

Willard-Sherwood Health and Community Center

Community Open House - November 16, 2022



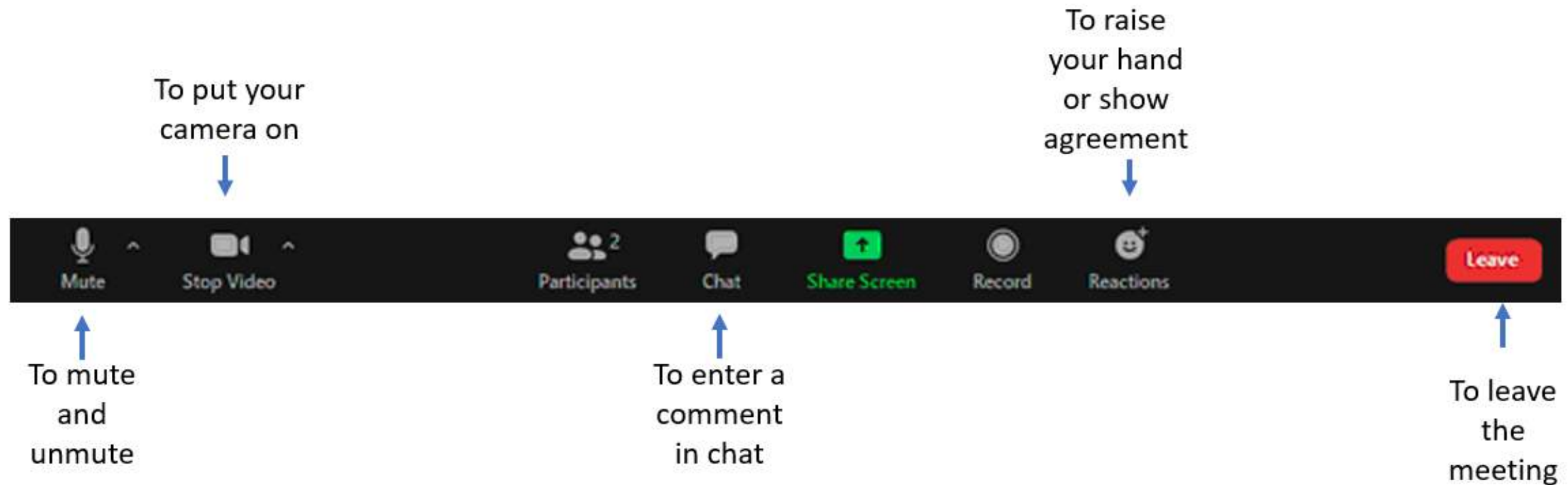
Zoom Orientation

Before starting the presentation, let's do a

Zoom Technology check

and understand

Ground rules



Agenda

Welcome

Project Overview

- Location, Scope & Features
- Funding and Sustainability Goals
- Preliminary Project Schedule
- Community Engagement / Feedback
- Building Programs

Design Concepts

- Concepts 1, 2 & 3
- Pros & Cons
- City's Performing Arts Options

Preliminary Project Costs

Q&A Breakout Rooms



Project Overview

Site Location:

3750/3740 Old Lee Hwy, Fairfax VA – 22030.

Scope:

- Demolition of Joseph Willard Health Center
- New approx. 99,000 SF Health & Community Center building
- Connects to existing Sherwood Community Center
- Associated parking structures, site improvements

Features:

- Facility to incorporate programs & services from County's Health Department
County's Office for Children
City's Parks & Recreation Department
- Improves ingress / egress & site circulation
- Health, wellness, fitness & childcare on one campus
- Benefits County and City residents



Project Overview

Funding:

County: \$58M for County program approved in the 2020 Bond Referendum.

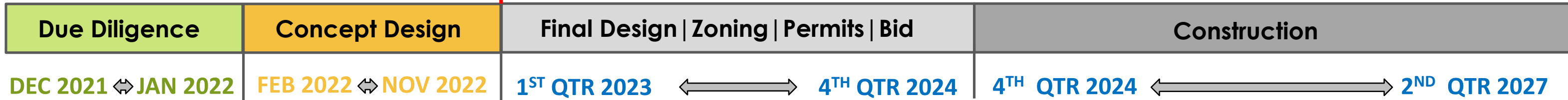
City: Up to \$56M available for City program based on approved and proposed per City’s Capital Improvement Program and use of ARPA funds.

Sustainability Goals:

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

Preliminary Project Schedule:

PHASE I ◀ | ▶ PHASE II



New parking total – approx. 263 spaces



Joseph Willard Health Center

3750 Old Lee Highway, Fairfax VA, 22030

- Owned & operated by Fairfax County
- Built in 1954, multiple renovations in later years
- Existing 30,000 SF, 2.53 acres site
- **New program space – 57,400 SF**



Sherwood Community Center

3740 Old Lee Highway, Fairfax, VA 22030

- Owned & operated by City of Fairfax
- Built in 2011
- Existing 14,000 SF, 14-acre site
- **New additional program space – 41,650 SF**

Community Outreach:

January – March 2022

- Three Community Meetings
(Two virtual and one In-person)
- Stakeholder Meetings
w/Community groups/boards
and Commissions
- Online surveys & feedback

Flyers translated into Spanish. Meeting notifications posted in six languages offering interpretation services.

Methods of Outreach:

- Project Website | Engage page
- Social Media | Email
- Promotional Video
- Cue bus advertisements
- Flyers posted around various City locations
- Hand outs to building visitors

Community Engagement

Feedback Received:

- **Building amenities**
 - **Children**
 - Indoor play areas for small children
 - **Seniors**
 - Indoor Outdoor game areas
 - **Arts**
 - Gallery and Performance spaces
 - **Food**
 - Vending Machines, water bottle stations
 - **Recreation/exercise**
 - Activities for users of all ages and abilities
- **Outdoor features**
 - Covered Entrances, Sidewalks
 - Accessibility for all visitors
- **Indoor features**
 - Daylighting
 - Noise Control
 - Gathering spaces
 - Privacy for Health Center Guests
- **Building & Program Policies**
 - Sustainable Practices
 - Security features
 - Affordability at all levels
- **Programming ideas**
- **Safety**
 - Sufficient Outdoor lighting
 - Easy access for children and seniors
 - Separate Health Center entrance
- **Traffic/parking**
 - Minimize traffic on main streets
 - Separate vehicle and pedestrian paths
 - Well lit parking areas
- **Construction**
 - Protect VAN Dyk Park through construction
 - Minimize tree removal, disturbance to wildlife

What We Heard

How Will You Get There?

We asked survey respondents when they go to this campus, how do they usually travel there.



What's MOST Important?

When asked to rank a number of features from most important to least, the following features were ranked most important by most survey respondents.



Building Programs



Building Programs

<u>FAIRFAX COUNTY PROGRAMS</u>	<u>AREA (SF)</u>
NURSES CLINIC	5,914 NSF
SPEECH & HEARING	2,561 NSF
TB	1,272 NSF
DENTAL SERVICES	1,256 NSF
WOMENS INFANTS & TODDLERS	1,384 NSF
PHARMACY	985 NSF
REGION 5	888 NSF
ADMINISTRATIVE OPERATIONS	736 NSF
X-RAY SERVICES	628 NSF
CENTRAL REPRODUCTION & VITAL RECORDS	850 NSF
EARLY CHILDHOOD PROGRAM	10,585 NSF
INFANT & TODDLER CONNECTION	7,370 NSF
STAFF AND BUILDING SUPPORT	4,710 NSF
TOTAL:	39,139 NSF 57,381 GSF

<u>CITY OF FAIRFAX PROGRAMS</u>	<u>AREA (SF)</u>
GYM / FITNESS (INCLUDING RUNNING TRACK)	17,081 NSF
CLASSROOMS	5,000 NSF
SENIOR CENTER	2,200 NSF
ADMINISTRATIVE AREAS	2,120 NSF
COMMON AREAS	1,400 NSF
BUILDING SUPPORT	2,160 NSF
TOTAL:	29,961 NSF 41,613 GSF

TOTAL COUNTY AND CITY PROGRAMS: 69,980 NSF | 98,994 GSF

TOTAL ESTIMATED PARKING SPACES: 263

NSF = Net Square Feet GSF = Gross Square Feet

Project Site



Design Concepts

Concept 1

Features:

- Three story building
- Two levels of below-grade parking structure
- 102,800 Gross SF Area



Concept 2

Features:

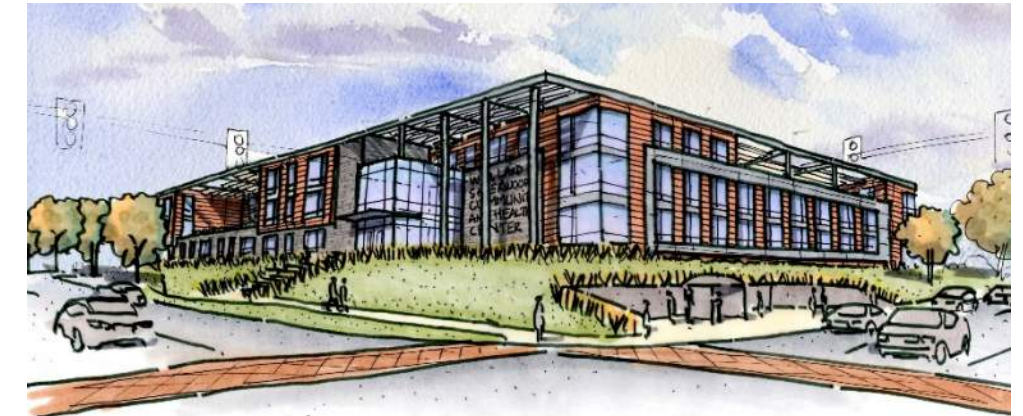
- Five story building
- Four floors of above-grade cast-in-place parking structure above HD
- 104,700 Gross SF Area



Concept 3

Features:

- Three story building
- Four floors of above-grade precast parking structure
- 105,425 Gross SF Area



Design Concepts

Concept 1

Features:

- Three story building
- Two levels of below-grade parking structure
- 102,800 Gross SF Area



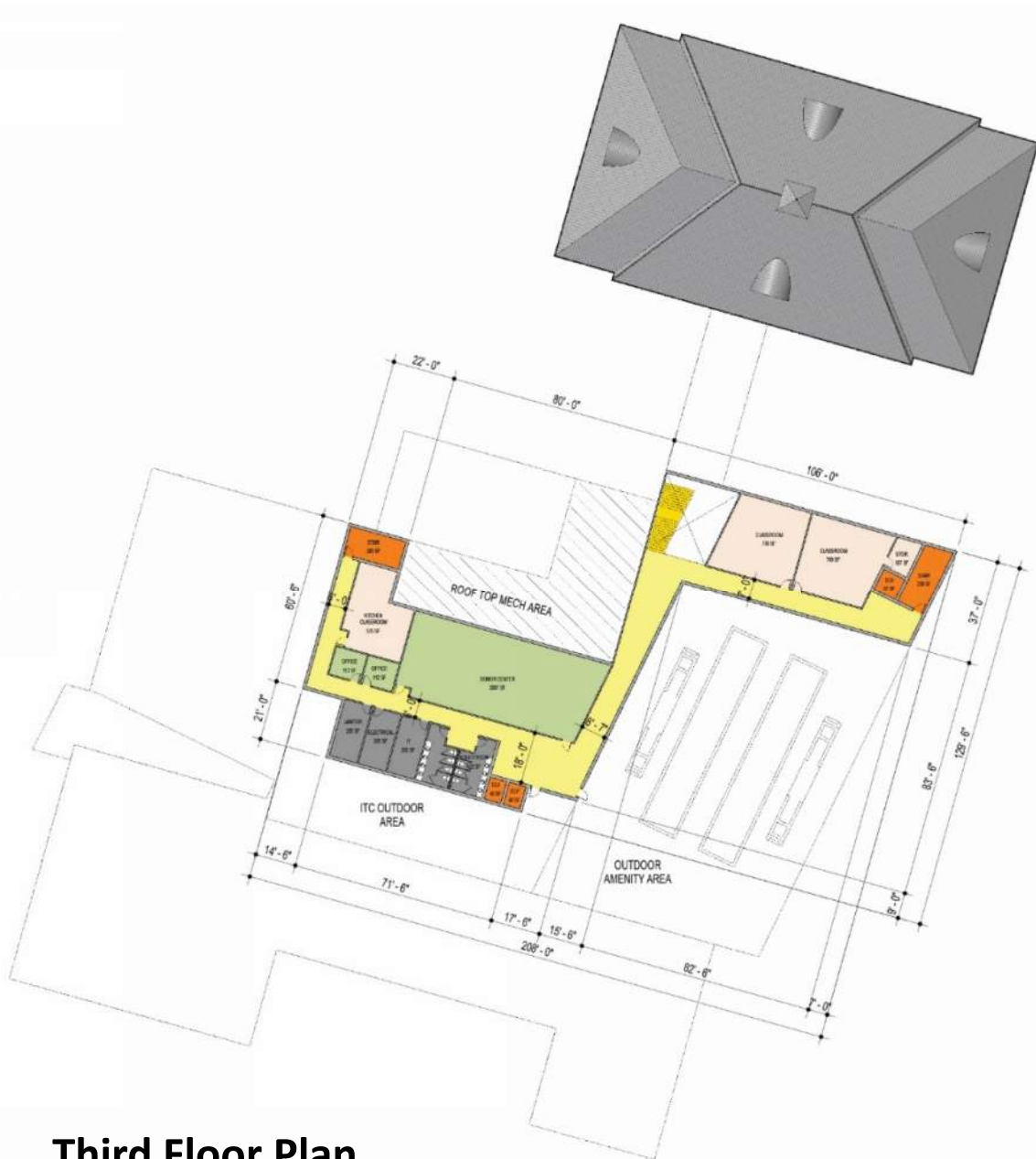
Concept 1 - Plans



Concept 1 - Plans



Second Floor Plan
Floor area – 44,237 SF



Third Floor Plan
Floor area – 9,036 SF

Department Legend

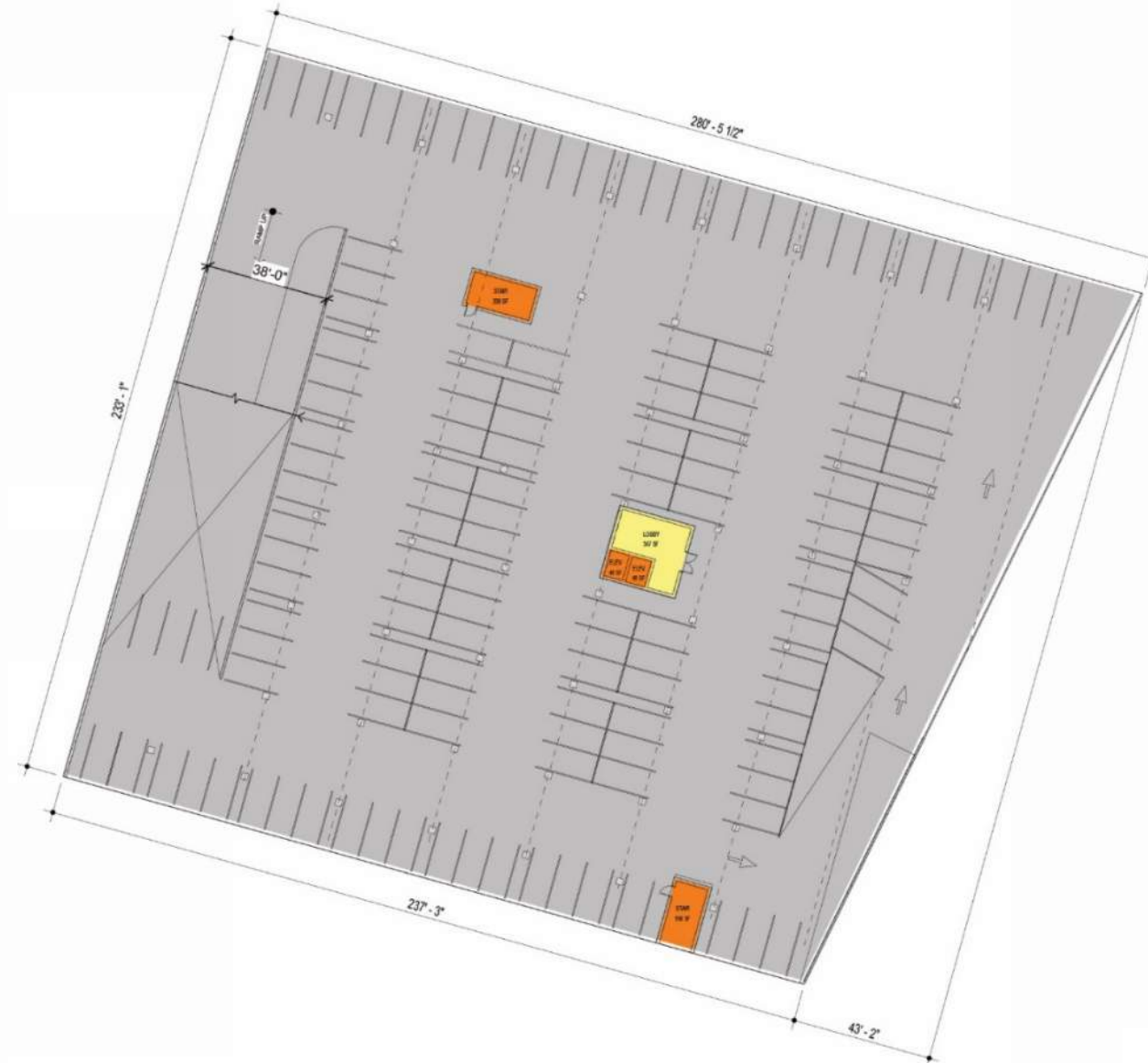
- Administrative Operations
- Building Support
- Circulation
- Dental Services
- Gym / Fitness
- ITC
- Region 5 SH Team
- Speech and Hearing
- TB
- Vertical Circulation
- Women's Infants & Children
- Classrooms
- Senior Center



Concept 1 - Plans



Basement Level 1 Plan



Basement Level 2 Plan

Department Legend

- Administrative Operations
- Building Support
- Circulation
- Dental Services
- Gym / Fitness
- ITC
- Region 5 SH Team
- Speech and Hearing
- TB
- Vertical Circulation
- Women's Infants & Children
- Classrooms
- Senior Center



