Government Facilities and Programs

Program Description

This section includes renovations/expansions of existing facilities and redevelopment plans throughout the County. This section also includes the County's annual capital contribution to the Northern Virginia Community College, various facility maintenance efforts and several planning initiatives.

Link to the Comprehensive Plan

Fairfax County's Comprehensive Plan, Public Facilities Element includes the countywide objectives 1-7, which apply to all facility types and the Economic Development element's objectives 1, 2, and 5 as shown below :

- Locate new facilities where access is convenient for residents and the requirements to provide the service or function are met.
- Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.
- Balance the provision of public facilities with growth and development.
- Consider the impact of public facilities on adjacent planned and existing land uses.
- Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.
- Design, retrofit and maintain public facilities and sites in an environmentally sensitive manner.
- Prioritize the co-location and design of facilities to better meet consumer services and provide the most efficient use of available land.
- Provide an environment where businesses flourish and jobs are created.
- Provide an environment for the highest quality system of education from pre-school through 12th grade and promote undergraduate and graduate level educational opportunities to include continuing learning programs for adults.
- Provide a superior quality of life for county residents and business personnel.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Public Facilities, Amended through 5-7-2024; Economic Development, Amended through 3-4-2024

Program Initiatives

Government Facilities and Programs include the County's annual capital contribution to the Northern Virginia Community College and planning for several joint venture development projects. Major on-going projects include the Judicial Annex, Laurel Hill, The Commons (original Mount Vernon High School site), and redevelopment plans in North County. This section also includes several facility maintenance and security projects.

In addition, the Department of Vehicle Services (DVS) has four maintenance facilities and operates 54 County fuel sites: the Jermantown and West Ox facilities are located in the western part of the County, and the Newington and Alban facilities are in the southeastern part. These facilities provide timely, responsive, and efficient vehicle maintenance, repair, and road-side services at competitive prices. Future projects may include a DVS maintenance facility in the north/northwestern part of the County.

DVS works to support the Fairfax County Operational Energy Strategy and further the objectives of the Board's Environmental Vision by providing goals, targets, and actions in one focus area, electric vehicles (EV). DVS has been designated as one of two lead agencies for EV purchases and deployment and one of five partner agencies for EV infrastructure solutions. In general, the Vehicle Replacement Program replaces vehicles with a like-type of vehicle. However, as more electric vehicles are introduced to the market, a conventional gasoline-fueled County vehicle may be replaced with an electric vehicle to meet the County's desire for cleaner and more energy-efficient vehicles. DVS coordinates with other departments to ensure EV charging infrastructure is available to support the EV purchases.

Fairfax County and the Workhouse Arts Foundation continue to work collaboratively to evaluate and implement initiatives to accelerate the adaptive reuse of the historic Workhouse Campus with a mix of uses that complement and enhance the vibrant arts center activities. In 2020, the Lucy Burns Museum opened to the public marking another milestone in historic structure rehabilitation at the Workhouse Campus. Renovation and adaptive reuse of other prison buildings to provide neighborhood-serving retail, and office uses are underway at the site. The Fairfax County Park Authority also continues to work with several interested user groups to plan, develop and utilize some of the large park areas in Laurel Hill as well as provide capital funded improvements in accordance with the publicly adopted Conceptual Development Plan.

Equity Initiatives

Equity Review and Initiatives

Fairfax County's One Fairfax equity policy supports the investment in capital assets that benefits people and places that have limited access to opportunity. The County demonstrates its commitment to racial and social equity by building community spaces and making policy decisions within an equity framework. The projects below all support the operations of the County and the One Fairfax Initiative.

Current Project Descriptions

1. **CIP Feasibility Studies (Countywide):** $5,900,000 has been allocated to address the need for CIP feasibility studies. This funding helps to better define colocation opportunities, identify CIP project needs and costs and accelerate the pace of construction projects. In general, studies are conducted after voter approval of a bond project and can take an average of 6-8 months to complete. More complex projects and colocation facility studies can take longer. It is anticipated that some level of annual funding will be needed to continue the process in the future. CIP feasibility funding was included in the Final Report and Recommendations developed and approved by the Joint County Board/School Board CIP Committee. Funding of $1,400,000 has been included for this program in FY 2027.

