



County of Fairfax, Virginia

MEMORANDUM

DATE: March 28, 2016
TO: Board of Supervisors
FROM: Joseph M. Mondoro, Chief Financial Officer
SUBJECT: Responses to BOS Budget Questions – Package 4

Attached for your review is Package 4 of responses to Board questions on the FY 2019 budget. If you have any questions or need additional information, please do not hesitate to contact me. The following responses are included in this package:

Question Number	Question	Supervisor	Pages
16	Please explain why the sewer charges are increasing greater than the increase in cost of living and population growth?	Herrity	62
17	Please add the current jail population to the chart provided last year.	Herrity	63
18	Please provide the total number of positions in the Sheriff's Department in 2015, 2016, and 2017 and include the rank of each position.	Herrity	64-65
19	Please provide information explaining the difference between EDA Bonds and General Obligation Bonds, including why one project might be a good candidate for an EDA Bond while another would be a candidate for a General Obligation Bond.	Bulova	66-67
20	What is the status of the procurement to increase revenue from cellular services on county owned buildings similar to the contract the school system has successfully used to increase their cellular agreement revenue? Please provide detail of when the procurement process started, the completion date for each step in the process, the remaining steps in the process and the expected date we might begin to see additional revenue?	Herrity	68
21	Facilities: Please list all organizations (including NGOs, nonprofits, etc.) that are provided or lease space from the county. Please provide the name of the organization, term of the agreement or lease, location of the space, whether a lease or agreement exists or not, the amount/description/sq. ft. of the space, any rent payment charged (indicate monthly or annual), and if possible the approximate fair market value of the space rental. An excel chart would be helpful.	Herrity	69-79

Attachment

cc: Bryan J. Hill, County Executive
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Response to Questions on the FY 2019 Budget

Request By: Supervisor Herrity

Question: Please explain why the sewer charges are increasing greater than the increase in cost of living and population growth?

Response:

The proposed wastewater rates are based on full cost recovery principles, and comply with the covenants required by the resolutions and loan agreements adopted by the Board of Supervisors. Operating expenses are increasing 2.4 percent (Fund 69010, Sewer Operations and Maintenance), and this growth is consistent with the growth of other County programs.

Capital investment in wastewater assets is the primary reason for the proposed sewer fee increase. Sewer System regulations are continually tightening and the system is aging. The treatment plant and pump stations' mechanical equipment has a shorter useful life than the useful life of the collection system of pipes. Large projects such as those that are updating the Plant's solids and disinfection programs require resource investments.

Sewer fees are recommended per the results of an annual review of the system conducted by the Wastewater Management Program and its consultants. Sewer charges in the sewer ordinance are multi-year (through FY 2023), but are reviewed and adjusted as necessary on an annual basis to ensure sewer charges are accurately priced. A public hearing on these rates is held annually by the Board of Supervisors and incorporated as part of the annual budget adoption.

Response to Questions on the FY 2019 Budget

Request By: Supervisor Herrity

Question: Please add the current jail population to the chart provided last year.

Response:

As part of the FY 2018 budget process, the Sheriff's Office provided a chart on the jail's Average Daily Population (ADP) from FY 2010 through FY 2017. The chart below summarizes the year-end ADP from FY 2010 through FY 2018.

Average ADP From FY 2010 thru FY 2017	
Fiscal Year	Average ADP
FY 2010	1,279
FY 2011	1,226
FY 2012	1,257
FY 2013	1,220
FY 2014	1,233
FY 2015	1,108
FY 2016	1,038
FY 2017	1,027
FY 2018 ¹	1,002
¹ FY 2018 numbers are through February	

Response to Questions on the FY 2019 Budget

Request By: Supervisor Herrity

Question: Please provide the total number of positions in the Sheriff's Department in 2015, 2016, and 2017 and include the rank of each position.

Response:

The table below lists the positions in the Sheriff's Office, including elected, exempt and state positions, for FY 2015, FY 2016 and FY 2017. In addition, a table of the total number of civilian and sworn positions is provided below.

Position	FY 2015 Revised	FY 2016 Revised	FY 2017 Revised
Sheriff (Elected)	1	1	1
Chief Deputy Sheriff (Elected)	2	2	2
Major	4	4	4
Captain	9	9	9
1st Lieutenant	20	19	19
2nd Lieutenant	40	40	41
Sergeant	51	52	52
Deputy Sheriff II	359	334	331
Deputy Sheriff I	22	45	51
Chief Magistrates (State)	1	1	1
Magistrate (State)	26	26	26
Admin Assistant V	2	3	3
Admin Assistant IV	5	3	3
Administrative Assistant III	15	15	15
Administrative Assistant II	3	3	3
Buyer I	1	1	1
Correctional Health Svcs Admin	21	21	21
Correctional Health Nurse IV	1	1	1
Correctional Health Nurse III	1	1	1
Correctional Health Nurse II	4	4	4
Correctional Health Nurse II	3	3	3
Correctional Technician	13	13	13
Financial Specialist III	1	1	1
Financial Specialist I	1	2	2
HR Generalist III	0	1	1
Information Officer III	1	1	1
IT Program Manager I	1	1	1

Library Assistant I (Exempt)	1	1	1
Maintenance Worker	1	1	1
Management Analyst IV	1	1	1
Management Analyst III (Exempt)	1	1	1
Management Analyst III (Exempt)	1	1	1
Material Management Specialist III	1	1	1
Material Management Specialist I	2	2	2
Network/Telecom Analyst IV	0	1	1
Network/Telecom Analyst III	1	1	1
Network/Telecom Analyst II	2	2	2
Network/Telecom Analyst I	1	1	1
Nurse Practitioner	2	2	2
Programmer Analyst III	1	1	1
Public Health Clinical Technician	4	4	4
Total	627	627	631

	FY 2015 Revised	FY 2016 Revised	FY 2017 Revised
Regular Authorized Positions	597	597	601
Exempt Positions	3	3	3
State Positions	27	27	27
Sworn Positions	508	506	510
Civilian Positions	119	121	121

Response to Questions on the FY 2019 Budget

Request By: Chairman Bulova

Question: Please provide information explaining the difference between EDA Bonds and General Obligation Bonds, including why one project might be a good candidate for an EDA Bond while another would be a candidate for a General Obligation Bond.