Concept 1 - Views

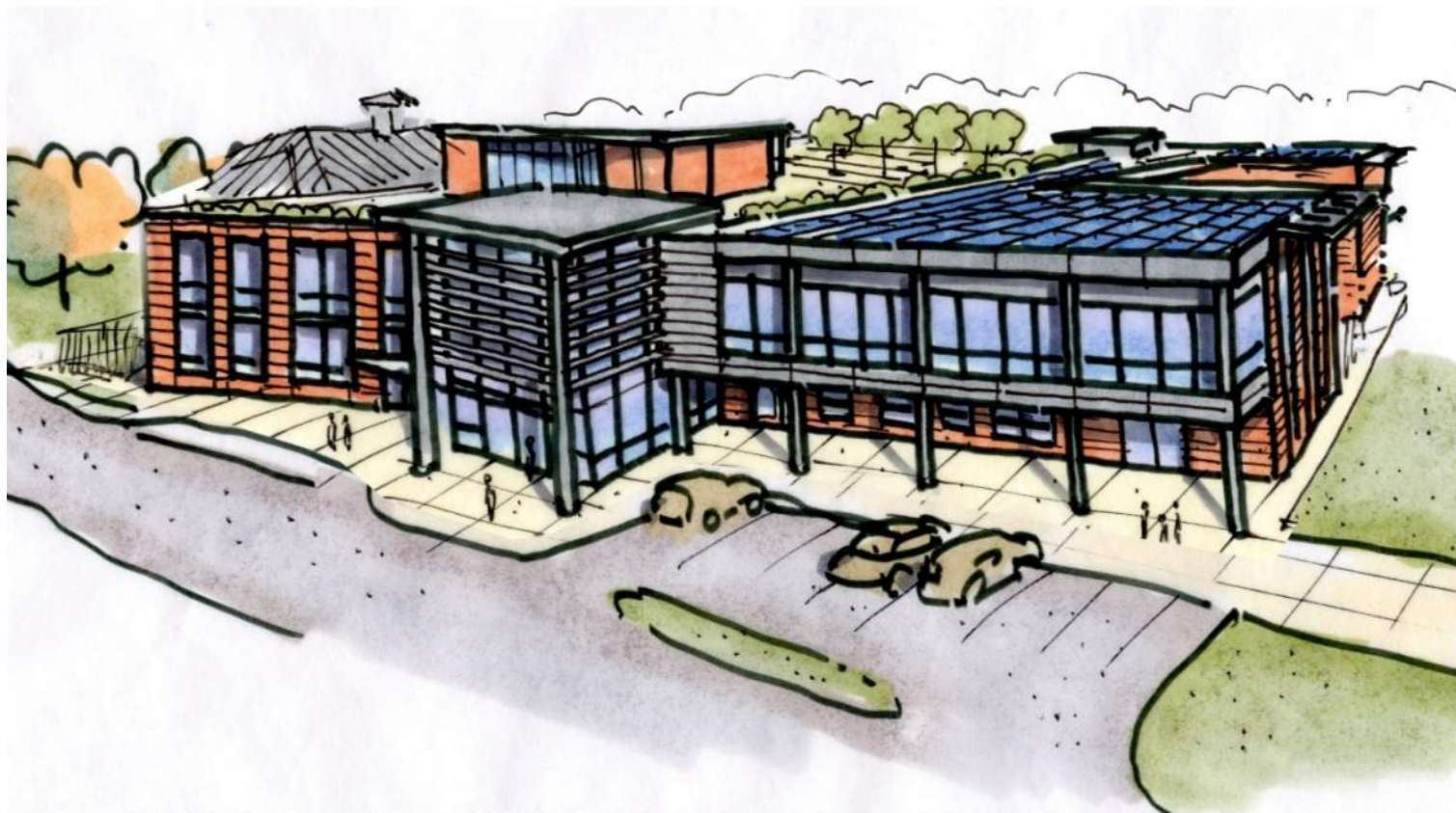


View from Intersection of Old
Lee Hwy & Layton Hall Dr

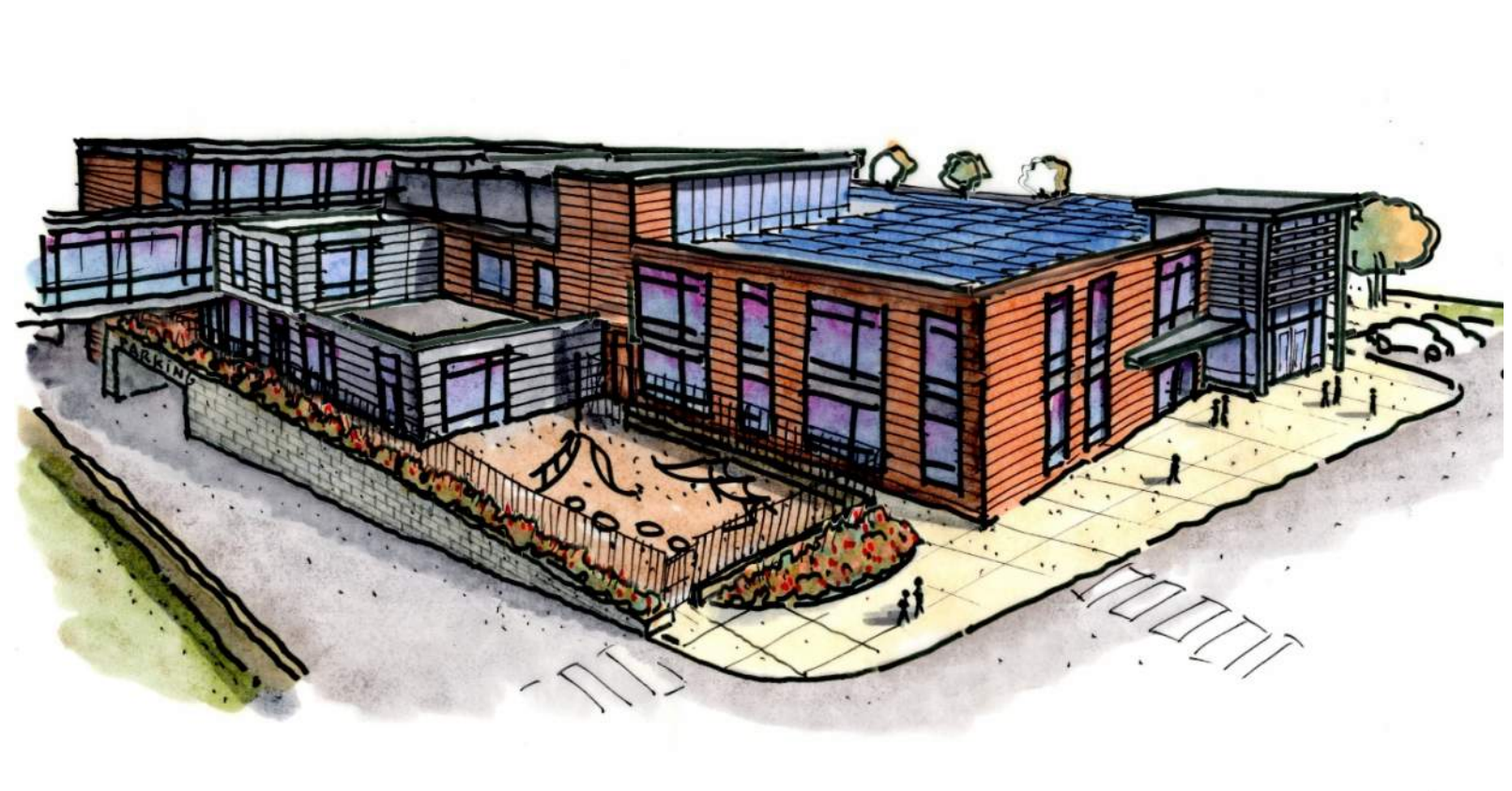


View from Layton Hall Dr

Concept 1 - Views



View from Jorgenson's Lab



View from Sherwood side

Design Concepts

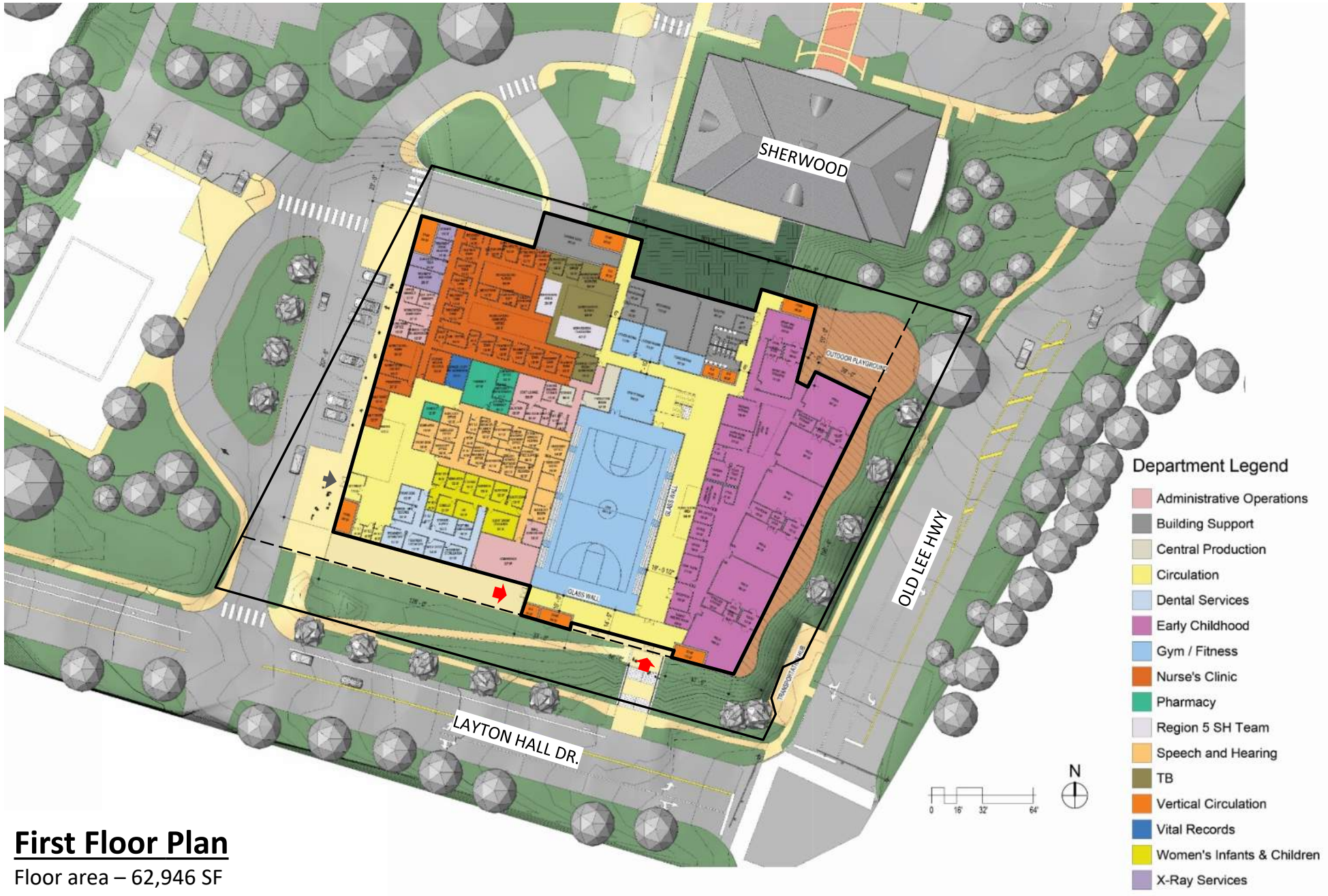
Concept 2

Features:

- Five story building
- Four floors of above-grade cast-in-place parking structure above Health Dept.
- 104,700 Gross SF Area



Concept 2 - Plans



First Floor Plan

Floor area – 62,946 SF

Concept 2 - Plans



Second Floor Plan

Floor area – 24,751 SF



Third Floor Plan

Floor area – 16,957 SF

Department Legend

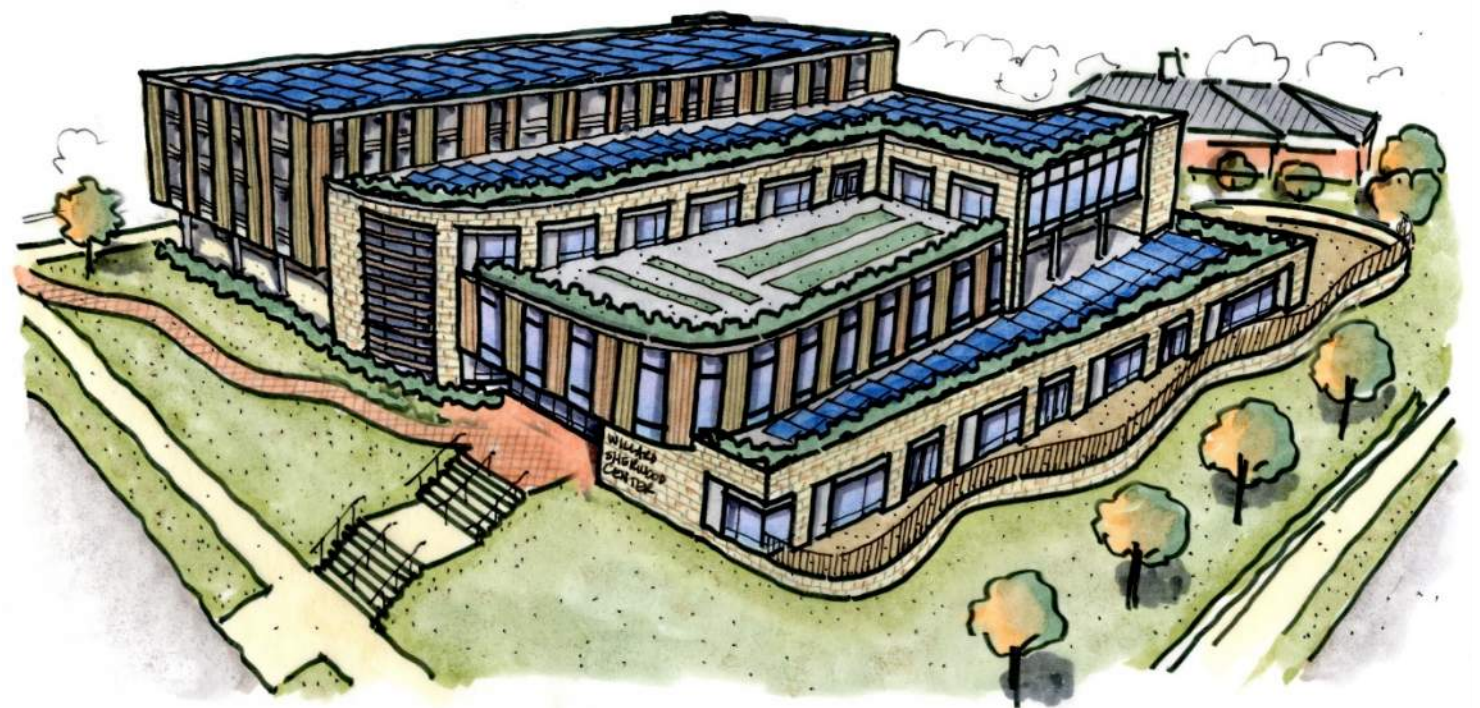
- Administrative Operations
- Building Support
- Circulation
- Dental Services
- Gym / Fitness
- ITC
- Region 5 SH Team
- Speech and Hearing
- TB
- Vertical Circulation
- Women's Infants & Children
- Classrooms
- Senior Center



Concept 2 - Views

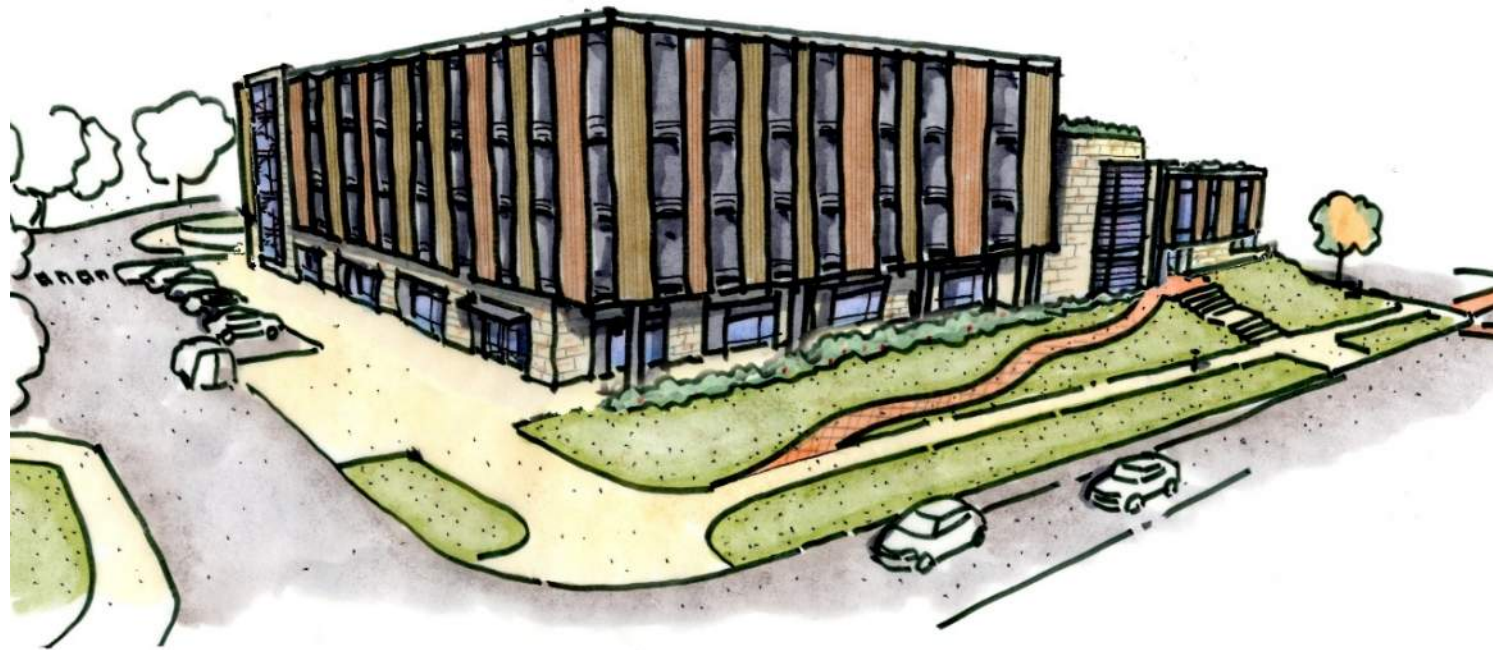


View from Old Lee Hwy

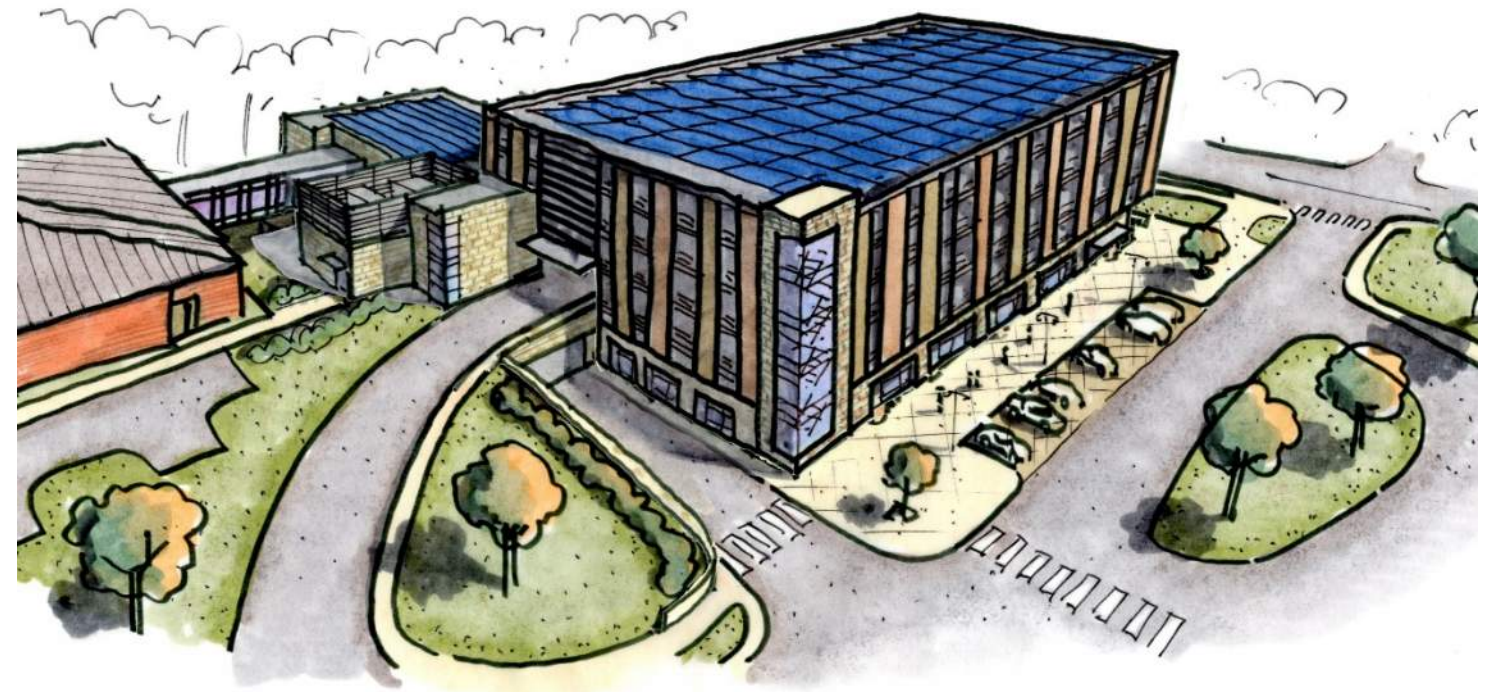


View from Intersection of Old Lee Hwy & Layton Hall Dr

Concept 2 - Views



View from Layton Hall Dr



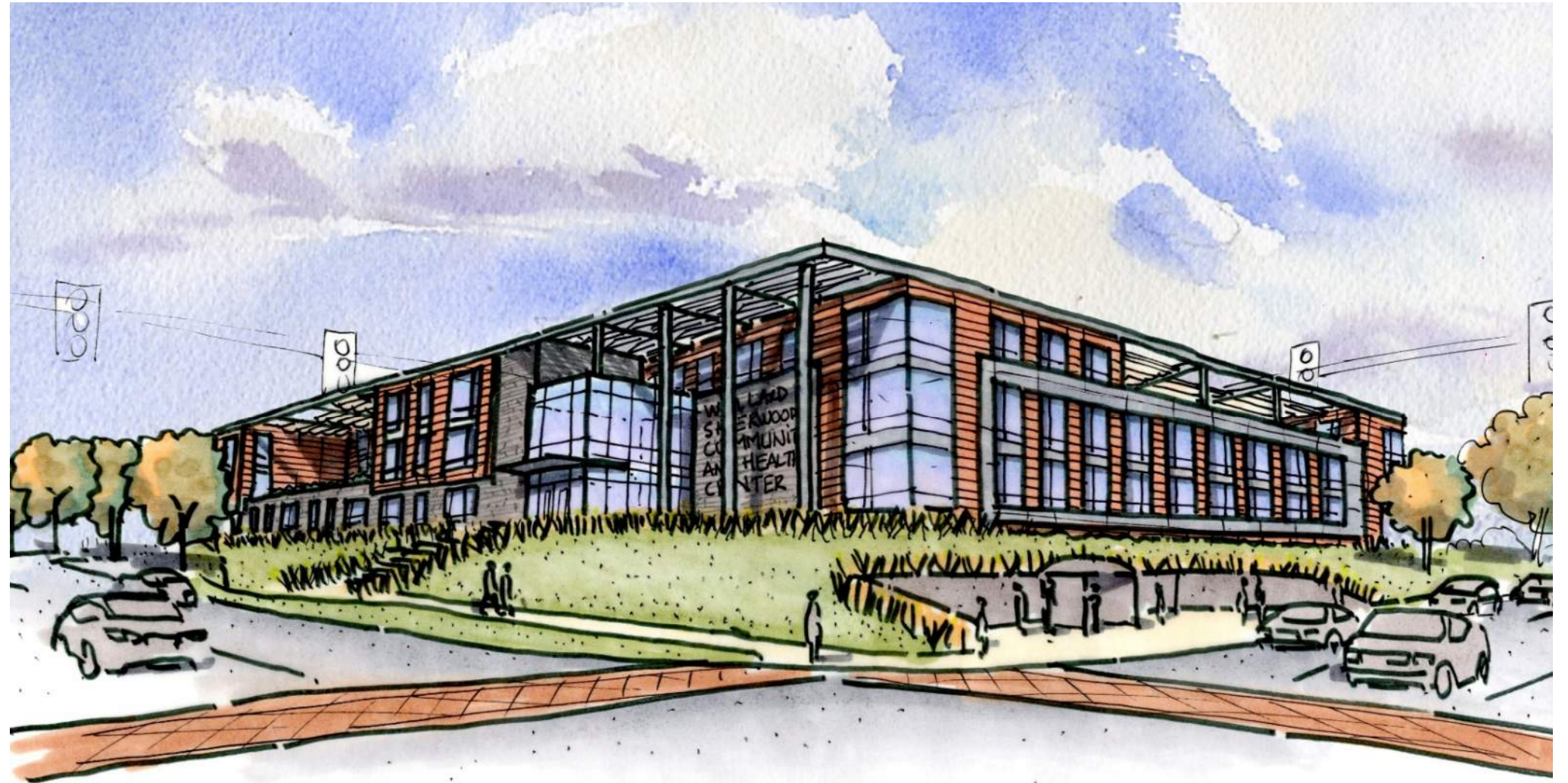
View from Sherwood side

Design Concepts

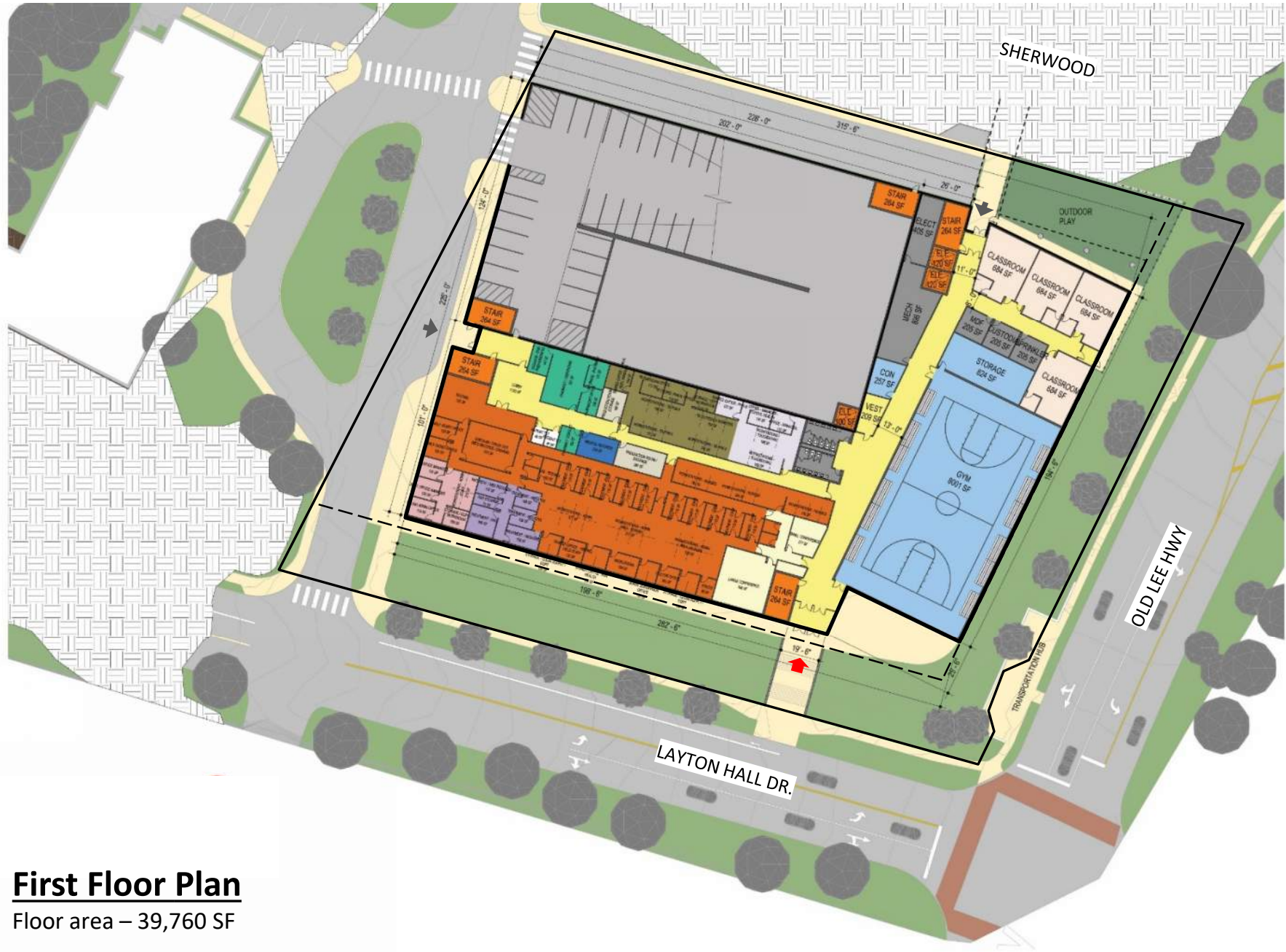
Concept 3

Features:

