

Response to Questions on the FY 2011 Budget

Request By: Supervisor Hyland

Question: What projects will be covered by the proposed \$35 million short term borrowing plan for County renewal?

Response: The attached chart reflects the current estimated Facilities Management Department (FMD) capital renewal backlog totaling approximately \$35 million in FY 2011. 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. Each year, FMD prioritizes and classifies capital renewal projects into five categories. Projects are 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 for emergencies is funded annually to address major emergency repairs and replacements to County facilities in the event of a systems failure, or other unforeseen event.

The attached list provides the current categorization of projects at this time, including the year the subsystem/component was installed, the facility name and the description and cost of the repairs required. This list is updated annually and is reviewed prior to developing the annual capital renewal budget. This list is fluid and as time passes, many category D projects will become category F projects, C projects will become D projects and B projects will become C projects. In addition, component parts may reach the end of their useful life before expected or may last longer than anticipated. New items are added to the list every year.

In order to address the current backlog, the annually growing list of requirements, and to plan for a more sustainable and reasonable annual funding level, the FY 2011 budget includes a proposal for a 3-year plan of short-term borrowing. Borrowing is expected to be accomplished through establishing a variable rate line of credit or a commercial paper program to take advantage of very low short-term interest rates. Principal is expected to be amortized over no more than a 5-year period. The plan includes the borrowing of \$5,000,000 in FY 2011 and \$15,000,000 in both FY 2012 and FY 2013. Eliminating the \$35 million backlog will allow for a more preventative and proactive maintenance program and increase the life cycle of all County buildings. At the end of the 3 year period, it is anticipated that the \$35 million backlog will be eliminated and an annual requirement of approximately \$10 million will be necessary to sustain the renewal program and avoid future backlogs. In FY 2011, short-term borrowing of \$5,000,000, combined with a General Fund transfer of \$3,000,000 will provide a total of \$8,000,000 in new capital renewal project funding. This plan is expected to maximize the life of County facilities, retard their obsolescence and provide for a planned program of building subsystem replacements to continue to fulfill organizational needs.

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Facilities Management FY 2011 Capital Renewal Backlog

NOTE: This list a live document and as time passes, lower category projects will move up to more critical categories. Also, components may reach the end of their useful life before expected or may last longer than anticipated. New items are added to the list every year.

CATEGORY LEGEND		CATEGORY SUMMARY
F = Life Safety/Imminent Failure		\$13,698,400
D = Critical-Systems/Equipment Beyond Useful Life/Possible Imminent Failure		\$9,510,000
C = Life Cycle-Systems/Equipment Fast Approaching Useful Life/Repairs Not Cost Effective		\$8,475,000
B = Extra \$\$\$/Needed Repairs/Replacement to Improve Building Conditions		\$3,600,000
	Subtotal Categories	\$35,283,400
Emergency Systems Failures		\$500,000
	Total Requirements:	\$35,783,400

Capital Renewal Projects Funded in FY 2011

CATEGORY	YEAR INSTALLED	FACILITY NAME	REPLACEMENT DESCRIPTION	DEFICIENCIES	ESTIMATE
F	1991	Clifton Fire Station	Replace underground plumbing equipment	Aged and obsolete system. Expected life cycle of water pumps is 15 years	\$251,600
F	1970	ADC	Electrical sub panels and aluminum feeders throughout the original section	Electrical system aged and obsolete, electrical system unstable, imminent failure	\$150,000
F	1960	Penn Daw Fire Station	Replace electrical distribution system	Damage due to water leaks	\$200,000
F	1992	Herrity/Pennino Garage	Repair and replace electrical conduit/ wiring/ lights in parking garages	Corroded	\$500,000
F	1958	Burke Station Road Main Building	Replace HVAC components	Beyond useful life	\$340,000
F	1992	Franconia Government Center	HVAC, replace the 2 air handlers in the boiler room	Casing and condensation drain pans are rusting	\$335,000
F	1968	Springfield Warehouse	Replace sprinkler heads	Replacement needed due to age	\$150,000
F	1982	Jennings	Access for cooling tower	Code requirement, unsafe	\$75,000
F	1991	Government Center	Replace main and branch lines of sprinkler system on parking level P1 (P2 funded in FY 2010)	Pipe has rusted and corroded, leaking and failure is possible	\$350,000
F	1982	Jennings	Access air handler	Code requirement	\$75,000
F	2002	South County Center	Recaulk and replace through wall flashing	Flashing defects from original installation; unable to stop water leaks	\$700,000
F	1995	Herrity/Pennino Garage	Sealant, caulking of expansion joints	Concrete decking need recaulking. Concrete failing; leaks and needs repairs.	\$500,000
F	1999	Massey Parking Garage A	Sealant, caulking of expansion joints	Concrete decking joints need recaulking and concrete needs to be repaired, concrete falling, leaks on cars	\$600,000

