

# Willard-Sherwood Health and Community Center

Community Open House - November 19, 2022



# 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



# 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.

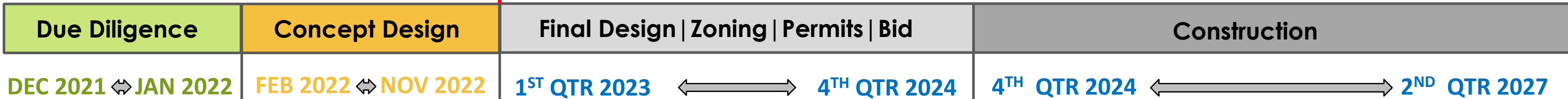
**City:** Up to \$56M available for City program based on approved and proposed per City’s Capital Improvement Program and use of ARPA funds.

## 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

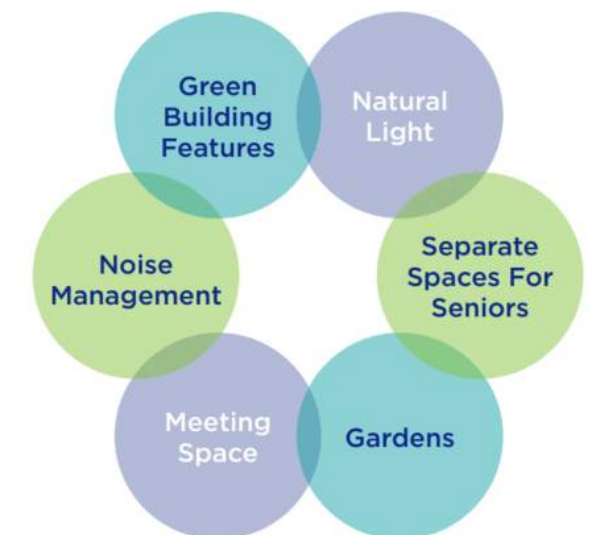
### How Will You Get There?

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

<b><u>FAIRFAX COUNTY PROGRAMS</u></b>	<b><u>AREA (SF)</u></b>
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
<b>TOTAL:</b>	<b>39,139 NSF   57,381 GSF</b>

<b><u>CITY OF FAIRFAX PROGRAMS</u></b>	<b><u>AREA (SF)</u></b>
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
<b>TOTAL:</b>	<b>29,961 NSF   41,613 GSF</b>

**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:

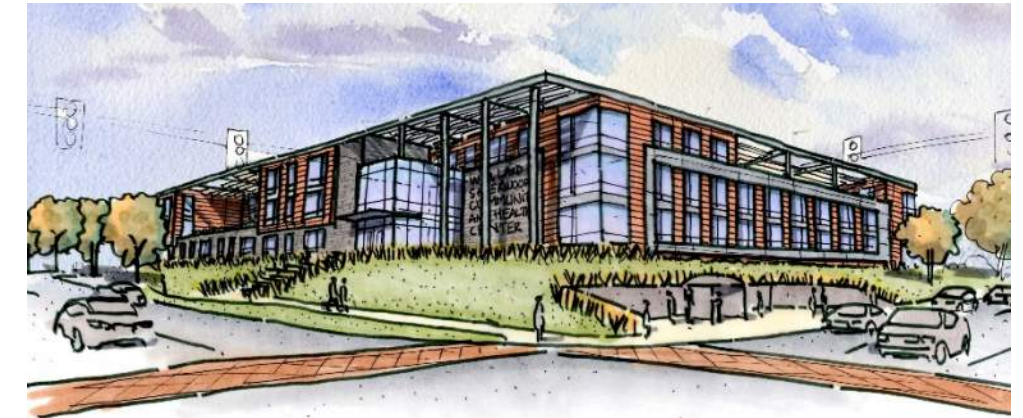
- Five story building
- Four floors of above-grade cast-in-place parking structure above HD
- 104,700 Gross SF Area



## 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



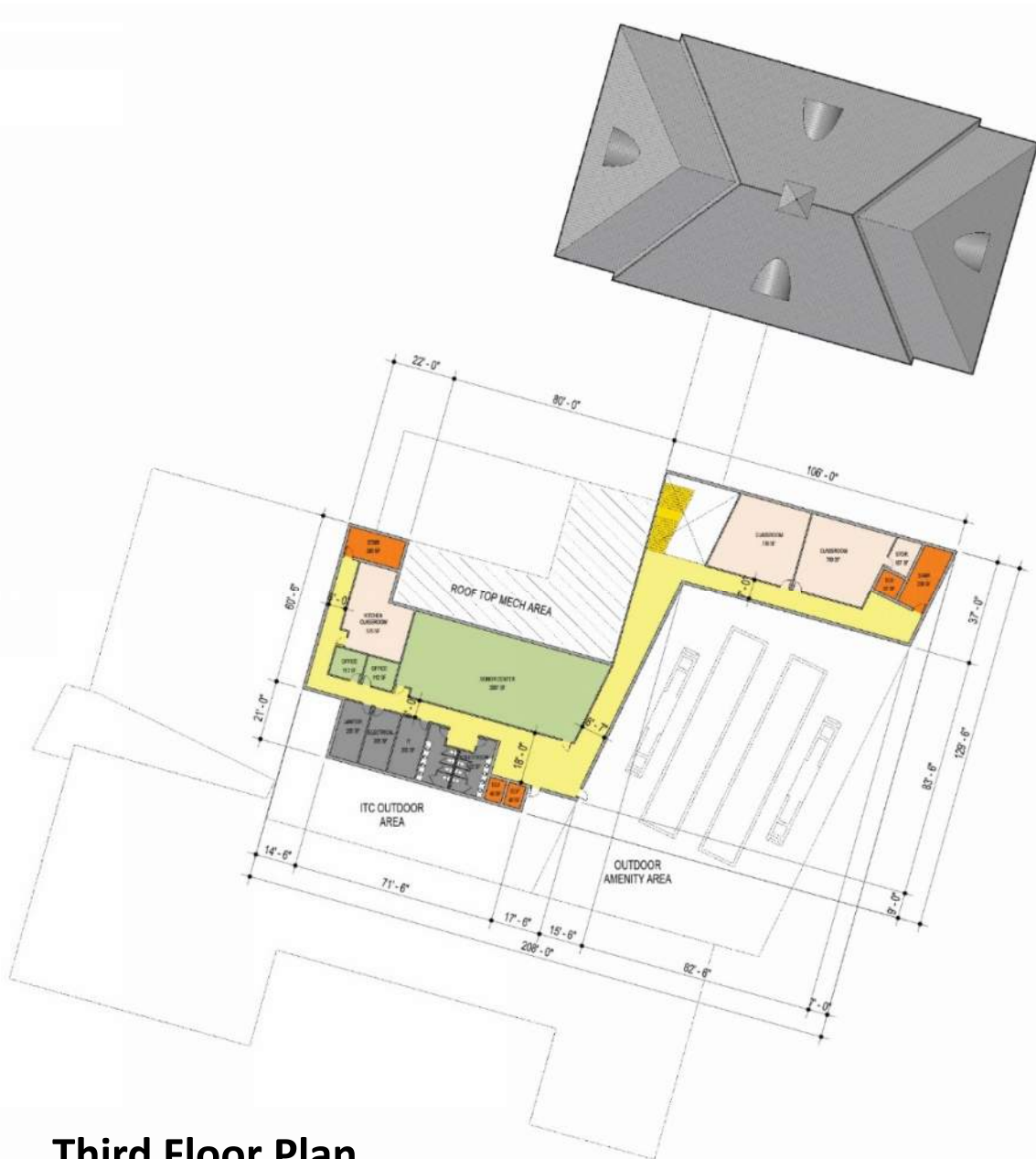
# Concept 1 - Plans



# Concept 1 - Plans



**Second Floor Plan**  
Floor area – 44,237 SF



**Third Floor Plan**  
Floor area – 9,036 SF

**Department Legend**

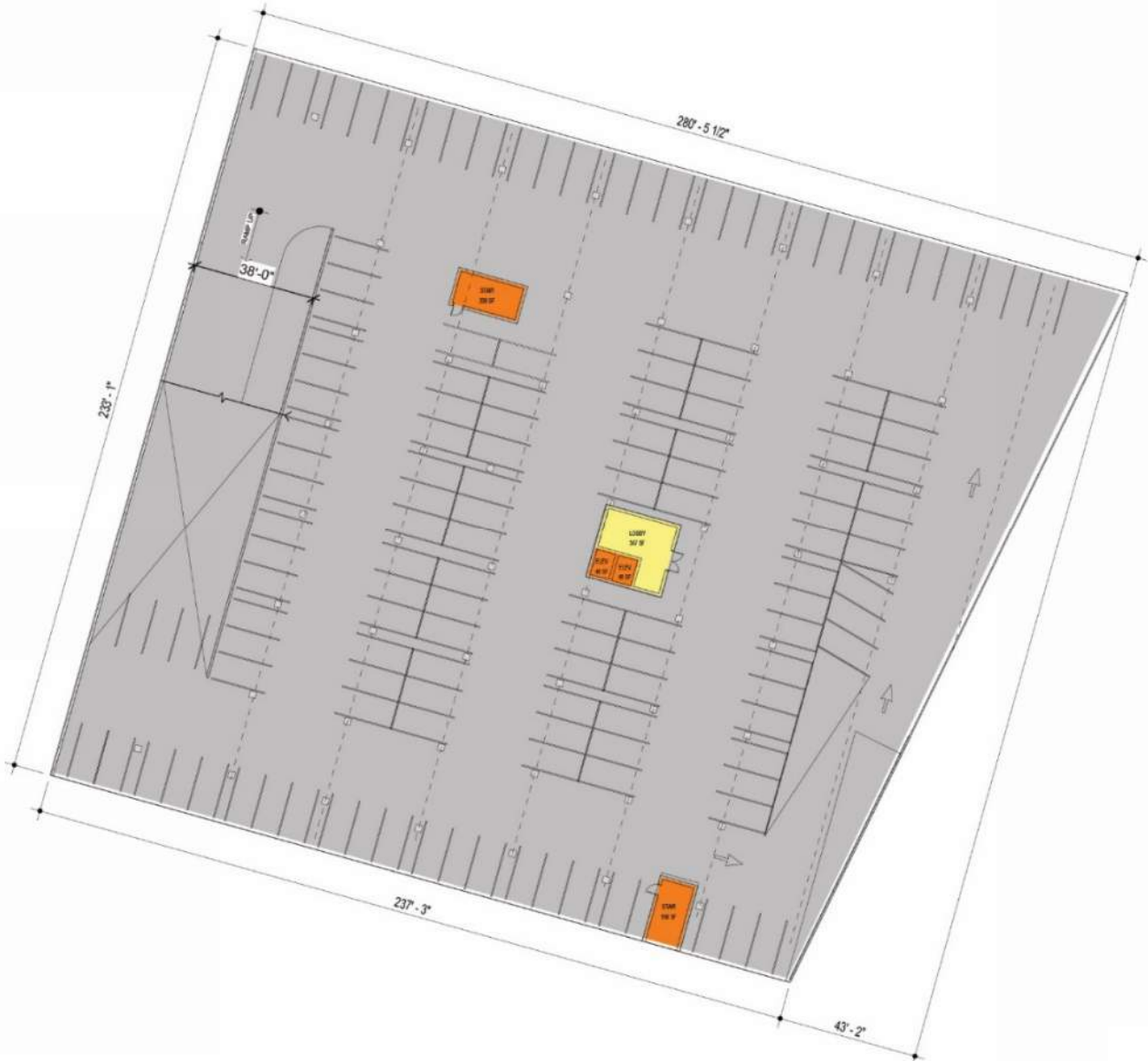
- Administrative Operations
- Building Support
- Circulation
- Dental Services
- Gym / Fitness
- ITC
- Region 5 SH Team
- Speech and Hearing
- TB
- Vertical Circulation
- Women's Infants & Children
- Classrooms
- Senior Center



