

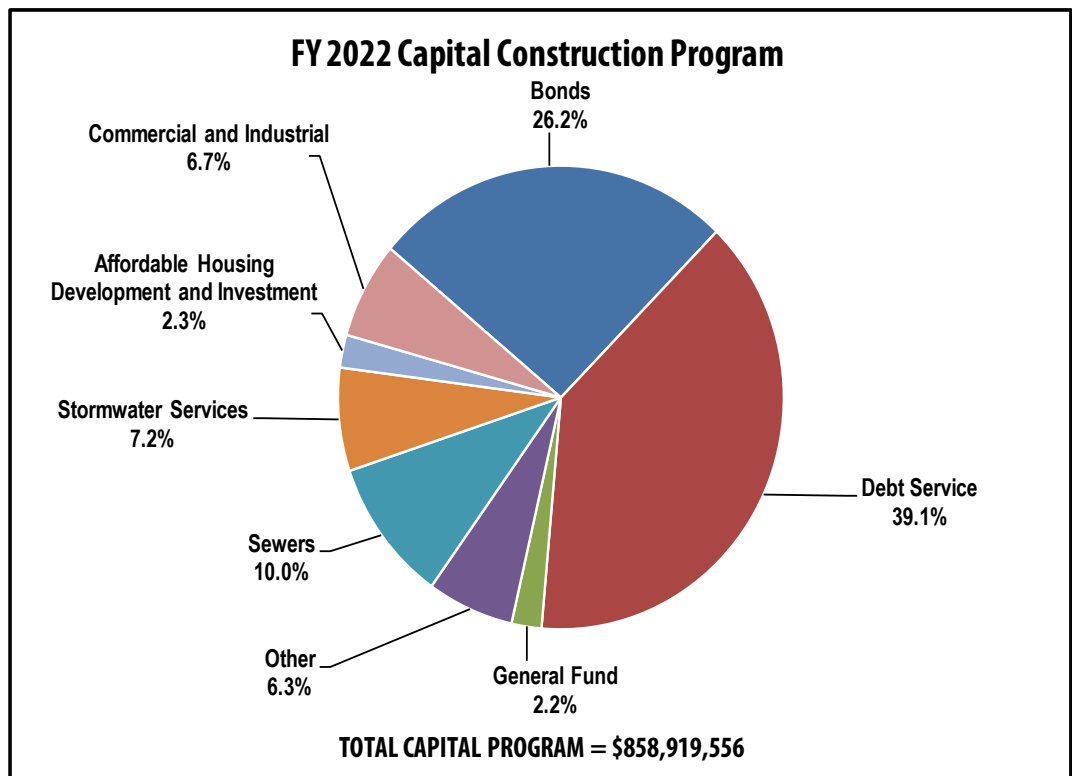
# Capital Projects Overview

## Summary of Capital Construction Program

The Capital Construction Program of Fairfax County is organized to meet the existing and anticipated future needs of the citizens of the County and to enable the County government to provide necessary services. The Capital Construction Program (other than sanitary sewer construction and resource recovery projects) is primarily financed through transfers from the General Fund and the sale of General Obligation Bonds. Supplementing the General Fund and General Obligation Bond monies are additional funding sources including Economic Development Authority (EDA) bonds, federal and state grants, contributions, and tax revenues from special revenue districts.

The Fairfax County Capital Construction Program includes but is not limited to construction of both new and renovated school facilities, park facilities, transportation facilities, libraries, trails/sidewalks, fire stations, government centers with police substations, stormwater management facilities, athletic fields, housing units to provide affordable housing opportunities to citizens, commercial revitalization initiatives, and infrastructure replacement and upgrades at County facilities. In addition, the Program includes contributions and obligations in support of the capital construction.

Funding in the amount of \$858,919,556 is included in FY 2022 for the County's Capital Construction Program. Of this amount, \$335,713,874 is included for debt service and \$523,205,682 is included for capital expenditures. The source of funding for capital expenditures includes: \$18,678,045 from the General Fund; \$225,000,000 in General Obligation Bonds; \$86,000,000 in sewer system revenues; \$19,670,000 in revenues supporting the Affordable Housing Program; \$61,810,455 in Stormwater Services revenue; \$57,967,848 in Commercial and Industrial tax revenues; and \$54,079,334 in financing from various other sources. Other sources of financing include, but are not limited to, transfers from other funds, pro rata share deposits, user fees, developer contributions and/or payments.



### General Fund Support

In FY 2022, an amount of \$18,678,045 is supported by the General Fund for capital projects. This includes an amount of \$13,188,045 for commitments, contributions, and facility maintenance and \$5,490,000 for Paydown projects. The Paydown program has been redesigned at the request of the Board of Supervisors to exclude those projects that are on-going maintenance projects or annual contributions. Paydown now includes infrastructure replacement and upgrades, ADA compliance, athletic field improvements, and other capital improvements. The FY 2022 General Fund Capital Program represents a net increase of \$605,000 from the FY 2021 Adopted Budget Plan to support additional funding for maintenance of 44 FCPS synthetic turf fields as approved by the Board of Supervisors. In addition, funding of \$6,282,000 for infrastructure replacement and upgrade projects is proposed to be funded as part of a future quarterly review. In recent years, it has been the Board of Supervisors' practice to fund some or all of the infrastructure replacement and upgrade projects using one-time funding as available as part of quarterly reviews.

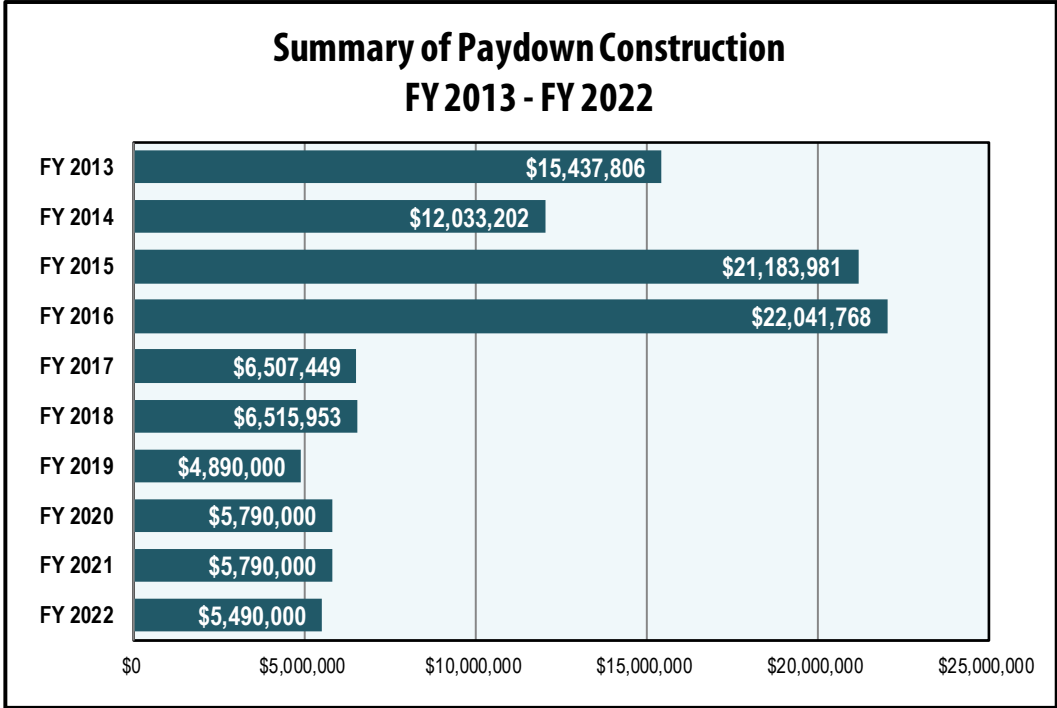
The FY 2022 General Fund Supported Program is illustrated below:

<b>FY 2022 Capital Construction/Paydown Summary*</b>			
	<b>Commitments, Contributions, and Facility Maintenance</b>	<b>Paydown</b>	<b>Total General Fund Support</b>
Athletic Field Maintenance and Sports Projects	\$5,040,338	\$1,700,000	\$6,740,338
Park Authority Inspections, Maintenance, and Infrastructure Upgrades	\$960,000	\$1,740,000	\$2,700,000
Environmental Initiatives	\$1,298,767	\$0	\$1,298,767
Revitalization Maintenance	\$1,410,000	\$0	\$1,410,000
Payments and Contributions/On-going Development Efforts	\$4,478,940	\$0	\$4,478,940
County Infrastructure Replacement and Upgrades	\$0	\$0	\$0
ADA Improvements	\$0	\$350,000	\$350,000
Reinvestment, Repair and Emergency Maintenance of County Roads and Walkways	\$0	\$1,500,000	\$1,500,000
Developer Defaults	\$0	\$200,000	\$200,000
<b>Total General Fund Support</b>	<b>\$13,188,045</b>	<b>\$5,490,000</b>	<b>\$18,678,045</b>

\* Reflects General Fund support. Other funding sources such as dedicated revenue and bond funding are not included in these totals.

It should be noted that in recent years, the Board of Supervisors has approved additional one-time funds for the Paydown Program as part of both the Third Quarter and Carryover Reviews. In addition, to funding approved at quarterly reviews, the Board has allocated available year-end funds to the Capital Sinking Fund. The Capital Sinking Fund is populated each year as part of the Carryover Review based on 20 percent of the available year-end balances. Funding provides for infrastructure replacement and upgrades, such as facility roofs, electrical systems, HVAC and reinvestment in trails, pedestrian bridges, and other infrastructure requirements.

The graph below depicts the level of Paydown funding between FY 2013 and FY 2022. The decrease beginning in FY 2017 is associated with the revised definition of the Paydown program.



Specifics of the FY 2022 General Fund Supported Program include:

### Athletic Field Maintenance and Sports Projects

FY 2022 funding in the amount of \$8,215,338 has been included for the athletic field maintenance and sports program which represents an increase of \$605,000 from the FY 2021 Adopted Budget Plan level. This increase represents a partnership with FCPS and supports one half of the costs associated with the Park Authority assuming maintenance of 44 FCPS fields as previously approved by the Board of Supervisors. FCPS will also fund one half of the cost. Total FY 2022 funding is supported by a General Fund transfer of \$6,740,338 and revenue generated from the Athletic Services Fee in the amount of \$1,475,000. Of the Athletic Services Fee total, \$800,000 will be dedicated to the turf field replacement program, \$275,000 will be dedicated to custodial support for indoor sports organizations, \$250,000 will be dedicated to maintenance of school athletic fields, \$75,000 will be dedicated to synthetic turf field development, and \$75,000 will partially fund the Youth Sports Scholarship Program. The Athletic Service Fee revenue is based on a rate of \$5.50 per participant per season and \$15 for tournament team fees for diamond field users and indoor gym users and a rate of \$8.00 per participant per season and \$50 tournament team fees for rectangular fields users. The rate for rectangular field users specifically supports the turf field replacement fund. Specific funding levels in FY 2022 include:

- An amount of \$1,465,338 provides for contracted services to improve the condition of athletic fields scheduled for community use at FCPS elementary schools, middle schools, high schools, and centers. Maintenance responsibilities include mowing, annual aeration/over-seeding, grooming and synthetic field maintenance. Per a recent agreement with FCPS, 44 additional FCPS synthetic fields have been added to the inventory to for Park Authority maintenance. The FY 2022 funding level represents an increase of \$605,000

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from the [FY 2021 Adopted Budget Plan](#). This effort is supported entirely by the General Fund and is managed by the Park Authority.