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CATEGORY	YEAR INSTALLED	FACILITY NAME	REPLACEMENT DESCRIPTION	DEFICIENCIES	ESTIMATE
F	1982	Jennings Public Garage	Sealant, caulking of expansion joints	Concrete decking joints need recaulking and concrete needs to be repaired, concrete falling, leaks on cars	\$500,000
F	1985	Reston Library	Repave parking lot	Pavement has deteriorated creating numerous pot holes and softening of the sub-base (safety trip hazard). Past useful life	\$103,400
F	1976	Gunston Fire Station	Parking lot and ramps/aprons	Correct drainage issues that create pending and icing in winter (safety slipping hazard)	\$60,000
F	1982	Jennings	Access for generator	Code requirement	\$75,000
F	1971	Kings Park Library	Replace sidewalks/curb and gutter	Sidewalks have spalted, and are uneven due to sinking and cracking (safety tripping hazard)	\$90,000
F	1961	United Christian Ministries (lease agreement requires Fairfax County to conduct all maintenance)	Repave parking lot	Asphalt past useful life. Severe cracks and leaks; will also correct drainage problems	\$75,000
F	2007	Fairfax City Library	Upgrade elevator	Elevator out of warranty. Constant problems with elevator hydraulic system - evaluate and upgrade system	\$100,000
F	1969	Sherwood Library	Upgrade elevator and associated electrical/fire system	Equipment obsolete, parts unavailable, code upgrades needed	\$150,000
F	1984	Police Heliport	Replace generator	Scheduled replacement	\$80,000
F	1985	North County Government Center	Replace generator	Scheduled replacement	\$80,000
F	1990	Old Courthouse	Replace Generator	Scheduled replacement	\$100,000
F	1982	Jennings	Recaulk all windows and expansion joints	Caulking has failed; water leaking into building; imminent health and mold issue	\$350,000
F	1991	Government Center	Repair roof overhangs; recaulk entire building	Damage due to water leaks	\$1,000,000
F	1991	Government Center	Restroom restorations	Replacement of selective restrooms tile floor, counter tops and sink; floors tiles are cracking, breaking and dislodging	\$560,000
F	1990	Old Courthouse	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$400,000
F	1982	Juvenile Holding	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$50,000
Funded Category F Projects Total					\$8,000,000
F	1990	Old Courthouse	Replace HVAC Components	Beyond useful life	\$3,500,000
F	1951	Willston Center	ADA, plumbing, bathroom upgrades	Old, obsolete, out-of-code compliant. Assumes County will continue to use facility.	\$1,500,000
F	1951	Willston Center	Replace glass block in windows	Old and inefficient, sills have deteriorated and need to be replaced. Assumes County will continue to use facility.	\$698,400
Category F Subtotal					\$5,698,400
D	1960	Herndon Fire Station	Roof holds water, leaks	Roof beyond useful life; leaks and could fall; holds water	\$75,000