# 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

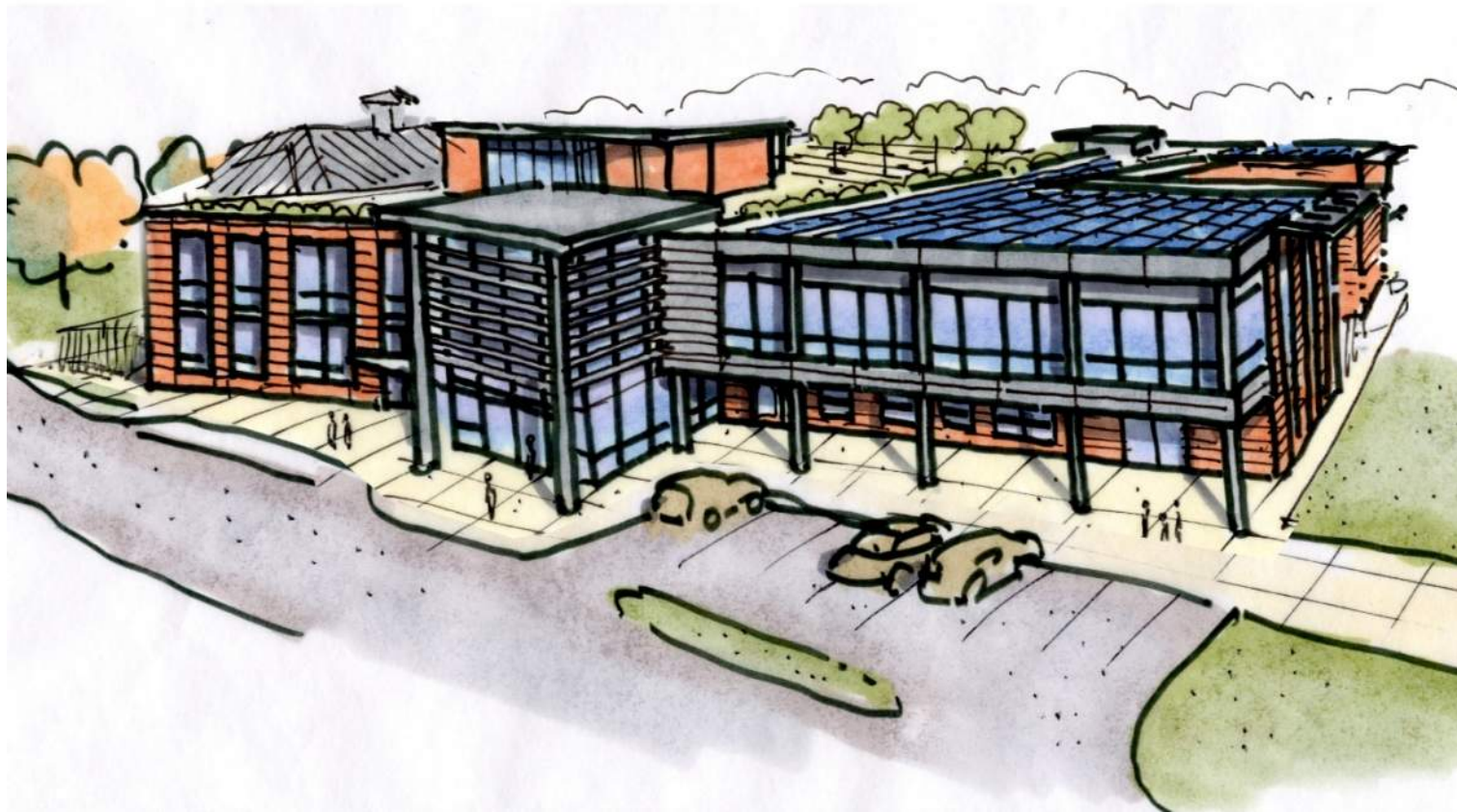


View from Intersection of Old Lee Hwy & Layton Hall Dr

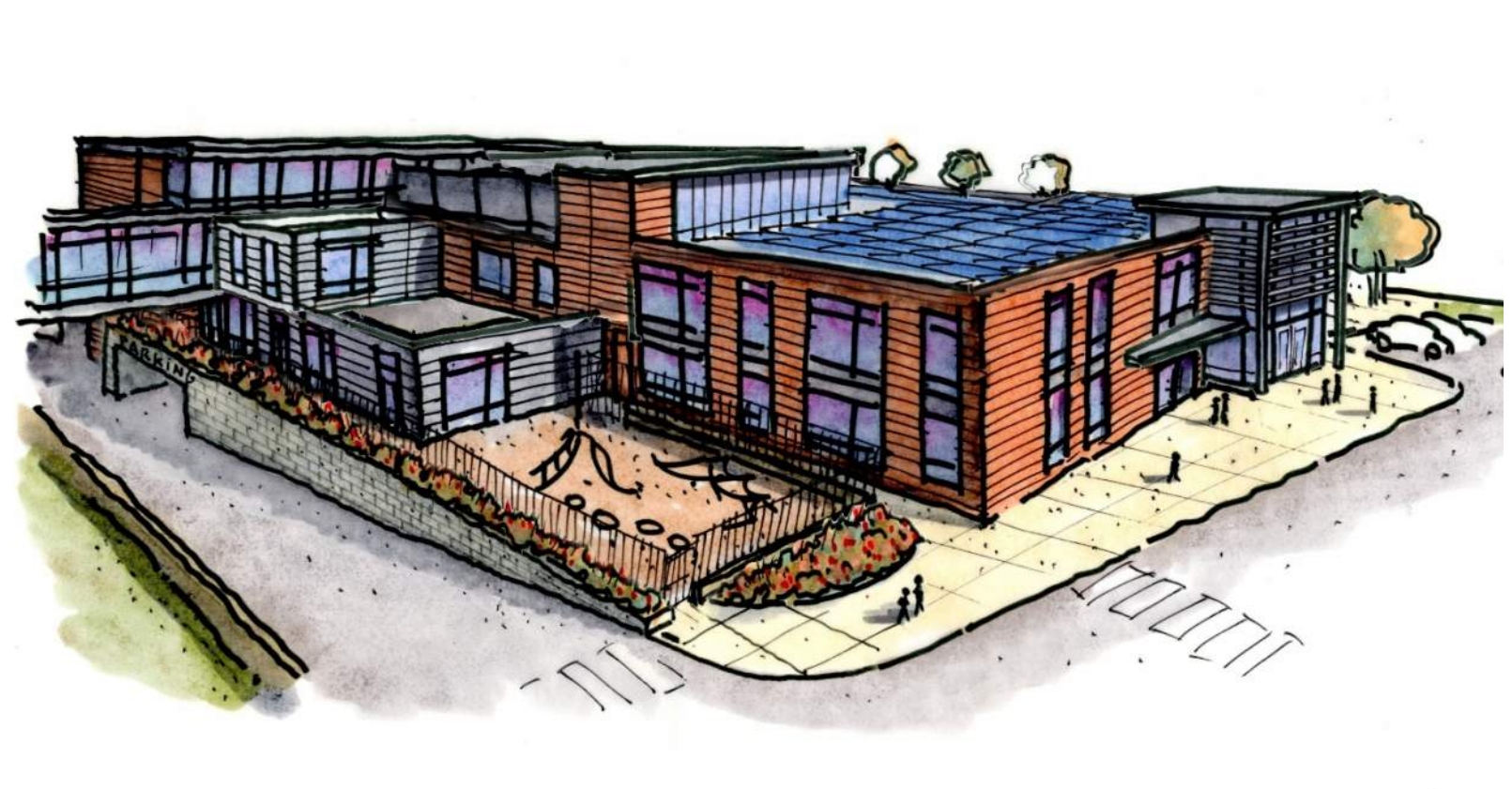


View from Layton Hall Dr

# Concept 1 - Views



View from Jorgenson's Lab



View from Sherwood side



# Design Concepts

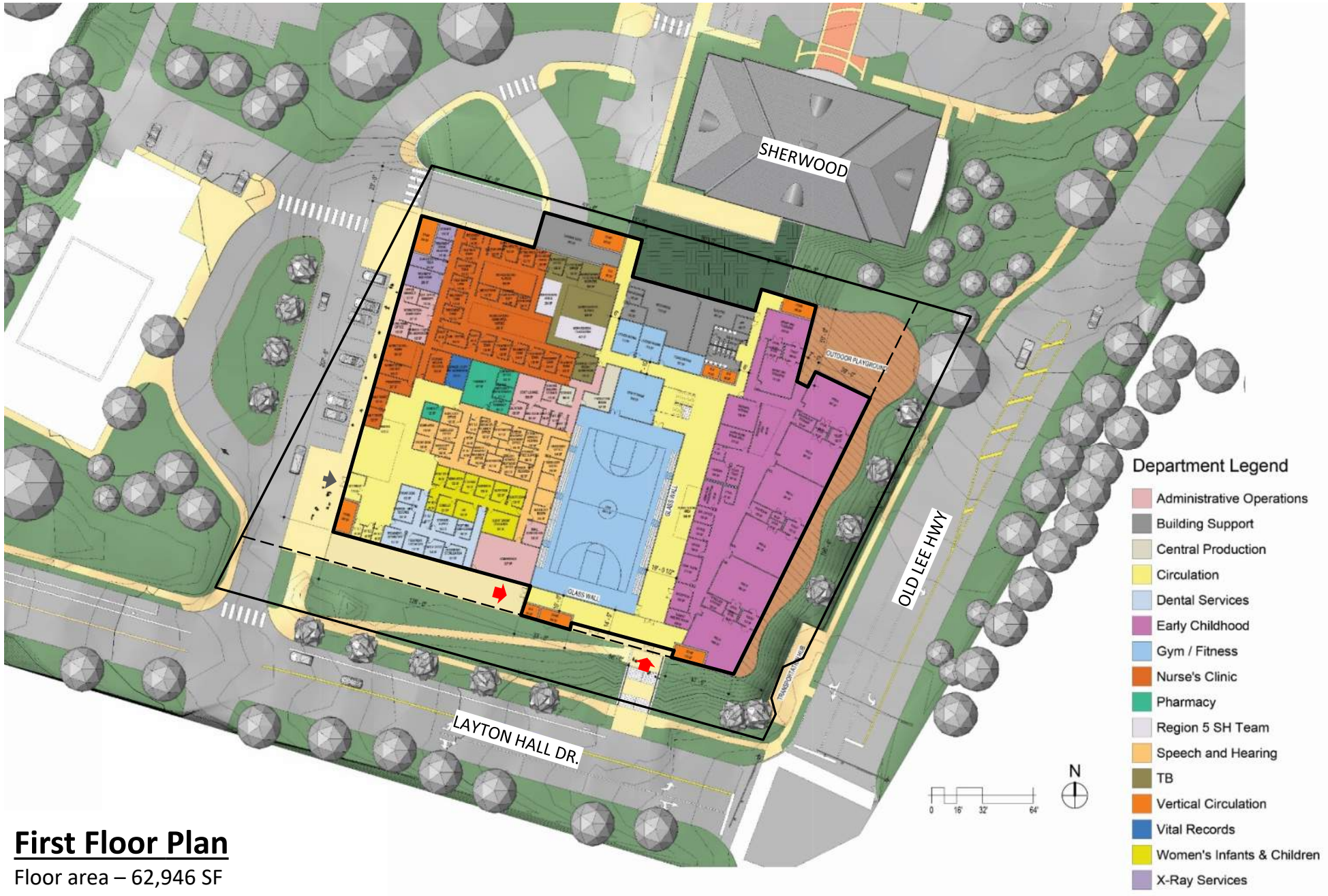
## Concept 2

### 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



# Concept 2 - Plans



**Second Floor Plan**

Floor area – 24,751 SF



**Third Floor Plan**

Floor area – 16,957 SF

**Department Legend**

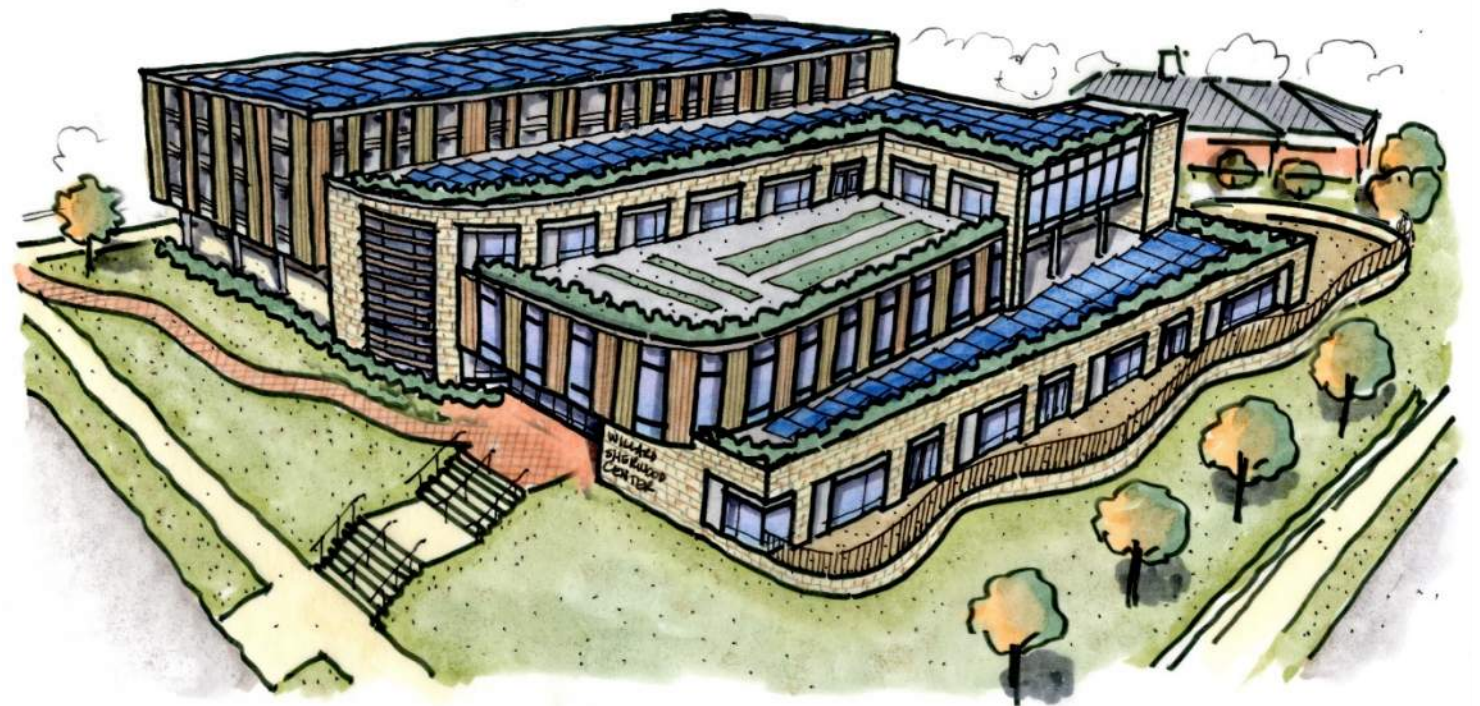
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- Senior Center



