

FY 2013

Adopted Budget Plan



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Capital Projects Overview

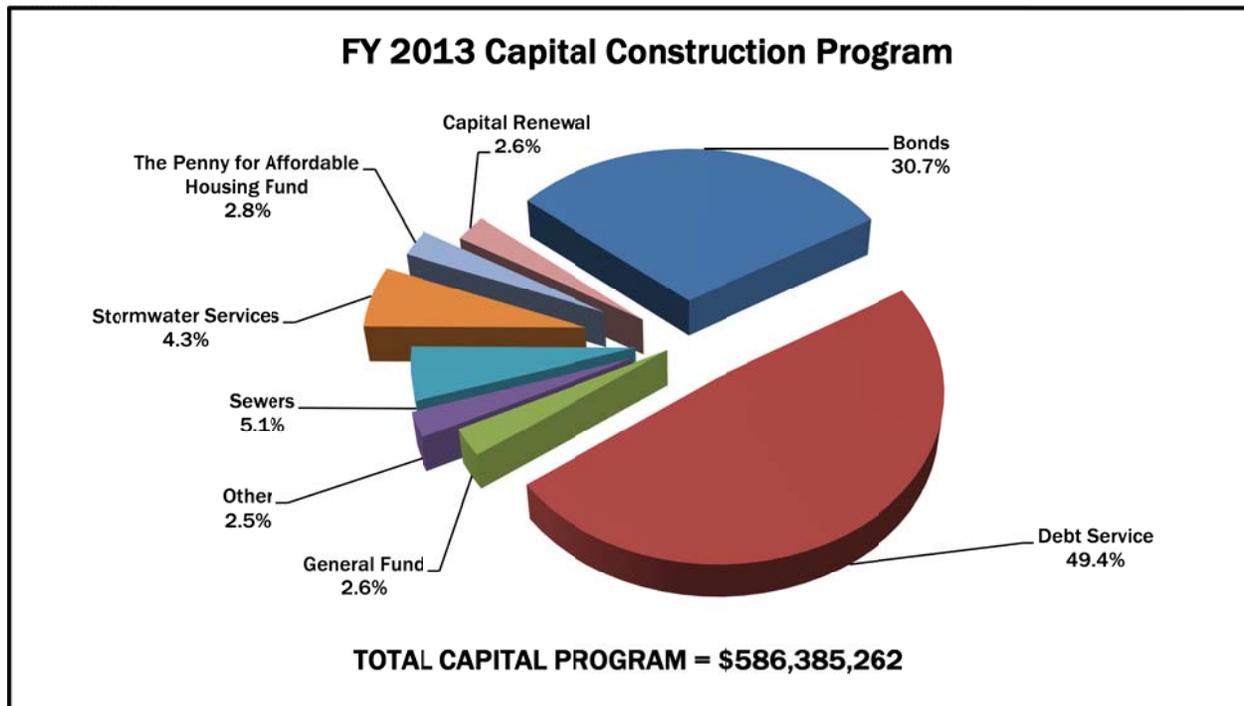
Capital Projects Overview

Summary of Capital Construction Program

The Capital Construction Program of Fairfax County is organized to meet the existing and anticipated future needs of the citizens of the County and to enable the County government to provide necessary services. The Capital Construction Program (other than sanitary sewer construction and resource recovery projects) 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 federal and state grants, contributions, and tax revenues from special revenue districts.

The Fairfax County Capital Construction Program includes, but is not limited to: School construction of both new and renovated school facilities, park facilities, transportation improvements, libraries, trails/sidewalks, fire stations, government centers with police substations, stormwater management facilities, athletic field maintenance, the construction of housing units to provide affordable housing opportunities to citizens, commercial revitalization initiatives and the renovation/maintenance of County facilities. In addition, the Program includes contributions and obligations in support of the capital construction.

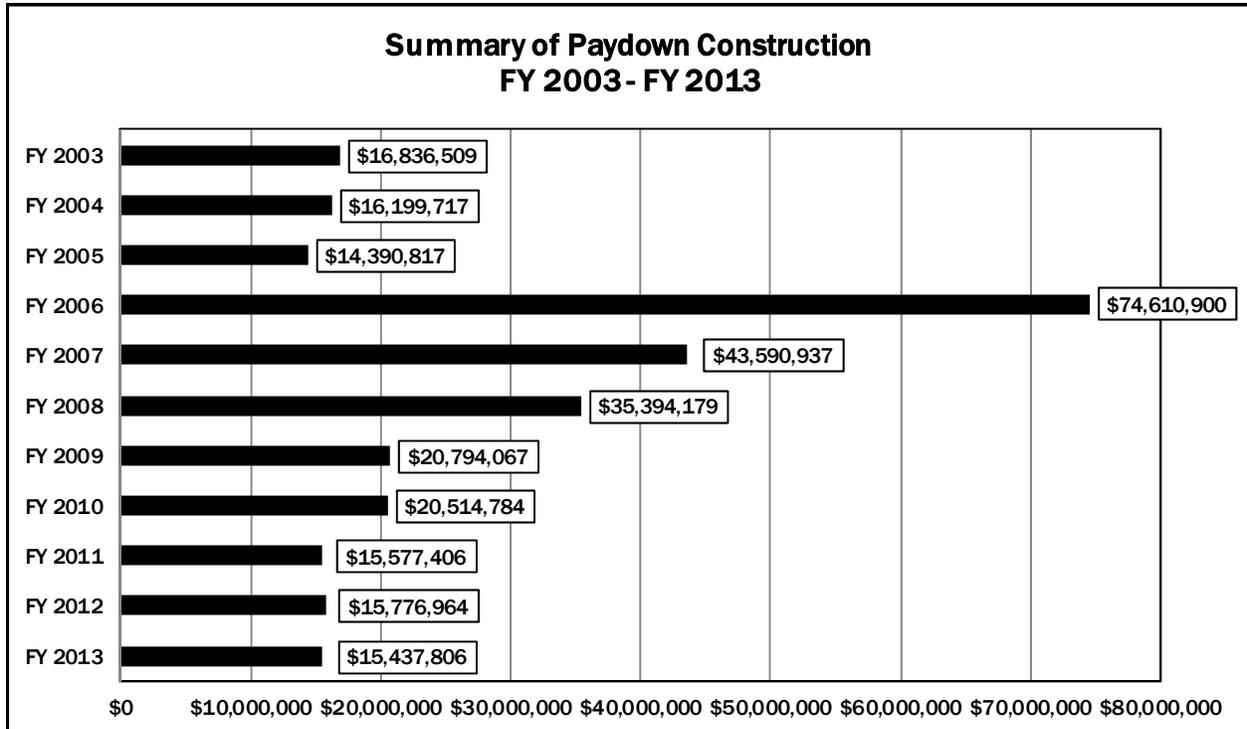
Funding in the amount of \$586,385,262 is included in FY 2013 for the County's Capital Construction Program. Of this amount, \$289,824,864 is included for debt service and \$296,560,398 is included for capital expenditures. The source of funding for capital expenditures includes: \$15,437,806 from the General Fund; \$15,000,000 in Short Term Borrowing for Capital Renewal; \$179,839,000 in General Obligation Bonds; \$30,000,000 in sewer system revenues; \$16,502,150 in Real Estate revenues supporting the Affordable Housing Program; \$25,070,961 in Stormwater Services revenue; and \$14,710,481 in financing from various other 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 payments.



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Capital Paydown Program

In FY 2013, an amount of \$15,437,806 has been included for the Capital Paydown Program. This level of support reflects a slight decrease of \$339,158 from the FY 2012 Adopted Budget Plan level of \$15,776,964. General Fund support for the capital program is reviewed critically on a project by project basis and funding is provided for only the most essential maintenance projects and legally obligated commitments. In recent years the paydown construction program had been constrained based on budget limitations. The FY 2013 Adopted Budget Plan paydown program of \$15.4 million represents 0.43 percent of General Fund disbursements.



This graph depicts the level of paydown funding between FY 2003 and FY 2013. Paydown funding between FY 2003 and FY 2005 remained at a fairly consistent annual level; however, the program grew substantially in FY 2006. This dramatic increase was attributed to several major projects that were supplemented with General Fund dollars including the McConnell Public Safety and Transportation Operations Center (MPSTOC). In addition, the approximate value of a penny of assessed real estate values, was transferred from the General Fund to both the “Penny for Affordable Housing,” Fund and the Stormwater Management Fund in FY 2006. The Affordable Housing fund is now funded directly by revenue from the Real Estate tax and the Stormwater Fund is now funded by a special service district. This change allows the paydown program to more accurately reflect General Fund dollars dedicated to the County’s capital construction program. Specifics of the Paydown Program include:

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ADA Compliance

FY 2013 funding in the amount of \$3,000,000 is included for the continuation of Americans with Disabilities Act (ADA) improvements required as part of the Department of Justice (DOJ) audit and identified in the settlement agreement signed by the Board of Supervisors on January 28, 2011. In May and June 2007, the United States Department of Justice conducted an audit of County government facilities and programs to determine compliance with the ADA which requires accessibility to facilities and programs for individuals with disabilities. DOJ has been conducting audits of various governments and private facilities across the country for the past decade. The audit of Fairfax County was part of this national audit program, and was not a result of any specific complaints in the County. The DOJ presented the County with the audit results in August 2009. The audit covered 78 buildings in the County and listed approximately 2,100 violations as well as approximately ten program areas which needed improvement in order to comply with the ADA. These violations ranged from updating emergency management procedures, web-based services, and general communication procedures, to improving access to buildings, parking garages, restrooms and elevators. Staff has categorized DOJ identified improvements by color: easy, inexpensive (green); more timely and costly (yellow); and difficult, time consuming, and/or expensive (red). In addition, the County and Parks are required as part of the agreement with the DOJ to perform assessments at all remaining facilities. These assessments are currently being conducted and will result in increased retrofitting requirements. Specific funding levels in FY 2013 include:

- ◆ Funding in the amount of \$1,000,000 is included for the continuation of Park Authority ADA improvements required as part of the Department of Justice audit. The FY 2013 funding will provide for the mitigation of violations categorized as “green” and “yellow” within Park facilities. Additional funding for Park violations categorized as “red” will be required in future years.
- ◆ Funding in the amount of \$2,000,000 is included for the continuation of ADA improvements at County owned facilities required as part of the Department of Justice audit. The FY 2013 funding will provide for the mitigation of violations categorized as “green” and “yellow” within County facilities. Additional funding for County violations categorized as “red” will be required in future years.

Athletic Field Maintenance and Sports Projects

FY 2013 funding in the amount of \$5,747,535 has been included for the athletic field maintenance and sports program. This level of funding is supported by a General Fund transfer of \$4,647,535 and revenue generated from the Athletic Services Fee in the amount of \$1,100,000. Of the Athletic Services Fee total, \$250,000 will be dedicated to maintenance of school athletic fields, \$350,000 will be dedicated to synthetic turf field development, \$150,000 will be dedicated to the turf field replacement program, \$275,000 will be dedicated to custodial support for indoor sports organizations and \$75,000 will partially fund the Youth Sports Scholarship Program.

