

Willard-Sherwood Health and Community Center

Project Update – November 16, 2024



Agenda

- **Team introduction**
- **Project Overview**
- **Project Status**
- **Community and Stakeholder Feedback**
- **Design Development**
 - **Overall Plans**
 - **Exterior Views**
 - **Interior Views**
- **Budget / Financial Impact**
- **Next steps**



Project Overview

Site:

3750/3740 Blenheim Blvd, Fairfax VA – 22030.



Scope:

- Demolition of Joseph Willard Health Center
- New 100,000 SF Health & Community Center building
- Connection to Sherwood Community Center
- Underground parking garage, site improvements

Features:

- Facility incorporates programs & services from:
County's - Health Department and Office for Children
City's - Parks & Recreation Department
- Improves ingress / egress & site circulation
- Coordinated with City's Multimodal Transportation Plan Design

Sustainability Goals:

- LEED Gold certification
- Net Zero energy
- All-Electric Building Systems & Equipment

Project Schedule:

PHASE I COMPLETED ♦ ♦ PHASE II

↓ WE ARE HERE

Due Diligence	Concept Design	Design Zoning Permits GMP	Construction
DEC 2021 ↔ JAN 2022	FEB 2022 ↔ JULY 2023	3 RD QTR 2023 ↔ 4 TH QTR 2025	1 ST QTR 2026 ↔ 4 TH QTR 2028



Project Status

- Design Scheme selected with feedback from the Community – January 2024
- Construction Manager at Risk (CMAR) Pre-Construction Services Contract awarded to The Christman Company – February 2024
- Entitlement Process / Zoning – In Progress
- Coordination with the Multi Modal Transportation Project – On going
- Design Development Stakeholder meetings:
 - Board of Architectural Review – August 28, 2024
 - Parks and Rec Advisory Board Meeting – November 14, 2024
 - Commission on the Arts – November 19, 2024
- Currently in Construction Documents phase



Community and Stakeholder Feedback

Design Showcase and Webinar

January 13 and 18, 2024

- Rooftop space was welcomed
- Suggest plenty of shading devices
- Appreciate amenity elements
- Suggest using stained or colored glass for the bridge connections to the Sherwood Center

Engage Fairfax Online Portal

- Either design scheme noted as welcome change
- Design scheme 1 – modern design with nod to historical elements
- Concerns about shared development and intermingling of uses
- Concerns about underground parking and accessibility issues
- Questions about available activity spaces for broader community
- Questions about Green Acres and City daycare

Board of Architectural review

August 24, 2024

- Window fins at Gymnasium – good opportunity for Art
- Roof amenity space – liked the flexibility in uses
- Enhance bridge façade treatment to connect building architecturally – incorporate more glazing
- More landscaping at the plaza area at the transportation hub
- Provide shading for playgrounds

Commission on the Arts

December 19, 2023

- Suggest identifying interior and exterior visual arts spaces
- Discussed status of the feasibility study for the performing arts center
- Overall excitement by several board members for the project's visual art possibilities

Parks and Rec. Advisory Board

December 14, 2023

- Preference for Design Scheme 1 -provides best opportunity to program the space
- Recommend additional ADA ramp access from the bus stop
- Suggest to provide additional EV stations in the garage
- Consider tripping hazards with removable bocce court
- Possibility of water retention areas
- Consider shading and lighting for playground areas

