

**FAIRFAX COUNTY PLANNING COMMISSION  
CAPITAL IMPROVEMENT PROGRAM COMMITTEE  
WEDNESDAY, MARCH 14, 2018**

PRESENT: Timothy J. Sargeant, At-Large, Chairman  
Julie M. Strandlie, Mason District  
Phillip A. Niedzielski-Eichner, Providence District  
Peter F. Murphy, Springfield District  
Mary D. Cortina, At-Large

ABSENT: James T. Migliaccio, Lee District

OTHERS: James R. Hart, At-Large  
John C. Ulfelder, Dranesville District  
Ellen J. Hurley, Braddock District  
John A. Carter, Hunter Mill District  
Jill G. Cooper, Director, Planning Commission  
Inna Kangarloo, Senior Deputy Clerk, Planning Commission  
Marianne Gardner, Planning Division (PD), Department of Planning and Zoning (DPZ)  
Dennis Holder, Building Design and Construction, Capital Facilities, Department of Public Works and Environmental Services (DPWES)  
Teresa Lepe, Building Design and Construction, Capital Facilities, DPWES  
Elif Ekingen, Capital Programs, Department of Management and Budget (DMB)  
Martha Reed, Capital Programs, DMB

ATTACHMENTS:

- A. CIP Workshop FY 2019 – FY 2023 Responses to Questions
- B. ISO Evaluation of Fire and Rescue Department Suppression Capabilities
- C. ISO Public Protection Classification
- D. Memorandum - Construction Cost Trends

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Chairman Timothy J. Sargent called the meeting to order at 7:32 p.m., in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Teresa Lepe, Building Design and Construction, Capital Facilities, Department of Public Works and Environmental Services; Dennis Holder, Building Design and Construction, Capital Facilities, Department of Management and Budget (DMB); Martha Reed, Capital Programs, DMB, discussed with the Committee the questions raised during the Capital Improvement Program Workshop held on March 7, 2018. (The responses to questions are included in Attachment A).

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Chairman Sargeant indicated that the motions would be drafted to include recommendations to the full Commission regarding the FY 2019 Capital Improvement Program. The motions would be discussed at the next CIP Committee meeting scheduled at a date to be determined.


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The meeting was adjourned at 8:32 p.m.  
Timothy J. Sargent, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo

Approved: April 4, 2018



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John W. Cooper, Clerk to the  
Fairfax County Planning Commission

## FY 2019 Capital Improvement Program Planning Commission Questions – CIP Workshop

1. Please provide a copy of the Fire and Rescue Department's Insurance Service Office (ISO) Report.

Attached are copies of the Fire Department's ISO rating letter and the item that went to the Board of Supervisors explaining the rating.

2. How will the List of Potential Shared-Used Opportunities be used? What does this mean in the context of the CIP?

The Potential Shared Use List of projects was developed as a resource for the Board of Supervisors, the School Board, the Planning Commission, and staff to guide the assessment of future shared space/multi-use CIP opportunities. The list includes CIP projects, not yet initiated, that are projected to occur in the next 5-10 years and is sorted by both District and year. Staff will continue to review current County and FCPS CIP projects to identify opportunities for shared space / multi-use with a focus on geographic opportunities (such as school and library facilities in close proximity to each other), better coordination of staff resources, joint Board priorities (such as early childhood services) and review the list through the One Fairfax lens. Some examples to date include: Original Mt Vernon High School, Franconia Police Station/Kingstowne Library, and Reston Town Center North.

3. What will happen to the current Stormwater Facility site on West Drive? Why is the County planning to sell the site?

The Stormwater facility is currently located at 10635 West Drive in the City of Fairfax. In preparation for constructing a new consolidated facility with the Wastewater Division, staff will be revisiting several options for the current site:

- The option to sell the property, which includes the possibility of redirecting the site to another County agency. Previous discussions several years ago, indicated that no other county group was interested in West drive; however, staff will verify this as part of the disposal process.
- The City had raised the potential of seeing this site developed more in the character of the residential neighborhood where it is located and may be interested in purchasing the site.

4. What happens to old flood plain drawings and are they available for the public to see?

FEMA developed floodplain maps in 1990 commonly referred to as Flood Insurance Rate Maps (FIRM) which served to establish flood insurance requirements. In 2010 FEMA updated and digitized the floodplain maps in the county now referred to as Digital Flood Insurance Rate Maps (DFIRM). The location of floodplain limits that are depicted on the FIRM and DFIRM can be obtained by contacting Stormwater Planning Division, DPWES at (703) 324-5500.

