

# Fund 30070: Public Safety Construction

## Focus

Fund 30070, Public Safety Construction, supports the construction of fire and police stations, governmental centers with police substations, and other public safety facilities. Projects are funded by several public safety bond referenda approved by the voters and the General Fund. Several projects approved as part of the 2012 and 2015 Public Safety Bond referendum are currently underway or nearing completion.

In the most recent Public Safety Bond Referendum in 2018, the voters approved \$182 million to support the expansion, renovation, and/or construction of five fire stations and three police facilities. All of these fire stations, including the Mount Vernon, Fairview, Gunston and Seven Corners Stations, and one station currently operated by volunteers, require replacement of major building subsystems such as heating, ventilation, and air conditioning (HVAC) and electrical systems, which have reached the end of their useful life. The existing stations continue to be challenged by the need for female living space and larger apparatus bays. Stations do not meet the current and future operational needs of the Fire and Rescue Department. These stations were constructed approximately 40 to 50 years ago and lack women's accommodations to include bunkrooms, lockers, and bathroom facilities. Without these facilities, it can be difficult to meet the minimum shift staffing requirements per station. Additionally, the existing apparatus bays barely fit the current equipment assigned to the stations with no room to add units for future growth. Continuous fire and rescue service will be provided to the communities during construction.

In addition, several Police Department facilities, including the Police Evidence Storage Annex, the Criminal Justice Academy, and the Mason District Police Station, are well beyond their useful life expectancy and are currently undersized to meet the current functions/operations. These facilities are in need of renovation in order to replace or upgrade building systems at the end of their life cycle and to meet current and future operational needs of the Police Department. The Public Safety bond also included funding for the renovation of several General District Court and Circuit Court courtrooms in the Jennings Judicial Center in order to provide for safe, efficient and Americans with Disabilities Act (ADA) compliant rooms, and funding for the infrastructure replacement/upgrades and a full renovation of the Adult Detention Center.

No funding is included in this fund for FY 2022. 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 Policy requirements.

## Pandemic Response and Impact

All capital projects are being reviewed as they move into the various stages of development, including land acquisition, design, and construction. It is anticipated that most projects will continue to move forward as planned; however, some projects, such as occupied renovations, will be delayed for safety reasons and some projects may be delayed if it is determined that the General Fund cannot support the future debt service requirements. Staffing constraints may also delay the schedules for upcoming design and construction projects.

### **Changes to FY 2021 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2021 Revised Budget Plan since passage of the FY 2021 Adopted Budget Plan. Included are all adjustments made as part of the FY 2020 Carryover Review, FY 2021 Mid-Year Review, FY 2021 Third Quarter Review, and all other approved changes through April 30, 2021.*

#### **Carryover Adjustments \$359,841,278**

As part of the *FY 2020 Carryover Review*, the Board of Supervisors approved an increase of \$359,841,278 due to the carryover of unexpended project balances of \$358,106,700 and a net adjustment of \$1,734,578. The adjustment included the appropriation of bond premium in the amount of \$1,000,000 associated with the January 2020 bond sale; the appropriation of insurance revenue in the amount of \$350,000 received in FY 2020 associated with the Edsall Fire Station project; the appropriation of interest revenue in the amount of \$229,708 received in FY 2020 associated with the Public Safety Headquarters project; the appropriation of proffer revenue in the amount of \$116,272 received in FY 2020 associated with the Fire Department's Emergency Vehicle Preemption Program; the appropriation of interest revenue in the amount of \$36,877 received in FY 2020 associated with the Scotts Run Fire Station project; and the appropriation of revenue in the amount of \$1,721 received in FY 2020 associated with the Herndon Fire Station project.

#### **Third Quarter Adjustments \$18,713,613**

As part of the *FY 2021 Third Quarter Review*, the Board of Supervisors approved funding of \$18,713,613, including \$10,000,000 from Fund 30010, General Construction and Contributions, to support the security system software, cameras and other equipment replacement and upgrades at the Adult Detention Center; \$8,496,027 to appropriate proffer revenue received in FY 2021 associated with the Scotts Run Fire Station project; \$134,921 to appropriate proffer revenue received in FY 2021 associated with public improvements in the Scotts Run South area; and \$82,665 to appropriate proffer revenue received in FY 2021 associated with the Fire Department's Emergency Vehicle Preemption Program.

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).