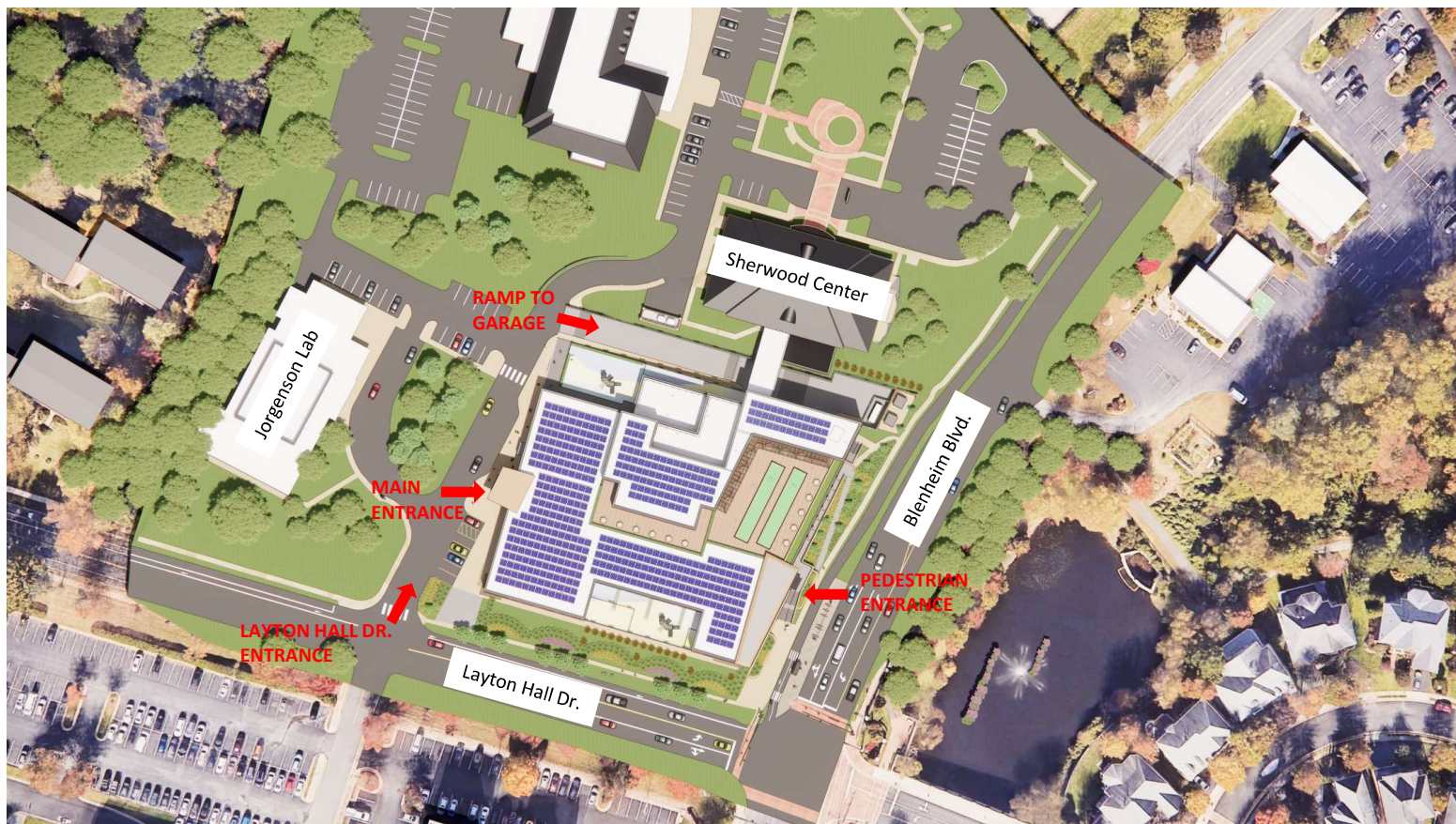
Parks and Rec. Advisory Board

November 14, 2024

- Enhance landscaping or trees around playgrounds to cool and buffer
- Consider options for bocce courts at nearby location
- Work with CUE to evaluate potential for bus top on westbound Layton Hall Dr.