Specific funding levels in FY 2013 include:

- ◆ Two projects support maintenance efforts at Fairfax County Public School (FCPS) fields, totaling \$1,722,535. An amount of \$722,535 supports general maintenance including mowing at 505 athletic fields (approximately 176 school sites). This effort is supported entirely by the General Fund and is managed by the Park Authority. An additional amount of \$1,000,000 is also dedicated to maintenance of school athletic fields to supplement general maintenance and directly applies revenue generated by the Athletic Services Fee to the athletic field maintenance program. This program provides twice

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weekly infield preparation on elementary, middle and high school game fields (110 fields); pre- or post-season infield renovations (200 fields); mowing and turf management on high school fields after June 1st (55 fields); and annual maintenance of irrigation systems (35 sites/65 fields). All field maintenance is coordinated between the Park Authority and the Department of Neighborhood and Community Services. Of the total funding, an amount of \$250,000 is included for this program based on the FY 2013 projection of revenue generated from the Athletic Services Fee and \$1,472,535 is supported by the General Fund.

- ◆ An amount of \$200,000 is included to continue the replacement and upgrading of Fairfax County Public Schools (FCPS) athletic field lighting systems at middle and high schools used by many County organizations. Funding supports a replacement and repair schedule, as well as improvements to bring existing lighting systems up to new standards. The school system's Office of Design and Construction Services ensures lighting standards are maintained and FCPS annually prioritizes funding for field lighting. FY 2013 funding supports replacement and repair projects for existing lighting systems only. This project is supported entirely by the General Fund and coordinated by Department of Neighborhood and Community Services.
- ◆ An amount of \$50,000 is included for routine maintenance of girls' softball field amenities on select Fairfax County Public School 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) in order 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. For five years, funding of \$200,000 was provided to support Girls' Fast Pitch Field Maintenance improvements to various girls' softball fields throughout the County as requested by the Fairfax Athletic Inequities Reform (FAIR). FY 2013 funding will provide maintenance to the improvements and amenities previously made to girls' softball fields. This project is supported entirely by the General Fund and coordinated by Department of Neighborhood and Community Services.
- ◆ An amount of \$350,000 is included to support the development of synthetic turf fields. Fields are chosen through a review process based on the need in the community, projected community use and the field location and amenities. Synthetic turf fields improve the capacity, safety, playability, and availability of existing athletic fields. Artificial fields offer a cost effective way of increasing capacity on fields at existing parks and schools. This effort is coordinated between the Park Authority and the Department of Neighborhood and Community Services and funding is provided from revenue generated from the Athletic Services Fee. Funding of \$500,000 had been dedicated to this program annually; however, since FY 2012 athletic services fee revenue funding of \$150,000 has been redirected in order to establish a turf field replacement program.
- ◆ An amount of \$500,000 is included for the turf field replacement program. Funding of \$150,000 is supported by athletic services fee revenue and \$350,000 is supported by the General Fund. There are currently 32 operational turf fields throughout the County. The oldest field was built in September 2003 and is over 9 years old. Generally the useful life of a turf fields is 8 to 10 years, with replacement costs estimated at approximately \$400,000 per field. Turf fields have proven to be much easier to maintain and are superior to grass surfaces in terms of playability and safety. There are over 100,000 youth and adults that participate annually on rectangular fields that benefit from turf fields. If turf fields are not replaced when needed, they would need to be closed due to safety reasons. In FY 2012, the replacement program was initiated at the \$500,000 level; however, based on the age and number of turf fields, a contribution of approximately \$1.0 million annually would be required to fully fund the replacement program. The FY 2013 level will allow the County to continue to plan for the gradual

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replacement of turf fields as they reach the end of their useful life, without a significant disruption in service.

- ◆ An amount of \$2,500,000 is included for athletic field maintenance efforts, athletic field lighting and irrigation on 275 Park Authority athletic fields of which 107 are lighted and 126 are irrigated. The fields are used by 174,000 users and 200 user groups. This effort is supported entirely by the General Fund and is managed by the Park Authority.
- ◆ An amount of \$275,000 is included for custodial support for indoor gyms used by sports organizations. The use of FCPS indoor facilities on the weekend requires FCPS to schedule a school system employee to open and close the facility. 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 the Department of Neighborhood and Community Services.
- ◆ An amount of \$150,000 is included for the Youth Sports Scholarship Program. The Youth Sports Scholarship Program provides support to youth from low-income families who want to participate in community-based sports programs. Of the total funding, an amount of \$75,000 is included for this program based on the FY 2013 projection of revenue generated from the Athletic Services Fee, and \$75,000 is supported by the General Fund.

Park Maintenance Projects

FY 2013 funding in the amount of \$1,470,076 has been included for Park maintenance of both facilities and grounds. The Park facilities maintained with General Fund monies 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, Americans with Disability Act (ADA) retrofits, 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 building 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 and repair work is required for roof replacement and repair, HVAC, electrical and lighting systems, fire alarm systems and security systems. Funding is essential to the maintenance and repair of building stabilization, including capital renewal of over 537,000 square feet of buildings. Maintenance is also required on over 580 pieces of grounds equipment.

In order to balance the FY 2013 budget, the General Fund level of support for Park maintenance has been reduced by \$412,000 from the FY 2012 Adopted Budget Plan level of \$1,882,076. Reduced funding levels will result in the delay of the roof replacement of the Indoor Arena at Frying Pan Park and scheduled renovation of basketball and tennis courts at selected Fairfax County Park Authority facilities.

Specific funding levels in FY 2013 include:

- ◆ An amount of \$213,000 is included for general park maintenance at non-revenue supported Park facilities. These maintenance requirements include major non-recurring repairs and stabilization of properties, as well as repairs/replacements and improvements to roofs, electrical and lighting systems, sprinklers, HVAC systems, and the replacement of security and fire alarm systems. In FY 2013, funding is included to: repair and replace roofs at prioritized picnic shelters, nature centers

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and maintenance shops (\$138,000); and replace aged security systems at various sites throughout the County (\$75,000). FY 2013 funding represents a decrease of \$212,000 from the FY 2012 Adopted Budget Plan level of \$425,000 and defers the scheduled roof replacement for a 30-year old roof on the Indoor Arena at Frying Pan Park. The metal roof has exceeded its useful life and is experiencing leaking from cracks in the fiberglass panels. These leaks can affect spectator events at Frying Pan Park, as well as create muddy conditions for horses in the equestrian ring. This delay may result in increased costs for roof replacement in the future.

- ◆ An amount of \$787,076 is provided to fund annual requirements for Parks grounds maintenance at non-revenue supported parks. The Park Authority is responsible for the care of a total park acreage of approximately 23,000 acres of land, with 418 park site locations, maintenance and repair of tennis courts, basketball courts, trails, picnic areas and picnic shelters, playgrounds, bridges, parking lots and roadways, and stormwater ponds. This funding is also used for contract mowing of approximately 484 acres of land and arboreal services in response to citizens' requests, as well as addressing multi-year deferred maintenance on the aging park infrastructure. FY 2013 funding represents a decrease of \$200,000 from the FY 2012 Adopted Budget Plan level of \$987,076 and is associated with a reduction in renovations for County basketball and tennis courts. This will reduce the amount of tennis and basketball court renovations by 50 percent allowing an average of six out of 259 tennis courts and four out of 140 basketball and tennis courts to be renovated. The current life expectancy of basketball and tennis courts is 10 years. As the courts become unsafe for citizen use, they may be taken out of service.
- ◆ An amount of \$470,000 is included to provide corrective and preventive maintenance for over 537,000 square feet at non-revenue supported Park Authority structures and buildings. These repairs include equipment repairs and the scheduled inspection and maintenance of HVAC, plumbing, electrical, security and fire alarm systems. This funding is critical in order to prevent the costly deterioration of facilities due to lack of maintenance.

On-Going Development Efforts

FY 2013 funding in the amount of \$2,227,383 has been included for costs related to on-going development efforts throughout the County. Of this amount, \$300,000 is supported by developer bonds, and \$1,927,383 is supported by the General Fund. Specific FY 2013 projects include:

- ◆ Funding of \$1,052,383 is included to address only the most critical aspects of property management at the Laurel Hill property. Laurel Hill was transferred to the County by the federal government and includes approximately 2,340 acres of land and 1.48 million square feet of building space. Of the amount funded in FY 2013, \$755,263 will fund the Facilities Management Department's security, maintenance services, grounds maintenance and support staff. This is a reduction from the FY 2012 level based on actual expenditure requirements and savings associated with additional mowing services being performed by the Community Labor Force (CLF). The Community Labor Force is a safe, low-risk offender labor force, under the supervision of the deputy sheriffs who complete routine maintenance such as grass mowing, landscaping, graffiti removal and litter control. The remaining \$297,120 will fund Park Authority critical maintenance activities and support staff.
- ◆ An amount of \$75,000 is included to support the maintenance and establishment of geodetic survey control points for the geographic information system (GIS). This project also supports the development and maintenance of an interactive, GIS-based website which will provide convenient and cost effective monumentation information to the County's land development customers.

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- ◆ Funding of \$700,000 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 acceptance of roads by the state, walkways and storm drainage improvements. Land Development Services (LDS) will identify projects for resolution in FY 2013, as well as respond to requests to prepare composite cost estimates to complete existing developer default projects. The total FY 2013 funding is supported by \$300,000 in anticipated developer default revenue, and \$400,000 in General Fund monies.
- ◆ Funding in the amount of \$300,000 is included to meet emergency and critical maintenance requirements for County trails, sidewalks and pedestrian bridges. Of this amount, \$100,000 is included for the correction of safety and hazardous conditions such as the deterioration of trail surfaces, the replacement and/or repair of guardrails and handrails, and the rehabilitation of pedestrian bridges. In addition, \$200,000 is included to perform a condition assessment of existing trails, sidewalks and roadways maintained by the County. Currently, this critical pedestrian transportation network does not have an accurate condition assessment. The Department of Public Works and Environmental Services (DPWES) is responsible for maintaining approximately 220 miles of asphalt trails, 420 miles of concrete sidewalk, 65 pedestrian bridges, 17 miles of roadway service drives, and 4 miles of unimproved roads. Maintenance service levels have significantly fluctuated within these various maintenance programs based on funding constraints. Repairs are performed on a complaint basis only, and limited to addressing only emergency and safety related requirements. As determined by acceptable industry reinvestment standards, it is estimated that over \$5,000,000 could be required annually to provide for a comprehensive reinvestment program based on infrastructure life cycles of 20 to 50 years. This assessment will more accurately predict financial needs, and create a more proactive reinvestment program to replace the current complaint/failure driven program delivery.
- ◆ Funding of \$100,000 is included to support the Emergency Road Repairs program and the Road Maintenance program, which were combined in FY 2010. Staff will prioritize funding for projects including emergency safety and road repairs to County-owned service drives and County-owned stub streets which are currently not accepted by the Virginia Department of Transportation (VDOT) into the state highway system for maintenance and other on-going road maintenance work. On-going road maintenance includes, but is not limited to, pothole repair, drive surface overlays, sidewalk and curb repairs, traffic and pedestrian signage, hazardous tree removal, grading, snow and ice control, replacement of substandard materials, patching of existing travelways, minor ditching and stabilization of shoulders, slopes and drainage facilities.