Response:

General Obligation Bonds

The County utilizes voter approved bond referendum to fund traditional funding categories such as schools, parks, public safety, libraries, and transportation. The County's Capital Improvement Program (CIP) outlines all future bond referendum plans. County staff plan and review all project requests from user agencies developing a prioritized list of out-year facility funding needs. Under the current schedule, the County will have bond referendum in the even numbered calendar years and schools in odd numbered calendar years. Upon approval from the voters, the County will then sell General Obligation (GO) bonds to investors for these projects. The County typically does this on an annual basis in the winter to meet the annual cash flows for the respective projects. These bonds carry Triple A bond ratings from all three bond rating agencies – Moody's Investor Services, Standard and Poor's and Fitch Ratings.

As part of the FY 2019 Advertised Budget Plan, the County proposed increasing the amount of GO bonds sold for Schools from \$155 million to \$180 million annually. The County's Ten Principles of Sound Financial Management are therefore recommended to reflect an increase in the annual bond sale limit from \$275 million to \$300 million. Even with the inclusion of this additional \$25 million sold for Schools annually, the County's out year debt ratio estimates are projected to remain under the 3 percent of estimated market value and 10 percent of total disbursements policy limits. County staff recommend to retain GO bonds to continue to fund these traditional funding categories in the future.

Fairfax County Economic Development Authority

The County has for several years used alternative bond financing structures through the Fairfax County Economic Development Authority (EDA). Due to the nature of some of these projects, they don't neatly fall into a planned bond referendum year. Using an alternate financing would also not displace those projects already planned via an out-year bond referendum. Some of the EDA bond projects have included complex financing structures with extensive development agreements and funding components, and petitions initiated by landowners to provide project financing for select projects and areas in the County. For example, the Wiehle-Reston East Metrorail Parking Garage bond sale was part of a larger development agreement whereby the County entered into a long-term ground lease with a developer in exchange for ground rent on the County owned site. Also, the Merrifield Mental Health Center project involved a contract of sale prior to and following the EDA bond sale centered on agreements between the County and Inova relating to conveyance of parcels, the execution of a ground lease, and the County renting out a portion of its building to Inova.

In addition, the County has financed several government administration buildings through the EDA. Other examples of these facilities include the School Administration Building, Providence Community Center, Public Safety Headquarters, and the Lewinsville project. The County has developed a financing framework for these administration buildings that has been well received from the rating agencies noting the essentiality and centralization of services these facilities provide. The EDA bonds for these projects are rated one notch below GO bonds at the Aa1/AA+/AA+ level from each of the three rating agencies.

As noted at the March 13, 2018 Budget Committee meeting, future EDA bond sales would also be recommended for project work at Old Mount Vernon High School, Reston Town Center North, and a

joint Stormwater/Wastewater facility. All prior and future EDA bond sales for these projects are included in the County's out year debt ratios.

Rating Agency Feedback

All three bond rating agencies review the County's total debt burden as part of the overall County financial performance when requesting ratings annually prior to selling GO bonds. Moody's most recently noted in January 2018 that "Although the County has a sizable capital improvement plan, we believe the County's active debt management and continued modest growth in assessed value will ensure the debt burden remains manageable."

EDA Financings – Transportation Related Priorities

The County's use of Economic Development Authority (EDA) financings for transportation related projects has been occurring for several years. The Route 28 Tax Improvement District has utilized the EDA to finance major interchange improvements to this corridor. Landowners in this district petitioned to have a surcharge tax rate applied to their properties in exchange for advancing construction on specific improvements within the district. This conduit financing allowed the district to leverage their land values for repayment of debt service rather than waiting for cash to accrue or state funding, either of which would have taken a much longer period of time.

EDA financings have also been used to finance County costs for the Metrorail Silver Line extension as part of the County's 16.1 percent share of baseline construction costs for the project. The Dulles Rail Phase 1 Transportation Improvement District issued two series of bonds, subsequently refunded, totaling \$248 million as part of its \$400 million obligation for Phase 1 of the project. In addition, the EDA was used in conjunction with the County's \$403 million Transportation Infrastructure Financing and Innovation Act (TIFIA) loan with the United States Department of Transportation (USDOT). The TIFIA loan will be repaid from the Commercial and Industrial Fund and the Dulles Rail Phase 2 Transportation Improvement District. EDA bonds were also issued to fund the construction costs associated with the three County owned parking garages at Wiehle-Reston East, Herndon, and Innovation Center Station. Parking fees will be utilized to repay the debt on these garages, and also involved lengthy discussions with the Washington Metropolitan Area Transit Authority (WMATA) to amend documents that ensured the County's access to directly receive surcharge parking fees previously held by WMATA. The County's use of EDA financings for Silver Line related costs are being achieved without the reliance on GO bonds and displacement of other previously planned projects.

Board of Supervisors Review of EDA Financings

With all prior EDA bond financings, the Board of Supervisors was briefed in advance of the bond sale as part of committee presentations and individual briefings. A formal plan of finance was then presented as part of an Action Item at a Board of Supervisors meeting. In addition, the Fairfax County EDA provides for a public hearing on all proposed bond deals and also votes on the plan of finance at their committee meeting. This same approach will hold true for all future proposed EDA bond financings.

EDA financings have provided for and will continue to provide for unique financing opportunities for the County. This has included several opportunities that have leveraged public and private sector funds to advance major capital investments in infrastructure in the County. Updates to all proposed future projects to be financed through the EDA will be evaluated annually and included in the County's CIP with appropriate updates to the Board of Supervisors.

Response to Questions on the FY 2019 Budget

Request By: Supervisor Herrity

Question: What is the status of the procurement to increase revenue from cellular services on county owned buildings similar to the contract the school system has successfully used to increase their cellular agreement revenue? Please provide detail of when the procurement process started, the completion date for each step in the process, the remaining steps in the process and the expected date we might begin to see additional revenue?

