

FY 2015

Adopted Budget Plan



Capital Projects Overview

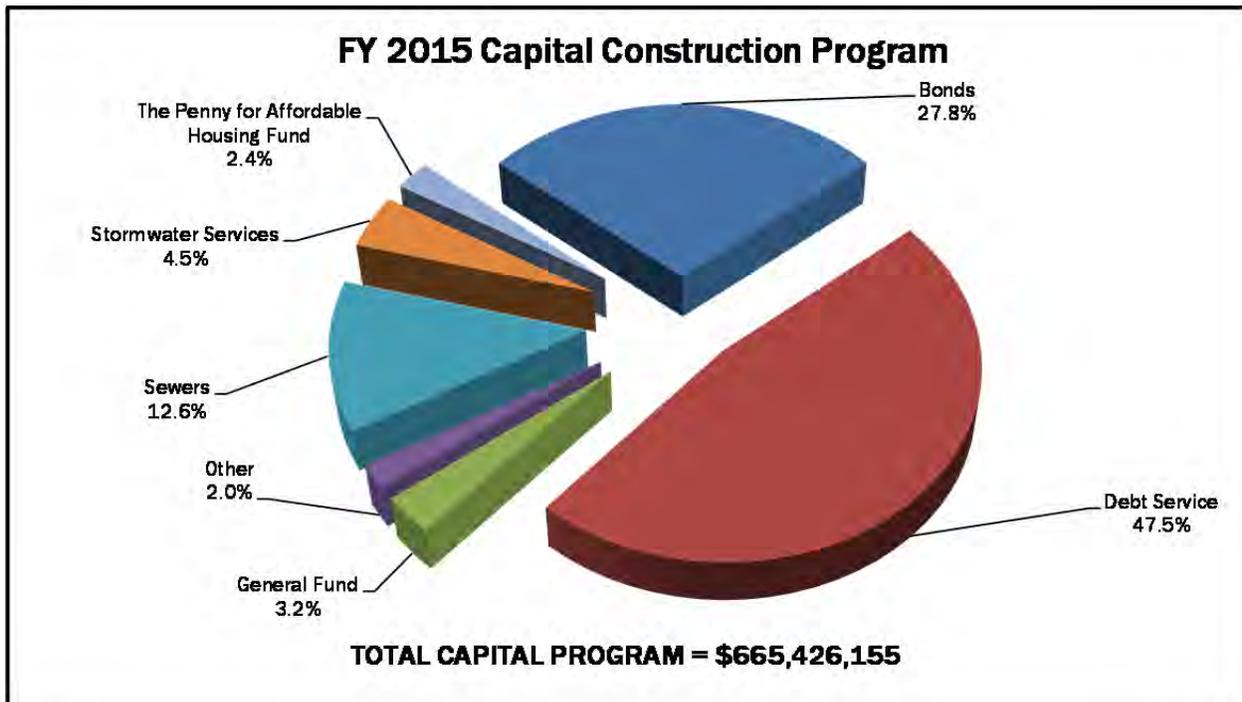
Capital Projects Overview

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 \$665,426,155 is included in FY 2015 for the County's Capital Construction Program. Of this amount, \$316,009,005 is included for debt service and \$349,417,150 is included for capital expenditures. The source of funding for capital expenditures includes: \$21,183,981 from the General Fund; \$184,800,000 in General Obligation Bonds; \$83,693,176 in sewer system revenues; \$16,478,400 in Real Estate revenues supporting the Affordable Housing Program; \$29,961,954 in Stormwater Services revenue; and \$13,299,639 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.

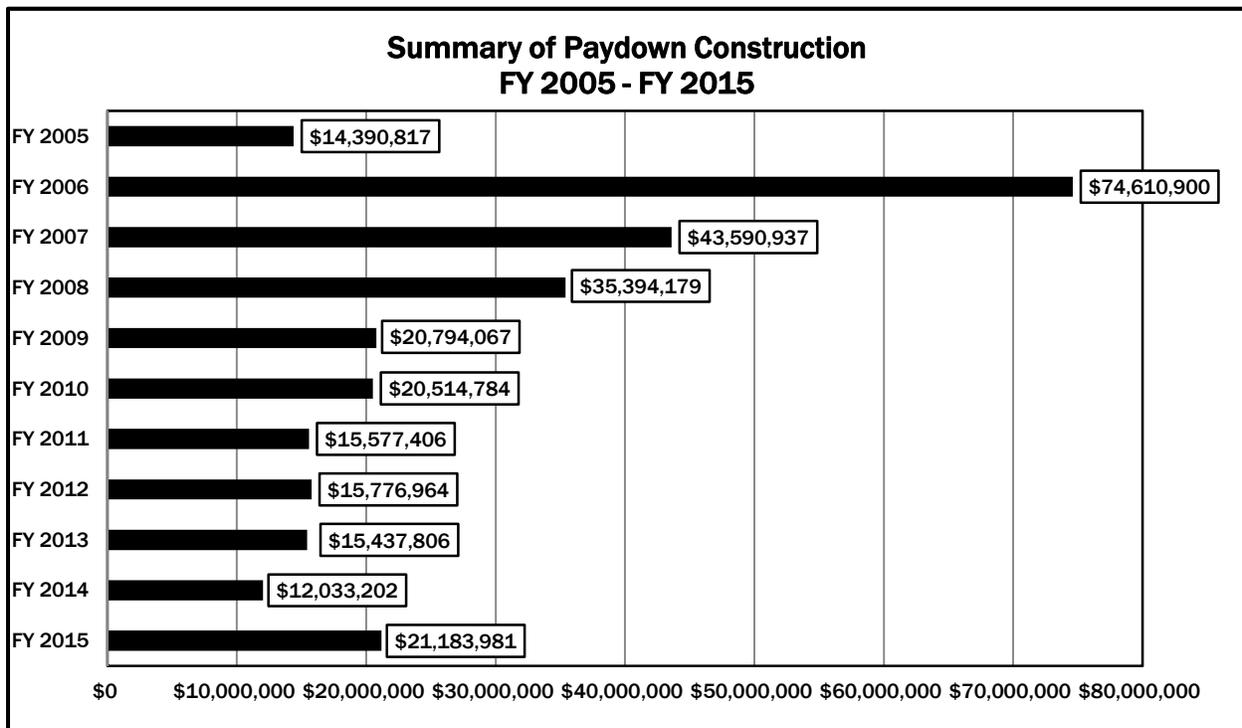


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Capital Paydown Program

In FY 2015, an amount of \$21,183,981 has been included for the Capital Paydown Program. This level of funding represents an increase of \$9,150,779 over the FY 2014 Adopted Budget Plan level of \$12,033,202. This increase is primarily associated with a critical need to begin to address both building and infrastructure maintenance requirements. In April 2013, the County and School Board formed a joint committee, the Infrastructure Financing Committee (IFC), to collaborate and review both the County and School's Capital Improvement Program (CIP) and capital requirements. One of the goals of the Committee is to develop long term maintenance plans for both the County and Schools, including annual requirements and reserves. The committee has been working on a comprehensive review of critical needs and will be formulating recommendations to support the development of a sustainable financing plan to begin to address current and future capital requirements. In anticipation of the IFC recommendations, the FY 2015 Paydown program has been increased to begin to build a program that can support the increasing requirements for building system renewal and transportation infrastructure such as trails, bus shelters, County-owned roads, parks and athletic fields. The increase in paydown benefits all areas of the capital program; however, the largest increases are in capital renewal of building subsystems, ADA compliance, trails maintenance and athletic field maintenance.

This graph below depicts the level of Paydown funding between FY 2005 and FY 2015. With the exception of FY 2006 and FY 2007, Paydown funding has remained at a fairly consistent annual level. The increases in FY 2006 and FY 2007 were 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. The Penny for Affordable Housing fund is now funded directly by revenue from the Real Estate tax and the Stormwater Management 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.



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The chart below also reflects the history of the Paydown program, giving some perspective to the significant areas that have been supported in the last 5 years, including the increases in FY 2015. Many of these areas have remained constant over the years and funding was included for only the most critical of projects. In FY 2015, the Paydown budget is more robust and will begin to address much need maintenance requirements for the County's aging infrastructure.