- Three story building
- Four floors of above-grade precast parking structure
- 105,425 Gross SF Area



Concept 3 - Plans

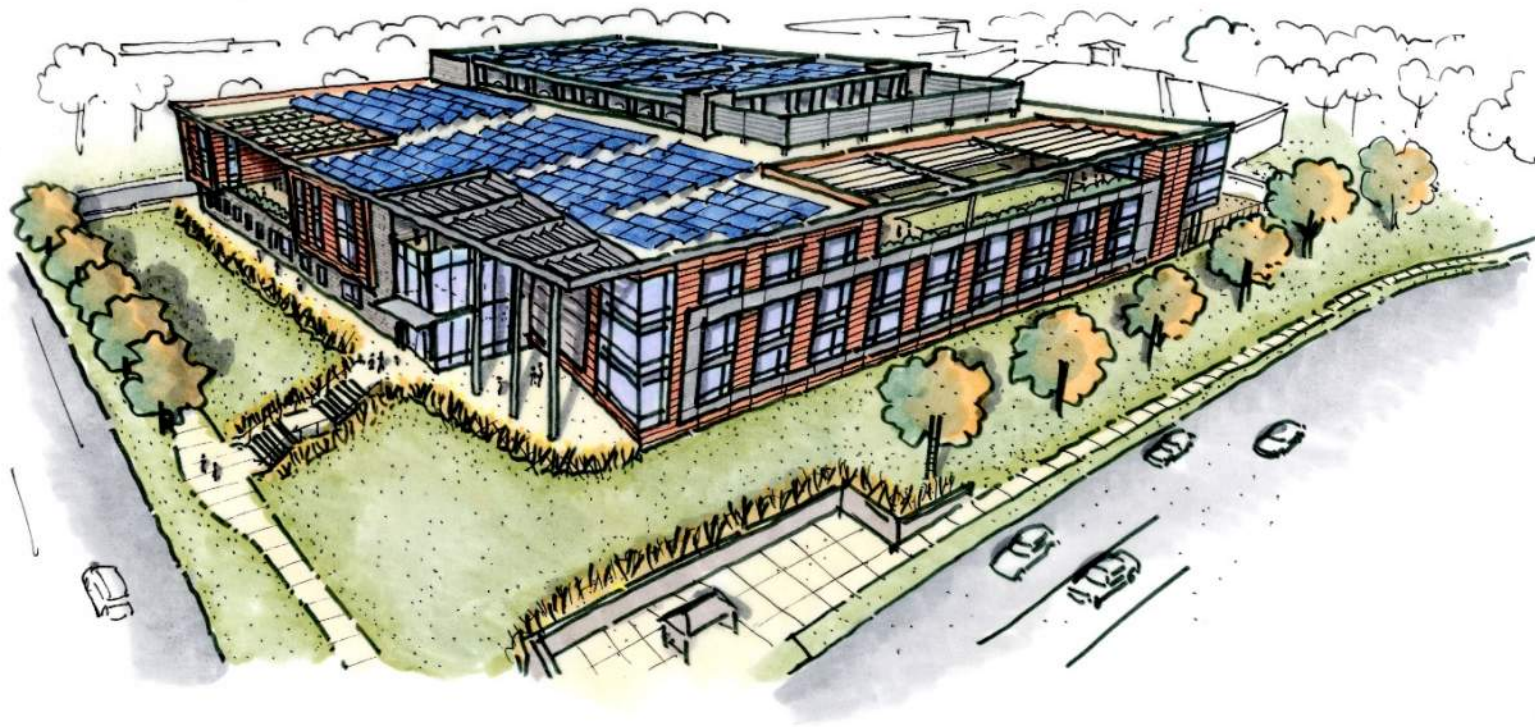


Department Legend

- Administrative Operations
- Building Support
- Central Production
- Circulation
- Classrooms
- Garage
- Gym / Fitness
- Misc / Staff Areas
- Nurse's Clinic
- Pharmacy
- Region 5 SH Team
- TB
- Vertical Circulation
- Vital Records
- X-Ray Services

First Floor Plan
Floor area – 39,760 SF

Concept 3 - Views

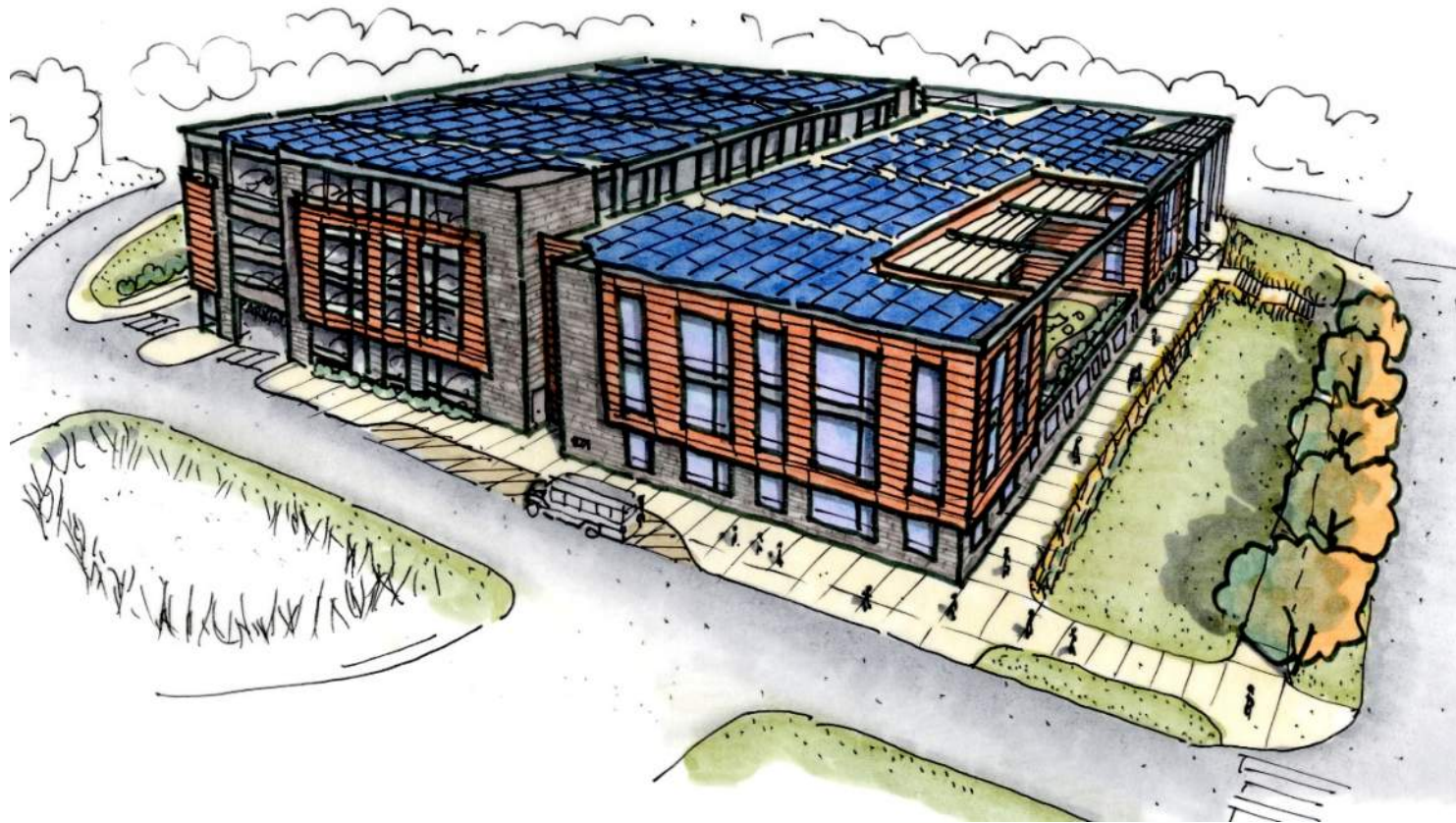


View from Intersection of Old Lee Hwy & Layton Hall Dr

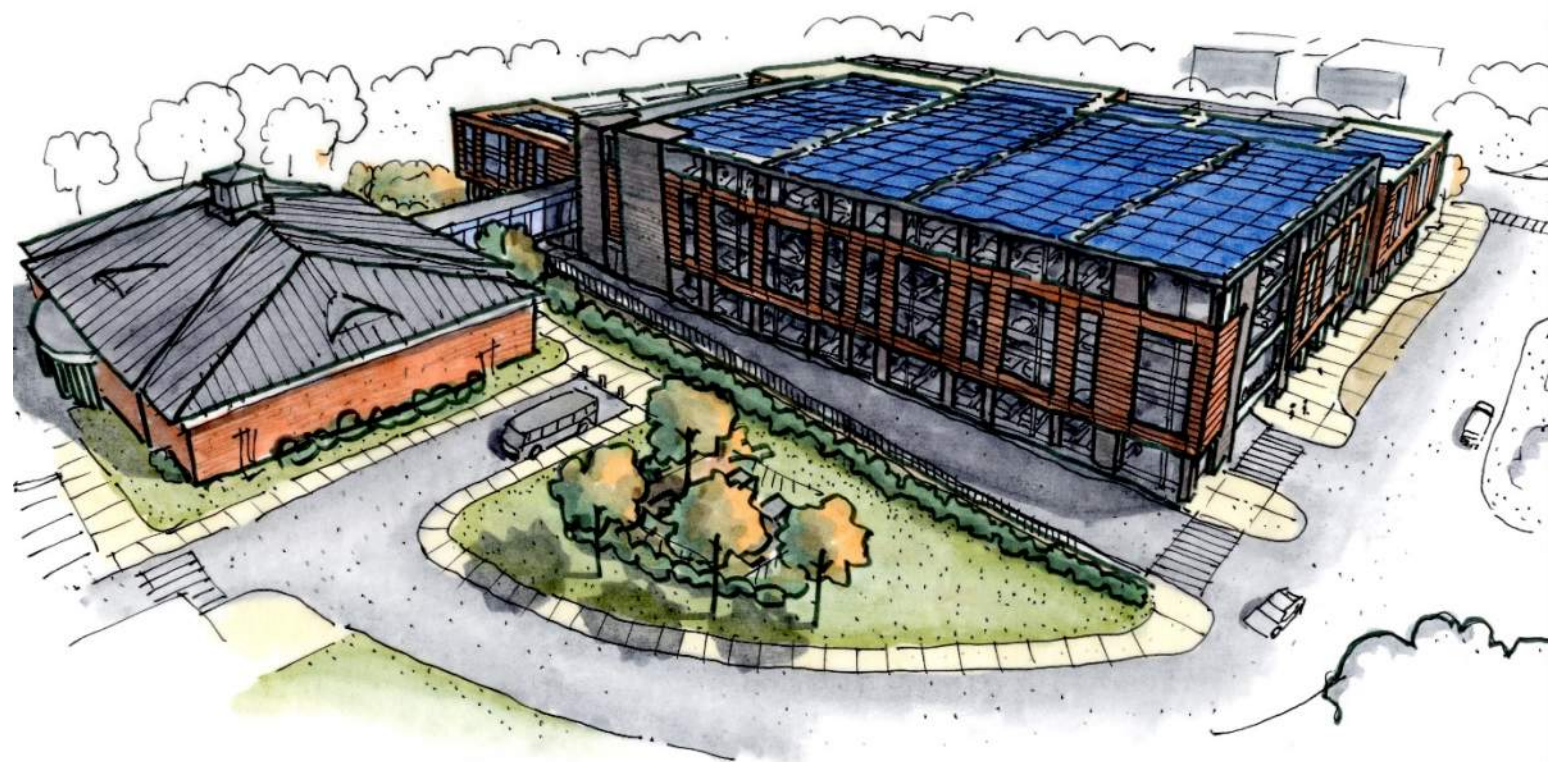


View from Layton Hall Dr

Concept 3 - Views



View from Jorgenson's Lab



View from Sherwood side

Design Concepts – Pros and Cons

Concept 1

Pros

- Largest garage footprint. Parking accommodated on two levels
- No negative visual impact of garage structure
- Pedestrian entry presence on Old Lee Hwy
- Efficient internal circulation between the programs

Cons

- Highest estimated cost due to below-grade parking
- Underground parking less desirable for some visitors



Concept 2

Pros

- Pedestrian entry presence on Layton Hall Dr.
- All Health Department Programs accommodated on the main level

Cons

- Parking structure above the Health Department Programs
- Gym internally located
- Less daylight to interior spaces
- Garage access further away from main driveway
- Parking structure visible from Layton Hall Dr.



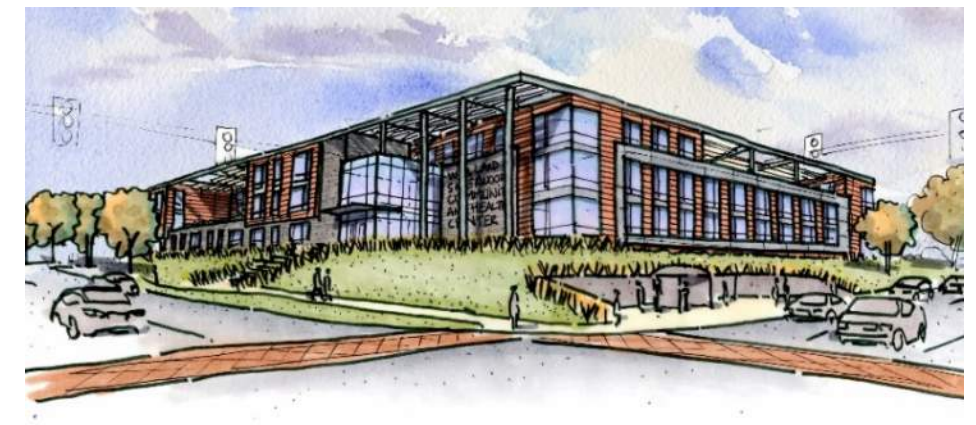
Concept 3

Pros

- Civic presence at the intersection of Old Lee Hwy & Layton Hall Dr.
- Lower estimated cost due to precast parking structure
- Parking structure not visible from the main streets
- Greater daylight for interior spaces

Cons

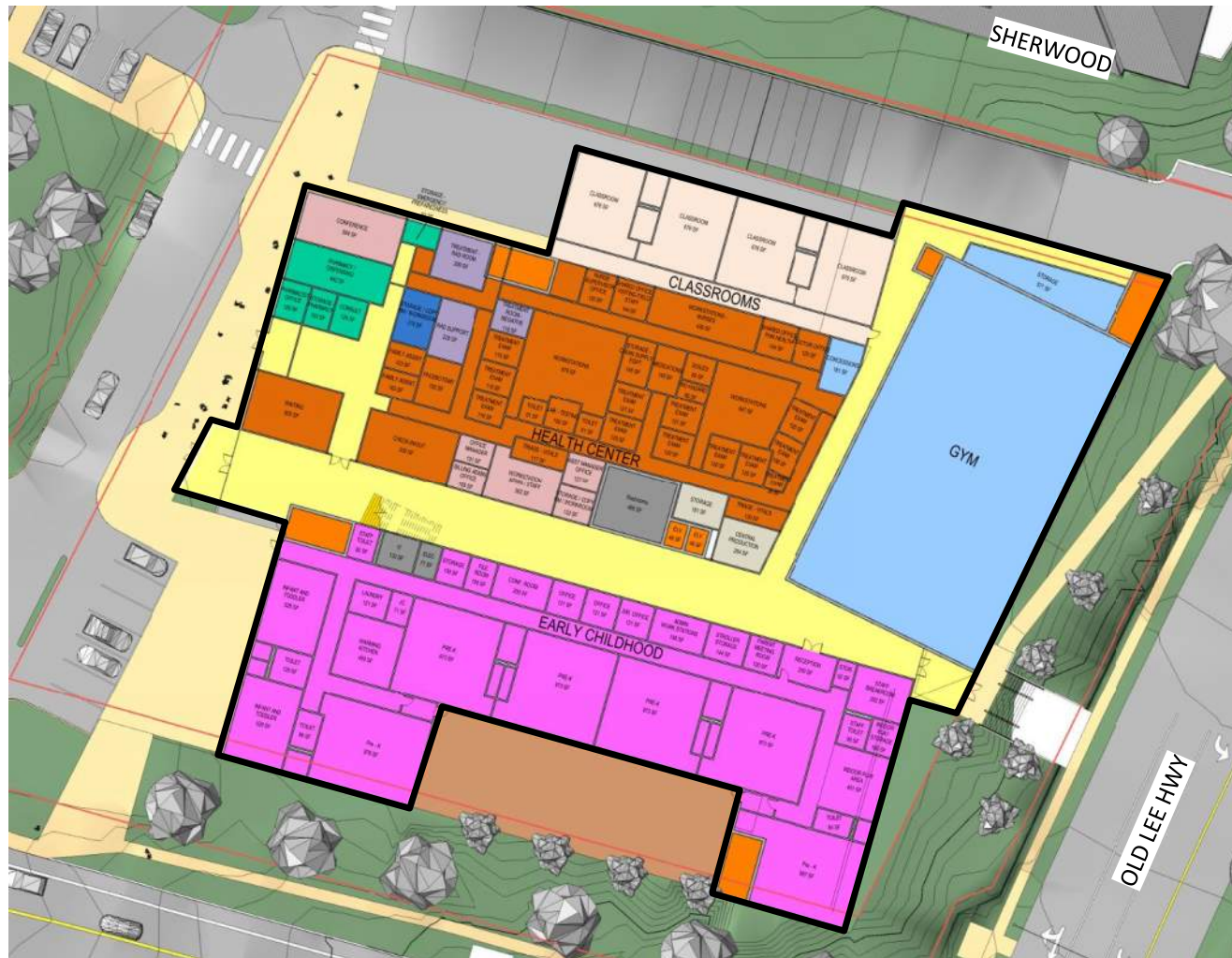
- Largest building footprint on site



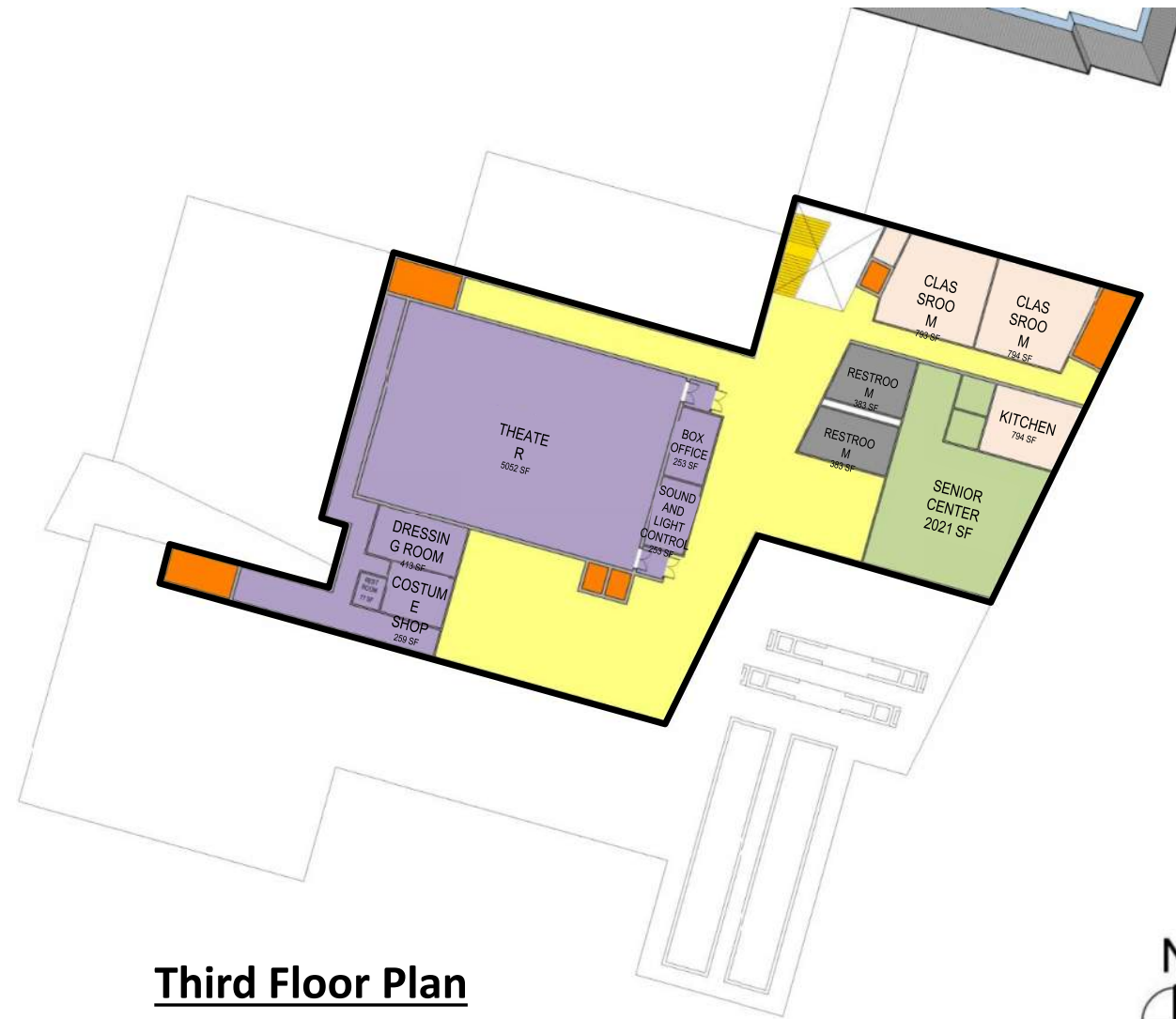
City's Performing Arts Program

City's Performing Arts – Option 1 Plans

(Option 1 = Concept 1 with Performing Arts)