Obligations and Payments

FY 2013 funding in the amount of \$3,637,812 has been included for costs related to annual contributions and contractual obligations. Specific FY 2013 projects include:

- ◆ Funding of \$990,091 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 is \$18.2 million with payments scheduled through FY 2026.
- ◆ Funding of \$750,000 is included for the County's annual contribution to offset school operating and overhead costs associated with School-Age Child Care (SACC) Centers.

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- ◆ Funding of \$1,897,721 is included for Fairfax County's contribution to the Northern Virginia Community College (NVCC). Funding provides for the continued construction and maintenance of various capital projects on college campuses within the NVCC system. The County contribution has been gradually increased to the FY 2013 level of \$1.75 per capita due to the unprecedented 12 percent growth in the NVCC student enrollment and the corresponding capital program requirements. The NVCC currently serves approximately 78,000 students surpassing all previous expectations of growth and capital planning. It is estimated that the NVCC serves an average of 20 percent of each high school graduating class in addition to increased support for local workers seeking new skills in a tough job market. The NVCC capital plan has recently been adjusted to keep pace with this accelerated enrollment and it is anticipated that capital contributions from the partners will continue to be adjusted gradually to avoid a major commitment from supporting jurisdictions in any given year. It is projected that the per capita support from the NVCC partners could reach \$2.50 per capita in the next six years. The NVCC has indicated that every dollar contributed to the capital program leverages \$29 in state funds back to Northern Virginia. The \$1.75 rate is applied to the population figure provided by the Weldon Cooper Center.

Revitalization Initiatives

FY 2013 funding in the amount of \$405,000 has been included for revitalization efforts. This funding is supported entirely by the General Fund.

- ◆ An amount of \$405,000 is included to continue non-routine maintenance in five major commercial revitalization areas (Annandale, Route 1, Springfield, McLean and Baileys Crossroads). This funding provides for: fixing benches, furniture and signs that are broken; fixing broken brick pavers; pruning trees and replacing dead trees; and maintaining appropriate site distances (trimming) on a priority basis. This funding partially supports the maintenance effort and does not fully fund the program. Funding for routine maintenance such as: mulching, fertilizing, broadleaf and weed control, edging, crack weed control, pest control, annual or perennial plantings, leaf removal in the fall, litter collection and removal of trash cans will be prioritized.

Environmental Initiatives

FY 2013 funding in the amount of \$350,000 has been included for environmental initiatives. These initiatives directly support the Board of Supervisors Environmental Agenda. The Environmental Excellence 20-year Vision Plan (Environmental Agenda) includes six topic areas: Growth and Land Use; Air Quality and Transportation; Water Quality; Solid Waste; Parks, Trails and Open Space; and Environmental Stewardship. In addition, an amount of \$58,140 has been provided in Fund 119, Contributory Fund to continue partnering with three non-profit agencies to support tree planting efforts throughout the County. Specific funding levels include:

- ◆ An amount of \$150,000 is included for lighting retrofits and upgrades at Fairfax County Park Authority facilities for energy efficiency and conservation. These energy saving retrofit replacements will reap long term, system-wide environmental and cost benefits.
- ◆ An amount of \$100,000 is included to provide for a Natural Landscape Program at selected County properties. This program aims to reduce current maintenance practices which include mowing, pruning, edging and the use of fertilizers, pesticides and herbicides. Natural landscaping practices will result in the cultivation of native plant species, improve runoff to local streams and reduce maintenance costs.

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- ◆ An amount of \$75,000 is included to continue the Invasive Plant Removal Program. The Park Authority manages this volunteer program, as well as other invasive removal initiatives. These programs restore hundreds of acres of important natural areas, protect tree canopy, and reach thousands of volunteers. Currently 4,500 trained volunteer leaders have contributed 18,000 hours of service since the Invasive Plant Removal Program's inception in 2005.
- ◆ An amount of \$25,000 is provided for continued outreach efforts and air quality awareness in order to fulfill the County's commitment to the State Implementation Plan (SIP) for Clean Air Partners as well as other strategic environmental initiatives. These strategic initiatives may include the establishment of a countywide contract for Environmentally Preferable Products (EPP) and services, continuation of the countywide greenhouse gas inventory and energy efficiency outreach and education campaigns.

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FY 2013 PAYDOWN PROJECTS

Project	FY 2013 Adopted
ADA Compliance	
(009406) ADA Compliance - Countywide	\$2,000,000
(009416) ADA Compliance - Park Authority	1,000,000
Subtotal	\$3,000,000
Athletic Field Maintenance and Sports Projects	
(005006) Parks Maintenance at FCPS Athletic Fields	\$722,535
(005009) Athletic Field Maintenance (Park Fields)	2,500,000
(005012) Athletic Services Fee-Field Maintenance	750,000
(005016) Athletic Field Lighting Requirements	200,000
(005017) Athletic Services Fee-Turf Field Replacement	350,000
(005020) APRT-Amenity Maintenance	50,000
(005021) Athletic Fields-Sports Scholarships	75,000
Subtotal	\$4,647,535
Park Maintenance Projects	
(009417) Park Authority - General Maintenance	\$213,000
(009442) Park Authority - Grounds Maintenance	787,076
(009443) Park Authority - Facility Maintenance	470,000
Subtotal	\$1,470,076
On-Going Development Efforts	
(009444) Laurel Hill Development	\$1,052,383
(U00005) Survey Control Network Moumentation	75,000
(002200) Emergency Maintenance of Existing Trails	300,000
(U00060) Developer Defaults	400,000
(V00002) Emergency Road Repair	100,000
Subtotal	\$1,927,383
Obligations and Payments	
(007012) School-Age Child Care (SACC)	\$750,000
(008043) Northern Virginia Community College	1,897,721
(009494) Salona Property	990,091
Subtotal	\$3,637,812
Revitalization Initiatives	
(009422) Maintenance-Commercial Revitalization Program	\$405,000
Subtotal	\$405,000
Environmental Initiatives	
(009700) Environmental Initiatives	\$350,000
Subtotal	\$350,000
TOTAL PAYDOWN PROGRAM	\$15,437,806

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Short-Term Borrowing Program for County Capital Renewal

Capital renewal 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. In FY 2013, the County will have a projected facility inventory of approximately 8.7 million square feet of space which requires the planned replacement of building subsystems such as roofs, electrical systems, HVAC, plumbing systems, carpet replacement, parking lot resurfacing, fire alarm replacement, emergency generator replacement and window 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.

Each year, the Facilities Management Department (FMD) prioritizes and classifies capital renewal projects into five categories. Projects are 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.

For several years staff has identified an estimated requirement of \$22 to \$26 million in capital renewal investment annually for the current building inventory. In September 2009, a staff analysis indicated that a backlog of approximately \$35 million in capital renewal projects existed. In order to address this backlog and to plan for a more sustainable and reasonable annual funding level, as part of the FY 2011 Adopted Budget Plan, the Board of Supervisors approved a 3-year plan of short-term borrowing. FY 2013 is the third and final appropriation for capital renewal projects supported by short-term borrowing. In FY 2011, \$5 million was appropriated and in FY 2012 \$15 million was appropriated, leaving an additional \$15 million to be appropriated in FY 2013. Eliminating this \$35 million backlog will allow for a more preventative and proactive maintenance program, increase the life cycle of County buildings, and enable the renewal program to reach a fairly consistent level of annual funding requirements. Borrowing will be based on actual project completion schedules and cash flow requirements and will be achieved through the establishment of a variable rate line of credit in order to take advantage of very low short-term interest rates. The payback of both principle and interest on the short-term borrowing program will be provided by the General Fund in the County's debt service fund. Staff will maintain an even level of General Fund support by increasing debt service funding and decreasing General Fund transfers to Fund 317 during the next 10 years. Short-term borrowing for capital renewal is included in the debt capacity estimates in the Capital Improvement Program (CIP) and can be accommodated within established debt limits for General Fund supported debt.

FY 2013 funding in the amount of \$15,285,000 has been included for County capital renewal projects and is supported by short-term borrowing. Of this amount, \$15,000,000 is supported by the short-term borrowing program and \$285,000 is supported by a transfer from Fund 105, Cable Communications. Specific funding levels in FY 2013 include:

- ◆ Funding of \$4,800,000 will provide for the planned replacement of HVAC and electrical repairs at prioritized County facilities, based on the severity of problems including overloaded systems, fire hazards, and costly repairs. Projects include: \$3,200,000 for the Government Center, \$500,000 for Crossroads Rehabilitation Center, \$300,000 for Clifton Fire Station, \$200,000 for the Burkeholder Building (which houses the Fire Marshall Office), and \$100,000 for the Adult Detention Center East Wing. These systems are beyond their useful life and consistently at risk of failure. They are requiring increased maintenance efforts due to age and stress on the systems and replacement components such as automatic transfer switches, emergency switch boards, emergency panels and an

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underground fuel tank are required to be upgraded to meet current code requirements. Lastly, funding in the amount of \$200,000 is included to replace the entire electrical distribution system at the Merrifield Fire Station which is aged, obsolete and creating a safety hazard, \$200,000 to replace the electrical main distribution panel board, all non-emergency sub panels, transformers and lighting system at the West Ox Department of Vehicle Services (DVS) Garage which are well beyond their useful life; and \$100,000 to replace the entire plumbing component including the water booster pumps for the Adult Detention Center West Wing. All of these repairs have been classified as safety risks in need of imminent repairs or critical systems beyond their useful life and in risk of failure.

