

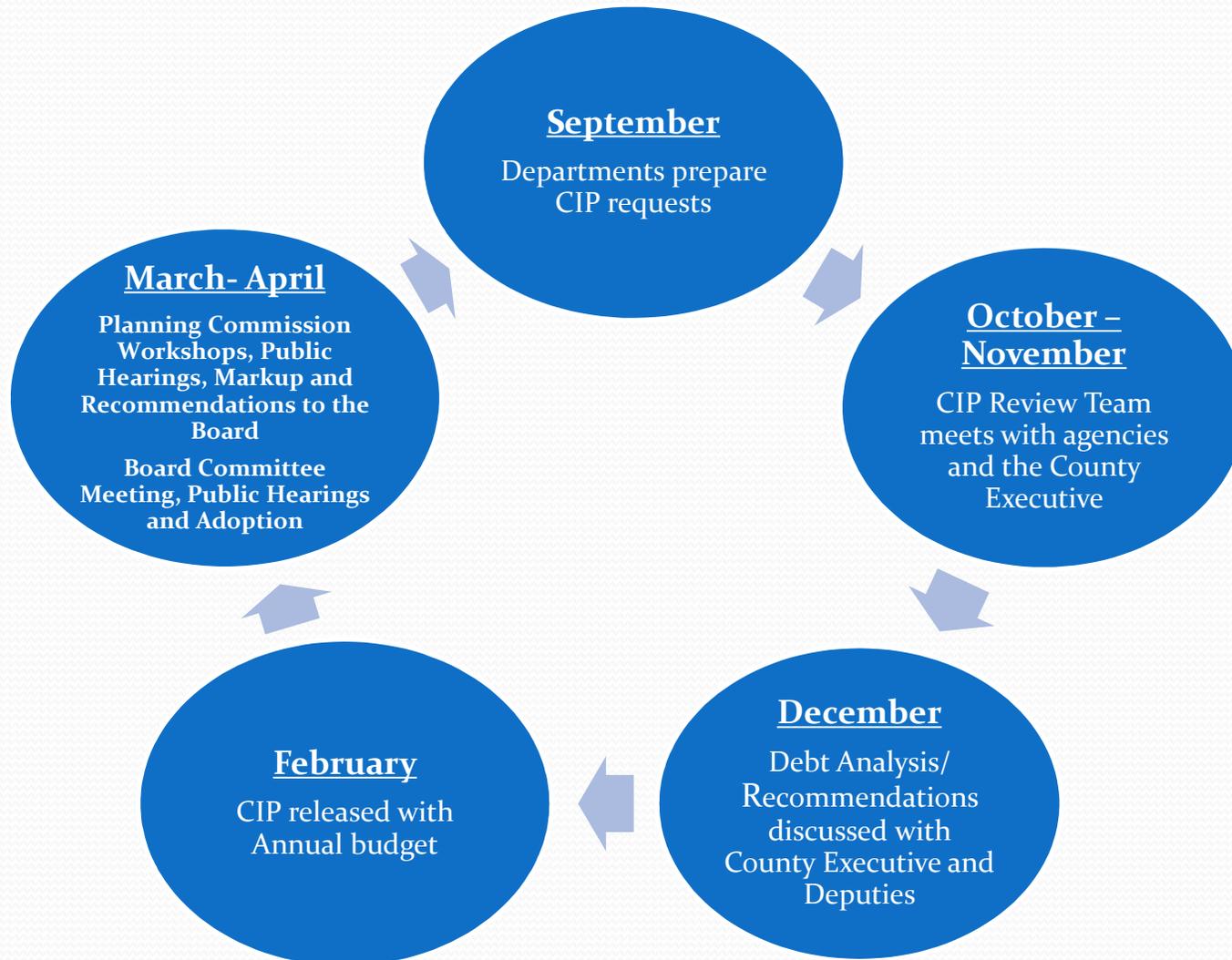


FY 2020 – FY 2024 Capital Improvement Program

February 28, 2019



CIP Annual Process



Bond Referendum Plan

- Annual review of Bond Referendum Plan (CIP, Page 25)
 - Details the long-range plan, outlining specific projects and schedules
 - More predictable plan for the Board, County agencies, the public
 - Includes County/FCPS bond referenda in alternate years
 - Includes FCPS bond referenda at \$360 million every other year, reflecting the current FCPS annual bond sales limit of \$180 million
 - Includes adjustments to project costs to reflect construction escalation