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CATEGORY	YEAR INSTALLED	FACILITY NAME	REPLACEMENT DESCRIPTION	DEFICIENCIES	ESTIMATE
D	1951	Whitman Annex	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$60,000
D	1969	Sherwood Library	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$100,000
D	1990s	Old Jail	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$50,000
D	1990	Lorton Library	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$75,000
D	1990s	Old Jail	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$50,000
D	1991	Clifton Fire Station & Town Hall	Replace Fire Alarm	Aged and obsolete system. Expected life cycle of system is 15 years.	\$75,000
D	1992	Franconia Government Center	Fire alarm system	Aged and obsolete system. Expected life cycle of system is 15 years.	\$100,000
D	1998	Mason Government Center	Fire alarm system	This is a 12 year old system, however, experiencing frequent breakdowns and repairs are becoming costly.	\$100,000
D	1985	Pohick Library	HVAC, replace air handlers in boiler room	Inefficient system not meeting the needs of a modernized facility, manual switch over	\$100,000
D	1995	Herrity/Pennino Garage	Sealant, caulking of expansion joints	Concrete decking joints need recaulking and concrete needs to be repaired, concrete failing, leaks on cars	\$500,000
D	1992	Pennino	Upgrade elevator and associated electrical/fire systems	Parts unavailable, code upgrades needed	\$2,000,000
D	1992	Herrity	Upgrade elevator and associated electrical/fire systems	Parts unavailable, code upgrades needed	\$2,000,000
D	1989	Jermantown Garage	Pavement repairs	Pavement has failed, heavy truck area, repair, seal and restripe	\$320,000
D	1970	ADC	Replace carpet/tile	Existing carpet and carpet tile have exceeded their useful life	\$95,000
D	1992-1997	Various Libraries	Replace carpet at Centreville, Chantilly, Patrick Henry	Experience significant traffic and are in need of replacement	\$250,000
D	1970	ADC	Replace wood tops at security stations	Wooden countertops located in inmate dayrooms are separating, creating gaps which become a breeding ground for germs, health risk factor	\$75,000
D	1970	ADC	Concrete terrace replacement/repairs	Delamination safety hazard	\$400,000
D	1983	Pohick Fire Station	Repave Parking lot and replace concrete ramps/aprons	Asphalt and concrete have deteriorated past useful life (will continue to deteriorate under the weight of vehicles)	\$160,000
D	1989	Jermantown Garage	Repave remainder of parking lot	Asphalt is severely deteriorated and past its useful life	\$350,000
D	1988	McLean Fire Station	Replace Concrete Ramps and Aprons (Front and Back)	Spalling and cracked (will continue to deteriorate under the weight of vehicles)	\$150,000
D	1974	ADC East Wing	Boiler needs to be replaced	Aged and obsolete system	\$100,000

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CATEGORY	YEAR INSTALLED	FACILITY NAME	REPLACEMENT DESCRIPTION	DEFICIENCIES	ESTIMATE
D	1944	Gum Springs Community Center	Roof Replacement	Roof beyond life and leaking	\$200,000
D	1989	Chantilly Fire Station	Replace Generator	Scheduled replacement	\$10,000
D	1990	Jermantown DVS	Replace Generator	Scheduled replacement	\$15,000
D	1974	ADC North	Recaulk all windows and expansion joints	Caulking has failed; water leaking into building; imminent health and mold issue	\$350,000
D	1994	New Beginnings	Replace HVAC mechanical components	Equipment is old and past useful life	\$450,000
D	1961	Burkeholder/Police Annex	Windows	Replace windows	\$1,300,000
Category D Subtotal					\$9,510,000
C	1992	Jennings	Replace escalators	Approaching useful life	\$500,000
C	1951	Murphy House (LCAC-Lorton Community Action Center)	HVAC, replace boiler, pump, and replace window AC with central A/C forced air system and install fire alarm	Equipment is old and past useful life, has no fire alarm	\$90,000
C	1991	Government Center	Repair/replace brick pavers	Uneven, tripping hazard	\$65,000
C	1963	Lillian Carey	Replace HVAC roof top units, install Energy Management and Control System (EMCS)	Aged and obsolete system, failure would cause a closure to the facility, repairs not cost effective	\$100,000
C	1976	Bailey's Community Center	Replace HVAC roof top units and upgrade electrical system, install Energy Management and Control System (EMCS)	Aged and obsolete system, failure would cause a closure to the facility, repairs not cost effective	\$150,000
C	1963	Lillian Carey	Replace roof	Aged and obsolete system, failure would cause a closure to the facility, repairs not cost effective	\$150,000
C	1982	Juvenile Detention	Replace chiller	Aged and obsolete system	\$250,000
C		Burkeholder Annex	Replace individual A/C units	Aged and obsolete system, repairs not cost efficient	\$200,000
C	1960	Herndon FS	Replace windows	50 year old windows, numerous leaks and single pane, lead paint. Pending final decision on future of Fire Station.	\$100,000
C	1950	Hollin Hall	Replace windows	50 year old windows, numerous leaks and single pane, lead paint	\$500,000
C	1969	Sherwood Library	Second floor windows need to be replaced	Aged and obsolete	\$50,000
C	2002	South County Center	Recaulk and replace through wall flashing	Flashing defects from original installation; unable to stop water leaks	\$700,000
C	1989	Jermantown Garage	Re-paint complete interior and exterior	Industrial usage discolors paint surfaces which affects lighting levels	\$110,000
C	1972	West Ox Garage	Replace siding on main bldg and fuel canopy, re-paint interior	Industrial usage discolors paint surfaces which affects lighting levels	\$560,000
C	1984	Merrifield Fire Station	Replace electrical distribution system, main and sub panels	Panels and sub panels are filled to capacity and are overloaded, no spare capacity for new equipment	\$300,000

