

Planning Commission Workshop Questions

March 10, 2022

Fairfax County Public Schools

- Has FCPS finish the investment in HVAC/ventilation upgrades to improve airflow in schools? FCPS has encumbered \$25 million of the \$33 million originally allocated through ESSER III. These projects are scheduled to take place this spring and summer. The remaining projects are scheduled for next year. However, unforeseen cost increases due to inflation may impact the total allocation of funds.
- Can you send a link to the Boundary Change report? MGT Consulting Group (MGT), an education consulting firm, presented their final report to the School Board at the December 14, 2021, work session. The MGT Boundary Policy Best Practices report can be found on BoardDocs at <http://go.boarddocs.com/vsba/fairfax/Board.nsf/goto?open&id=C92NNN5DF1C4> or on the FCPS Boundary Policy website at <https://www.fcps.edu/about-fcps/facilities-planning-future/school-boundary-adjustments/boundary-policy>.
- What is the status of the solar panel installation at the Bonnie Brae addition? This project, as funded in the 2019 Bond Referendum for Design and the 2021 Bond Referendum for Construction, did not include funding for green roofs or additional solar energy as these features are not included in the design specifications for renovations. This project does include solar panels for the water heater and will also receive a CHPS designed status.
- For clarification, in the requirements for renovations, is the school system specifying solar-ready (i.e., capable of supporting the weight) for new roofs where there is sufficient space for solar? A resident watching the CIP presentations sent an e-mail asking whether FCPS has considered solar canopies in the parking lots as an alternative to locating solar on the rooftops of schools? (This was done in some California schools, but the price tag seemed very high.) Has FCPS budgeted for solar energy in school construction (new or renovations) in bond funding levels?
FCPS is working on a pilot program at Annandale High School as part of a joint county-schools Solar Power Purchase Agreement. This larger first step is in line with the resident's question regarding potential parking lot or rooftop installations. The Joint Environmental Taskforce goals include solar. For the new schools and renovations, the Office of Design and Construction will analyze rooftop structural requirements, among others, should funding be designated for solar components on a larger scale than current practice.

Wastewater

- What is the health of the septic systems throughout the County and if/where there are areas that are failing? There are currently 21,587 onsite sewage systems in the County, with 1,501 of them being alternative systems. We continue to have a very low rate of system malfunctions and fortunately, most malfunctions that we encounter are attributed to component failures and are easily repaired. The vast majority of older septic systems throughout the county were generally installed in well-drained soil and require minimal maintenance beyond pumping the septic tank every 5 years or turning a flow diversion valve. In contrast, we see a lot of the newer systems going into areas with highly variable soil, high seasonal water table, and/or marginal perc rates. These systems are far more expensive to install than conventional systems, and require regular maintenance, sampling, and annual inspections by a licensed onsite system operator. The following spreadsheet is used to track current malfunctions until they are resolved. Although

these represent a tiny fraction of the total number of systems installed, you will notice that there have been several problematic sites within some geographic areas.