- An amount of \$1,000,000 is dedicated to the maintenance of diamond fields at Fairfax County Public Schools and is partially supported by revenue generated by the Athletic Services Fee. This funding supports contracted maintenance at High School sites, athletic field renovations, and irrigation maintenance of non-Park Authority athletic fields. All field maintenance is coordinated between the Park Authority and the Department of Neighborhood and Community Services. Of the total funding, an amount of \$250,000 is included for this program based on the FY 2022 projection of revenue generated from the Athletic Services Fee and \$750,000 is supported by the General Fund.
- An amount of \$250,000 is included to continue the replacement and upgrading of FCPS athletic field lighting systems at middle and high schools used by many County organizations. Funding supports a replacement and repair schedule, as well as improvements to bring existing lighting systems up to new standards. FY 2022 funding supports the replacement and repair for one field's existing lighting system. This project is supported entirely by the General Fund and coordinated by the Department of Neighborhood and Community Services.
- An amount of \$50,000 is included for routine maintenance of girls' softball field amenities on select FCPS sites. These amenities, such as dugouts, fencing and irrigation systems, were added or constructed by the County based on recommendations from the citizen-led Action Plan Review Team (APRT) in order to reduce disparities in the quality of fields assigned to boys' baseball and girls' softball organizations. Routine maintenance is necessary both to maintain equity and to ensure safety. For five years, funding of \$200,000 was provided to support Girls' Fast Pitch Field Maintenance improvements to various girls' softball fields throughout the County as requested by the Fairfax Athletic Inequities Reform (FAIR). FY 2022 funding will provide maintenance to the improvements and amenities previously made to girls' softball fields. This project is supported entirely by the General Fund and coordinated by the Department of Neighborhood and Community Services.
- An amount of \$75,000 is included to support the development of synthetic turf fields. Fields are chosen through a review process based on the need in the community, projected community use and the field location and amenities. This effort is coordinated between the Park Authority and the Department of Neighborhood and Community Services and funding is provided from revenue generated from the Athletic Services Fee.
- An amount of \$2,250,000 is included for the turf field replacement program in FY 2022. Funding of \$800,000 is supported by Athletic Service Fee revenue and \$1,450,000 is supported by the General Fund. There are a total of 96 synthetic turf fields throughout the County, of which 24 are FCPS stadium fields and 72 are County Parks/FCPS non-stadium fields. There are over 130,000 youth and adult participants annually that benefit from rectangular turf fields. Funding is required to address the growing need for field replacement and to support a replacement schedule over the next 10 years. If turf fields are not replaced when needed, they may need to be closed for safety reasons. Most manufacturers provide an 8-year warranty for a properly maintained synthetic turf field; however, it is a generally accepted practice to assume a life expectancy of the synthetic turf field of no more than 10 years. For planning purposes, the County adopted an annual budget estimate of a little more than half of the installation funding, which is a generally accepted practice for the industry. The current projected replacement cost per field is

approximately \$480,000. Based on a projected 10-year replacement cycle and the current 72 County field inventory, replacement funding requires a regular financial commitment. Therefore, staff developed a 10-year replacement plan for the current inventory which requires revenue from the Athletic Fee and the General Fund support.

- An amount of \$2,700,000 is included for athletic field maintenance and repairs, irrigation repairs, lighting repairs, turf maintenance, utility costs, and capital equipment replacement costs. The Park Authority is responsible for full-service maintenance on 260 athletic fields, of which 43 are synthetic turf and 217 are natural turf. In addition, the field inventory includes 117 lighted and 114 irrigated fields. The fields are used by more than 200 youth and adult sports organizations as well as Fairfax County citizens. This effort is supported entirely by the General Fund and is managed by the Park Authority.
- An amount of \$275,000 is included for custodial support for indoor gyms used by sports organizations. The use of FCPS indoor facilities on the weekend requires FCPS to schedule a school system employee to open and close the facility and provide custodial support. Revenue generated from the Athletic Services Fee is used to provide payment for FCPS staff, eliminating the need for indoor sports organizations to pay the hourly rate previously charged. This project is entirely supported by revenue generated from the Athletic Services Fee and is managed by the Department of Neighborhood and Community Services.
- An amount of \$150,000 is included for the Youth Sports Scholarship Program. The Youth Sports Scholarship Program provides support to youth from low-income families who want to participate in community-based sports programs. Of the total funding, an amount of \$75,000 is included for this program based on the FY 2022 projection of revenue generated from the Athletic Services Fee, and \$75,000 is supported by the General Fund.

### Park Inspections, Maintenance, and Infrastructure Upgrades

FY 2022 funding in the amount of \$2,700,000 has been included for Park facilities and grounds, consistent with the [FY 2021 Adopted Budget Plan](#). The Park facilities maintained with General Fund monies include but are not limited to rental properties, historic properties, nature centers, maintenance facilities, sheds, shelters, and office buildings. Park priorities are based on the assessment of current repair needs including safety and health issues, facility protection, facility renewal and improved services. In addition, Park maintenance requirements are generated through scheduled preventative maintenance or from user requests for facility alterations. Without significant reinvestment in buildings and grounds, older facilities can fall into a state of ever decreasing condition and functionality, resulting in increased maintenance and repair costs in the future. Preventative maintenance and repair work is required for roofs, heating, ventilation, and air conditioning (HVAC), electrical and lighting systems, fire alarm systems, and security systems. Funding is essential to maintenance, repairs and building stabilization, including infrastructure replacement and upgrades at 556,771 square feet of non-revenue supported Park Authority structures and buildings. Specific Park maintenance funding in FY 2022 includes:

- An amount of \$476,000 is provided to fund annual requirements for Parks grounds at non-revenue supported parks. The Park Authority is responsible for the care of a total park acreage of 23,607 acres of land, with 427 park site locations. This funding is used for mowing and other grounds maintenance, as well as arboreal services. Arboreal services are provided in response to Park staff and citizens' requests and include pruning, inspection, and removal of trees within the parks. There has been a rise in staff responses

to requests for the inspection and removal of hazardous or fallen trees within the parks and those that may pose a threat to private properties.

- An amount of \$484,000 is included to provide corrective and preventive maintenance and inspections at over 556,771 square feet at non-revenue supported Park Authority structures and buildings. This maintenance includes the scheduled inspection and operational maintenance of HVAC, plumbing, electrical, security and fire alarm systems. This funding is critical in order to prevent the costly deterioration of facilities due to lack of preventative maintenance.
- An amount of \$925,000 is included for general park infrastructure replacement and upgrades at non-revenue supported Park facilities. Repairs and replacements support building systems at or beyond life expectancy which are experiencing significant annual maintenance. These requirements include: various roof replacements and/or major repairs to outdoor public restrooms and picnic shelters (\$200,000); replacement of fire and security systems at historic sites, nature centers, and maintenance facilities including the addition of freeze and water monitoring sensors to several historic sites (\$125,000); replacement of windows, doors, and siding at picnic shelters, outdoor restrooms, and historic sites (\$150,000); replacement of HVAC equipment at nature centers, visitor centers, and maintenance shops (\$250,000) and the stabilization or repairs of buildings at properties conferred to the Park Authority (\$200,000).
- An amount of \$815,000 is included to provide improvements and repairs to park facilities and amenities including playgrounds, trails and bridges, athletic courts, fences, picnic shelters, parking lots and roadways. In addition, funding will provide for annual reinvestment to 334 miles of trails and replacement of un-repairable wooden bridges with fiber glass bridges to meet County code.

### Environmental Initiatives

FY 2022 funding of \$1,298,767 has been included for environmental initiatives and represents an increase of \$382,152 from the FY 2021 Adopted Budget Plan. FY 2022 projects were selected based on a process supported by the Environmental Quality Advisory Council (EQAC) and support a variety of environmental initiatives. The selection process includes the application of specific project criteria, review of proposals from County agencies, and identification of projects for funding. Energy Strategy projects have typically been funded using one-time savings available at budget quarterly reviews. In addition, all existing Environmental and Energy Strategy projects have been moved to Fund 30015 as part of the *FY 2020 Carryover Review*. This new fund provides a consolidated reflection of all Environmental and Energy Strategy projects underway. Specific funding levels include:

- An amount of \$88,000 is included for the HomeWise energy education and outreach program at low- and moderate-income housing in Fairfax County. HomeWise is intended to educate, empower, and enable low- and moderate-income residents to lower their utility bills by reducing their energy and water use. The program emphasizes relationship-building between qualified volunteers and specific communities in the County where energy-efficiency improvements and changes to daily behaviors are likely to have the greatest impact. The program also includes an educational component focused on school-age children to help them make smart choices about their resource use starting at a young age.
- An amount of \$15,000 is included to support a Green Purchasing Program intern who will pursue Zero Waste Certification for the Springfield Logistics Center. The certification process serves as a foundational element from which facilities can achieve cost avoidance,

support sustainable initiatives, and improve material life cycles. Zero Waste Certification, which is closely related to DPMM's green purchasing efforts, is a one-time effort that requires significant documentation and third-party certification. The certification cost of \$5,000, is also included and DPMM's preliminary analysis indicates that "Silver" certification could be earned at existing operational levels. If certified, Fairfax County would become one of the first jurisdictions with a certified public facility.

- An amount of \$50,000 is included to conduct an analysis of the greenhouse gas (GHG) emissions related to the County's purchasing expenditures, or "spend." This expenditure is approximately \$1 billion annually and spans hundreds of sectors and thousands of suppliers. Using spend data from FY 2021, this project will develop a detailed understanding of the environmental impacts of the County's supply chain and inform staff as it develops programs and policies to improve the County's procurement-related environmental footprint. DPMM staff expect that, once measured, the County's supply chain impacts will present a number of opportunities for climate impact reductions that can improve the environment as well as the community's health and well-being.
- An amount of \$36,400 is included to fund the purchase and installation of four water-bottle filling stations at convenient locations within the Newington and West Ox vehicle maintenance facilities. A water bottle filling station is a hands-free way of filling a refillable bottle with tap water, ensuring that both employees and customers awaiting repairs have a healthy hydration option. The bottle-filling stations will replace older drinking fountains that are not being used due to health concerns or because they have fallen into disrepair. It is anticipated that the stations will reduce waste by reducing or eliminating the need for staff and customers to bring their own water and soda bottles, most of which are disposable and end up in the trash. The water bottle-filling stations are expected to include a ticker that will allow staff to track the number of disposable bottles saved by using the filling station.
- An amount of \$300,000 is included to continue the Invasive Management Area (IMA) Program. The Park Authority manages this volunteer program, as well as other invasive removal initiatives. These programs restore hundreds of acres of important natural areas, protect tree canopy, and reach thousands of volunteers. More than 22,000 trained volunteer leaders have contributed 80,000 hours of service since the program's inception in 2005, improving over 1,000 acres of parkland. This funding level represents an increase of \$50,000 from the FY 2021 Adopted Budget Plan funding level and will support the ecological integrity of additional natural areas and prevent further degradation of their native communities.
- An amount of \$86,000 is included for 1.25 acres of wetland restoration at Green Springs Garden, specifically the restoration of a magnolia bog. This type of bog is a rare geologic feature known to occur only in Virginia, Maryland, and the District. The magnolia bog at Green Springs Garden is one of only 11 known occurrences in Virginia, making its restoration and preservation of particular significance. The bog is located adjacent to a pedestrian trail at Green Springs Garden, offering unique interpretative and educational opportunities for visitors. Restoration activities will include the design and installation of a rock structure to stabilize soil and protect the bog's hydrologic integrity, as well as the removal of non-native invasive plants and installation of native plants. Project partners will include Friends of Green Springs, Earth Sangha, and the Virginia Native Plant Society.
- An amount of \$75,160 is included to fund the restoration of three acres of meadows at Lake Fairfax. The restorations will establish native plant diversity and provide support to pollinators and native birds. Native plant communities and ecosystem functions including

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habitat provision and biodiversity will be restored to support wildlife populations, including pollinators, and breeding birds. Funding will also support the restoration of the Park Authority's highest-priority project, Poplar Ford Park, in its entirety.