Site Plan



Floor Plans



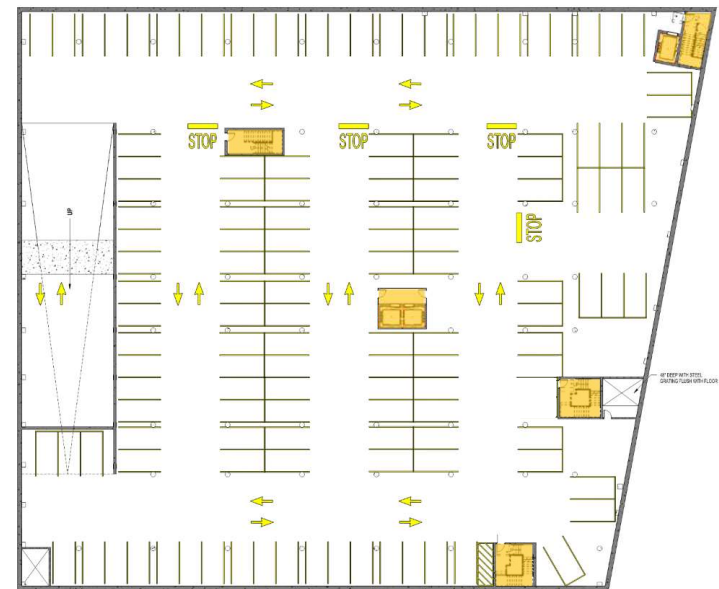
Basement Level 1 Plan

Floor area – 44,145 SF

Total Parking spaces - 107

Standard Parking spaces – 90 | ADA Parking spaces – 8

EV charging spaces – 4 | Future EV charging spaces - 6



Basement Level 2 Plan

Floor area – 52,951 SF

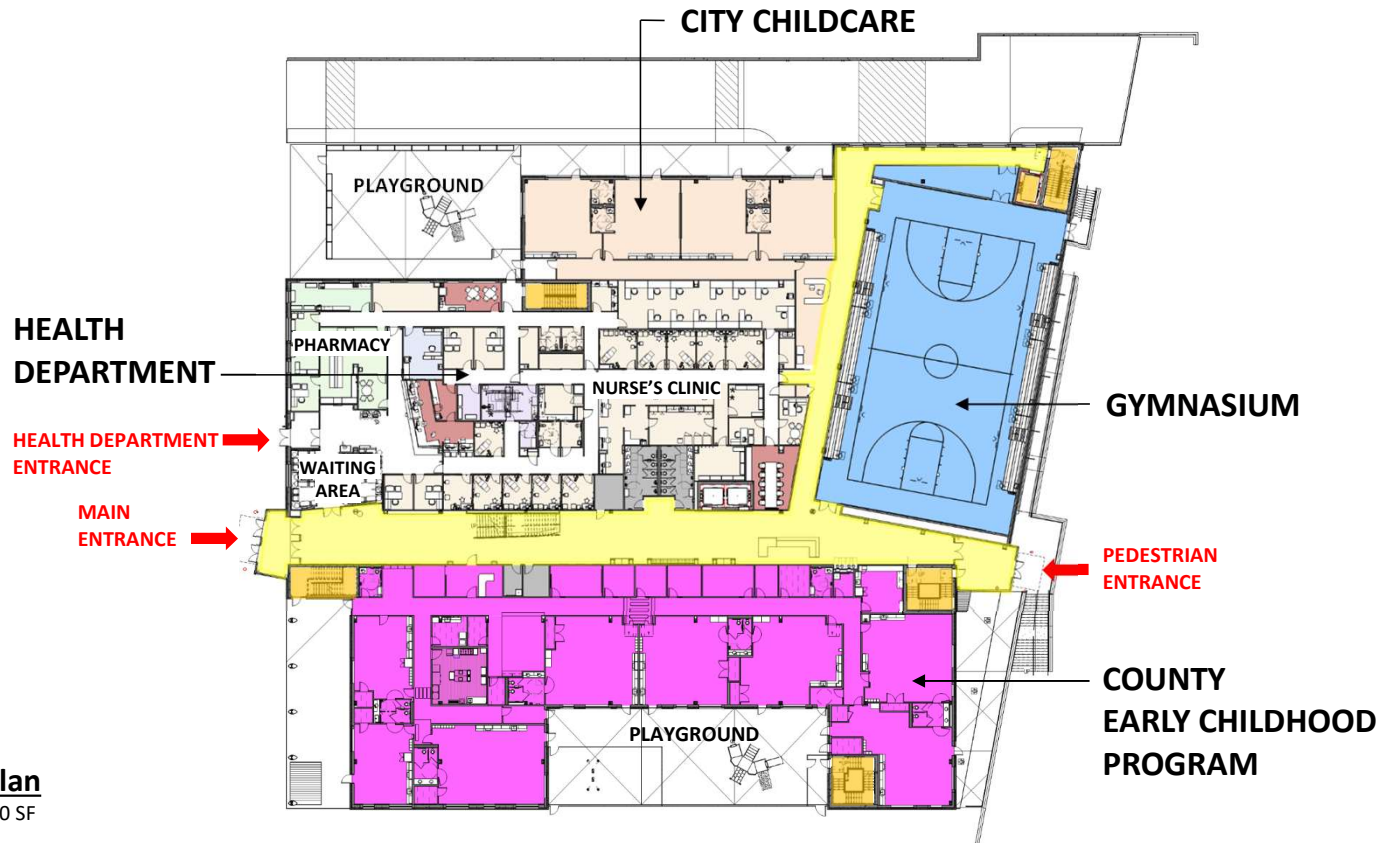
Total Parking spaces - 128

Standard Parking spaces – 110 | ADA Parking spaces – 0

Future EV charging spaces - 18



Floor Plans