First Floor Plan



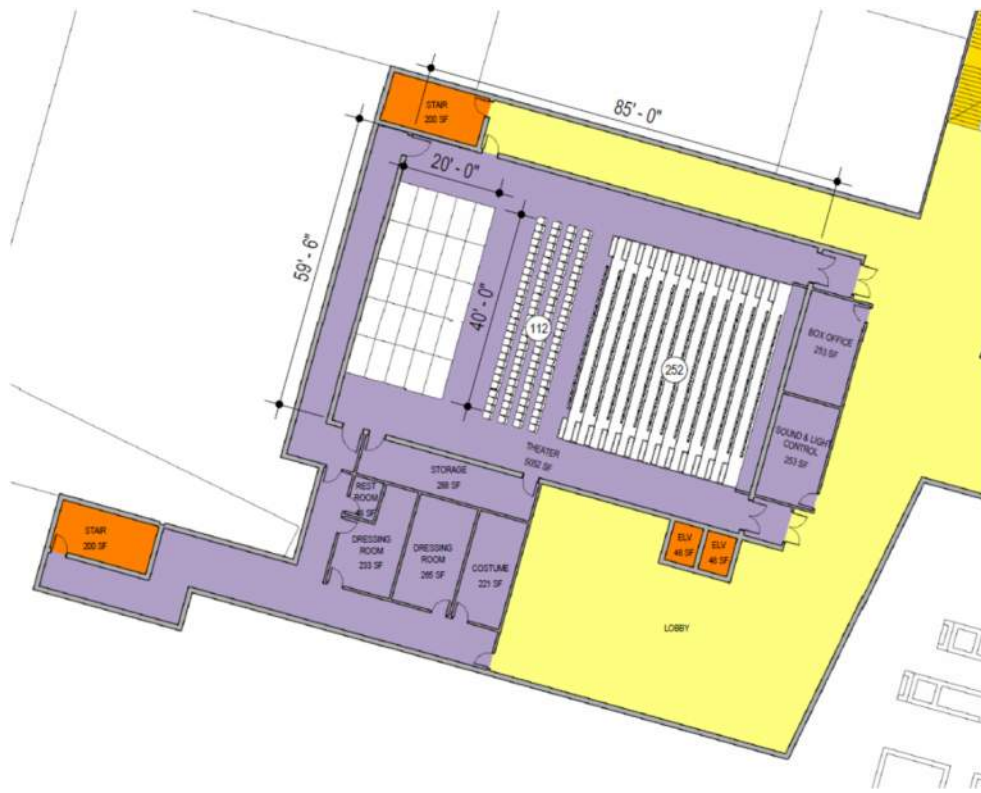
Third Floor Plan

Department Legend

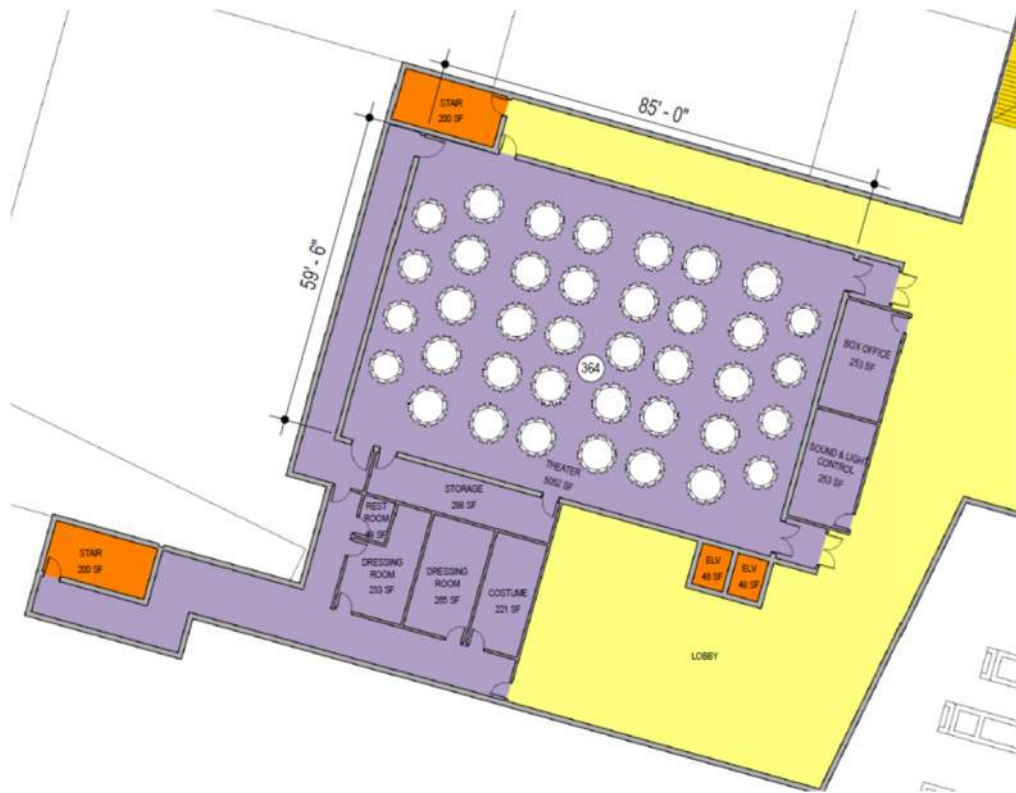
- Administrative Operations
- Building Support
- Circulation
- Dental Services
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- Senior Center



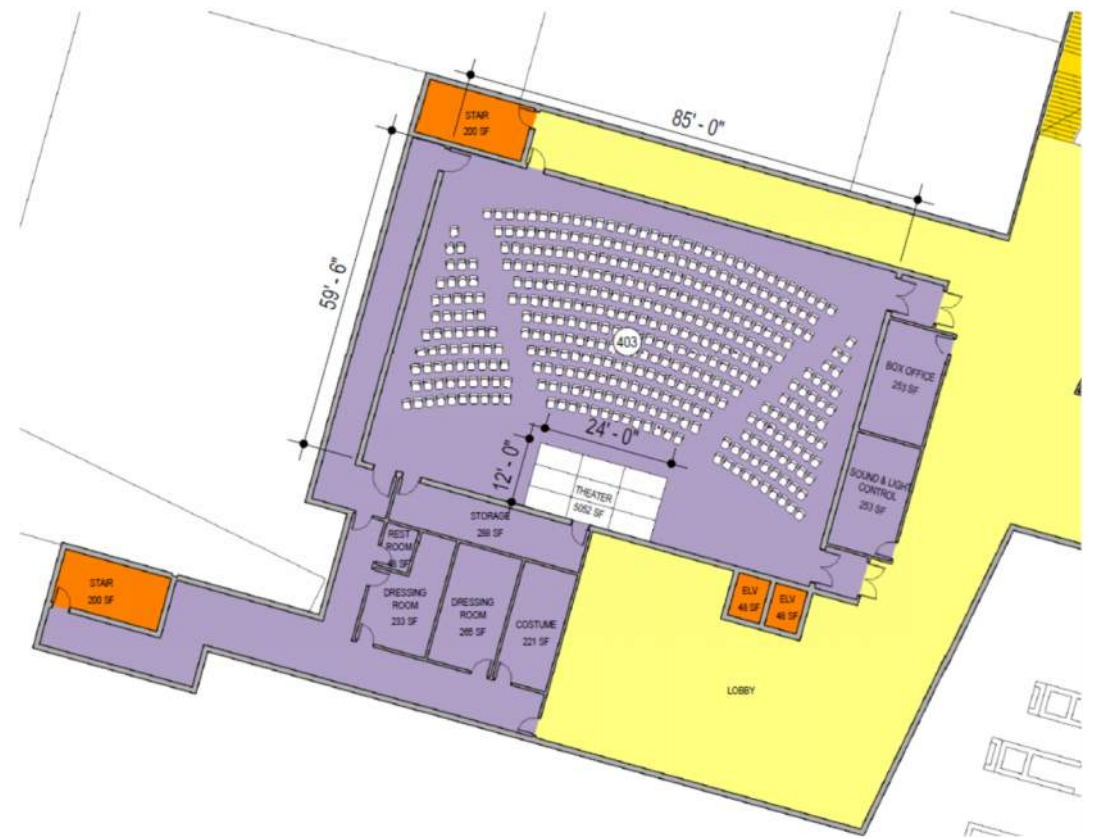
City's Performing Arts – Option 1 Theatre Space Configurations



Theatre Scheme 1



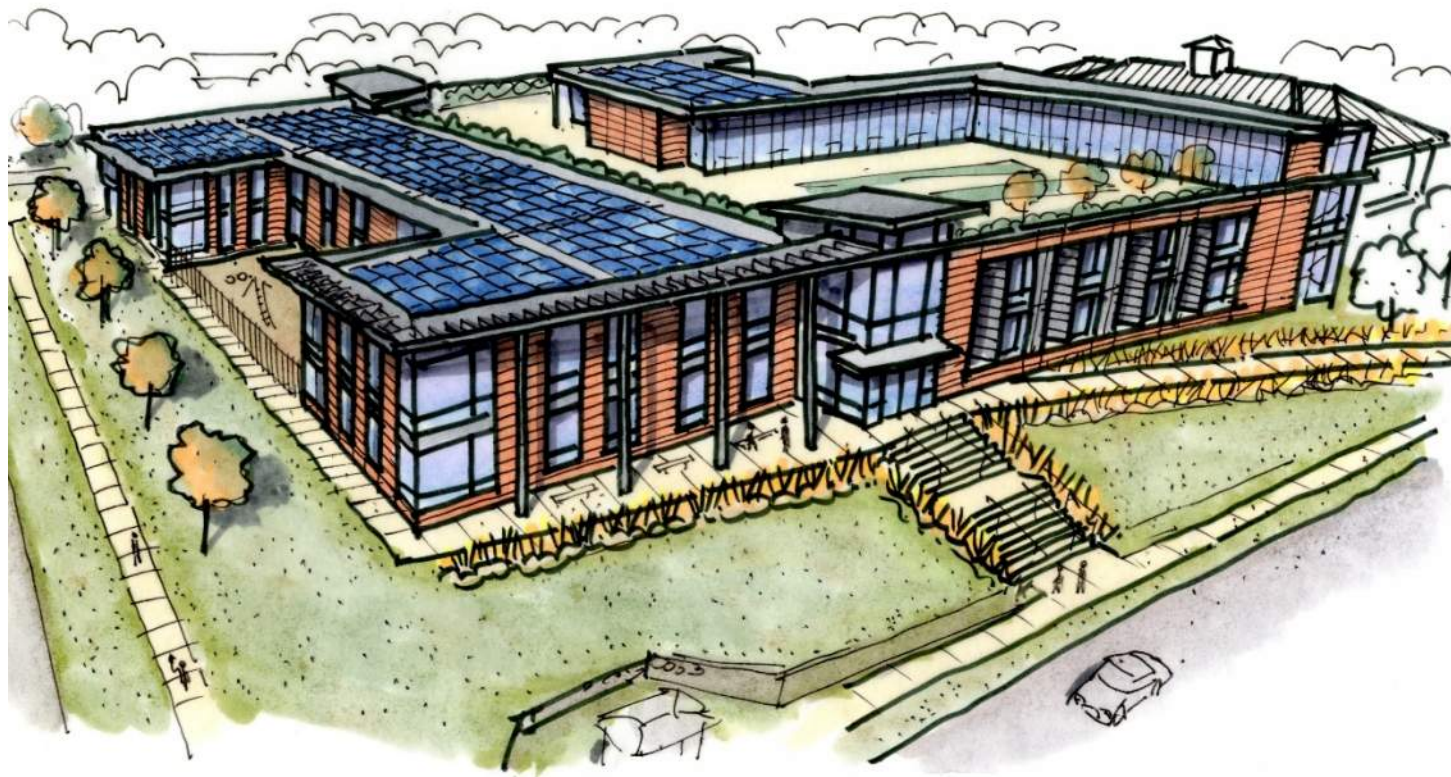
Theatre Scheme 2



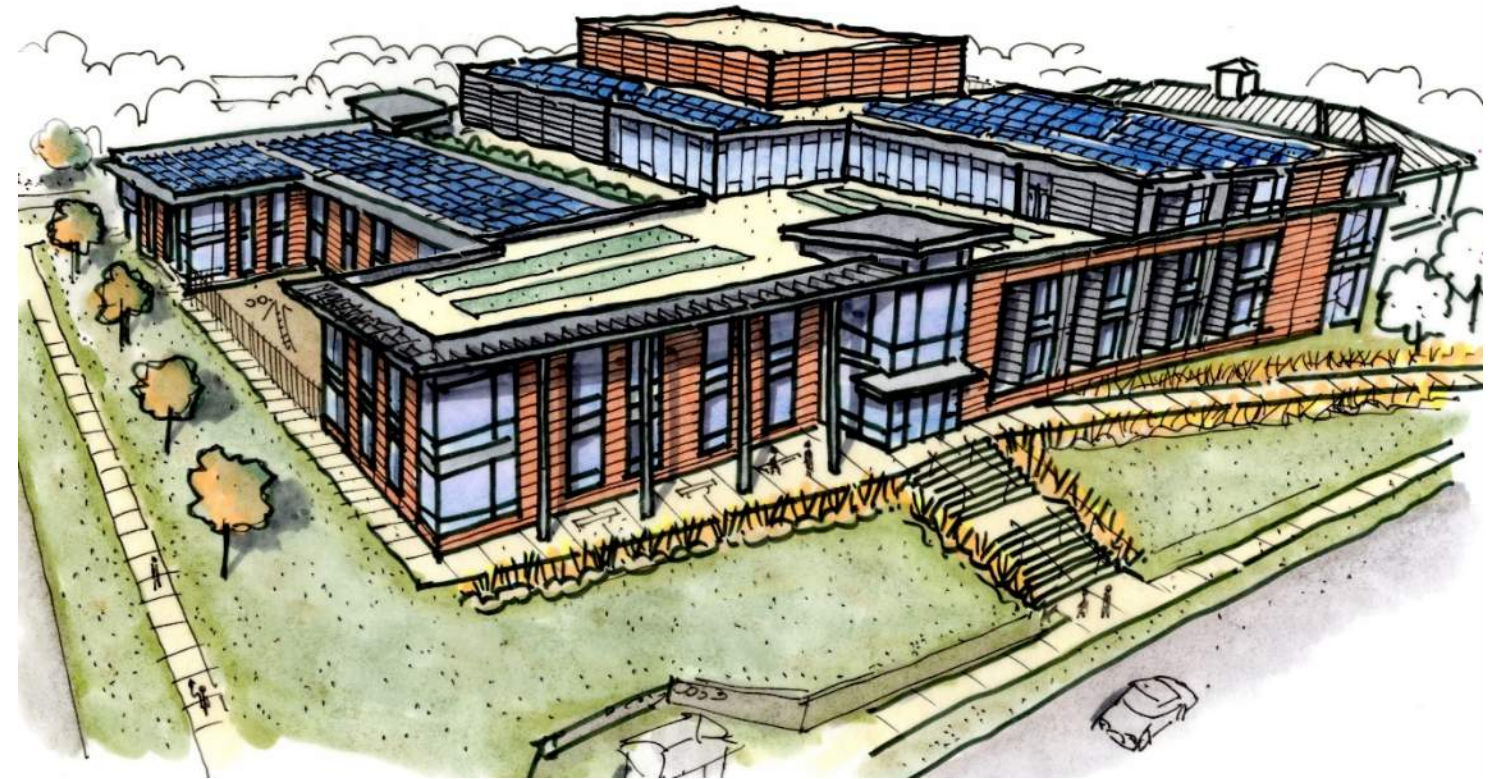
Theatre Scheme 3



City's Performing Arts – Option 1 Views



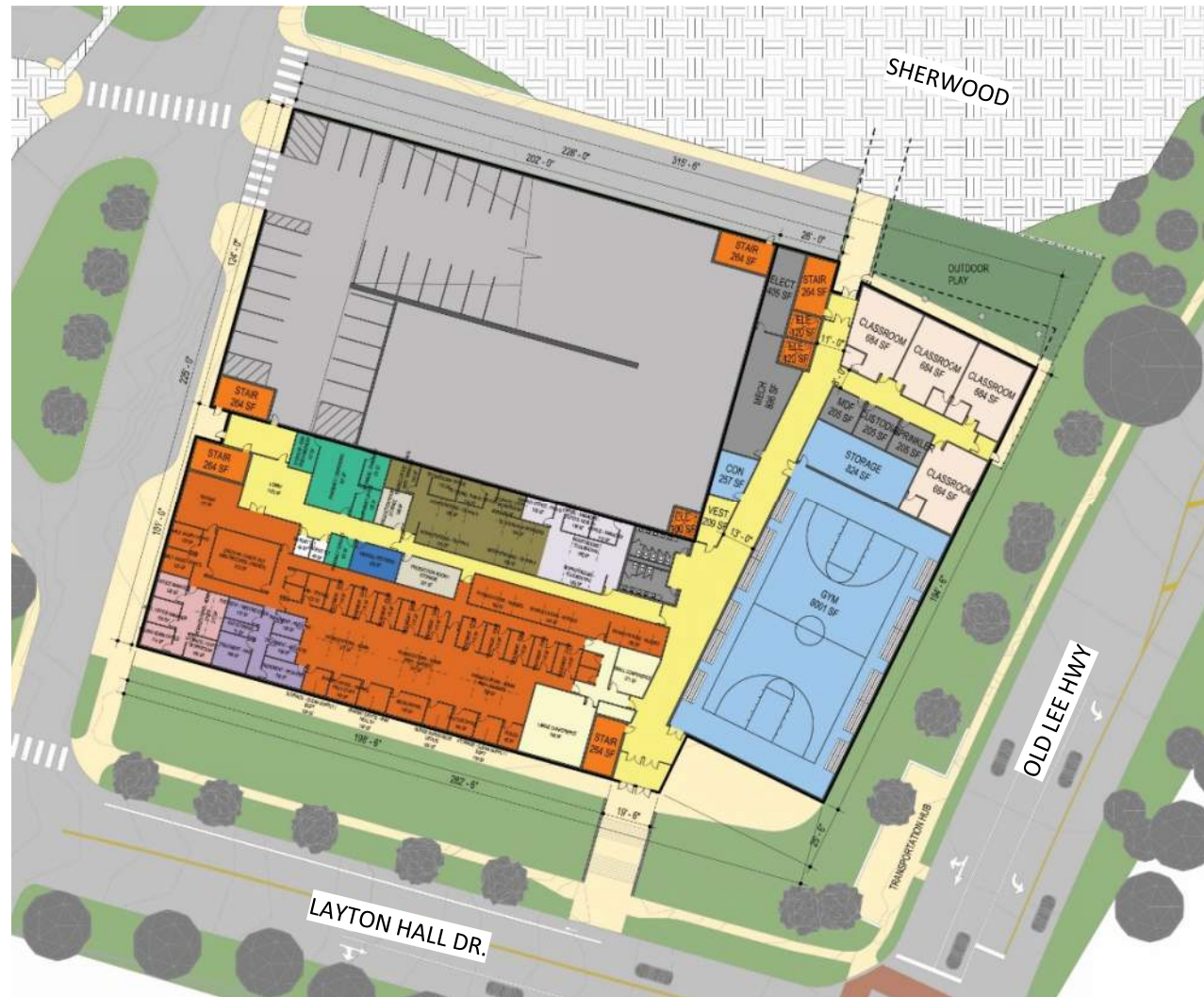
Concept 1 View from
Intersection of Old Lee Hwy &
Layton Hall Dr