2. **DPWES Snow Removal (Countywide):** This is a continuing project that supports the Maintenance and Stormwater Management Division within DPWES by providing annual funding for emergency response operations and snow removal from all County owned and maintained facilities. These facilities include fire stations, police stations, mass transit facilities, government centers, libraries, health centers, and community centers. The program also provides equipment, labor, and technical support to the Fire and Rescue Department, Police Department, Health Department, and other agencies in response to other emergencies such as hazardous material spills and demolition of unsafe structures. Funding of $806,145 has been included for this program in FY 2027.

3. **DPWES Transportation Maintenance (Countywide):** This is a continuing project that supports the Maintenance and Stormwater Management Division within DPWES by providing funding for transportation operations maintenance. This division maintains transportation facilities such as commuter rail stations, park-and-ride lots, bus transit stations, bus shelters, and roadway segments that have not been accepted into the Virginia Department of Transportation (VDOT). Other transportation operations maintenance services include maintaining public street name signs and repairing trails, sidewalks, and pedestrian bridges, which are maintained to Americans with Disabilities Act (ADA) standards. Funding of $1,200,000 has been included for this program in FY 2027.

4. **Facility Space Realignments (Countywide):** $22,574,000 has been approved to date to support space realignment and reconfiguration projects at the Government Center complex and throughout the County. These projects are designed to maximize owned space and eliminate leased space. Funding will provide the investment in the near term to explore opportunities to create a sustainable model balancing service delivery requirements and resources into the future. Resources will be provided to identify long-term solutions for space redesign and reconfiguration of County owned space to increase operational efficiencies and sustainability, including more efficiently utilizing the space in the Government Center, Pennino and Herrity buildings. As part of this utilization effort, leases will be reviewed for elimination or reduction by redesigning/reconfiguring County-owned space to accommodate operational requirements. The allocation of County space will be reviewed to make it more equitable while exploring opportunities for reorganizations and consolidations and short-term investments may be required to provide the flexibility for longer term efficiencies and sustainability. Increased teleworking has also provided an opportunity to reexamine space and realize more efficiencies.

5. **FMD Bamboo Mitigation (Countywide):** This is a continuing project to support the treatment of bamboo on County properties. Bamboo eradication requires removal of the bamboo and follow up herbicidal applications to mitigate the spread. Successful eradication efforts can often take up to three years to complete. This funding will target the eastern portion of the County (Dranesville, Mason and Mount Vernon Districts) where the County manages a greater portion of neighborhood connections and right-of-ways. As homeowners become aware of the potential penalties that may be imposed for harboring bamboo, the County is receiving an increasing number of calls from residents asking that the bamboo be removed from County property to keep the invasive species from spreading. Funding of $100,000 has been included for this program in FY 2027.

6. **FMD Security Improvements (Countywide):** $420,000 has been approved to assess and complete design for the reconfiguration of Board of Supervisors offices. The assessment and design efforts were requested as part of security concerns raised in a study by the Department of Emergency Management and Security (DEMS). Funding will support the design of reconfigurations for one reception desk area at each Board member's office. This reception area serves to greet the public entering the suite. Reconfiguring the reception desk to mitigate the security concerns identified by DEMS may require changes to existing conditions including, walls, doors, structural, electrical, lighting, HVAC, plumbing, fire alarm and suppression.

7. **Joint Venture Development (Countywide):** $710,000 supports negotiations, development agreements, valuation, due diligence work, studies, and staff time associated with projects that are not yet funded, as well as design support, financial consultation, and real estate development for the evaluation of joint venture/public private partnership project proposals. These projects are highly complex and require a significant amount of concept planning prior to the project's acceptance and approval for financing.

8. **NOVA Community College Contribution (Countywide):** $2,586,589 is included for Fairfax County's capital contribution to the Northern Virginia Community College (NVCC). FY 2027 funding is based on a rate of $2.25 per capita and represents no change from previous years. This rate is applied to the population figure provided by the Weldon Cooper Center. In FY 2027, the capital contribution will support the Early College and Workforce Education Programs and Workforce Credential Exams. Funding for capital construction projects will continue using balances that exist from previous year's jurisdictional contributions.

