



Response to Questions on the 2016 LOBs

Request By: Board of Supervisors

Relevant LOB(s): N/A

Question: Explain the 23 percent increase since FY 2012 in square footage maintained by Facilities Management, clarifying the measure with respect to what types of space are included (i.e., County owned, leased) and how net changes are calculated. How is movement of staff out of leased space into county-owned space handled in calculation of the net?

Response:

In FY 2012, the Facilities Management Department (FMD) maintained over 8.6 million square feet of space. In FY 2016, FMD is maintaining approximately 10.6 million square feet of space. This represents an increase of 2 million gross square feet of space, an increase of 23 percent over FY 2012 as shown in Table 1. Note, in FY 2015, the Wiehle-Reston East Parking Garage came online, representing 1.3 million gross square feet of maintenance responsibility out of the 2 million gross square feet added since FY 2012. FMD maintenance personnel and contracted vendors provide on-going maintenance to building equipment/systems for this non-office facility which includes:

- Electrical power distribution system
- Interior and exterior lighting
- Elevators
- Escalators
- Plumbing
- Walls/drywall and doors
- Security equipment, i.e., cameras, locks and card access readers
- Fire alarm system
- Fire suppression systems

The other notable facility added to FMD's maintenance inventory since FY 2012 is the Merrifield Human Services facility, including the parking garage, which represents an additional 430,000 gross square feet of maintenance responsibility.



Table 1: FMD Maintenance Changes FY 2012 - FY 2015

Facility Name	Square Feet	Substantial Completion Date or Ownership	County Owned/ Lease	Comment
Baileys Fire Station	16,900	2015	County	Maintenance assumed by FMD
Lorton Arts (Workhouse Campus)	230,377	2015	County	New Service
Lorton Volunteer Fire Station	16,502	2015	County	Facility Expansion
Merrifield Human Services (includes Parking Structure)	430,000	2015	County	New Service
Reston (North County) Police Station and Government Center	36,600	2015	County	Facility Expansion
Providence Community Center & District Office	32,000	2015	County	New Service
Springfield Mall Police Substation	1,412	2015	Lease	New Service
Wiehle-Reston East Parking Garage	1,300,000	2015	County	New Service
Braddock Group Homes	(10,300)	2015	County	Maintenance assumed by DAHS
I-95 Solid Waste Maintenance Building	(20,700)	2015	County	Maintenance assumed by DPWES
Maintenance and Stormwater Shops	(29,447)	2015	County	Maintenance assumed by DPWES
Noman Cole Administration Building	(28,370)	2015	County	Maintenance assumed by DPWES
Woodburn Mental Health	(34,600)	2015	County	Transferred to Inova
Public Safety, 14700 Avion Parkway	29,101	2014	Lease	New Service
Public Safety 14703 Willard Road (moved to 14700 Avion Parkway)	(22,000)	2014	Lease	Removed
Fire Training Academy Expansion	10,226	2014	County	Facility Expansion
McLean Police Station	17,900	2014	County	Facility Expansion
Newington DVS	33,952	2014	County	Facility Expansion
Animal Shelter	13,404	2013	County	Facility Expansion
Fair Oaks Police Station	17,140	2013	County	Facility Expansion
United Community Ministries (UCM), Fordson Road	8,602	2013	County	New Service
Wolf Trap Fire Station	14,000	2013	County	New Service
I-66 Transfer Station	18,234	2012	County	Facility Expansion
Total	2,080,933			



In recent years, Fairfax County has vacated approximately 9 leased spaces and moved programs into owned space (see Table 2). In addition, FMD will continue to review current and future space requirements with County agencies and make recommendations for reductions or consolidation of space. Table 2 shows leases which were terminated by FMD as part of the relocation of programs to County-owned space:

Table 2: Reductions in County Leased Space

Former Leased Space	Rentable Square Feet	Annual Rent on Date of Move	New Location	Date of Move
Community Services Board 107 Park Place	7,196	\$206,096	Merrifield Center	Jan. 2015
Community Services Board 10370 Democracy Lane	1,681	\$41,823	Merrifield Center	Jan. 2015
Community Services Board 10388 Democracy Lane	3,300	\$82,104	Merrifield Center	Jan. 2015
Community Services Board 10390 Democracy Lane	7,628	\$189,785	Merrifield Center	Jan. 2015
Community Services Board 3900 Jermantown Road	19,361	\$465,325	Merrifield Center	Jan. 2015
Libraries (temporary) 6066 Leesburg Pike	3,085	\$82,616	Woodrow Wilson Library	May 2015
Board of Supervisors' Office (temporary) 6647B Old Dominion Drive	4,000	\$162,073	McLean Government Center	Aug. 2015
Department of Administration for Human Services (DAHS) 5827 Columbia Pike	2,372	\$63,282	Merrifield Center	Dec. 2015
DAHS 6196 Arlington Blvd	10,513	\$253,060	Merrifield Center	Jan. 2016
Total	59,136	\$1,546,164		



Table 3 shows leases which will be terminated in the next few years as opportunities for relocation to County owned facilities arise.

Table 3: Upcoming Lease Terminations

Current Leased Space	Rentable Square Feet	Annual Rent on Date of Move	Proposed Location	Lease Expiration Date
Fire Department 791 Elden Street	22,565	\$36,000	Herndon Fire Station	Dec. 2016
Department of Administration for Human Services Opportunities, Alternatives and Resources Fairfax Area Christian Emergency Transitional Services Alcohol Safety Action Program 10640 Page Avenue	22,866	\$606,764	Burkholder	May 2020
Department of Health Department of Family Services 7611 Little River Turnpike	100,455	\$3,322,016	East County	Aug. 2019
Total	145,886	\$3,964,780		