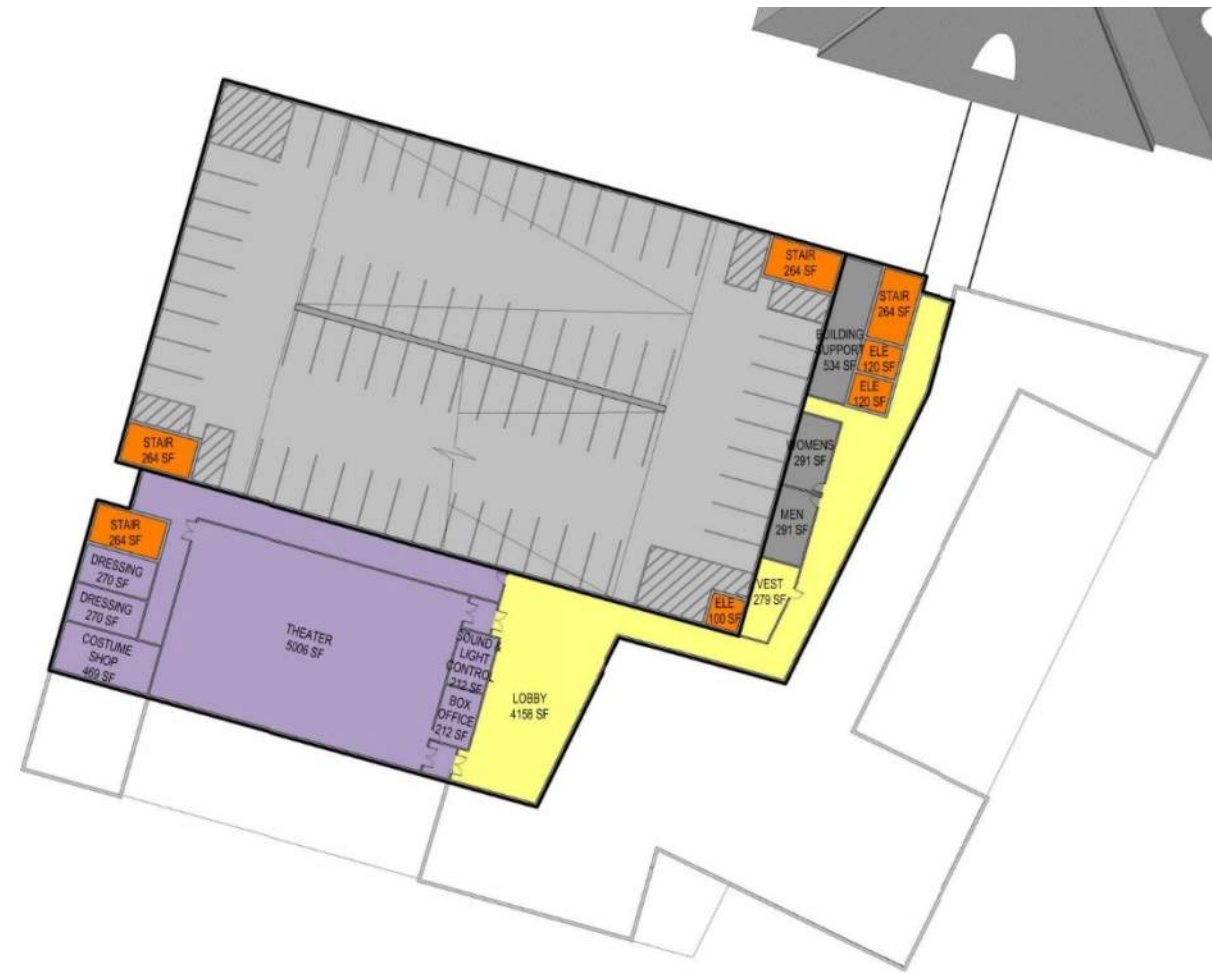
Concept 1 w/ Performing Arts
View from Intersection of Old Lee
Hwy & Layton Hall Dr

City's Performing Arts – Option 2 Plans

(Option 2 = Concept 3 with Performing Arts)



First Floor Plan



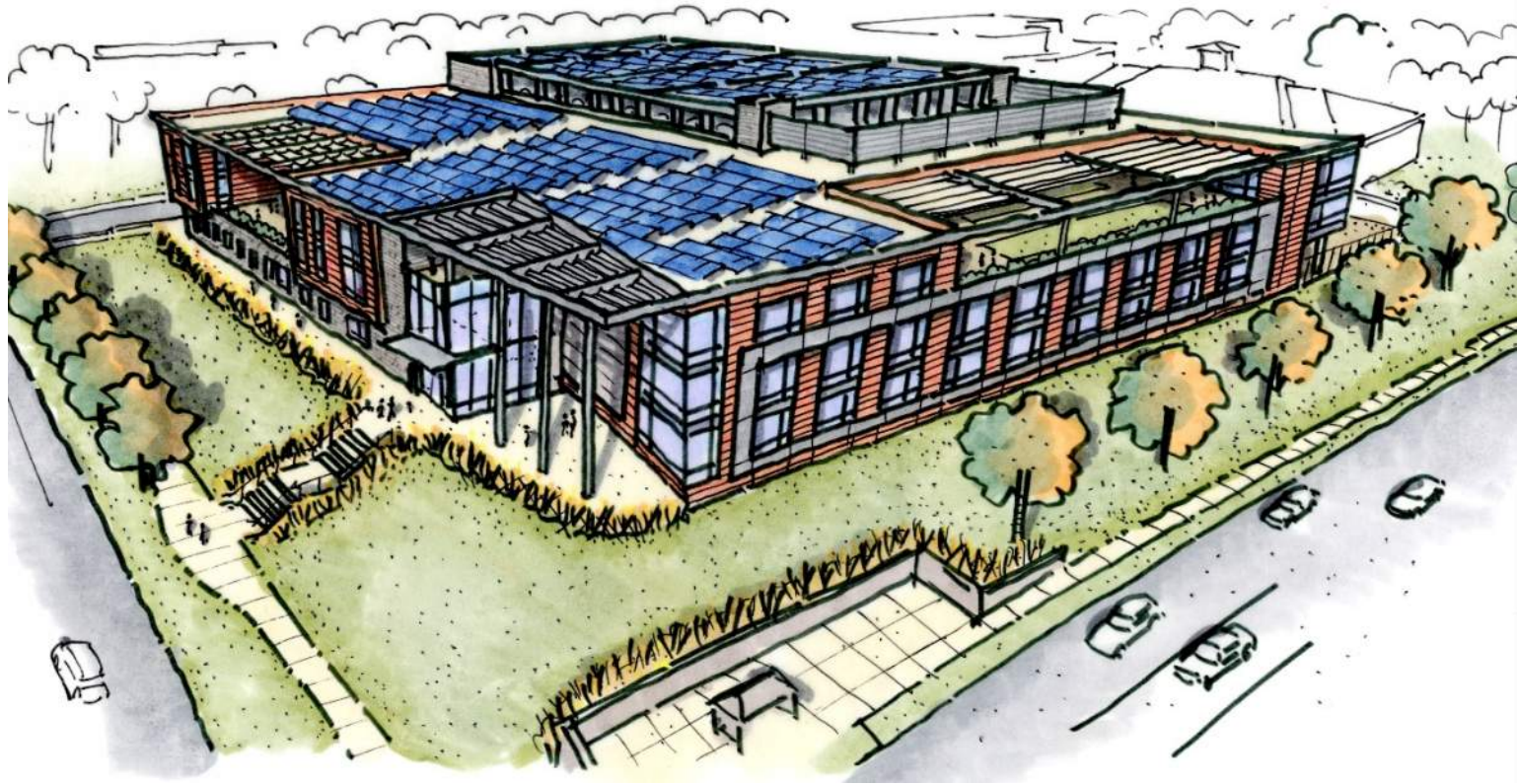
Fourth Floor Plan

Department Legend

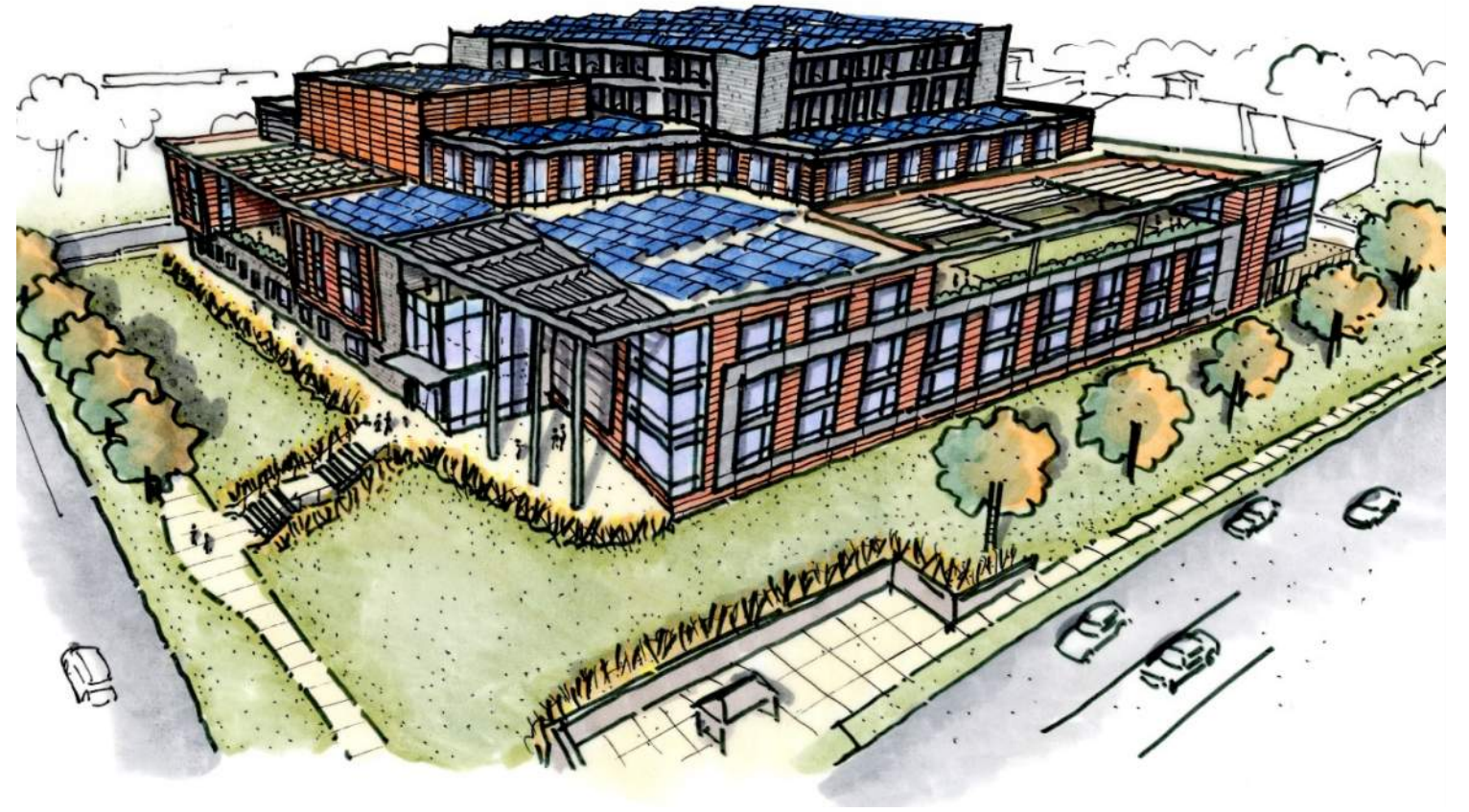
- Administrative Operations
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- Senior Center



City's Performing Arts – Option 2 Views



Concept 3 View from
Intersection of Old Lee Hwy &
Layton Hall Dr

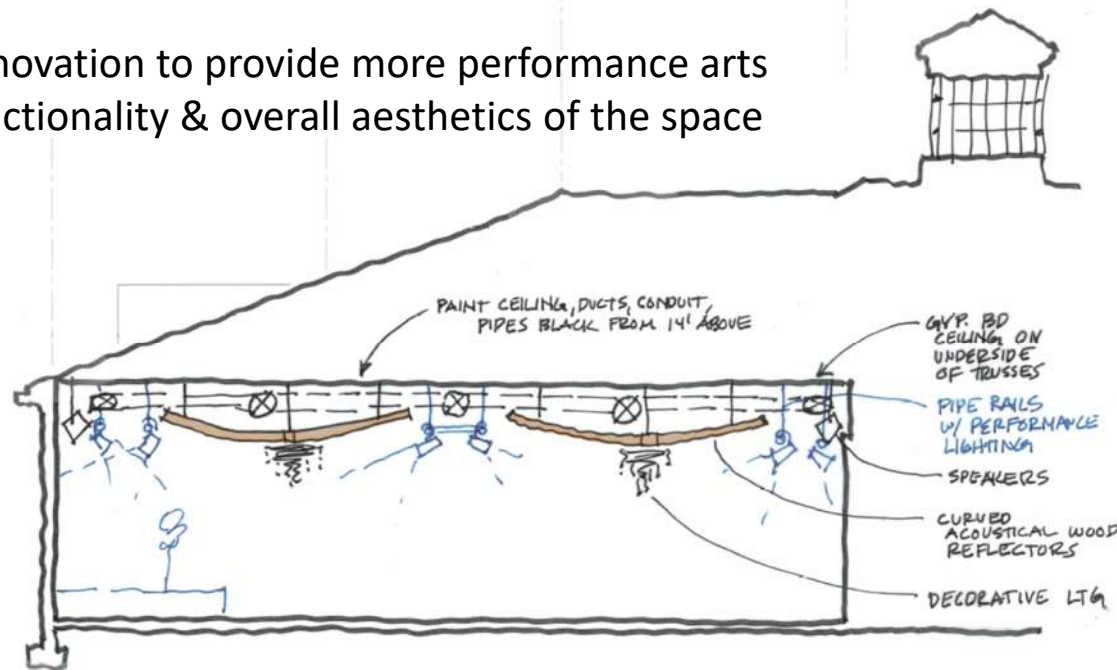


Concept 3 w/ Performing Arts
View from Intersection of Old Lee
Hwy & Layton Hall Dr

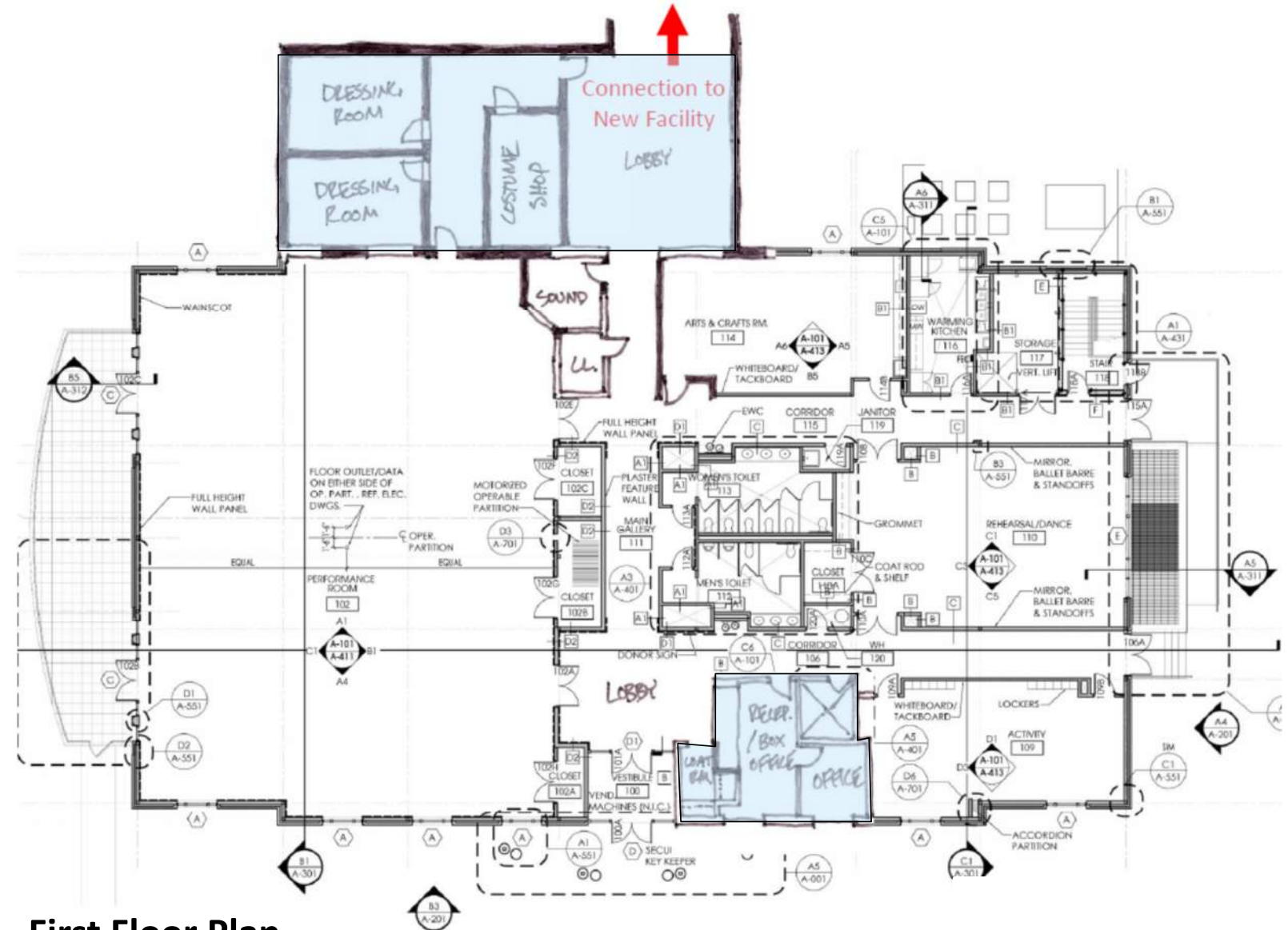
City's Performing Arts – Option 3 Plans & Section

(Option 3 = Expansion/Renovation to existing Sherwood Center Multipurpose Room)

- Addition to existing Sherwood Center Multipurpose Room to provide dressing rooms and a Costume shop
- Minimal interior renovations to spaces outside performance room
- Separate Office & Lobby for Performance Arts
- Renovation to provide more performance arts functionality & overall aesthetics of the space



Section through existing Multipurpose Hall



First Floor Plan

Addition Floor area – 1,450 SF

Preliminary Cost Estimates on the higher side

Cost increase attributed to :

- Market Escalation
- Prevailing Wage rates
- Updated Sustainability goals per Operational Energy Strategy
- Increased Building area
- Cast-in-place garage structure
- Relocation of existing site utilities

Project team continues to evaluate cost reduction strategies.

Budget

Willard – Sherwood Health and Community Center			
Preliminary Costs, November 2022			
	Concept 1 (Below Grade Parking)	Concept 2 (Above Grade Cast in Place Parking)	Concept 3 (Above Grade Precast Parking)
Total Gross Area:	102,800 SF	104,700 SF	105,425 SF
Total Estimated cost: (Includes Site, Building & Garage)	\$123,814,886	\$120,614,584	\$115,719,310
Estimated 58% County Share: (Includes \$3,103,950 Temporary Facility)	\$73,116,293	\$71,260,118	\$68,420,859
Estimated 42% City Share*:	\$50,698,593	\$49,354,466	\$47,298,452

*Funded per proposed FY24 CIP. Current Preliminary Cost Estimate does not include new Performing Arts Options.

Budget

City Performing Arts Options			
Rough Order of Magnitude (ROM) Cost Estimates			
	Option 1 - Concept 1 w/ Performing Arts (Below Grade Parking)	Option 2 – Concept 3 w/ Performing Arts (Above Grade Precast Parking)	Option 3 - Existing Sherwood Center Expansion/Renovation
Total Gross Area:	12,787 SF	15,950 SF	1,450 SF
Total Estimated Performing Arts cost:	\$25,005,727	\$23,019,733	\$4,448,898

Funding Options (to fund an additional FY24 – 28 CIP performing arts project):

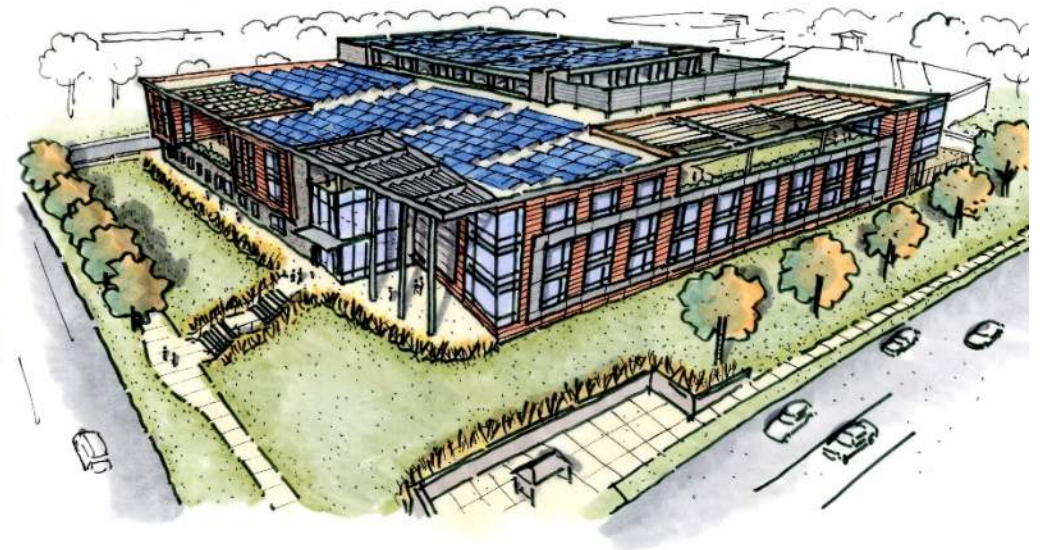
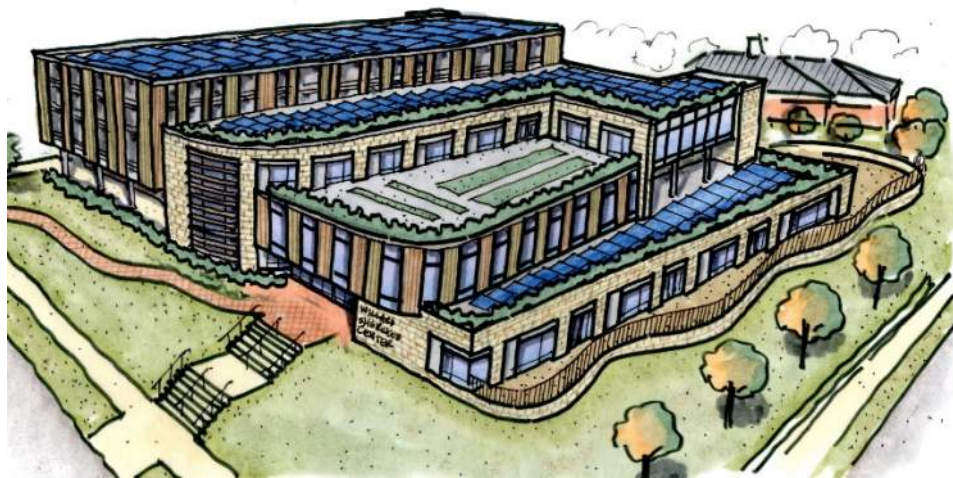
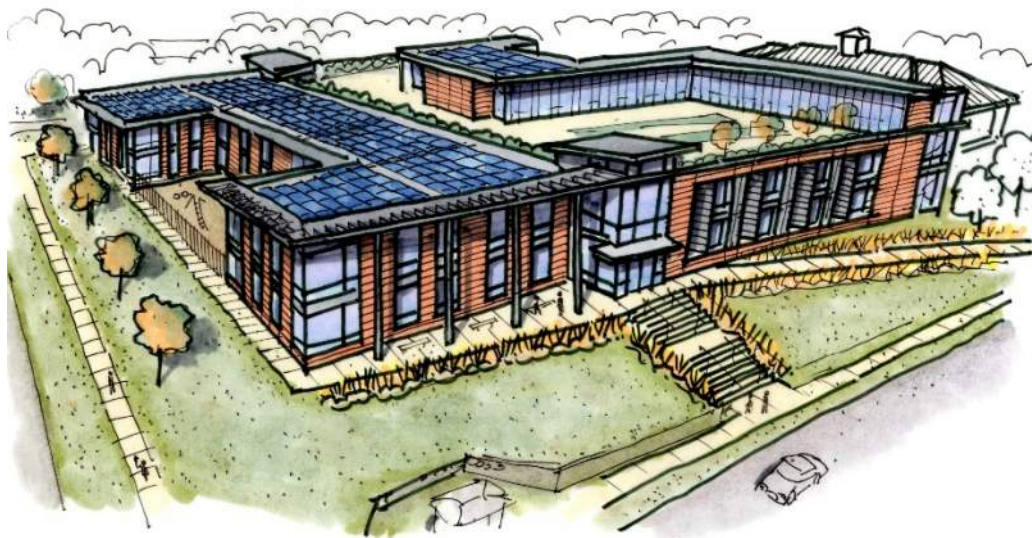
- Increase real estate tax rate from 0.40 cents to 2.25 cents depending on selected options
- Reduce/remove other projects from the FY24 – 28 CIP
- Pursue other revenue options (grants, sponsors, naming rights, fees, partners)
- Combination of all the above