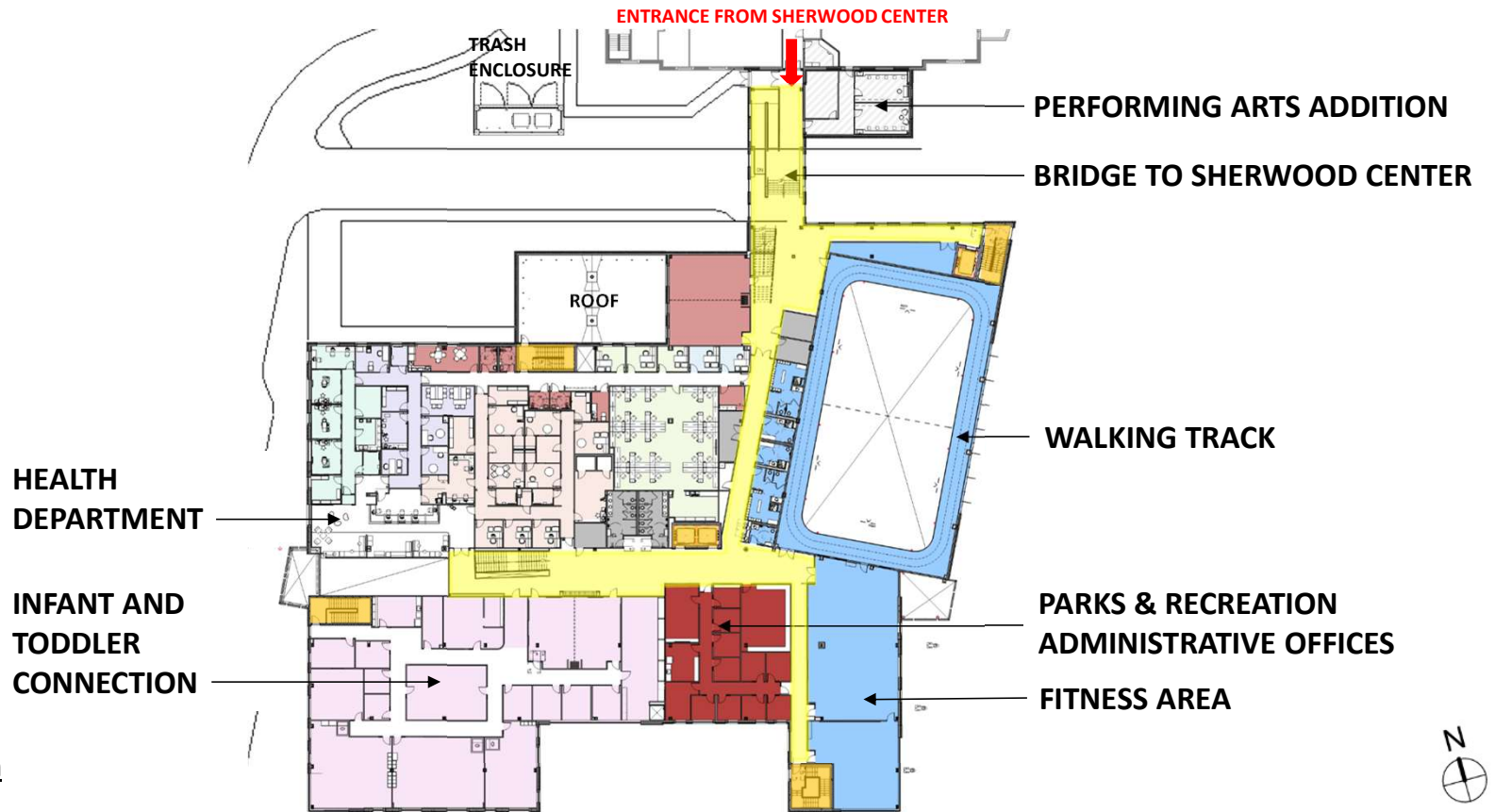


First Floor Plan

Floor area – 50,220 SF



Floor Plans

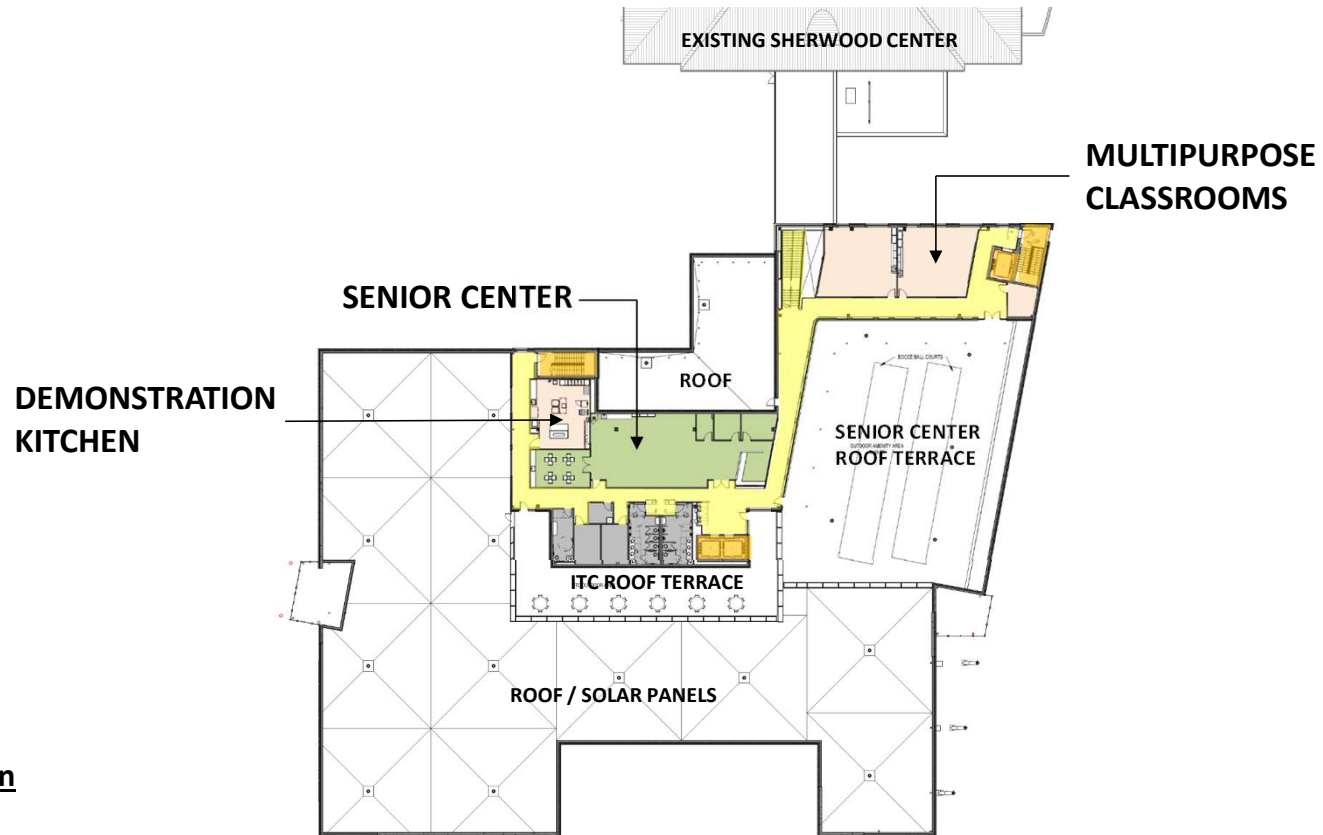


Second Floor Plan

Floor area – 42,962 SF



Floor Plans

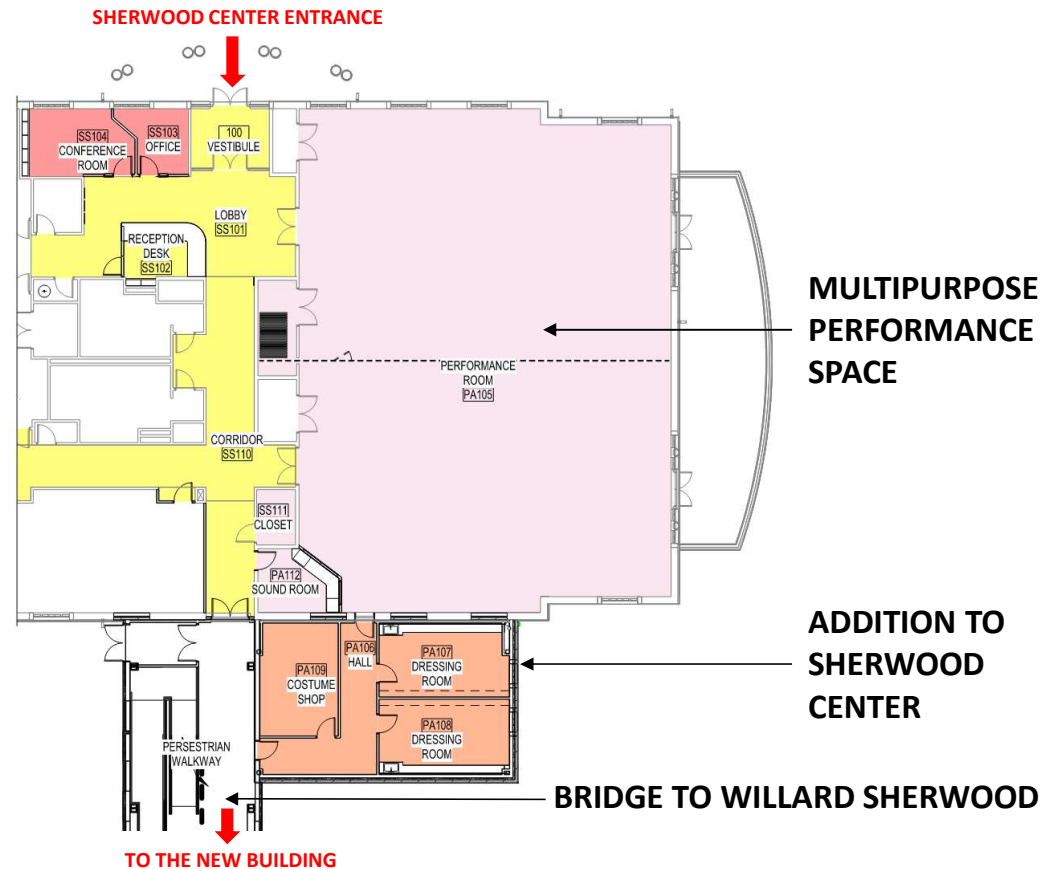


Third Floor Plan

Floor area – 9,617 SF



Floor Plans



Performing Arts Floor Plan
Sherwood Center Addition / Renovation

Area of addition – 1,839 SF



Exterior views

View from intersection of Blenheim Blvd. and Layton Hall Drive



Exterior Views