- An amount of \$46,400 is included to install an Advanced Oxidation Process (AOP) treatment system at a Park Authority pool to replace the existing ultraviolet (UV) water treatment system. An AOP treatment system improves air quality while yielding both electricity and chlorine cost savings. An AOP unit is more efficient than a UV unit, which reduces the chlorine demand for the pool system, thereby reducing patron and lifeguard exposure when using or maintaining the pool. The improved air quality, which is the primary benefit of an AOP treatment system, is expected to reduce complaints from pool patrons and frequent users such as swim teams. AOP treatment systems require periodic cartridge replacement, but the cartridge replacement costs are offset by cost savings associated with reduced electricity and chlorine consumption.
- An amount of \$80,800 is included for two composting programs. An amount of \$11,800 is included for a Composting Pilot Program at Fairfax County government offices. This program will be managed by an employee volunteer group and each department participating in the pilot will receive a compost bin to place in its office kitchenette. On a weekly basis, a private composting company will remove the bins for off-site composting and provide clean bins. In addition, an amount of \$69,000 is included to support a pilot composting program that is being developed by DPWES's Solid Waste Management Program (SWMP). SWMP plans to implement a pilot drop-off program for residential food scraps, with initial drop-off locations near the existing residential recycling drop-off centers at the I-66 Transfer Station and the I-95 Landfill Complex. The drop-off composting sites will include an enclosure that can hold up to 12 64-gallon carts, to be serviced up to three times per week by the selected contractor(s). SWMP efforts to help educate residents about the new program will include the creation and distribution of fact sheets, the development of an instructional video, and community presentations. During the initial phase of implementation, site attendants will be available to guide residents on what is and is not accepted for composting.
- An amount of \$130,000 is included for Phase II of a natural landscaping initiative at the Government Center. This project is envisioned as a multi-phase, multi-year demonstration project that reimagines the Government Center grounds while creating inviting, comfortable and aesthetically pleasing outdoor spaces with ample shade and a unifying plant palette.
- An amount of \$75,000 is included for the Watershed Protection and Energy Conservation Matching Grant Program, or "Conservation Assistance Program." This is a continuing program and is managed by the Northern Virginia Soil and Water Conservation District (NVSWCD), provides financial incentives to empower civic associations, places of worship and homeowners, through their associations, to implement on-the-ground sustainability projects. The initiative builds on current programs that provide technical assistance, hands-on support, outreach and education to Fairfax County homeowners and residents. Projects will improve water quality, reduce greenhouse gas emissions, and conserve energy and water. The funding provides support for materials and printing, matching grants, outreach and education, site assessments, and inspections.
- An amount of \$127,500 is included for efficiency improvements at selected vacant historic houses maintained by Parks. These historic houses are among the 30 properties being considered for the Resident Curator Program. Under this program, a resident curator assumes responsibility for building rehabilitation in exchange for the right to occupy the



property. HVAC inefficiencies and building envelope issues in these houses lead to excessive utility bills and increased maintenance needs while the houses remain unoccupied and also discourage potential curators from program participation. Making energy improvements in these houses prior to inclusion in the Resident Curator Program addresses both issues. Energy improvements include adding insulation to crawlspaces and attics, adding weather-stripping and interior storm windows, and upgrading HVAC systems and controls.

- An amount of \$146,192 is included to support the electric vehicle charging stations (EVCS) program and associated software to be located at County facilities for use by employees, patrons and the public. The specific number of charging stations that this amount will fund depends on the needs of the sites and the types of charging stations selected. The purchase of EVCS supports the Board's updated Environmental Vision, adopted in 2017, which includes objectives intended to reduce both the county's operational use of energy from fossil fuel sources and the greenhouse gas emissions associated with that energy use. It also supports the Operational Energy Strategy, which envisions transitioning from gasoline-powered passenger vehicles to hybrid-electric and electric vehicles. Consistent with the Board's policy and strategic direction, in 2020 the county awarded a contract for the purchase of Level II commercial EVCS and software that allows the Department of Vehicle Services to manage usage, set rates, receive payment, bill county fleet drivers for electricity usage, and run sustainability reports.
- An amount of \$42,315 is included to fund a pilot Energy Efficient Replacement Fund. This fund will assist County departments in purchasing more efficient appliances and equipment when there is a cost premium, and they cannot afford to choose the most efficient option. A wide range of efficiency-related options is often available to purchasers of new appliances and equipment. Although there is not always a cost premium, the most efficient equipment can cost more up-front. When departments are making purchasing decisions, they might not have the funds to pay for slightly more efficient equipment, even though that equipment would have the least cost in the long run due to utility bill savings. At the same time, many departments do not pay their own utility bills and so do not directly reap the benefits of utility bill savings. The fund applies only to replacement purchases; it would not be used to upgrade equipment simply to improve efficiency.

### Revitalization Area Maintenance

An amount of \$1,410,000 is included to continue routine and non-routine maintenance in five major commercial revitalization areas (Annandale, Route 1, Springfield, McLean, and Baileys Crossroads) and provide landscaping maintenance associated with the Tyson's Corner Silver Line area. The goal of this program is to provide an enhanced level of infrastructure and right-of-way features in these urbanizing areas to facilitate pedestrian movements and create a "sense of place." Routine maintenance in the commercial revitalization areas currently includes grass mowing, trash removal, fertilization, mulching of plant beds, weed control, and plant pruning. Non-routine maintenance includes asset maintenance or replacement (e.g., trees, plants, bicycle racks, area signs, street furniture, bus shelter, drinking fountains) to sustain the overall visual characteristics of the districts. Maintenance along the Silver Line also includes the upkeep of 27 water quality swales under the raised tracks located in VDOT right-of-way. Typical maintenance for the swales includes litter and sediment removal, vegetation care, and structural maintenance.

## Payments and Obligations

- Funding of \$761,003 is included for the annual payment associated with the Salona property based on the Board of Supervisors' approval of the purchase of this conservation easement on September 26, 2005. The total cost of the property is \$18.2 million with payments scheduled through FY 2026.
- Funding of \$1,000,000 is included for the County's annual contribution to offset school operating and overhead costs associated with School-Age Child Care (SACC) Centers.
- Funding of \$2,572,937 is included for Fairfax County's capital contribution to the Northern Virginia Community College (NVCC). FY 2022 funding is based on a rate of \$2.25 per capita and represents no change from the FY 2021 Adopted Budget Plan rate. This rate is applied to the population figure provided by the Weldon Cooper Center. Beginning in FY 2021, the NVCC had proposed, and Fairfax County supported, redirecting \$0.50 of the capital contribution rate from the capital program to the operational program to support a new skilled workforce initiative. In FY 2022, the entire capital contribution will support the Online Early College High School Initiative with the exception of \$0.50 which will support IT exams and certificates to match the needs of regional employers. The Online Early College Program will offer Fairfax County Public School (FCPS) high school seniors the opportunity to enroll in up to two concurrent college-credit courses. Funding for capital construction projects will continue using balances that exist from previous year's jurisdictional contributions.

## On-going Development Efforts

- An amount of \$50,000 is included to support payments to developers for interest earned on conservation bond deposits. The County requires developers to contribute funds to ensure the conservation of existing natural resources. Upon satisfactory completion of projects, the developer is refunded the deposit with interest.
- An amount of \$95,000 is included to support the annual maintenance of geodetic survey control points for the Geographic Information System (GIS). This funding level is based on actual requirements in recent years. This project also supports the development and maintenance of an interactive, GIS-based website that will provide convenient and cost effective monumentation information to the County's land development customers.
- Funding of \$200,000 is included to support the Developer Default program. This project is necessitated by economic conditions surrounding the construction industry that result in some developers not completing required public facilities, including acceptance of roads by the state, walkways, and storm drainage improvements. The costs of providing these improvements may be offset by the receipt of developer default revenues from developer escrow and court judgements and/or compromise settlements. General Fund support of the program is necessary due to the time required between the construction of the improvements and the recovery of the bonds through legal action or when the developer default revenue is not sufficient to fund the entire cost of the project. FY 2022 funding is supported by the General Fund.

## County Infrastructure Replacement and Upgrades

Infrastructure Replacement and Upgrades support the long-term needs of the County's capital assets to maximize the life of County facilities, avoid their obsolescence, and provide for planned repairs, improvements, and restorations to make them suitable for organizational needs. Fairfax County will have a projected FY 2022 facility inventory of over 12 million square feet of space (excluding schools, parks, and housing facilities). This inventory continues to expand with the addition of newly constructed facilities, the renovation and expansion of existing facilities and the acquisition of additional property. With such a large inventory, it is critical that a planned program of repairs and restorations be maintained. In addition, the age of a large portion of this inventory of facilities is reaching a point where major reinvestments are required in the building subsystems.

Each year, the Facilities Management Department (FMD) prioritizes and classifies infrastructure replacement and upgrade projects into five categories. Projects are classified as Category F: urgent/safety related, or endangering life and/or property; Category D: critical systems beyond their useful life or in danger of possible failure; Category C: life-cycle repairs/replacements where repairs are no longer cost effective; Category B: repairs needed for improvements if funding is available, and Category A: good condition.

The requirement for County infrastructure replacement and upgrades is estimated at \$26 million per year. This estimate is based on current assessment data, as well as industry standards (2 percent of the current replacement value). Based on current staffing levels, the complexity of many of the projects, and the timeline for completing replacement and upgrade projects, it is estimated that approximately \$15 million per year would be a good funding goal. Due to budget constraints, there is no funding included in FY 2022. However, an amount of \$6,282,000 representing the top priority category F projects, is proposed to be funded as part of a future quarterly review. In recent years, it has been the Board of Supervisors' practice to fund some or all of the infrastructure replacement and upgrade projects using one-time funding as available as part of budget quarterly reviews.

## Americans with Disabilities Act (ADA) Compliance

FY 2022 funding in the amount of \$350,000 has been included for the continuation of Americans with Disabilities Act (ADA) improvements, representing a decrease of \$300,000 from the [FY 2021 Adopted Budget Plan](#). Funding has been decreased \$300,000 based on existing balances and work schedules related to FMD ADA improvements throughout the County. Specific funding levels in FY 2022 include:

- Funding in the amount of \$300,000 is included for the continuation of Park Authority ADA improvements. The Park Authority continues to work to improve ADA compliance including adjustments required to parking lots, curb cuts, restrooms, athletic field seating and picnic shelter access.
- Funding in the amount of \$50,000 is included for the continuation of ADA improvements at Housing facilities required as facilities age and change. Funding will provide flexibility to accommodate emerging needs.