Next Steps

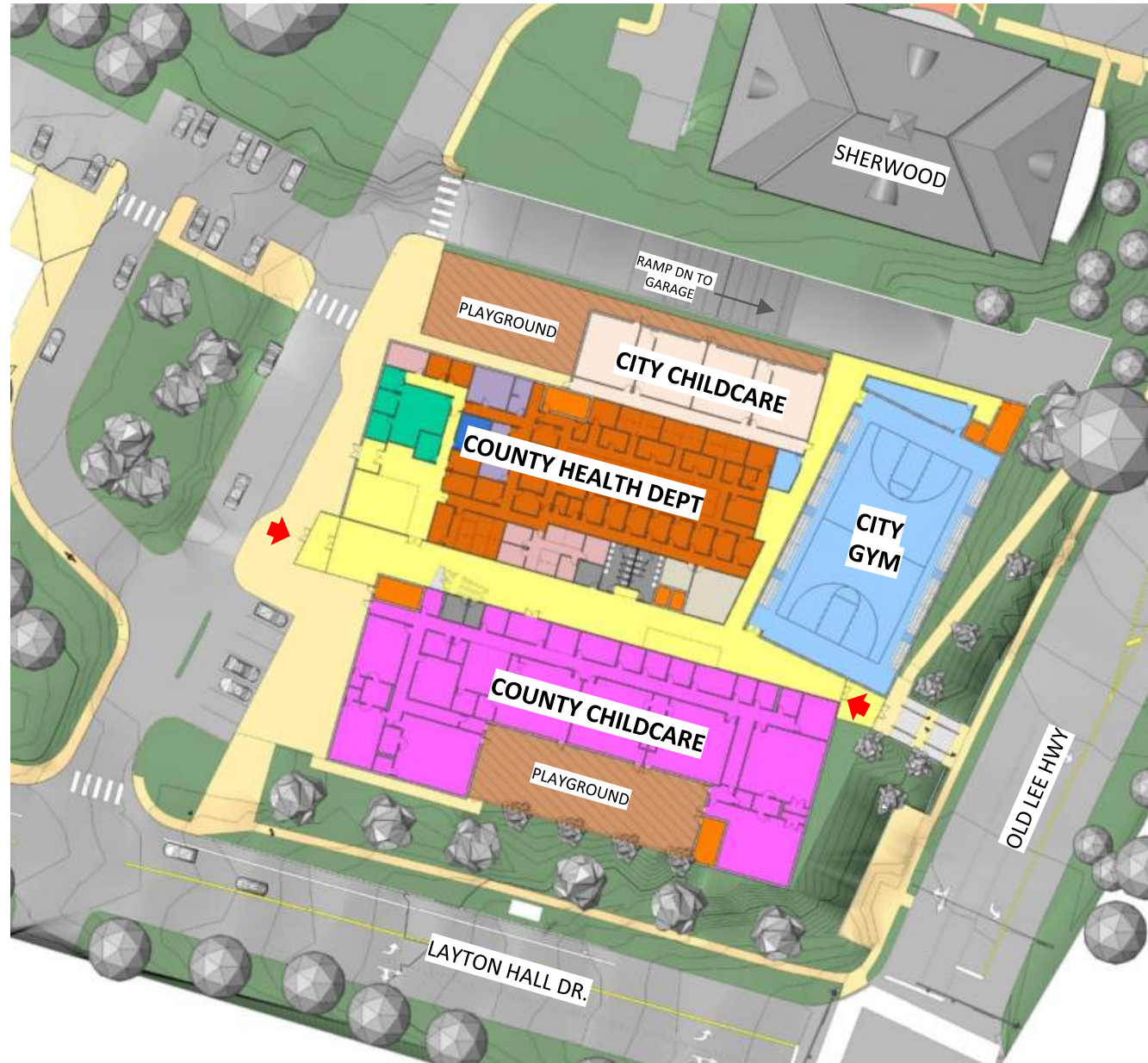
- **Final Concept Selection – December 2022**
 - County and City leadership will consider all the feedback from the community and make a final decision on a concept to carry forward into the Schematic Design.
- **Phase II County and City Design and Construction Agreement – December 2022**
- **Phase II AE negotiation – January 2023**
- **Start of Schematic Design stage – February 2023**
- **Construction Manager at Risk selection/ contract negotiation – June 2023**
- **Next Community Meetings during Schematic Design stage – June 2023**

Breakout Room Agenda

Questions / Feedback and Conversations with the Project Team

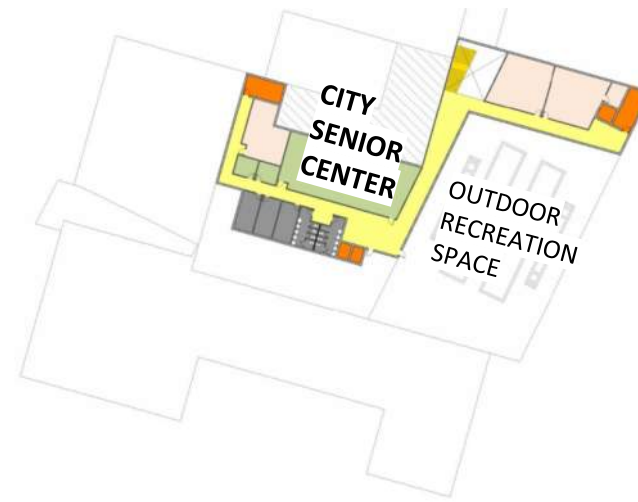


Breakout Room – Concept 1 Review



First Floor Plan

Floor area – 49,516 SF

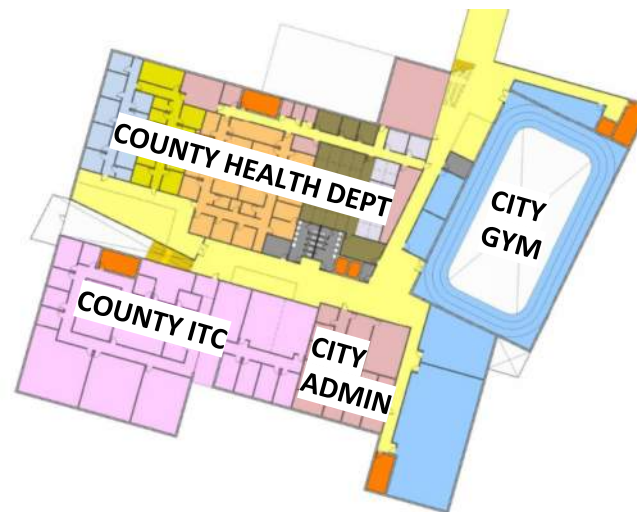


Third Floor Plan

Floor area – 9,036 SF

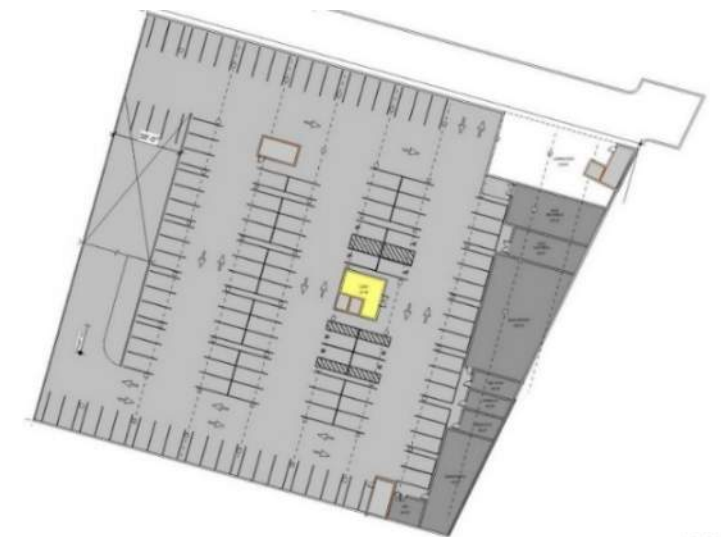


View from Old Lee Hwy



Second Floor Plan

Floor area – 44,237 SF



Basement Level 1 Plan

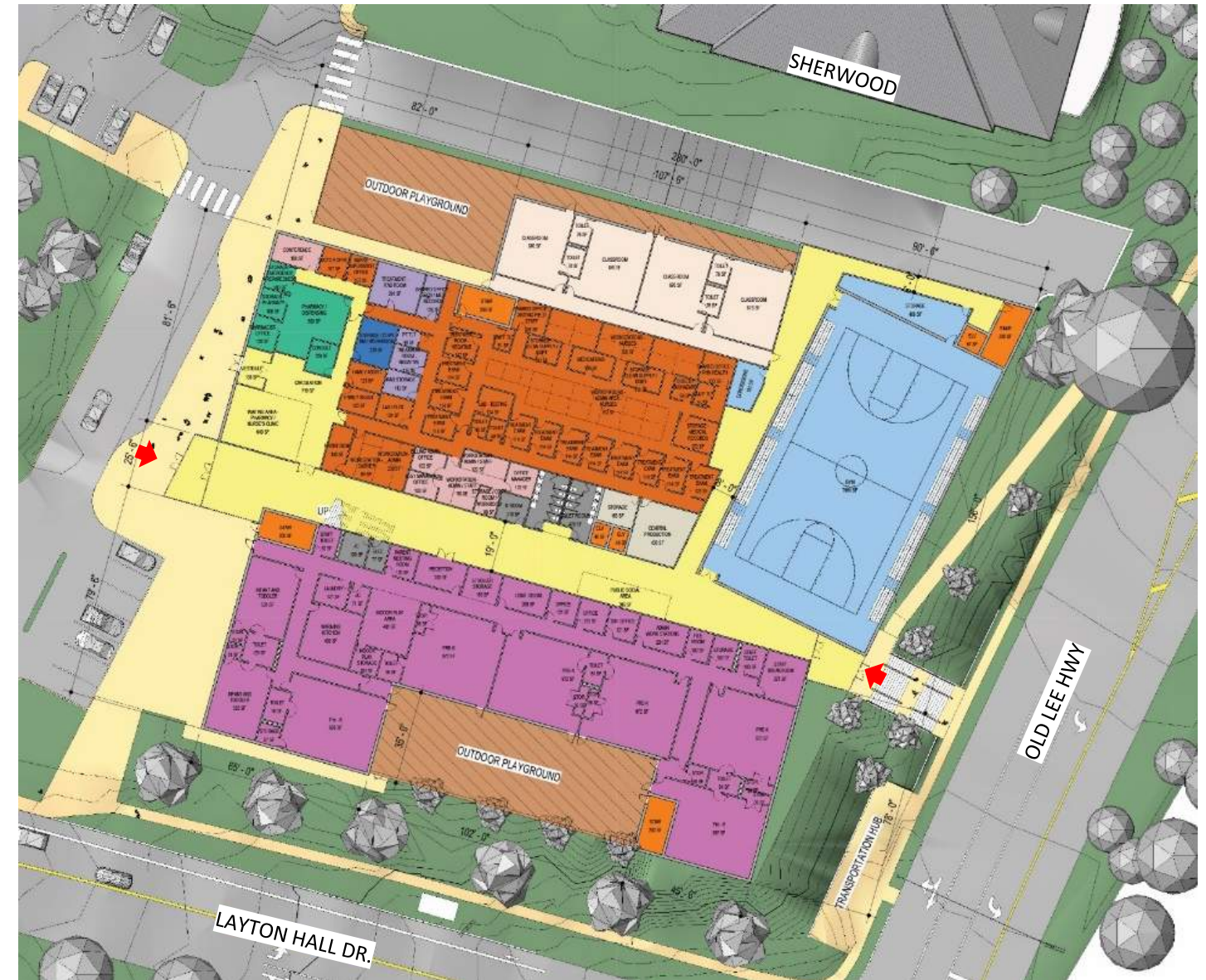
Floor area – 57,780 SF



Breakout Room – Concept 1 Questions

1. What do you like about this concept?

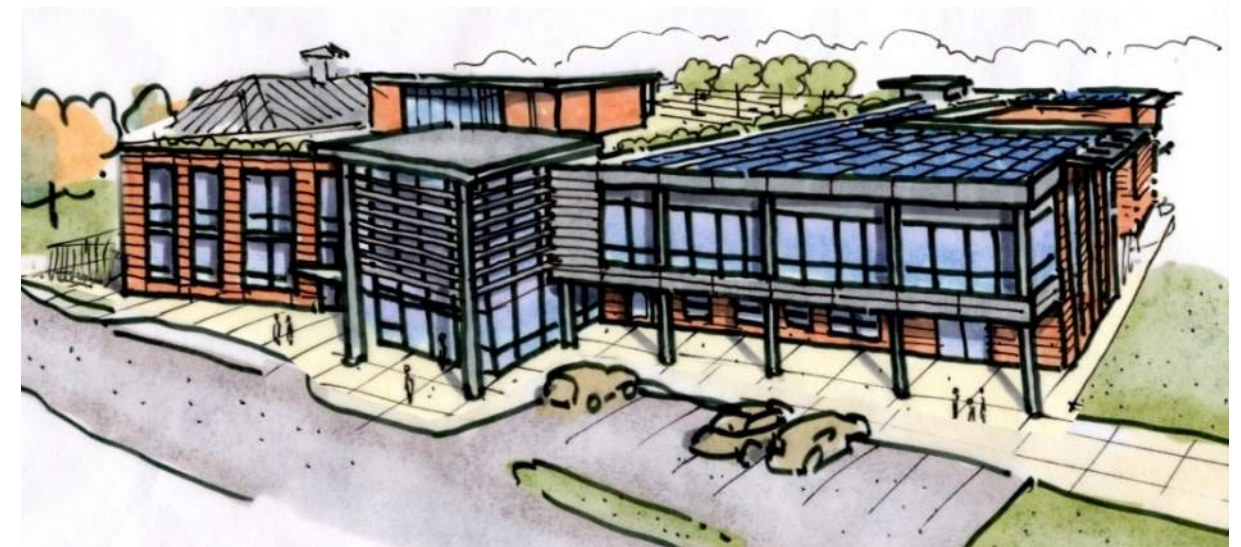
(Answer in the chat or raise your hand to speak)



Breakout Room – Concept 1 Questions

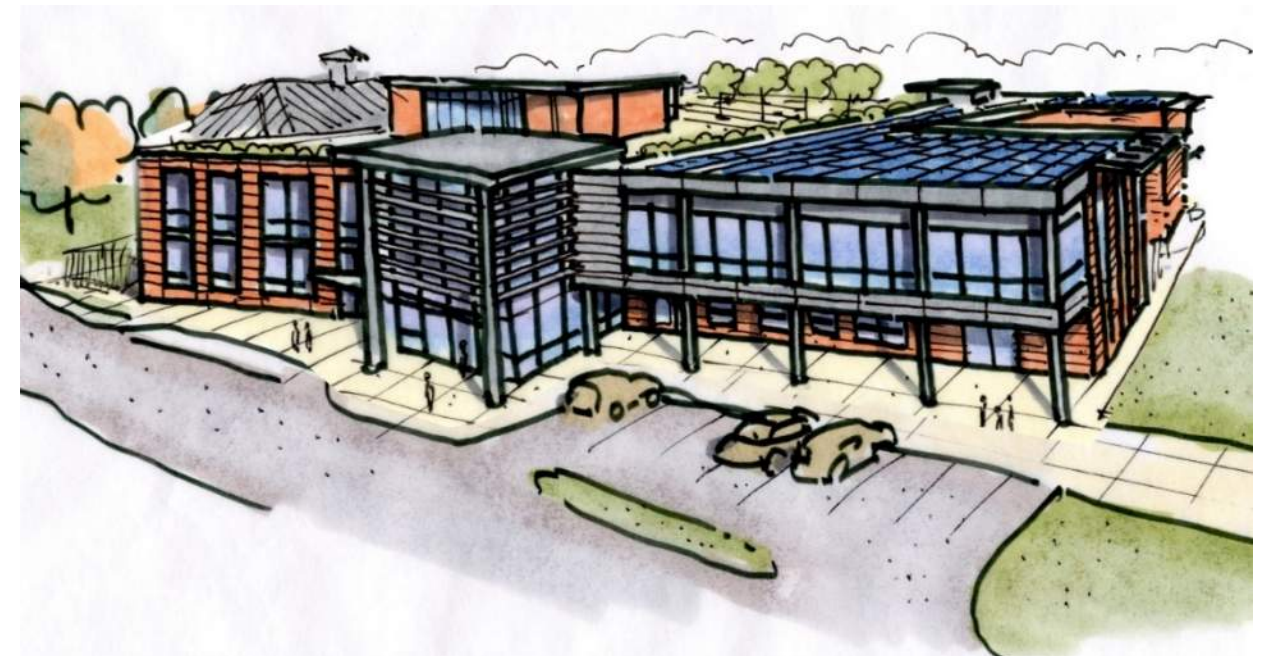
2. What, if anything, do you foresee being an issue or a challenge?

(Answer in the chat or raise your hand to speak)



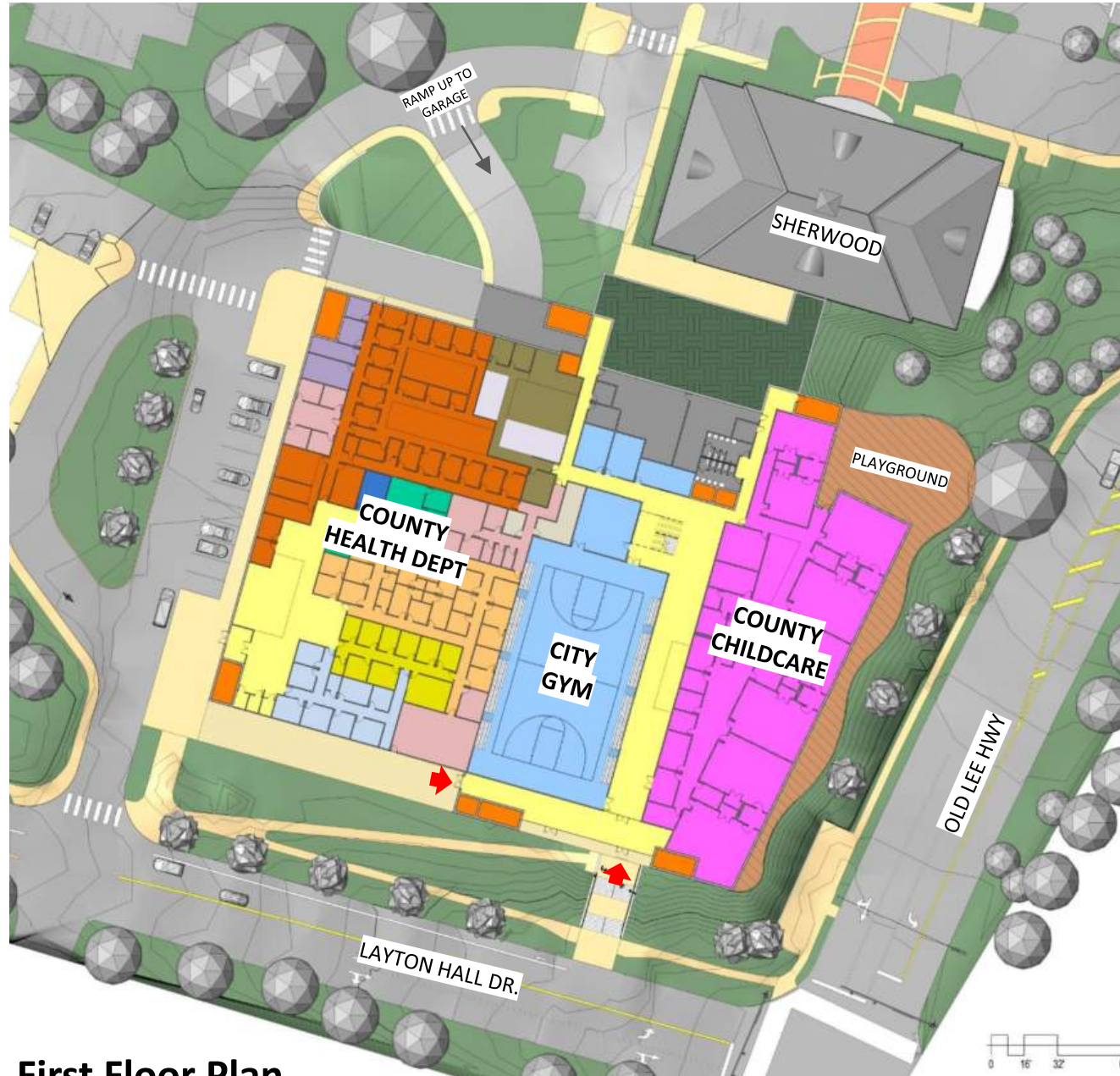
Breakout Room – Concept 1 Questions

3. What additional features can enhance this option?



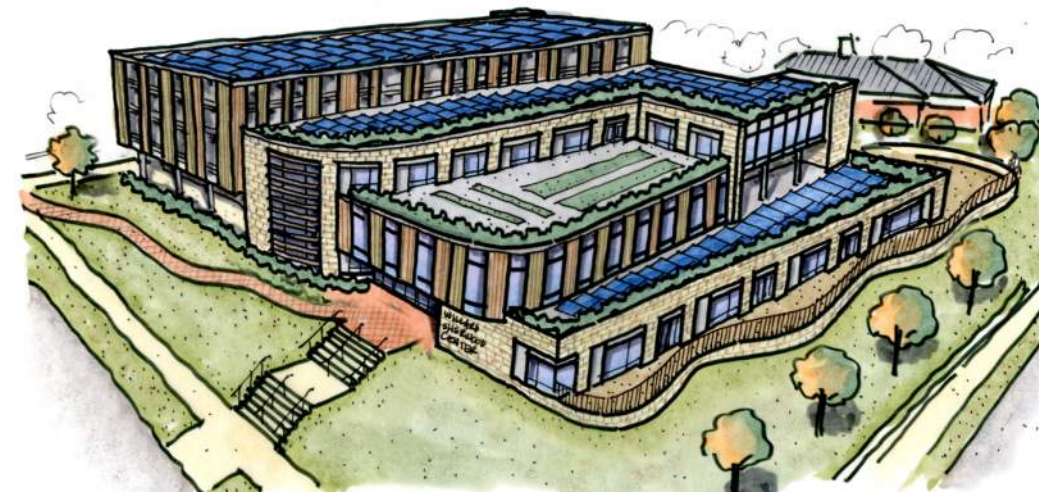
(Answer in the chat or raise your hand to speak)