The county also maintains copies of floodplain studies that have been prepared by developers as a part of the land-development process, in accordance with the Public Facilities Manual. The most current floodplain limits as a result of these studies can be obtained by contacting Land Development Services (LDS) Records Information Management located on the 5<sup>th</sup> floor of the Herrity building. Copies of older floodplain studies also can be obtained by contacting LDS Records Information Management.

The Stormwater Planning Division currently maintains the countywide Resource Protection Area (RPA)/Perennial Stream map that was adopted by the Board of Supervisors in 2003, with a follow-up QA/QC effort in 2005. Any changes in the classification of the stream from intermittent to perennial



would result in the addition of RPAs and must go through public hearings with the Planning Commission and the Board and be adopted by the Board. The addition of RPA has only occurred three times since 2005. Reclassification of streams from perennial to intermittent that result in reductions in RPA boundaries can be done administratively. These are performed through the submission of RPA boundary delineation plans that are submitted to and maintained by Land Development Services (LDS). Re-delineation of the width of an RPA, based site-specific, field-verified location of the required components, such as the non-tidal wetlands, can also be submitted to LDS for review and administrative approval. These site-specific reductions in RPA boundaries are not reflected in the countywide RPA/Perennial Stream map. The site-specific delineation plans that depict the updated RPA boundaries can be obtained from LDS Records Information Management located on the 5<sup>th</sup> floor of the Herry Building.

**5. Provide a breakdown of the \$30 million for the South County Police Station/Animal Shelter.**

An amount of \$30,000,000 was approved as part of the fall 2015 Public Safety Bond Referendum. An additional \$3,700,000 has been included in the FY 2018 Third Quarter for the following:

- Higher than Anticipated Construction Costs - The local construction market has been experiencing a trend of escalation in construction cost for building projects, resulting in increased construction cost for the project.
- Program Needs including additional secure parking, additional animal shelter veterinary space, and enlarged community room and additional meeting space for the district supervisor’s office.

The breakdown of the Total Project Estimate of \$33,700,000 is as follows:

Category	Budget
Land Acquisition - Easements	\$30,000
Project and Construction Management	\$940,000
Inspections and Plan Review	\$180,000
Architectural/Engineering Design & Construction Administration	\$2,700,000
Construction and Contingency	\$28,100,000
Utilities	\$600,000
DIT Equipment and Systems Furniture	\$1,150,000
<b>TOTAL</b>	<b>\$33,700,000</b>

**6. Kingstown Library site -- how will the site be developed?**

- The CIP includes \$30,000,000 for the Kingstowne Regional Library based on a 30,000 square foot new library, 8,500 square foot Center for Active Adults, and a parking garage. The Kingstowne Community Library is currently in a 15,000 square foot storefront leased space that expires in June 2020. The Center of Active Adults is currently in an adjacent 4,000 square foot leased storefront that expires in January 2019. Both leases can be extended.
- The Franconia Police Station/Lee District Governmental Center/Museum is currently being proposed to be co-located on the site designated for the Kingstowne Regional Library. The Franconia Police Station was approved as part of the fall 2015 Public Safety Bond Referendum.
- Funding in the amount of \$75,000 has been approved to study the Kingstowne Regional Library in conjunction with the Franconia Police Station. The goal of the study is to determine the development options, including phasing, for the site/projects and includes the following:
  - Determine the space needs of the library
  - Develop two options
    - Construct both the library and police station concurrently
    - Phase the construction of the library to conform to the when the Kingstowne Regional Library will be on the bond referendum, currently proposed for the 2022
  - Options will also evaluate garage parking to accommodate the parking needs of the co-location

**7. Does the County look at solar opportunities at facilities?**

The Building Design and Construction Division (BDCD) is currently exploring the option of installing photovoltaic systems on all CIP projects currently in design. The options being explored include the following:

- Roof-mounted systems
- Ground-mounted systems, such as over parking

Photovoltaic systems and their components have technologically advanced over the past few years providing for more efficient generation of electricity. The cost of photovoltaic systems has seen a decrease over the years making them much more viable systems than in the past and providing for a quicker return on investment. Operation of these systems has also become easier with the availability of network-connected monitoring systems. The opportunities for each project will be explored and a life cycle cost analysis will be performed to determine if the systems are cost effective for the projects.