### Reinvestment and Repairs to County Roads and Walkways

- An amount of \$700,000 is included for the Reinvestment, Repair, and Emergency Maintenance of County Roads. The County is responsible for 38 miles of roadways not maintained by VDOT. In 2015, a Rinker Study was conducted in order to build an accurate inventory and condition assessment of County-owned roads and service drives and identified an amount of \$4 million in reinvestment funding required for the roadways with the most hazardous conditions. The Sinking Fund allocation has provided \$5.7 million to date for reinvestment in the most critical needs and continues to provide for roads that have been identified as deteriorating. In addition, a 5-year plan was developed identifying annual emergency funds to increase over time to a level of \$900,000 by FY 2021. Annual funding supports pothole repair, drive surface overlays, subgrade repairs, curb and gutter repairs, traffic and pedestrian signage repairs, hazardous tree removal, grading, snow and ice control, minor ditching and stabilization of shoulders, and drainage facilities. Based on the pace of spending to date and identified project requirements, funding of \$700,000, a decrease of \$100,000 from the FY 2021 Adopted Budget Plan, has been included in FY 2022.
- An amount of \$800,000 is included to meet emergency and critical infrastructure requirements for County trails, sidewalks, and pedestrian bridges. The Department of Public Works and Environmental Services (DPWES) and the Fairfax County Department of Transportation are responsible for the infrastructure replacement and upgrades of 662 miles of walkways and 78 pedestrian bridges. In 2013, a Rinker Study was conducted in order to build an accurate inventory and condition assessment of County walkways and revealed that there were approximately 10 miles of trails in extremely poor condition requiring \$3 million in initial reinvestment. The Capital Sinking Fund allocation has provided \$7.8 million to date for reinvestment in these most critical trail needs and continues to provide for trails that have since been identified as deteriorating. The Rinker Study did not include an assessment of pedestrian bridges and sinking fund allocations have enabled repairs in this area. In addition, a 5-year plan was developed identifying annual emergency funds to increase over time to a level of \$800,000 by FY 2021. Due to budget constraints, the FY 2021 Adopted Budget Plan level was \$700,000. FY 2022 funding of \$800,000 is consistent with the Rinker Study plan and will provide for annual critical repairs including the correction of safety and hazardous conditions such as damaged trail surfaces, retaining wall failures, handrail repairs, and the rehabilitation of bridges.

### Capital General Obligation Bond Program

The Board of Supervisors annually reviews cash requirements for capital projects financed by General Obligation bonds to determine the ongoing schedule for construction of currently funded projects as well as those capital projects in the early planning stages. The bond capital program is reviewed annually by the Board of Supervisors in association with the Capital Improvement Program (CIP) and revisions are made to cashflow estimates and appropriation levels as needed. The CIP is designed to balance the need for public facilities as expressed by the countywide land use plan with the fiscal capability of the County to meet those needs. The CIP serves as a general planning guide for the construction of general purpose, school, and public facilities in the County. The County's ability to support the CIP is entirely dependent upon and linked to the operating budget. The size of the bond program in particular is linked to the approved General Fund disbursement level.

The Virginia Constitution requires that long-term debt pledged by the full faith and credit of the County can only be approved by voter referendum. There is no statutory limit on the amount of debt the voters can approve. It is the County's own policy to manage debt within the guidelines identified in

the *Ten Principles of Sound Financial Management*. The Ten Principles specifically indicate that debt service expenditures as a percentage of General Fund disbursements should remain under 10 percent and that the percentage of debt to estimated market value of assessed property should remain under 3 percent. The County continues to maintain these debt ratios with debt service requirements as a percentage of General Fund disbursements at 7.47 percent, and net debt as a percentage of market value at 1.06 percent as of June 30, 2020.

In FY 2022, an amount of \$225,000,000 is included in General Obligation Bond funding. Specific funding levels in FY 2022 include:

- Funding in the amount of \$180,000,000 is included for various school construction projects financed by General Obligation Bonds. For details of the specific proposed school projects, see the [Fairfax County Public School's Capital Improvement Program](#).
- Funding in the amount of \$42,000,000 is included to support the 117-mile Metrorail system as well as to maintain and/or acquire facilities, equipment, railcars, and buses.
- Funding of \$3,000,000 is included for the County's annual contribution to the Northern Virginia Regional Park Authority (NVRPA) Capital program. The NVRPA Park system includes 33 parks and over 12,918 acres of land, over 100 miles of trails, numerous historic sites, five waterparks, two family campgrounds, three golf courses, a nature center, botanical gardens, rental cabins, cottages, and five marinas.

## Stormwater Management Program

Stormwater Services are essential to protect public safety, preserve property values and support environmental mandates such as those aimed at protecting the Chesapeake Bay and the water quality of other local jurisdictional waterways. Projects include repairs to stormwater infrastructure, measures to improve water quality such as stream stabilization, rehabilitation, safety upgrades of state regulated dams, repair and rehabilitation of underground pipe systems, surface channels, flood mitigation, site retrofits and best management practices (BMP), and other improvements.

The Board of Supervisors approved a special service district to support the Stormwater Management Program as part of the [FY 2010 Adopted Budget Plan](#). This service district provides a dedicated funding source for both operating and capital project requirements by levying a service rate per \$100 of assessed real estate value, as authorized by [Code of Virginia](#) Ann. Sections 15.2-2400. Since FY 2010, staff has made significant progress in the implementation of watershed master plans, public outreach efforts, stormwater monitoring activities, water quality and flood mitigation project implementation and operational maintenance programs related to existing storm drainage infrastructure including stormwater conveyance, quality improvements, and regulatory requirements. An ultimate rate of \$0.0400 per \$100 of assessed value has been estimated to be required to fully support the stormwater program in the future; however, staff is currently evaluating the long-term requirements for the program to address other community needs. Some of the additional community needs under evaluation include debt service to support the Board's approval of the dredging of Lake Accotink, the anticipation of additional flooding mitigation requirements, and strengthening the role and financial support for the implementation of stormwater requirements associated with Fairfax County Public Schools sites under renovation. This enhanced program may require incremental changes to the rate over time and may result in a higher ultimate rate to fully support the program. Staff will be evaluating these requirements, as well as the staffing to support them, and analyzing the impact of increased real estate values and revenue projections. While staff continues to further evaluate the impact of recent initiatives and the long-term requirements for the

## Capital Projects Overview

Stormwater Program, the FY 2022 rate will remain the same as the FY 2021 Adopted Budget Plan level of \$0.0325 per \$100 of assessed value.

FY 2022 funding will support \$61,810,455 for capital project implementation including, infrastructure reinvestment, regulatory requirements, dam safety, and contributory funding requirements. Specific funding levels in FY 2022 include:

- Funding in the amount \$4,000,000 is included for the Stormwater Regulatory Program. The County is required by federal law to operate under the conditions of a state issued MS4 Permit. Stormwater staff annually evaluates funding required to meet the increasing federal and state regulatory requirements pertaining to the MS4 Permit requirements, and State and Federal mandates associated with controlling water pollution delivered to local streams and the Chesapeake Bay. The MS4 Permit allows the County to discharge stormwater from its stormwater systems into state and federal waters. The County currently owns and/or operates approximately 15,000 outfalls, and 7,000 of these outfalls are regulated outfalls within the stormwater system that are governed by the permit. The current permit was issued to the County in April 2015. The permit requires the County to document the stormwater management facility inventory, enhance public outreach and education efforts, increase water quality monitoring efforts, provide stormwater management and stormwater control training to all County employees, and thoroughly document all of these enhanced efforts. The permit also requires the County to implement sufficient stormwater projects that will reduce the nutrients and sediment delivered to the Chesapeake Bay in compliance with the Chesapeake Bay TMDL implementation plan adopted by the State.
- Funding in the amount of \$11,000,000 is included for Dam Safety and Facility Rehabilitation, including \$5,000,000 for dam maintenance and \$6,000,000 for rehabilitation. There are currently more than 2,400 stormwater management facilities in service that range in size from small rain gardens to large state regulated flood control dams. The County is responsible for inspecting both County owned and privately-owned facilities and for maintaining County owned facilities. This inventory increases annually and is projected to continually increase as new development and redevelopment sites occur in the County. This program maintains the control structures and dams that control and treat the water flowing through County owned facilities. This program improves dam safety by supporting annual inspections of 20 state-regulated dams and the Huntington Levee and by developing Emergency Action Plans required by the state. The Emergency Action Plans are updated annually. In addition, these plans include annual emergency drills and exercises, and flood monitoring for each dam. This initiative also includes the removal of sediment that occurs in both wet and dry stormwater management facilities to ensure that adequate capacity is maintained to treat the stormwater. The program results in approximately 50 projects annually that require design and construction management activities as well as contract management and maintenance responsibilities.
- Funding in the amount of \$9,000,000 is included for Conveyance System Inspections, Development and Rehabilitation in FY 2022, including \$2,000,000 for inspections and development and \$7,000,000 for rehabilitation and outfall restoration. The County owns and operates approximately 1,500 miles of underground stormwater pipes and improved channels with an estimated replacement value of over one billion dollars. The County began performing internal inspections of the pipes in FY 2006. The initial results showed that approximately 5 percent of the pipes exhibit conditions of failure, and an additional 5 percent required maintenance or repair. MS4 Permit regulations require inspection and maintenance of these 1,500 miles of existing conveyance systems, 65,000 stormwater

## Capital Projects Overview

structures, and a portion of the immediate downstream channel at the 7,000 regulated pipe outlets. Acceptable industry standards indicate that one dollar reinvested in infrastructure saves seven dollars in the asset's life and 70 dollars if asset failure occurs. Once the initial internal inspections are complete, the goal of this program is to inspect pipes on a 20-year cycle and rehabilitate pipes and improve outfall channels before total failure occurs.

- Funding in the amount of \$26,183,506 is included for Stream and Water Quality Improvements. This program funds water quality improvement projects necessary to mitigate the impacts to local streams and the Chesapeake Bay resulting from urban stormwater runoff. This includes water quality projects such as construction and retrofit of stormwater management ponds, implementation of low impact development techniques on stormwater facilities, stream restoration, and approximately 1,900 water quality projects identified in the completed Countywide Watershed Management Plans. In addition, TMDL requirements for local streams and the Chesapeake Bay are the regulatory drivers by which pollutants entering impaired water bodies are reduced. The Chesapeake Bay TMDL was established by the EPA and requires that MS4 communities as well as other dischargers implement measures to significantly reduce the nitrogen, phosphorous and sediment loads entering waters draining to the Chesapeake Bay by 2025. Compliance with the Chesapeake Bay TMDL requires that the County should undertake construction of new stormwater facilities, retrofit existing facilities and properties, and increase maintenance. The EPA is currently updating the Chesapeake Bay compliance requirements and it is anticipated that the update will result in changes to both the assigned targets as well as how projects are credited, which will likely impact future compliance estimates. In addition to being required to meet the Chesapeake Bay TMDL targets, the current MS4 Permit requires the County to develop and implement action plans to address local impairments. Most of the 1,900 watershed management plan projects contribute toward achieving the Chesapeake Bay and local stream TMDL requirements.
- Funding in the amount of \$5,000,000 is included for the Emergency and Flood Control Program. This program supports flood control projects for unanticipated flooding events that impact storm systems and flood residential properties. The program provides annual funding for scoping, design, and construction activities related to flood mitigation projects.
- Funding in the amount of \$5,000,000 is included to support the first year of debt service for the Stormwater/Wastewater Facility. This project will provide funding for a Public Works complex to consolidate functions and operations and maximize efficiencies between the Stormwater and Wastewater Divisions. The current Stormwater program operations are conducted from various locations throughout the County, with the majority of staff at the West Drive facility. Current facilities for field maintenance operations and for field/office-based staff are inadequate and outdated for the increased scope of the stormwater program, and inadequate to accommodate future operations. This project is currently in design with construction anticipated to begin in summer 2021. It is anticipated that the facility will be financed by EDA bonds with the Stormwater Services Fund and Wastewater Fund supporting the debt service.
- Funding in the amount of \$900,000 is included for the Stormwater Allocations to Towns project. On April 18, 2012, the State Legislature passed SB 227, which entitles the Towns of Herndon and Vienna to all revenues collected within their boundaries by Fairfax County's stormwater service district. An agreement was developed for a coordinated program whereby the Towns remain part of the County's service district and the County returns 25 percent of the revenue collected from properties within each town. This allows for the towns

to provide services independently such as maintenance and operation of stormwater pipes, manholes, and catch basins. The remaining 75 percent remains with the County and the County takes on the responsibility for the Towns' Chesapeake Bay TMDL requirements as well as other TMDL and MS4 requirements. This provides for an approach that is based on watersheds rather than on jurisdictional lines.