# Fund 30070: Public Safety Construction

## FUND STATEMENT

Category	FY 2020 Actual	FY 2021 Adopted Budget Plan	FY 2021 Revised Budget Plan	FY 2022 Advertised Budget Plan	FY 2022 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$37,276,102</b>	<b>\$0</b>	<b>\$8,171,732</b>	<b>\$0</b>	<b>\$0</b>
<b>Revenue:</b>					
Sale of Bonds <sup>1</sup>	\$4,000,000	\$0	\$351,510,000	\$0	\$0
Bond Premium <sup>1</sup>	1,000,000	0	0	0	0
Interest on Investments <sup>2</sup>	266,585	0	0	0	0
Fire Department's Emergency Vehicle Preemption Program Proffers	230,003	0	82,665	0	0
Proffer Contributions <sup>3</sup>	0	0	8,630,948	0	0
Miscellaneous Revenue <sup>4</sup>	351,721	0	0	0	0
<b>Total Revenue</b>	<b>\$5,848,309</b>	<b>\$0</b>	<b>\$360,223,613</b>	<b>\$0</b>	<b>\$0</b>
<b>Transfers In:</b>					
General Fund (10001) <sup>5</sup>	\$300,000	\$0	\$0	\$0	\$0
General Construction and Contributions (30010) <sup>6</sup>	0	0	10,000,000	0	0
<b>Total Transfers In</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$10,000,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Available</b>	<b>\$43,424,411</b>	<b>\$0</b>	<b>\$378,395,345</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$33,252,679</b>	<b>\$0</b>	<b>\$378,395,345</b>	<b>\$0</b>	<b>\$0</b>
<b>Transfers Out:</b>					
Infrastructure Replacement and Upgrades (30020) <sup>7</sup>	\$2,000,000	\$0	\$0	\$0	\$0
<b>Total Transfers Out</b>	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$35,252,679</b>	<b>\$0</b>	<b>\$378,395,345</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance<sup>8</sup></b>	<b>\$8,171,732</b>	<b>\$0</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 and are reflected at year-end, therefore the January 2021 bond sale is not yet reflected. On November 6, 2012, the voters approved a \$55.0 million Public Safety Bond, on November 3, 2015, the voters approved a \$151.0 million Public Safety Bond, and on November 6, 2018, the voters approved a \$182.0 million Public Safety Bond. An amount of \$4.0 million from the 2012 referendum was sold in January 2020. An amount of \$1.0 million was also applied to this fund in bond premium associated with the January 2020 sale. A balance of \$351.510 million remains in authorized but unissued bonds for this fund.

<sup>2</sup> Interest on Investments revenue represents \$36,877 in interest earned associated with the Scotts Run Fire Station project and \$229,708 in interest earned on Economic Development Authority (EDA) bonds issued to finance the Public Safety Headquarters (PSHQ) project. The interest earnings associated with the EDA bonds are required to be applied to project costs or transferred to debt service to offset debt requirements associated with the bonds. At the completion of the warranty period for the PSHQ project, any remaining EDA bond proceeds and interest will be transferred to Fund 20000, Consolidated County and Schools Debt Service.

<sup>3</sup> Proffer contributions revenue represents proffer revenue in the amount of \$8,496,027 associated with the Scotts Run Fire Station project and proffer revenue in the amount of \$134,921 associated with public improvements in the Scotts Run South area.

<sup>4</sup> Miscellaneous revenue represents insurance revenue in the amount of \$350,000 for the Edsall Fire Station project and revenue in the amount of \$1,721 for the Herndon Fire Station project.

<sup>5</sup> Includes \$150,000 to perform a study of the Fire and Rescue Training Academy site to determine the feasibility of reconfiguring the current parking areas, demolishing the abandoned burn building and adding a parking garage to address inadequate parking at the site and \$150,000 to provide for additional programming scope added to relocate agencies from leased facilities in the area to the Massey Complex.

## Fund 30070: Public Safety Construction

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<sup>6</sup> Represents a transfer from Fund 30010, General Construction and Contributions, to support the security system software, cameras and other equipment replacement and upgrades at the Adult Detention Center.

<sup>7</sup> Represents a transfer to Fund 30020, Infrastructure Replacement and Upgrades, to support emergency systems failures that occur at aging County facilities throughout the year.

<sup>8</sup> Capital projects are budgeted based on the 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.