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CATEGORY	YEAR INSTALLED	FACILITY NAME	REPLACEMENT DESCRIPTION	DEFICIENCIES	ESTIMATE
C	1991	Government Center	Replacement of HVAC mechanical components throughout the building	Beyond expected life, increased maintenance required	\$2,200,000
C	1989	Chantilly Fire Station	Replace Fire Alarm	Aged and obsolete system. Expected life cycle of system is 15 years.	\$100,000
C	1987	Baileys Homeless Shelter	Replace Fire Alarm	Aged and obsolete system	\$100,000
C	1991	Clifton Fire Station & Town Hall	Replace Fire Alarm	Aged and obsolete system	\$100,000
C	1991	Clifton Fire Station & Town Hall	Replace A/C units indoor and outdoor	Aged and obsolete system	\$300,000
C	1994	Crossroads	Replace fan coil units	Aged and obsolete system	\$500,000
C	1994	Crossroads	Replace Fire Alarm	Aged and obsolete system	\$200,000
C	1974	ADC North	Recaulk all windows and expansion joints	Caulking has failed; water leaking into building; imminent health and mold issue	\$350,000
C	1990	Old Courthouse	Fire alarm system	Aged and obsolete system	\$400,000
C	2007	Burke VRE	Concrete Sealing & Caulk Repairs	To be done on a 5 year preventative maintenance schedule	\$300,000
C	1988	McLean Fire Station	Roof replacement	Roof beyond life and leaking	\$100,000
Category C Subtotal					\$8,475,000
B	1991	Government Center	Replacement of 15+ year old kitchen equipment, kitchen heat recovery unit	Beyond expected life for commercial kitchen equipment	\$1,200,000
B	1991	Government Center	Complete interior painting	Interior painting deteriorating	\$400,000
B	1969	Sherwood Library	Replacement of HVAC mechanical components	Pneumatic boxes in old section	\$150,000
B	1997	Crossroads	Repair parking lot	Beyond expected life, increased maintenance required	\$125,000
B	1997	Crossroads	Replace roof	Beyond expected life, increased maintenance required	\$100,000
B	1991	Braddock Group Home	Replace roof	Beyond expected life, increased maintenance required	\$100,000
B	1991	Braddock Group Home	Replace HVAC	Beyond expected life, increased maintenance required	\$100,000
B	1998	George Mason Library	Roof Replacement	Roof leaks, increased maintenance required and approaching end of life cycle	\$100,000
B	1972	West Ox Garage	Replace electrical main and sub panels	Beyond expected life, increased maintenance required	\$100,000
B	1991	Government Center	Caulking repairs	Numerous leaks	\$150,000
B	1944	Gum Springs Community Center	Replace roof	Beyond expected life, increased maintenance required	\$250,000
B	1944	Gum Springs Community Center	Replace HVAC	Beyond expected life, increased maintenance required	\$450,000
B	1991	Government Center	Auditorium seating replacement	Continuous breakdowns	\$225,000
B	1970	ADC	Electrical switch gears	Replace switch gears	\$150,000
Category B Subtotal \$					3,600,000