- ◆ Funding of \$1,200,000 will provide for the planned replacement of emergency generators at mission critical County facilities that have outlived their useful life of 25 years. Generators are critical to the mission and operation of County facilities by providing backup power when power outages occur. Generators are maintained at police stations, fire stations and other operationally critical County facilities. Funding includes: \$400,000 for the Old Courthouse, \$250,000 for the original building generator at the Government Center, \$250,000 for the Alban Garage, \$150,000 for the Centreville Fire Station; and \$150,000 for the Lorton Radio Tower which supports Public Safety operations. Although the generator at the Lorton Radio Tower is not beyond its projected useful life, this generator is deficient and showing signs of imminent failure. Generators are critical at these facilities due to potential power outages and a disruption in critical operations for staff and the public. In general, these systems last 25 years, but replacement requirements can vary based on wear and tear, frequency of repair requirements, and other signs of imminent failure.
- ◆ Funding in the amount of \$6,025,000 will provide for planned elevator/escalator replacement and upgrades for systems that have outlived their useful life and are experiencing frequent breakdowns. Funding includes \$5,400,000 to address elevator replacement at the Pennino and Herry Buildings. These elevators are heavily used by both employees and the public. The electrical panels and mechanical systems are beyond their useful life and are beginning to fail resulting in breakdowns and entrapments. Elevators are requiring weekly operational maintenance due to the high levels of humidity which have caused corrosion to the system and component parts. Design funding was included in the FY 2012 budget and construction funding is now required to complete the project. In general, the useful life of elevators is 25 years; however, based on the number of maintenance calls, shutdowns and the difficulty in obtaining replacement parts, both elevators are recommended for replacement. In addition, an amount of \$625,000 is required for elevator replacement at the Herry and Pennino garages. During winter weather events, salt and snow drain down the elevator shaft and corrode mechanical elements resulting in frequent maintenance and replacement part requirements. These elevators are not equipped with heating elements to mitigate humidity levels and corrosion from weather events, resulting in daily shutdowns as well as entrapments for staff and patrons. These elevator replacement projects will satisfy all current code requirements, provide humidity control equipment to prevent future corrosion, and provide for the safety of users in these facilities.
- ◆ Funding in the amount of \$500,000 is included for the planned replacement of obsolete and aged fire alarm systems at the following County facilities: Crossroads Rehabilitation Center, Clifton Fire Station, Baileys Homeless Shelter and Chantilly Fire Station.
- ◆ An amount of \$435,000 provides for the planned replacement or repair of facility roofs and waterproofing systems in County buildings. Maintenance and repairs are required to stop rapid deterioration and damage due to water penetration. As roofs age, repairs are no longer cost effective and replacement is required. Roofs at County facilities range in warranty periods from 10 to 20 years.

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The warranties on all of the roofs slated for replacement in FY 2013 have expired. Funding is included for roof repairs and replacement including: \$150,000 for the Lillian Carey Human Services Building, \$100,000 for Baileys Homeless Shelter; \$100,000 for Patrick Henry Library and \$85,000 for the Jermantown DVS Garage Radio Shop. In general, roof replacement is required every 20 years; however, leaking and damage caused by water infiltration to facilities can require more immediate attention.

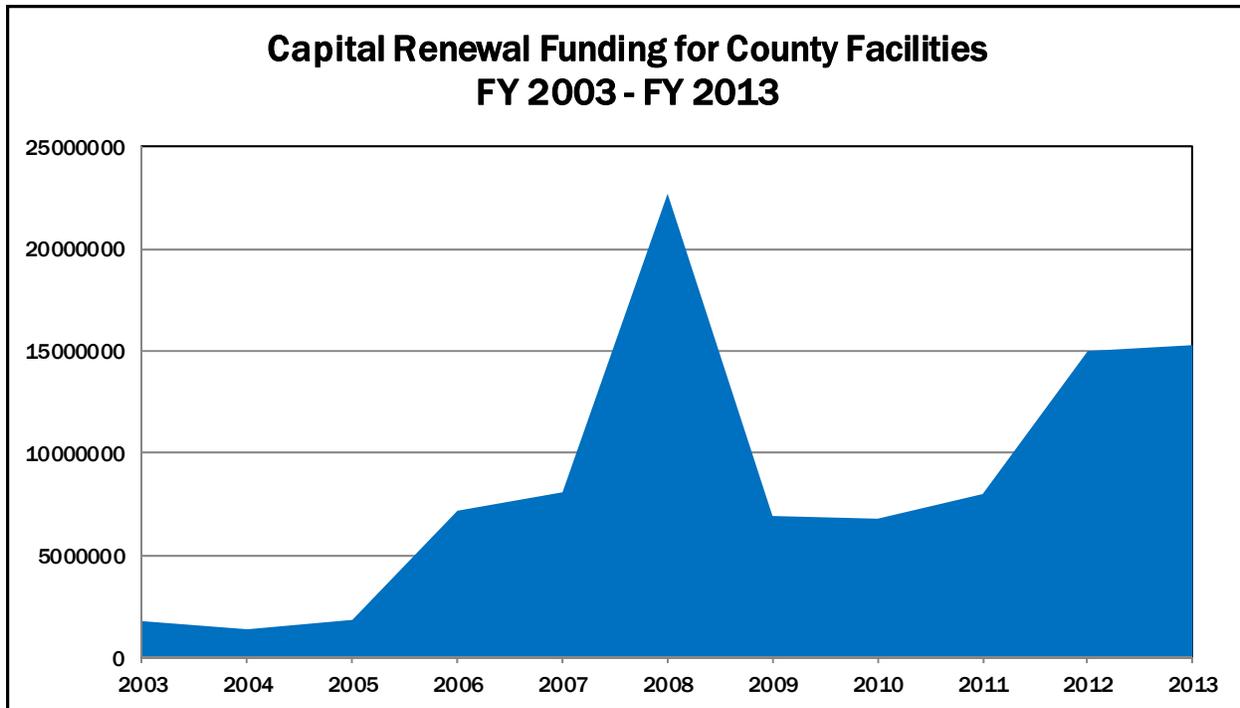
- ◆ Funding in the amount of \$500,000 is included for carpet replacement at County facilities in which carpet has deteriorated and is in unserviceable condition. The project also includes new carpet installation where existing composition tile flooring requires replacement, and it is cost beneficial to install carpet as a replacement floor finish. In general, the useful life of carpet tiles is 15 years; all of the carpet at these facilities has outlived its useful life due to the high volume of staff and patrons who utilize these facilities. FY 2013 funding is included for carpet replacement projects at various County libraries which include \$215,000 for Sherwood Regional Library, \$198,000 for Centreville Regional Library; and \$87,000 for the Patrick Henry Community Library. These library carpet tiles are severely worn from weather events which can result in health issues from the growth of mold and mildew, as well as tears and ripples which can cause safety issues for library staff and patrons in these high traffic areas.
- ◆ An amount of \$160,000 provides for the planned repair and maintenance of facility parking lots and garages throughout the County. Funding is required to repave the Pohick Regional Library parking lot based on rapid deterioration of asphalt. In general, paving will last 15 years; however, temperature changes, water penetration, chemicals used for snow removal, and fuel leaks from vehicles can cause the asphalt to deteriorate more rapidly.
- ◆ Funding in the amount of \$65,000 is provided for the planned repair and replacement of windows that have outlived their useful life. Funding is included for improvements to the Sherwood Library including the elimination of window pit wells and dormers, reframing smaller windows and resloping of the roof to eliminate drainage problems and water infiltration into the building.
- ◆ Funding of \$1,600,000 provides for emergency repairs, minor renovations, and critical upgrading at various buildings and facilities throughout the County. Projects include emergency repairs to buildings and building equipment, plumbing repairs, minor upgrades to electrical and mechanical systems, structural repairs, vandalism abatement, and other non-recurring construction and repair projects.
 - Funding in the amount of \$825,000 is included for critical emergency repairs at the Adult Detention Center. Of this amount, \$400,000 is included for the removal and replacement of the Concrete Terrazzo walkway based on rapid concrete deterioration. This is attributed to water infiltration, weather conditions, chemicals, debris and other contamination. The cement has become warped and uneven which has resulted in tripping and slippery conditions. This is a critical safety concern for staff and inmates who utilize this main walkway daily. In addition, funding in the amount of \$350,000 is included to recaulk all windows and expansion joints in the North Wing of the Adult Detention Center. Much of the original caulking has failed and water continues to leak into the building presenting an imminent safety hazard. Lastly, an amount of \$75,000 is included to replace wooden countertops at security stations throughout the facility. These countertops are original to the facility and have deteriorated due to age, chemicals and other contamination. This replacement will provide a more durable surface for Sheriff Deputies and improve overall health conditions.

Capital Projects Overview

- Funding in the amount of \$250,000 is included for the Burke Station Road Facilities Management Maintenance Building to replace the concrete retaining wall and perform associated slope work. The support structure is cracked due to soil pressure, tree roots and moisture from weather events. This has resulted in a safety hazard from debris spillage onto the roadway. This replacement will provide structural stability and a reduction in erosion issues at the facility.
- Funding in the amount of \$285,000 is included for the replacement of the Government Center auditorium seating and carpeting. Auditorium seating is original to the facility, is beyond its useful life and has deteriorated to the point that seats have been removed, arms rails are broken and the upholstery is worn. This has resulted in increased maintenance and a safety hazard for the public and staff who regularly attend meetings in the auditorium. FY 2013 funding will provide for a complete replacement of auditorium seating to prevent further deterioration and potential safety concerns. In addition, the original carpet is in advanced state of deterioration from wear and tear from staff and patrons who enter and exit the seating area. This carpet replacement will be completed simultaneously with the auditorium seating for optimal life. The Government Center auditorium is supported by the Communications Productions Division within Fund 105, Cable Communications. This Division is responsible for Channel 16 programming including an estimated 330 live meetings of the Board of Supervisors, Planning Commission, Board of Zoning Appeals, County Executive projects, Board-directed special programming, town meetings, and monthly video newsletters for members of the Board of Supervisors. Therefore, funding is transferred from Fund 105, Cable Communications to support the required replacement project within the auditorium.
- Lastly, \$240,000 is included to continue a second facility assessment which began in FY 2012. The last facility assessment was conducted in 2004 on 92 selected facilities (approximately 4.2 million square feet of space), representative of the oldest facilities at the time. 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 estimated. These 92 facilities represented approximately 50 percent of the inventory. In FY 2012 funding in the amount of \$215,000 was provided to conduct a facility assessment on 40 additional buildings, not previously evaluated. These assessments allow inspectors to evaluate major building systems, identify cost estimates associated with repair and replacement and plan for future renewal requirements. The continuation of this study in FY 2013 will allow for the evaluation of an additional 30 facilities not evaluated in 2004 or 2012 which are now aging and require a comprehensive review.

The following chart depicts capital renewal funding between FY 2003 and FY 2013, including roof repairs, HVAC replacement, carpet replacement, parking lot and garage repairs, fire alarm system replacements, generator replacement, emergency building repairs, as well as bond funding specifically dedicated for renewal efforts. The increase shown in FY 2006 is primarily attributed to \$5 million in bond funding for capital renewal included for human services and juvenile facilities. Capital renewal funding for County facilities continued to increase in FY 2008 with the passage of the fall 2006 Public Safety Bond Referendum where voters approved \$14 million in bond funding for Public Safety and Court Facility capital renewal projects. The County continues to supplement the General Fund supported capital renewal program by increasing bond referendum amounts associated with specific purposes as appropriate. The FY 2013 funding level represents continued increases in funding based on the proposed short-term borrowing plan.

Capital Projects Overview



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 in particular 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 8.54 percent, and net debt as a percentage of market value at 1.25 percent as of June 30, 2011.

Continual monitoring and adjustments to the County's CIP have been necessary, as economic conditions have changed. The FY 2013 - 2017 Capital Improvement Program (With Future Years to 2022) was released concurrently with the FY 2013 budget. It should be noted that the operating budget is directly affected by the approval of the capital budget and its capital project components. The operating budget must support the debt service costs of all bond issues related to the capital budget, as well as the operating and maintenance costs for each facility and improvement.