Paydown Program	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Capital Renewal Projects ¹	\$3,000,000	\$0	\$0	\$0	\$2,700,000
ADA Compliance²	\$0	\$2,171,700	\$3,000,000	\$0	\$3,950,000
Athletic Field Maintenance and Sports Projects	\$4,297,535	\$4,647,535	\$4,647,535	\$4,647,535	\$5,635,338
Park Maintenance Projects	\$2,182,076	\$1,882,076	\$1,470,076	\$1,270,076	\$1,682,076
On-Going Development Efforts	\$1,959,859	\$2,477,454	\$1,927,383	\$1,302,383	\$1,962,120
Obligations and Payments	\$3,207,936	\$3,418,199	\$3,637,812	\$3,908,208	\$4,194,447
Revitalization Initiatives	\$905,000	\$1,095,000	\$405,000	\$405,000	\$1,060,000
Environmental Initiatives	\$25,000	\$85,000	\$350,000	\$500,000	\$0
Total	\$15,577,406	\$15,776,964	\$15,437,806	\$12,033,202	\$21,183,981

¹ No General Fund support was included for capital renewal projects in FY 2012, FY 2013 and FY 2014 based on the Board of Supervisor's approval of a 3-year short-term borrowing program totaling \$35 million for backlogged renewal projects. General Fund support is required in FY 2015.

² In FY 2014, funding for ADA Compliance was provided for by a transfer from the Park Improvement Fund and a transfer from the General Fund as part of the FY 2013 Carryover Review.

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Specifics of the FY 2015 Paydown Program include:

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 to make them suitable for organizational needs. Fairfax County will have a projected FY 2015 facility inventory of over 8.8 million square feet of space throughout the County (excluding schools, parks, housing and human services residential facilities). This inventory continues to expand with the addition of newly constructed facilities, the renovation and expansion of existing facilities and the acquisition of additional property. With such a large inventory, it is critical that a planned program of repairs and restorations be maintained. In addition, the age of a major portion of this inventory of facilities is reaching a point where major reinvestments are required in the building subsystems.

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.

In September 2009, a staff analysis indicated that a backlog of category D and F critical capital renewal projects existed. In order to address this backlog, as part of the FY 2011 Adopted Budget Plan, the Board of Supervisors approved a 3-year plan of short-term borrowing totaling \$35 million. The 3-year plan was designed to eliminate the backlog and enable staff to determine a realistic level of annual funding for the future. The proposed short-term borrowing program for capital renewal was included in the debt capacity estimates in the Capital Improvement Program (CIP) and accommodated within established debt limits for General Fund supported debt.

The Facilities Management Department (FMD) continues to work on some of the \$35 million backlog identified in 2009. Many of these backlogged capital renewal projects required multiple years to complete both design and construction and some are still underway. In addition, current staffing levels, the complexity of some of the projects, ADA upgrade requirements, and staff requirements in other areas have delayed the completion of some renewal projects.

In April 2013, the County and School Board formed a joint committee, the Infrastructure Financing Committee (IFC), to collaborate and review both the County and School's Capital Improvement Program (CIP) and capital requirements. One of the goals of the Committee was to develop long term maintenance plans for both the County and Schools, including annual requirements and reserves. The committee conducted a comprehensive review of critical needs and approved recommendations to support the development of a sustainable financing plan to begin to address current and future capital requirements. The requirement for County capital renewal is estimated at \$26 million per year. This estimate is based on current assessment data, much of which is nearly 10 years old; as well as industry standards (2 percent of the current replacement value). Based on current staffing levels, the complexity of many of the projects, and the timeline for completing renewal projects, it is estimated that approximately \$15 million per year would be a good goal for maintenance funding. During their deliberations on the FY 2015 Adopted Budget Plan, the Board of Supervisors reduced funding from \$8.0 million to \$2.7 million. This funding will allow staff to focus on completing the backlogged renewal projects begun in FY 2014 and begin new category F projects.

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ADA Compliance

FY 2015 funding in the amount of \$3,950,000, an increase of General Fund support of \$3,950,000 over the FY 2014 Adopted Budget Plan, is included for the continuation of Americans with Disabilities Act (ADA) improvements. FY 2014 funding for ADA improvements was supported by the Park Improvement Fund and was approved as a transfer from the General Fund as part of the *FY 2013 Carryover Review*. These improvements are required as part of the Department of Justice (DOJ) audit and were 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. The audit of Fairfax County was part of a 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 2015 include:

- ◆ Funding in the amount of \$1,950,000 is included for the continuation of Park Authority ADA improvements required as part of the Department of Justice audit. The Park Authority has completed 100 percent of the DOJ required building assessments for the remaining facilities that were not part of the audit. Assuming the approval of FY 2015 ADA funding, the Park Authority estimates that an additional \$4.5 million will be required to complete all improvements.
- ◆ 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. FMD has completed approximately 53 percent of the DOJ required building assessments. It is anticipated that the remaining buildings will be assessed within the next one to two years. Once complete, these assessments will result in additional improvements and funding requirements. To date and assuming the approval of the FY 2015 ADA funding, FMD estimates that an additional \$2.3 million will be required for the buildings that have already been assessed. Additional funding for the improvements required as a result of the remaining assessments has not yet been determined and will be required in future years.

Athletic Field Maintenance and Sports Projects

FY 2015 funding in the amount of \$6,735,338 has been included for the athletic field maintenance and sports program. This is an increase of \$987,803 or 17.2 percent over the FY 2014 Adopted Budget Plan funding level. This level of funding is supported by a General Fund transfer of \$5,635,338 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, \$200,000 will be dedicated to synthetic turf field development, \$300,000 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. The increase of \$987,803 in the General Fund Transfer will begin to address increased field maintenance requirements and the replacement requirements associated with Synthetic turf fields. Synthetic turf fields are viewed as crown jewels in a community's athletic field inventory

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because they provide even playing surfaces and more safety; similar playing conditions to natural turf fields; need no watering or mowing; use no fertilizers or pesticides; can be used year-round and in most weather conditions; do not need to be closed to protect or re-sod the grass; and have a significant life cycle with reduced and easier maintenance requirements. Specific funding levels in FY 2015 include:

- ◆ An amount of \$860,338 supports general maintenance including mowing at over 450 athletic fields (approximately 176 school sites). FY 2015 funding has been increased approximately 8 percent in order to support higher costs associated with increases in the number of lighted athletic fields and synthetic turf fields, and increases in charges for supplies such as seeds, fertilizer, and infield mix, and utilities such as water and electricity. This effort is supported entirely by the General Fund and is managed by the Park Authority.
- ◆ An amount of \$1,000,000 is dedicated to maintenance of diamond fields at Fairfax County Public Schools and supported by revenue generated by the Athletic Services Fee. This program provides twice 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 (37 sites/67 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 2015 projection of revenue generated from the Athletic Services Fee and \$750,000 is supported by the General Fund.
- ◆ An amount of \$250,000 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. The cost to replace and repair lighting systems at rectangle and diamond shaped fields has increased from \$200,000 to \$250,000 per field. FY 2015 funding supports the replacement and repair for one field's existing lighting systems. This project is supported entirely by the General Fund and coordinated by the 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 2015 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.

