

Human Services CIP Projects

Planning Commission Briefing

Health Department (HD)
Department of Administration for Human Services (DAHS)
Fairfax-Falls Church Community Services Board (CSB)
Neighborhood and Community Services (NCS)
Office to Prevent and End Homelessness (OPEH)
Office for Women & Domestic and Sexual Violence Services (OFWDSVS)
Juvenile & Domestic Relations District Court (JDRDC)
Department of Family Services (DFS)
Department of Housing & Community Development (DHCD)

March 11, 2015

Human Services



CIP REQUEST PROCESS & PRIORITY SCORING

- Human Services agencies submitted individual project CIP Summaries to DAHS.
- Human Services CIP review team was comprised of members from each HS agency that had submitted a request.
- CIP team reviewed and scored the CIP requests.

SEVEN SCORING CATEGORIES

1. HEALTH & SAFETY MITIGATION
2. TIMING AND URGENCY
3. REQUIRED FACILITY COMPLIANCE (e.g.; licensing, building codes, ADA)
4. FEASIBLE ALTERNATIVE SOLUTIONS
5. SERVICE CAPACITY NEEDS
6. LEVERAGE POTENTIAL
7. STRATEGIC ALIGNMENT

Human Services CIP Projects

Projects in Progress

Facility - Project	Agency	Previous Years Funding Amount	Current Status
Merrifield	CSB/HS	\$84,243,000	Construction
Providence Community Center	HS	\$13,100,000 \$6,500,000 Developer Funded	Construction
East County Human Services Center	HS	\$4,525,000 *	* Master Plan Conceptual Study
North County Human Services Center	HS	\$ 700,000	Developer Agreement & Feasibility Study
Lincolnia Human Services & Senior Housing	DHCD	\$12,122,380 DHCD Funding	Construction
Lewinsville-Human Services Facility	HD/HS	\$15,000,000 - \$17,000,000	Design



Summary of FY2016 CIP Requests

Facility	Project	Agency	Funding Amount
BAILEY CROSSROADS SHELTER	1	OPEH	TBD – Feasibility Study
SULLY COMMUNITY CENTER	2	NCS	\$ 15,500,000
ELEANOR U. KENNEDY SHELTER	3	OPEH	TBD – Feasibility Study
PATRICK HENRY SHELTER	4	OPEH	TBD – Feasibility Study
LORTON COMMUNITY CENTER	5	NCS	\$17,200,000
D&C-FAIRFAX DETOX & NEW BEGINNINGS	6	CSB	TBD – Feasibility Study
CROSSROADS RENOVATION	7	CSB	TBD – Feasibility Study
CORNERSTONES	8	CSB	TBD – Feasibility Study
EMBRY RUCKER SHELTER FACILITY	9	OPEH	TBD – Feasibility Study
CRISIS STABILIZATION & INTERMEDIATE CARE FACILITIES	10	CSB	\$250,000
ARTEMIS HOUSE	11	OFWDSVS	\$200,000
CO-LOCATION of HS – NON PROFITS	12	DAHS	\$250,000
BOYS PROBATION HOUSE	13	JDRDC	\$10,000,000

Note: Total project estimate does not include future escalation costs

OPEH – Bailey’s Crossroads Community Shelter



Total Project Estimate
TBD - Feasibility Study

- 3525 Moncure Avenue, Falls Church, VA. 22041.
- 6,773 SF.
- Built in 1987 with no renovations since construction.

Facility Description

- Shelter for single adults with 50 beds.
- On-site case management, mental health and substance abuse counseling and health care.
- Also serves as daytime drop-in center and main operations center for region’s hypothermia prevention program.
- 345 men and women served last year.

