



Response to Questions on the 2016 LOBs

Request By: Supervisor McKay

Relevant LOB(s): LOBs #58, #323, #324, #327

Question: Describe how the Department of Housing and Community Development (HCD) and Office of Capital Facilities work together on development projects.

Response:

HCD projects typically consist of the renovation and construction of new residential affordable housing. These projects involve planning, community engagement, design, and construction, as well as residential impact coordination during construction and other activities such as financial management of various funding sources (e.g., federal and bond funds, innovative financing such as through the Low Income Housing Tax Credit (LIHTC) program, Public-Private Partnership projects under the County's Public-Private Education and Infrastructure Act of 2002 (PPEA) process). HCD is responsible for overall project management which includes the scope, cost, and schedule of projects due to possessing the specialized knowledge of housing requirements, senior housing and licensing issues, federal funding, relocation compliance, community partners' requirements and capacity, and obligations imposed by the funding sources typically used in affordable housing development such as the LIHTC program. As a result, some projects awarded under the PPEA have no Department of Public Works and Environmental Services, Office of Capital Facilities (DPWES-CAP) component (e.g., Residences at Government Center, Residences at North Hill). In those cases, HCD negotiates and develops the full project with the developer.

However, due to many factors, HCD works and partners with DPWES-CAP for the management of certain housing construction contracts, although HCD staff still retains ultimate responsibility for project completion. A Memorandum of Understanding between DPWES and HCD for Construction and Design Administration Services was established in June 2011 for the DPWES-CAP Building Design and Construction Division (BD CD) to provide project management and construction administration services on selected HCD projects. CAP-BD CD is composed of three branches (Building Design, Building Construction, and Public Private Partnerships) whose mission is to provide Fairfax County with quality, cost-effective building and infrastructure in a safe, timely and environmentally-sound manner. The services provided by CAP-BD CD include: 1) project management for the pre-planning, planning and design; 2) construction management, including quality control inspections; and 3) coordination and negotiation for major Public Private Partnerships (PPP) and joint infrastructure developments, as well as associated major real estate transactions. CAP-BD CD is responsible for overall management of the vast majority of approved Capital Improvement Program (CIP) building projects with an ongoing total program value approaching \$1 billion. CAP-BD CD provides full service planning, design and construction management for new or upgraded facilities to support the service delivery of virtually every department in the County including Homeless Shelters, Family Shelters, Community Centers,



Senior Centers, Residential Treatment Centers, Police Stations, Fire Stations, Libraries, Vehicle Maintenance Facilities, Parking Garages, Administrative Office Buildings, Maintenance Operations Facilities, Human Services treatment and service delivery facilities, Fairfax-Falls Church Community Services Board facilities, and other community development initiatives as part of PPPs. Capital project funding sources include General Obligation Bonds, Economic Development Authority Bonds, Agency Enterprise funds (Wastewater, Sewer, etc.), General Funds, and other sources such as Commercial & Industrial District revenue and dedicated Stormwater funds.

CAP-BDCD and HCD have partnered together on a number of projects, most recently with the construction management of Mondloch Place, Lincolnia Senior Center, and the Katherine K. Hanley Family Shelter (Kate's Place) projects, and currently with the PPEA for the Lewinsville Intergenerational Center project. Prior to the recent projects, CAP-BDCD resolved complex construction claims and disputes on the Olley Glen project, and then provided full construction management services. As part of CAP-BDCD's partnership to provide construction management for selected HCD projects, CAP-BDCD provides final quality control of the HCD design documents, establishes the construction schedule, verifies the project budget and construction funding availability, and manages the construction procurement phase.

On an ongoing basis, HCD and DPWES-CAP collaborate on project and construction management services, as well as share engineering expertise, best practices, innovative approaches, and lessons learned.