

# Fund 30070: Public Safety Construction

**Focus** Fund 30070, Public Safety Construction, supports the construction of fire and police stations, governmental centers with police substations, and other public safety facilities. Projects are funded by several public safety bond referenda approved by the voters and by the General Fund. Several projects approved as part of the 2012 and 2015 Public Safety Bond referendum are currently underway or nearing completion.

In the most recent Public Safety Bond Referendum in 2018, the voters approved \$182 million to support the expansion, renovation, and/or construction of five fire stations and three police facilities. All of these fire stations, including the Mount Vernon, Fairview, Gunston and Seven Corners Stations, and one station currently operated by volunteers, require replacement of major building subsystems such as heating, ventilation, and air conditioning (HVAC) and electrical systems, which have reached the end of their useful life. The existing stations continue to be challenged by the need for female living space and larger apparatus bays. Stations do not meet the current and future operational needs of the Fire and Rescue Department. These stations were constructed approximately 40 to 50 years ago and lack women's accommodations to include bunkrooms, lockers, and bathroom facilities. Without these facilities, it can be difficult to meet the minimum shift staffing requirements per station. Additionally, the existing apparatus bays barely fit the current equipment assigned to the stations with no room to add units for future growth. Continuous fire and rescue service will be provided to the communities during construction.

In addition, several Police Department facilities, including the Police Evidence Storage Annex, the Criminal Justice Academy, and the Mason District Police Station, are well beyond their useful life expectancy and are currently undersized to meet the current functions/operations. These facilities are in need of renovation in order to replace or upgrade building systems at the end of their life cycle and to meet current and future operational needs of the Police Department. The Public Safety bond also included funding for the renovation of several General District Court and Circuit Court courtrooms in the Jennings Judicial Center in order to provide for safe, efficient and Americans with Disabilities Act (ADA) compliant rooms, and funding for the infrastructure replacement/upgrades and a full renovation of the Adult Detention Center.

No funding is included in this fund for FY 2023. 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 and Energy Policy requirements and accommodate the recent trends of increasing construction costs related to market escalation and supply chain issues and demands. It should also be noted that an increase in funding may be required to accommodate the recent Board adopted Prevailing Wage Rate Ordinance.

### **Changes to FY 2022 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2022 Revised Budget Plan since passage of the FY 2022 Adopted Budget Plan. Included are all adjustments made as part of the FY 2021 Carryover Review, FY 2022 Mid-Year Review, and all other approved changes through December 31, 2021:*

#### **Carryover Adjustments**

**\$335,987,741**

As part of the *FY 2021 Carryover Review*, the Board of Supervisors approved an increase of \$335,987,741 due to the carryover of unexpended project balances of \$329,751,087 and a net adjustment of \$6,236,654. The adjustment includes the appropriation of bond premium in the amount of \$6,000,000 associated with the January 2021 bond sale; the appropriation of additional proffer revenue in the amount of \$103,198 received in FY 2021 associated with the Fire Department's Emergency Vehicle Preemption Program; the appropriation of interest revenue in the amount of \$3,295 associated with the Scotts Run Fire Station project, and the appropriation of both interest revenue in the amount of \$32,606 and proffer revenue of \$3,641,462 received in FY 2021 associated with public improvements in the Scotts Run South area. This adjustment is partially offset by a decrease of \$3,543,907 associated with the completion of the Public Safety Headquarters (PSHQ) project. Remaining project funding is required to be transferred to Fund 20000, Consolidated County and Schools Debt Service, to support debt service requirements associated with the bonds that supported the project.

#### **Mid-Year Adjustments**

**\$2,500,000**

As part of the *FY 2022 Mid-Year Review*, the Board of Supervisors approved funding of \$2,500,000 in this fund and \$2,500,000 in Fund 30010, General Construction and Contributions, to support construction project cost escalation. Project costs have been increasing due to disruptions to global supply chains for most basic raw materials. These increased material costs and delays in receiving supplies have also resulted in contractor backlogs. Funding may also be required to adjust previously approved budgets to achieve the Board of Supervisors' updated requirements of the Sustainable Development Policy and the Operational Energy Strategy. In addition, there may be impacts associated with the new County ordinance approved in January 2022 requiring payment of prevailing wages on projects over \$250,000.

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).