Capital Projects Overview

In FY 2013, an amount of \$179,839,000 is included in General Obligation Bond funding. Specific funding levels in FY 2013 include:

- ◆ Funding in the amount of \$155,000,000 is included for various school construction projects financed by General Obligation Bonds. For details, see the [Fairfax County Public School's FY 2013 Approved Budget](#).
- ◆ Funding in the amount of \$21,839,000 is included to support the 106-mile Metrorail system as well as to maintain and/or acquire facilities, equipment, railcars and buses.
- ◆ Funding of \$3,000,000 is included for the County annual contribution to the Northern Virginia Regional Park Authority (NVRPA) Capital program. The NVRPA Park system includes 23 parks and over 11,000 acres of land, over 100 miles of trails, numerous historic sites, five waterparks, two family campgrounds, three golf courses, a nature center, botanical gardens, rental cabins and cottages, five marinas, and nearly 30 miles of protected shoreline along major rivers and reservoirs. In Fairfax County, NVRPA owns nearly 8,000 acres – most of which protect environmentally sensitive watersheds along the Potomac, Bull Run and Occoquan Rivers. The NVRPA's capital improvement and land acquisition costs are shared by its six member jurisdictions: the counties of Fairfax, Loudoun and Arlington, and the cities of Fairfax, Alexandria and Falls Church. The primary focus of NVRPA's 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. FY 2012 represented the last year of a four year program supported by a Park Bond Referendum approved by voters in the fall of 2008. This referendum included \$12 million to sustain the County's contribution to the NVRPA capital budget for fiscal years 2009 through 2012. The next bond referendum is scheduled in fall 2012 and is proposed at \$12.0 million to sustain the County's capital contribution to the NVRPA for an additional four years. FY 2013 funding is included, pending the approval of the fall 2012 bond referendum.

Stormwater Management Program

The Stormwater Management Program is 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 other local waterways. Projects include: repairs to stormwater infrastructure, measures to improve water quality, such as stream stabilization, rehabilitation and safety upgrades of dams, repair and replacement of underground pipe systems, surface channels, structural flood proofing and Best Management Practices (BMP) site retrofits. This funding also supports implementation of watershed master plans, increased public outreach efforts, and stormwater monitoring activities.

As part of the [FY 2010 Adopted Budget Plan](#), a special service district was created to support the Stormwater Management Program and provide a dedicated funding source for both operating and capital project requirements, as authorized by Va. Code Ann. Sections 15.2-2400. Since FY 2006, the Board of Supervisors had dedicated the value of one penny of the real estate tax, or approximately \$20 million annually to stormwater capital projects. In FY 2009, due to budget constraints, staffing and operating costs began to be charged to the stormwater penny fund, resulting in an approximate 50 percent reduction in funding for capital project support. In FY 2013, the stormwater service rate will increase \$0.005 for a total of \$0.020 per \$100 of assessed real estate value.

Capital Projects Overview

This rate increase is required to meet the increasing federal and state regulatory requirements pertaining to the Municipal Separate Storm Sewer System (MS4) Permit requirements, and State and Federal mandates associated with the Chesapeake Bay. It should be noted that the FY 2013 budget is part of a phased approach for funding and staffing to support the anticipated regulatory increases. The FY 2013 levy of \$0.020 will generate \$39.77 million, supporting \$14.70 million for staff and operational costs, and \$25.07 million for capital project implementation and infrastructure reinvestment, regulatory requirements, dam safety, and contributory funding requirements. This dedicated capital funding support will allow the County to implement capital projects in a more efficient manner and begin to meet state and EPA stormwater requirements. In support of the increased funding for the Stormwater Management program, an additional 22 positions are included in FY 2013. The Stormwater Management program anticipates adding additional positions in future years to meet the projected mandated workload requirements.

The increased fee is attributable to significant requirements and trends in the Stormwater program including increased requirements associated with the Stormwater regulatory program, stream and water quality improvements, dam and facility rehabilitation, conveyance system rehabilitation, and emergency flood control. In FY 2013, an amount of \$25,070,961 is included for Stormwater Services capital projects. Specific funding levels in FY 2013 include:

- ◆ Funding in the amount \$5,000,000 is included for the Stormwater Regulatory Program. The County is required by Federal Law to operate under the conditions of a state issued Municipal Separate Storm Sewer System (MS4) Permit. The MS4 Permit allows the County to discharge stormwater from its stormwater systems into state and federal waters. The County currently owns and/or operates approximately 7,000 piped outfalls within the stormwater system that are governed by the permit. The current permit was issued in 2002 and expired in 2007, and the County has been operating under a state issued administrative extension, while the state and the EPA agree to new permit requirements. A draft permit has been prepared for the County which indicates that significant enhancements to all facets of the program will be required. In addition to the requirements outlined in the draft permit conditions, a recent EPA audit of the County's program identified the need for the County to initiate a high risk and industrial site inspection program for private properties throughout the County. This is anticipated to require a robust inspection and enforcement program to monitor stormwater discharges from all industrial facilities in the County. The permit further requires the County to better document the stormwater management facility inventory, enhance public out-reach and education efforts, increase water quality monitoring efforts, provide stormwater management and stormwater control training to all County employees, and to thoroughly document all of these enhanced efforts. County staff is currently developing the procedures to implement these additional requirements.
- ◆ Funding in the amount of \$5,114,075 is included for Dam Safety and Facility Rehabilitation. The County currently has over 6,000 Stormwater management facilities in service, and by permit is responsible for inspecting and maintaining both County owned and privately owned facilities. This inventory increased by over 175 facilities between FY 2010 and FY 2011, and is projected to continually increase as new developments and redevelopment sites are required to install stormwater management controls. In addition, the County is required to provide a facility retrofit program to improve stormwater management controls on all existing stormwater management facilities that were developed and constructed prior to current standards being in place. This program includes maintaining the control structures, including the dams that control and treat the water flowing to County owned facilities. This program also includes the removal of sediments that occur in both wet and dry stormwater management facilities to ensure that adequate capacity is maintained to treat the

Capital Projects Overview

stormwater. This program results in approximately 25 retrofit projects annually that require redesign and construction management activities, as well as contract management and maintenance responsibilities.

- ◆ Funding in the amount of \$5,500,000 is included for Conveyance System Rehabilitation. The County owns and operates approximately 1,600 miles of underground stormwater pipe and paved channels with estimated replacement value of over one billion dollars. The County began performing internal inspections of the pipes in FY 2006. Of the initial pipes inspected, over 5 percent were in complete failure with an additional 15 percent requiring immediate repair. It is estimated that a fully funded rehabilitation and reinvestment program would require an investment of approximately \$10 million per year. The increased MS4 permit regulations relate to these 1,600 miles of existing conveyance systems and 43,000 stormwater structures. The permit requirements do not address the current backlog of operational maintenance and rehabilitation needs of the entire stormwater conveyance system infrastructure, but are additive by significantly increasing inspection, reporting and management actions related to the management of the stormwater infrastructure system. Additional funding and staff are required to review the digital imaging of pipe interiors, and develop corrective solutions that require design, construction management and oversight responsibilities. Acceptable industry standards indicate that one dollar re-invested 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 10-year cycle, and rehabilitate pipes and paved channels before total failure occurs.
- ◆ Funding in the amount of \$8,000,000 is included for Stream and Water Quality Improvements. This program funds water quality 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, the construction of stormwater management ponds, implementing low impact development techniques on stormwater facilities, stream restorations and approximately 1,700 water quality projects identified in the completed countywide Watershed Plans. In addition to the new permit requirements, the EPA, who is the federal regulator that oversees the Federal Clean-Water Act, completed an audit of the County's current Stormwater program in June 2011. This audit indicates that several elements of the program are non-compliant. The full impact of the audit findings have not been finalized, and any penalty's associated with audit findings have not yet been issued. In addition, the Chesapeake Bay Total Maximum Daily Load (TMDL) requirements are the regulatory process by which pollutants entering impaired water bodies are reduced. The Chesapeake Bay TMDL was established by the EPA and requires that MS4 communities, as well as other dischargers, significantly reduce the nitrogen, phosphorous and sediment loads entering waters draining to the Bay by 2025. Compliance with the Bay TMDL will require the County to undertake construction of new stormwater facilities, retrofit existing facilities and properties, and increase maintenance. Preliminary estimates indicate that the projects needed to bring the County's stormwater system into compliance with the Bay TMDL could cost in the range of \$70 to \$90 million, per year. The Bay TMDL facility retrofit requirement is additive to the current design and construction efforts associated with 1,700 Watershed Plan projects and ongoing stream and flood mitigation projects. A phased approach to increasing funding and staffing is recommended in order to address the audit findings and begin to address Chesapeake Bay TMDL requirements.
- ◆ Funding in the amount of \$900,000 is included for the Emergency and Flood Control Program. This program supports flood control projects for unanticipated flooding events that impact storm systems and flood residential properties. The program will provide annual funding for scoping, design, and minor construction activities related to flood mitigation projects.

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- ◆ Lastly, FY 2013 funding of \$556,886 is included in Fund 125 for County contributions. Contributory funds in the amount of \$444,327 are provided 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. It is governed by a five-member Board of Directors, three of whom are elected every four years by the voters of Fairfax County and two who are appointed by the Virginia Soil and Water Conservation Board. Accordingly, the work of NVSWCD supports many of the environmental efforts set forth in the Board of Supervisors' Environmental Excellence 20-year Vision Plan. 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. NVSWCD has consistently been able to create partnerships and leverage state, federal and private resources to benefit natural resources protection in Fairfax County. In addition, an amount of \$112,559 is provided for the Occoquan Watershed Monitoring Program (OWMP) 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 provides a critical role as the unbiased interpreter of basin water quality information.

The Penny for Affordable Housing Fund

Fund 319, The Penny for Affordable Housing Fund, formerly known as the Housing Flexibility Fund, was established in FY 2006 and is designed to serve as a readily available local funding source with the flexibility to address emerging local affordable housing needs. For fiscal years 2006 through 2009, the Board of Supervisors dedicated revenue commensurate with the value of one cent from the Real Estate tax rate to the Preservation of Affordable Housing, a major County priority. In FY 2010, the Board of Supervisors reduced The Penny for Affordable Housing Fund by 50 percent to reallocate funding for critical human services and public safety program restorations in order to balance the FY 2010 budget. From FY 2006 through FY 2012, the fund has provided a total of \$119.6 million for affordable housing in Fairfax County; a total of \$16.5 million is provided in FY 2013.

Over the past years, a total of 2,436 affordable units have been preserved for both homeownership and rental purposes in a variety of large and small projects. Of that number, 252 units are preserved as affordable housing for periods of five years or less, and 2,184 units are preserved for 20 years or longer. A variety of funding sources were used to preserve these units; however, Fund 319 funds were critical for the preservation efforts associated with five large multifamily complexes that were purchased by private nonprofits and which represent a significant portion of the units preserved: 216 units in Madison Ridge in Centreville (Sully District), 148 units in Hollybrooke II and III in the Seven Corners area of Falls Church (Mason District), 90 units in Sunset Park Apartments in Falls Church (Mason District), 319 units in Janna Lee Villages in the Hybla Valley area (Lee District) and 105 units in Coralain Gardens located on Arlington Boulevard (Route 50) in Falls Church (Mason District). Fund 319 was also instrumental in preserving two large complexes: 180 units at the Crescent apartment complex in Reston (Hunter Mill District) and 672 units at the Wedgewood Apartments complex in Annandale (Braddock District). These projects were purchased by the County and are being managed by the Fairfax County Redevelopment and Housing Authority as part of the low- and moderate-income rental program. Without the availability of Fund 319, both of these apartment complexes may have been lost as affordable housing.