In addition, BDCD is exploring other energy efficient systems including net zero energy, wind power, geothermal HVAC, and below grade ice storage systems. A life cycle cost analysis for each of these systems will be studied on potential projects to determine their viability and return on investment.



**8. Provide the plans used to estimate the \$10 million for Lorton Library.**

The CIP includes \$10,000,000 for the renovation/expansion of the Lorton Community Library based on renovations of the existing 10,000 square feet and expansion of 5,000 square feet for a total square footage of 15,000. The breakdown of the Total Project Estimate of \$10,000,000 is as follows:

Category	Budget
Land Acquisition – Easements	\$15,000
Project and Construction Management	\$670,000
Inspections and Plan Review	\$75,000
Architectural/Engineering Design & Construction Administration	\$880,000
Construction and Contingency	\$7,500,000
Utilities	\$160,000
DIT Equipment, Shelving and Systems Furniture	\$700,000
TOTAL	\$10,000,000

Funding in the amount of \$75,000 has been approved to study the Lorton Community Library in conjunction with the Lorton Community Center, which was approved as part of the fall 2016 Human Service/Community Development Bond Referendum. The goal of the study is to determine the development options, including phasing, for the site/projects and includes the following:

- Determine the space needs of the library
- Develop two options
  - Construct both the library and community center concurrently
  - Phase the library expansion/renovation to conform to the when the Lorton Community Library will be on the bond referendum, currently proposed for the 2022

**9. Provide more details regarding the Park Authority Needs Assessment.**

The following is a link to FCPA Needs Assessment:

<https://www.fairfaxcounty.gov/parks/sites/parks/files/assets/documents/plandev/parkscout/needs-assessment-plan-050616.pdf>

**10. Has the Department of Transportation’s public survey been factored into the CIP?**

Yes. The Board of Supervisors asked the Transportation Advisory Committee (TAC) to work with county staff to engage residents and businesses in a dialogue about unfunded transportation projects in Fairfax County. Beginning in the fall of 2012, staff conducted a Countywide Dialogue on Transportation (CDOT) public outreach effort. The results of this dialogue assisted the Board of Supervisors in selecting transportation priorities that can be addressed with new and existing revenue sources through Fiscal Year 2020. On January 28, 2014, the Board approved the Transportation Project Priorities (TPP) for FY 2015 through FY 2020. It is envisioned that the TPP will be updated regularly, resulting in a rolling funding plan for county transportation projects. The TPP is included in the CIP. The link to the Community Dialogue is: <https://www.fairfaxcounty.gov/transportation/countywide-dialogue-transportation>

**11. Schedule a Planning Commission Housing Committee meeting in the Spring to discuss affordable housing and other initiatives.**

A meeting will be scheduled.

12. What would the total \$50 million in additional bond sales provide for the FCPS?

Additional \$25 Million: This will allow FCPS to accelerate planning for the following six elementary school and two high school renovation projects in FY 2019, with an estimated reduction of 68 temporary classrooms upon completion of the projects. Furthermore, this will allow completion of the 2009 Renovation Queue by FY 2029, which is 3 years earlier than projected.

