

Fund 317 Capital Renewal Construction

FY 2008 Adopted Budget Plan	
Fund 317, Capital Renewal Construction	
Total Expenditures:	\$21,924,321
Revenue:	
General Fund Support	\$868,321
Bond Revenue	\$14,000,000
Other Revenue	\$7,056,000
Total Revenue	\$21,924,321

► Summary of Program

This fund 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. Capital renewal is the planned replacement of building subsystems such as roofs, electrical systems, HVAC, plumbing systems, carpet replacement, parking lot resurfacing, fire alarm replacement and emergency generator replacement that have reached the end of their useful life. Without significant reinvestment in building subsystems, older facilities can fall into a state of ever decreasing condition and functionality, and the maintenance and repair costs necessary to operate the facilities increase.

Fairfax County has a facility inventory of 170 buildings (excluding schools, parks, housing and human services residential facilities), with over 8.0 million square feet of space throughout the County. This inventory is expanding both with the addition of newly constructed facilities and by the acquisition of additional property. With such a large inventory, and the acquisition of additional facilities, 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.

Many County facilities have outdated HVAC and electrical systems that are susceptible to failure or are highly inefficient energy users. Sites are identified and each individual project involves a two-step process to complete both design and construction. Roof repairs and waterproofing are conducted in priority order after a detailed evaluation of all roofs at County facilities. Based upon the results of that evaluation, critical requirements are prioritized and a five-year plan is established. Repairs and replacement of facility roofs are considered critical to avoid the serious structural deterioration that occurs from roof leaks. By addressing this problem in a comprehensive manner, a major backlog of roof problems can be avoided. Carpet replacement and parking lot resurfacing are evaluated annually and prioritized based on the most critical requirements for high traffic areas. In addition, emergency generators and fire alarm systems are replaced based on equipment age, coupled with maintenance and performance history. Emergency minor repairs and renovations, usually generated by customer requests, are accomplished under the category of emergency building and repair. These small projects abate building obsolescence and improve the efficiency and effectiveness of facilities and facility systems.

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In order to better define the County's capital renewal needs, a comprehensive facilities condition assessment was conducted on 92 selected Fairfax County facilities (approximately 4.2 million square feet of space), representative of older facilities anticipated to have the most capital renewal requirements in the near future. The assessment included a complete visual inspection of roofs and all mechanical and electrical components for each facility. Maintenance and repair deficiencies were identified and funding requirements identified. The results indicate that a multi-million dollar investment is needed over time. Specifically, the facility condition assessment indicated an estimated total of \$80 million will be needed through 2010 to repair facilities and meet expected repair and equipment replacement needs. The Facilities Management Department (FMD) further refined and prioritized the comprehensive facility assessment lists and classified projects into five categories. Projects were 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.

Funding in the amount of \$21,924,321 is included in Fund 317, Capital Renewal Construction in FY 2008. Funding includes an amount of \$7,056,000 supported by the allocation of HB599 state revenues, \$868,321 supported by a General Fund transfer, and \$14,000,000 supported by General Obligation Bonds approved as part of the fall 2006 Public Safety Bond Referendum. Funding provides for the most critical prioritized renewal projects, most of which are categorized as category F, F/D or D.

► Funding Availability and Future Considerations

Sufficient funding is available at this time to complete a variety of projects previously identified. Some of this funding has been carried over from prior years. The funding was carried over due to the time required to make improvements as well as work load constraints and contractor/vendor constraints.

► Status of Program

There are currently 13 projects in Fund 317 budgeted in the FY 2008 Adopted Budget Plan. Of these 13 projects, 9 received funding in FY 2008. Two of the remaining projects are funded by bonds and the other two were funded in previous years. The adopted budget for FY 2008 is \$21,924,321. The current budget is \$33.8 million due to the carryover of unexpended balances from FY 2007 into FY 2008. The FY 2008 expenditures are currently \$2.4 million and encumbrances are currently \$2.3 million. The 9 projects funded in FY 2008 are described below:

003099- Emergency Building Repairs: This is a continuing project that provides for emergency repairs, minor renovations, and critical upgrading of various buildings and facilities throughout the County. Projects include emergency repairs to buildings and building equipment, plumbing repairs, minor renovations to electrical and mechanical systems, structural repairs, vandalism abatement, and other non-recurring construction and repair projects. FY 2008 funding in the amount of \$418,321 was included for emergency repairs at various County facilities including a structural analysis of the Criminal Justice Academy (\$250,000), and glass block and caulking repairs at Tysons Pimmit Library (\$168,321).