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In FY 2013, Fund 319 funding of \$16,502,150, comprised of \$9,975,000 in Real Estate Tax Revenue, \$5,218,400 in operating revenue from the Wedgewood and Crescent Apartments, \$250,000 in Affordable Housing Partnership Program loan repayments and \$1,058,750 for a General Fund Transfer, is allocated as follows: \$5,753,063 for Wedgewood for the annual debt service; \$4,318,400 to fund the Bridging Affordability Program portion of the Housing Blueprint; \$3,349,000 for Crescent Apartments for the annual debt service; \$1,300,000 for the Community Challenge for the Housing Blueprint and \$106,687 to be allocated to the Affordable/Workforce Housing Project for reallocation to specific projects when authorized by the Board of Supervisors. Additionally, \$1,675,000 in FY 2013 funding is identified for the Non-Profit Blueprint Project, which could be combined with \$1,355,841 in anticipated available funding from the FY 2012 Affordable Workforce Housing project for a total balance of \$3,030,841 for the Non-Profit Blueprint project in FY 2013.

Wastewater Management System

The Fairfax County Wastewater Management Program is operated, maintained, and managed within the Department of Public Works and Environmental Services (DPWES), and includes nearly 3,390 miles of sewer lines, 65 pumping stations, and 59 flow metering stations, covering approximately 234 square miles of the County's 407-square-mile land and water area. Treatment of wastewater generated is provided primarily through five regional wastewater collection and treatment plants. One of the five regional plants is the County's owned and operated Noman M. Cole, Jr. Pollution Control Plant (NCPCP), which is currently permitted to treat 67 million gallons per day (MGD) of flow. By agreement, other regional facilities include Alexandria Sanitation Authority Plant, the Upper Occoquan Service Authority Plant, the District of Columbia Blue Plains Plant, Loudoun Water and the Arlington County Plant. Fairfax County utilizes all of these facilities to accommodate a total treatment capacity of 157 MGD.

The Chesapeake Bay water quality program requires reductions in the amount of nutrient pollutants. In December 2004, the state notified the County that the renewal of County's National Pollutant Discharge Elimination System (NPDES) permit would include a requirement that nutrient removal be performed using "State of the Art" technology and meet a waste load allocation (cap) for the nutrients nitrogen and phosphorous. A phased approach has



been under way to renovate and upgrade current plant facilities to accommodate these more stringent nutrient discharge requirements. Until the "State of the Art" technology is installed, the County has a nitrogen discharge requirement of 7.0 milligrams per liter. Total funding of \$30,000,000 in FY 2013 will provide for the County's share of design and construction costs associated with the required rehabilitation of Noman M. Cole, Jr. Pollution Control plant and annual capital requirements associated with pump station renovations, sewer extension projects and the repair, replacement and renovation of various aging sewer lines. Specific funding levels in FY 2013 include:

- ◆ Funding in the amount of \$3,800,000 is included to support the renovation of pumping stations within the Wastewater Management Program. FY 2013 funding supports the replacement of back-up

Capital Projects Overview

power generators and additional funding for repair, renovation, and replacement of pumping station equipment. This funding will also ensure proper operations in the wastewater conveyance during power outages.

- ◆ Funding in the amount of \$210,000 will provide for improvements at the Robert P. McMath Facility. This funding will support interior repairs which include the replacement of interior lighting, multi-media projectors and training equipment, as well as conference room furniture replacement including chairs, tables and other furniture requirements.
- ◆ Funding in the amount of \$3,000,000 is provided for the annual appropriation requirement for the County's new Extension and Improvement (E&I) Program as approved by the Board of Supervisors on April 12, 2011. This new policy adjusts the Connection Charges such that the future cost of the E&I Program is shared equally between the County's Sewer Fund and the property owners seeking public sewer service.
- ◆ Funding in the amount of \$20,714,000 is provided for the systematic rehabilitation of the County's more than 3,390 miles of sanitary sewer lines. Rehabilitation includes techniques/products such as slip-lining, instituform, and fold and form performed by outside contractors. Funding provides for the recurring repair, replacement and renovation of 20 miles of sewer lines using predominantly "no dig" technologies. Funding is also included to continue the systematic rehabilitation of the County's force mains. Currently Dead Run Force Main and Difficult Run Force Main are being evaluated for rehabilitation solutions.
- ◆ Funding in the amount of \$2,276,000 is included for the replacement of equipment and facilities at the Noman M. Cole, Jr. Pollution Control Plant to maintain efficient operations and meet permit requirements. The projects are generally completed by out-house contractors and focus on more complex facility and equipment rehabilitation.

Other Financing

The remaining funding of \$13,025,481 supports various other projects financed by other sources of revenue. Specific funding levels in FY 2013 include:

Solid Waste:

- ◆ Funding of \$125,000 is included for an on-going project to repair and renovate the Newington Solid Waste equipment facility. This phase involves the repair and replacement of the exterior windows and doors on the 20 year old facility, which are experiencing leaking and are in an advance state of deterioration.
- ◆ Funding in the amount of \$1,200,000 is included for the renovation of the existing permit and receiving center at the I-66 Transfer Station. The building was opened in 1983 and currently houses the permit offices, main scales, and limited locker room facilities. The renovation work includes the installation of a new HVAC system, renovations to bathroom facilities and conference areas, modifications to the existing scale house and other related modifications to meet present needs and building codes.
- ◆ Funding in the amount of \$850,000 is included for the renovation of the truck ramp retaining wall that provides access to the lower level of the transfer station below the refuse chutes at the I-66 Transfer Station. The ramp and retaining wall were built in 1995 and have significantly settled and displaced with the current danger of collapsing.

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- ◆ Funding in the amount of \$700,000 is included for I-95 Refusal Disposal capital projects. Of this amount, \$500,000 is included for the closure capping activities of portions of the ashfill and for the installation of the corresponding stormwater management structures. In addition, \$100,000 is for the installation and expansion of the leachate treatment facilities which include the leachate pumping stations, pipelines, and collection systems required to pretreat, process, and store wastewater that flows through the ashfill. The remaining \$100,000 is for the ongoing installation of methane gas recovery wells that extract methane gas from the ashfill's interior boundaries before it escapes into the atmosphere and the construction of a methane extraction facility that will provide the conversion and transportation infrastructure to allow the energy product to be utilized and sold commercially.

Housing:

- ◆ Funding of \$151,361 is included for the undesignated project for reallocation to specific projects when identified and approved by both the Fairfax County Redevelopment and Housing Authority (FCRHA) and Board of Supervisors during FY 2013.
- ◆ Funding in the amount of \$200,000 is included as a planning factor FCRHA for project feasibility studies by non-profits and for-profits as approved by the Board of Supervisors.
- ◆ Funding in the amount of \$100,000 is included as a planning factor to rehabilitate Fairfax County Redevelopment and Housing Authority (FCRHA) non-public housing, residential properties in order to maintain to property safety and neighborhood and quality of life standards.

Other:

- ◆ Funding in the amount of \$8,072,120 is included for various school construction projects financed from a state construction grant, Parent Teachers Association/Parent Teacher Organization receipts, and transfers from Fund 090, Public School Operating Fund. For more details, see the [Fairfax County Public School's FY 2013 Approved Budget](#).
- ◆ Funding in the amount of \$1,000,000 is included to support the Developer Streetlight Program. The County coordinates with Virginia Power for the installation of the streetlights throughout the County. Developers then make direct payments to the County. Upon completion of the installation, the streetlights are incorporated into the Fairfax County Streetlight Program inventory. This program is offset entirely by payments from developers.
- ◆ Funding in the amount of \$627,000 is included for capital improvements at the McLean Community Center Improvements which includes \$120,000 for MCC drainage systems and the Teen Center audio visual and booth projects; and capital replacements of \$507,000 for MCC restrooms, community hall partitions and signage, and Teen Center awnings.

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Capital Construction and Operating Expenditure Interaction

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.

The opening of new County facilities results in the widest range of operating costs. For example, equipment and furniture, a book buy, 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. In the FY 2013 timeframe, a limited number of new facilities will be completed which will require additional operating funds. The following list represents major new facilities which will open during FY 2013 and beyond.

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New, Renovated, or Expanded County Facilities in FY 2013

Facility	Fiscal Year Completion	Additional Positions	Estimated Net Operating Costs
FY 2013 New, Renovated, or Expanded Facilities			
Facilities Management Operating Costs	FY 2013	0/0.0 SYE	\$335,803
Fairfax County Animal Shelter	FY 2013	2/2.0 SYE	\$180,072
Total FY 2013 Costs		2/2.0 SYE	\$515,875

The following facilities are scheduled to open in upcoming years and may require additional staffing and operating costs. Requests for funding will be reviewed as part of the development of the annual budget in the year the facility opens.