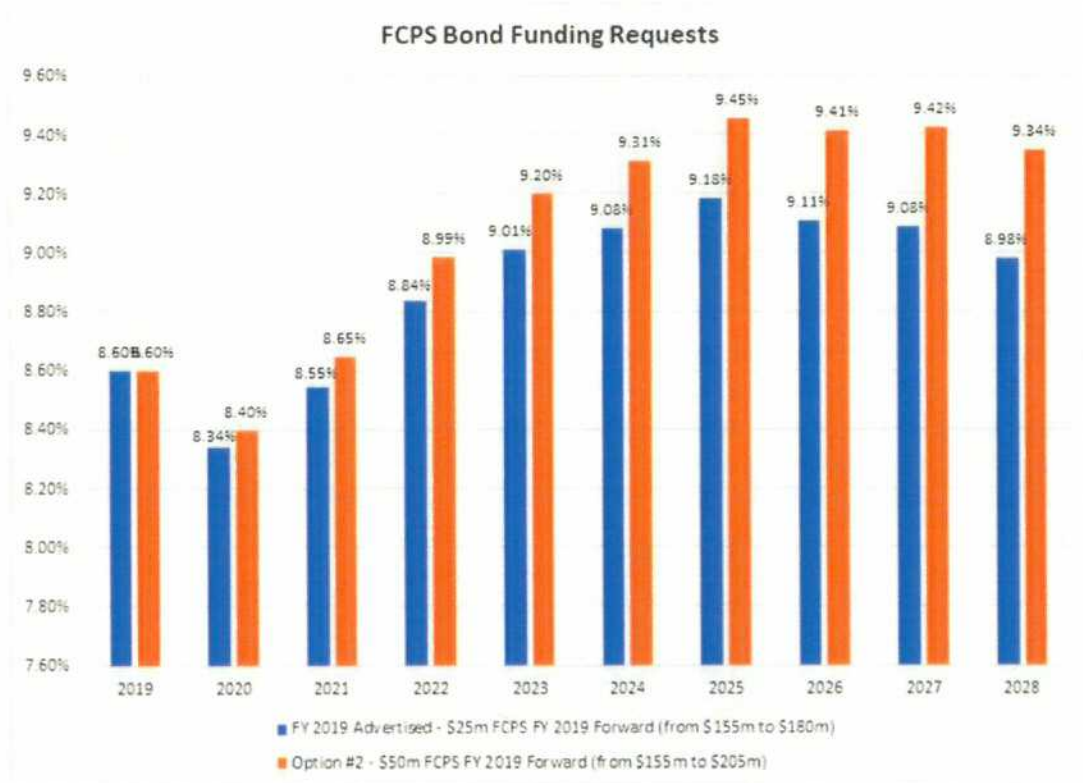
Wakefield Forest ES
Louise Archer ES
Crossfield ES
Mosby Woods ES
Bonnie Brae ES
Bren Mar Park ES
Falls Church HS
Centreville HS

Additional \$50 million: This will allow FCPS to accelerate planning for the following 20 elementary schools, one middle school, two high schools, and one central office repurpose renovation projects in FY 2019, with an estimated reduction of 158 temporary classrooms upon completion of the projects. In addition to these renovations, this infusion will include the funding for 23 capacity enhancements and the reduction of 184 temporary classrooms, for a total reduction of 342 classrooms. Furthermore, this will allow completion of the 2009 Renovation Queue by FY 2028, which is 4 years earlier than projected.

Wakefield Forest ES
Louise Archer ES
Crossfield ES
Mosby Woods ES
Bonnie Brae ES
Bren Mar Park ES
Brookfield ES
Lees Corner ES
Armstrong ES
Willow Springs ES
Herndon ES
Dranesville ES
Cub Run ES
Union Mill ES
Centre Ridge ES
Poplar Tree ES
Waples Mill ES
Sangster ES
Saratoga ES
Virginia Run ES
Twain MS
Falls Church HS
Centreville HS
Dunn Loring - Repurpose

13. How would the additional \$50 million requested in sales for FCPS impact the budget and the 10 Principles of Sound Financial Management?

The budget currently includes a debt service increase of \$2.5 million to support an additional \$25 million in bond sales. If the sales were increase an additional \$25 million for a total of \$50 million for FCPS, the debt service would increase by \$2.5 million, for a total of \$5 million annually in debt service requirements. The following chart depicts the impact of both the \$25 million proposed increase and a \$50 million increase to the 10 percent ratio of debt service to Combined General Fund Disbursements:





Board Agenda Item  
October 28, 2014

## INFORMATION – 1

### ISO evaluation of the Fairfax County Fire and Rescue Department's Fire Suppression Capabilities

The Fairfax County Fire and Rescue Department underwent an initial Insurance Services Office Inc. (ISO) evaluation in 1984 resulting in a split rating, 03/09. The 03 corresponds to an urban/suburban environment whereas the 09 is based on the rural portion of Fairfax County. The numerical fire suppression capability rating scale ranges from 01 to 10. A lower rating correlates to a superior level or quality of fire suppression capability while a higher rating identifies a level of fire suppression capability meeting the service requirements of the area.

The Fairfax County Fire and Rescue Department is proud to announce that ISO recently completed its analysis and re-evaluation of the structural fire suppression delivery system provided to the communities in Fairfax County. **Effective February 2015, the new Protection Classification (PPC) rating for Fairfax County, VA is 01/1Y.**

The 01 fire suppression rating for Fairfax County Fire and Rescue Department is the first fire department in the Commonwealth of Virginia to achieve the highest rating of a Class 01 for the urban and suburban areas of the county! The 1Y represents an 8b rating for more remote and rural areas of the county. The rating of 01 applies to properties within five road miles of a fire station and within 1,000 feet of a fire hydrant. The second rating of 8b applies to properties within five road miles of a fire station but beyond 1,000 feet of a hydrant.