# Concept 2 - Views

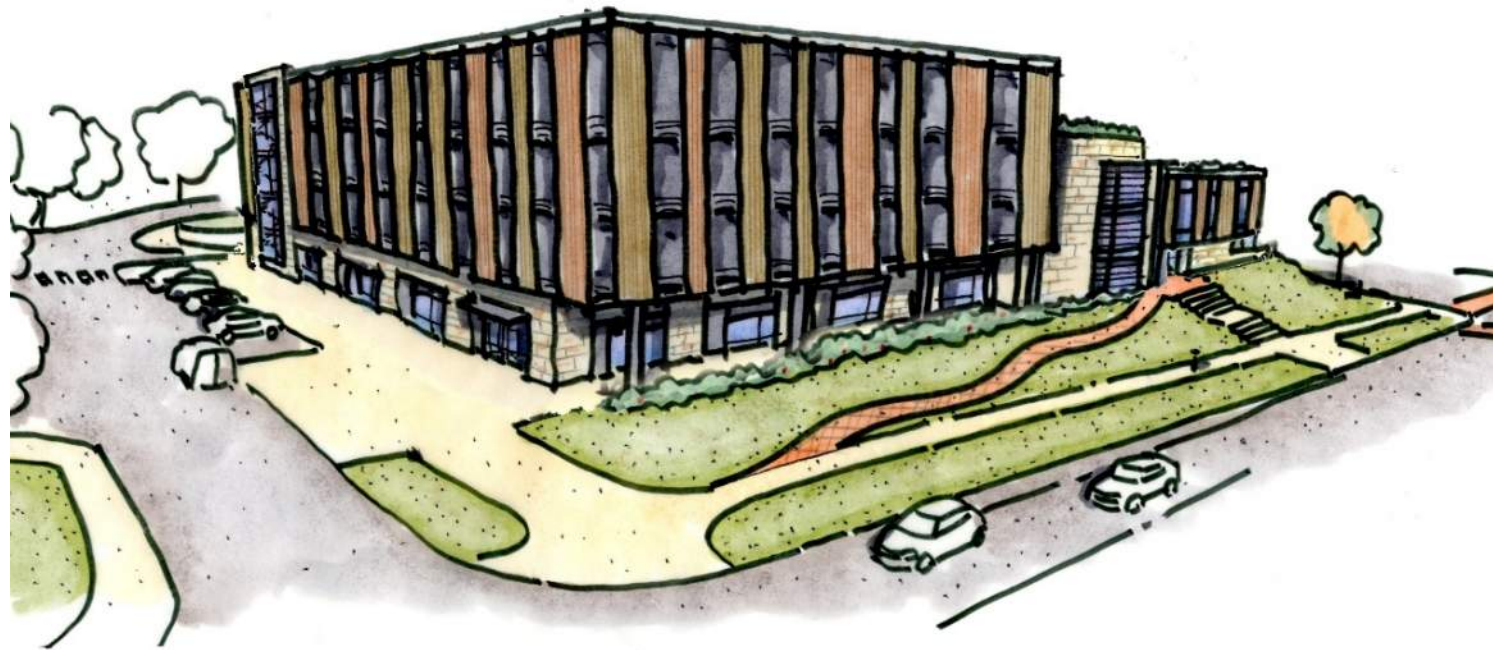


View from Old Lee Hwy

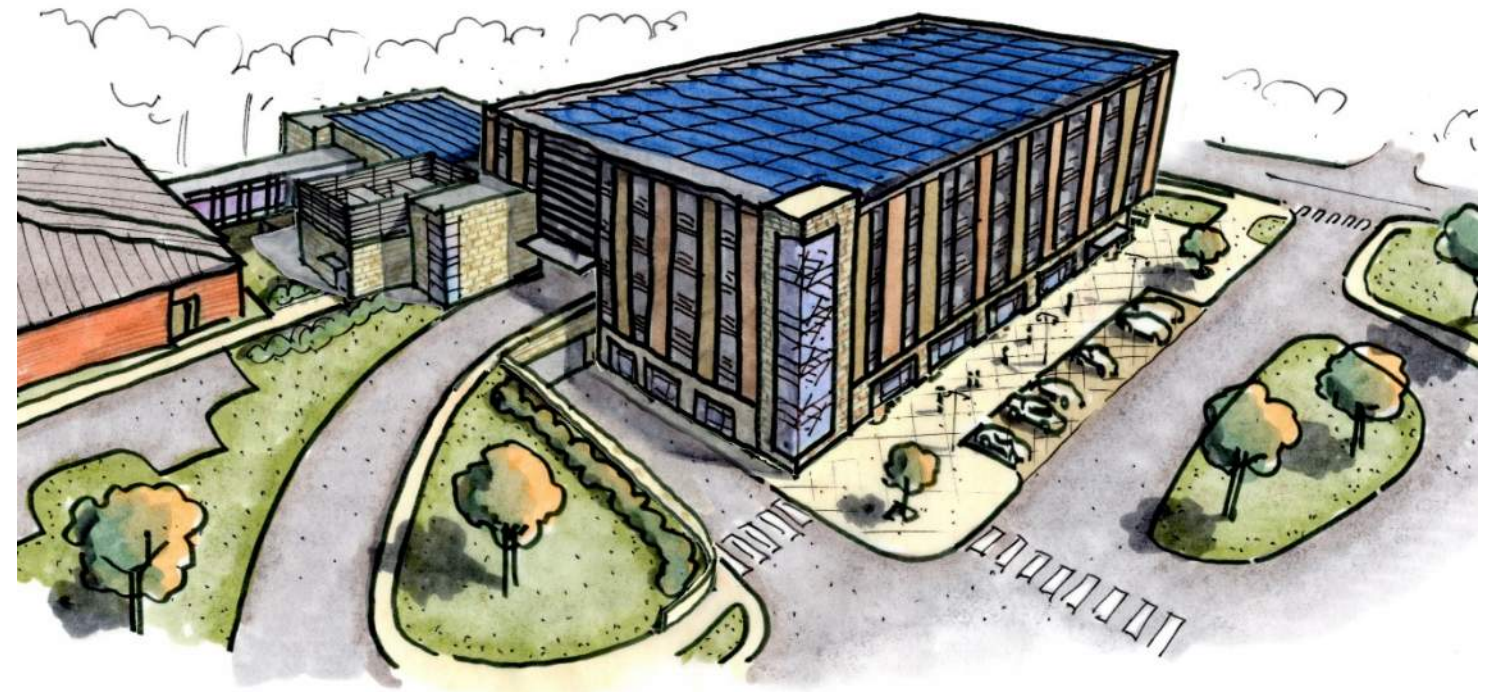


View from Intersection of Old Lee Hwy & Layton Hall Dr

# Concept 2 - Views



View from Layton Hall Dr



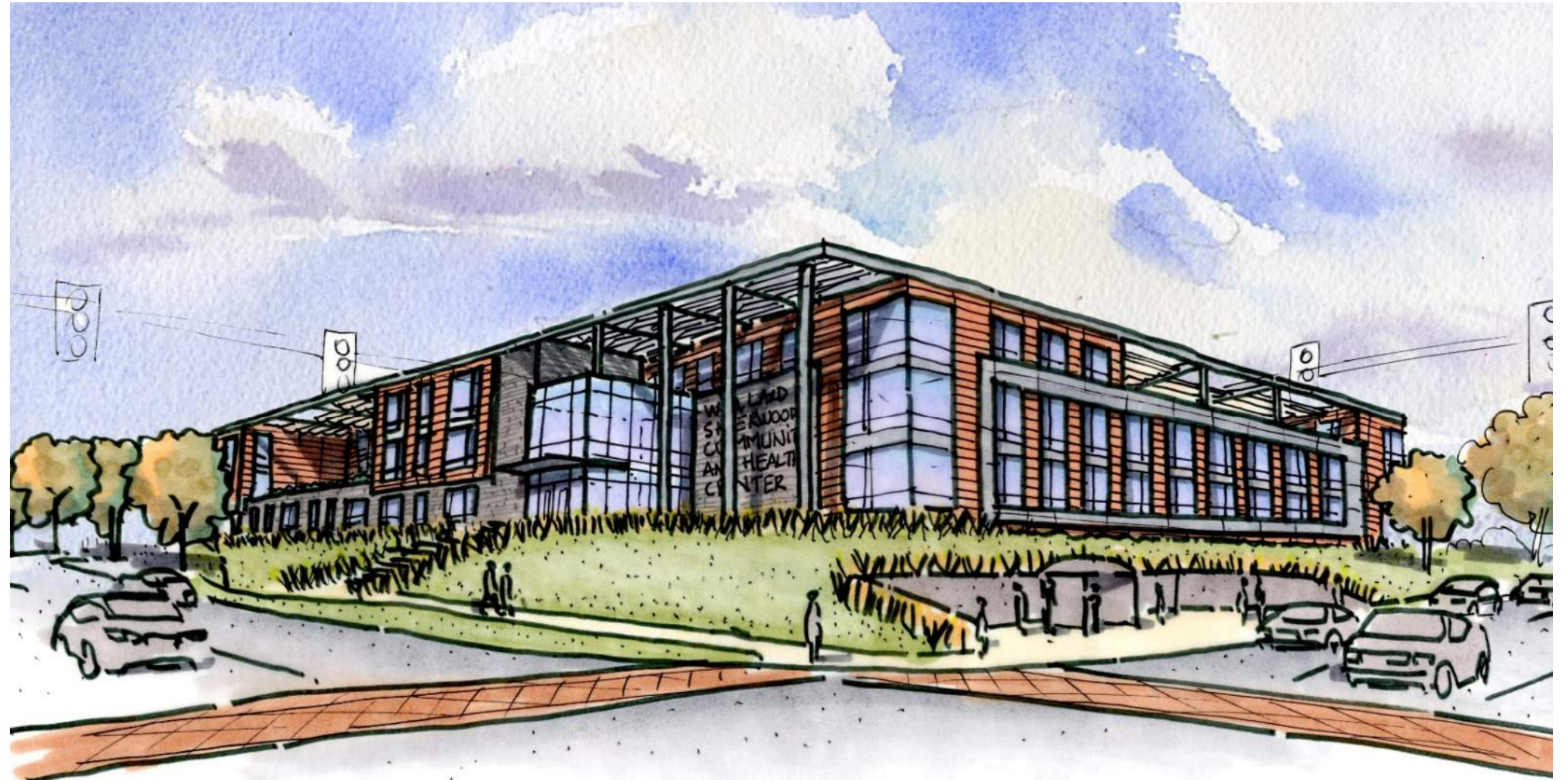
View from Sherwood side

# Design Concepts

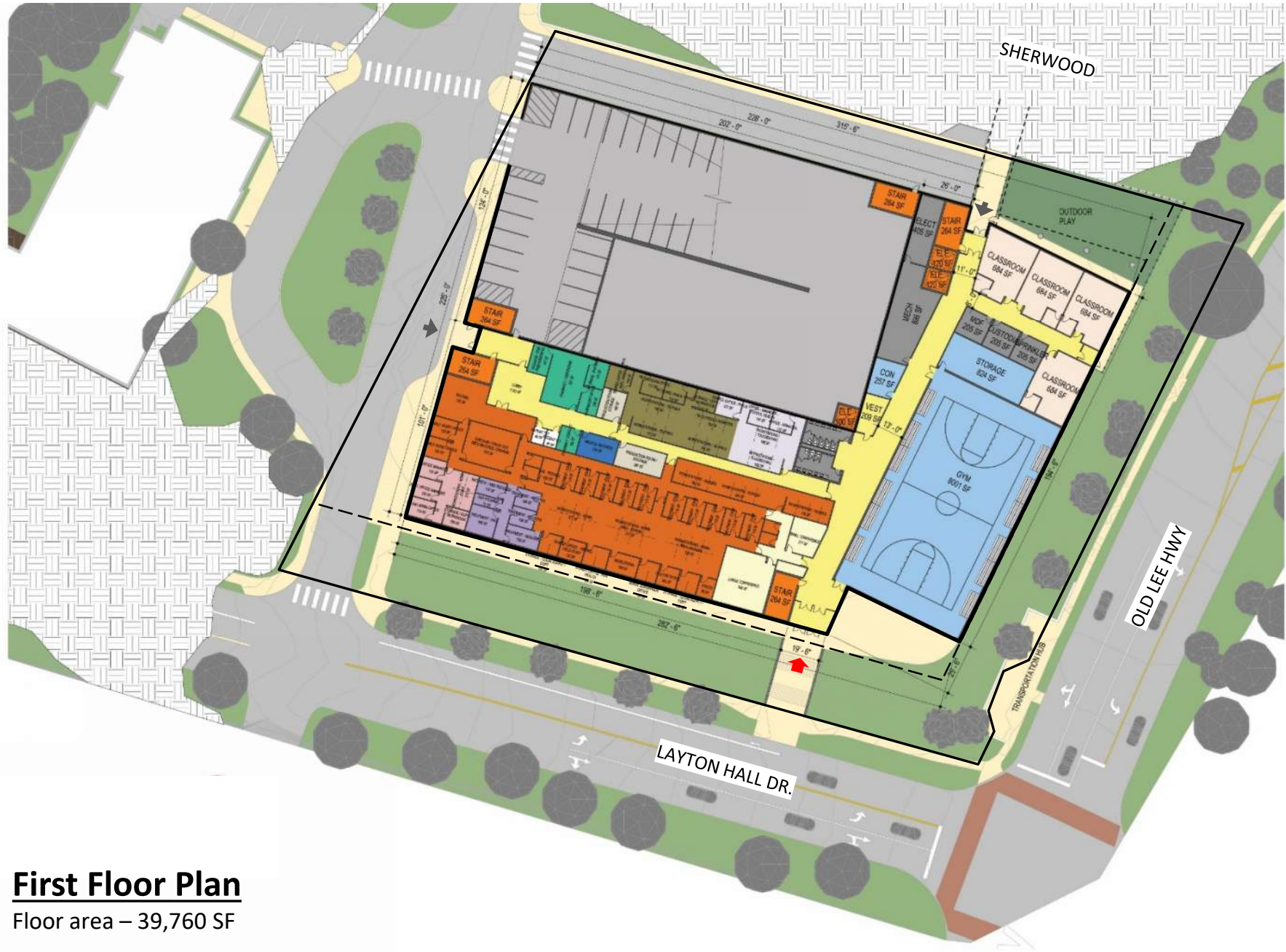
## Concept 3

### Features:

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



# Concept 3 - Plans



**First Floor Plan**  
 Floor area – 39,760 SF

# Willard Sherwood Health and Community Center Concept 3 - Plans



### Department Legend

- Administrative Operations
- Building Support
- Circulation
- Dental Services
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## Second Floor Plan