Breakout Room - Concept 2 Review

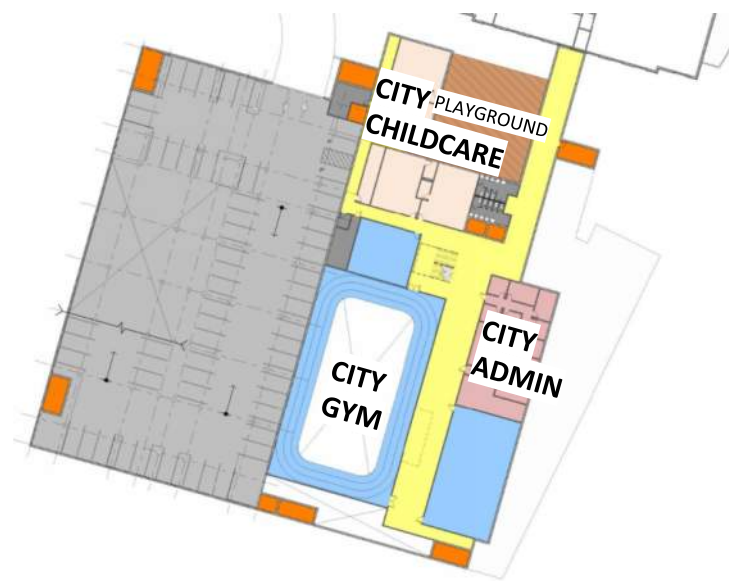


First Floor Plan

Floor area – 62,946 SF

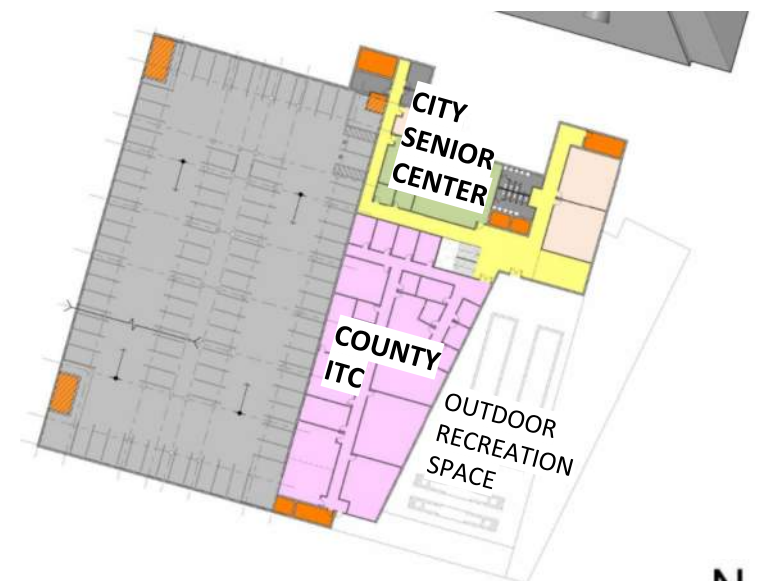


View from Old Lee Hwy



Second Floor Plan

Floor area – 24,751 SF



Third Floor Plan

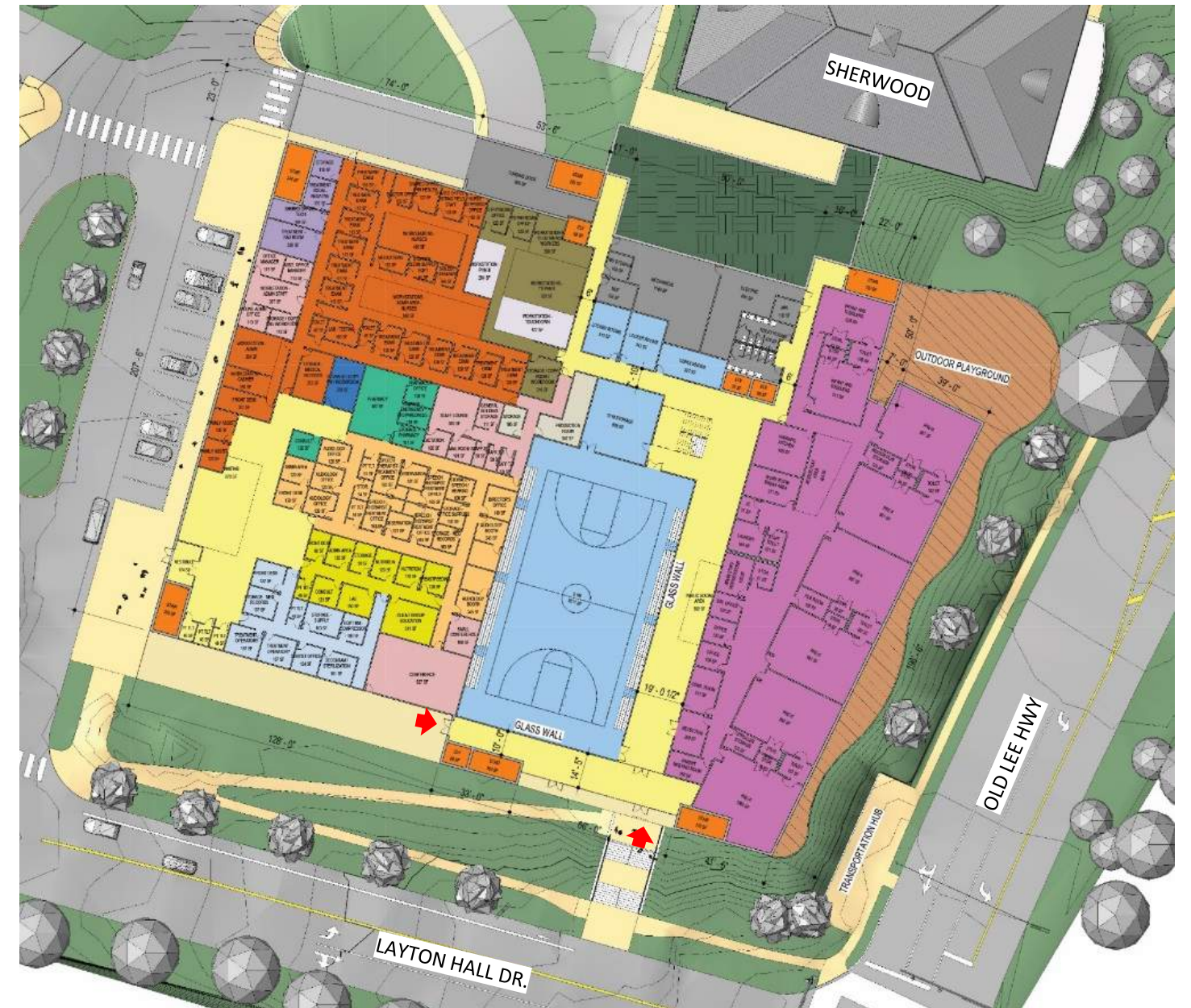
Floor area – 16,957 SF



Breakout Room - Concept 2 Questions

1. What do you like about this concept?

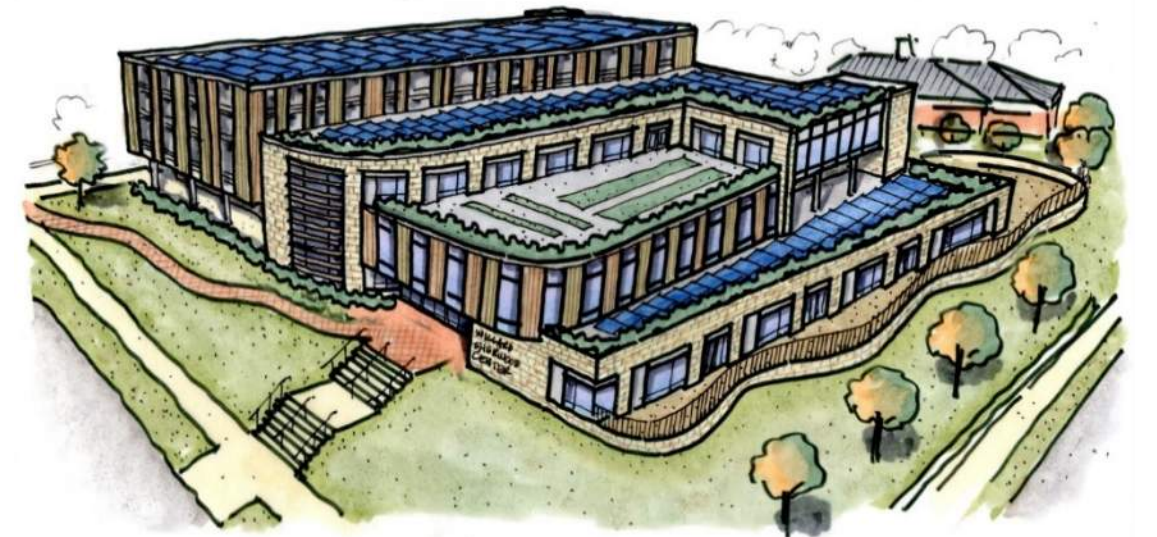
(Answer in the chat or raise your hand to speak)



Breakout Room - Concept 2 Questions

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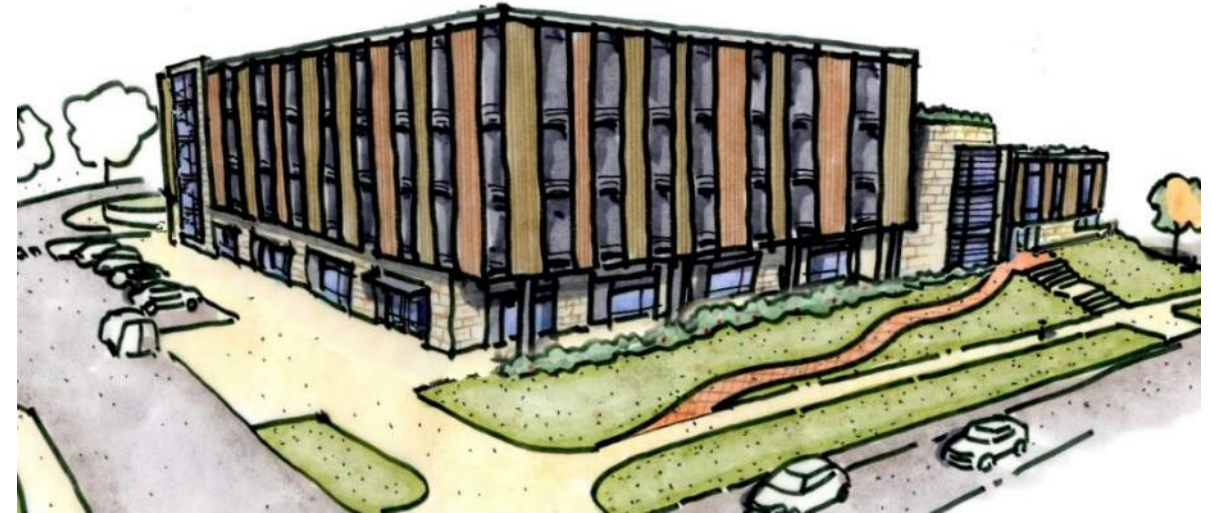
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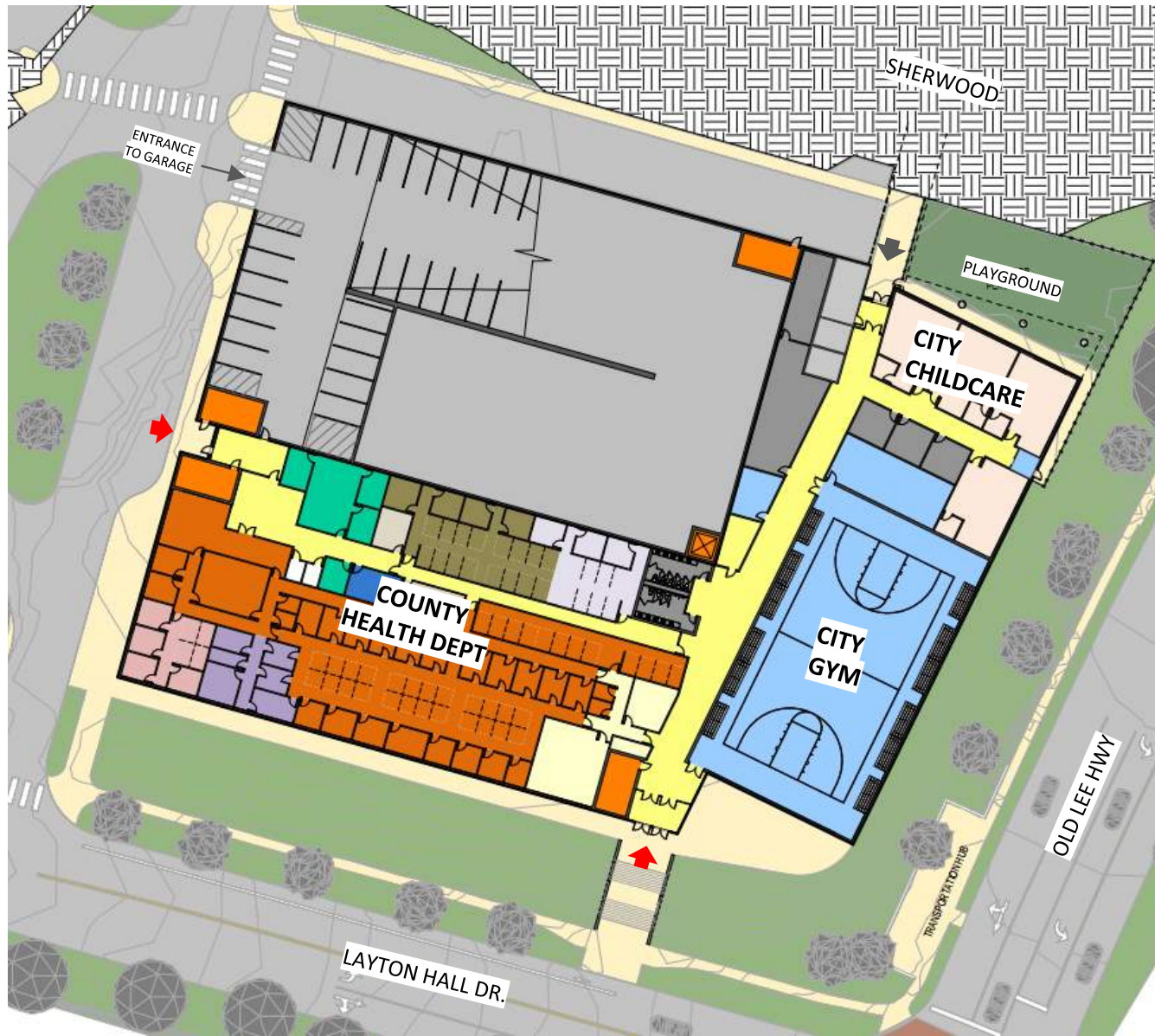
Breakout Room - Concept 2 Questions

3. What additional features can enhance this option?

(Answer in the chat or raise your hand to speak)

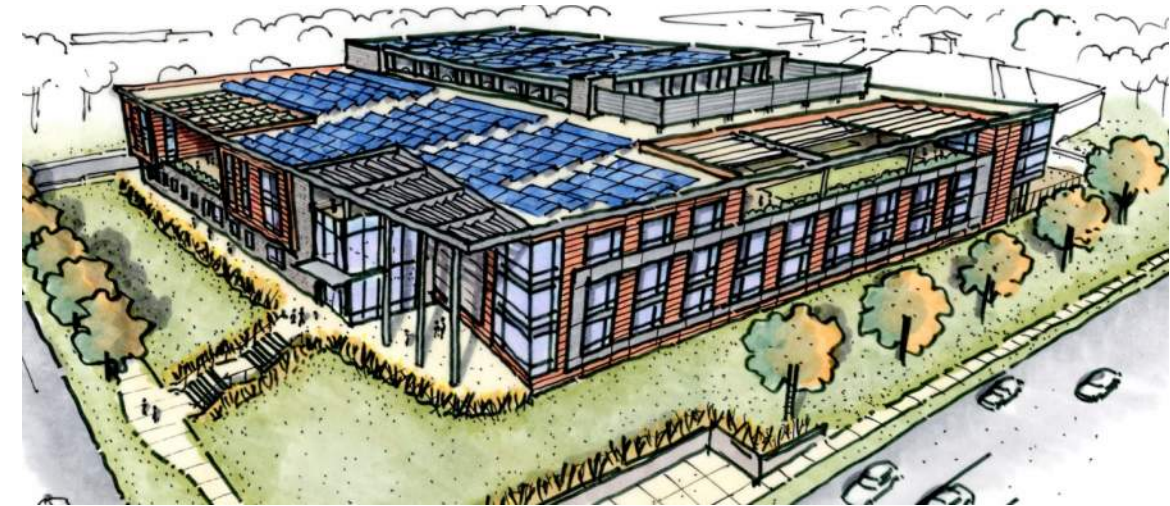


Breakout Room - Concept 3 Review

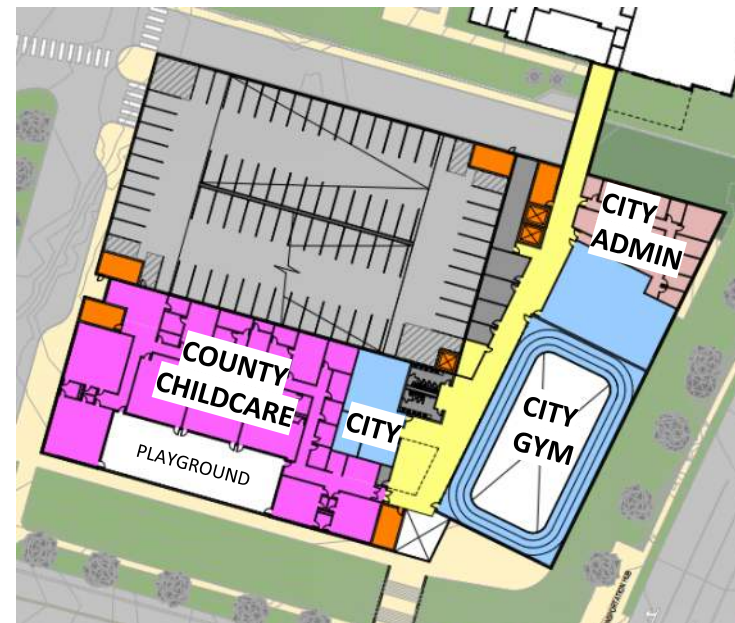


First Floor Plan

Floor area – 39,760 SF

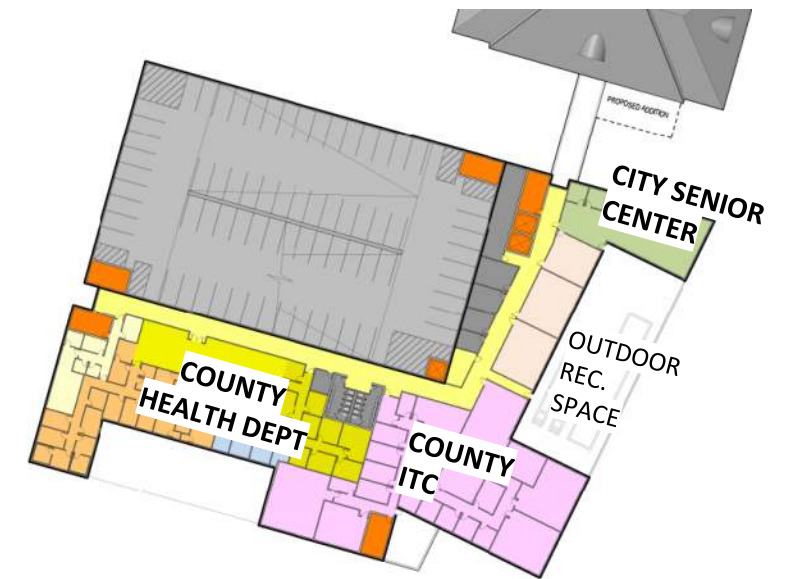


View from Old Lee Hwy



Second Floor Plan

Floor area – 34,065 SF



Third Floor Plan

Floor area – 31,600 SF

Breakout Room - Concept 3 Questions

1. What do you like about this concept?

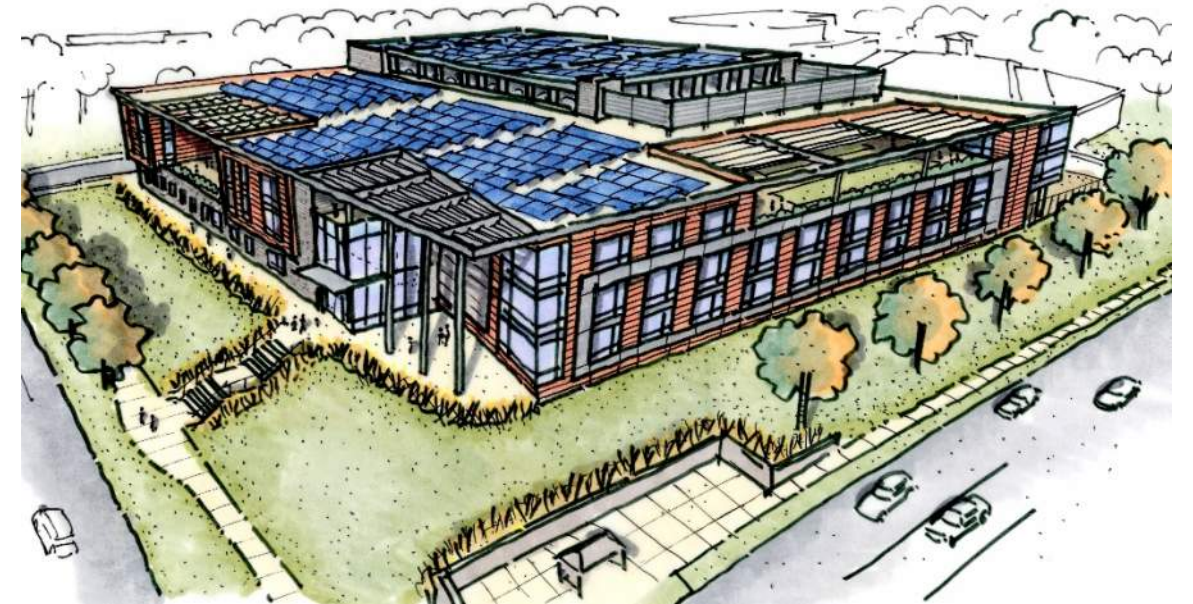
(Answer in the chat or raise your hand to speak)