ISO's PPC Program plays an important role in the underwriting and calculation of premiums for residential, commercial, and industrial properties for insurance companies. Most U.S. insurers use PPC information as part of their decision making when deciding what business to write, coverages to offer, or premiums to charge. Each insurance company independently determines the premiums it charges its policyholders; however, most insurers use PPC classifications in doing so.

PPC is important to communities and fire departments alike. Communities whose PPC improves may receive lower prices while lower PPCs also provide fire departments with a valuable benchmark, and is used as a valuable tool when planning, budgeting, and justifying fire protection improvements. The ISO evaluation process certainly identified the return on investments made by Fairfax County in the Fire and Rescue Department over the years.

The citizens, residents, and visitors of Fairfax County, along with the personnel of the Fire and Rescue Department will all benefit from the recent ISO ratings and the investments that have been made over the years in fire suppression capabilities.

The ISO/PPC process is an ongoing quality improvement process that requires the County and the Fire and Rescue Department to continue maintaining and improving our emergency service delivery.

#### FISCAL IMPACT:

None

#### STAFF:

Richard R. Bowers, Fire Chief, Fire and Rescue Department

Jason R. Jenkins, Deputy Fire Chief, Fire and Rescue Department



48 Eves Drive, Suite 200  
P.O. Box 961  
Marlton, NJ 08053-3112

t 856.985.5600  
f 856.810.9065

October 27, 2014

Mr. Edward Long, Jr., County Executive  
Fairfax Co  
12000 Government Center Pkwy.  
Suite 552  
Fairfax, Virginia, 22035

RE: Fairfax Co, Fairfax County, Virginia  
Public Protection Classification: 01/1Y  
Effective Date: February 01, 2015

Dear Mr. Edward Long, Jr.,

We wish to thank you Chief Richard Bowers Jr., Mr. Andrew Barnes, Mr. Charles Murray, Mr. John Kingsbury, III, and Mr. Donald Kahn for your cooperation during our recent Public Protection Classification (PPC) survey. ISO has completed its analysis of the structural fire suppression delivery system provided in your community. The resulting classification is indicated above.

Enclosed is a summary of the ISO analysis of your fire suppression services. If you would like to know more about your community's PPC classification, or if you would like to learn about the potential effect of proposed changes to your fire suppression delivery system, please call us at the phone number listed below.

ISO's Public Protection Classification Program (PPC) plays an important role in the underwriting process at insurance companies. In fact, most U.S. insurers – including the largest ones – use PPC information as part of their decision-making when deciding what business to write, coverage's to offer or prices to charge for personal or commercial property insurance.

Each insurance company independently determines the premiums it charges its policyholders. The way an insurer uses ISO's information on public fire protection may depend on several things – the company's fire-loss experience, ratemaking methodology, underwriting guidelines, and its marketing strategy.

Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in the revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new classifications will improve the predictive value for insurers while benefiting both commercial and residential property owners. We've published the new classifications as "X" and "Y" – formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently graded as a split 6/9 classification will now be a split 6/6X classification; with the "6X" denoting what was formerly classified as "9."
- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B."
- Communities graded with single "9" or "8B" classifications will remain intact.



PPC is important to communities and fire departments as well. Communities whose PPC improves may get lower insurance prices. PPC also provides fire departments with a valuable benchmark, and is used by many departments as a valuable tool when planning, budgeting and justifying fire protection improvements.

ISO appreciates the high level of cooperation extended by local officials during the entire PPC survey process. The community protection baseline information gathered by ISO is an essential foundation upon which determination of the relative level of fire protection is made using the Fire Suppression Rating Schedule.

The classification is a direct result of the information gathered, and is dependent on the resource levels devoted to fire protection in existence at the time of survey. Material changes in those resources that occur after the survey is completed may affect the classification. Although ISO maintains a pro-active process to keep baseline information as current as possible, in the event of changes please call us at 1-800-444-4554, option 2 to expedite the update activity.

ISO is the leading supplier of data and analytics for the property/casualty insurance industry. Most insurers use PPC classifications for underwriting and calculating premiums for residential, commercial and industrial properties. The PPC program is not intended to analyze all aspects of a comprehensive structural fire suppression delivery system program. It is not for purposes of determining compliance with any state or local law, nor is it for making loss prevention or life safety recommendations.

If you have any questions about your classification, please let us know.