Floor area – 34,065 SF

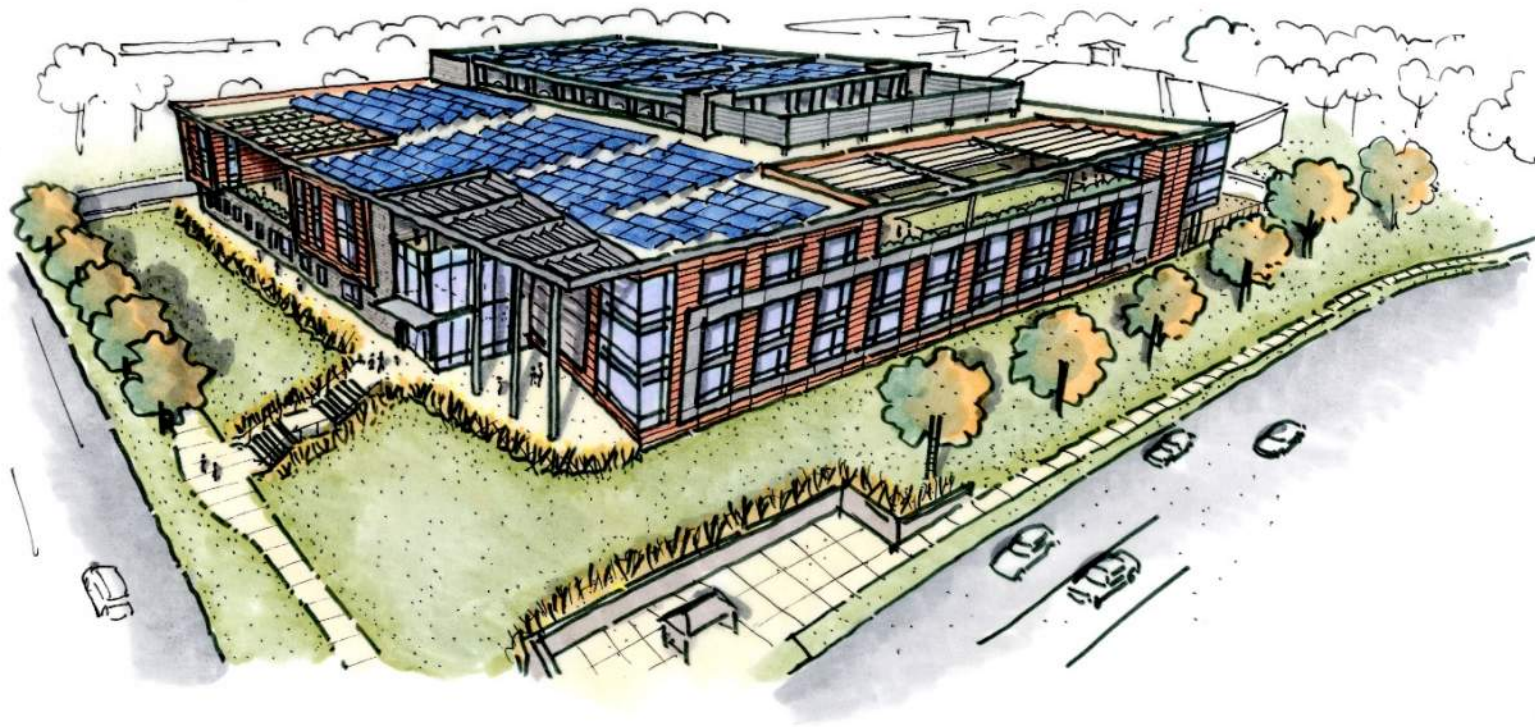
## Third Floor Plan

Floor area – 31,600 SF





# Concept 3 - Views

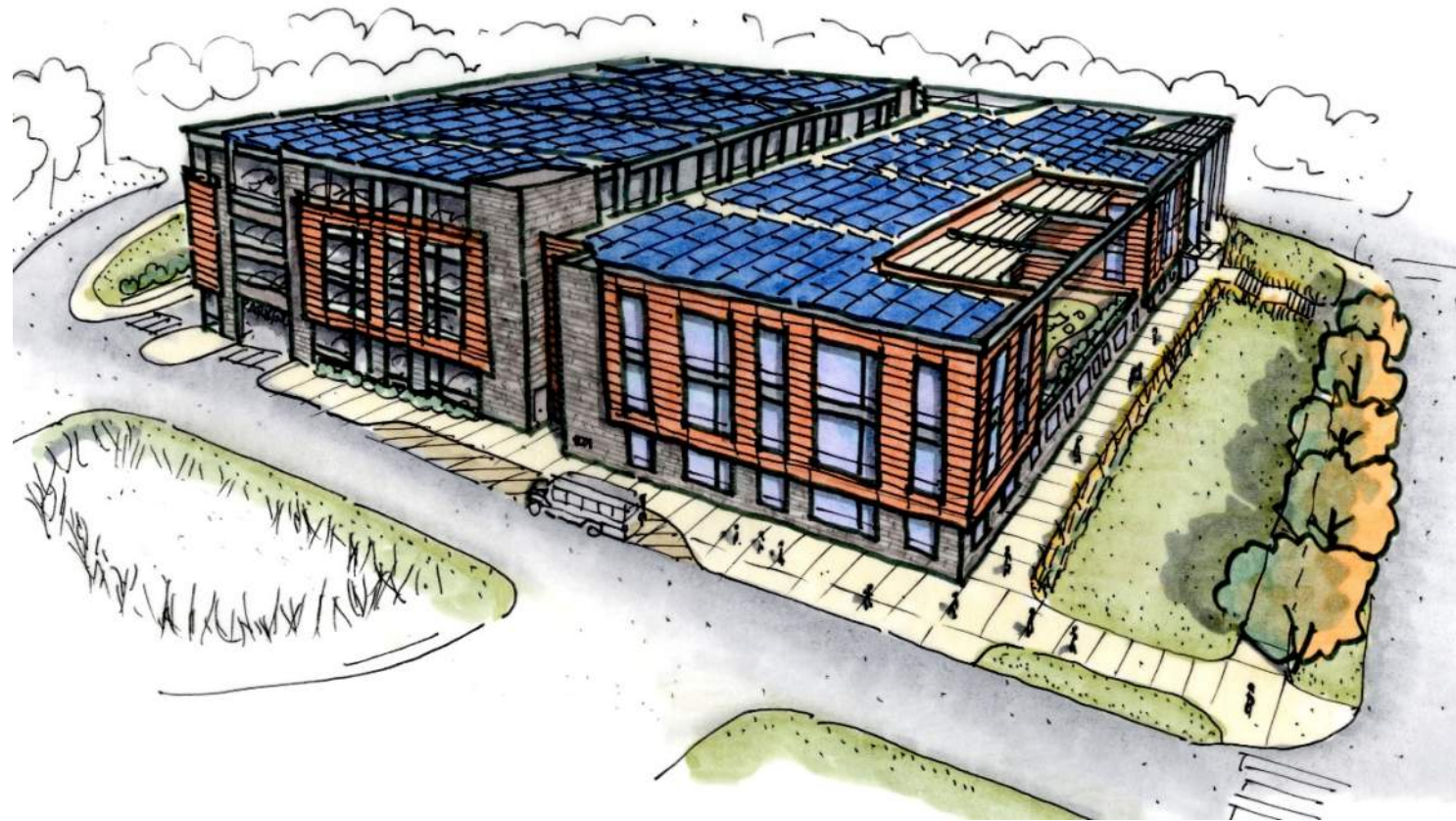


View from Intersection of Old Lee Hwy & Layton Hall Dr

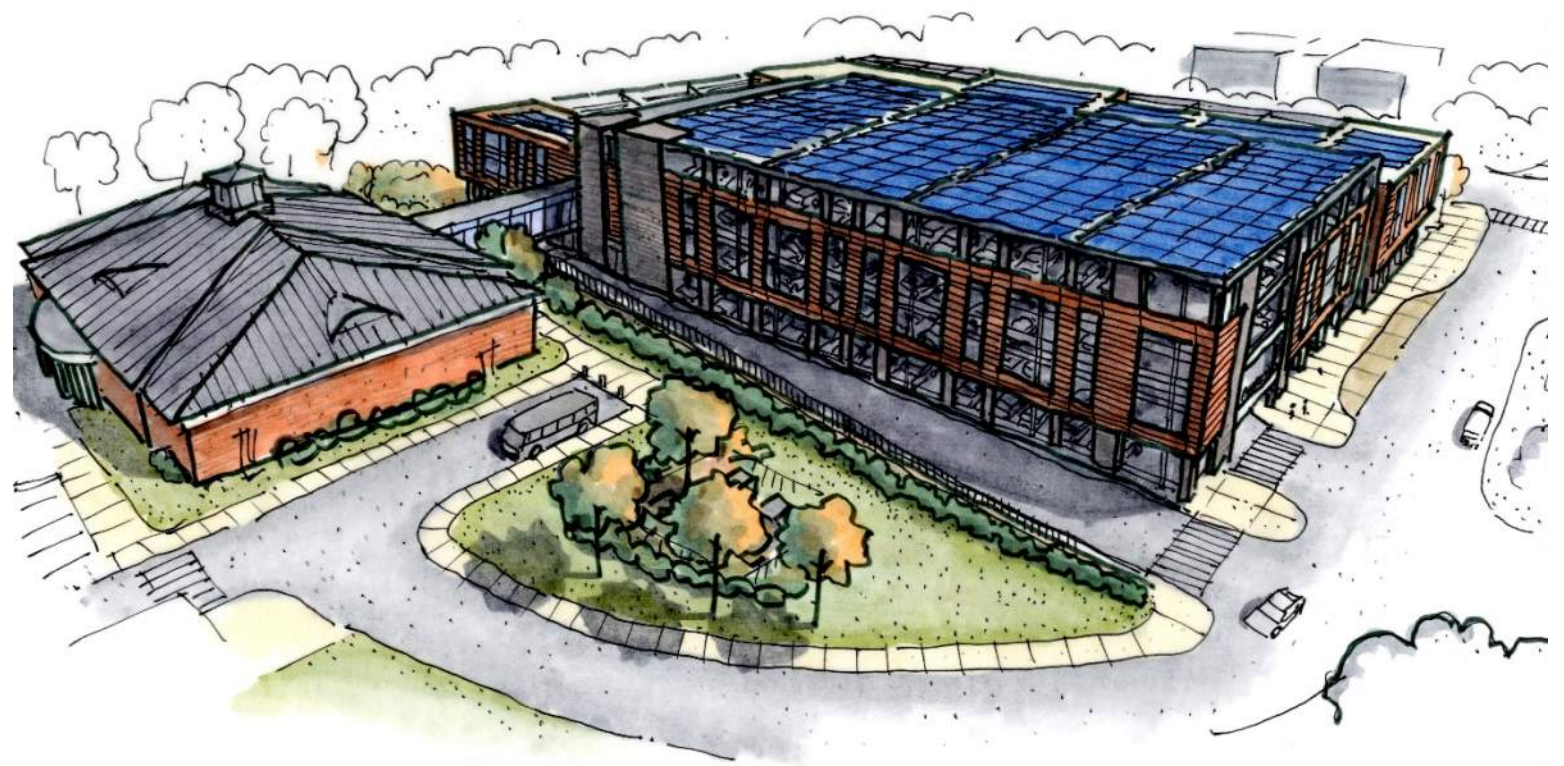


View from Layton Hall Dr

# 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.



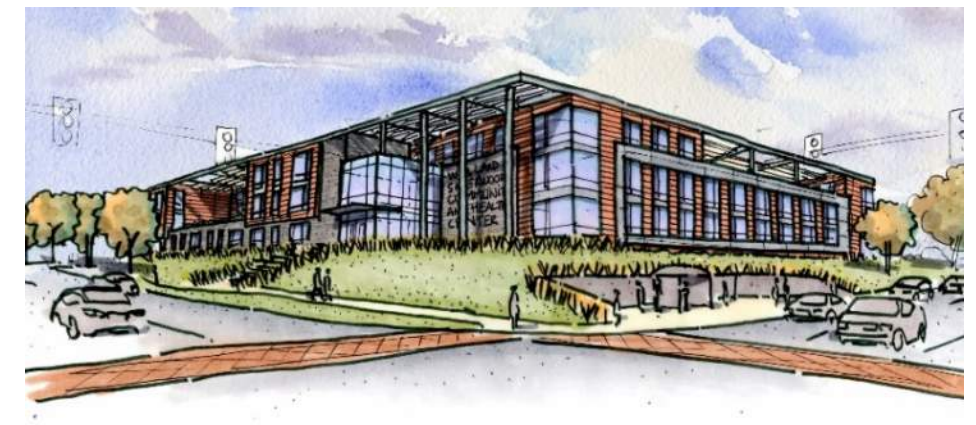