9. **Original Mount Vernon High School Site Development (Mount Vernon District):** This project includes the redevelopment of the Original Mount Vernon High School site, and the adjacent Park Authority site and facilities. The County solicited development proposals to develop a Master Plan and evaluate development options serving a wide range of community needs. The initial master planning effort was completed in 2019, and priority was placed on the renovations and adaptive reuse of the historic high school facility. The balance of the site redevelopment will be reviewed in the future in coordination with the Bus Rapid Transit project on Richmond Highway.

10. **Planning Initiatives (Countywide):** $400,000 has been approved to date to support planning initiatives that arise throughout the fiscal year. This funding will provide for consultant studies associated with planning development projects and potential development opportunities.

11. **Public Facilities in Tysons (Dranesville District):** $3,875,520 has been allocated to public facilities in the Tysons area. This funding is associated with the proceeds from the sale of Spring Hill substation land parcels to Dominion Energy, as approved by the Board of Supervisors on September 24, 2019.

12. **Reston Town Center North (RTCN) Site Infrastructure (Hunter Mill District):** This project is in the planning stages and cost estimates will be developed for the design and construction of the shared site infrastructure to support the facilities planned at the RTCN complex.

13. **Security Studies and Improvements (Countywide):** $800,000 has been approved to support security assessments and improvements at County facilities. Funding of $500,000 was provided to upgrade the security features for the nine members of the Board of Supervisors offices which are located throughout the County. An additional $300,000 was provided to perform an assessment of Security Access and Control Systems throughout the County.

14. **Workhouse Campus Improvements (Mount Vernon District):** $13,400,000 has been approved for improvements at the Workhouse Campus. The master plan to explore the adaptive reuse potential for the remaining vacant campus buildings and redevelopment opportunities for the overall site was completed in the summer of 2023. The vision for the 50-acre campus is to establish a widely recognized destination of choice, providing dynamic and engaging arts, cultural, educational, and community experiences with unique economic development opportunities. The County owned campus contains numerous historic buildings formerly used to house and rehabilitate inmates. A number of buildings currently in use on the site have been renovated and are being adaptively reused as an arts center.

Project Cost Summaries

Government Facilities and Programs

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total FY 2027 - FY 2031	Total FY 2032 - FY 2036	Total
1	CIP Feasibility Studies	G	***$4,500***	***$1,400***	$1,000	$1,000	$1,000	$1,000	$5,400	$5,000	$14,900
	2G25-125-000										
2	DPWES Snow Removal	G	***C***	***$806***	$806	$806	$806	$806	$4,030	$4,030	$8,060
	2G25-128-000										
3	DPWES Transportation Maintenance	G	***C***	***$1,200***	$1,200	$1,200	$1,200	$1,200	$6,000	$6,000	$12,000
	2G25-129-000										
4	Facility Space Realignments	G	***$22,574***						$0		$22,574
	IT-000023										
5	FMD Bamboo Mitigation	G	***C***	***$100***	$100	$100	$100	$100	$500		$500
	2G08-021-000										
6	FMD Security Improvements	G	***$420***						$0		$420
	GF-000076										
7	Joint Venture Development	G	***$710***						$0		$710
	2G25-085-000										
8	NOVA Community College Contribution	G	***C***	***$2,587***	$2,587	$2,587	$2,587	$2,587	$12,935	$12,935	$25,870
	2G25-013-000										
9	Original Mount Vernon HS Site Development	X	***$0***						$0		TBD
	TBD										
10	Planning Initiatives	G	***$400***						$0		$400
	2G02-025-000										

Project Cost Summaries

Government Facilities and Programs

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total FY 2027 - FY 2031	Total FY 2032 - FY 2036	Total
11	Public Facilities in Tysons	X	***$3,876***						$0		$3,876
	GF-000062										
12	RTCN Site Infrastructure	X	***$0***	$36,000					$36,000	$36,000	$72,000
	TBD										
13	Security Studies and Improvements	G	***$800***						$0		$800
	2G93-003-000										
14	Workhouse Campus Improvements	G	***$13,400***						$0		$13,400
	GF-000019										
	Total		***$46,680***	**$42,093**	**$5,693**	**$5,693**	**$5,693**	**$5,693**	**$64,865**	**$63,965**	**$175,510**

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B	Bonds
F	Federal
G	General Fund
S	State
U	Undetermined
X	Other