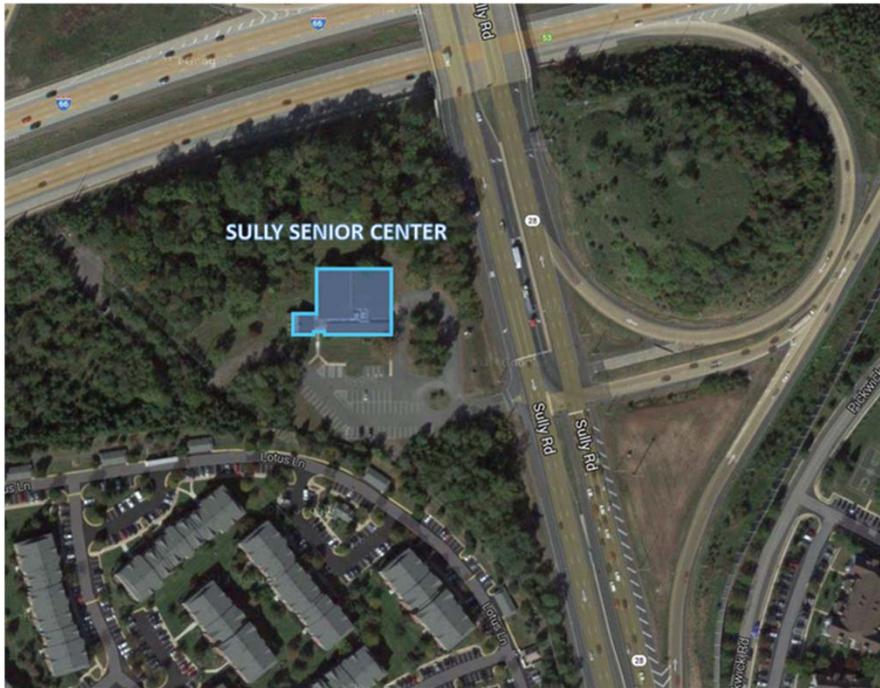
Facility Needs

- Redevelopment will cause shelter to have to be relocated.
- 30 percent increase in number of people served since 2010.
- At maximum capacity year-round with constant turnover.
- Not renovated in 27 years.
- Major building systems at end of useful life expectancy.
- Insufficient staff workspace, dining area, or storage.
- 66 individuals were homeless and without shelter during last count.
- Homeless people need housing – site offers opportunity to leverage existing property and services to provide more cost effective solution to reducing homelessness by adding new permanent housing units.

Funding Request

- Design and renovate with the option to add permanent housing units that meet the long-term needs of homeless individuals and families.
- Current feasibility study will define the scope of work needed to address current capacity needs, deficiencies and provide options for expansion.

NCS – Sully Community Center



Total Project Estimate
\$ 15,500,000

Facility Description

- Senior Center provides social, recreational, and health wellness activities and programs for older adults residing in Centerville and Chantilly.
- Project has been on the 5-year Capital Improvement Plan since FY 2007 and currently is in the design phase.

Facility Needs

- Space to replace the current senior center.
- Additional senior programming space, adult and youth services are needed in this community.
- Additional youth programming is needed.
- 7.4% increase in youth participating in the free lunch program in the last 5 years. Two elementary schools nearing 50% participation.
- Centerville/Chantilly has a 27% youth population, 3% higher than Fairfax County's overall 24%.

Funding Request

- Replace the current Senior Center space.
- Design and Construction.
- The feasibility study is accessing options that include increasing space to provide additional services that will include senior, children, adult and youth programming.

SULLY SENIOR CENTER

- 5690 Sully Road, Centerville
- Square Footage: 14,000 SF w/ 7,000 SF of program space
- Basic Description: One level facility located in former church.
- Facility is being displaced in June of 2017 due to an upcoming VDOT project.
- Total Project Estimate (TPE) included \$2,500,000 for land.

OPEH – Eleanor U. Kennedy Shelter



- 9155 Richmond Highway, Fort Belvoir, VA. 22309.
- Currently leased from the United States Army.
 - Offers opportunities for collaboration with Army to assist homeless veterans.
- 10,000 SF two-story facility.
- Shelter is located in an historical building.
- Built in 1904 and last renovated in 1986.

Total Project Estimate
TBD - Feasibility Study

Facility Description

- Shelter for single adults with 50 beds.
- On-site case management, mental health and substance abuse counseling and health care.
- Overflow trailer located on-site for overflow shelter capacity.
- 531 men and women served last year.

Facility Needs

- 35 percent increase in number of people served since 2010.
- At maximum capacity year-round with constant turnover.
- Not renovated in 28 years.
- Major building systems at end of useful life expectancy.
- Major plumbing and heating issues.
- Insufficient staff workspace, dining area, or storage.
- 66 individuals were homeless and without shelter during last count.
- Homeless people need housing – site offers opportunity to leverage existing property and services to provide more cost effective solution to reducing homelessness by adding new permanent housing units.