## Concept 3

### 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

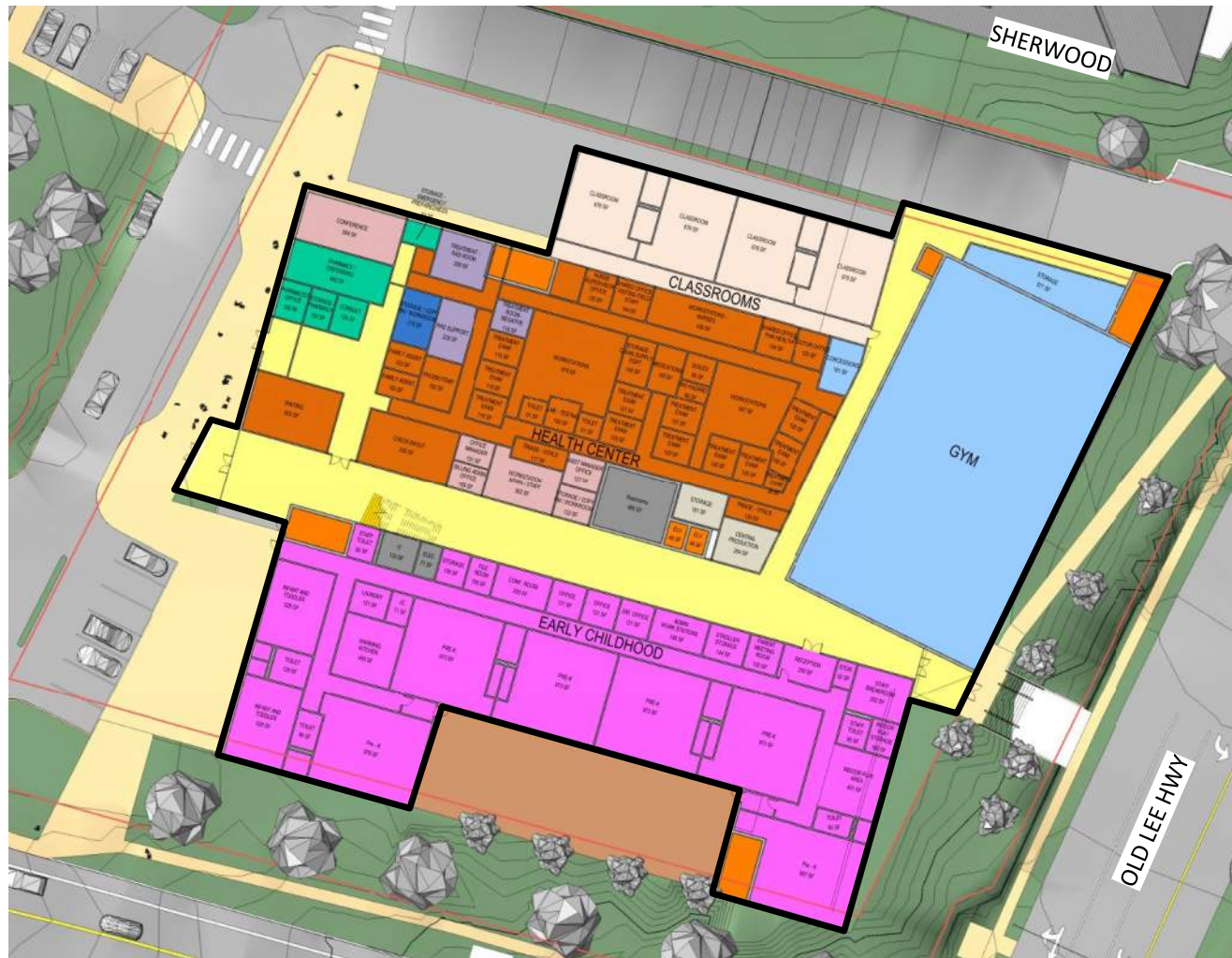
- Largest building footprint on site



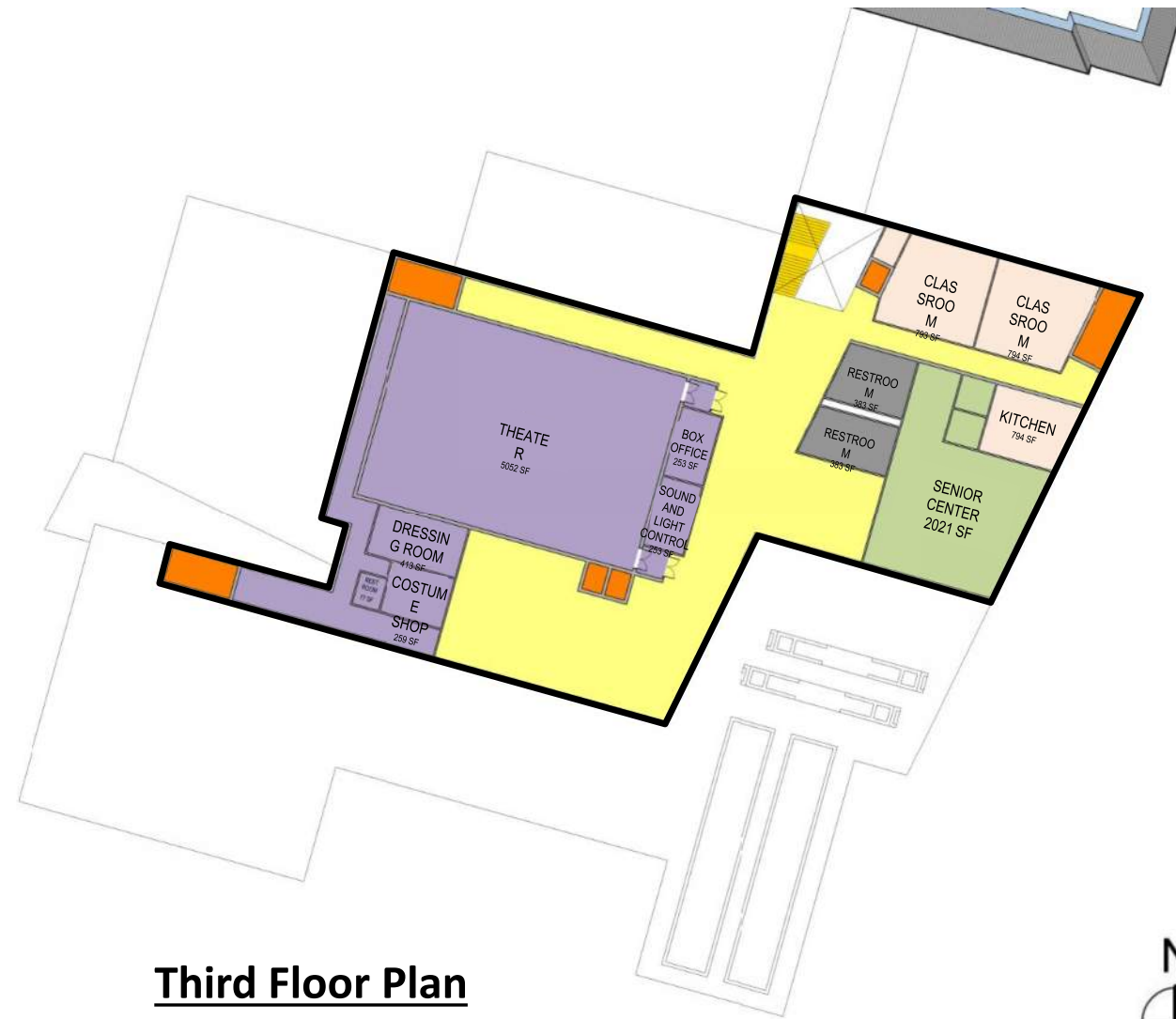
# City's Performing Arts Program

# City's Performing Arts – Option 1 Plans

(Option 1 = Concept 1 with Performing Arts)