Aerial View looking Northwest



Exterior Views

View looking at ADA ramp along the Blenheim Blvd.



Exterior Views

Aerial View looking at bridge connection to Sherwood Community Center



Exterior views

View of South Elevation = Layton Hall Dr.



Exterior Views



Exterior Views

View of Layton Hall Entrance



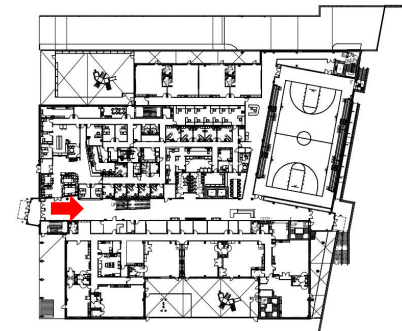
Exterior views

View of West Elevation



Interior Views

View of Layton Hall Dr. Entrance Lobby

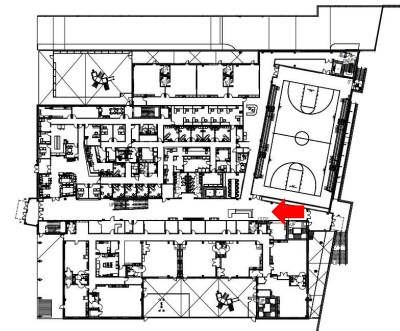