Funding Request

- Design and renovate with the option to add permanent housing units that meet the long-term needs of homeless individuals and families.
- Current feasibility study will define the scope of work needed to address current capacity needs, deficiencies and provide options for expansion.

OPEH – Patrick Henry Shelter



- 3080 Patrick Henry Drive, Falls Church, VA. 22044.
- 12,000 SF, three (3) buildings, three (3) story facility.
- 7 housing units.
- Constructed in 1952 and last renovated in 1985.

Total Project Estimate TBD - Feasibility Study

Facility Description

- Shelter with seven apartments for large families with children.
- On-site case management and other support services.
- 234 men, women and children served last year.

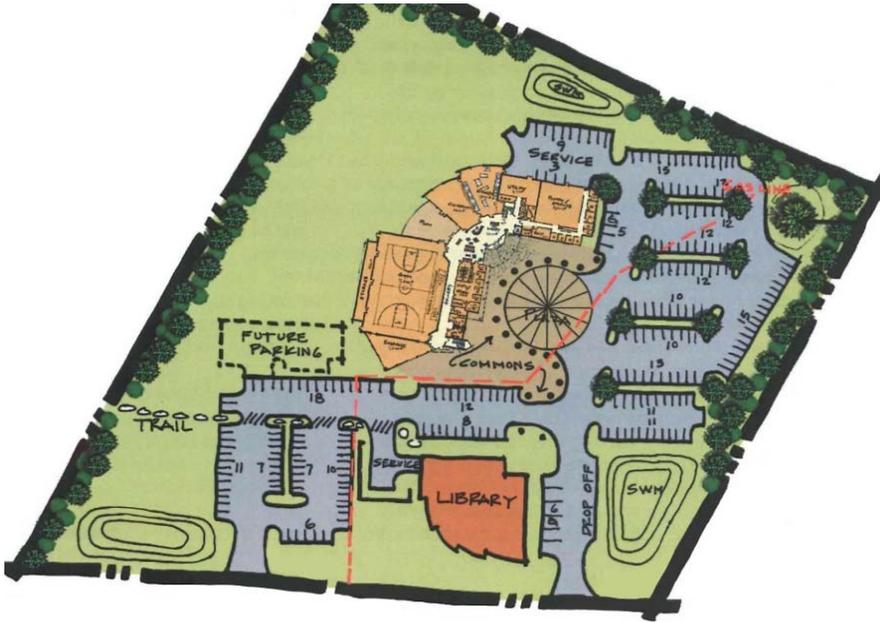
Facility Needs

- 84 percent increase in number of people served since 2011.
- At maximum capacity year-round with constant turnover.
- Not renovated in 29 years.
- Serious rodent infestation.
- Major plumbing and heating issues, including floods.
- Insufficient staff workspace and storage.
- Family shelter referrals increased 18 percent compared to last year.
- Homeless people need housing – site offers opportunity to leverage existing property and services to provide more cost effective solution to reducing homelessness by adding new permanent housing units.

Funding Request

- To design and renovate with the option to add permanent housing units that meet the long-term needs of homeless families.
- Current feasibility study will define the scope of work needed to address current capacity needs, deficiencies and provide options for expansion.

NCS - Lorton Community Center



Total Project Estimate
\$17,200,000

Facility Description

- Lorton Senior Center (LSC) provides social, recreational, and health wellness activities and programs for older adults residing in Lorton.
- In 2013, the senior center served 18,140 clients (duplicated).
- Lorton Community Action Center (LCAC) served over 1,000 households totaling 3,550 individuals.

Facility Needs

- Both Lorton Senior Center and Lorton Community Actions Center are leased facilities with leases scheduled to expire in 2018.
- LSC is operating at capacity which limits activities, programs and services that can be offered.
- LSC lacks multipurpose rooms, recreational space, appropriate kitchen space and computer space.
- LCAC has outgrown the 1,220 space it is currently located in.

Funding Request

- Design and Construction of the Community Center.
- Feasibility study was completed FY 2008 assuming the use of the pre-existing Lorton Library site.
- This project has been part of the 5-year Capital Improvement Plan since FY 2007.
- Project aligns with County’s strategic efforts in developing and promoting multi-service sites.