- Lastly, FY 2022 funding of \$726,949 is included for County contributions. An amount of \$554,811 is provided for the Northern Virginia Soil and Water Conservation District (NVSWCD). The NVSWCD is an independent subdivision of the Commonwealth of Virginia that provides leadership in the conservation and protection of Fairfax County's soil and water resources. It is governed by a five-member Board of Directors - three members are elected every four years by the voters of Fairfax County and two members are appointed by the Virginia Soil and Water Conservation Board. Accordingly, the work of NVSWCD supports many of the environmental efforts set forth in the Board of Supervisors' Environmental Excellence 20-year Vision Plan. The goal of the NVSWCD is to continue to improve the quality of the environment and general welfare of the citizens of Fairfax County by providing them with a means of dealing with soil, water conservation and related natural resource problems. It provides County agencies with comprehensive environmental evaluations for proposed land use changes with particular attention to the properties of soils, erosion potential, drainage, and the impact on the surrounding environment. NVSWCD has consistently been able to create partnerships and leverage state, federal and private resources to benefit natural resources protection in Fairfax County. In addition, an amount of \$172,138 is provided for the Occoquan Watershed Monitoring Program (OWMP) to ensure that water quality is monitored and protected in the Occoquan Watershed. Given the many diverse uses of the land and water resources in the Occoquan Watershed (agriculture, urban residential development, commercial and industrial activity, water supply, and wastewater disposal), the OWMP plays a critical role as the unbiased interpreter of basin water quality information.

### Affordable Housing Development and Investment Fund

Affordable Housing Development and Investment (formerly known as the Penny for Affordable Housing Fund), was established in FY 2006, and is designed to serve as a readily available local funding source with the flexibility to preserve and promote the development of affordable housing. For fiscal years 2006 through 2009, the Board of Supervisors (BOS) dedicated revenue commensurate with the value of one cent from the Real Estate Tax to the preservation of affordable housing, a major County priority. In FY 2010, the BOS reduced this dedicated funding to a half-cent from the Real Estate Tax in order to balance the budget. From FY 2006 through FY 2021, the fund has provided a total of \$277.9 million for affordable housing in Fairfax County. A total of \$19.7 million is provided in FY 2022 with \$13.6 million from Real Estate tax revenue associated with the half cent and \$6.1 million from property cash flow and housing loan repayments.

The BOS adopted several policy documents that support the creation of a sufficient supply of housing appropriately priced for individuals and families throughout the County across the income spectrum: the 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County* to shape a strong economic development strategy, the 2017 *One Fairfax Policy* for racial and social equity to affirm County goals of inclusivity and shared prosperity for all County residents, and the 2018 *Communitywide Housing Strategic Plan* to provide a housing strategy that meets the housing need for the production and preservation of housing affordability throughout the County. A variety of funding sources were used to preserve these units; however, Affordable Housing Development and Investment funds were critical for the preservation of several large multifamily complexes purchased



by private nonprofits and for-profit organizations. These purchases represent a significant portion of the units: 251 units in Creekside (Lee District), 139 units in Hollybrooke II and III in the Seven Corners area of Falls Church (Mason District), 106 units in Coralain Gardens located on Arlington Boulevard (Route 50) in Falls Church (Mason District), 90 units in Carousel Court in Falls Church (Mason District), 130 units at Mount Vernon House in Alexandria (Mount Vernon District), 108 units in Madison Ridge in Centreville (Sully District), 74 units in Wexford Manor A and B (Providence District), 113 units in Huntington Gardens (Lee District), 225 units in Parkwood Apartments (Mason District), 180 units in Crescent Apartments (Hunter Mill District), and 672 units in Wedgewood Apartments (Mason District). These funds were also instrumental in preserving two large complexes: 180 units at the Crescent Apartments complex in Reston (Hunter Mill District) and 672 units at the Wedgewood Apartments complex in Annandale (Mason District). These projects were purchased by the County and are being managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) as part of the low- and moderate-income rental program. Without the availability of Affordable Housing Development and Investment funds, both of these apartment complexes may have been lost as affordable housing.

In FY 2022, funding of \$19,670,000 comprises \$13,570,000 in Real Estate Tax Revenue, \$5,200,000 in operating revenue from Wedgewood and Crescent Apartments, and \$900,000 from miscellaneous sources. FY 2022 funding is allocated as follows: \$4,889,000 for Wedgewood for the annual debt service, \$2,565,438 for Crescent Apartments annual debt service, \$9,995,598 for the Housing Blueprint Project, \$564,494 for Affordable/Workforce Housing, \$1,200,000 for Little River Glen IV, and \$455,470 for Planning and Needs Assessment.

## Wastewater Management System

The Fairfax County Wastewater Management Program is operated, maintained, and managed within the Department of Public Works and Environmental Services (DPWES), and includes nearly 3,300 miles of sewer lines, 63 pumping stations, and 57 flow metering stations. Treatment of wastewater generated is provided primarily through six regional wastewater collection and treatment plants. One of the six regional plants is the County owned and operated Noman M. Cole, Jr. Pollution Control Plant (NCPCP), which is currently permitted to treat 67 million gallons per day (mgd) of flow. Other regional facilities where the County has purchased treatment capacity include the District of Columbia Water's Blue Plains Treatment Plant with 31 mgd capacity; Alexandria Renew Enterprises Treatment Plant with 32.4 mgd capacity; Upper Occoquan Service Authority's Treatment Plant with 22.1 mgd capacity; Arlington County's Treatment Plant with 3 mgd capacity; and Loudoun Water's Broad Run Plant with 1 mgd capacity. Fairfax County utilizes all of these facilities to accommodate a total capacity of 156.5 mgd.

Total FY 2022 funding is \$86,000,000, including support for the following projects:

- Funding in the amount of \$3,000,000 is included to continue the systematic rehabilitation of the County's approximately 3,300 miles of sanitary sewer lines. Rehabilitation includes, among other things, the use of trenchless technology to rehabilitate approximately 20 miles of sewer lines per year.
- Funding in the amount of \$1,000,000 is included for the planned replacement of sewer meters throughout the County. FY 2022 funding will support continuation of replacing sewer meters used for measuring wastewater flow to and from other jurisdictions for billing and monitoring purposes as well as portable meters used in infiltration and inflow studies to measure wet weather flows.

## Capital Projects Overview

- Funding in the amount of \$11,000,000 is included for the installation of sewer lines to provide the needed capacity to serve new development within the County. As areas develop, more strain is placed on the sanitary sewer system serving the area. FY 2022 funding will provide for increasing the size of the gravity sewer or installing parallel gravity sewers.
- Funding in the amount of \$20,200,000 is included for the inspection, repair, and replacement of gravity sewers within the wastewater collection system. FY 2022 funding is provided for the closed-circuit television (CCTV) inspection of more than 200 miles of sewer and rehabilitation of over 25 miles of sewer using cured-in-place-pipe (CIPP). In addition, funding is provided for the repair and replacement of defective and aging gravity sewers, including emergency repair work. New initiatives for FY 2022 include detailed inflow and infiltration and creek bed investigations.
- Funding in the amount of \$1,000,000 is included to provide for the planned replacement of sewer meters throughout the County. FY 2022 funding is provided for the continuation of replacing sewer meters used for measuring wastewater flow to and from other jurisdictions for billing and monitoring purposes as well as portable meters used in infiltration and inflow studies to measure wet weather flows.
- Funding in the amount of \$1,117,000 is included for the condition assessment of 49 miles of sewer lines with a diameter of 15 inches or larger and provides recommendations for the rehabilitation and/or replacement alternatives. FY 2022 funding will provide for the next phase of this program, which includes construction work.
- Funding in the amount of \$36,000,000 is included for the continuation of systematic rehabilitation of structures and equipment at the Norman M. Cole, Jr. Pollution Control Plant (NMCCPCP). FY 2022 funding will provide for the rehabilitation and replacement of pumps, gates, and valves; stormwater runoff improvements, and continuation of the rehabilitation of the motor control centers/distribution centers (MCC/DC) and raw wastewater pump station facility.
- Funding in the amount of \$12,500,000 is included for the planned replacement of pumping stations throughout the County. FY 2022 funding will provide for the regularly scheduled repair, renovation, and replacement of pumping station equipment and facilities. There will be eight pump stations in the design phase and four pump stations in the construction phase in FY 2022.
- Funding in the amount of \$183,000 is included for the condition assessment of 166 segments of 8 to 15-inch gravity sewer lines and provides recommendations for the rehabilitation and/or replacement alternatives. FY 2022 funding will provide for the next phase of this program, which includes construction work.

### County and Regional Transportation Projects Fund

The County and Regional Transportation Projects Fund supports the County's implementation of new transportation projects and is funded by the commercial and industrial real estate tax for transportation and Northern Virginia Transportation Authority (NVTA) local tax revenues. The taxing authority for commercial and industrial real property was authorized under the Transportation Funding and Reform Act of 2007 (HB 3202), approved by the Virginia General Assembly on April 4, 2007, and implemented by the Board of Supervisors as part of the FY 2009 Adopted Budget Plan. This revenue helps accelerate the County's implementation of roadway, transit, and pedestrian projects. HB 3202 allows localities to assess a tax on the value of commercial and industrial real estate and to use the proceeds on new transportation improvements. The County's FY 2022 rate is \$0.125 per \$100 of assessed value (the maximum allowed per state code), which will generate approximately \$62.0 million in revenue. This estimate is based on current projections in the commercial real estate market.

On April 3, 2013, the Virginia General Assembly approved HB 2313, a transportation funding package. The bill included regional components for planning districts that meet certain thresholds (population, registered vehicles, and transit ridership). Northern Virginia meets these criteria for the imposition of increases on Sales, Grantors, and Transient Occupancy taxes. The bill mandated that 70 percent of this regional funding be allocated by NVTA, with the remaining 30 percent provided to the individual localities embraced within NVTA for their determination. In FY 2018, HB 2313 generated approximately \$328 million in funding for transportation projects in the Northern Virginia region.

FY 2022 funding of \$57,967,848 is included for capital projects and the metro capital program contribution. Of this amount, funding of \$44,642,848 is included in FY 2022 for priority projects supported by commercial and industrial tax revenue and funding received from the Northern Virginia Transportation Authority (NVTA), consistent with the transportation priorities periodically updated and approved by the Board of Supervisors. This amount also includes portions of NVTA local funding allocated to the Towns of Herndon and Vienna. Funding in the amount of \$13,325,000 is included to address WMATA capital funding requirements through the redirection of Grantors Tax and Transient Occupancy Tax revenues under HB 1539/SB 856.