Up-Coming Bond Referenda

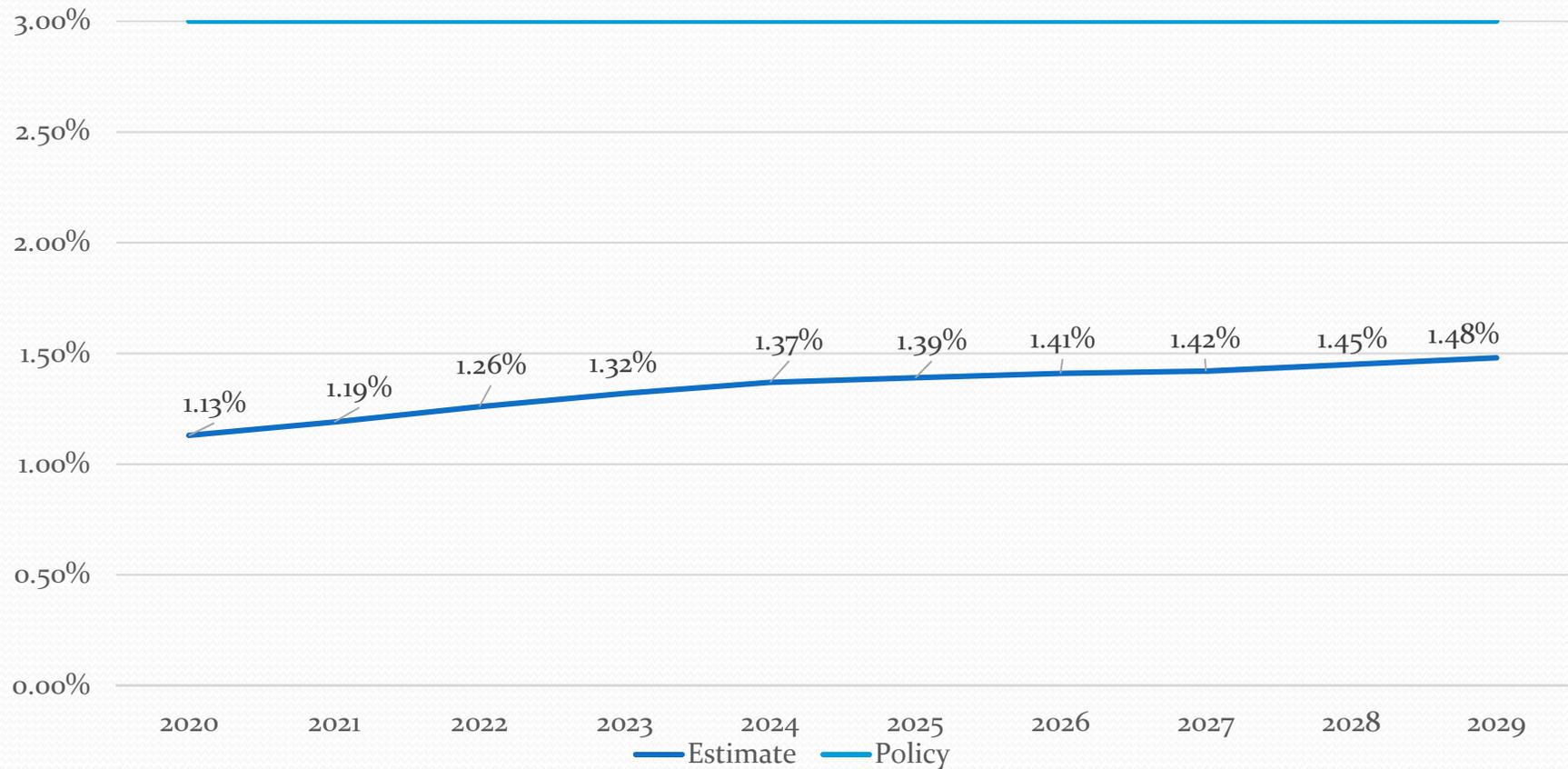
- Fall 2019 Fairfax County Public Schools: \$360 million
- Fall 2020 County: \$397 million
 - Health and Human Services
 - Libraries (moved from 2022 to 2020)
 - Northern Virginia Regional Park Authority
 - County Park Authority
 - Metro
- Fall 2021 Fairfax County Public Schools: \$360 million
- Fall 2022 County: \$80 million
 - Public Safety
- Fall 2023 Fairfax County Public Schools: \$360 million