Response:

Since 2016 the Facilities Management Department (FMD) and Department of Information Technology (DIT) have researched the state of the telecommunications and wireless industry, regulatory issues, and new best practices regarding opportunities for revenue enhancement facilitating wireless infrastructure on county owned facilities and properties by commercial and other entities. In addition to rent revenues, new requirements developed by DIT allow the county to control a percentage of the infrastructure installed for exclusive county government-related communications infrastructure needs, thus reducing cost outlays to wireless tower and property providers as the only option for enhancing wireless mission critical communications platforms, as well as expanding future smart city technologies across the County, resulting in enhanced net financial gain. Research indicates that this new business model is feasible and desirable by both industry and municipal governments based on the recognized value of government space for wireless industry build-out, currently being done in some governments today. Additional research done by staff included site feasibility assessments to ensure that use of sites would be feasible and not cause frequency interference with other critical communications, or cause cost to the county related to maintenance and operation at the sites.

Staff also looked at other cooperative contracts that might meet both revenue and County technology requirements; however, County staff concluded that these contracts do not meet Fairfax County's IT requirements and/or business needs.

The RFP development process started in 2017, and the requirements are complete.

Next steps are to release the solicitation to market in about 45 days, with 45 days for responses and 30 days for evaluation and selection. The County cannot estimate determining or realizing additional revenues until the firm(s) contracted with conduct their own engineering, profit and loss projections, conduct the appropriate County permitting processes, and build out their facilities which is a function of the commercial firm(s) business plans.

Response to Questions on the FY 2019 Budget

Request By: Supervisor Herrity

Question: Facilities: Please list all organizations (including NGOs, nonprofits, etc.) that are provided or lease space from the county. Please provide the name of the organization, term of the agreement or lease, location of the space, whether a lease or agreement exists or not, the amount/description/sq. ft. of the space, any rent payment charged (indicate monthly or annual), and if possible the approximate fair market value of the space rental. An excel chart would be helpful.

Response:

A list of all County leases with their annual costs and additional details is presented in Attachment 1. The total rental square footage for each facility is listed along with each tenant's square footage. If the lease is concurrent with an operating contract, there is a note in the Expiration Date column. Please note not all of the leases are supported by the General Fund.

In addition, the Facilities Management Department (FMD) is unable to generate an approximate fair market value of the County facilities; however, FMD can provide information on the average annual rental rate for Fairfax County and its various submarkets from the Jones Lang LaSalle 2017 Fourth Quarter Northern Virginia Office Insight. This information is included in Attachment 2.

Attachment 1: Real Estate Agreements
Facilities Management Department

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	Address	Tenant	Profit Status	Type of Agreement (Legend at the bottom)	Owned or Leased	Common Site Name	Square Footage	Total FY 2018 Annual Lease Cost	Current Rental Rate per square foot	FY 2018 Revenue (Includes reimbursements)	Expiration Date
	PROFFERED SPACE										
	2667 Prosperity Avenue Fairfax, VA					Prosperity Flats Parking Garage	3,000	\$0.00	\$0.00		
1	2667 Prosperity Avenue Fairfax, VA	Arts Council of Fairfax	Nonprofit	Sublease	Leased / Proffered	Prosperity Flats Parking Garage	1,797				9/21/2019
2	2667 Prosperity Avenue Fairfax, VA	Fairfax Symphony Orchestra	Nonprofit	Sublease	Leased / Proffered	Prosperity Flats Parking Garage	750				9/25/2019
	LEASED SPACE										
	8136 Old Keene Mill Rd #B306 Springfield, VA 22152					Cary Building	1,718	\$47,383.80	\$27.58		
3	8136 Old Keene Mill Rd #B306 Springfield, VA 22152	Northern Virginia Family Services (NVFS)	Nonprofit	Li	Leased	Cary Building	1,718				06/30/2018 Concurrent
	14150 Parkeast Circle Suite 200, 220, 275, 260 Chantilly, VA 20151					Chantilly Mental Health	23,985	\$630,205.92	\$26.66		
4	14150 Parkeast Circle, Suite 200 Chantilly, VA 20151	Genoa, a QoL Healthcare Co, LLC	For Profit	Li	Leased	Chantilly Mental Health	140				6/30/2018 Concurrent
	10640 Page Ave Fairfax, VA 22030					City Square	22,866	\$608,281.19	\$26.54		
5	10640 Page Ave, Suite 250 Fairfax, VA 22030	OAR of Fairfax County, Inc.	Nonprofit	Li	Leased	City Square	7,439				06/30/2018 Concurrent
6	10640 Page Ave, Suite 300 Fairfax, VA 22030	FACETS Cares, Inc.	Nonprofit	Li	Leased	City Square	5,722			\$28,842.60	6/30/2018 Concurrent
	3304 Culmore Street Falls Church, VA 22041					Culmore Family Resource	6,211	\$14,550.00	\$2.42		
7	3304 Culmore Street Falls Church, VA 22041	Abused and Homeless Children's Refuge, Inc. D.B.A. Second Story	Nonprofit	Li	Leased	Culmore Family Resource	6,211				6/30/2018 Concurrent
	3855 Centerview Dr, Suite 100 Chantilly, VA 20151					Dulles Business Park	22,647	\$571,610.28	\$25.24		
8	3855 Centerview Dr, Suite 100 Chantilly, VA 20151	MVLE INC. Mt. Vernon Lee Enterprises, Inc.	Nonprofit	Li	Leased	Dulles Business Park	22,647				6/30/2018 Concurrent
	No. 1400 Ft. Belvoir 9155 Richmond Hwy, Lorton, VA					Eleanor Kennedy Shelter	two buildings plus two trailers	\$0.00	\$0.00		
9	No. 1400 Ft. Belvoir 9155 Richmond Hwy, Lorton, VA	New Hope Housing	Nonprofit	Li	Leased	Eleanor Kennedy Shelter	two buildings plus two trailers				6/30/2018 Concurrent
	Heritage Building					Heritage Building	100,455	\$3,132,538.90	\$31.32		
10	7611 Little River Turnpike Annandale, VA	Northern Virginia Family Services (NVFS)	Nonprofit	Li	Leased	Heritage Building	525				06/30/2018 Concurrent
11	7611 Little River Turnpike, #100E Annandale, VA 22003	Recovery Program Solutions	Nonprofit	Li	Leased	Heritage Building	2,926				06/30/2018 Concurrent

