

Fund 30030: Library Construction

Focus

This fund supports the construction and renovation of a network of facilities operated by the Fairfax County Public Library that offer library services according to the needs of the community. Approved library construction projects have been primarily financed with General Obligation Bonds and are based on factors such as age and condition of buildings, long-range space needs, projected population growth, usage, and demand for services in underserved areas of the County. New library facilities are designed to utilize new information resources delivery, and existing facilities from the early 1960s are being redesigned and renovated to replace aging building systems, maximize space, and accommodate modern technology.



In the fall of 2020, the voters approved a bond referendum in the amount of \$90 million to support four priority library facilities. These libraries include Kingstowne Regional, Patrick Henry Community, Sherwood Regional and George Mason Regional libraries. The Kingstowne Library site was previously purchased by the County to replace the existing leased space with a newly constructed library. Staff is currently developing a conceptual design to co-locate the Kingstowne Regional Library with the Franconia Police Station, the Lee District Supervisor's Office, the Franconia

Museum, an Active Adult Center, and a childcare facility into one comprehensive facility on this site. The design will also include garage parking, a County fueling station, and other potential County uses as identified in the future. The Patrick Henry Library renovation will support a proposed joint development project between Fairfax County and the Town of Vienna to renovate the Library and provide additional parking structures for the Library and the town. Sherwood Regional and George Mason Regional Library renovations will support upgrades to all of the building systems which have outlived their useful life, including major replacements such as roof and heating, ventilation, and air conditioning (HVAC) replacement. In addition, the renovations will accommodate current operations, provide for energy efficiency and a more efficient use of the available space, meet customers' technological demands, and better serve students and young children. The quiet study areas and group study rooms will be improved, with space to accommodate a higher number of public computers and wireless access.

Renovation projects associated with the 2012 Library Bond Referendum at the Pohick, Tysons Pimmit and John Marshall Library are complete. The renovation of the Reston Library has been delayed pending the redevelopment of the Reston Town Center North area.

No funding is included in Fund 30030, Library Construction, for FY 2022. Work will continue on existing and previously funded projects. It should be noted that as part of on-going project monitoring, additional project funding may be required to adjust previously approved budgets for building projects in the design and construction phases to support the Board of Supervisors' updated Sustainable Development Policy requirements.

Pandemic Response and Impact

All capital projects are being reviewed as they move into the various stages of development, including land acquisition, design, and construction. It is anticipated that most projects will continue to move forward as planned; however, some projects, such as occupied renovations, will be delayed for safety reasons and some projects may be delayed if it is determined that the General Fund cannot support the future debt service requirements. Staffing constraints may also delay the schedules for upcoming design and construction projects.

Changes to FY 2021 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2021 Revised Budget Plan since passage of the FY 2021 Adopted Budget Plan. Included are all adjustments made as part of the FY 2020 Carryover Review, FY 2021 Mid-Year Review, and all other approved changes through December 31, 2020:

Carryover Adjustments **\$20,348,940**

As part of the *FY 2020 Carryover Review*, the Board of Supervisors approved an increase of \$20,348,940 due to the carryover of unexpended project balances.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

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FUND STATEMENT

Category	FY 2020 Actual	FY 2021 Adopted Budget Plan	FY 2021 Revised Budget Plan	FY 2022 Advertised Budget Plan
Beginning Balance	\$8,175,306	\$0	\$10,348,940	\$0
Revenue:				
Sale of Bonds ¹	\$1,664,000	\$0	\$10,000,000	\$0
Bond Premium	0	0	0	0
Total Revenue	\$1,664,000	\$0	\$10,000,000	\$0
Transfers In:				
General Fund (10001) ²	\$1,530,000	\$0	\$0	\$0
Total Transfers In	\$1,530,000	\$0	\$0	\$0
Total Available	\$11,369,306	\$0	\$20,348,940	\$0
Total Expenditures	\$1,020,366	\$0	\$20,348,940	\$0
Total Disbursements	\$1,020,366	\$0	\$20,348,940	\$0
Ending Balance³	\$10,348,940	\$0	\$0	\$0

¹ The sale of bonds is presented here for planning purposes only. Actual bond sales are based on cash needs in accordance with Board policy and are reflected at year-end, therefore the January 2021 bond sale is not yet reflected. On November 6, 2012, the voters approved a bond referendum in the amount of \$25 million to renovate four priority library facilities that include Pohick, Tysons Pimmit, Reston, and John Marshall libraries. An amount of \$1.664 million was sold as part of the January 2020 bond sale. In addition, on November 3, 2020, the voters approved a bond referendum in the amount of \$90 million to support four additional libraries that include George Mason, Kingstowne, Patrick Henry and Sherwood libraries. Including prior sales, a total of \$10 million remains in authorized but unissued bonds for this fund from the 2012 Referendum and \$90 million remains from the 2020 Referendum.

² Represents a Transfer In from the General Fund to enable the construction of the Lorton Library/Lorton Community Center complex to move forward concurrently.

³ Capital projects are budgeted based on total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

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SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	FY 2020 Actual Expenditures	FY 2021 Revised Budget	FY 2022 Advertised Budget Plan
Contingency-Bonds (5G25-057-000)		\$0.00	\$27,116.91	\$0
Feasibility Studies-Library Facilities (5G25-011-000)	527,998	19,627.30	42,291.66	0
John Marshall Community Library-2012 (LB-000008)	6,300,000	21,511.65	601,288.60	0
Kingstowne Regional Library-2020 (LB-000012)	2,500,000	779,197.64	1,612,617.06	0
Lorton Community Library (LB-000013)	8,730,000	190,834.85	8,044,081.38	0
Reston Regional Library-2012 (LB-000010)	10,000,000	0.00	9,977,641.39	0
Tysons Pimmit Regional Library-2012 (LB-000011)	5,410,000	9,194.47	43,903.49	0
Total	\$33,467,998	\$1,020,365.91	\$20,348,940.49	\$0