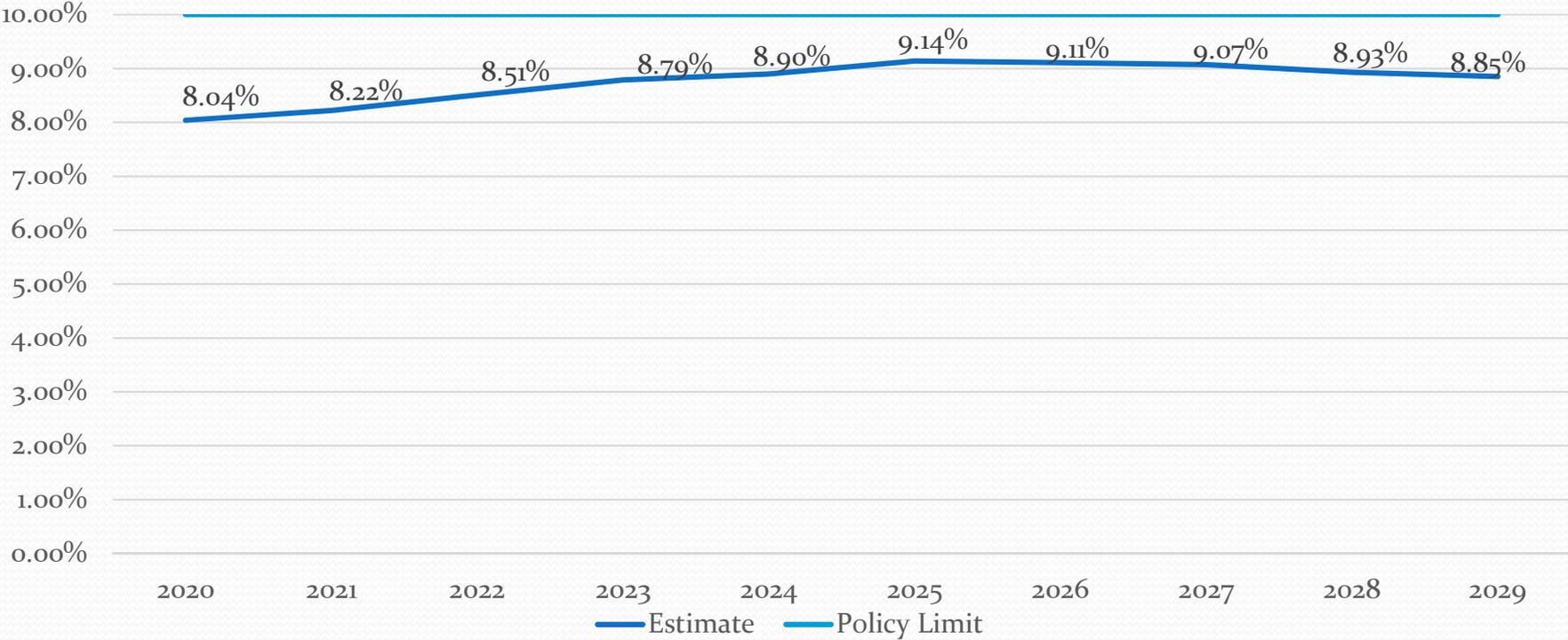
Bond Plan Link to Debt Analysis

- Total Bond Plan includes General Obligation Bonds and Other Financing (EDA Bonds/other sources) (CIP, page 24)
- Ten Principles of Sound Financial Management
 - Below 3 percent debt to market value (currently 1.15 percent)
 - Below 10 percent debt to General Fund Disbursements (currently 8.20 percent)
 - Total sales limit is \$300 million per year
 - Debt Service affordability

Net Debt Not to Exceed 3% of Estimated Market Value



Debt Service Expenditures Not To Exceed 10% of General Fund Disbursements



*Estimates Benchmarked Against Out Year Revenues



General Fund Program

- General Fund Capital Program
 - \$18,143,691 in FY 2020
 - Includes \$12,353,691 in commitments, contributions and maintenance (68 percent)
 - Includes \$5,790,000 in capital improvements (32 percent)
- For several years the Annual Paydown Program has included adjustments at the Third Quarter or Carryover Reviews – Anticipated again in FY 2020



Capital Sinking Fund

- Capital Sinking Fund was created by the Infrastructure Financing Committee (IFC)
- Populated at year end based on 20 percent of Carryover balances after funding critical requirements
- Began at FY 2014 Carryover Review (To date, \$38.5 million has been set aside for capital reinvestment)
- Allocation is based on a percentage of the total annual reinvestment requirements as presented to the IFC including: 55 percent for FMD, 20 percent for Parks, 10 percent for County-owned Roads, 10 percent for County Trails and 5 percent for Revitalization improvements