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	Address	Tenant	Profit Status	Type of Agreement (Legend at the bottom)	Owned or Leased	Common Site Name	Square Footage	Total FY 2018 Annual Lease Cost	Current Rental Rate per square foot	FY 2018 Revenue (Includes reimbursements)	Expiration Date
12	7611 Little River Turnpike, #346 Annandale, VA 22003	Legal Aid Justice Center	Nonprofit	Li	Leased	Heritage Building	120				10/31/2018 Concurrent
13	7611 Little River Turnpike, Suite 335W Annandale, VA 22025	Business Development Assistance Group	Nonprofit	Li	Leased	Heritage Building	1,324				Indefinite
	1086 Elden Street Herndon, VA 20170					Herndon Resource Center	7,669	\$162,792.87	\$21.38		
14	1086 Elden Street Herndon, VA 20170	Cornerstone, Inc.	Nonprofit	Li	Leased	Herndon Resource Center	7,669				6/30/2018 Concurrent
15	1086 Elden Street Herndon, VA 20170	Literacy Council of NOVA	Nonprofit	Li	Leased	Herndon Resource Center	7,669 shared				concurrent
	873 and 875 Grace St Herndon, VA 20170 (HCD lease)					Herndon Senior & Adult Day Center		\$0.00	\$0.00		
16	873 and 875 Grace St Herndon, VA 20170	Guest Services Management LLC	For Profit	Li	Leased	Herndon Senior & Adult Day Center	2,000				9/30/2020 Concurrent
	10777 Main Street Fairfax, VA 22030					Kelly Square	64,682	\$1,848,262.73	\$29.95		
17	10777 Main Street, Suite 108 (new Room 102.2) Fairfax, VA 22030	Britepaths, Inc. (formerly Our Daily Bread)	Nonprofit	Li	Leased	Kelly Square	152				06/30/2018 Concurrent
	11484 Washington Plaza Reston, VA 20190					Lake Anne / Washington Plaza	46,088	\$1,319,355.39	\$28.80		
18	11484 Washington Plaza within Suite 300 Reston, VA 20190	Genoa, a QoL Healthcare Co, LLC	For Profit	Li	Leased	Lake Anne / Washington Plaza	415				6/30/2018 Concurrent
19	11484 Washington Plaza West, Suite 200 Reston, VA 20190	Cornerstone, Inc. (Laurel Learning Center)	Nonprofit	Li	Leased	Lake Anne / Washington Plaza	9,400				6/30/2018 Concurrent
20	11485 Washington Plaza West, Suite 100 Reston, VA 20190	Cornerstone, Inc. Food Pantry	Nonprofit	Li	Leased	Lake Anne / Washington Plaza	1,000				6/30/2018 Concurrent
21	11484 Washington Plz within Suite 400 Reston, VA 20190	Northern Virginia Family Services (NVFS)	Nonprofit	Li	Leased	Lake Anne / Washington Plaza	85				06/30/2018 Concurrent
22	11484 Washington Plz #300 Reston, VA 20190	INOVA (CHCN) Health Care Services	Nonprofit	Li	Leased	Lake Anne / Washington Plaza	8,000				6/30/2021 Concurrent
	1206 East Main Street Richmond, VA 23219-3627					Legislative Liaisons	3,334	\$69,137.79	\$20.53		
23	1207 East Main Street Richmond, VA 23219	Virginia Municipal League (VML)	Nonprofit	Li	Leased	Legislative Liaisons	3,334 shared			\$20,800.00	3/31/2019
24	1207 East Main Street Richmond, VA 23219	Arlington County	Nonprofit	Li	Leased	Legislative Liaisons	3,334 shared			\$4,609.30	3/31/2019
25	1207 East Main Street Richmond, VA 23219	City of Alexandria	Nonprofit	Li	Leased	Legislative Liaisons	3,334 shared			\$4,609.30	3/31/2019

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26	1207 East Main Street Richmond, VA 23219	City of Virginia Beach	Nonprofit	Li	Leased	Legislative Liaisons	3,334 shared			\$4,609.30	3/31/2019
27	1207 East Main Street Richmond, VA 23219	Washington Metropolitan Area Transit Authority (WMATA)	Nonprofit	Li	Leased	Legislative Liaisons	3,334 shared			\$4,609.30	3/31/2019
28	1207 East Main Street Richmond, VA 23219	Fairfax County Public Schools	Nonprofit	Li	Leased	Legislative Liaisons	3,334 shared			\$5,306.04	3/31/2019
	7722 Gunston Plaza Unit R, 26 & 27, Lorton, VA 22079					Lorton Senior Center	4,000	\$127,626.36	\$26.40		
29	7723 Gunston Plaza Unit R, 26 & 27, Lorton, VA 22079	Lorton Community Action Center	Nonprofit	Li	Leased	Lorton Senior Center	4,000 Shared Space				6/30/2018 Concurrent
30	7724 Gunston Plaza Unit R, 26 & 27, Lorton, VA 22079	Literacy Council of NOVA	Nonprofit	Li	Leased	Lorton Senior Center	4,000 Shared Space				6/30/2018 Concurrent
	1820 Michael Faraday Reston, VA 20190					Michael Faraday	3,940	\$118,896.00	\$30.18		
31	1820 Michael Faraday Reston, VA 20190	Specially Adapted Resource Club (SPARC)	Nonprofit	Li	Leased	Michael Faraday	3,940				6/30/2018 Concurrent
	2938 Prosperity Ave Fairfax, VA 22031					Prosperity Warehouse	16,135	\$201,888.18	\$23.11		
32	2938 Prosperity Ave Fairfax, VA 22031	Food For Others	Nonprofit	Li	Leased	Prosperity Warehouse	16,135				6/30/2018 Concurrent
	8792 Sacramento Drive #4, 5, 6 Alexandria, VA 22306					Sacramento Shopping Center	4,800	\$130,793.52	\$27.58		
33	8792 Sacramento Drive #4, 5, 6 Alexandria, VA 22306	United Community Ministries	Nonprofit	Li	Leased	Sacramento Shopping Center	4,800				06/30/2018 Concurrent
	8794 Sacramento Dr., O&P Alexandria, VA 22306					Sacramento Shopping Center	3,200	\$68,080.50	\$21.54		
34	8794 Sacramento Dr., O&P Alexandria, VA 22306	FACETS Cares, Inc.	Nonprofit	Li	Leased	Sacramento Shopping Center	3,200				06/30/2018 Concurrent
	8794-Q, R, S Sacramento Dr. Alexandria, VA 22309					Sacramento Shopping Center	12,834	\$276,650.78	\$22.68		
35	8794-Q, R, S Sacramento Dr. Alexandria, VA 22309	PRS, Inc.	Nonprofit	Li	Leased	Sacramento Shopping Center	12,834				12/31/2018 Concurrent
36	8794-Q, R, S Sacramento Dr. Alexandria, VA 22309	Recovery Program Solutions	Nonprofit	Li	Leased	Sacramento Shopping Center	1,200 shared				06/30/2018 Concurrent
	7224 Commerce Street, Apt. T Springfield, VA 22150					Springfield / Franconia Family Resource	1,173	\$0.00	\$0.00		
37	7224 Commerce Street, Apt. T Springfield, VA 22150	Abused and Homeless Children's Refuge, Inc. D.B.A. Second Story	Nonprofit	Li	Leased	Springfield / Franconia Family Resource	1,173				6/30/2018 Concurrent
	8348 Traford Lane Springfield, VA 22152					Springfield Mental Health	13,378	\$285,149.38	\$21.28		