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- ◆ An amount of \$200,000 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. 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. It should be noted that as part of the *FY 2013 Carryover Review*, a Joint County School initiative was implemented to develop new synthetic turf fields throughout the County. It was estimated that \$12.0 million will be required to fund synthetic turf fields at the 8 remaining high schools in the County that do not currently have such surfaces. Several community funding options exist to reduce that amount to approximately \$9.0 million, and assuming the adoption of those options, an implementation period of 3 years, and joint support of this project by both the County and the Fairfax County Public Schools (FCPS), an amount of \$1.5 million was included to fund the County's FY 2014 contribution. It is anticipated that the County's FY 2015 share will again be funded at year end as part of the *FY 2014 Carryover Review*. The County's Synthetic turf fields enhance the capacity and availability of existing athletic fields and address the identified rectangular field shortage within the County. Synthetic turf fields offer a cost effective way of increasing field use opportunities at existing parks and schools. Funding of \$500,000 had been dedicated to this program annually; however, based on the new joint initiative, all but \$200,000 in athletic services fee revenue has been redirected to the turf field replacement program.
- ◆ An amount of \$1,250,000 is included for the turf field replacement program in FY 2015. Funding of \$300,000 is supported by athletic services fee revenue and \$950,000 is supported by the General Fund. This level of funding represents an increase of \$750,000 over the FY 2014 level and will begin to address this growing need and implement the recommendations of the Synthetic Turf Field Task Force. Synthetic turf fields increase community access to athletic fields and provide avenues for participants to increase their levels of physical activity. There are over 130,000 youth and adults who 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. Most manufacturers provide an eight-year warranty for a properly maintained synthetic turf field; however, it is a generally accepted practice to assume a life expectancy of the synthetic turf field of no more than ten years. For planning purposes, the County adopted an annual budget estimate of a little more than half of the installation funding, which is a generally accepted practice for the industry. However, based on a projected ten-year replacement cycle and the current 67 field inventory, replacement funding requires a regular financial commitment. Planning considerations related to the replacement of these facilities include analysis of individual field playability based on the differing levels of use, the nature of the Northern Virginia climate, and the importance of required maintenance efforts. Based on the age and number of current and programmed turf fields, a contribution of approximately \$2.1 million annually would be required to fully fund the replacement program. The FY 2015 level will allow the County to continue to plan for the gradual replacement of turf fields as they reach the end of their useful life, without a significant disruption in service.
- ◆ An amount of \$2,700,000 is included for athletic field maintenance efforts, athletic field lighting, and irrigation on 274 Park Authority athletic fields of which 113 are lighted and 121 are irrigated. The fields are used by 174,000 users and 200 user groups. FY 2015 funding has been increased approximately 8 percent in order to support higher costs associated with increases in the number of lighted athletic fields and synthetic turf fields, and increases in charges for supplies such as seeds, fertilizer, and infield mix, and utilities such as water and electricity. This effort is supported entirely by the General Fund and is managed by the Park Authority.

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- ◆ 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 2015 projection of revenue generated from the Athletic Services Fee, and \$75,000 is supported by the General Fund.

Park Maintenance Projects

FY 2015 funding in the amount of \$1,682,076 has been included for Park maintenance of both facilities and grounds. This is an increase of \$212,000 over the FY 2014 Adopted Budget Plan funding level for these projects in order to restore maintenance efforts to the FY 2011 levels. 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, 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 567,053 square feet of buildings. Maintenance is also required on over 580 pieces of grounds equipment. Specific funding levels in FY 2015 include:

- ◆ An amount of \$425,000 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 2015, funding is included to repair and replace roofs at prioritized picnic shelters and outdoor public restrooms (\$100,000); replace aged security systems at various sites throughout the County (\$200,000); and replace windows, doors, and siding at picnic shelters, historic sites, and maintenance facilities (\$125,000).
- ◆ 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 23,265 acres of land, with 421 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 530 acres of land and arboreal services in response to citizens' requests, as well as addressing multi-year deferred maintenance on the aging park infrastructure.

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- ◆ An amount of \$470,000 is included to provide corrective and preventive maintenance for over 538,086 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 2015 funding in the amount of \$2,362,120 has been included for costs related to on-going development efforts throughout the County, specifically:

- ◆ Funding of \$1,062,120 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 2015, \$765,000 will fund the Facilities Management Department's security, maintenance services, grounds maintenance, and support staff. In FY 2014, savings associated with additional mowing services being performed by the Community Labor Force (CLF) were used to offset annual expenses. 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. Full funding has been included in FY 2015. The remaining \$297,120 will fund Park Authority's critical maintenance activities and support staff.
- ◆ An amount of \$50,000 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.
- ◆ Funding of \$600,000 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 2015, as well as respond to requests to prepare composite cost estimates to complete existing developer default projects. The total FY 2015 funding is supported by \$200,000 in anticipated developer default revenue, \$200,000 in General Fund monies, and \$200,000 in Commercial and Industrial tax revenue transferred from Fund 40010, County and Regional Transportation Projects. The \$200,000 supported by the Commercial and Industrial tax will only be used to complete developer defaults associated with transportation infrastructure improvements that qualify for use of C&I funds. The use of Commercial and Industrial tax funds for this purpose is included based on recommendations from an Internal Audit report associated with Capital Paydown projects.
- ◆ Funding in the amount of \$300,000 is included to meet emergency and critical maintenance requirements for County trails, sidewalks and pedestrian bridges. This amount is an increase over the FY 2014 Adopted Budget Plan funding level and in line with the amount included at the *FY 2013 Carryover Review*. In response to recommendations of the Joint County-Schools Infrastructure Financing Committee, an increased level of support is recommended. On-going critical maintenance includes 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. The Department of Public Works and Environmental Services (DPWES) and the Fairfax

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County Department of Transportation are responsible for maintaining approximately 229 miles of asphalt trails, 425 miles of concrete sidewalk, and 64 pedestrian bridges. Maintenance service levels have significantly fluctuated for the pedestrian program based on funding constraints. Repairs are performed on a complaint basis only and limited to addressing only emergency and safety related requirements. The Department of Public Works and Environmental Services has nearly completed a condition assessment survey to identify the inventory of maintenance, construction and renovation required on County's pedestrian infrastructure to determine future financial needs.

- ◆ Funding of \$100,000 is included to support the Road Viewers program. This maintenance effort includes upgrading roads for acceptance into the State Secondary Road System. Upgrades include survey, engineering, and construction projects within the Board of Reviewers Program.
- ◆ An amount of \$150,000 is included for Emergency Road Repairs Program and the Road Maintenance Program. 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.
- ◆ An amount of \$100,000 is included for the Emergency Directives Program. The Emergency Directives Program was established to provide for abatement services of both emergency and non-emergency directives related to health and safety violations, grass mowing violations, and graffiti removal directives. The funds are used to perform corrective maintenance for code violations under Chapter 46 and Chapter 119 of the Fairfax County Code, in which cited property owners fail to correct.

Obligations and Payments

FY 2015 funding in the amount of \$4,194,447 has been included for costs related to annual contributions and contractual obligations. Specific FY 2015 projects include:

- ◆ Funding of \$941,716 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.
- ◆ Funding of \$2,502,731 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 2015 level of \$2.25 per capita due to the unprecedented 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

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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. The NVCC has indicated that every dollar contributed to the capital program leverages \$29 in state funds back to Northern Virginia. The \$2.25 rate is applied to the population figure provided by the Weldon Cooper Center.

Revitalization Program Initiatives

FY 2015 funding in the amount of \$1,060,000 has been included for revitalization efforts. This funding is supported entirely by the General Fund. Specific funding levels include:

- ◆ Funding of \$600,000 is included to continue routine and non-routine maintenance in five major commercial revitalization areas (Annandale, Route 1, Springfield, McLean and Baileys Crossroads) and ten Commuter Rail and Park-and-Ride lots. This funding level represents an increase of \$195,000 in order to address a growing need for infrastructure maintenance. The maintenance in the commercial revitalization areas includes trash removal and quality control inspections once a week; grass mowing and weed control once every two weeks; edging, bus shelter glass cleaning, and night light inspection once a month; fertilization and shearing once every three months; pest control, leaf removal, and shrub pruning once every four months; mulching and seasonal flower rotation once every six months; and irrigation maintenance as necessary. Funding for maintenance related to the Commuter Rail and Park-and-Ride lots provides for night light inspection and quality control inspections once a month; fertilization and weed control once every three months; and pest control once every four months.
- ◆ An amount of \$460,000 is included for the first full year of costs associated with routine and non-routine maintenance services to the Tyson's Corner and Silver Line project. More specifically, this project will provide funding for recurring landscaping maintenance associated with the Tyson's Corner Silver Line area along the Route 7 corridor, from Route 123 to the Dulles Toll Road. Routine maintenance services include landscape maintenance along the median and both sides of the road, trash removal, snow removal, and stormwater facility maintenance. The primary difference between maintenance requirements related to the Silver Line Metro system stations (Phase I) and other existing Metro stations is the County's maintenance requirement associated with 27 water quality swales under the raised tracks of the Silver Line located in VDOT right-of-way. Typical maintenance for the swales will include litter and sediment removal, vegetation care, and structural maintenance. It is anticipated that additional maintenance responsibilities may be added during the construction of Phase II of the Silver Line.