Breakout Room - Concept 3 Questions

2. What, if anything, do you foresee being an issue or a challenge?

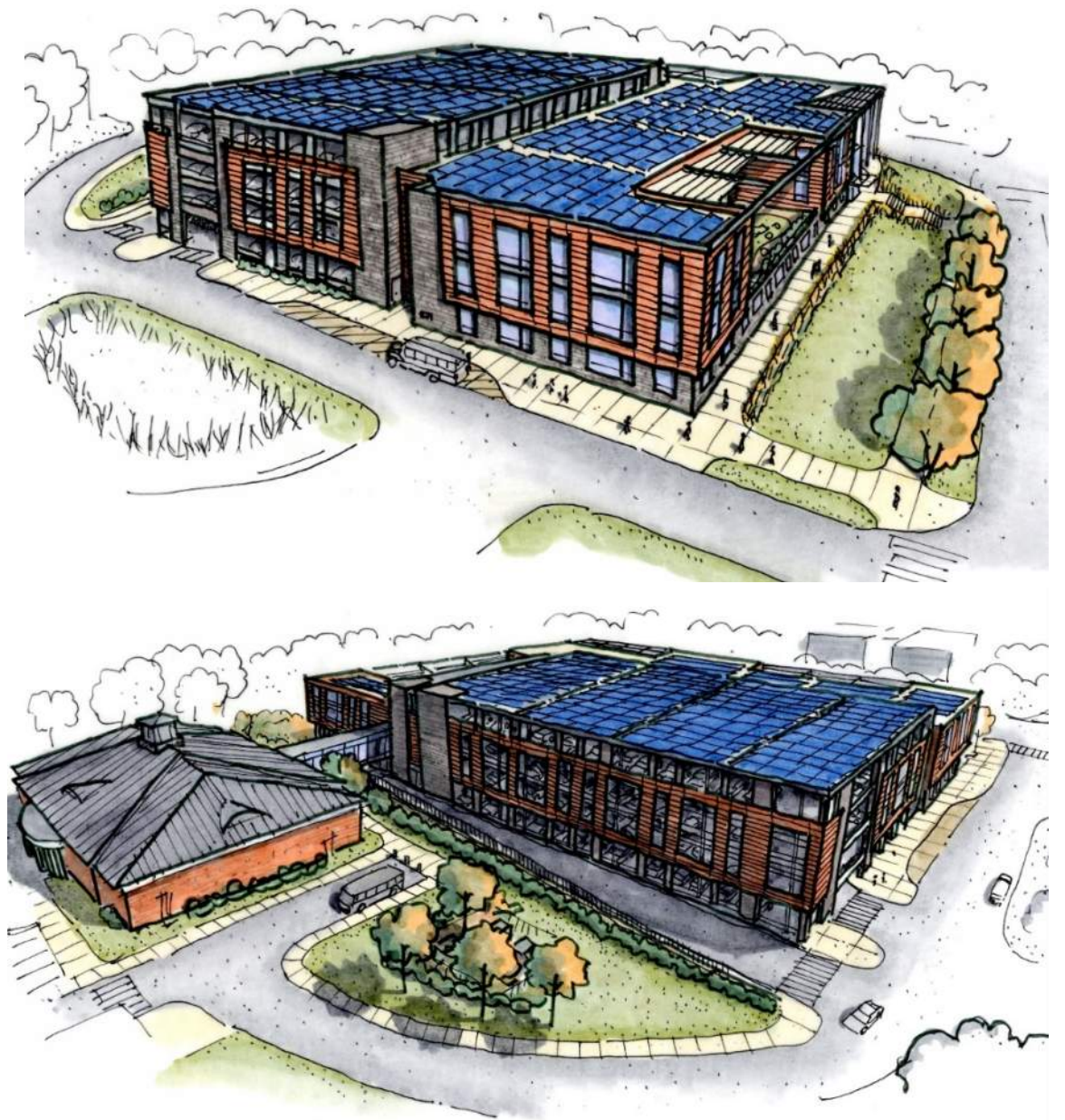
(Answer in the chat or raise your hand to speak)



Breakout Room - Concept 3 Questions

3. What additional features can enhance this option?

(Answer in the chat or raise your hand to speak)



Breakout Room – Performing Arts Option 1 Questions

1. What do you like about this Option?



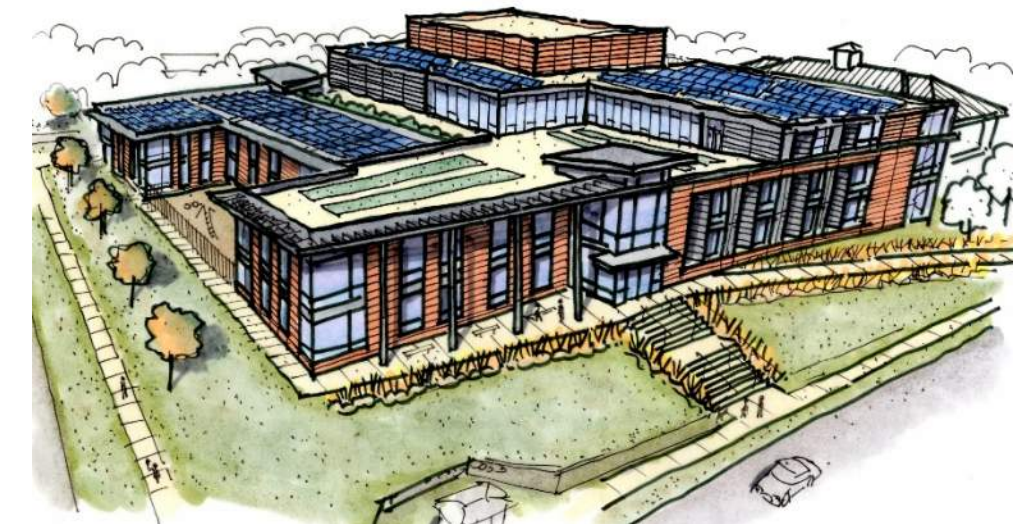
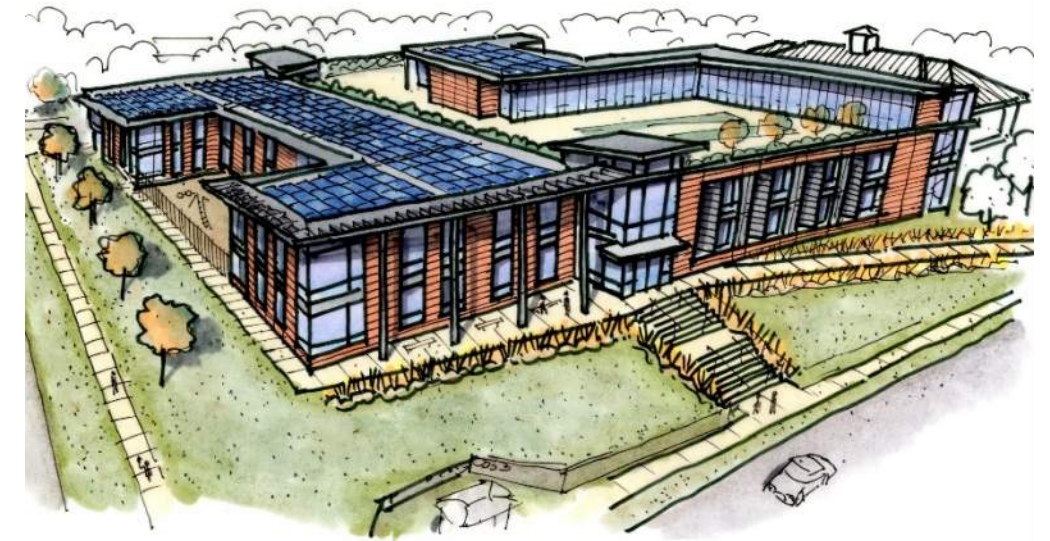
(Answer in the chat or raise your hand to speak)

Concept 1 with Performing Arts

Breakout Room – Performing Arts Option 1 Questions

2. What, if anything, do you foresee being an issue or a challenge?

(Answer in the chat or raise your hand to speak)



Concept 1 with Performing Arts

Breakout Room – Performing Arts Option 2 Questions

1. What do you like about this Option?



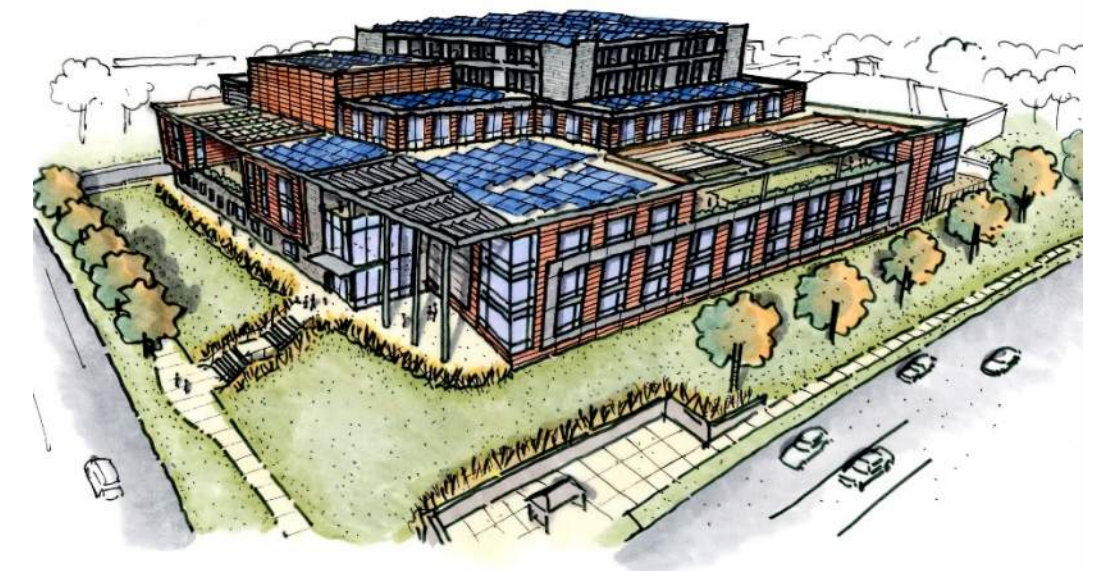
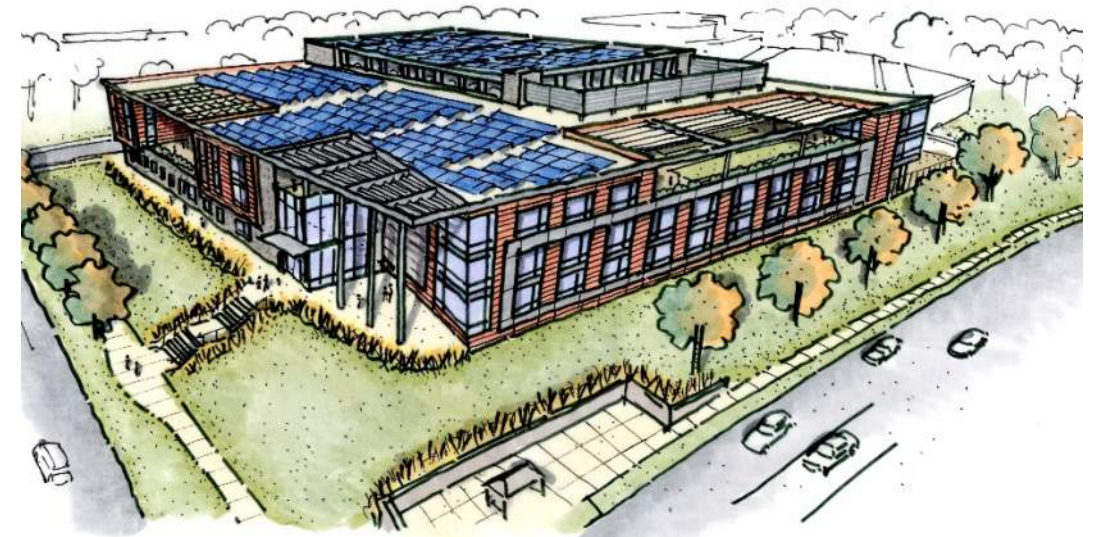
(Answer in the chat or raise your hand to speak)

Concept 3 with Performing Arts

Breakout Room – Performing Arts Option 2 Questions

2. What, if anything, do you foresee being an issue or a challenge?

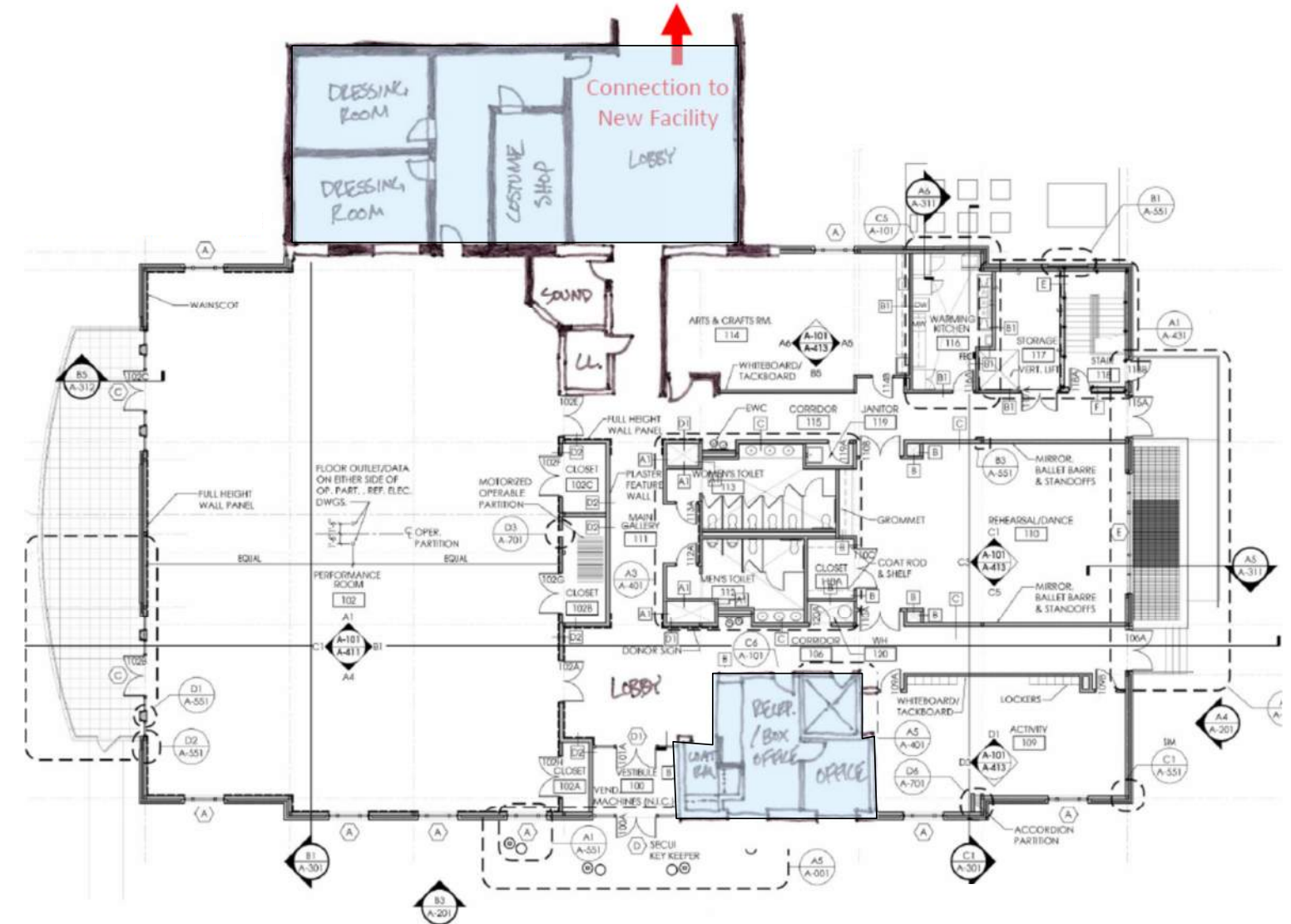
(Answer in the chat or raise your hand to speak)



Concept 3 with Performing Arts

Breakout Room – Performing Arts Option 3 Questions

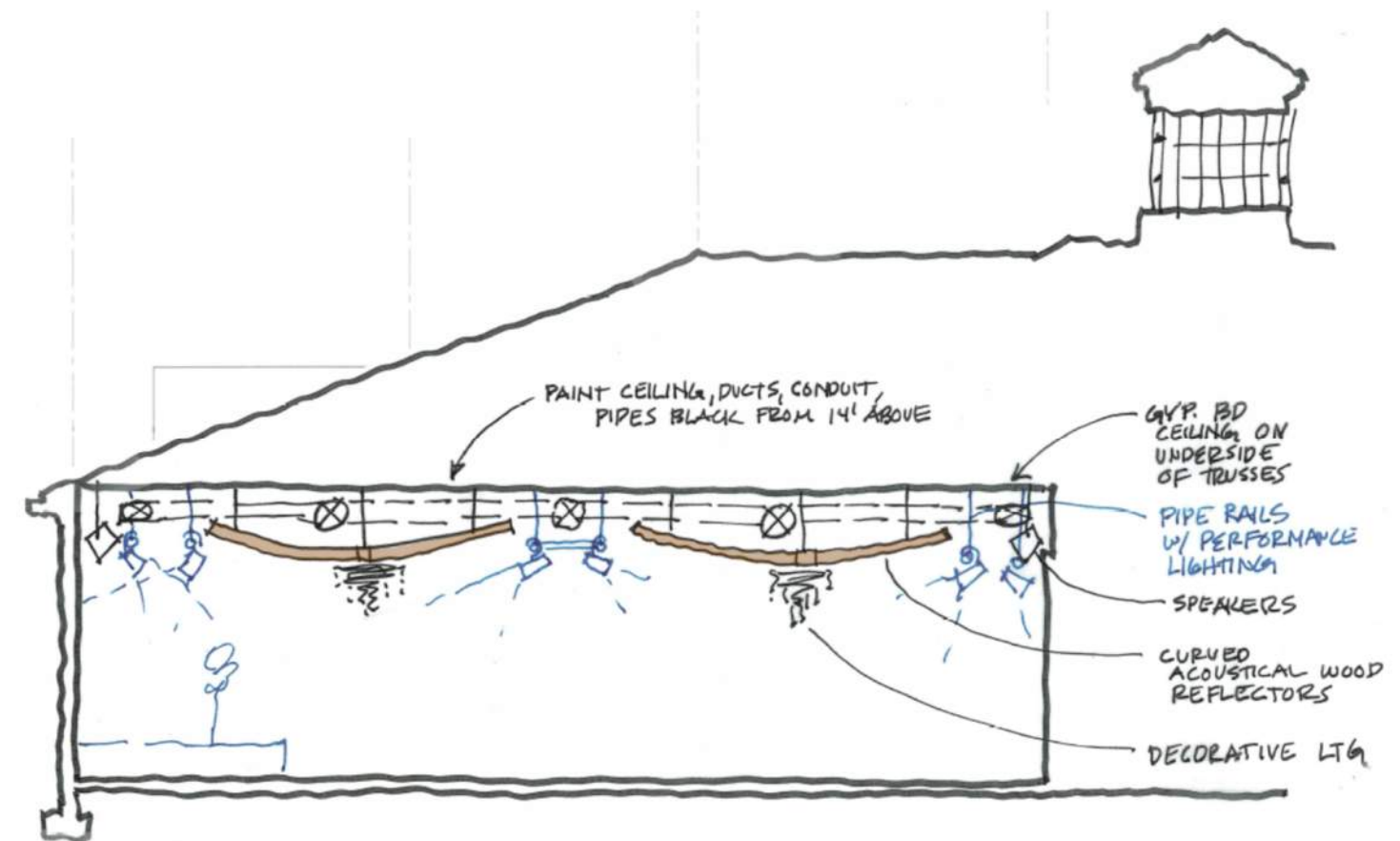
1. What do you like about this Option?



(Answer in the chat or raise your hand to speak)

Breakout Room – Performing Arts Option 3 Questions

2. What, if anything, do you foresee being an issue or a challenge?



(Answer in the chat or raise your hand to speak)

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 \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/public-works-and-environmental-services/willard-sherwood-health-and-community-center)

Provide Online input: [Willard-Sherwood Health and Community Center | Engage Fairfax \(fairfaxva.gov\)](https://www.fairfaxva.gov/engage/willard-sherwood-health-and-community-center)

Email for questions: Willard-SherwoodProject@fairfaxcounty.gov