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38	8348 Traford Lane, Room 26 4th floor, Springfield, VA 22152	Genoa, a QoL Healthcare Co, LLC	For Profit	Li	Leased	Springfield Mental Health	110				6/30/2018 Concurrent
	14426 Albemarle Point Place Suite 100, Chantilly, VA 20151					Sully Senior Center	12,172	\$318,845.58	\$26.00		
39	14426 Albemarle Point Place Suite 100, Room 119 Chantilly, VA 20151	Shepherd's Center of Western Fairfax No County Contract	Nonprofit	Li	Leased	Sully Senior Center	184				Indefinite
	11150 Sunset Hills Rd Reston, VA 20190					Sunset Hills	17,371	\$478,397.40	\$27.81		
40	11149 Sunset Hills, Suite 250 Reston, VA 20190	Northern Virginia Family Services (NVFS)	Nonprofit	Li	Leased	Sunset Hills	1,881				06/30/2018 Concurrent
41	11150 Sunset Hills, Suite 210 Reston, VA 20190	Cornerstone, Inc.	Nonprofit	Li	Leased	Sunset Hills	15,490				6/30/2019 Concurrent
	4010 Maury Place, 17B Alexandria, VA 22309						3,033	\$82,223.58	\$27.28		
42	4010 Maury Place, 17B Alexandria, VA 22309	Legal Services of NO VA	Nonprofit	Li	Leased		800				6/30/2018 Concurrent
43	4010 Maury Place, 17B Alexandria, VA 22309	Good Shepherd Housing & Family	Nonprofit	Li	Leased		2,166			\$15,000.00	6/30/2018 Concurrent
	OWNED SPACE										
44	7200 Columbia Pike Annandale, VA 22003	ACCA Day Care Center (Annandale Christian Community for Action)	Nonprofit	OA	Owned	Former Annandale Elementary School	11,560			\$7,518.00	Indefinite
45	4175 Daniels Ave Annandale, VA 22003	ACCA Day Care Infant and Toddlers (Annandale Christian Community for Action)	Nonprofit	OA	Owned	Supplement the Annandale Elementary School	6,100			Included above	Indefinite
46	7200 Columbia Pike Annandale, VA 22003 (old Adult Health Care Space)	ACCA (Annandale Christian Community for Action)	Nonprofit	Li	Owned	Former Annandale Elementary School	3,000			Included above	Indefinite
47	1500 Shenandoah Road Alexandria, VA 22308	A Child's Place, Inc.	For Profit	Le	Owned	Hollin Hall Facility	9,475			\$201,367.32	6/30/2018
48	Trailers at 1609 Great Falls Street McLean, VA 22101	Lewinsville Montessori McNair Child Center (Fun & Friends)	For Profit	Li	Owned	Lewinsville School	12,833			\$106,381.20	Month to month
49	Trailers at 1609 Great Falls Street McLean, VA 22101	Westgate Child Center	For Profit	Li	Owned	Lewinsville School	10,713			\$73,654.44	Month to month
50	Government Center Weekend Parking Lots D & E	Wegmans Food Market, Inc.	For Profit	Li	Owned	Government Center	up to 363 parking spaces			\$97,200.00	1/31/2022
51	8221 Willow Oaks Corporate Dr. 4th Floor West, Fairfax, VA 22031	INOVA Health Care Services No County Contract	Nonprofit	Le	Owned	Merrifield County Building	19,801			\$404,649.96	7/31/2025