Environmental Initiatives

During their deliberations on the FY 2015 Adopted Budget Plan, the Board of Supervisors eliminated FY 2015 funding of \$535,000 for environmental initiatives. This reduction was used to help offset other FY 2015 requirements. The Board of Supervisors will consider funding these initiatives as part of the *FY 2014 Carryover Review*. In addition, an amount of \$58,140 has been provided in Fund 10030, Contributory Fund, to continue partnering with two non-profit agencies to support tree planting efforts throughout the County.

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FY 2015 PAYDOWN PROJECTS

Project	FY 2015 Adopted
ADA Compliance	
GF-000001 ADA Compliance - FMD	\$2,000,000
PR-000083 ADA Compliance - Park Authority	1,950,000
Subtotal	\$3,950,000
Athletic Field Maintenance and Sports Projects	
2G51-001-000 Parks Maintenance at FCPS Athletic Fields	\$860,338
2G51-002-000 Athletic Field Maintenance (Park Fields)	2,700,000
2G51-003-000 Athletic Services Fee-Diamond Field Maintenance	750,000
2G79-220-000 APRT-Amenity Maintenance	50,000
2G79-221-000 Athletic Fields-Sports Scholarships	75,000
PR-000082 Athletic Field Lighting Requirements	250,000
PR-000097 Athletic Services Fee-Turf Field Replacement	950,000
Subtotal	\$5,635,338
Park Maintenance Projects	
2G51-005-000 Park Authority - General Maintenance	\$425,000
2G51-006-000 Park Authority - Grounds Maintenance	787,076
2G51-007-000 Park Authority - Facility Maintenance	470,000
Subtotal	\$1,682,076
On-Going Development Efforts	
2G08-001-000 Laurel Hill Development-FMD	\$765,000
2G25-018-000 Emergency Directive Programs	100,000
2G25-019-000 Survey Control Network Monumentation	50,000
2G25-020-000 Developer Defaults	200,000
2G25-021-000 Emergency Road Repair	150,000
2G25-022-000 Road Viewers Program	100,000
2G25-057-000 Emergency Maintenance of Existing Trails	300,000
2G51-008-000 Laurel Hill Development-Parks	297,120
Subtotal	\$1,962,120
Obligations and Payments	
2G06-001-000 Salona Property	\$941,716
2G25-012-000 School-Age Child Care (SACC)	750,000
2G25-013-000 Northern Virginia Community College	2,502,731
Subtotal	\$4,194,447
Revitalization Initiatives	
2G25-014-000 Maintenance-CRP	\$600,000
2G25-088-000 Tysons Silver Line Maintenance	460,000
Subtotal	\$1,060,000

Capital Projects Overview

FY 2015 PAYDOWN PROJECTS

Project		FY 2015 Adopted
Capital Renewal		
GF-000008	Emergency Building Repairs	\$150,000
GF-000010	Roof Repairs and Waterproofing	1,045,000
GF-000011	HVAC Systems	1,255,000
GF-000017	Electrical Systems	250,000
Subtotal		\$2,700,000
TOTAL PAYDOWN PROGRAM		\$21,183,981

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 8.72 percent, and net debt as a percentage of market value at 1.17 percent as of June 30, 2013.

Continual monitoring and adjustments to the County's CIP have been necessary, as economic conditions have changed. The FY 2015 - 2019 Capital Improvement Program (With Future Years to 2024) was released concurrently with the FY 2015 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.

In FY 2015, an amount of \$184,800,000 is included in General Obligation Bond funding. Specific funding levels in FY 2015 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 2015 Approved Budget.

Capital Projects Overview

- ◆ Funding in the amount of \$26,800,000 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's annual contribution to the Northern Virginia Regional Park Authority (NVRPA) Capital program. The NVRPA Park system includes 28 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 over 40 miles of protected shoreline along major rivers and reservoirs. In Fairfax County, NVRPA owns over 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. On November 6, 2012, the voters approved \$12.0 million to sustain the County's capital contribution to the NVRPA for four years. FY 2015 represents the third year of the four-year program.

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 jurisdictional waterways. Projects include: repairs to stormwater infrastructure, measures to improve water quality, such as stream stabilization, rehabilitation and safety upgrades of state regulated dams, repair and replacement of underground pipe systems, surface channels, structural flood proofing and Best Management Practices (BMP, site retrofits and improvements. This funding also supports implementation of watershed master plans, increased public outreach efforts, and stormwater monitoring activities as well as operational maintenance programs related to the existing storm drainage infrastructure as it pertains to stormwater conveyance and stormwater quality improvements.

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. In FY 2015, the stormwater service rate will increase from \$0.020 to \$0.0225 per \$100 of assessed real estate value. The FY 2015 levy of \$0.0225 will generate \$49.185 million, supporting \$18.224 million for staff and operational costs; \$29.961 million for capital project implementation including, infrastructure reinvestment, regulatory requirements, dam safety, and contributory funding requirements; and \$1.0 million transferred to the General Fund to partially offset central support services such as Human Resources, Purchasing, Budget and other administrative services supported by the General Fund which benefit this fund.

In FY 2015, an amount of \$29,961,954 is included for Stormwater Services capital projects. Specific funding levels in FY 2015 include:

- ◆ Funding in the amount \$5,500,000 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.

Capital Projects Overview

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 inspection of the County's program identified the need to formalize an industrial and high risk site inspection program for targeted facilities. This is anticipated to require a robust inspection and enforcement program to identify and control pollutants in stormwater discharges from industrial and commercial facilities that the County determines are discharging pollutants in the stormwater. 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 thoroughly document all of these enhanced efforts. Arlington County's MS4 permit was finalized in June 2013 and many of the requirements are very similar to the County's draft permit with the addition of several quantifiable program implementation targets. For example, Arlington County will be required to implement at least seven retrofit projects and three outfall restoration projects during the permit term. Staff is currently evaluating County programs to identify potential implementation targets and developing the procedures to implement these additional permit requirements. The Board of Supervisors is currently considering the specific requirements of the new ordinance within the context of the public comment process. While the fiscal impact is dependent on the specific requirements adopted within the ordinance, it is expected that there will be a financial impact based on both increased public water quality facility inventory and the assumption of greater maintenance responsibilities associated with maintenance of private stormwater facilities.

- ◆ Funding in the amount of \$4,500,000 is included for Dam Safety and Facility Rehabilitation. The County currently has over 5,000 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 more than 900 facilities between FY 2011 and FY 2013 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 maintains the control structures, including the dams that control and treat the water flowing to County owned facilities. This program also includes the removal of sediment that occurs in both wet and dry stormwater management facilities to ensure that adequate capacity is maintained to treat the 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 \$5,000,000 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 of them required immediate repair. Increased MS4 permit regulations apply to these 1,600 miles of existing conveyance systems and 43,000 stormwater structures. 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.

Capital Projects Overview

- ◆ Funding in the amount of \$13,093,084 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. The full impact of the audit findings has not been finalized. 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 between \$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.
- ◆ 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.
- ◆ Funding in the amount of \$371,247 is included for the Stormwater Allocations to Towns project. On April 18, 2012, the State Legislature passed SB 227 which entitles the Towns of Herndon and Vienna to all revenues collected within their boundaries by Fairfax County's stormwater service district. As an alternative, an agreement was developed for a coordinated program whereby the Towns will remain part of the County's service district and the County will return 25 percent of the revenue collected from properties within each town for services that the County and towns provide independently such as maintenance and operation of stormwater pipes, manholes, and catch basins. The remaining 75 percent will remain with the County and the County will take on the responsibility for the Towns' Chesapeake Bay TMDL requirements as well as other TMDL and MS4 requirements. This provides for an approach that is based on watersheds rather than on jurisdictional lines.
- ◆ Lastly, FY 2014 funding of \$597,623 is included for County contributions. Contributory funds in the amount of \$485,064 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

Capital Projects Overview

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 30300, 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 annual funding to the The Penny for Affordable Housing Fund by 50 percent in order to balance the FY 2010 budget. From FY 2006 through FY 2014, the fund has provided a total of \$154.4 million for affordable housing in Fairfax County; a total of \$16.5 million is provided in FY 2015.