- Lorton Senior Center (LSC) - 7722 Gunston Plaza Drive, Lorton
- LSC - 4,000 sf leased space located in Gunston Plaza, Lorton
- Lorton Community Action Center (LCAC): 9518 Richmond Hwy
- LCAC – 1,220 sf space Lorton Library site
- Project Location – 9518 Richmond Hwy, Lorton
- 6.2 acres currently has Lorton Library and LCAC
- Plan is for a 32,905 sf building with 214 parking spaces
- New facility includes shared community center space, LCAC services, Lorton Senior Center and other Human Service Programs.



CSB - Fairfax Detox and A New Beginning

Total Project Estimate
TBD - Feasibility Study



- 4213 Walney Road, Chantilly
- Square Footage: 32,552 SF
- Year built: 1992
- Two level residential, shared use facility

Facility Description

- A New Beginning is a licensed facility (Department of Behavioral Health & Developmental Services) that is a 8- 12 week residential substance abuse treatment program. 35 beds - ANB– Serves 155 annually (in FY14).
- Fairfax Detox: a licensed residential substance abuse treatment program. 32 beds - FD – Serves 1461 annually (in FY 14).
- Waiting List: ANB had 78 waiting as of June 30, 2014 and 84 waiting as of November 1, 2014. Detox had an average of 54 waiting per month in FY14.
- Both Programs’ entry time is a minimum of 2-3 weeks to several months, decreasing the opportunity for intervention.

Facility Needs

- Since the facility was built in 1992, significant changes in programming and services have occurred that require space to be reconfigured and expanded.
- Today’s clients have greater medical needs and more acute mental health and substance abuse symptoms. They require a crisis stabilization component instead of hospitalization, as well as basic medical and dental care to manage conditions that exacerbate behavioral health issues.
- Reconfigure/increase office and counseling space to provide privacy and record rooms that can be locked for licensing, human rights and HIPAA compliance.
- Install safety walls in stairwells, screens to windows, exterior motion sensor lighting for safety and security.
- Address capacity issues and wait lists by increasing medical detox beds and reducing social detox beds, adding staff office space and co-locating medical detox rooms and the nurse’s station.
- Upgrade original food service equipment, plumbing and mechanical systems.
- Address ADA compliance findings.
- Create bedbug decontamination area to reduce infestations.

Funding Request

- Design and construction.
- The feasibility study will define the scope of work needed to address current deficiencies and provide options for expanding the facility, reconfiguration to address increasing medical bed capacity, addition of a primary care and dental clinic, and addition of a crisis stabilization component.



- 6901 South Van Dorn Street, Kingstowne
- Year built: 1989 Last Renovation: 1994
- Square Footage: Education Building – 6,577 SF, Rehabilitation Center – 34,708 SF
- Basic Description: Residential with two-level wings flanking a one-level center

Total Project Estimate TBD - Feasibility Study

Facility Description

- Residential substance abuse treatment program servicing 77 youth and adults offering a 9-12 month program that includes substance abuse education, counseling, vocation rehab, psychiatric services, medication monitoring, drug testing, case management and re-entry services.
- ADULT SERVICES: 155 admissions annually.
- YOUTH SERVICES: 20-30 annually.
- 50 individuals on adult services wait list on June 30, 2014.
- 59 individuals on adult services wait list on November 1, 2014.

Facility Needs

- Since 1989, significant changes have occurred in the profiles and needs of the clients served that changed the program design. The building needs existing space reconfigured and space added to accommodate the new program design.
- Client profiles reveal need for an additional ADA accessible dorm room and bathroom for men.
- Reconfigure/increase office and counseling space to provide privacy and record rooms that can be locked for licensing, human rights and HIPAA compliance.
- Add flexible space for admissions, visitations, and “serenity” needs
- Reconfigure medication room into a medical suite with an exam room, med room and observation area, and separate nurse’s office.
- Upgrade original food service equipment, plumbing and mechanical systems.
- Erect safety walls in stairwells.
- Address ADA compliance findings.
- Create bedbug decontamination area to reduce infestations.
- Additional storage for client belongings and program supplies.

Funding Request

- Design and construction.
- Current feasibility study will define the scope of work needed to address current deficiencies and provide options for expansion and additional beds and/or housing units.

CSB - Cornerstone



Total Project Estimate
TBD – Feasibility Study

- 4211 Walney Road, Chantilly
- Year built: 1992, Last Renovation: 1998
- Square Footage: 10,451 SF
- Basic Description: One level

Facility Description

- Residential treatment program and community reintegration program for 16 adults with co-occurring substance use disorders and mental illness. Provides onsite treatment planning, therapy, case management and psycho-education.
- **Waiting List:** Average of 4 -7 applicants wait 3 to 4 months for admission. As of 11/5/2014, 7 people are waiting for admission.