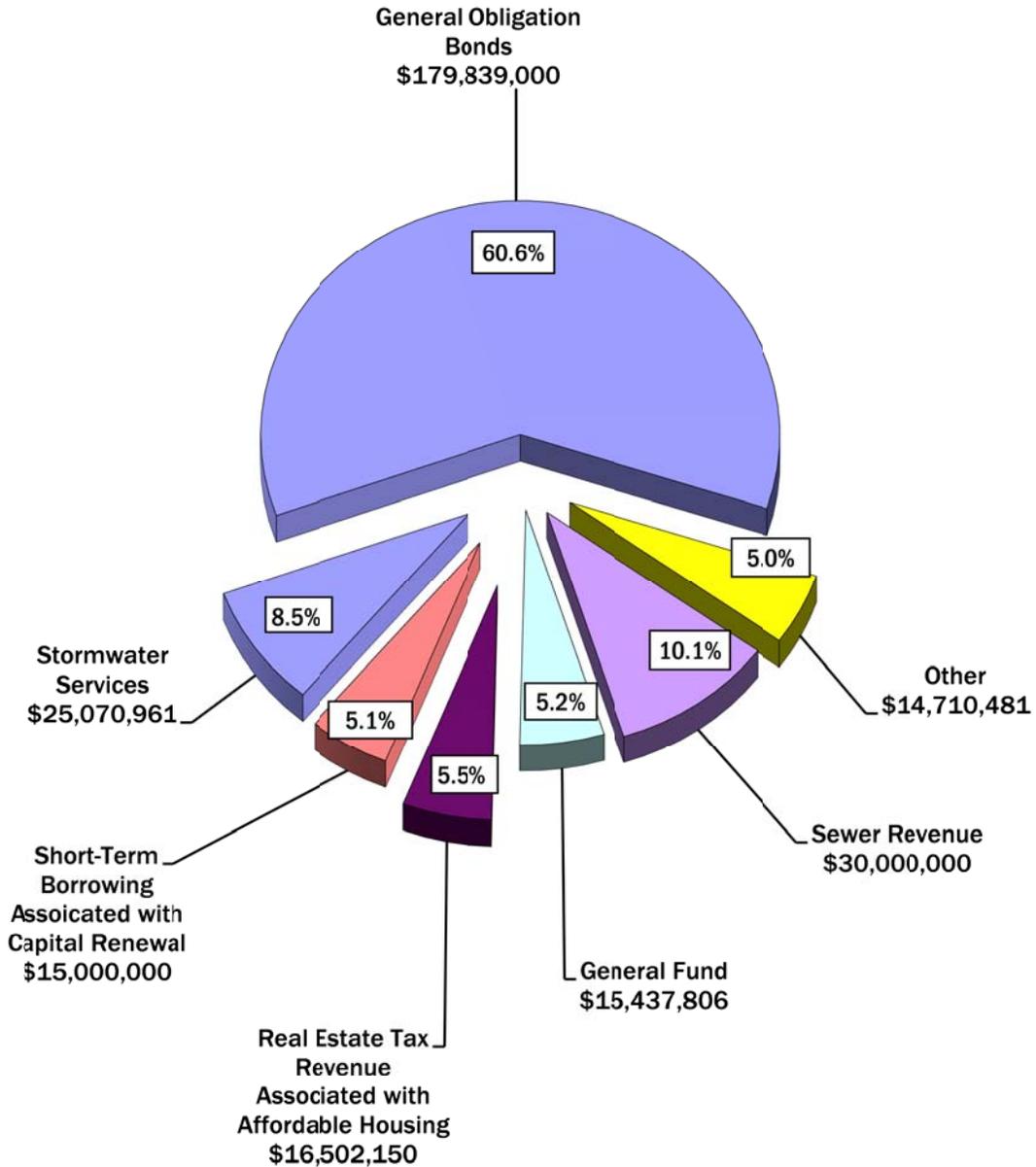
Facility	Fiscal Year Completion
Newington DVS Facility	FY 2013/FY 2014
Wolftrap Fire Station	FY 2013/FY 2014
Providence Community Center	FY 2014
Wiehle Ave Parking Garage	FY 2014
Fire and Rescue Training Academy Ren./Expansion	FY 2014
Reston Police Station Renovation/Expansion	FY 2014
Bailey's Crossroads Volunteer Fire Station	FY 2014
McLean Police Station Renovation/Expansion	FY 2015
Mid-County Human Services Center (Woodburn)	FY 2015
Herndon Fire Station	FY 2015
Woodrow Wilson Community Library	FY 2015
East County Human Services Center	TBD
Public Safety Headquarters	TBD
Jefferson Fire Station	TBD
Pohick Regional Library	TBD
John Marshall Community Library	TBD
Tysons Pimmit Regional Library	TBD
Reston Regional Library	TBD

Summary of FY 2013 Capital Construction Program

Major segments of the County's FY 2013 Capital Construction Program are presented in several pie charts that follow to visually demonstrate the FY 2013 funding sources for capital expenditures. Capital construction expenditures by fund are shown in the Summary Schedule of FY 2013 Funded Capital Projects. In addition, a list of all projects funded in FY 2013 and their funding sources has been included in this section. 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 390, Public School Construction, can be found in the [Fairfax County Public School's FY 2013 Approved Budget](#).

Capital Projects Overview

CAPITAL CONSTRUCTION PROJECTS FY 2013 SOURCE OF FUNDS

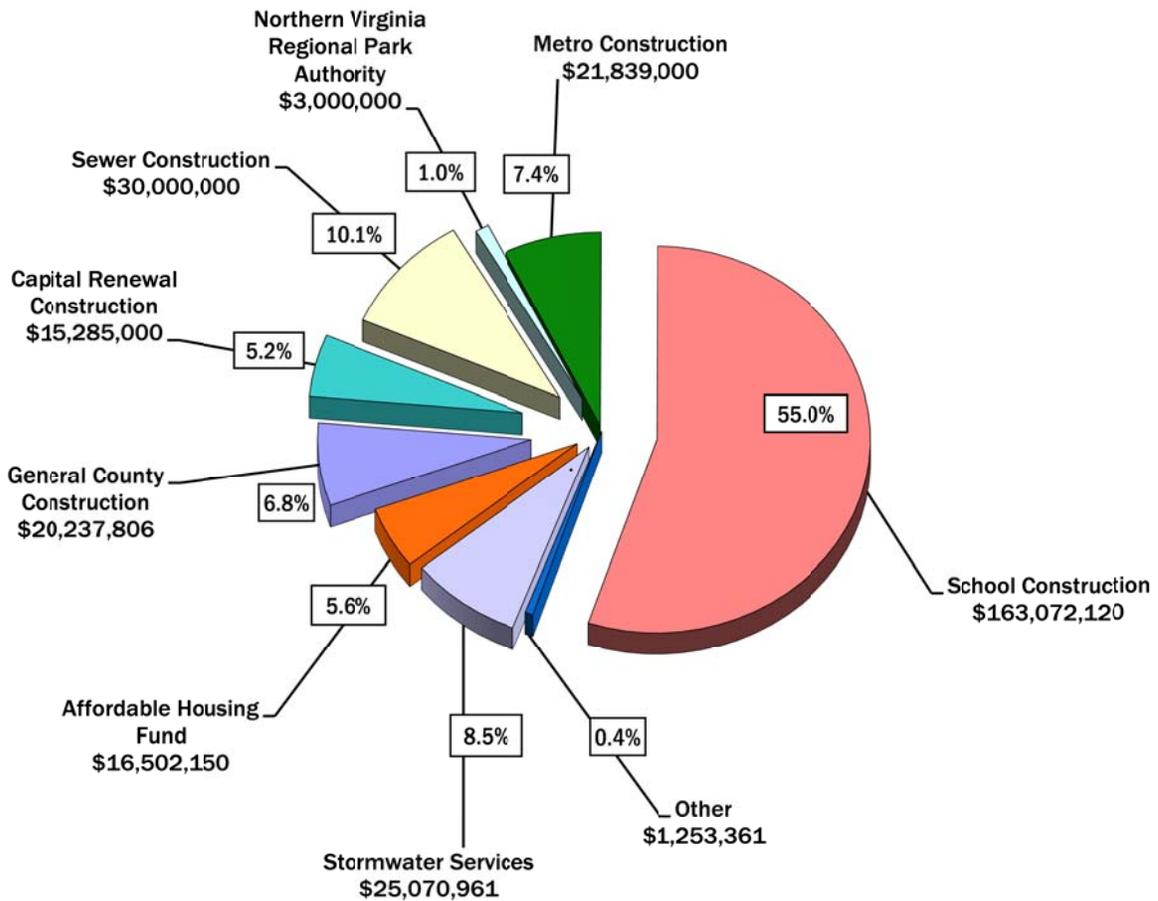


TOTAL = \$296,560,398

NOTE: This chart does not include debt service funding.

Capital Projects Overview

CAPITAL CONSTRUCTION PROJECTS FY 2013 EXPENDITURES

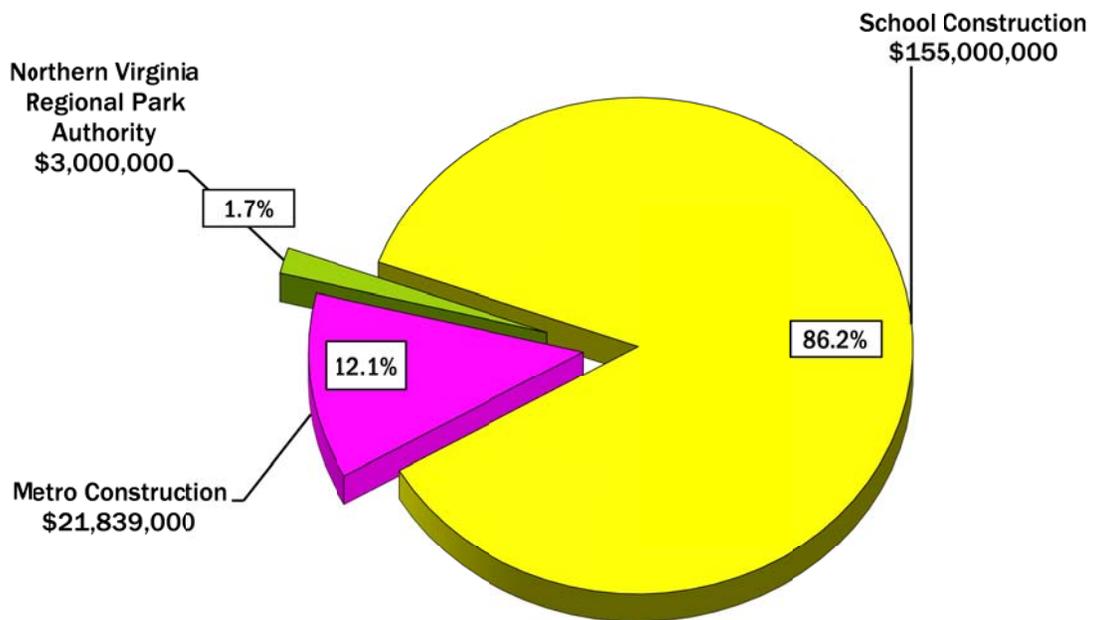


TOTAL = \$296,560,398

NOTE: This chart does not include debt service funding.