First Floor key plan



Interior Views

View of Blenheim Blvd. Entrance Lobby

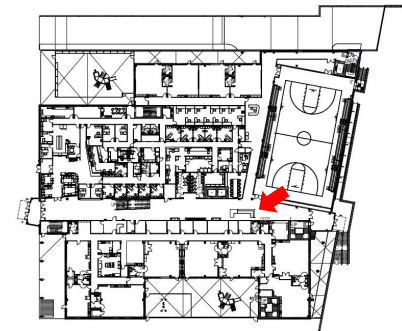


First Floor key plan



Interior Views

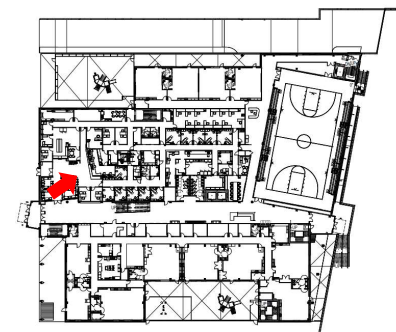
View of Front desk at Blenheim Blvd. Entrance Lobby



First Floor key plan



Interior Views

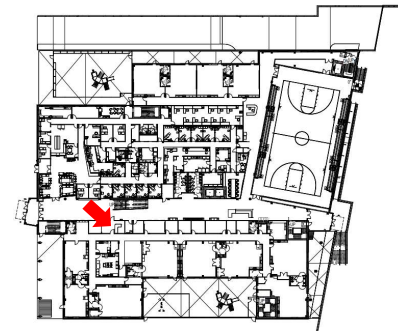


First Floor key plan



Interior Views

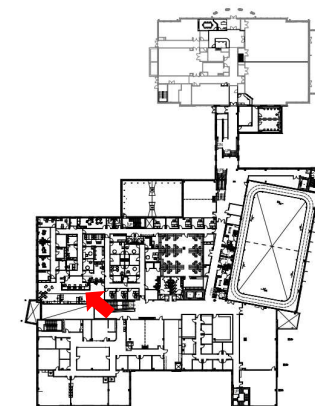
County Early Childhood Program welcome desk