# Fund 30070: Public Safety Construction

## FUND STATEMENT

Category	FY 2021 Actual	FY 2022 Adopted Budget Plan	FY 2022 Revised Budget Plan	FY 2023 Advertised Budget Plan
<b>Beginning Balance</b>	<b>\$8,171,732</b>	<b>\$0</b>	<b>\$12,043,122</b>	<b>\$0</b>
<b>Revenue:</b>				
Sale of Bonds <sup>1</sup>	\$24,000,000	\$0	\$327,510,000	\$0
Bond Premium <sup>1</sup>	6,000,000	0	0	0
Interest on Investments <sup>2</sup>	57,375	0	0	0
Fire Department's Emergency Vehicle Preemption Program Proffers	185,863	0	0	0
Proffer Contributions <sup>3</sup>	12,272,410	0	0	0
<b>Total Revenue</b>	<b>\$42,515,648</b>	<b>\$0</b>	<b>\$327,510,000</b>	<b>\$0</b>
<b>Transfers In:</b>				
General Fund (10001) <sup>4</sup>	\$0	\$0	\$2,500,000	\$0
General Construction and Contributions (30010) <sup>5</sup>	10,000,000	0	0	0
<b>Total Transfers In</b>	<b>\$10,000,000</b>	<b>\$0</b>	<b>\$2,500,000</b>	<b>\$0</b>
<b>Total Available</b>	<b>\$60,687,380</b>	<b>\$0</b>	<b>\$342,053,122</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$48,644,258</b>	<b>\$0</b>	<b>\$338,487,741</b>	<b>\$0</b>
<b>Transfers Out:</b>				
Consolidated County and Schools Debt Service Fund (20000) <sup>6</sup>	\$0	\$0	\$3,565,381	\$0
<b>Total Transfers Out</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,565,381</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$48,644,258</b>	<b>\$0</b>	<b>\$342,053,122</b>	<b>\$0</b>
<b>Ending Balance<sup>7</sup></b>	<b>\$12,043,122</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> The sale of bonds is presented here for planning purposes only. Actual bond sales are based on cash needs in accordance with Board policy. On November 6, 2012, the voters approved a \$55.0 million Public Safety Bond, on November 3, 2015, the voters approved a \$151.0 million Public Safety Bond, and on November 6, 2018, the voters approved a \$182.0 million Public Safety Bond. An amount of \$18.5 million from the 2012 referendum was sold in January 2021 and there is no funding remaining in authorized but unissued bonds from this referendum. In addition, an amount of \$5.5 million from the 2015 referendum was sold in January 2021. An amount of \$6.0 million was also applied to this fund in bond premium associated with the January 2021 sale. A balance of \$327.51 million remains in authorized but unissued bonds for this fund.

<sup>2</sup> Interest on Investments revenue represents \$3,295 in interest earned associated with the Scotts Run Fire Station project, \$32,606 in interest earned associated with public improvements in the Scotts Run South area, and \$21,474 in interest earned on Economic Development Authority (EDA) bonds issued to finance the Public Safety Headquarters (PSHQ) project. The interest earnings associated with the EDA bonds are required to be applied to project costs or transferred to debt service to offset debt requirements associated with the bonds. As part of the *FY 2021 Carryover Review*, all remaining EDA bond proceeds and interest were transferred to Fund 20000, Consolidated County and Schools Debt Service Fund.

<sup>3</sup> Proffer contributions represents proffer revenue in the amount of \$8,496,027 associated with the Scotts Run Fire Station project and proffer revenue in the amount of \$3,776,383 associated with public improvements in the Scotts Run South area.

<sup>4</sup> Represents a transfer from Fund 10001, General Fund, to support current experience with construction project cost escalation.

<sup>5</sup> Represents a transfer from Fund 30010, General Construction and Contributions, to support the security system software, cameras and other equipment replacement and upgrades at the Adult Detention Center.

## Fund 30070: Public Safety Construction

---

<sup>6</sup> The Public Safety Headquarters project is now complete; therefore, the remaining project balance from Project PS-000006, Public Safety Headquarters, was transferred to Fund 20000, Consolidated County and Schools Debt Service Fund, as it is required to offset debt requirements associated with the bonds.

<sup>7</sup> Capital projects are budgeted based on the 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.