### Other Financing

Funding in the amount of \$54,079,334 includes \$1,475,000 that is associated with the athletic services fees discussed above. The remaining \$52,604,334 supports various other projects financed by other sources of revenue. Specific funding levels in FY 2022 include:

#### Special Revenue:

- Funding of \$24,350,500 is included for the County Transit Systems Fund for capital projects.
- Funding of \$210,500 is included for the Reston Community Center Fund for improvements to the rear parking lot and security cameras at the Hunter Woods facility, the restrooms at the Lake Anne facility, and rigging line and projector at CenterStage theatre.
- Funding of \$400,000 is included for the McLean Community Center Fund to support renovation projects at The Alden Theatre.

#### Housing:

- Funding of \$900,000 is included for the ADU Acquisition project for reallocation to specific projects when identified and approved by both the Redevelopment and Housing Authority (FCRHA) and Board of Supervisors.

- Funding of \$2,500,000 is included for the Moderate-Income Direct Sales (MIDS) Resale Program to provide resources necessary to acquire properties that are offered for sale and, if necessary, rehabilitate them prior to reselling them in the First-Time Homebuyers Program (FTHB).
- Funding in the amount of \$189,940 is included for the Land/Unit Acquisition project for reallocation to specific projects when identified and approved by both the FCRHA and Board of Supervisors.
- Funding of \$77,251 is included for the Undesignated Housing Trust Fund project for reallocation to specific projects when identified and approved by both the FCRHA and Board of Supervisors.

**Other:**

- Funding in the amount of \$23,976,143 is included for various school construction projects financed from a state construction grant, Parent Teachers Association/Parent Teacher Organization receipts, and transfers from Fund S31000, Public School Construction Fund. For more details, see the [Fairfax County Public School's FY 2022 Advertised Budget](#).

### Capital Construction and Operating Expenditure Interaction

To maintain a balanced budget, annual revenues are projected, and operating and capital construction expenditures are identified to determine the County's overall requirements and funding availability. Funding levels for capital construction projects are based on the merits of a particular project together with the available funding from all financing sources, with primary reliance on General Obligation bonds. The Board of Supervisors annually reviews cash requirements for capital project financing. The County's capital program has a direct impact on the operating budget, particularly in association with the establishment and opening of new facilities. The Board of Supervisors continues to be cognizant of the effect of the completion of capital projects on the County's operating budget. The cost of operating new or expanded facilities or infrastructure is included in the fiscal year the facility becomes operational. However, in some cases, like the construction of the expanded and renovated Courthouse, the operating impact may be absorbed gradually over several years. For example, costs associated with loose and systems furniture, moving expenses, providing for additional security and staffing, renovating existing courtrooms, implementing new courtroom technology, and setting up an Operations and Maintenance satellite shop with staff dedicated to the courthouse facility are all costs that can be phased in over time, thus spreading the operating impact over a number of years, rather than concentrating costs in the fiscal year the facility opens.

Capital projects can affect future operating budgets either positively or negatively due to an increase or decrease in maintenance costs, or by providing capacity for new programs or services. Such impacts vary widely from project to project and, as such, are evaluated individually. Operating costs resulting from the completion of a capital project differ greatly depending on the type of capital project and construction delays. A new facility, for example, will often require additional staff, an increase in utility costs, and increases in custodial, security and maintenance contracts. Conversely, a capital project that renovates an existing facility may reduce operating expenditures due to a decrease in necessary maintenance costs. For example, funding HVAC and electrical system repair or replacement projects has the potential to reduce operating expenditures by reducing costly maintenance and staff time spent addressing critical system repairs. The same is true for projects such as fire alarms, emergency generators, and carpet replacement, as well as roof repairs. Investing in aging and deteriorating building systems and components can alleviate the need for

# Capital Projects Overview

future expenditures, often resulting in significant cost avoidance. Additionally, if a system failure should occur, there is the potential that a County facility must shut down, suspending services to citizens, and disrupting County business. The County's emphasis on capital renewal and preventative maintenance works to ensure these kinds of interruptions are avoided.

The opening of new County facilities results in a wide range of operating costs. For example, equipment and furniture, books, additional staff, and an increase in utility costs may all be necessary to prepare for the opening of a new library or extensive library expansion/renovation. These costs are estimated as the project is developed and included in the appropriate agency budget in the year the facility becomes operational.

## New, Renovated, or Expanded County Facilities

Facility	Fiscal Year Completion	Additional Positions	Estimated Net Operating Costs
<b>FY 2022 New, Renovated, or Expanded Facilities</b>			
Facilities Management Department (FMD) Operational Costs	FY 2022	0/0.0 FTE	\$574,119
Community Center in Lee District	FY 2022	0/0.0 FTE	\$947,931
Scotts Run Fire Station	FY 2021	8/8.0 FTE	1,182,554
South County Police Station	FY 2023	16/16.0 FTE	3,152,214
Sully Community Center	FY 2022	11/10.5 FTE	\$644,182
<b>Total FY 2022 Costs</b>		<b>35/34.5 FTE</b>	<b>\$6,501,000</b>

The following facilities are scheduled to open in the near future and may require additional staffing and operational costs. Requests for funding will be reviewed as part of the development of the annual budget in the year the facility becomes operational. Many facilities are in the pre-design phase or have recently been approved for funding and the completion dates are still To Be Determined (TBD).

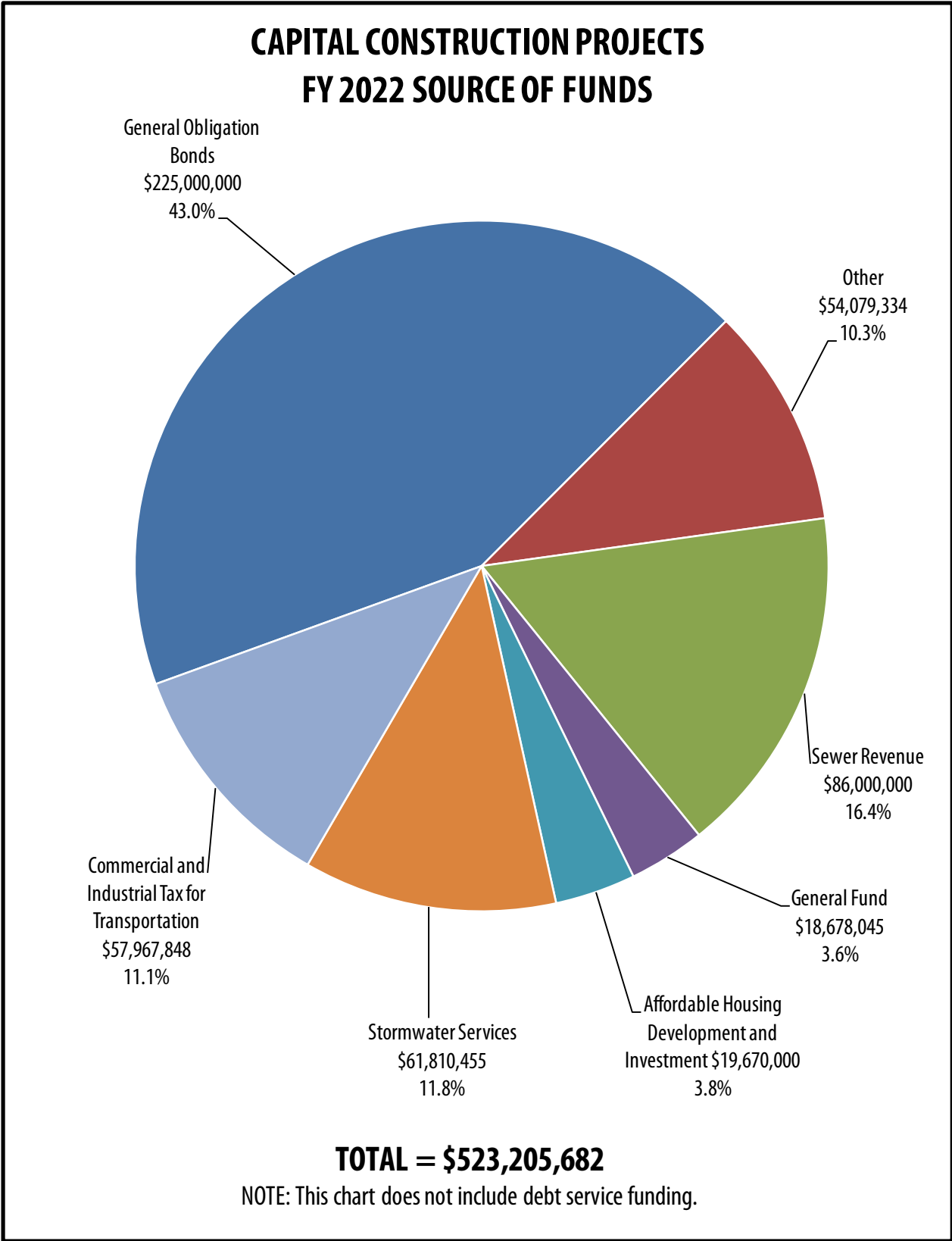
Facility	Projected Completion Date
Adult Detention Center Renovation	November 2023
Annandale Volunteer Fire Station	TBD
Audrey Moore RECenter	TBD
Courtroom Renovations	TBD
Criminal Justice Academy	TBD
Edsall Fire Station	April 2022
Eleanor Kennedy Shelter	TBD
Embry Rucker Shelter	TBD
Emergency Vehicle Ops. and K9 Center	TBD
Fairview Fire Station	TBD
Franconia Police Station	August 2024
George Mason Regional Library	TBD