Over the past years, a total of 2,638 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 2,386 units are preserved for 20 years or longer. A variety of funding sources were used to preserve these units; however, Fund 30300 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: 130 units at Mount Vernon House in Alexandria (Mount Vernon District), 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 30300 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 30300, both of these apartment complexes may have been lost as affordable housing.

In FY 2015, Fund 30300 funding of \$16,478,400 is comprised of \$10,930,000 in Real Estate Tax Revenue, \$5,218,400 in operating revenue from the Wedgewood and Crescent Apartments, and \$330,000 in Affordable Housing Partnership Program loan repayments. FY 2015 funding is allocated as follows: \$5,751,750 for Wedgewood for the annual debt service, \$1,953,918 to fund the Bridging Affordability Program portion of the Housing Blueprint, \$3,507,732 for Crescent Apartments for the annual debt service, \$5,000,000 for the Housing Blueprint Project, and \$265,000 for Affordable/Workforce Housing.

It should be noted that for Crescent Apartments, the County is finalizing its review of Requests for Proposals (RFP) seeking redevelopment of the Crescent property. However, this process was not completed by March 1, 2013, when the payment for the outstanding principal of \$26.73 million for the five-year Bond Anticipation Note (BAN) became due. On February 5, 2013, the County rolled the BAN (Series 2013) for an additional two year period. The two year term is designed to provide staff adequate time to complete the selection process and the follow on negotiations that would lead to Board approval

Capital Projects Overview

of the redevelopment plan. In FY 2015, the Series 2013 BAN will be paid off with a permanent financing or additional short term financing plan contingent upon the status of the negotiations of the redevelopment plan.

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 3,412 miles of sewer lines, 59 pumping stations, and 54 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 owned and



Photo of the Noman M. Cole Jr. Pollution Control Plant

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 the Alexandria Renew Enterprises (AREnew) Treatment 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. FY 2014 was the first full year of operation of the new Moving Bed Biological Reactors (MBBR) facility for nutrient removal. The Moving Bed Biological Reactors (MBBR) supports the wastewater treatment process that removes nutrients from the wastewater and is the final treatment process that ensures compliance with the plant nutrient discharge limits. Total funding of \$83,693,176 is included in FY 2015. Specific funding levels in FY 2015 include:

- ◆ Funding in the amount of \$17,455,299 is included for facility improvements to the DC Water's Blue Plains Treatment Plant to comply with nutrient discharge limits. Projects supporting the Enhanced Nitrogen Removal Program include, providing an additional 40 million gallons of new anoxic reactor capacity for nitrogen removal, a new post aeration facility, pump station, and other new facilities to store and feed methanol and alternative sources of carbon. Construction continues on this project and is scheduled to be completed in 2016. In addition, funding will also provide for the Clean Rivers Project to prevent combined storm and sanitary overflows during major storm events by storing the overflow in tunnels until the plant has capacity to fully treat the water. This project is currently under construction and is scheduled to be completed by summer 2016. The County is responsible for 31 of the 370 mgd or 8.38 percent of capacity at the Blue Plains Treatment Plant.

Capital Projects Overview

- ◆ Funding in the amount of \$37,198,399 will fund the County's share of the upgrades to the Alexandria Renew Enterprises Treatment Plant (ARenew). Fairfax County is one of many jurisdictions which participate in the Joint Capital Improvement Program. Funding supports the design and construction of a State of the Art Nitrogen Upgrade Program for nitrogen removal. The State of the Art Nitrogen Upgrade Program will be completed in 6 phases to allow the spread of design and construction costs over an eight-year period. The long range plan was completed in 2008, and 2 of the 6 phases were complete in 2011; the remaining phases will be completed by 2016. FY 2015 funding is included for engineering design, construction management, landscape architecture and engineering services during construction to comply with the nutrient discharge limits. The County is responsible for 32.4 of the 54 mgd or 60 percent of capacity at the Alexandria Renew Enterprises' Treatment Plant.
- ◆ Funding in the amount of \$3,000,000 is provided for the annual appropriation requirement for the County's Extension and Improvement (E&I) Program as approved by the Board of Supervisors on April 12, 2011. This 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 \$12,428,135 is provided for the systematic rehabilitation of the County's 3,412 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 in the amount of \$3,600,000 is also included to complete the rehabilitation of Dead Run Force Main and Difficult Run Force Main. In addition, there are nine other force mains scheduled to begin rehabilitation in FY 2015, including Barcroft I, Barcroft II, Langley School, Mt. Vernon Terrance, Wellington I, Ravenwood, Springfield, Wayne Wood I, and Wayne Wood II.
- ◆ Funding in the amount of \$5,121,554 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.
- ◆ Funding in the amount of \$4,582,789 is included for the regularly scheduled repair, renovation, and replacement of pumping station equipment and facilities throughout the County.
- ◆ Funding in the amount of \$307,000 is included for plant upgrades at the Arlington Wastewater Treatment Plant. This funding will support annual repair and rehabilitation work for various facilities as scheduled in Arlington County's Capital Improvement Program. The County is responsible for 3.0 of the 40 mgd or 7.5 percent of capacity at the Arlington Wastewater Treatment Plant.

Capital Projects Overview

Other Financing

Funding in the amount of \$13,667,639 includes \$1,868,000 that is associated with projects discussed above which have multiple funding sources. The remaining \$11,799,639 supports various other projects financed by other sources of revenue. Specific funding levels in FY 2015 include:

Solid Waste:

- ◆ Funding in the amount of \$1,000,000 in Capital Projects has been included in FY 2015 to continue to upgrade the leachate system at the I-66 Transfer Station. Funding will correct areas which have settled due to waste decomposition, the addition of new landfill gas wells and piping for controlling the landfill migration and groundwater corrective action. The renovation work includes the installation of a low-permeability cap on the existing slopes and improving the stormwater management system.
- ◆ Funding of \$1,000,000 for Capital Projects is included for the continuation of the Methane Gas Recovery Project. This is an on-going project for the installation of the methane gas extraction system at the I-95 Landfill, including collection wells, pipes and gas transportation infrastructure improvements.

Housing:

- ◆ Funding of \$89,972 is included for the Undesignated Housing Trust Fund 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 2015.
- ◆ Funding in the amount of \$550,000 is included for the Land/Unit Acquisition 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 2015.

Other:

- ◆ Funding in the amount of \$500,000 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 \$130,000 is included for capital improvements at the Reston Community Center (RCC) which include the RCC Theatre Enhancement project and the replacement of the Lake Anne Customer Service Desk with one that is ADA compliant.
- ◆ Funding in the amount of \$804,739 is included for capital improvements at the McLean Community Center (MCC) which include \$684,739 for the Project Management fee and preliminary planning fees of the MCC renovation, \$85,000 for the replacement of the Old Firehouse Teen Center roof, and \$35,000 for the wood flooring in the rehearsal hall.
- ◆ Funding in the amount of \$7,724,928 is included for various school construction projects financed from a state construction grant, Parent Teachers Association/Parent Teacher Organization receipts, and transfers from Fund S31000, Public School Construction Fund. For more details, see the [Fairfax County Public School's FY 2015 Approved Budget](#).

Capital Projects Overview

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 2015 timeframe, a number of new facilities will be completed which will require additional operating funds.

Capital Projects Overview

New, Renovated, or Expanded County Facilities in FY 2015

Facility	Fiscal Year Completion	Additional Positions	Estimated Net Operating Costs
FY 2015 New, Renovated, or Expanded Facilities			
Facilities Management Department (FMD) Operational Costs for New Facilities	FY 2015	0/0.0 FTE	\$493,659
Hanley Townhomes	FY 2015	0/0.0 FTE	235,220
FMD Support for Merrifield Human Services Center	FY 2015	4/4.0 FTE	1,179,127
Mondloch Place	FY 2015	0/0.0 FTE	275,000
Providence Community Center	FY 2015	7/7.0 FTE	683,937
Total FY 2015 Costs		11/11.0 FTE	\$2,866,943

The following facilities are scheduled to open in FY 2015 or later and may require additional staffing and operating costs beginning in FY 2016. Requests for funding will be reviewed as part of the development of the annual budget in the year the facility becomes operational.