Self Supporting Programs

- Stormwater rate proposed to remain at \$0.0325 per \$100 of assessed real estate value
- Wastewater rates are consistent with 5-year plan
 - Base Charge from \$30.38 to \$32.91 (recovers fixed costs)
 - Availability Charges from \$8,100 to \$8,340 (connection fee)
 - Service Charges from \$7.00 to \$7.28 per 1,000 gallons
- Solid Waste rates
 - Refuse disposal rate from \$66 to \$68 per ton
 - Refuse Collection from \$350 to \$385 per household unit
 - Leaf Collection from \$0.013 to \$0.012 per \$100 of assessed value

Highlights of the FY 2020 CIP

- Staff is exploring shared-use opportunities with FCPS (CIP includes list of County and FCPS projects that may provide potential future opportunities). Current projects include:
 - Data Center Project
 - McNair Elementary School
 - Original Mt Vernon High School
- Staff is exploring co-location opportunities for complimentary County Programs. Current efforts include:
 - Lorton Library/Community Center/Senior Center
 - Kingstowne Library/Franconia Police Station/Franconia Museum/Active Adult Center
 - Wastewater/Stormwater Facility

PC/BOS Motion: Recommend that County agencies collaborate amongst themselves and with FCPS to identify shared facility and co-location opportunities. Staff should incorporate these proposals, as appropriate, into future CIP planning to make these opportunities viable. Staff should also review the timing and size of proposed future bond referenda to be able to take advantage of potential opportunities.