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	Address	Tenant	Profit Status	Type of Agreement (Legend at the bottom)	Owned or Leased	Common Site Name	Square Footage	Total FY 2018 Annual Lease Cost	Current Rental Rate per square foot	FY 2018 Revenue (Includes reimbursements)	Expiration Date
52	Signage Agreement 8592 Richmond Hwy Alexandria, VA	Knights of Columbus	Nonprofit	Le	Owned	Richmond Highway service road				\$25.00	Indefinite
53	4618 West Ox Rd Fairfax, VA 22030	123 Junk LLC Parking Agreement	For Profit	Li	Owned	I-66 Transfer Station	parking lot				4/14/2018
54	4619 West Ox Rd Fairfax, VA 22030	AAA Recycling & Trash Removal Republic Services of VA LLC Parking Agreement	For Profit	Li	Owned	I-66 Transfer Station	parking lot				Indefinite
55	4620 West Ox Rd Fairfax, VA 22030	American Disposal Services, Inc. Parking Agreement	For Profit	Li	Owned	I-66 Transfer Station	parking lot				Indefinite
56	8119 Holland Rd. Alexandria, VA 22306	Alexandria Neighborhood Health Services (ANHSD)	Nonprofit	Li	Owned	Gartland Center	1,000 Shared				6/30/2018 Concurrent
57	8221 Willow Oaks Corporate Dr. Fairfax, VA 22031	Alexandria Neighborhood Health Services (ANHSD)	Nonprofit	Li	Owned	Merrifield County Building	2,551 Shared				6/30/2018 Concurrent
58	6800-A Industrial Rd Springfield, VA 22151	American Red Cross National Capital Area	Nonprofit	Li	Owned	Springfield Warehouse	1,056				Automatic 1-Year Renewal
59	9850 Furnace Road Lorton, VA 22079	Bikes for the World	Nonprofit	Li	Owned	95 Landfill Complex	300			\$120.00	2/28/2022
60	4618 West Ox Rd Fairfax, VA 22030	Bikes for the World	Nonprofit	Li	Owned	I-66 Transfer Station	360			Included above	2/28/2022
61	4100 Mohawk Lane Alexandria, VA 22309	Brain Injury Services	Nonprofit	Li	Owned	Old Mount Vernon High School Campus	1,800				6/30/2018 Concurrent
62	4080 Chain Bridge Rd. #2-100, 2-101, 2-102 & Shared 2-103 Fairfax, VA 22030	Britepaths, Inc. (formerly Our Daily Bread)	Nonprofit	Li	Owned	Massey Annex	Cubicle and shared space				06/30/2018 Concurrent
63	8350 Richmond Highway Cubicles and Offices in Suite 125 Alexandria, VA 22309	Britepaths, Inc. (formerly Our Daily Bread)	Nonprofit	Li	Owned	South County Human Services	500				Indefinite
64	12000 Government Center Parkway, Suite 458 Fairfax VA 22035	Clean Fairfax	Nonprofit	MOU	Owned	Government Center	140				Indefinite
65	12000 Government Center Parkway, Suite 247 Fairfax, VA 22035	Celebrate Fairfax!	Nonprofit	MOU	Owned	Government Center	1,878				Indefinite
66	11975 Bowman Towne Dr. Reston, VA 20190	Cornerstone, Inc.	Nonprofit	Li	Owned	Embry Rucker Community Shelter	10,597				6/30/2018 Concurrent
67	1850 Cameron Glen Dr, Suite 200 Reston, VA 20190	Cornerstone, Inc. - Hypothermia Program	Nonprofit	Li	Owned	Reston Human Services Center	2,927				6/30/2018 Concurrent
68	12000 Government Center Parkway, Suite 266 Fairfax, VA 22035	Fairfax County Federal Credit Union	Nonprofit	UA	Owned	Government Center	600			\$20,250.00	Indefinite
69	4080 Chain Bridge Road Fairfax, VA 22030	Fairfax County Federal Credit Union	Nonprofit	UA	Owned	Massey Annex	970			Included above	Indefinite

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70	12055 Government Center Parkway, Suite 102 Fairfax, VA 22035	Fairfax County Federal Credit Union	Nonprofit	UA	Owned	Herrity Building	750			Included above	Indefinite
71	8 County locations	Fairfax County Federal Credit Union	Nonprofit	UA	Owned	Various	8 kiosks			Included above	Indefinite
72	4080 Chain Bridge Road Fairfax, VA	Fairfax Law Foundation	Nonprofit	Li	Owned	Massey Annex	1,100				Indefinite
73	2531 Reston Parkway Reston, VA 20191	FCPS	Nonprofit	Li	Owned	Reston South Park and Ride	25 large buses 17 small buses and employee parking				Indefinite
74	8333 Richmond Highway Alexandria, VA	FCPS	Nonprofit	Li	Owned	Old Mount Vernon High School Campus	1,600				6/30/2020
75	9751 Ox Road Lorton, VA 22079	Fairfax County Water Authority	N/A	Li	Owned	Occoquan Regional Park	100				approx. 2041
76	6800 A Industrial Rd Springfield, VA 22151	Friends of Oakton Library	Nonprofit	Li	Owned	Springfield Warehouse	200				Indefinite
77	6801 A Industrial Rd Springfield, VA 22151	Friends of George Mason	Nonprofit	Li	Owned	Springfield Warehouse	400				Indefinite
78	6802 A Industrial Rd Springfield, VA 22151	Friends of Richard Byrd Library	Nonprofit	Li	Owned	Springfield Warehouse	600				Indefinite
79	6803 A Industrial Rd Springfield, VA 22151	Friends of Tysons-Pimmit Library	Nonprofit	Li	Owned	Springfield Warehouse	600				Indefinite
80	6804 A Industrial Rd Springfield, VA 22151	Friends of Burke Centre Library	Nonprofit	Li	Owned	Springfield Warehouse	600				Indefinite
81	6805 A Industrial Rd Springfield, VA 22151	Friends of the Virginia Room	Nonprofit	Li	Owned	Springfield Warehouse	600				Indefinite
82	6806 A Industrial Rd Springfield, VA 22151	Friends of the Pohick Regional Library	Nonprofit	Li	Owned	Springfield Warehouse	600				Indefinite
83	6807 A Industrial Rd Springfield, VA 22151	Friends of Fairfax City Library	Nonprofit	Li	Owned	Springfield Warehouse	600				Indefinite
84	8350 Richmond Highway, Suite 301 Alexandria, VA 22309	Genoa, a QoL Healthcare Co, LLC	For Profit	Li	Owned	South County Human Services	350				6/30/2018 Concurrent
85	1850 Cameron Glen Rd, Suite 600, Room 649 Reston, VA 20190	Genoa, a QoL Healthcare Co, LLC	For Profit	Li	Owned	Reston Human Services Center	90				6/30/2018 Concurrent
86	8221 Willow Oaks Corporate Dr. 4-450 and 2-410 Fairfax, VA 22031	Genoa, a QoL Healthcare Co, LLC	For Profit	Li	Owned	Merrifield County Building	1,024				6/30/2018 Concurrent
87	8119 Holland Rd, Room 109 Alexandria, VA 22306	Genoa, a QoL Healthcare Co, LLC	For Profit	Li	Owned	Gartlan Center	340				6/30/2018 Concurrent
88	6800 A Industrial Rd Springfield, VA 22151	Globe Cares, LLC FRD Personal Protective Equip Center	For Profit	Li	Owned	Springfield Warehouse	2,936				7/31/2018 Concurrent
89	8100 Fordson Road, Rooms 136A - 136F Alexandria, VA 22306	Gum Springs Historical Society, Inc.	Nonprofit	Li	Owned	Gum Springs Community Center	6 office suites				Indefinite