Facility Needs

- Since this facility was built, client profiles have transitioned from those with drug and alcohol addiction to clients with dual diagnoses of addiction and mental health issues with multiple hospitalizations. There is a need to reconfigure and add space.
- Convert double occupancy rooms to single occupancy to maximize number of clients served regardless of their gender, medical or psychiatric needs.
- Upgrade original food service equipment, plumbing and mechanical systems.
- Create bedbug decontamination area to reduce infestations.
- Enlarge dining room and exercise room.
- Add exterior fencing, flexible locking systems, interior/exterior cameras for security
- Reconfigure/expand medication suite for medication admin/ monitoring needs for clients with complex regimens & multiple conditions
- Add onsite supportive housing component with studio style units to promote independent living with ready access to services
- Change finishes to be more hygienic, easy to clean
- Additional storage for client belongings and program supplies.

Funding Request

- Design and construction.
- Current feasibility study will define the scope of work needed to address current deficiencies and provide options for expansion and additional beds and/or housing units.

OPEH – Embry Rucker Shelter



- 11975 Bowman Towne Drive, Reston, VA 20190.
- 11,000 SF, one-story facility.
- Opened in 1987, a small addition was constructed in 2000
- Reston Master Plan and North County Human Services are currently in the planning stages.

Total Project Estimate TBD - Feasibility Study

Facility Description

- Shelter for families with children and single adults.
- On-site case management, mental health and substance abuse counseling and health care, as well as medical respite.
- 568 men, women and children served last year.

Facility Needs

- 70 percent increase in number of people served since 2011.
- At maximum capacity year-round with constant turnover.
- Major building systems at end of useful life expectancy.
- Insufficient staff workspace, dining area, or storage.
- 66 individuals were homeless and without shelter during last count.
- Family shelter referrals increased 18 percent compared to last year.
- Homeless people need housing – site offers opportunity to leverage existing property and services to provide more cost effective solution to reducing homelessness by adding new permanent housing units.

Funding Request

- Design and renovate with the option to add permanent housing units that meet the long-term needs of homeless individuals and families.
- Current feasibility study will define the scope of work needed to address current capacity needs, deficiencies and provide options for expansion.

CSB - Crisis Stabilization and Intermediate Care Facility



- 3300 Woodburn Road, Annandale
- Year built: 1964, Last Renovation: 2004
- Basic Description: One level
- Leased from INOVA

Feasibility Study
\$250,000

Facility Description

- The current Crisis Stabilization program is leased from INOVA, located in Woodburn Place.
- 16-bed crisis care facility provides a structured supportive environment with 24-hour counseling to help people gain the stability and emotional strength to move into a more independent living arrangement.

