included in the 2004 Library bond referendum. The approved project scope, design, and budget are continuing to be re-evaluated due to the significant recent escalation of construction costs in the region. Building construction is scheduled to begin in FY 2006.
3. **Fairfax City Regional Library.** \$23,000,000 for design and construction of a new regional library at an alternate site in the City of Fairfax to replace the existing regional library. The new library will be approximately 45,000 square feet with an expanded area for the Virginia Room collection, and a parking garage. This project is being developed in a joint development arrangement with the City of Fairfax in conjunction with the City's downtown redevelopment initiative. The County has agreed to support funding for the new library by granting a credit for library services purchased by the City from the County. Construction is scheduled to begin in FY 2006.

#### **RENEWALS/ADDITIONS**

4. **Thomas Jefferson.** \$6,210,000 is needed for the expansion and renovation of the Thomas Jefferson Library, which will expand the existing building from 10,300 to 16,500 square feet. This 40-year old building cannot be adapted to the requirements of modern technology. It needs a quiet study space and consistently exceeds the minimum standards for use because of increasing population density in the community. This estimate includes \$50,000 for feasibility and planning studies that have been completed, \$2,498,000 for expansion, \$3,462,000 for renovation, and \$200,000 for temporary facility space during construction. Funding for design and construction of this project was included in the 2004 Library bond referendum. The approved project scope and budget are continuing to be re-evaluated due to the significant recent escalation of construction costs in the region. Project design began in FY 2006.
5. **Richard Byrd.** \$7,283,000 is needed for the expansion and renovation of the Richard Byrd Library, which will enlarge the existing building from 10,000 to 18,200 square feet. This 36-year old building cannot be efficiently adapted to the requirements of modern technology. It needs a quiet study space and consistently exceeds the minimum standards for use because of increasing population density. Renovation of the facility will be coordinated with revitalization goals for the area. This estimate includes \$60,000 for feasibility and planning studies that have been completed, \$3,559,000 for expansion, \$3,464,000 for renovation, and \$200,000 for temporary facility space during construction. Funding for design and construction of this project was included in the 2004 Library bond referendum. The approved project scope and budget are continuing to be re-evaluated due to the significant recent escalation of construction costs in the region.

6. **Dolley Madison.** \$10,754,000 is needed for the expansion and renovation of the Dolley Madison Community Library, which will enlarge the existing library from 10,630 to 19,250 square feet. This 35-year old building cannot be adapted to the requirements of modern technology. It needs a quiet study space and consistently exceeds the minimum standards for use. The project also includes funding for the incorporation of the Dranesville District Supervisor's Office as part of the facility. This estimate includes \$60,000 for feasibility and planning studies that have been completed, \$300,000 for programming and preliminary design for the District Supervisor's Office, \$4,387,600 for expansion, \$3,296,400 for renovation, \$200,000 for temporary facility space during construction, and \$2,510,000 for the District Supervisors office. Funding for design and construction of this project was included in the 2004 Library bond referendum. The approved project scope, design, and budget are continuing to be re-evaluated due to the significant recent escalation of construction costs in the region. Additional funding will be required at a future budget cycle in order to proceed with final design and construction of the District Supervisor's Office. Project design began in FY 2006.
7. **Martha Washington.** \$8,099,000 is needed for the expansion and renovation of the Martha Washington Library, which will expand the existing building from 10,220 to 17,990 square feet. This 30-year old building cannot be adapted to the requirements of modern technology. It needs a quiet study space and consistently exceeds the minimum standards for use. This estimate includes \$50,000 for feasibility and planning studies that have been completed, \$4,788,000 for expansion, \$3,061,000 for renovation, and \$200,000 for temporary facility space during construction. Funding for design and construction of this project was included in the 2004 Library bond referendum. The approved project scope and budget are continuing to be re-evaluated due to the significant recent escalation of construction costs in the region.
8. **Library Feasibility Studies.** \$400,000 to conduct feasibility studies to determine the scope and costs for potential renovations and expansions of Reston, Pohick, and Tysons Pimmit Regional Libraries, and John Marshall and Woodrow Wilson Community Libraries. Expansion and renovation of the Reston Regional Library will be coordinated with the future dedication to the Fairfax County Library Foundation of land adjacent to the library. Funding for the feasibility studies was approved in the 2004 Library bond referendum.

**PROJECT COST SUMMARIES  
LIBRARIES  
(\$000's)**

Project Title/ Project Number	Source of Funds	Anticipated to be Expended Thru FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	Total FY2007-FY2011	Total FY2012-FY2016	Total Project Estimate
<b>NEW CONSTRUCTION</b>										
1. Burke Centre Community / 004838	B, G	4,983	3,195	3,957	441			7,593		12,576
2. Oakton Community / 004839	B	3,365	4,100	300				4,400		7,765
3. Fairfax City Regional Library / 004841	X	9,100	10,000	3,900				13,900		23,000
<b>NEW CONSTRUCTION Projects Subtotal</b>		17,448	17,295	8,157	441	0	0	25,893		43,341
<b>RENEWALS/ADDITIONS</b>										
4. Thomas Jefferson Community / 004842	B	1,104	1,800	3,300	6			5,106		6,210
5. Richard Byrd Community / 004843	B	68	300	750	4,060	2,105		7,215		7,283
6. Dolley Madison Community / 004844	B, G	1,420	2,500	3,700	3,134			9,334		10,754
7. Martha Washington Community / 004845	B	72	300	900	4,050	2,777		8,027		8,099
8. Library Feasibility Studies	B	0		200	200			400		400
<b>RENEWALS/ADDITIONS Projects Subtotal</b>		2,664	4,900	8,850	11,450	4,882	0	30,082		32,746
<b>TOTAL</b>		\$20,112	\$22,195	\$17,007	\$11,891	\$4,882	\$0	\$55,975	\$0	\$76,087