Address	City	Zip Code	Tax Map#	SDS approval date
9695 Alexandra Nicole Dr	Lorton	22079	1061 13 0006A	4/15/2016
5920 Doyle Rd	Clifton	20124	0662 02 0025	10/25/2018
7208 Bull Run Post Office Rd	Centreville	20121	0643 03 0017	11/10/2016
11360 Park Drive	Fairfax	22030	0564 06 0035	9/5/2017
5649 Willow Brook Ln	Fairfax	22030	0673 18 0005	12/11/2018
7206 Bull Run Post Office Rd	Centreville	20121	0643 03 0016	12/14/2016
11353 Crescent Dr	Fairfax	22030	0564 06 0070	9/5/2017
7108 Bull Run Post Office Rd	Centreville	20121	0643 04 0001	9/10/2018
5770 Fox Chapel Estates Dr	Fairfax	22030	0673 17 0004	7/19/2017
11420 Park Drive	Fairfax	22030	0564 06 0023	8/29/2017
11324 Crescent Dr	Fairfax	22030	0564 06 0063	6/27/2018
4516 Forest Dr	Fairfax	22030	0564 06 0060	7/17/2018
7174 Bull Run Post Office Rd	Centreville	20121	0643 04 0007	2/23/2018
7118 Bull Run Post Office Rd	Centreville	20121	0643 04 0004	6/4/2018
7176 Bull Run Post Office Rd	Centreville	20121	0643 04 0008	9/12/2018
7302 Bull Run Post Office Rd	Centreville	20121	0643 03 0002	6/24/2015
5014 Mendell St	Fairfax	22030	0672 01 0009	8/10/2016
5780 Fox Chapel Estates Dr	Fairfax	22030	0673 17 0003	10/22/2018
5790 Fox Chapel Estates Dr	Fairfax	22030	0673 17 0002	1/2/2019
15804 Delaney Chase Way	Centreville	20120	0533 07 0030A	9/20/2018
15800 Delaney Chase Way	Centreville	20120	0533 07 0006A	6/30/2017
15809 Delaney Chase Way	Centreville	20120	0533 07 0025A	2/11/2021
6023 Doyle Rd	Clifton	20124	0664 02 0034	8/2/2019
16802 Doubleday Rd	Centreville	20120	0521 04 0044	2/10/2021
6826 Hood Lane	Centreville	20120	0523 02 0037B	2/10/2021
4509 Forest Drive	Fairfax	22030	0564 06 0088	9/14/2020
16804 Doubleday Rd	Centreville	20120	0521 04 0043	11/13/2020
8218 Copperglow Trail	Fairfax Station	22039	0963 03 0017	4/20/2018
9680 Alexandra Nicole	Lorton	22079	1063 08 0014	10/25/2007

- Can you provide the timeline for the completion of the Tysons pumping station?

The design and construction of the Tysons West pump station and force main are projected to be completed in July 2026. As mentioned at the Planning Commission CIP workshop, there are three ways of diverting flow away from the Blue Plains treatment plant as we get closer to our allocation of 31 million gallons per day (MGD): 1) We have purchased 1 MGD capacity at the Loudoun Water treatment plant that we can utilize at any time, 2) The improvements at the existing Difficult Run pump station are projected to be completed in August 2024 with a capacity of 12 MGD; and 3) The Tysons West pump station and force main projected to be completed in July 2026.

Our 2021 annual average flow to Blue Plains is 26 MGD. Staff's conservative projection indicates that we will reach our 31 MGD allocation at Blue Plains by 2026. As mentioned above, our Difficult Run pump station will be ready for operation 2 years prior to the projected date by which we will reach our allocation at Blue Plains

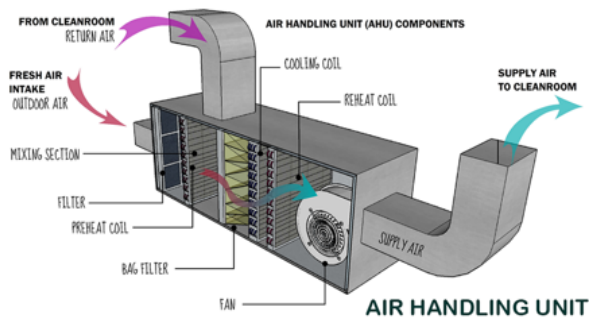
Transportation:

- Provide a list of the page citations that were mentioned in the presentation:
Department of Transportation’s section of the CIP: pgs. 229-248
Major Funding Sources utilized by the County: pgs. 230-234
Smart Scale: pg. 235
Commercial & Industrial Tax Revenues (C&I): pg. 232
Northern Virginia Transportation Authority (NVTA): pgs. 232-233
Major Funding Plans for Transportation Projects: pgs. 231-236
WMATA & Dulles Rail Project: pgs. 237-241
Metro: pg. 248
- Other Consideration: Silverline is opening soon and people will have challenges getting there -- consider additional access to transit in the CIP. This effort is ongoing, and the department is currently working on several projects designed to improve access to the Silver Line extension, and transit in general. While these projects may not be explicitly called out in the CIP, the Transportation Priority Plan (TPP) includes projects that improve transit access.
- Other Consideration: Consider working more on the alignment between the Comp Plan and the TPP (you may already be doing this with DPD and possibly it is just a matter of publicizing that more). The Comp Plan is the basis for the projects put forward for Board approval, so this is happening now. However, DOT is committed to making sure this is clear and publicized to the fullest extent.

Facilities Management Department (FMD):

- What is the County doing with regards to the investment in HVAC/ventilation upgrades to improve airflow in facilities? FMD Presentation on September 21, 2021 included the following slide regarding HVAC upgrades.

HVAC



AHU Diagram VAC-2-900x600

- Fairfax County Government facilities HVAC Systems exchange outdoor air for indoor, as required by State and Local Building Codes.
- *The exchange of air reduces the risk of transmission of COVID-19.*
- Our buildings utilize outdoor-air-supplied rooftop units and commercial exhaust fans that, in combination, “refresh” building air at regular intervals.
- All building ventilation systems are maintained per standard protocols for optimal indoor air quality.
- All our buildings use HEPA filters.
- *HVAC filters are replaced every 3 months.*

- Have HVAC maintenance resource demands grown as a result of, for example, more frequent change of HEPA filters and are the increased demand captured in this CIP? [Maintenance resources \(staffing and funding\) have not increased and remained the same. All building ventilation systems continued to be maintained per manufacturer recommendations for optimal indoor quality, including replacing HVAC filters \(HEPPA filters\) every three months.](#)
- Does the County have an assessment underway regarding the office building needs in light of the pandemic experience? Will the County be changing its in-office attendance expectations (vice home-based) for office employees, such that a smaller total office footprint may be required? [Fairfax County Government has a long-term strategic plan to reduce its real estate footprint. The County has already adopted a teleworking policy, and several space renovations/reconfigurations are planned and already underway.](#)

Stormwater:

- The Ravenswood community is facing some serious storm water issues. Are there any other communities facing similar issues? Is this an issue that may require additional capital funding, especially as we face increasing large storms with climate change? [The Department of Public Works and Environmental Services \(DPWES\) has two separate flood mitigation efforts underway in the Ravenwood Park neighborhood. A project to minimize structural flooding impacts at two residential properties along White Street and Colmac Drive is currently in design. DPWES Stormwater has also initiated a pilot Ravenwood Park neighborhood stormwater improvements project study. The study will develop standard processes and procedures to identify and mitigate stormwater management issues on a neighborhood/community scale by improving pipe capacity, enhancing overland relief flow paths, and incorporating stormwater detention. The pilot will help DPWES Stormwater better understand the scope, resources, and costs necessary to implement a neighborhood stormwater improvement program on a county-wide scale.](#)

[DPWES is aware of other communities built before current stormwater standards that experience drainage issues. We have been working with Arlington and Alexandria since 2019 to coordinate issues and potential solutions to address flooding. The County prioritizes flood mitigation projects where County infrastructure is failing, and/or where storm water is leaving County easements and results in structural flooding. DPWES has identified over 30 flood related projects following storms in 2019 and 2020. The extent of flooding and number of projects that were generated from these storms has led the need to increase funding in the Emergency and Flood Response program area. However, most of these flood mitigation projects are in the early phase of design and the larger funding need associated with land acquisition and construction will be in future years. DPWES in partnership with the Department of Planning and Development, Land Development Services and the Office of Environmental and Energy is developing a draft County-wide flood response flood risk reduction plan program that will be presented to the Board later this year.](#)