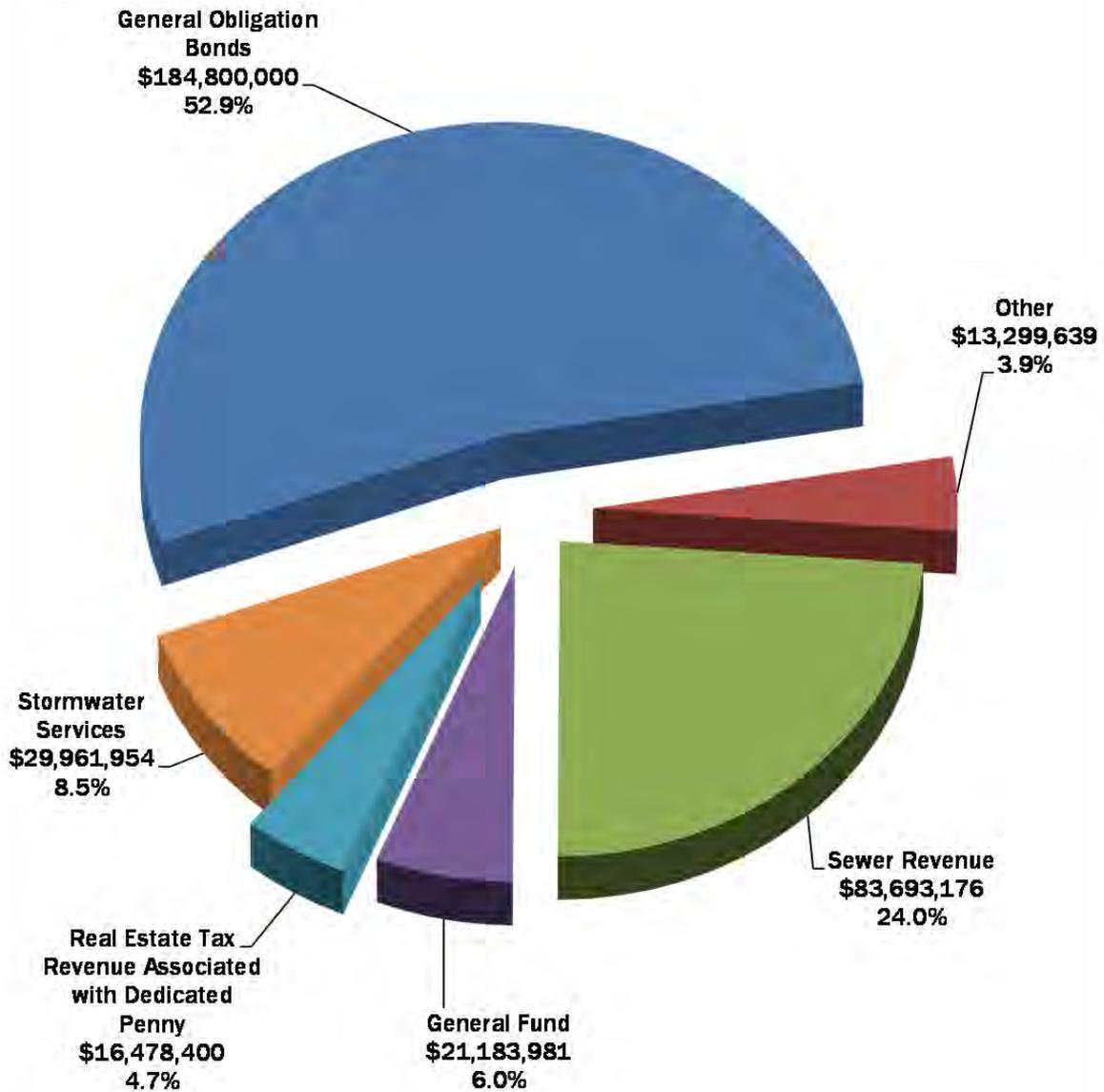
Facility	Fiscal Year Completion
Fire and Rescue Training Academy Ren./Expansion	FY 2015
McLean Police Station Renovation/Expansion	FY 2015
Reston Police Station Renovation/Expansion	FY 2015
Woodrow Wilson Community Library Ren./Expansion	FY 2015
Herndon Fire Station	FY 2016
Lincolnia Senior Center	FY 2016
Pohick Regional Library	FY 2016
Stringfellow Road Park and Ride Expansion	FY 2016
Huntington Bus Operations Facility	FY 2017
Public Safety Headquarters	FY 2017
Courtroom Renovations	FY 2018
Jefferson Fire Station	FY 2018
John Marshall Community Library	FY 2018
Reston Regional Library	FY 2018
Tysons Pimmit Regional Library	FY 2018
East County Human Services Center	TBD
Herndon Metrorail Parking Garage	TBD
Innovation Center Station	TBD
West Ox Bus Operations Center Phase II	TBD

Summary of FY 2015 Capital Construction Program

Major segments of the County's FY 2015 Capital Construction Program are presented in several pie charts that follow to visually demonstrate the funding sources for capital expenditures. Capital construction expenditures by fund are shown in the Summary Schedule of FY 2015 Funded Capital Projects. In addition, a list of all projects funded in FY 2015 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 S31000, Public School Construction, can be found in the [Fairfax County Public School's FY 2015 Approved Budget](#).

Capital Projects Overview

CAPITAL CONSTRUCTION PROJECTS FY 2015 SOURCE OF FUNDS

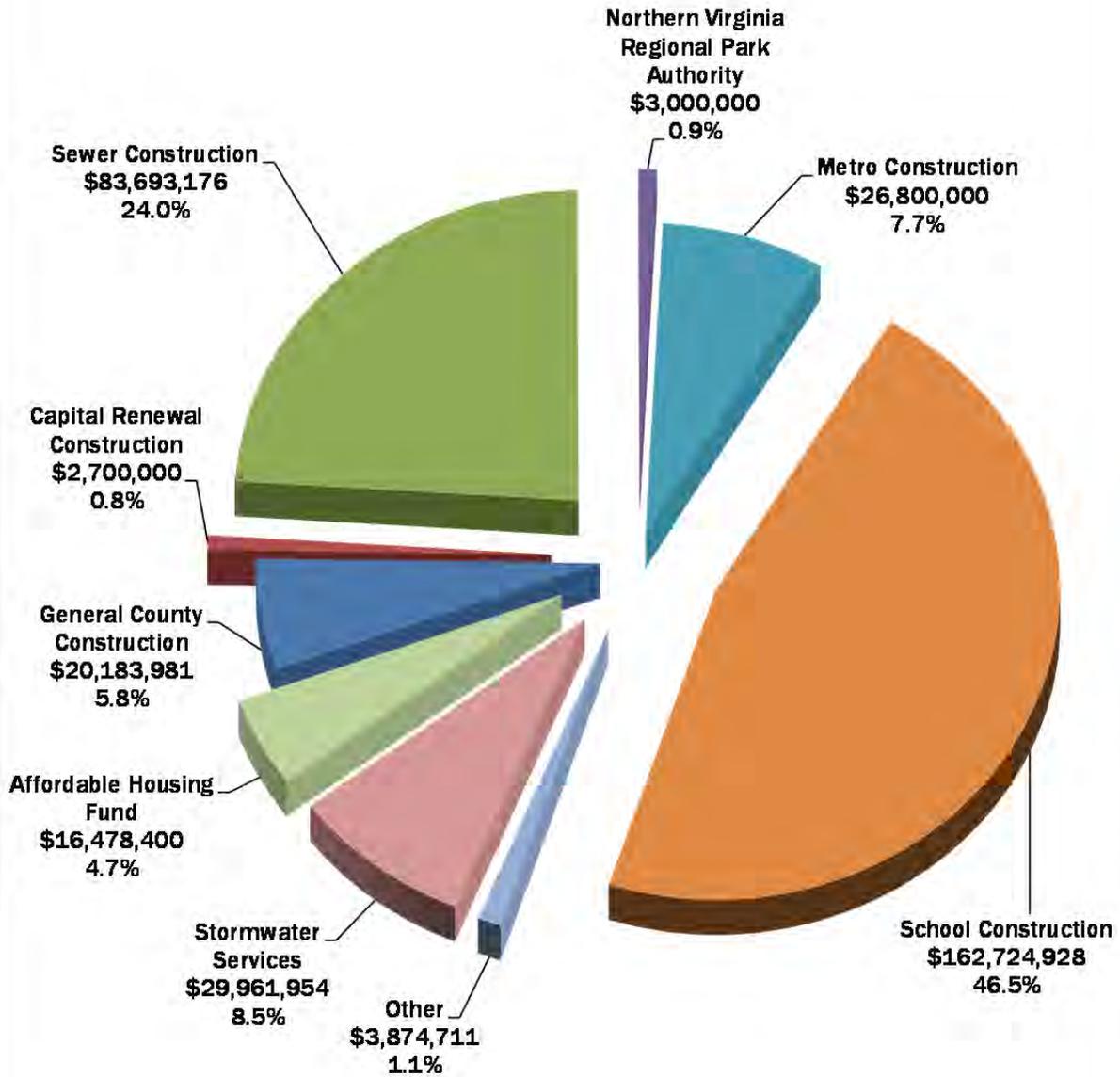


TOTAL = \$349,417,150

NOTE: This chart does not include debt service funding.