Capital Projects Overview

GENERAL OBLIGATION BOND FINANCED CAPITAL PROJECTS FY 2013 EXPENDITURES



TOTAL = \$179,839,000

**SUMMARY SCHEDULE OF FY 2013
FUNDED CAPITAL PROJECTS**

Fund/Title	EXPENDITURES					FY 2013 FINANCING			
	FY 2011 Actual	FY 2012 Adopted Budget Plan	FY 2012 Revised Budget Plan	FY 2013 Advertised Budget Plan	FY 2013 Adopted Budget Plan	General Obligation Bonds ¹	General Fund	Federal/ State Aid	Other ²
SPECIAL REVENUE FUNDS³									
109 Refuse Collection and Recycling	\$10,866	\$100,000	\$871,713	\$125,000	\$125,000	\$0	\$0	\$0	\$125,000
110 Refuse Disposal	2,410,483	0	1,766,594	2,050,000	2,050,000	0	0	0	2,050,000
111 Reston Community Center	1,503,156	98,000	1,623,289	0	0	0	0	0	0
113 McLean Community Center	381,582	575,000	982,777	627,000	627,000	0	0	0	627,000
114 I-95 Refuse Disposal	581,511	0	13,402,634	700,000	700,000	0	0	0	700,000
125 Stormwater Services ⁴	8,343,937	17,029,468	37,652,320	35,155,455	25,070,961	0	0	0	25,070,961
144 Housing Trust Fund	77,529	348,814	4,841,856	451,361	451,361	0	0	0	451,361
Subtotal	\$13,309,064	\$18,151,282	\$61,141,183	\$39,108,816	\$29,024,322	\$0	\$0	\$0	\$29,024,322
DEBT SERVICE FUNDS									
200/201 Consolidated Debt Service	\$287,386,517	\$287,850,034	\$299,450,266	\$289,824,864	\$289,824,864	\$0	\$281,610,137	\$0	\$8,214,727
Subtotal	\$287,386,517	\$287,850,034	\$299,450,266	\$289,824,864	\$289,824,864	\$0	\$281,610,137	\$0	\$8,214,727
CAPITAL PROJECTS FUNDS									
301 Contributed Roadway Improvement Fund	\$594,287	\$0	\$40,365,503	\$0	\$0	\$0	\$0	\$0	\$0
302 Library Construction	4,886,150	0	13,872,511	0	0	0	0	0	0
303 County Construction	20,836,626	16,723,869	135,103,564	20,537,806	20,537,806	3,000,000	15,137,806	0	2,400,000
306 Northern Virginia Regional Park Authority ⁵	2,700,000	3,000,000	0	0	0	0	0	0	0
307 Pedestrian Walkway Improvements	600,075	100,000	4,276,750	300,000	300,000	0	300,000	0	0
309 Metro Operations and Construction ⁶	11,424,916	24,773,000	27,212,101	21,839,000	21,839,000	21,839,000	0	0	0
311 County Bond Construction ⁷	4,439,367	0	0	0	0	0	0	0	0
312 Public Safety Construction	14,368,959	442,595	114,633,959	0	0	0	0	0	0
315 Commercial Revitalization Program	289,075	0	3,809,160	0	0	0	0	0	0
316 Pro Rata Share Drainage Construction	3,174,532	0	6,977,884	0	0	0	0	0	0
317 Capital Renewal Construction	8,445,360	15,000,000	47,461,662	15,285,000	15,285,000	0	0	0	15,285,000
340 Housing Assistance Program	782,786	515,000	7,727,170	515,000	0	0	0	0	0
370 Park Authority Bond Construction	16,208,118	0	47,317,723	0	0	0	0	0	0
390 Public School Construction	162,465,201	163,084,711	454,014,900	163,072,120	163,072,120	155,000,000	0	0	8,072,120
Subtotal	\$251,215,452	\$223,639,175	\$902,772,887	\$221,548,926	\$221,033,926	\$179,839,000	\$15,437,806	\$0	\$25,757,120

FY 2013 Adopted Budget Plan (Overview) - 151

**SUMMARY SCHEDULE OF FY 2013
FUNDED CAPITAL PROJECTS**

Fund/Title	EXPENDITURES					FY 2013 FINANCING			
	FY 2011 Actual	FY 2012 Adopted Budget Plan	FY 2012 Revised Budget Plan	FY 2013 Advertised Budget Plan	FY 2013 Adopted Budget Plan	General Obligation Bonds ¹	General Fund	Federal/ State Aid	Other ²
Real Estate Tax Revenue									
318 Stormwater Management Program ⁸	\$8,755,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
319 The Penny for Affordable Housing Fund	10,824,709	14,668,400	29,092,284	15,443,400	16,502,150	0	0	0	16,502,150
Subtotal	\$19,579,945	\$14,668,400	\$29,092,284	\$15,443,400	\$16,502,150	\$0	\$0	\$0	\$16,502,150
ENTERPRISE FUNDS									
402 Sewer Construction Improvements	\$17,705,913	\$29,000,000	\$62,017,450	\$30,000,000	\$30,000,000	\$0	\$0	\$0	\$30,000,000
408 Sewer Bond Construction	68,275,639	0	171,364,116	0	0	0	0	0	0
Subtotal	\$85,981,552	\$29,000,000	\$233,381,566	\$30,000,000	\$30,000,000	\$0	\$0	\$0	\$30,000,000
TOTAL	\$657,472,530	\$573,308,891	\$1,525,838,186	\$595,926,006	\$586,385,262	\$179,839,000	\$297,047,943	\$0	\$109,498,319

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, short term borrowing, and fund balances.

³ Reflects the capital construction portion of total expenditures.

⁴ As part of the FY 2010 Adopted Budget Plan, a new service district was created to support stormwater management operating and capital requirements, as authorized by Code of Virginia Ann. sections 15.2-2400.

⁵ In preparation for the implementation of the new Fairfax County Unified System (FOCUS), Fund 306, Northern Virginia Regional Park Authority (NVRPA) was eliminated and transferred to Fund 303, County Construction.

⁶ Reflects capital construction portion of Metro expenses net of State Aid.

⁷ Due to the small number of active projects in Fund 311, all balances were transferred to Fund 303, County Construction beginning in FY 2012.

⁸ In preparation for the implementation of the new Fairfax County Unified System (FOCUS), all stormwater projects in Fund 318 were transferred to Fund 125, Stormwater Services.

FY 2013 FUNDED CAPITAL PROJECTS
(For additional information see referenced Fund narratives)

Fund	Project	Project Name	FY 2013 Adopted Total	General Fund (Paydown)	General Obligation Bonds	Athletic Services Fee	Sewer Revenues	Stormwater Revenues	Penny for Affordable Housing	Short Term Borrowing	Other Revenues
109	109001	Newington Facility Enhancements	\$125,000								\$125,000
110	174008	Permit and Receiving Center	\$1,200,000								\$1,200,000
110	174009	Truck Ramp Retaining Wall	\$850,000								\$850,000
114	186440	I-95 Landfill Leachate Facility	\$100,000								\$100,000
114	186600	Methane Gas Recovery	\$100,000								\$100,000
114	186650	I-95 Landfill Closure	\$500,000								\$500,000
113	003601	McLean Community Center Improvements	\$627,000								\$627,000
125	FX0100	Stream and Water Quality Improvements	\$11,000,000					\$11,000,000			
125	FX0400	Dam Safety and Facility Rehabilitation	\$6,198,569					\$6,198,569			
125	FX8000	Emergency and Flood Control Program	\$5,900,000					\$5,900,000			
125	FX0600	Conveyance System Rehabilitation	\$6,500,000					\$6,500,000			
125	FX0700	Stormwater Regulatory Program	\$5,000,000					\$5,000,000			
125	SP0001	NVSWD Contribution	\$444,327					\$444,327			
125	SP0002	Occoquan Monitoring Contribution	\$112,559					\$112,559			
144	013906	Undesignated Project	\$151,361								\$151,361
144	014191	Rehabilitation of FCRHA Properties	\$100,000								\$100,000
144	014116	AHPP Tier III	\$200,000								\$200,000
303	005006	Parks Maintenance of FCPS Athletic Fields	\$722,535	\$722,535							
303	005009	Athletic Field Maintenance	\$2,500,000	\$2,500,000							
303	005012	Athletic Services Fee - Field Maintenance	\$1,000,000	\$750,000		\$250,000					
303	005013	Athletic Field Services - Turf Field Development	\$350,000			\$350,000					
303	005014	Athletic Service Fee- Custodial Support	\$275,000			\$275,000					
303	005016	FCPS Athletic Field Lighting Requirements	\$200,000	\$200,000							
303	005017	Athletic Services Fee - Turf Field Replacement	\$500,000	\$350,000		\$150,000					
303	005020	APRT Amenity Maintenance	\$50,000	\$50,000							
303	005021	Athletic Services Fee - Sport Scholarship	\$150,000	\$75,000		\$75,000					
303	007012	School Age Child Care (SACC) Contribution	\$750,000	\$750,000							
303	008043	No. Virginia Community College Contribution	\$1,897,721	\$1,897,721							
303	009406	ADA Compliance - FMD	\$2,000,000	\$2,000,000							
303	009416	ADA Compliance - Parks	\$1,000,000	\$1,000,000							
303	009417	Parks General Maintenance	\$213,000	\$213,000							
303	009422	Maintenance of Commercial Revitalization Area	\$405,000	\$405,000							
303	009442	Parks Grounds Maintenance	\$787,076	\$787,076							
303	009443	Parks Facility/Equipment Maintenance	\$470,000	\$470,000							
303	009444	Laurel Hill - FMD	\$755,263	\$755,263							
303	009444	Laurel Hill - Parks	\$297,120	\$297,120							
303	009494	Salona Payment	\$990,091	\$990,091							
303	009700	Environmental Initiatives	\$350,000	\$350,000							
303	U00005	Survey Control and Network Monumentation	\$75,000	\$75,000							
303	U00060	Developer Defaults	\$700,000	\$400,000							\$300,000

FY 2013 FUNDED CAPITAL PROJECTS
(For additional information see referenced Fund narratives)

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Fund	Project	Project Name	FY 2013 Adopted Total	General Fund (Paydown)	General Obligation Bonds	Athletic Services Fee	Sewer Revenues	Stormwater Revenues	Penny for Affordable Housing	Short Term Borrowing	Other Revenues
303	V00002	Emergency Road Repairs	\$100,000	\$100,000							
303	Z00002	Developer Streetlight Program	\$1,000,000								\$1,000,000
303	Z99999	Northern Virginia Regional Park Authority	\$3,000,000		\$3,000,000						
307	002200	Emergency Maintenance of Existing Trails	\$100,000	\$100,000							
307	G25009	Transportation Inventory Assessment	\$200,000	\$200,000							
309	N/A	Metro Operations and Construction Contributio	\$21,839,000		\$21,839,000						
317	003099	Emergency Building Repairs	\$1,600,000							\$1,315,000	\$285,000
317	003100	Fire Alarm System Replacement	\$500,000							\$500,000	
317	009051	HVAC Electrical Replacement	\$4,800,000							\$4,800,000	
317	009132	Roof Repairs and Replacement	\$435,000							\$435,000	
317	009133	Carpet Replacement	\$500,000							\$500,000	
317	009136	Parking Lot Replacement	\$160,000							\$160,000	
317	009431	Emergency Generator Replacement	\$1,200,000							\$1,200,000	
317	009600	Elevator/Escalator Replacement	\$6,025,000							\$6,025,000	
317	009602	Window Replacement	\$65,000							\$65,000	
319	014049	Affordable/Workforce Housing	\$347,937						\$347,937		
319	014239	Crescent Apartments	\$3,349,000						\$3,349,000		
319	014268	Wedgewood	\$5,753,063						\$5,753,063		
319	014277	Bridging Affordability Program	\$4,318,400						\$4,318,400		
319	014321	Non-profit Blueprint Project	\$1,675,000						\$1,675,000		
340	014272	Community Improvement Program Costs	\$515,000	\$515,000							
390	N/A	Public School Construction	\$163,072,120		\$155,000,000						\$8,072,120
402	I00353	Pumping Stations	\$3,800,000				\$3,800,000				
402	X00442	Facility Improvements (Fred Oaks)	\$210,000				\$210,000				
402	X00828	Extension and Improvement Projects	\$3,000,000				\$3,000,000				
402	X00903	Replacement and Transmission	\$20,714,000				\$20,714,000				
402	X00912	Replacement and Renewal Treatment	\$2,276,000				\$2,276,000				
Total			\$306,101,142	\$15,952,806	\$179,839,000	\$1,100,000	\$30,000,000	\$35,155,455	\$15,443,400	\$15,000,000	\$13,610,481