

FY 2024 – FY 2028
Capital Improvement Program (CIP)
Planning Commission Workshop

March 1, 2023

Fire and Rescue Department



Fire and Rescue Department (FRD) CIP Goals

- 1) Ensure FRD facilities accommodate diverse workforce.
- 2) Ensure FRD facilities have capacity to add first responders and apparatus to meet future demand for emergency services.
- 3) Modernize FRD facilities to improve response times and provide a healthy and safe environment for personnel.
 - Hot Zone design
 - Four-fold apparatus bay doors
 - Station alerting
 - Emergency Vehicle Pre-emption (EVP)

FRD's Planning Process

- 1) Involved in Comprehensive Plan Amendments to determine high growth areas in Fairfax County for facility planning
- 2) Review new development and rezoning land use applications
- 3) Ongoing data analysis of emergency incidents and response times
- 4) Determine timing and location of additional resources for emergency response

Current FRD CIP Projects

Completed projects:

- Lorton Fire Station 19
- Edsall Road Fire Station 26
- Merrifield Fire Station 30

Projects in construction:

- Seven Corners Fire Station 28

Projects in design:

- Fairview Fire Station 32
- Gunston Fire Station 20
- West Annandale Volunteer Fire Station 23
- Tysons Fire Station 29
- Penn Daw Fire Station 11

Projects in pre-design:

- Mount Vernon Fire Station 9

FRD'S CIP Project Priorities

Facility	Year Built	Facility Age	Existing SF Site Size	Funding
1) Tysons Fire Station 29	1978	44 years	9,500 SF 2.6 Acres	Developer Proffer & 2024 Bond \$18 M
2) Fox Mill Fire Station 31	1979	43 years	9,000 SF 1.7 Acres	2024 Bond \$18 M
3) Oakton Fire Station 34	1983	39 years	8,500 SF 1.5 Acres	2024 Bond \$20 M
4) WellFit Center	Leased Space	N/A	17,040	2030 Bond
5) Chantilly Fire Station 15	1989	33 years	9,500 SF 1.5 Acres	2030 Bond
6) Pohick Fire Station 35 7) Frying Pan Station 36	1986 1988	36 years 34 years	9,600 SF 9,500 SF	2030 Bond

1) Tysons Fire and Rescue Station 29

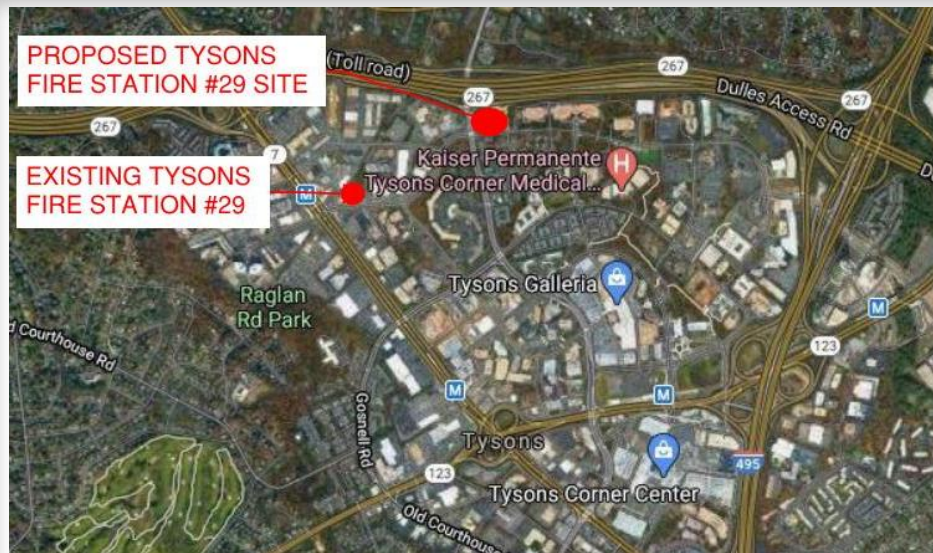


- *Location: 1560 Spring Hill Road, Tysons, VA*
- *Providence District*
- *Year Built: 1978*
- *Site: 2.6 acres, Building: 9,500 square feet*
- *Description: Three drive-through bay fire station*

Fire station deficiencies:

- Two additional apparatus bays needed to support growth in Tysons area
- Limited bunkrooms and shower/locker room for female personnel
- Gym/workout area to meet mandatory physical fitness requirements
- Protective gear storage
(stored in apparatus bays and shop)
- Men's shower/locker room undersized
- Medical supply storage limited
- No fire sprinklers in apparatus bays
- Building systems exceed life cycles

New Tysons Fire and Rescue Station 29



New Facility Overview:

- Developer proffer negotiated in 2011
- 5 bay, 20,000 sf fire station
- Co-located with 7 bay transit facility on 4.2 acre Tysons transit site
- 24/7 facility for up to 20 Fire & Rescue staff and Battalion Chief
- No temporary fire station required
- Gender-neutral design
- Design to meet LEED Gold & County 2020 Sustainability Policy
- CMAR (Construction Management at Risk) delivery method

CM selection: Early 2022

Construction complete: 2025



Tysons Transit Site - 8300 Jones Branch Drive

Future FRD CIP Projects

2024 Public Safety Bond

- Fox Mill and Oakton fire stations

2030 Public Safety Bond

- WellFit Center, Chantilly, Pohick, and Frying Pan fire stations

CIP Project priorities based on the following:

- Facility age and building systems
- Facility deficiencies – living quarters for diverse workforce, protective gear storage, decontamination areas, medical storage, gym/fitness area, operations and support space
- Larger stations needed with flexibility to add resources in high growth areas of Fairfax County

Other Capital Projects Needs

Emergency Vehicle Preemption (EVP)

- Multi-funding strategy: development proffers, CIP, grants, transportation partnerships, and general fund
- Department of Planning and Development includes EVP in staff reports
- Received over \$1 Million to date from development proffers
- Installations to date: over 200 traffic signals

Questions?