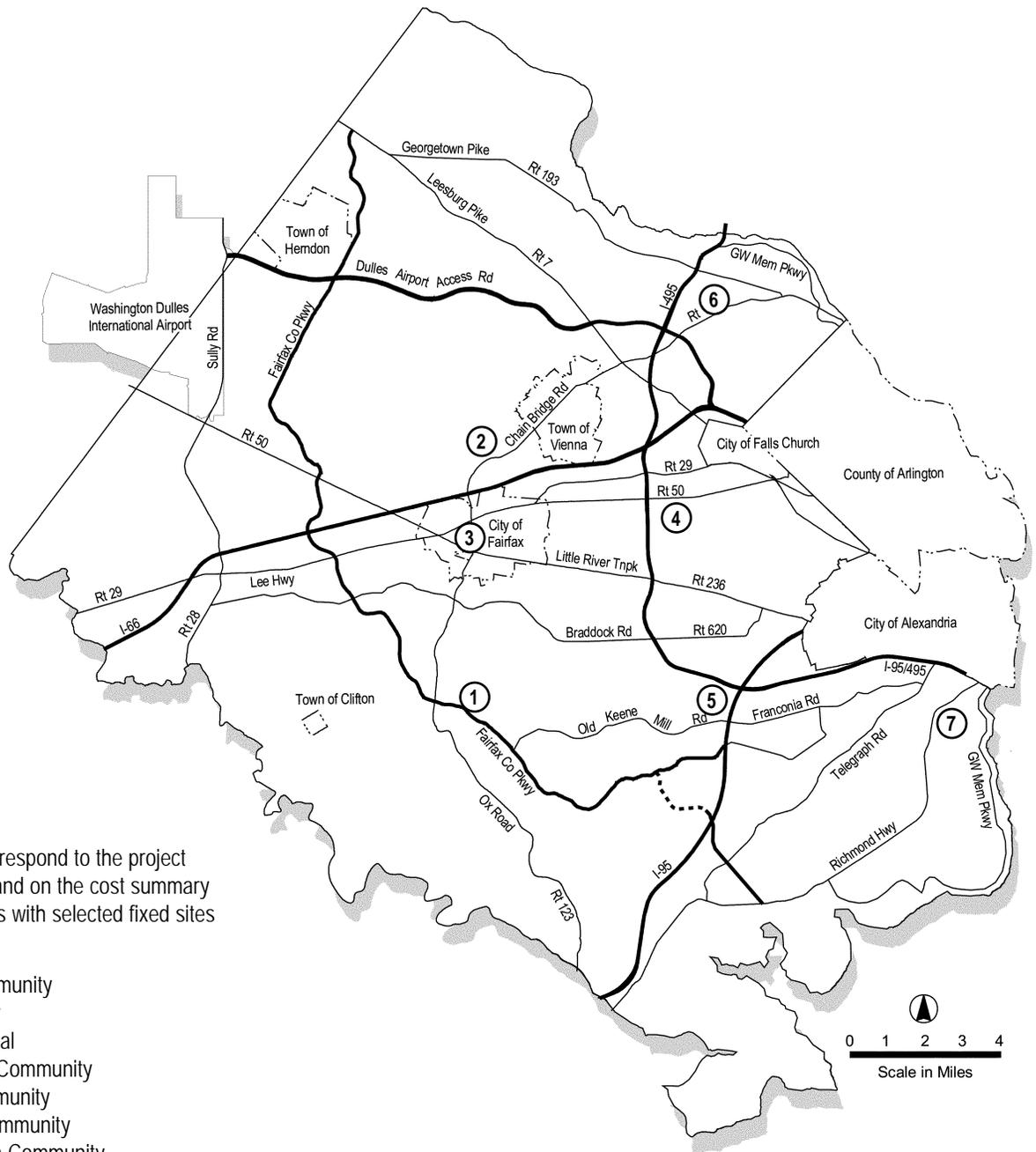
Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Notes:  
Numbers in **bold italics** represent funded amounts.  
  
Design and construction funds are part of the 2004 Library Construction bond referendum

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined

# Libraries

## Location of CIP Projects



**Note:** Map numbers correspond to the project descriptions in the text and on the cost summary tables. Only CIP projects with selected fixed sites are shown on the map.

1. Burke Centre Community
2. Oakton Community
3. Fairfax City Regional
4. Thomas Jefferson Community
5. Richard Byrd Community
6. Dolley Madison Community
7. Martha Washington Community