## Capital Projects Overview

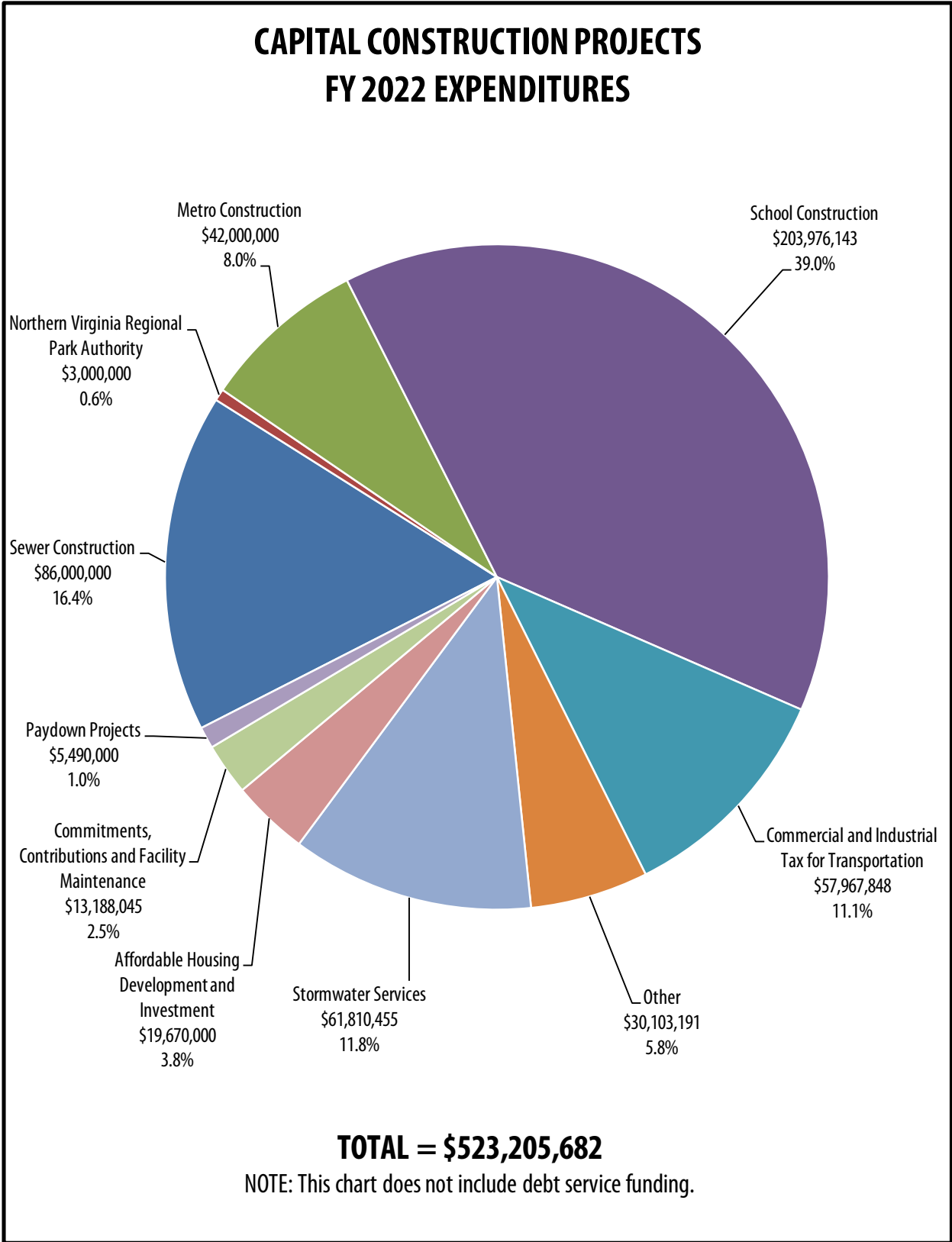
Facility	Projected Completion Date
Gunston Fire Station	TBD
Herndon Garage Area Redevelopment	TBD
Judicial Complex Redevelopment	TBD
Kingstowne Library	August 2024
Lorton Community Center	August 2022
Lorton Community Library	August 2022
Lorton Volunteer Fire Station	February 2021
Mason Police Station	TBD
Merrifield Fire Station	February 2022
Monument Drive Parking Garage	December 2023
Mount Vernon RECenter	May 2024
Original Mt. Vernon High School Redevelopment	TBD
Patrick Henry Community Library	TBD
Patrick Henry Shelter	December 2023
Penn Daw Fire Station	TBD
Police Evidence Storage Annex	TBD
Police Heliport	March 2022
Police Tactical Operations Renovation	December 2023
Reston Fire Station	December 2021
Reston Regional Library	TBD
Reston Town Center North	TBD
Scotts Run Fire Station	June 2021
Seven Corners Fire Station	June 2023
Sherwood Regional Library	TBD
South County Police Station/Animal Shelter	March 2023
Springfield Commuter Parking Garage	August 2023
Stormwater/Wastewater Facility	July 2024
Sully Community Center	March 2022
Tysons Fire Station	TBD
Welfit Training Facility	TBD
Willard Health Center	TBD
Woodlawn Fire Station	April 2021
Workhouse Building	October 2022

**Summary of  
FY 2022 Capital  
Construction  
Program**

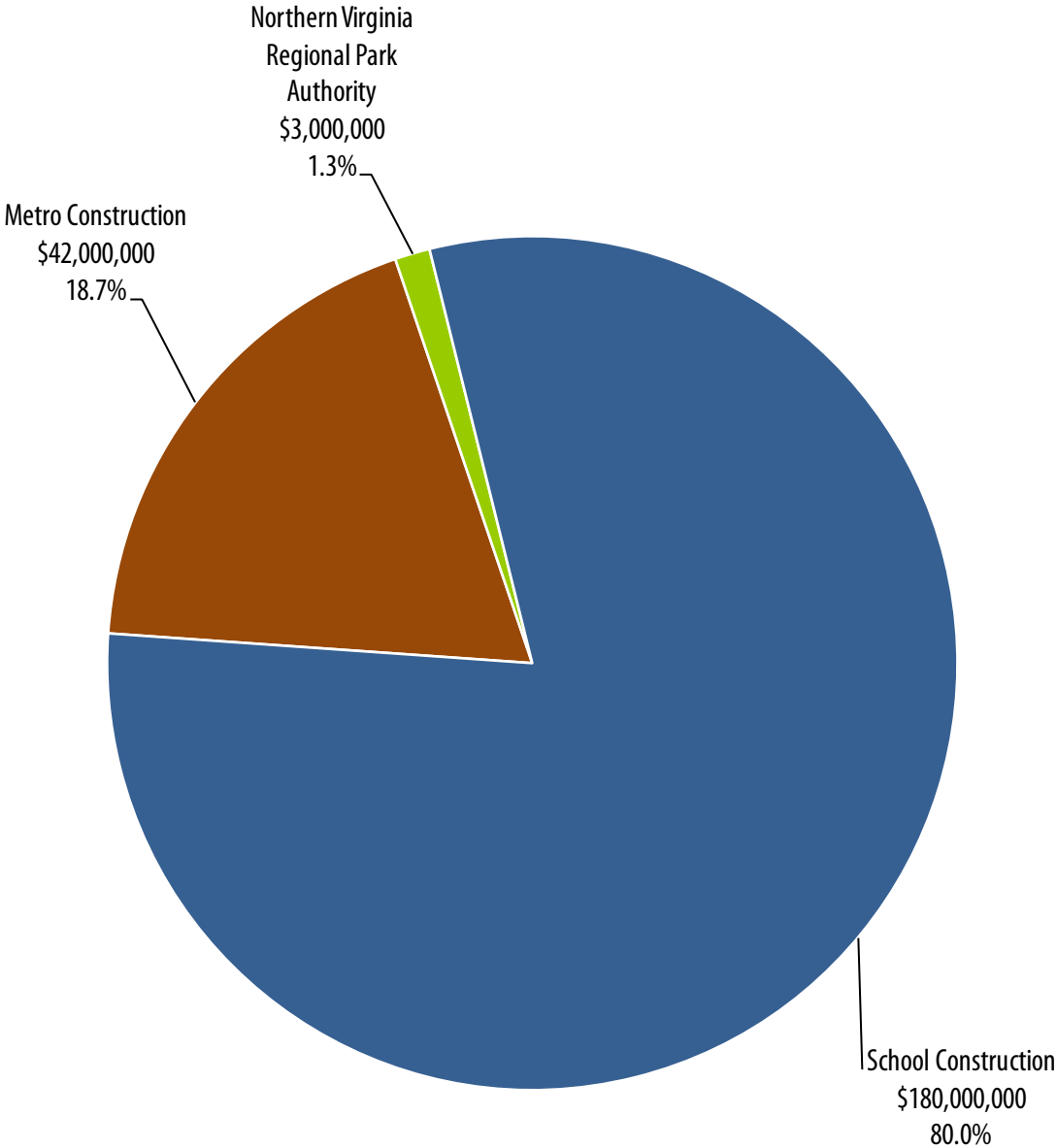
Major segments of the County's FY 2022 Capital Construction Program are presented in several pie charts that follow to visually demonstrate the funding sources for capital expenditures. Capital construction expenditures by fund are shown in the Summary Schedule of FY 2022 Funded Capital Projects. In addition, a list of all projects funded in FY 2022 and their funding sources has been included in this section. For additional information, see the Capital Project Funds section of the Capital Construction and Other Operating Funds in Volume 2. Detailed information concerning capital projects in Fund S31000, Public School Construction, can be found in the [Fairfax County Public School's FY 2022 Advertised Budget](#).







**GENERAL OBLIGATION BOND FINANCED  
CAPITAL PROJECTS  
FY 2022 EXPENDITURES**



**TOTAL = \$225,000,000**

**SUMMARY SCHEDULE OF FY 2022  
FUNDED CAPITAL PROJECTS**

Fund/Title	FY 2020 Actual	FY 2021 Adopted Budget Plan	FY 2021 Revised Budget Plan	FY 2022 Advertised Budget Plan	FY 2022 FINANCING			
					General Obligation Bonds <sup>1</sup>	General Fund	Federal/State Aid	Other <sup>2</sup>
<b>SPECIAL REVENUE FUNDS<sup>3</sup></b>								
40000 County Transit Systems	\$9,394,541	\$3,545,000	\$10,019,026	\$24,350,500	\$0	\$0	\$0	\$24,350,500
40010 County and Regional Transportation Projects	91,060,690	49,564,533	375,000,875	57,967,848	0	0	0	57,967,848
40050 Reston Community Center	3,241,194	302,000	1,897,502	210,500	0	0	0	210,500
40060 McLean Community Center	566,026	0	900,703	400,000	0	0	0	400,000
40100 Stormwater Services	61,715,206	59,198,891	230,198,395	61,810,455	0	0	0	61,810,455
40140 Refuse Collection	689,830	500,000	1,056,757	0	0	0	0	0
40150 Refuse Disposal	779,524	1,750,000	5,838,931	0	0	0	0	0
40170 I-95 Refuse Disposal	508,451	2,800,000	10,075,643	0	0	0	0	0
40300 Housing Trust Fund	1,400,097	3,661,782	25,217,181	3,667,191	0	0	0	3,667,191
<b>Subtotal</b>	<b>\$169,355,559</b>	<b>\$121,322,206</b>	<b>\$660,205,013</b>	<b>\$148,406,494</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148,406,494</b>
<b>DEBT SERVICE FUNDS</b>								
20000 Consolidated County and Schools Debt Service Fund	\$333,813,558	\$336,676,960	\$340,699,525	\$335,713,874	\$0	\$332,885,874	\$0	\$2,828,000
<b>Subtotal</b>	<b>\$333,813,558</b>	<b>\$336,676,960</b>	<b>\$340,699,525</b>	<b>\$335,713,874</b>	<b>\$0</b>	<b>\$332,885,874</b>	<b>\$0</b>	<b>\$2,828,000</b>
<b>CAPITAL PROJECTS FUNDS</b>								
30000 Metro Operations and Construction <sup>4</sup>	\$34,109,946	\$38,000,000	\$41,260,743	\$42,000,000	\$42,000,000	\$0	\$0	\$0
30010 General Construction and Contributions	41,881,227	21,031,430	180,789,223	21,054,278	3,000,000	16,579,278	0	1,475,000
30015 Environmental and Energy Program	0	916,615	16,278,219	1,298,767	0	1,298,767	0	0
30020 Infrastructure Replacement and Upgrades	16,137,778	0	46,211,582	0	0	0	0	0
30030 Library Construction	1,020,366	0	20,348,940	0	0	0	0	0
30040 Contributed Roadway Improvements	2,579,858	0	40,485,749	0	0	0	0	0
30050 Transportation Improvements	17,691,164	0	75,625,208	0	0	0	0	0
30060 Pedestrian Walkway Improvements	2,988,541	700,000	6,070,070	800,000	0	800,000	0	0
30070 Public Safety Construction	33,252,679	0	359,681,732	0	0	0	0	0
30080 Commercial Revitalization Program	(12,218)	0	0	0	0	0	0	0
30090 Pro Rata Share Drainage Construction	2,320,481	0	3,228,301	0	0	0	0	0
30300 Affordable Housing Development and Investment Fund	12,639,692	19,247,000	63,518,021	19,670,000	0	0	0	19,670,000
30310 Housing Assistance Program	189,940	0	0	0	0	0	0	0
30400 Park Authority Bond Construction	19,280,019	0	84,446,972	0	0	0	0	0
S31000 Public School Construction	214,613,884	203,770,390	547,751,142	203,976,143	180,000,000	0	0	23,976,143
<b>Subtotal</b>	<b>\$398,693,357</b>	<b>\$283,665,435</b>	<b>\$1,485,695,902</b>	<b>\$288,799,188</b>	<b>\$225,000,000</b>	<b>\$18,678,045</b>	<b>\$0</b>	<b>\$45,121,143</b>
<b>ENTERPRISE FUNDS</b>								
69300 Sewer Construction Improvements	\$77,044,064	\$65,000,000	\$131,311,053	\$86,000,000	\$0	\$0	\$0	\$86,000,000
69310 Sewer Bond Construction	43,620,184	190,727,825	202,718,824	0	0	0	0	0
<b>Subtotal</b>	<b>\$120,664,248</b>	<b>\$255,727,825</b>	<b>\$334,029,877</b>	<b>\$86,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$86,000,000</b>
<b>TOTAL</b>	<b>\$1,022,526,722</b>	<b>\$997,392,426</b>	<b>\$2,820,630,317</b>	<b>\$858,919,556</b>	<b>\$225,000,000</b>	<b>\$351,563,919</b>	<b>\$0</b>	<b>\$282,355,637</b>