Capital Projects Overview

CAPITAL CONSTRUCTION PROJECTS FY 2015 EXPENDITURES

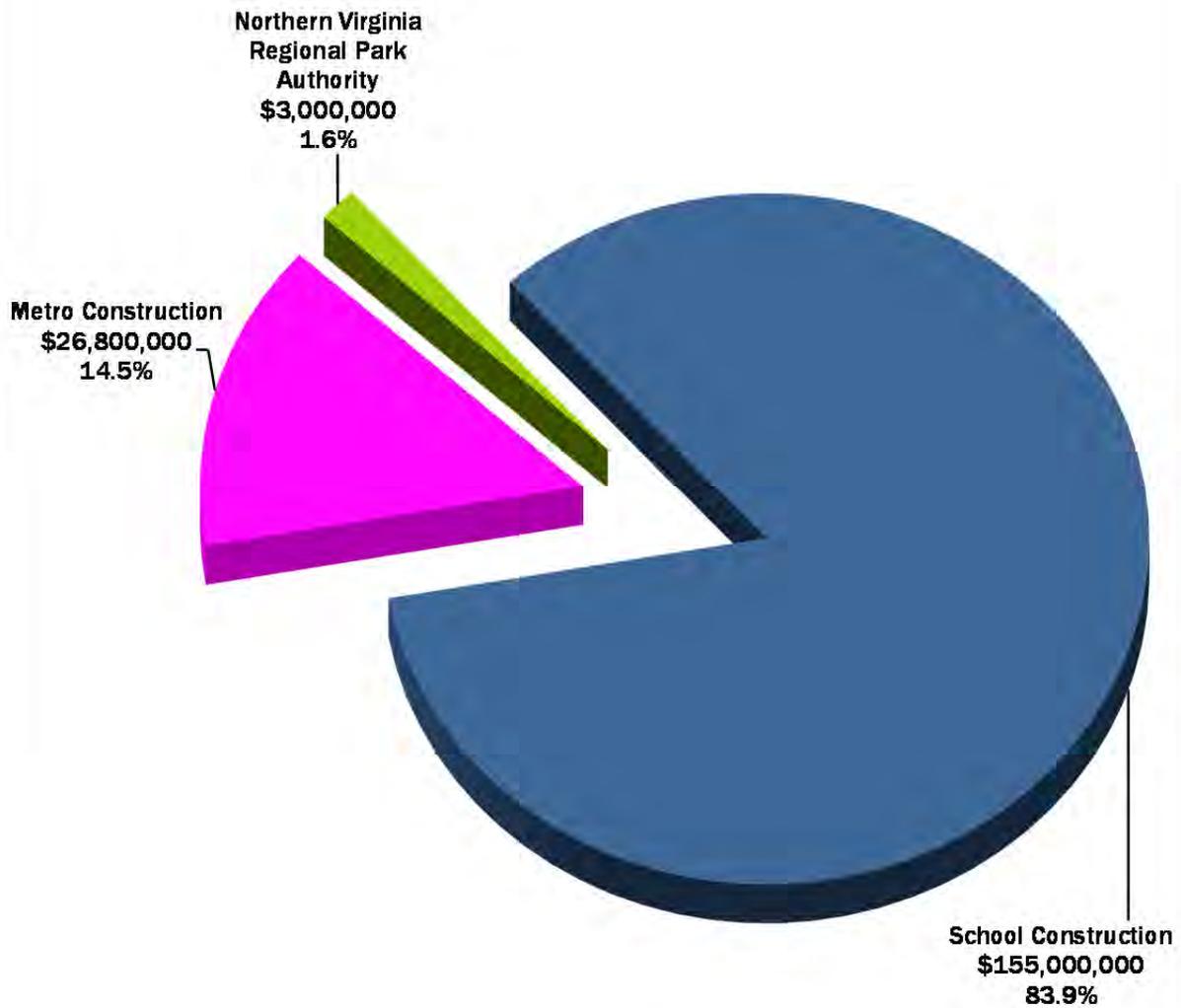


TOTAL = \$349,417,150

NOTE: This chart does not include debt service funding.

Capital Projects Overview

GENERAL OBLIGATION BOND FINANCED CAPITAL PROJECTS FY 2015 EXPENDITURES



TOTAL = \$184,800,000

**SUMMARY SCHEDULE OF FY 2015
FUNDED CAPITAL PROJECTS**

Fund/Title	EXPENDITURES				FY 2015 FINANCING			
	FY 2013 Actual	FY 2014 Adopted Budget Plan	FY 2014 Revised Budget Plan	FY 2015 Adopted Budget Plan	General Obligation Bonds ¹	General Fund	Federal/ State Aid	Other ²
SPECIAL REVENUE FUNDS³								
40050 Reston Community Center	\$26,237	\$50,000	\$634,745	\$130,000	\$0	\$0	\$0	\$130,000
40060 McLean Community Center	285,183	250,000	1,268,762	804,739	0	0	0	804,739
40100 Stormwater Services ⁴	19,022,233	23,618,267	84,660,207	29,961,954	0	0	0	29,961,954
40140 Refuse Collection and Recycling	0	125,000	1,107,512	0	0	0	0	0
40150 Refuse Disposal	113,359	0	2,240,964	1,000,000	0	0	0	1,000,000
40170 I-95 Refuse Disposal	5,106,417	3,000,000	8,272,304	1,000,000	0	0	0	1,000,000
40300 Housing Trust Fund	912,259	493,420	6,305,955	639,972	0	0	0	639,972
Subtotal	\$25,465,688	\$27,536,687	\$104,490,449	\$33,536,665	\$0	\$0	\$0	\$33,536,665
DEBT SERVICE FUNDS								
20000 Consolidated County and Schools Debt Service Fund	\$289,654,227	\$296,065,698	\$302,976,161	\$316,009,005	\$0	\$310,883,333	\$0	\$5,125,672
Subtotal	\$289,654,227	\$296,065,698	\$302,976,161	\$316,009,005	\$0	\$310,883,333	\$0	\$5,125,672
CAPITAL PROJECTS FUNDS								
30000 Metro Operations and Construction ⁵	\$22,574,000	\$26,541,000	\$28,100,000	\$26,800,000	\$26,800,000	\$0	\$0	\$0
30010 County Construction and Contributions	44,935,072	18,118,202	106,421,903	23,183,981	3,000,000	18,183,981	0	2,000,000
30020 Capital Renewal Construction	18,387,093	0	36,765,631	2,700,000	0	2,700,000	0	0
30030 Library Construction	620,798	0	39,110,840	0	0	0	0	0
30040 Contributed Roadway Improvement Fund	3,054,311	0	36,440,718	0	0	0	0	0
30060 Pedestrian Walkway Improvements	526,880	100,000	4,355,802	300,000	0	300,000	0	0
30070 Public Safety Construction	24,293,138	0	128,873,089	0	0	0	0	0
30080 Commercial Revitalization Program	3,334,065	0	2,620,849	0	0	0	0	0
30090 Pro Rata Share Drainage Construction	2,995,524	0	6,853,333	0	0	0	0	0
30310 Housing Assistance Program	49,143	0	6,831,016	0	0	0	0	0
30400 Park Authority Bond Construction	10,108,105	0	96,498,999	0	0	0	0	0
S31000 Public School Construction	153,265,618	167,844,992	279,085,415	162,724,928	155,000,000	0	0	7,724,928
Subtotal	\$284,143,747	\$212,604,194	\$771,957,595	\$215,708,909	\$184,800,000	\$21,183,981	\$0	\$9,724,928
Real Estate Tax Revenue								
30300 The Penny for Affordable Housing Fund	\$14,892,739	\$18,298,400	\$39,903,273	\$16,478,400	\$0	\$0	\$0	\$16,478,400
Subtotal	\$14,892,739	\$18,298,400	\$39,903,273	\$16,478,400	\$0	\$0	\$0	\$16,478,400
ENTERPRISE FUNDS								
69300 Sewer Construction Improvements	\$39,939,130	\$84,489,000	\$106,308,236	\$83,693,176	\$0	\$0	\$0	\$83,693,176
69310 Sewer Bond Construction	49,386,668	0	68,378,015	0	0	0	0	0
Subtotal	\$89,325,798	\$84,489,000	\$174,686,251	\$83,693,176	\$0	\$0	\$0	\$83,693,176
TOTAL	\$703,482,199	\$638,993,979	\$1,394,013,729	\$665,426,155	\$184,800,000	\$332,067,314	\$0	\$148,558,841