First Floor key plan



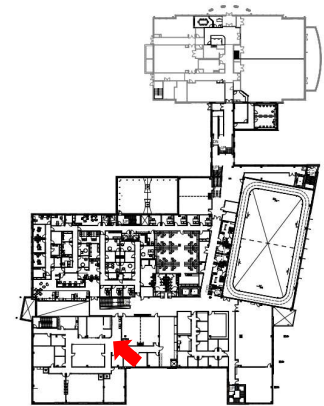
Interior Views



Second Floor key plan



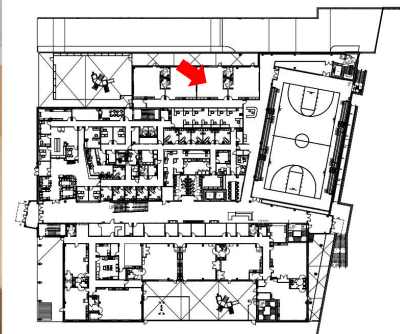
Interior Views



Second Floor key plan



Interior Views

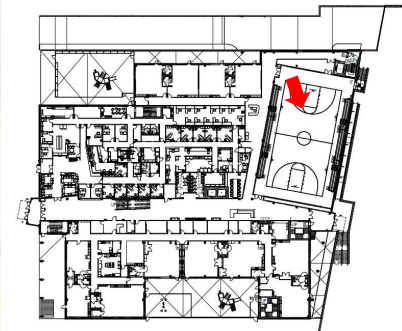


First Floor key plan



Interior Views

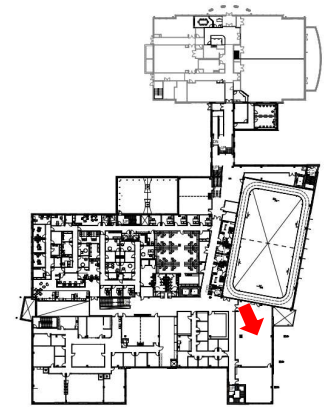
City Gymnasium and Walking track



First Floor key plan



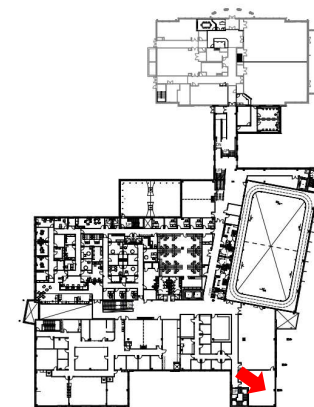
Interior Views



Second Floor key plan



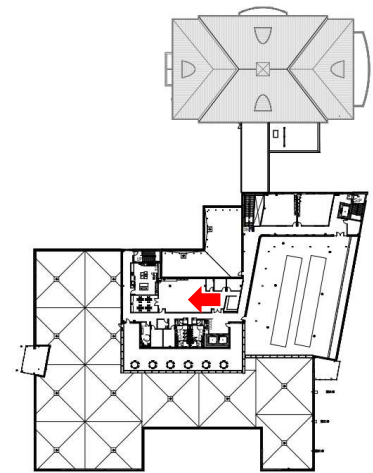
Interior Views



Second Floor key plan



Interior Views

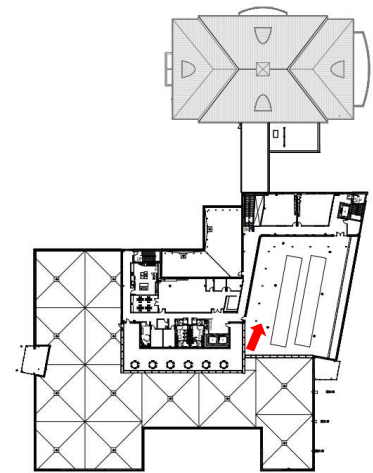


Third Floor key plan



Exterior Views

View of the Senior Center Roof Top Outdoor space

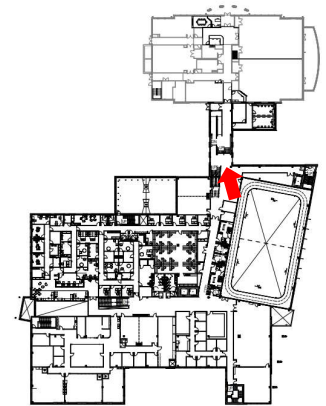


Third Floor key plan



Interior Views

View of the bridge connection to the existing Sherwood Community Center



Second Floor key plan



Interior Views

View of front desk at Sherwood Community Center Lobby

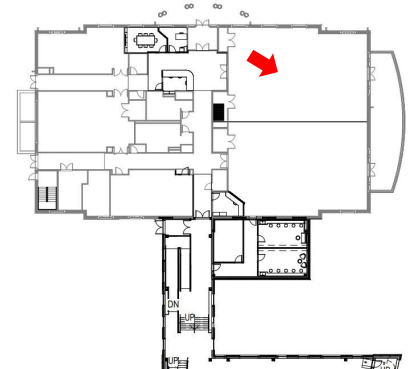


First Floor - Sherwood Center



Interior Views

View of Performance Space



First Floor - Sherwood Center



Budget

Willard – Sherwood Health and Community Center

Design Development Cost Estimates, November 2024

	County (58% Cost share)	City (42% Cost share)	Total
Base Building and Site	\$77,720,000	\$51,930,000	\$129,650,000
Additional Commitment	(\$3,000,000)	\$3,000,000	
Total Base Building & Site	\$74,720,000	\$54,930,000	\$129,650,000
Performing Arts		\$4,000,000	

City Budget - CIP

City CIP - WSHCC		
fy 22	3,900,000	Adopted
fy 23	32,075,000	Adopted
fy 24	6,000,000	Adopted
fy 25	5,000,000	Adopted
fy 26	9,025,000	Proposed
Total	56,000,000	

Notes:

- Value Engineering cost savings \$1.5 M.
- \$3M additional City commitment to move forward with underground parking option.
- Performing Arts Option is not funded currently. Would require an additional \$4M in City's FY26 CIP.



Total Financial Impact

Total Financial Impact – Operating Budget

- Fixtures, Furniture, and Equipment
 - Tables, chairs, phones, gym equipment
- Annual Operating Costs
 - Custodial/security/utilities
 - Annual maintenance (recommended 3% of total value per year per BOMA- Building Owners Management Association)