## Fund 30070: Public Safety Construction

### SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	FY 2021 Actual Expenditures	FY 2022 Revised Budget	FY 2023 Advertised Budget Plan
Adult Detention Center Renovation – 2018 (AD-000002)	\$55,000,000	\$1,017,136.08	\$53,119,858.25	\$0
Construction Escalation Reserve (2G25-124-000)	2,500,000	0.00	2,500,000.00	0
Contingency - Bonds (2G25-061-000)		0.00	1,894,404.06	0
Contingency - General Fund (2G25-096-000)		0.00	1,923,048.00	0
Courtroom Renovation Equipment/Furniture (2G08-017-000)	1,589,169	0.00	883,211.84	0
Courtroom Renovations-Bond Funded-2012 (CF-000003)	21,000,000	1,763,881.03	8,369,840.50	0
Criminal Justice Academy - 2018 (OP-000007)	18,000,000	85,896.88	17,749,612.81	0
Edsall Fire Station - 2015 (FS-000017)	13,970,000	4,833,173.53	5,082,573.58	0
Emergency Vehicle Operations and K9 Center - 2015 (PS-000012)	7,500,000	527.17	6,281,038.61	0
Fairview Fire Station - 2018 (FS-000053)	16,000,000	318,864.21	15,447,281.37	0
Feasibility Studies (2G25-103-000)	441,487	103,669.73	319,110.28	0
Fire and Rescue Training Facilities (2G25-108-000)	875,000	19,359.44	119,551.99	0
Franconia Police Station - 2015 (PS-000013)	33,500,000	653,456.74	31,812,760.39	0
Gunston Fire Station - 2018 (FS-000054)	13,000,000	134,081.77	12,829,448.66	0
Herndon Fire Station-2012 (FS-000006)	11,601,721	214,336.82	24,689.44	0
IT Infrastructure Relocation from Massey (IT-000022)	2,025,650	0.00	105,032.56	0
Jefferson Fire Station-2012 (FS-000010)	15,975,000	1,697,255.45	444,559.10	0
Lorton Volunteer Fire Station (FS-000011)	15,040,000	1,401,346.08	1,253,516.14	0
Mason Police Station - 2018 (PS-000026)	23,000,000	318,094.31	22,600,824.47	0
Massey Complex Master Planning (2G25-104-000)	1,025,000	143,251.90	74.15	0
Merrifield Fire Station - 2015 (FS-000013)	9,000,000	3,058,158.11	3,367,126.81	0
Mount Vernon Fire Station - 2018 (FS-000055)	16,000,000	544.16	15,992,594.45	0
Penn Daw Fire Station - 2015 (FS-000015)	15,400,000	68,722.09	11,869,881.77	0
Police Evidence Storage Annex - 2018 (OP-000008)	18,000,000	49,860.96	17,821,564.05	0
Police Facilities Security Assessment (2G25-115-000)	250,000	12,746.99	148,888.46	0
Police Heliport - 2015 (PS-000010)	14,100,000	4,224,636.05	8,742,040.96	0
Police Tactical Operations - 2015 (PS-000011)	33,600,000	982,675.52	31,449,651.52	0
Public Safety Headquarters (PS-000006)	125,836,192	27,423.28	0.00	0
Public Safety Infrastructure Upgrades (GF-000025)	3,123,000	144,863.62	11,245.69	0
Reston Fire Station - 2015 (FS-000014)	16,000,000	7,135,618.48	2,779,211.14	0
Scotts Run FS Proffer Contributions (FS-000079)	9,188,187	9,147,232.44	40,955.00	0
Scotts Run Public Improvements-Stormwater (SD-000042)	4,243,125	0.00	4,243,124.56	0
Seven Corners Fire Station - 2018 (FS-000056)	13,000,000	920,899.20	11,645,160.56	0
South Co. Police Station/Animal Shelter - 2015 (PS-000009)	33,700,000	3,212,714.02	28,223,910.70	0
Traffic Light Preemptive Devices (PS-000008)	697,227	123,654.82	287,628.66	0
Tysons East Fire Station (FS-000043)	799,217	167,961.87	471,596.89	0
Tysons Fire Station (FS-000042)	1,417,152	63,456.40	1,328,250.02	0
Volunteer Fire Station - 2018 (FS-000057)	15,000,000	107,248.39	14,875,599.10	0
Woodlawn Fire Station - 2015 (FS-000016)	12,525,000	6,491,510.19	2,428,874.49	0
<b>Total</b>	<b>\$593,922,127</b>	<b>\$48,644,257.73</b>	<b>\$338,487,741.03</b>	<b>\$0</b>