<sup>1</sup> The sale of bonds is presented here for planning purposes. Actual bond sales are based on cash needs in accordance with Board policy.

<sup>2</sup> Other financing includes developer contributions and payments, sewer system revenues, transfers from other funds, pro rata deposits, special revenue funds, and fund balances.

<sup>3</sup> Reflects the capital construction portion of total expenditures.

<sup>4</sup> Reflects capital construction portion of Metro expenses net of State Aid.

**FY 2022 FUNDED CAPITAL PROJECTS**  
**(For additional information see referenced Fund narratives)**

Fund	Project Name	Project	FY 2022 Advertised Total	General Fund	General Obligation Bonds	Athletic Services Fee	Sewer Revenues	Stormwater Revenues	Affordable Housing Development and Investment	Commercial and Industrial Revenues	Other Revenues
30000	Metro Operations and Construction Contribution	N/A	\$42,000,000		\$42,000,000						
30010	ADA Compliance - Housing	HF-000036	\$50,000	\$50,000							
30010	ADA Compliance - Parks	PR-000083	\$300,000	\$300,000							
30010	Athletic Field Maintenance	2G51-002-000	\$2,700,000	\$2,700,000							
30010	Athletic Fields – APRT Amenity Maintenance	2G79-220-000	\$50,000	\$50,000							
30010	Athletic Fields - FCPS Lighting	PR-000082	\$250,000	\$250,000							
30010	Athletic Fields - Park Maintenance at FCPS	2G51-001-000	\$1,465,338	\$1,465,338							
30010	Athletic Services Fee - Custodial Support	2G79-219-000	\$275,000			\$275,000					
30010	Athletic Services Fee - Diamond Field Maintenance	2G51-003-000	\$1,000,000	\$750,000		\$250,000					
30010	Athletic Services Fee - Sports Scholarships	2G79-221-000	\$150,000	\$75,000		\$75,000					
30010	Athletic Services Fee - Turf Field Development	PR-000080	\$75,000			\$75,000					
30010	Athletic Services Fee - Turf Field Replacement	PR-000097	\$2,250,000	\$1,450,000		\$800,000					
30010	Developer Defaults	2G25-020-000	\$200,000	\$200,000							
30010	NOVA Community College Contribution	2G25-013-000	\$2,572,937	\$2,572,937							
30010	NVRPA Contribution	2G06-003-000	\$3,000,000		\$3,000,000						
30010	Parks - Building/Structures Reinvestment	PR-000109	\$925,000	\$925,000							
30010	Parks - Infrastructure/Amenities Upgrade	PR-000110	\$815,000	\$815,000							
30010	Parks - Grounds Maintenance	2G51-006-000	\$476,000	\$476,000							
30010	Parks-Preventative Maintenance And Inspections	2G51-007-000	\$484,000	\$484,000							
30010	Payments Of Interest On Bond Deposits	2G06-002-000	\$50,000	\$50,000							
30010	Reinvestment and Repairs to County Roads	2G25-021-000	\$700,000	\$700,000							
30010	Revitalization Maintenance -CRP Areas	2G25-014-000	\$1,410,000	\$1,410,000							
30010	SACC Contribution	2G25-012-000	\$1,000,000	\$1,000,000							
30010	Salona Property Payment	2G06-001-000	\$761,003	\$761,003							
30010	Survey Control Network Monumentation	2G25-019-000	\$95,000	\$95,000							
30015	Community - HomeWise Outreach Program	GF-000057	\$88,000	\$88,000							
30015	EIP - DPMM - Green Intern	2G02-028-000	\$15,000	\$15,000							
30015	EIP - DPMM - Supply Chain GHG Emissions	2G02-037-000	\$50,000	\$50,000							
30015	EIP - DVS - Water Fountains	GF-000067	\$36,400	\$36,400							
30015	EIP - FCPA - IMA Program	2G51-046-000	\$300,000	\$300,000							
30015	EIP - FCPA - Magnolia Bog Restoration	PR-000130	\$86,000	\$86,000							
30015	EIP - FCPA - Meadow Restorations	PR-000131	\$75,160	\$75,160							
30015	EIP - FCPA - Pool UV Replacement	PR-000143	\$46,400	\$46,400							
30015	EIP - FEEE - Composting Pilot	2G02-027-000	\$80,800	\$80,800							
30015	EIP - FMD - Natural Landscaping	GF-000058	\$130,000	\$130,000							
30015	EIP - NVSWCD CAP Program	2G02-036-000	\$75,000	\$75,000							
30015	Energy - FCPA - Historic Houses	PR-000128	\$127,500	\$127,500							
30015	Energy Strategy - EV Stations	GF-000063	\$146,192	\$146,192							
30015	OES - FCG - FMD Retrofits	GF-000064	\$42,315	\$42,315							
30060	Reinvestment and Repairs to County Walkways	2G25-057-000	\$800,000	\$800,000							
30300	Affordable/Workforce Housing	2H38-072-000	\$564,494						\$564,494		
30300	Crescent Apartments Debt Service	2H38-075-000	\$2,565,438						\$2,565,438		
30300	Housing Blueprint Project	2H38-180-000	\$9,995,598						\$9,995,598		
30300	Little River Glen IV	HF-000116	\$1,200,000						\$1,200,000		
30300	Planning and Needs Assessment	2H38-226-000	\$455,470						\$455,470		
30300	Wedgewood Debt Service	2H38-081-000	\$4,889,000						\$4,889,000		
40000	Bus Shelter Replacement	TS-000022	\$150,000								\$150,000

**FY 2022 FUNDED CAPITAL PROJECTS**  
**(For additional information see referenced Fund narratives)**

Fund	Project Name	Project	FY 2022 Advertised Total	General Fund	General Obligation Bonds	Athletic Services Fee	Sewer Revenues	Stormwater Revenues	Affordable Housing Development and Investment	Commercial and Industrial Revenues	Other Revenues
40000	Connector Intelligent Transportation Sys	3G40-003-000	\$500,000								\$500,000
40000	Fairfax Connector Buses - Capital	TF-000048	\$19,872,000								\$19,872,000
40000	Fairfax Connector Support Vehicles	TF-000053	\$300,000								\$300,000
40000	Mid-Life Overhaul	TF-000040	\$2,932,500								\$2,932,500
40000	Shop Equipment	TF-000051	\$596,000								\$596,000
40010	Construction Reserve	2G40-001-000	\$18,905,621							\$18,905,621	
40010	Construction Reserve NVTA 30%	2G40-107-000	\$24,283,943							\$24,283,943	
40010	Herndon NVTA 30% Capital	2G40-105-000	\$821,798							\$821,798	
40010	Metro Capital Transfer NVTA 30%	2G40-164-000	\$13,325,000							\$13,325,000	
40010	Vienna NVTA 30% Capital	2G40-106-000	\$631,486							\$631,486	
40050	RCC-CenterStage Theatre Enhancements	CC-000008	\$58,500								\$58,500
40050	RCC-Facility Enhancements	CC-000002	\$15,000								\$15,000
40050	Reston Community Center Improvements	CC-000001	\$137,000								\$137,000
40060	McLean Community Center	CC-000006	\$400,000								\$400,000
40100	Conveyance System Inspection/Development	2G25-028-000	\$2,000,000					\$2,000,000			
40100	Conveyance System Rehabilitation	SD-000034	\$7,000,000					\$7,000,000			
40100	Dam & Facility Maintenance	2G25-031-000	\$5,000,000					\$5,000,000			
40100	Dam Safety and Facility Rehabilitation	SD-000033	\$6,000,000					\$6,000,000			
40100	Debt Service for SW/WW Facility	2G25-117-000	\$5,000,000					\$5,000,000			
40100	Emergency and Flood Response Projects	SD-000032	\$5,000,000					\$5,000,000			
40100	NVSWCD Contributory	2G25-007-000	\$554,811					\$554,811			
40100	Occoquan Monitoring Contributory	2G25-008-000	\$172,138					\$172,138			
40100	Stormwater Allocation to Towns	2G25-027-000	\$900,000					\$900,000			
40100	Stormwater Regulatory Program	2G25-006-000	\$4,000,000					\$4,000,000			
40100	Stream and Water Quality Improvements	SD-000031	\$26,183,506					\$26,183,506			
40300	ADU Acquisitions	HF-000093	\$900,000								\$900,000
40300	Land/Unit Acquisition	2H38-066-000	\$189,940								\$189,940
40300	MIDS Resale	2H38-220-000	\$2,500,000								\$2,500,000
40300	Undesignated Housing Trust Fund	2H38-060-000	\$77,251								\$77,251
69300	Collection System Replacement and Rehab	WW-000007	\$3,000,000				\$3,000,000				
69300	Extension and Improvement Projects	WW-000006	\$1,000,000				\$1,000,000				
69300	Gravity Sewer Capacity Improvements	WW-000032	\$11,000,000				\$11,000,000				
69300	Gravity Sewers	WW-000028	\$20,200,000				\$20,200,000				
69300	Integrated Sewer Metering	WW-000005	\$1,000,000				\$1,000,000				
69300	Large Diameter Pipe Rehabilitation and Replacement	WW-000026	\$1,117,000				\$1,117,000				
69300	Noman Cole Treatment Plant Renewal	WW-000009	\$36,000,000				\$36,000,000				
69300	Pumping Station Rehabilitation	WW-000001	\$12,500,000				\$12,500,000				
69300	Sewer Sag Program	WW-000024	\$183,000				\$183,000				
S31000	Public School Construction	N/A	\$203,976,143		\$180,000,000						\$23,976,143
<b>Total</b>			<b>\$523,205,682</b>	<b>\$18,678,045</b>	<b>\$225,000,000</b>	<b>\$1,475,000</b>	<b>\$86,000,000</b>	<b>\$61,810,455</b>	<b>\$19,670,000</b>	<b>\$57,967,848</b>	<b>\$52,604,334</b>