First Floor Plan



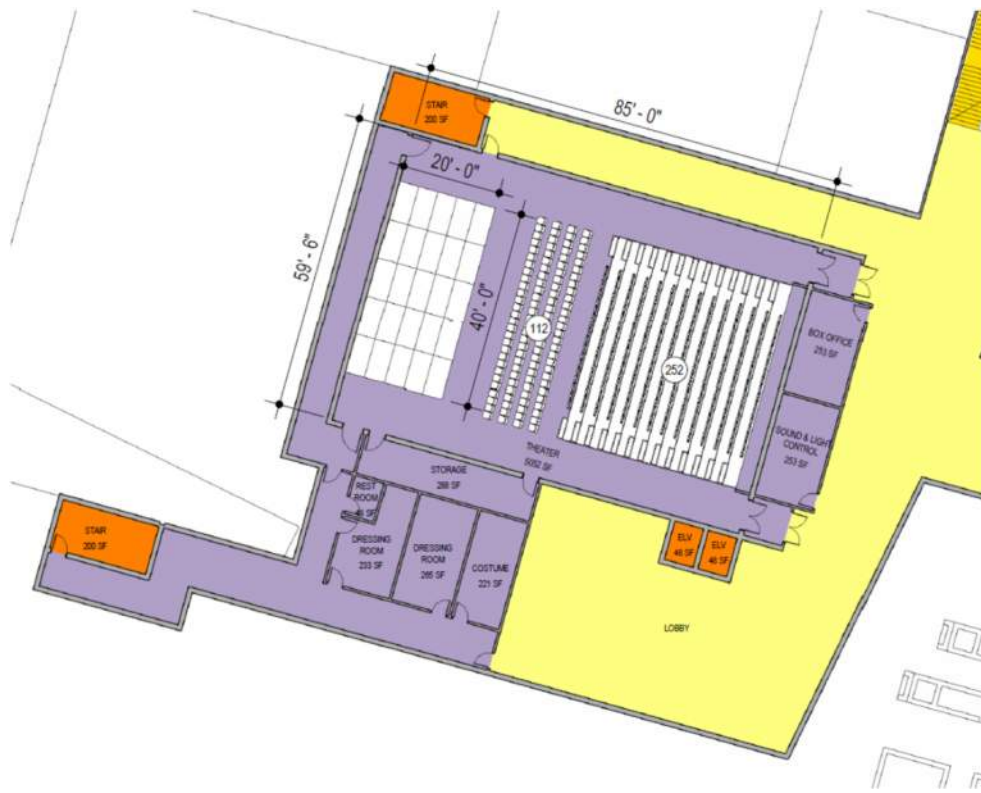
Third Floor Plan

**Department Legend**

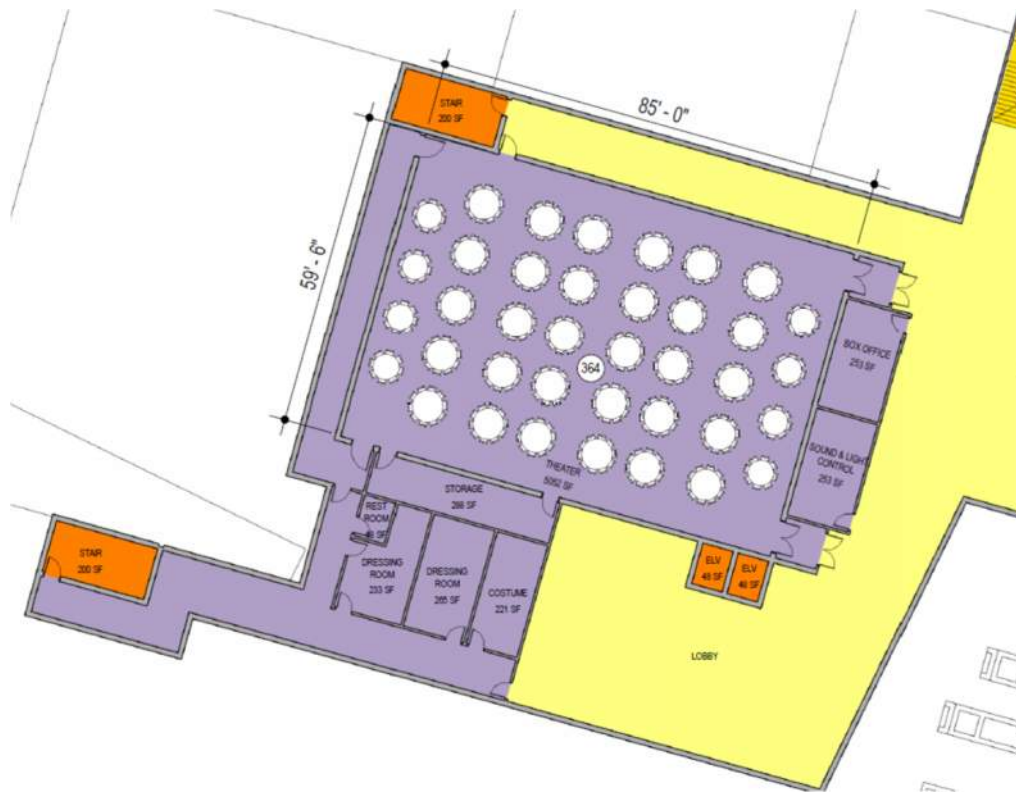
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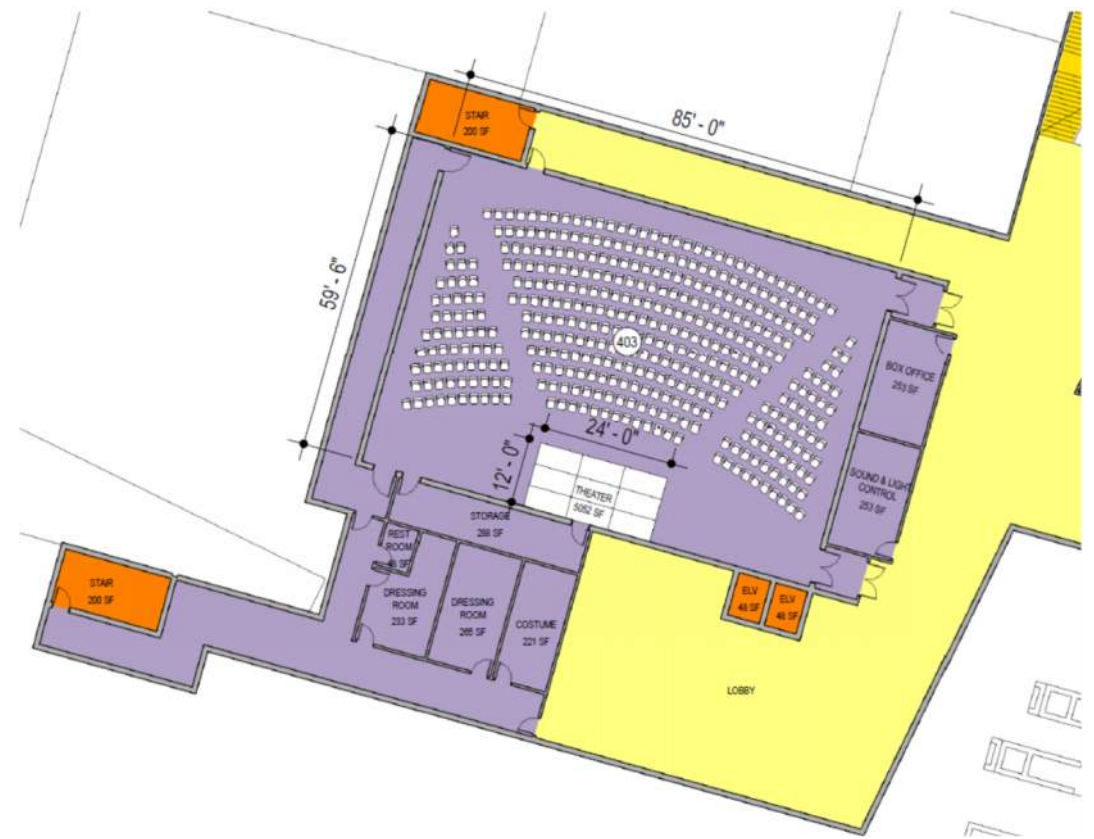
# City's Performing Arts – Option 1 Theatre Space Configurations