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 service district was created to support stormwater management operating and capital requirements, as authorized by Code of Virginia Ann. sections 15.2-2400.

⁵ Reflects capital construction portion of Metro expenses net of State Aid.

FY 2015 FUNDED CAPITAL PROJECTS
(For additional information see referenced Fund narratives)

Fund	Project	Project Name	FY 2015 Adopted Total	General Fund (Paydown)	General Obligation Bonds	Athletic Services Fee	Sewer Revenues	Stormwater Revenues	Penny for Affordable Housing	Short Term Borrowing	Other Revenues
30000	N/A	Metro Operations and Construction Contribution	\$26,800,000		\$26,800,000						
30010	2G06-001-000	Salona Property Payment	\$941,716	\$941,716							
30010	2G06-003-000	Northern Virginia Regional Park Authority	\$3,000,000		\$3,000,000						
30010	2G08-001-000	Laurel Hill - FMD	\$765,000	\$765,000							
30010	2G25-012-000	School Age Child Care (SACC) Contribution	\$750,000	\$750,000							
30010	2G25-013-000	No. Virginia Community College Contribution	\$2,502,731	\$2,502,731							
30010	2G25-014-000	Maintenance of Commercial Revitalization Areas	\$600,000	\$600,000							
30010	2G25-018-000	Emergency Directive Programs	\$100,000	\$100,000							
30010	2G25-019-000	Survey Control and Network Monumentation	\$50,000	\$50,000							
30010	2G25-020-000	Developer Defaults	\$600,000	\$200,000							\$400,000
30010	2G25-021-000	Emergency Road Repairs	\$150,000	\$150,000							
30010	2G25-022-000	Road Viewers Program	\$100,000	\$100,000							
30010	2G25-024-000	Developer Streetlight Program	\$500,000								\$500,000
30010	2G25-088-000	Maintenance Revitalization Tysons	\$460,000	\$460,000							
30010	2G51-001-000	Parks Maintenance of FCPS Athletic Fields	\$860,338	\$860,338							
30010	2G51-002-000	Athletic Field Maintenance	\$2,700,000	\$2,700,000							
30010	2G51-003-000	Athletic Services Fee - Diamond Field Maintenance	\$1,000,000	\$750,000		\$250,000					
30010	2G51-005-000	Parks-General Maintenance	\$425,000	\$425,000							
30010	2G51-006-000	Parks-Grounds Maintenance	\$787,076	\$787,076							
30010	2G51-007-000	Parks Facility/Equipment Maintenance	\$470,000	\$470,000							
30010	2G51-008-000	Laurel Hill - Parks	\$297,120	\$297,120							
30010	2G79-219-000	Athletic Service Fee- Custodial Support	\$275,000			\$275,000					
30010	2G79-220-000	APRT Amenity Maintenance	\$50,000	\$50,000							
30010	2G79-221-000	Athletic Services Fee - Sports Scholarships	\$150,000	\$75,000		\$75,000					
30010	GF-000001	ADA Compliance - FMD	\$2,000,000	\$2,000,000							
30010	PR-000080	Athletic Field Services - Turf Field Development	\$200,000			\$200,000					
30010	PR-000082	FCPS Athletic Field Lighting	\$250,000	\$250,000							
30010	PR-000083	ADA Compliance - Parks	\$1,950,000	\$1,950,000							
30010	PR-000097	Athletic services Fee - Turf Field Replacement	\$1,250,000	\$950,000		\$300,000					
30020	GF-000008	Emergency Building Repairs	\$150,000	\$150,000							
30020	GF-000010	Roof Repairs and Waterproofing	\$1,045,000	\$1,045,000							
30020	GF-000011	HVAC Systems	\$1,255,000	\$1,255,000							
30020	GF-000017	Electrical Systems	\$250,000	\$250,000							
30060	2G25-057-000	Emergency Maintenance of Existing Trails	\$300,000	\$300,000							

FY 2015 FUNDED CAPITAL PROJECTS
(For additional information see referenced Fund narratives)

Fund	Project	Project Name	FY 2015 Adopted Total	General Fund (Paydown)	General Obligation Bonds	Athletic Services Fee	Sewer Revenues	Stormwater Revenues	Penny for Affordable Housing	Short Term Borrowing	Other Revenues
30300	2H38-072-000	Affordable/Workforce Housing	\$265,000						\$265,000		
30300	2H38-075-000	Crescent Apartments	\$3,507,732						\$3,507,732		
30300	2H38-081-000	Wedgewood	\$5,751,750						\$5,751,750		
30300	2H38-084-000	Bridging Affordability Program	\$1,953,918						\$1,953,918		
30300	2H38-180-000	Non-profit Blueprint Project	\$5,000,000						\$5,000,000		
40050	CC-000008	Reston Com. Center-Center Stage Theatre Enhancement	\$130,000								\$130,000
40060	CC-000006	McLean Community Center Improvements	\$804,739								\$804,739
40100	2G25-006-000	Stormwater Regulatory Program	\$5,500,000					\$5,500,000			
40100	2G25-007-000	NVSWD Contribution	\$485,064					\$485,064			
40100	2G25-008-000	Occoquan Monitoring Contribution	\$112,559					\$112,559			
40100	2G25-027-000	Stormwater Allocation to Towns	\$371,247					\$371,247			
40100	SD-000031	Stream and Water Quality Improvements	\$13,093,084					\$13,093,084			
40100	SD-000032	Emergency and Flood Response Program	\$900,000					\$900,000			
40100	SD-000033	Dam Safety and Facility Rehabilitation	\$4,500,000					\$4,500,000			
40100	SD-000034	Conveyance System Rehabilitation	\$5,000,000					\$5,000,000			
40150	SW-000006	I-66 Landfill Leachate Systems	\$1,000,000								\$1,000,000
40170	SW-000003	Methane Gas Recovery	\$1,000,000								\$1,000,000
40300	2H38-060-000	Undesignated Housing Trust Fund	\$89,972								\$89,972
40300	2H38-066-000	Land/Unit Acquisition	\$550,000								\$550,000
69300	WW-000001	Pumping Stations	\$4,582,789				\$4,582,789				
69300	WW-000006	Extension and Improvement Projects	\$3,000,000				\$3,000,000				
69300	WW-000007	Collection System Replacement and Rehabilitation	\$12,428,135				\$12,428,135				
69300	WW-000008	Force Main Rehabilitation	\$3,600,000				\$3,600,000				
69300	WW-000009	Noman Cole Treatment Plant Renewal	\$5,121,554				\$5,121,554				
69300	WW-000020	Arlington WWTP Rehabilitation	\$307,000				\$307,000				
69300	WW-000021	AREnew WWTP Upgrades and Rehabilitation	\$37,198,399				\$37,198,399				
69300	WW-000022	Blue Plains WWTP Upgrades and Rehabilitation	\$17,455,299				\$17,455,299				
S31000	N/A	Public School Construction	\$162,724,928		\$155,000,000						\$7,724,928
Total			\$349,417,150	\$21,183,981	\$184,800,000	\$1,100,000	\$83,693,176	\$29,961,954	\$16,478,400	\$0	\$12,199,639