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90	5920B Summers Lane Falls Church, VA	Higher Horizons Day Care (Head Start Program)	Nonprofit	Li	Owned	Bailey's Community Center	20,126				6/30/2019 Concurrent
91	8350 Richmond Hwy, Suite 233 Alexandria, VA 22309	INOVA Cares Health Care Services	Nonprofit	Li	Owned	South County Human Services	1,600				6/30/2020 Concurrent
92	12011 Government Center Pkwy #720.7,720.8,722.1-722.9, 722.22 Fairfax, VA 22035	INOVA Health Care Services ElderLink Case Mgmt. Services	Nonprofit	Li	Owned	Pennino Building	960				11/30/2018 Concurrent
93	8350 Richmond Hwy, Suite 301 Alexandria, VA 22309	INOVA (CHCN) Health Care Services	Nonprofit	Li	Owned	South County Human Services	8,000				6/30/2021 Concurrent
94	8221 Willow Oaks Corporate Dr. Suite 4-450 Fairfax VA 22031	INOVA (CHCN) Health Care Services	Nonprofit	Li	Owned	Merrifield County Building	9,947				6/30/2021 Concurrent
95	Six (6) Parking spaces at 6000 Freds Oak Rd Burke, VA	Joni and Friends International Disability Center / Wheels for the World	Nonprofit	Li	Owned	Robert McMath Wastewater Facility	6 parking spaces				1/31/2019
96	6131 Willston Drive Falls Church, VA	Korean-Amer. Assoc. of NoVA	Nonprofit	Li	Owned	Willston Multicultural Center	5,109				Indefinite
97	4080 Chain Bridge Rd. Massey Annex Fairfax, VA	Legal Services of No. VA.	Nonprofit	Li	Owned	Massey Annex	6,030				6/30/2018 Concurrent
98	2855 Annandale Road Falls Church, VA 22042	Literacy Council of NOVA	Nonprofit	Li	Owned	James Lee Community Center	4,050				6/30/2018 Concurrent
99	9520 Richmond Hwy Lorton, VA 22079	Lorton Community Action Center	Nonprofit	Li	Owned	Lorton Library	150				6/30/2018 Concurrent
100	9518 Richmond Hwy Lorton, VA 22079	Lorton Community Action Center	Nonprofit	Li	Owned	Storage Trailer behind Murphy House	3,000 office 1,904 storage				6/30/2018 Concurrent
101	1850 Cameron Glen Drive, Suite 100 Dental Unit Reston, VA 20190	Loudoun Community Health Center d//b/a Healthworks for Northern Virginia	Nonprofit	Li	Owned	Reston Human Services Center	Shared Dental Unit in evenings				6/30/2018 Concurrent
102	1437 Balls Hill Road McLean, VA 22101	McLean Chamber of Commerce	Nonprofit	Li	Owned	McLean Government Center	400				Indefinite
103	12099 Government Center Parkway Suite 2300 Fairfax, VA 22035	Medocracy, Inc. Occupational Health Center	For Profit	Li	Owned	Fairfax County Public Safety Headquarters	10,555				6/30/2018
104	South County Govt. Center, Pennino, West Ox Facilities	MV Contract Transportation FASTRAN	For Profit	Li	Owned	Various	Various parking lots				6/30/2018 Concurrent
105	1500 Shenandoah Road, Rm. 214 Alexandria, VA	Mt. Vernon Genealogical Society (MVGS)	Nonprofit	Li	Owned	Hollin Hall Senior Center	1 office suite				4/30/2018 NO CONTRACT

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106	8221 Willow Oaks Corporate Dr. Suite 4-450 Fairfax, VA	Northern VA Dental Clinic, Inc.	Nonprofit	Li	Owned	Merrifield County Building	3,207				06/30/2018 Concurrent
107	3525 Moncure Avenue Falls Church, VA 22041	New Hope Housing	Nonprofit	Li	Owned	Bailey's Community Shelter	6,000				06/30/2018 Concurrent
108	3510 and 3516 Lockheed Blvd. Alexandria, VA 22306	New Hope Housing	Nonprofit	Li	Owned by Fairfax County Redevelopment and Housing Authority	Mondloch I and Mondloch Place	15,547				Concurrent
109	12011 Government Center Pwy Cubicles 242.01, 242.02, 242.04, 242.05, 242.06, 242.09, 246.01 Fairfax, VA 22035	Northern Virginia Family Services	Nonprofit	Li	Owned	Pennino Building	490				06/30/2018 Concurrent
110	8221 Willow Oaks Corporate Dr. within Suite 407H Fairfax, VA	Northern Virginia Family Services	Nonprofit	Li	Owned	Merrifield County Building	120				06/30/2018 Concurrent
111	8350 Richmond Highway Alexandria, VA 22309	Northern Virginia Family Services	Nonprofit	Li	Owned	South County Human Services	88				06/30/2018 Concurrent
112	8350 Richmond Highway Alexandria, VA 22309	Northern Virginia Family Services	Nonprofit	Li	Owned	South County Human Services	1,000				06/30/2018 Concurrent
113	12099 Government Center Parkway Fairfax, VA 22035	Northern Virginia Regional Identification System (NOVARIS)	Nonprofit	N/A	Owned	Fairfax County Public Safety Headquarters	rooftop equipment				Indefinite
114	6800 A Industrial Rd Springfield, VA 22151	NOVA Senior Games	Nonprofit	Li	Owned	Springfield Warehouse	100				Indefinite
115	8400 Lorton Road Lorton, VA	Park Authority Historic Curatorship Program	Nonprofit	Le	Owned	Stempson House	N/A				8/4/2026
116	3221 West Ox Road Oak Hill, VA 20171	Pathway Homes, Inc.	Nonprofit	Li	Owned	West Ox Houses	3,286				Concurrent
117	3219 West Ox Road Oak Hill, VA 20171	Pathway Homes, Inc.	Nonprofit	Li	Owned	West Ox Houses	1,860				Concurrent
118	4113/4117 Stevenson St. Fairfax, VA	Pathway Homes, Inc.	Nonprofit	Li	Owned	Stevenson Place	19,256				06/30/2018 Concurrent
119	1850 Cameron Glen Dr, Suite 200 Reston, VA 20190	Recovery Program Solutions	Nonprofit	Li	Owned	Reston Human Services Center	2,927				06/30/2018 Concurrent
120	8221 Willow Oaks Corporate Dr. 1-105, 1-105A, 1-105B & share 1-413 Fairfax, VA 22031	Recovery Program Solutions	Nonprofit	Li	Owned	Merrifield County Building	1,200				06/30/2018 Concurrent
121	6129 Willston Drive Falls Church, VA	Seven Corners Children's Center	Nonprofit	OA	Owned	Willston Multicultural Center	4,032				Indefinite