Theatre Scheme 1



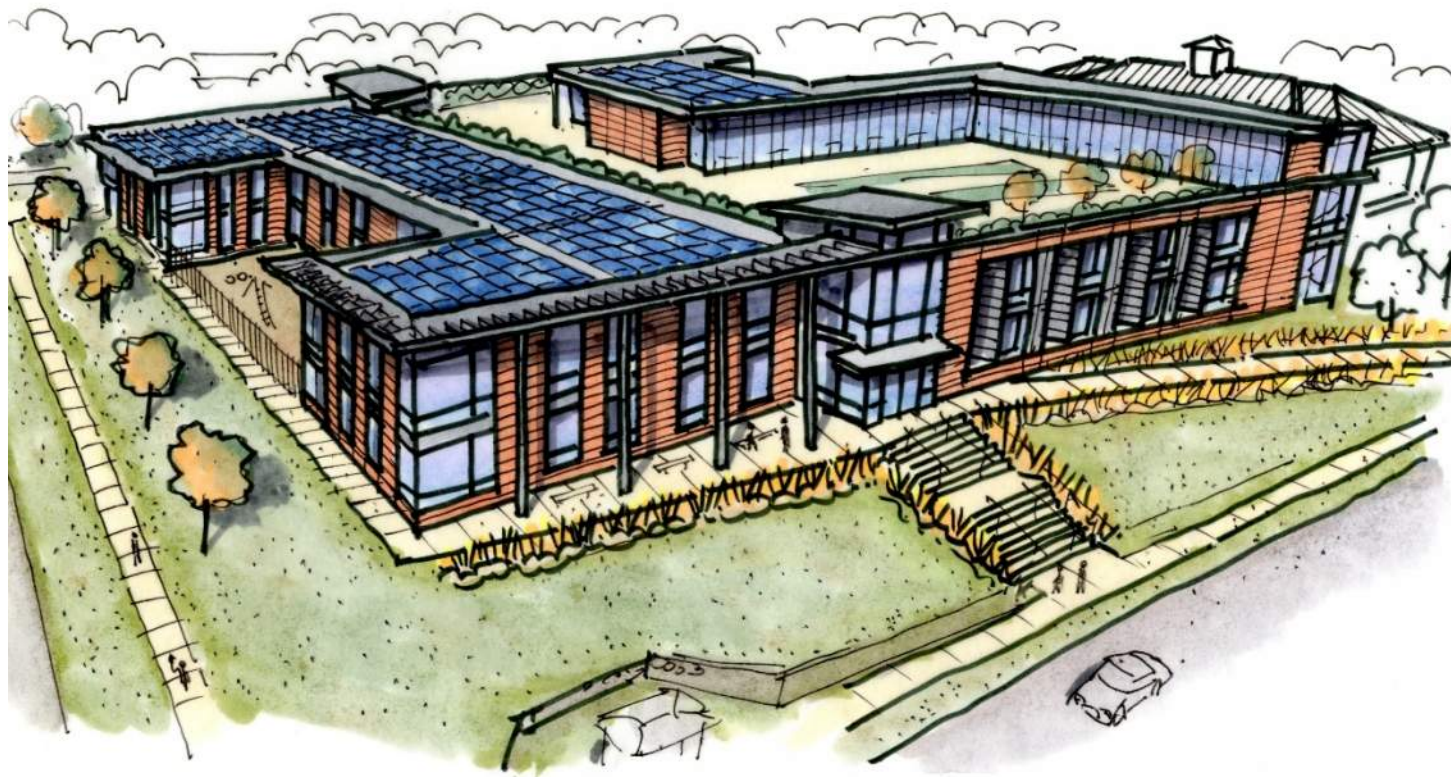
Theatre Scheme 2



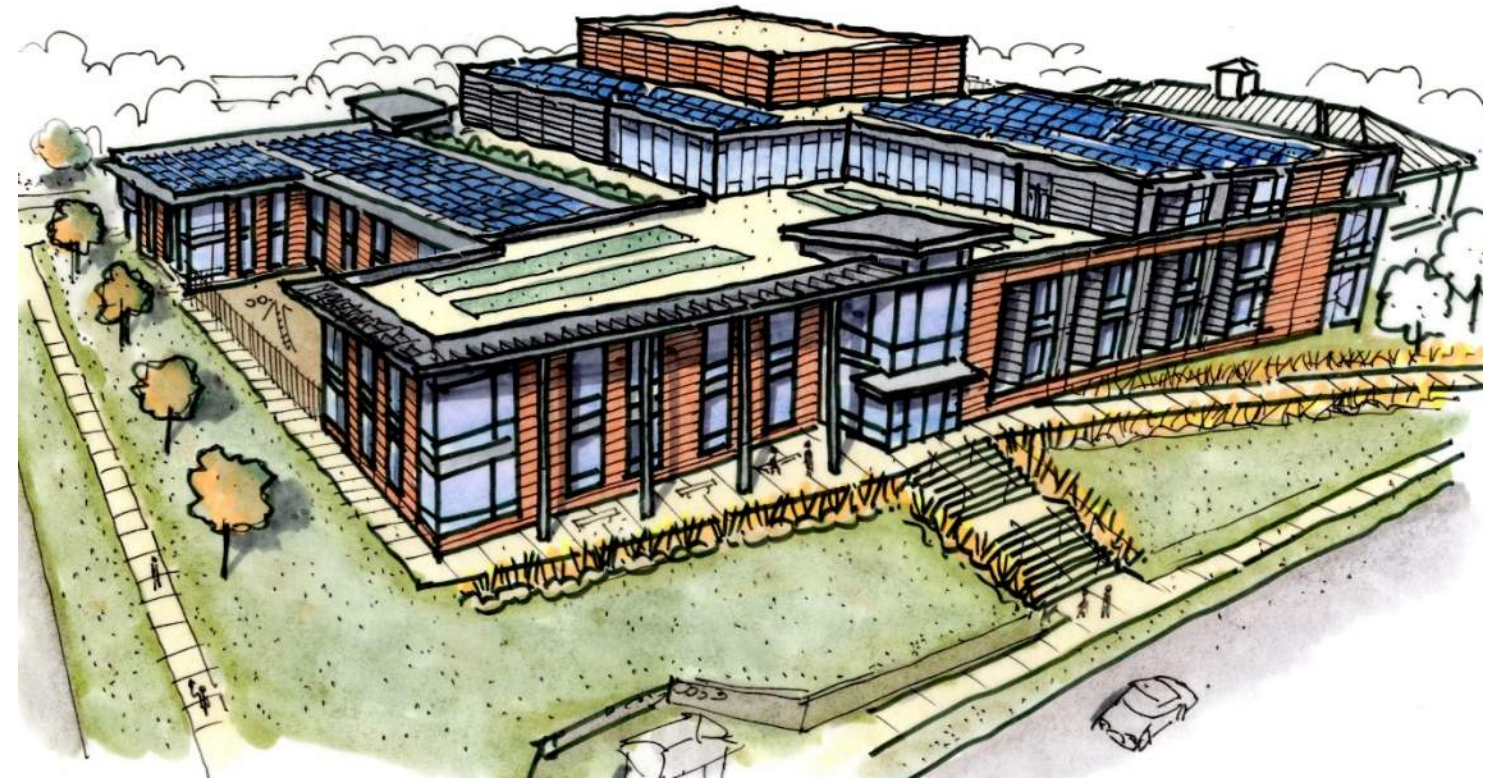
Theatre Scheme 3



# City's Performing Arts – Option 1 Views



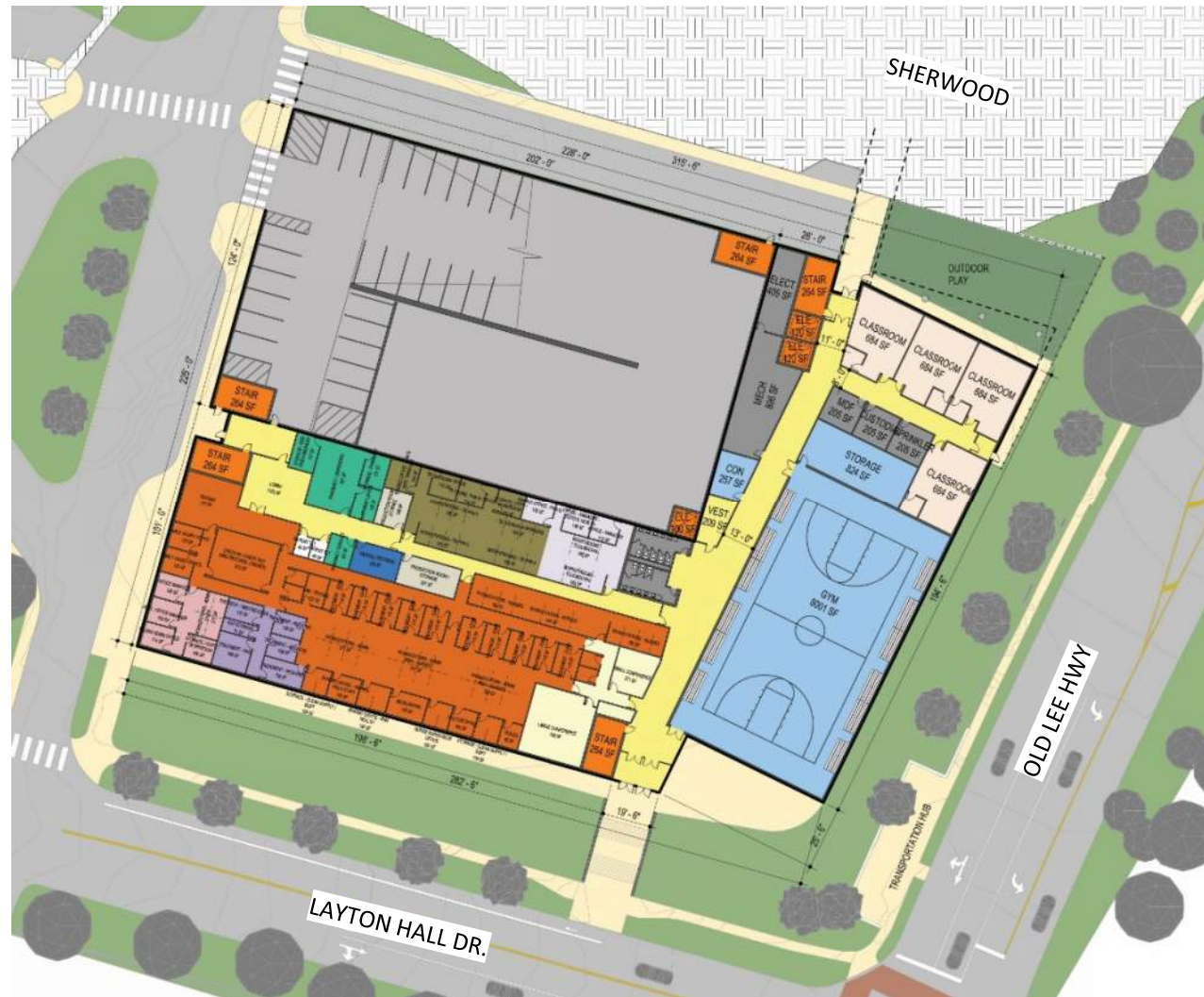
Concept 1 View from  
Intersection of Old Lee Hwy &  
Layton Hall Dr



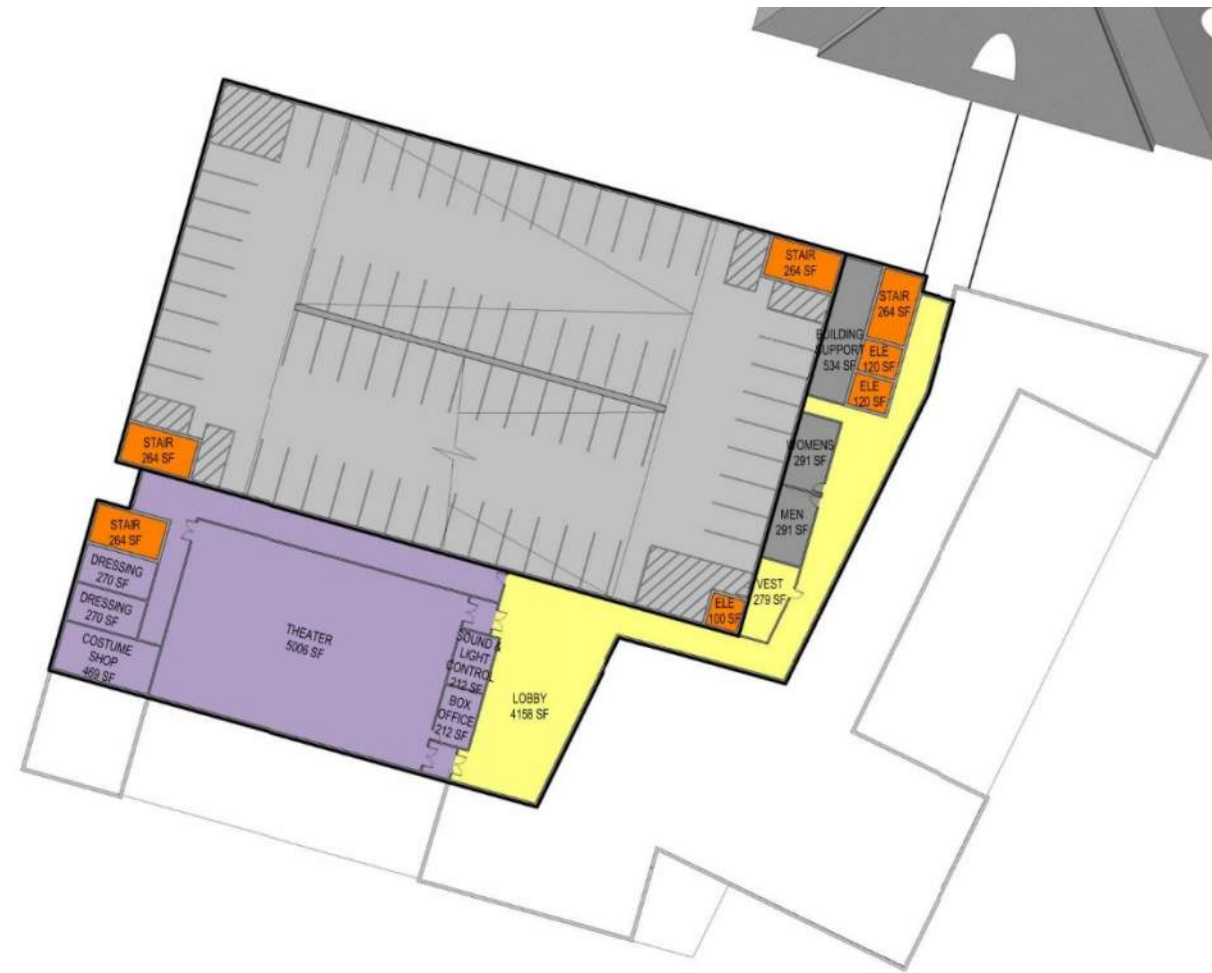
Concept 1 w/ Performing Arts  
View from Intersection of Old Lee  
Hwy & Layton Hall Dr