Sincerely,

*Dominic Santanna*

Dominic Santanna  
(800) 444-4554 Option 2

Encl.

cc: Chief Richard Bowers, Jr., Fairfax County Fire and Rescue Department  
Mr. Charles Murray, General Manager, Fairfax Water  
Mr. Stephen Souder, Director, Fairfax County Public Safety Communications  
Mr. Andrew Barnes, Engineer, Herndon Department of Public Works  
Mr. Donald Kahn, Superintendent, Vienna Department of Public Works  
Mr. John Kingsbury, III PE, Director, Fairfax Water



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** MAR 13 2018

**TO:** Board of Supervisors

**FROM:** Robert A. Stalzer *RA Stalzer*  
Deputy County Executive

**SUBJECT:** Construction Cost Trends

Since spring/summer 2016, the Department of Public Works and Environmental Services (DPWES) has experienced a pattern of increasing construction costs for County building construction projects that have been competitively bid. During this time period, DPWES has separately bid ten building projects. The low bid for one project was below the final design cost estimate. The low bid for the other nine projects exceeded the final design cost estimate by between 6 and 33 percent, with the low bid being an average of approximately 17 percent above the final design cost estimate. In order to better understand this shift in building construction costs, DPWES' Building Design and Construction Division (BDCD) reached out to other local jurisdictions, recognized industry sources, and independent construction cost estimators with knowledge of the regional construction market. Of particular note, Prince William County chartered a committee of industry experts, and that committee issued a September 2017 report providing a comprehensive assessment of recent construction market cost escalation in the region.

BDCD's outreach to other local jurisdictions reflects that they have all had similar experiences with the rate of recent construction market cost escalation on building development projects, and that regional construction costs increased by as much as 10 percent to 20 percent beyond projections in many instances. The committee of regional experts chartered by Prince William County, included regional cost estimating experts, recognized regional architects, and representatives from Prince William County. That committee's report, published on September 15, 2017 and entitled, Construction Costs Market Conditions and Trends, is consistent with the other findings from BDCD's outreach and reflects the following findings:

- Spikes in regional bid pricing are occurring between 10 and 20 percent;
- A shortage of regional skilled labor exists;
- A reduced supply of general contractors locally has led to less competitive bidding, particularly at the subcontractor level;
- Recent hurricane damage and forest fire damage are pulling building construction materials, and in some cases labor, to the south and western parts of the country. The impacts of these natural disasters on the construction market are expected to last for several years, particularly impacting demand for steel, PVC, drywall, diesel and gasoline;



- Material pricing is on an upward trend specifically in unit masonry, concrete, and windows/glazing/storefront with substantial cost escalation;
- The salaries (wages) for experienced project managers and superintendents have experienced significant increases;
- There is an increase in mark-ups in the contract general conditions, including profit margins for all trades and general contractors, in part to compensate for lessor profits of the past;
- Substantial escalation in the mechanical and electrical subcontractor trades; and
- The regional market is reacting to the high volume of public and private sector work, and contractors are being more selective about the types of projects they will competitively bid.

This increase in the construction costs for building development projects is adversely impacting virtually all major BDCD building projects. This cost escalation is creating challenges in managing the scope of the projects within the previously established budgets. The projected costs for upcoming projects in the planning and design phases, as well as for future projects in the Capital Improvement Program (CIP) are increasing. BDCD staff is continuing to review the construction cost estimates and Total Project Estimates for projects to assure that the market escalation is accounted for, in addition to accounting for any impacts related to approved scope modifications and site acquisition costs. Funding is currently available to provide for several related public safety project adjustments, and funding reallocations are included in the *FY 2018 Third Quarter Review*. The CIP Bond Referendum Plan has been adjusted to account for this construction market escalation and county staff will continue to monitor the cost escalation in the regional construction market. BDCD continues to work aggressively during the design phase to control project costs and to explore value engineering opportunities to provide a quality design that meets all functional and operational requirements while also recognizing the importance of life cycle and durability.

We will advise the Board of any further developments of significance. If you have any questions regarding this contract award, please contact Carey F. Needham, Director, Building Design and Construction Division at 703-324-5800.

cc: Bryan J. Hill, County Executive  
Joseph Mondoro, Chief Financial Officer, Department of Management and Budget  
James W. Patteson, Director, Department of Public Works and Environmental Services (DPWES)  
Ronald N. Kirkpatrick, Deputy Director, DPWES, Capital Facilities  
Carey F. Needham, Director, DPWES, Capital Facilities, Building Design and Construction Division