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003100- Fire Alarm Systems: This is a continuing project that provides for the replacement of fire alarm systems throughout the County. Fire alarm systems are replaced based on age and difficulty in obtaining replacement parts and service. FY 2008 funding in the amount of \$1,940,000 was included for the replacement of fire alarm systems at Braddock Glen Group Home (\$500,000), Springfield Warehouse (\$200,000), Juvenile Detention Center (\$300,000) Pohick Fire Station (\$70,000), Herndon Fire Station (\$70,000) and the Government Center (\$800,000), which are experiencing failure due to age and obsolete system parts.

009132- Roof Replacement: This is a continuing project that provides funding to support roof repairs and replacements at various County facilities. FY 2008 funding in the amount of \$350,000 was included for the Mason Government Center (\$200,000), and Sherwood Library (\$150,000).

009133- Carpet Replacement: This is a continuing project that provides for carpet replacement at County facilities in which carpet has deteriorated and is in unserviceable condition. The project also includes new carpet installation where existing composition tile flooring requires replacement, and it is cost beneficial to install carpet as a replacement floor finish. FY 2008 funding in the amount of \$200,000 was included for carpet replacement projects at Joseph Willard (\$50,000), Annandale Day Care (\$50,000), and the Wilston Center (\$100,000). Carpet in these facilities have exceeded their useful life and are in advanced state of deterioration.

009145- Emergency Systems Failure: This is a continuing project that provides for emergency repairs at County facilities in the event of a major systems failure such as a large HVAC system, or other unforeseen event. Currently, the County has no capacity to deal with potential system failures. The County's current capital renewal program emphasizes preventative maintenance primarily because investing in aging and deteriorating building systems and components can alleviate the need for future expenditures, often resulting in significant cost avoidance. If a system failure should occur, there is the potential that a County facility may shut down, suspending services to residents and disrupting County business. FY 2008 funding of \$500,000 allows this project to be maintained at a level to allow potential disruptions to be corrected immediately.

009151- HVAC/Electrical Systems: This is a continuing project that provides for HVAC replacement at prioritized County facilities, based on the severity of problems including overloaded systems, fire hazards, costly repairs, and lack of alternative funding sources. This funding level of \$3,080,000 will provide for HVAC replacement and electrical repairs at Eleanor Kennedy Shelter (\$100,000), Springfield Warehouse (\$150,000), Chantilly Fire Station (\$150,000), Frying Pan Fire Station (\$240,000), Edsall Road Fire Station (\$210,000), Reston Fire Station (\$150,000), Woodlawn Fire Station (\$400,000), Centreville Library (\$450,000), Gunston Fire Station (\$340,000), Tysons Fire Station (\$190,000), Oakton Fire Station (\$275,000), McLean Fire Station (\$325,000), and Centreville Presbyterian Church (\$100,000). All of these repairs have been classified as safety-imminent repairs, or critical systems beyond their useful life in risk of failure, or life-cycle repairs/replacements where repairs are no longer cost effective.

009431- Emergency Generator Replacement: This is a continuing project that provides for the replacement of emergency generators at County facilities. This program was established to address the replacement of generators that have outlived their useful life of 25 years. FY 2008 funding of \$410,000 was included to replace the generators at Reston Human Services Center (\$260,000), Pohick Fire Station (\$80,000) and County's Burke Station Road Public Works facility (\$70,000).

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009600- Elevator Replacement: This is a continuing project that provides for the emergency elevator replacement program. This program was established to address the replacement of elevators that have outlived their useful life. FY 2008 funding was included to replace elevators at the older portion of the Adult Detention Center (\$1,026,000). Funding supports replacement of the elevator equipment, architectural and engineering costs, and installation and modification of related systems. This new elevator equipment will satisfy all current code requirements for elevator safety devices.

009601- Public Safety Facilities Bond: (Countywide) This project provides \$14,000,000 in bond funds that supports capital renewal, the planned program of repairs, improvements and restorations to make facilities suitable for organizational needs, at prioritized County Public Safety facilities. Capital renewal provides for the replacement of building subsystems that have reached the end of their useful lives. This funding is supported by General Obligation Bond funding, approved as part of the Fall 2006 Public Safety bond referendum.

► **Mandate Information**

There is no federal or state mandate for this LOB.