# City's Performing Arts – Option 2 Plans

**(Option 2 = Concept 3 with Performing Arts)**



**First Floor Plan**



**Fourth Floor Plan**

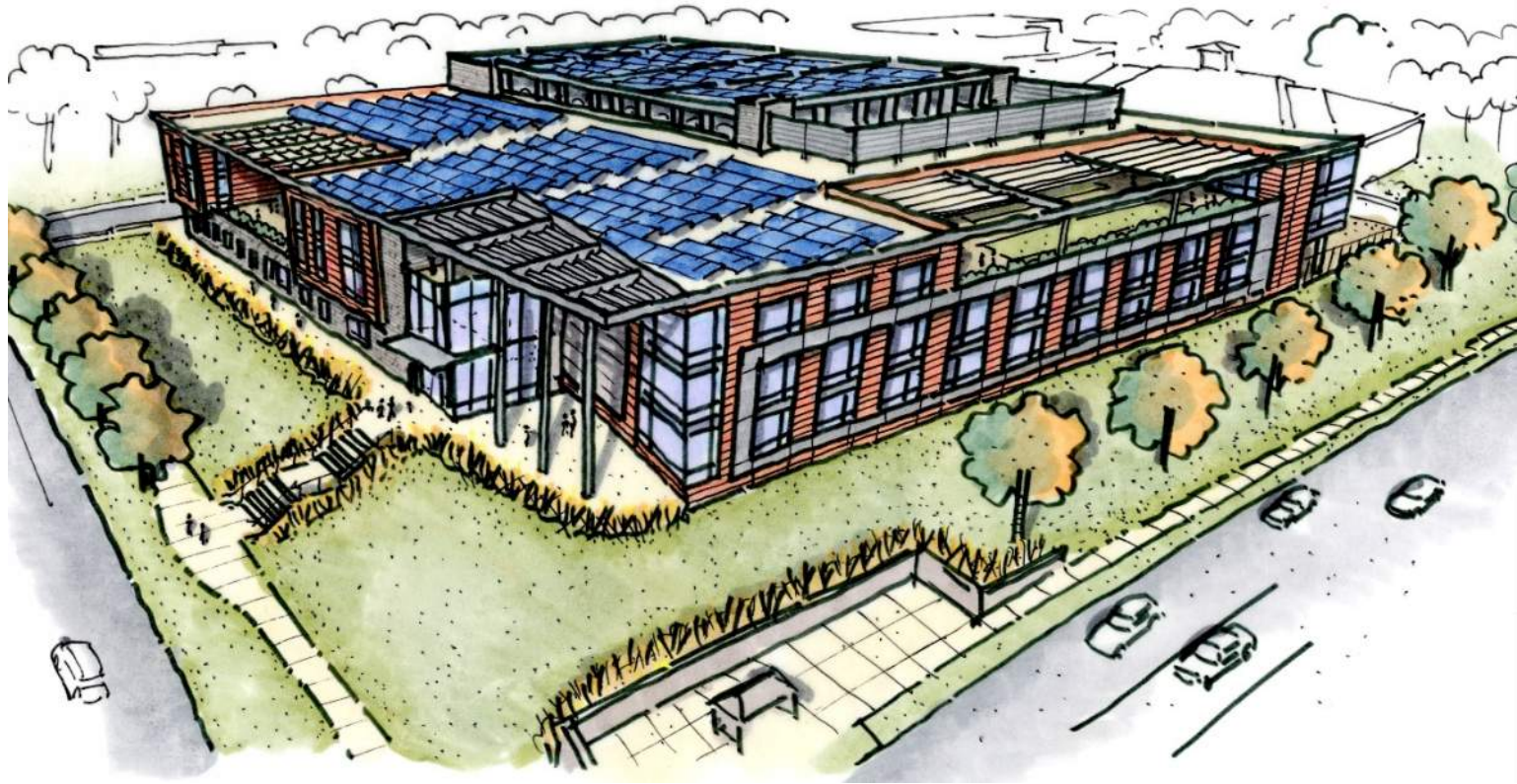
**Department Legend**

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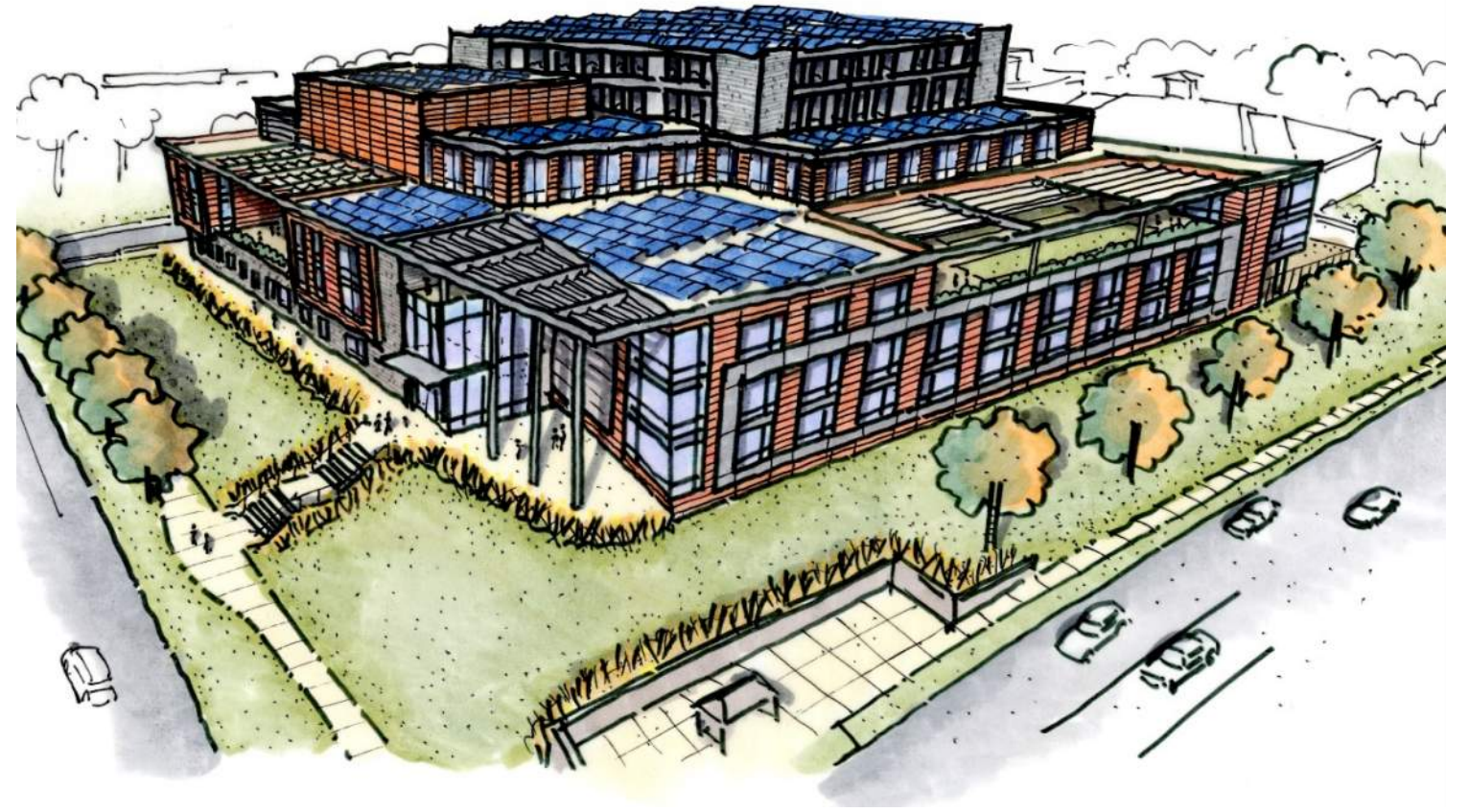




# City's Performing Arts – Option 2 Views



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

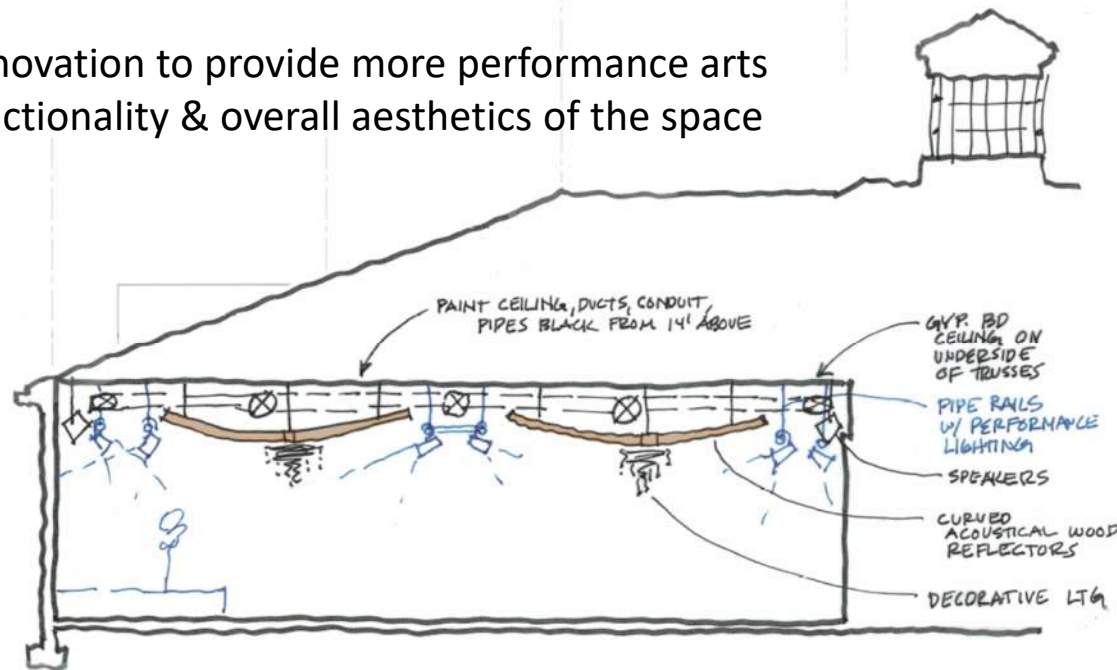


Concept 3 w/ Performing Arts  
View from Intersection of Old Lee  
Hwy & Layton Hall Dr

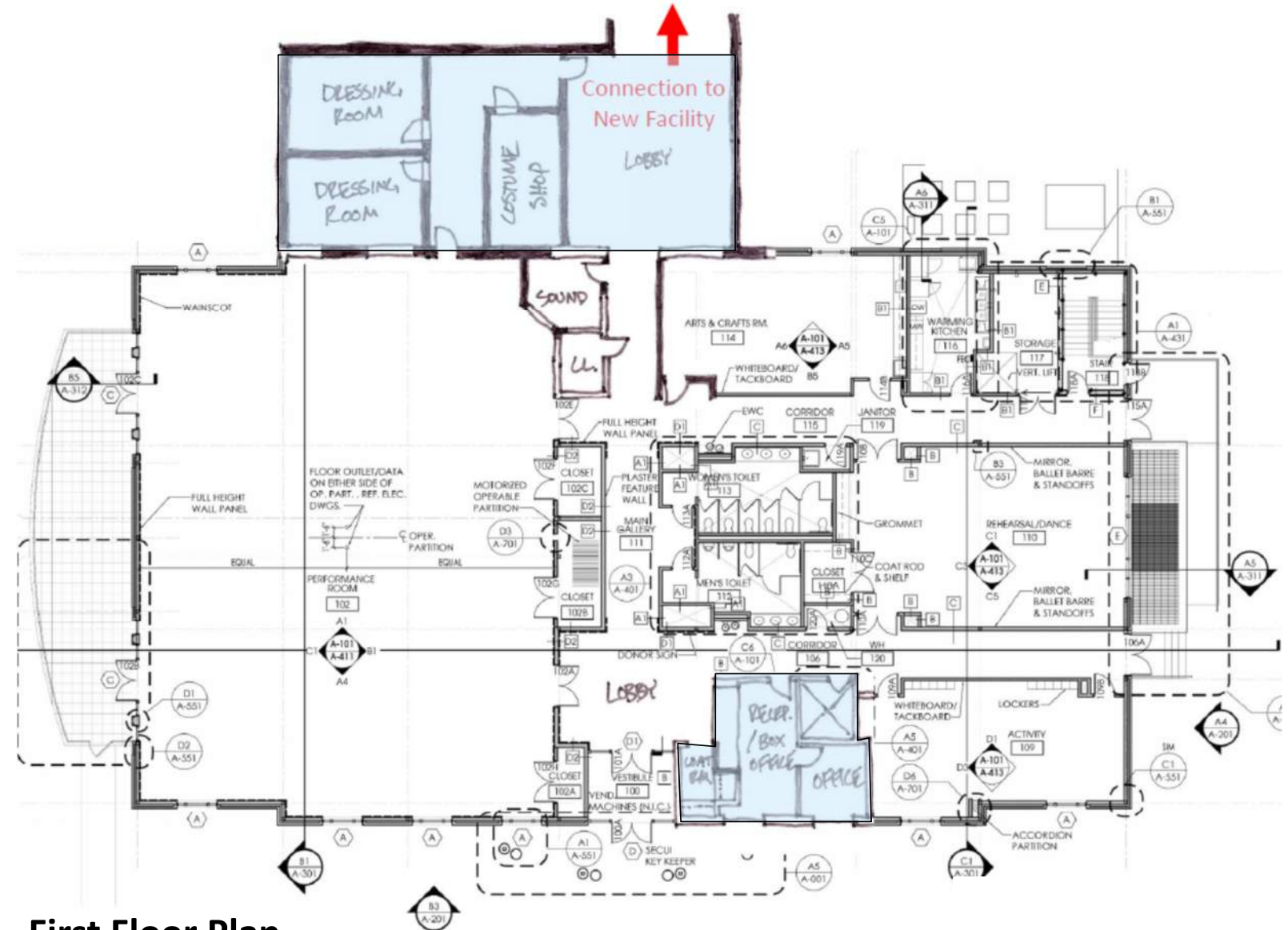
# City's Performing Arts – Option 3 Plans & Section

## (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

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

\*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			
	<b>Option 1 - Concept 1 w/ Performing Arts (Below Grade Parking)</b>	<b>Option 2 – Concept 3 w/ Performing Arts (Above Grade Precast Parking)</b>	<b>Option 3 - Existing Sherwood Center Expansion/Renovation</b>
<b>Total Gross Area:</b>	12,787 SF	15,950 SF	1,450 SF
<b>Total Estimated Performing Arts cost:</b>	<b>\$25,005,727</b>	<b>\$23,019,733</b>	<b>\$4,448,898</b>

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**

## 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](mailto:Willard-SherwoodProject@fairfaxcounty.gov)