

# 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. Renovated library facilities are designed to utilize new information resource delivery, and existing facilities from the early 1960s are being redesigned updated 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 \$90.0 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. The Kingstowne Complex, which collocates the Kingstowne Regional Library with the Franconia Police Station, the Franconia District Supervisor's Office, the

Franconia Museum, an Active Adult Center, and a childcare facility in one comprehensive facility on the library site, is currently in construction. The design also includes garage parking and a County fueling station. The Patrick Henry Library project will support a proposed joint development project between Fairfax County and the Town of Vienna to replace the library and provide additional parking structures for the Library and the Town. The Sherwood Regional and George Mason Regional Library renovations will support upgrades to all 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. Quiet study areas and group study rooms will be improved, with space to accommodate a higher number of public computers and wireless access.

No funding has been included in Fund 30030, Library Construction, for FY 2024. 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 2023 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2023 Revised Budget Plan since passage of the FY 2023 Adopted Budget Plan. Included are all adjustments made as part of the FY 2022 Carryover Review and all other approved changes through December 31, 2022:*

<b>Carryover Adjustments</b>	<b>\$103,295,301</b>
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As part of the *FY 2022 Carryover Review*, the Board of Supervisors approved an increase of \$103,295,301 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 2022 Actual	FY 2023 Adopted Budget Plan	FY 2023 Revised Budget Plan	FY 2024 Advertised Budget Plan
<b>Beginning Balance</b>	<b>\$8,712,610</b>	<b>\$0</b>	<b>\$13,287,604</b>	<b>\$0</b>
<b>Revenue:</b>				
Sale of Bonds <sup>1</sup>	\$8,000,000	\$0	\$90,000,000	\$0
Town of Vienna Revenue <sup>2</sup>	663,000	0	0	0
<b>Total Revenue</b>	<b>\$8,663,000</b>	<b>\$0</b>	<b>\$90,000,000</b>	<b>\$0</b>
<b>Total Available</b>	<b>\$17,375,610</b>	<b>\$0</b>	<b>\$103,287,604</b>	<b>\$0</b>
<b>Total Expenditures<sup>3</sup></b>	<b>\$4,088,006</b>	<b>\$0</b>	<b>\$103,287,604</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$4,088,006</b>	<b>\$0</b>	<b>\$103,287,604</b>	<b>\$0</b>
<b>Ending Balance<sup>4</sup></b>	<b>\$13,287,604</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 bond referendum in the amount of \$25.0 million to renovate four priority library facilities that included John Marshall, Pohick, Reston, and Tysons Pimmit. In addition, on November 3, 2020, the voters approved a bond referendum in the amount of \$90.0 million to support four libraries including George Mason, Kingstowne, Patrick Henry, and Sherwood. An amount of \$8.0 million was sold as part of the January 2022 bond sale. Including prior sales, a total of \$90.0 million remains in authorized but unissued bonds for this fund.

<sup>2</sup> Project LB-000015, Patrick Henry Community Library - 2020, is a joint development project between Fairfax County and the Town of Vienna for a replacement library and additional parking structures for both the library and the Town. Fairfax County is managing the project and periodic payments will be received from the Town for their respective share of the overall costs.

<sup>3</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as an increase of \$7,696.40 to FY 2022 expenditures to record an expenditure accrual. This impacts the amount carried forward resulting in a decrease of \$7,696.40 to the *FY 2023 Revised Budget Plan*. The project affected by this adjustment is LB-000016, George Mason Regional Library. The Annual Comprehensive Financial Report (ACFR) reflects all audit adjustments in FY 2022. Details of the audit adjustments will be included in the FY 2023 Third Quarter Package.

<sup>4</sup> 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 2022 Actual Expenditures	FY 2023 Revised Budget	FY 2024 Advertised Budget Plan
Contingency - Bonds (5G25-057-000)		\$0.00	\$84,093.83	\$0
George Mason Regional Library - 2020 (LB-000016)	15,000,000	121,777.83	14,871,182.05	0
John Marshall Community Library - 2012 (LB-000008)	6,300,000	107,086.01	490,750.57	0
Kingstowne Regional Library - 2020 (LB-000012)	36,500,000	425,879.25	34,130,549.96	0
Lorton Community Library (LB-000013)	8,730,000	3,169,367.45	2,351,207.14	0
Patrick Henry Community Library - 2020 (LB-000015)	23,663,000	249,784.19	23,411,889.42	0
Reston Regional Library - 2012 (LB-000010)	10,000,000	13,767.64	9,948,815.78	0
Sherwood Regional Library - 2020 (LB-000014)	18,000,000	0.00	17,999,115.74	0
Tysons Pimmit Regional Library - 2012 (LB-000011)	5,366,803	343.50	0.00	0
<b>Total</b>	<b>\$123,559,803</b>	<b>\$4,088,005.87</b>	<b>\$103,287,604.49</b>	<b>\$0</b>