Highlights of the FY 2020 CIP: Changes to Bond Referendum Plan

- Libraries (moved from 2022 to 2020)
 - To take advantage of opportunities. Staff is currently exploring the following:
 - Lorton Library co-location with Lorton Community Center, Lorton Senior Center
 - Patrick Henry Library Joint Development Partnership with Town of Vienna to renovate or replace the Library and provide additional structured parking for both the Library and the Town
 - Kingstowne Library co-location with Franconia Police Station, Franconia Museum, Lee District Supervisors Office and an Active Adult Center

Highlights of the FY 2020 CIP: Changes to Bond Referendum Plan

- Human Services (project adjustments)
 - Re-purposing of Boys Probation House (BPH)
 - BPH moves to JDC Transitional Living Center, Crisis Care moves from Woodburn to BPH. Woodburn removed from Referendum Plan.
 - Revised approach for victims of Domestic Violence (DV)
 - Staff has been identifying opportunities at FCRHA properties for DV victims. Existing space has already been identified in the southern portion of the County and other sites are being explored. Artemis House removed from Bond Referendum Plan.
 - Staff is working to establish public private partnerships to address Intermediate Care Facility (ICF) needs more efficiently. ICF removed from Bond Referendum Plan.
 - 2020 Referendum can now include renovation of Crossroads (residential substance abuse treatment program facility) originally scheduled for 2024.

PC/BOS Motion: Recommend that staff determine opportunities to repurpose existing County-owned facilities or utilize temporary space, to reduce waiting lists for critical Health and Human Services programs. Staff should review the current Health and Human Services CIP priorities and options to reduce waiting lists for victims of domestic violence and those in need of substance use disorder treatment, especially detoxification and opioid treatment.

Highlights of the FY 2020 CIP

- Staff reviewed all infrastructure replacement and upgrades requirements and updated the CIP section to ensure that priority replacement and upgrade project needs are identified by both the County and FCPS.

PC/BOS Motion: Recommend that staff devise a maintenance classification and prioritization system that (a) reflects national public and private sector best practice for assessing facility and infrastructure conditions and (b) ensures that the highest priority infrastructure replacement and upgrade project needs are identified by each agency and FCPS annually. Further, such a system should provide the Board a clear and County-wide integrated view of the scale and scope of unmet infrastructure replacement and upgrade needs.

- CIP includes estimated operational costs associated with both current and future CIP projects.

PC/BOS Motion: Recommend that staff incorporate a more complete projection of operating impacts for CIP projects to more fully inform the Board's decision making on capital facilities.

- FY 2020 funding has been included to address annual ADA improvements at County facilities. Staff continues to meet federal ADA compliance and coordinate with user agencies to address related operational requirements.

PC/BOS Motion: Recommend that staff evaluate the process by which ADA compliance in new construction projects is met. This evaluation should include opportunities for design that go beyond meeting minimum standards to accommodate facility use by individuals with disabilities.

CIP Process/Dates

- CIP on County website February 19
- CIP Discussed at BOS Committee February 26/TBD
- PC CIP Committee Meeting February 28
- Printed copies of CIP Distributed N/A
- PC Workshop/Public Hearing March 13
- PC CIP Committee Meeting March 21
- PC CIP Mark-up March 27
- BOS Public Hearings April 9,10,11
- BOS Mark-up/CIP Adoption April 30

Planning Commission March 13th Workshop

Participants

- CIP Overview - Martha Reed
- Fairfax County Park Authority – David Bowden
- Fire and Rescue – Chief John Butler
- Fairfax County Public Schools – Jeff Platenberg
- Sanitary Sewers – Anand Goutam
- Stormwater – Craig Carinci
- Fairfax County Public Library – Jessica Hudson
- Human Services – TBD
- Police – Major Bob Blakley
- Department of Transportation – TBD
- Housing and Community Development – Ahmed Rayyan

CIP Process Discussion

- Workshop:
 - Presentations guidance at 10 minutes
 - Focus on future projects
 - Does the CIP support the agency's program, what can the PC do to support the agency's program?
 - Hard copies of all presentations in notebooks for Commissioners
 - Public Hearing follows all presentations
- PC Questions:
 - All responses to questions will be circulated to entire PC
- CIP Motions:
 - Share proposed motions with entire PC in advance of Committee meetings to allow more time for review and enable multiple commissioners to work together on similar motions
 - Staff to bring laptop to Committee meeting to enable quicker editing of motions