 - Life-cycle capital replacement (recommended 1.5% of total value per year beginning year 5 per BOMA- Building Owners Management Association)
- Staff (new staff only- two new full time and 35-42 part-time employees- some benefited and some non-benefited)
- Fee Structure
 - Parks and Recreation developing a cost recovery model for future discussion.

Willard Sherwood Health and Community Center

	Item	Current Estimates	Future Years Needed Funding	FY	Comments
	Total Building Value	\$ 54,930,000			
	Operating Budget				
	Base Building FF&E	\$ 1,283,000	\$ 1,283,000	FY27	One time cost
	Annual Operating Costs				
	Annual Maintenance	\$ 1,647,900			Annual cost starting in FY29
	Capital Repairs	\$ 823,950			Annual cost starting in FY34
	Security	\$ 75,000			Annual cost starting in FY29
	Custodial	\$ 105,000			Annual cost starting in FY29
	Utilities	\$ 84,000			Annual cost starting in FY29
	Total Operating Costs	\$ 2,735,850	\$ 2,735,850	FY29	
	Staff	\$ 2,100,000		FY28/29	Ramp up staffing starting in FY28

Performing Arts Option

	Item	Current Estimates	Future Years Needed Funding	FY	Comments
	Total Building Value	\$ 4,000,000			
	Operating Budget				
	Base Building FF&E	\$ 300,000	\$ 300,000	FY27	One time cost
	Annual Operating Costs				
	Annual Maintenance	\$ 120,000			Annual cost starting in FY29
	Capital Repairs	\$ 60,000			Annual cost starting in FY34
	Security	\$ -			No change in current operations
	Custodial	\$ 2,950			Annual cost starting in FY29
	Utilities	\$ 3,540			Annual cost starting in FY29
	Total Operating Costs	\$ 186,490	\$ 186,490	FY29	
	Staff			FY28/29	included in WSHCC staff figure

Next steps

- Commission on the Arts Meeting – November 19, 2024
- 50% Construction Documents and Cost Estimates – December 2024
- Coordination with Utility Companies
- Continue coordination with the Multi-Modal Transportation project design
- Issue documents for Permit – 2nd Quarter, 2025



Wrap Up

Thank You for joining us

(The presentation will be uploaded to the project website.)

Project website: [Willard-Sherwood Health and Community Center | Public Works and Environmental Services \(fairfaxcounty.gov\)](#)

Provide Online input: [Willard-Sherwood Health and Community Center | Engage Fairfax \(fairfaxva.gov\)](#)

Email for questions: Willard-SherwoodProject@fairfaxcounty.gov