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122	3080 Patrick Henry Dr Falls Church, VA	Shelter House	Nonprofit	Li	Owned by Fairfax County Redevelopment and Housing Authority	Patrick Henry Family Shelter	10,800				Concurrent
123	12970 Katherine Hanley Court Fairfax, VA	Shelter House Kate Hanley House	Nonprofit	Li	Owned	Katherine Hanley Family Shelter	16,000				Concurrent
124	8350 Richmond Highway, Suite 125 Alexandria, VA 22309	Shepherd's Center of Fairfax-Burke	Nonprofit	Li	Owned	South County Human Services	cubicle				6/30/2018 Concurrent
125	8350 Richmond Highway, Suite 123 Alexandria, VA 22309	Southeast Fairfax Development Corporation (SFDC)	Nonprofit	Li	Owned	South County Human Services	459				3/31/2023
126	10304 Lynnhaven Place Oakton, VA 22124	Unity of Fairfax Church	Nonprofit	FUP	Owned	Oakton Library Parking Lot	parking lot				Indefinite
127	7511 Fordson Road Alexandria, VA 22306	United Community Ministries	Nonprofit	Li	Owned	Old Post Office	8,602				06/30/2018 Concurrent
128	4100 Mohawk Lane Alexandria, VA 22309	United Community Ministries	Nonprofit	Li	Owned	Old Mount Vernon High School Campus	3,000				06/30/2018 Concurrent
129	13525 Leland Road Centreville, VA 20120	United Community Ministries	Nonprofit	Li	Owned	Leland House	4,146				06/30/2018 Concurrent
130	12011 Govt. Center Pkwy Cubicles 442.7, 620.2-620.4, 608.5-608.8 Fairfax, VA 22035	Virginia Polytechnic Institute	Nonprofit	Li	Owned	Pennino Building	640				6/30/2018 Concurrent
131	4110 Chain Bridge Rd Cubicle #102.3W Fairfax, VA 22030	Virginia Polytechnic Institute	Nonprofit	Li	Owned	Courthouse	80				6/30/2018 Concurrent
132	6131 Willston Drive, #5, 6 & 7 Falls Church, VA 22044	Vietnamese Resettlement Assoc. (VRA)	Nonprofit	Li	Owned	Willston Multicultural Center	3,312				06/30/2018 Concurrent
133	10530 Page Ave Fairfax, VA	Volunteer Center of Fairfax County Volunteer Fairfax	Nonprofit	Li	Owned	County Bungalow - "White House"	3,992				Indefinite

Type of Agreement:

- FUP = Facilities Use Permit
- Le = Lease
- Li = License
- MOA = Memorandum of Agreement
- MOU = Memorandum of Understanding
- OA = Occupancy Agreement
- SC = Service Contract
- UA = Use Agreement

Attachment 2: Average Annual Rental Rate for Fairfax County and Its Various Submarkets

MARKET	TOTAL*	A	B	C
	PER R.S.F.**	PER R.S.F.	PER R.S.F.	PER R.S.F.
Fairfax County	\$31.01	\$33.16	\$26.38	\$25.24
Annandale	\$25.27	\$31.50	\$23.75	\$21.58
Bailey's	\$30.14	\$31.40	\$29.50	\$30.12
Fairfax Center	\$27.85	\$29.01	\$27.63	\$23.34
Fairfax City	\$24.68	\$29.00	\$25.23	\$23.03
Falls Church	\$24.58	\$27.50	\$24.91	\$22.28
Herndon	\$28.89	\$31.12	\$24.37	\$21.45
Huntington/Route 1	\$23.83	N/A	\$23.78	\$23.87
McLean	\$33.24	N/A	\$31.99	\$33.92
Merrifield	\$32.17	\$33.38	\$24.88	\$26.89
Oakton	\$27.01	N/A	\$27.01	N/A
Reston	\$35.60	\$32.40	\$29.23	\$25.54
Route 7 Corridor	\$24.36	\$25.62	\$22.54	N/A
Route 28 North	\$25.35	\$26.94	\$19.94	\$21.45
Route 28 South	\$26.62	\$28.41	\$23.28	\$20.77
Springfield	\$32.53	\$37.85	\$24.74	\$23.29
Tysons	\$35.13	\$40.86	\$29.21	\$26.61
Vienna	\$27.78	\$33.00	\$23.00	\$27.50

Source: Jones Lang LaSalle 2017 Fourth Quarter Northern Virginia Office Insight.

*Classification of Real Estate

Total: Overall Average for market/submarket.

Class A: Relatively new space near Metro Stations and/or with landmark architecture.

Class B: Newer space far from Metro Stations or older structures, both with average building systems and services.

Class C: Older buildings with obsolete building systems and/or lacking in services.

**Average Market Rate Rent Per Rentable Square Foot