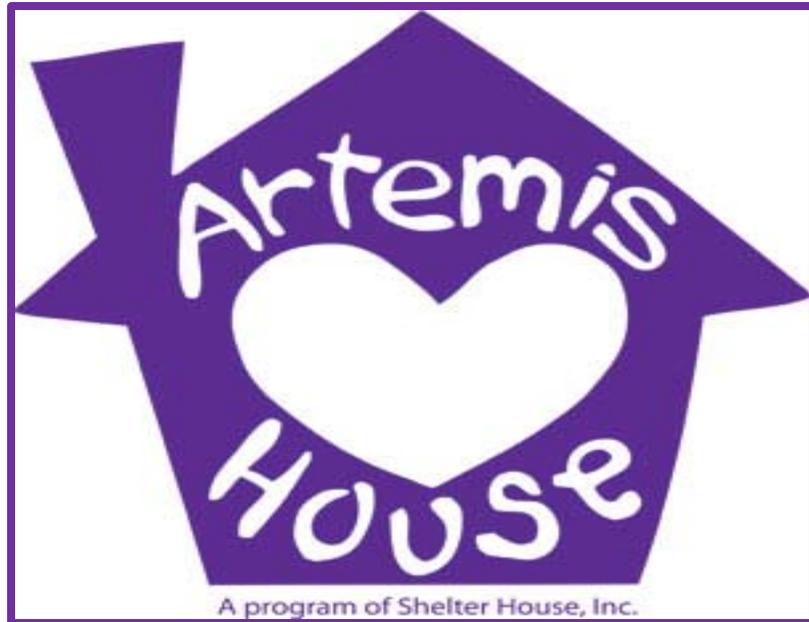
Facility Deficiencies

- Since facility was built, client profiles have changed: from moderate mental health and low substance use to individuals with co-occurring mental health & substance use disorders who meet criteria for voluntary/involuntary hospitalization. Population changes have driven need to reconfigure and expand space.
- Current design of the facility requires additional staffing for observation of individuals in the program due to floor plan with bedrooms on 2 separate levels.
- Original food service equipment, plumbing and mechanical systems. Repeated maintenance requests for serious plumbing issues.
- Mold problems.
- Parking is not sufficient for staff and visitors of the facility.
- ADA compliance findings need to be addressed.

Funding Request – Two Feasibility Studies

1. Determine best option for existing crisis care program (substantially renovate current facility, build a new facility, lease, etc.). Develop a conceptual design for a state-of-the-art crisis stabilization facility and identify sites.
2. Develop conceptual design for a community based intermediate care facility and identify four potential sites on which to build the first half of a series of eight, four bed facilities.

OFWDSVS - Artemis House



- Seven (7) leased, 2 and 3 bedroom apartments
- One (1) five (5) bed cottage

Feasibility Study
\$200,000

Facility Description

- Offers safe housing in a confidential location for individuals and their children who are fleeing family violence situations.
- 34 bed capacity.
- Advocacy and linkages to resources for legal help, employment, housing, medical, child care and other needs.
- Only Crisis/Emergency Shelter for victims of domestic violence with 24/7 coverage in Fairfax County.

Facility Needs

- Feasibility study is needed to determine optional solutions to relocate the current participants and to explore the needs for future housing.
- Program is currently leasing seven (7) apartments and one (1) cottage that will be displaced due to the redevelopment plans for the community.
- Program is over capacity. In FY2011, AH turned away 158 households due to lack of beds. The needs have increased since 2011.
- The recommendation (January 2013) in the Commission for Women's (CFW) White Paper was to increase the minimum number of beds by 42, which would give AH a total of 76 beds.

Funding Request - Feasibility Study

- Identify locations that can provide equivalent housing units in the appropriate setting and community to house victims of domestic violence.
- Provide options for expanding the amount of beds Artemis House offers.

DAHS - Co-Location of Human Services



- Multiple nonprofit centers in Central and South County
- Feasibility study to determine the opportunities (possible county-owned or leased facilities) and the potential savings/return on investment for co-locating nonprofit centers in central and south county.

Feasibility Study
\$250,000

Facility Description

- Human Services works with a wide range of nonprofit agencies.
- Human Services works to assist the nonprofit organizations by:
 - Providing nonprofits with county space.
 - Provide funding assistance to nonprofits to lease space.
 - Provide private leased space to nonprofit agencies.

Funding Request – Feasibility Study

- Review all county assisted nonprofit space to identify possible cost efficiencies to include reviewing co-location options.
- Review the potential cost benefits of co-locating nonprofit centers in Central and South County.
- Review the potential of combining similar services and/or programs in one space/facility.
- Review the potential of utilizing one space/facility for several nonprofits.

JDRDC - Boys Probation House Expansion



- 4404 Shirley Gate Road, Fairfax
- Year built: 1995
- Square Footage: 9,400 SF
- Basic Description: One level

Total Project Estimate
\$10,000,000

Facility Description

- The Boys Probation House is a licensed, 24/7 therapeutic residential program that serves court involved boys, ages 14 – 17 years old, that are facing incarceration.
- The facility provides; on-site education, individual, group, family counseling, mental health, trauma treatment, recreational activities and 24/7 staff supervision.

Facility Needs

- Additional 12,600 sf and reconfiguration/renovation of 3,000 sf .
- The feasibility study from December 2012 confirms the need for a minimal increase of 9,532 sf.
- Similar programs, foundations and Shelter Care, are facilities that were built within the last five years which house 12 boys in a 11,500 sf facility.
- An additional Classroom.
- Original food service equipment, plumbing and mechanical systems.
- Office and counseling space needs to be reconfigured/increased to provide private rooms that can be locked to assure licensing and HIPPA compliance.

Funding Request

- Funding is currently not being requested.
- A reassessment of the business needs for expansion and renovation to identify any possible options that may reduce the cost of this project.
- Project will be included in next years funding request.