## Fund 30070: Public Safety Construction

### SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	FY 2020 Actual Expenditures	FY 2021 Revised Budget	FY 2022 Advertised Budget Plan	FY 2022 Adopted Budget Plan
ADC Security Design Study/Renovation (2G91-001-000)	\$494,479	\$8,100.10	\$0.00	\$0	\$0
Adult Detention Center Renovation – 2018 (AD-000002)	55,000,000	762,709.76	54,136,994.33	0	0
AV Replacement to EOC (OP-000006)	343,873	(675.84)	0.00	0	0
Contingency - Bonds (2G25-061-000)		0.00	11,494,404.06	0	0
Contingency - General Fund (2G25-096-000)		0.00	1,889,976.28	0	0
Courtroom Renovation Equipment/Furniture (2G08-017-000)	1,589,169	81,157.33	883,211.84	0	0
Courtroom Renovations-Bond Funded-2012 (CF-000003)	21,000,000	1,279,546.63	10,133,721.53	0	0
Criminal Justice Academy - 2018 (OP-000007)	18,000,000	141,295.29	17,835,509.69	0	0
Edsall Fire Station - 2015 (FS-000017)	13,970,000	3,053,631.31	9,915,747.11	0	0
Emergency Vehicle Operations and K9 Center - 2015 (PS-000012)	12,000,000	(103,564.50)	10,781,565.78	0	0
Fairview Fire Station - 2018 (FS-000053)	16,000,000	221,984.69	15,766,145.58	0	0
Feasibility Studies (2G25-103-000)	441,487	7,788.29	422,780.01	0	0
Fire and Rescue Training Facilities (2G25-108-000)	875,000	(5,167.07)	138,911.43	0	0
Franconia Police Station - 2015 (PS-000013)	23,000,000	760,545.00	21,966,217.13	0	0
Gunston Fire Station - 2018 (FS-000054)	13,000,000	30,894.69	12,963,530.43	0	0
Herndon Fire Station-2012 (FS-000006)	11,601,721	258,874.25	239,026.26	0	0
IT Infrastructure Relocation from Massey (IT-000022)	2,025,650	(39.00)	105,032.56	0	0
Jefferson Fire Station-2012 (FS-000010)	15,975,000	5,303,303.71	2,141,814.55	0	0
Lorton Volunteer Fire Station (FS-000011)	14,790,000	6,300,308.86	2,404,862.22	0	0
Mason Police Station - 2018 (PS-000026)	23,000,000	64,967.76	22,918,918.78	0	0
Massey Complex Master Planning (2G25-104-000)	1,025,000	234,389.46	143,326.05	0	0
Merrifield Fire Station - 2015 (FS-000013)	9,000,000	2,044,018.66	6,425,284.92	0	0
Mount Vernon Fire Station - 2018 (FS-000055)	16,000,000	0.00	15,993,138.61	0	0
Penn Daw Fire Station - 2015 (FS-000015)	15,400,000	3,028,803.10	11,938,603.86	0	0
Police Evidence Storage Annex - 2018 (OP-000008)	18,000,000	120,522.48	17,871,425.01	0	0
Police Facilities Security Assessment (2G25-115-000)	250,000	88,257.34	161,635.45	0	0
Police Heliport - 2015 (PS-000010)	14,100,000	444,744.09	12,966,677.01	0	0

## Fund 30070: Public Safety Construction

### SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	FY 2020 Actual Expenditures	FY 2021 Revised Budget	FY 2022 Advertised Budget Plan	FY 2022 Adopted Budget Plan
Police Tactical Operations - 2015 (PS-000011)	24,000,000	452,839.16	22,832,327.04	0	0
Public Safety Headquarters (PS-000006)	129,380,099	859,739.92	3,571,330.30	0	0
Public Safety Infrastructure Upgrades (GF-000025)	3,123,000	3,766.00	156,109.31	0	0
Reston Fire Station - 2015 (FS-000014)	16,000,000	3,116,428.50	9,914,829.62	0	0
Reston Police Station Renovation-2006 (PS-000004)	17,896,285	17,890.06	0.00	0	0
Scotts Run FS Proffer Contributions (FS-000079)	9,184,109	0.00	9,184,109.44	0	0
Scotts Run Public Improvements-Stormwater (SD-000042)	569,057	0.00	569,056.56	0	0
Senior Center Security Enhancements (GF-000026)	150,000	32,588.03	33,071.72	0	0
Seven Corners Fire Station - 2018 (FS-000056)	13,000,000	419,251.05	12,566,059.76	0	0
South Co. Police Station/Animal Shelter - 2015 (PS-000009)	33,700,000	1,216,968.47	31,436,624.72	0	0
Traffic Light Preemptive Devices (PS-000008)	594,029	68,788.80	308,085.48	0	0
Tysons East Fire Station (FS-000043)	800,000	68,529.82	640,341.76	0	0
Tysons Fire Station (FS-000042)	1,417,152	23,767.48	1,391,706.42	0	0
Tysons Redevelopment Facilities Study (2G25-082-000)	131,408	(4,075.78)	0.00	0	0
Volunteer Fire Station - 2018 (FS-000057)	15,000,000	10,719.96	14,982,847.49	0	0
Woodlawn Fire Station - 2015 (FS-000016)	12,775,000	2,839,081.38	9,170,384.68	0	0
<b>Total</b>	<b>\$594,601,518</b>	<b>\$33,252,679.24</b>	<b>\$378,395,344.78</b>	<b>\$0</b>	<b>\$0</b>