

FY 2023 – FY 2027
Capital Improvement Program (CIP)
Planning Commission Workshop

March 10, 2022

Fire and Rescue Department



Fire and Rescue Department (FRD) CIP Goals

- 1) Ensure FRD facilities accommodate diverse workforce.

- 2) Ensure FRD facilities have capacity to add first responders and apparatus to meet future demand for emergency services.

- 3) Modernize FRD facilities to improve response times and provide a healthy and safe environment for personnel.
 - Hot Zone design
 - Four-fold apparatus bay doors
 - Station alerting
 - Emergency Vehicle Pre-emption (EVP)

FRD's Planning Process

- 1) Involved in Comprehensive Plan Amendments to determine high growth areas in Fairfax County for facility planning
- 2) Review new development and rezoning land use applications
- 3) Ongoing data analysis of emergency incidents and response times
- 4) Determine timing and location of additional resources for emergency response

Current FRD CIP Projects

Projects in construction:

- Lorton Fire Station 19
- Edsall Road Fire Station 26
- Merrifield Fire Station 30

Projects in design:

- Seven Corners Fire Station 28
- Gunston Fire Station 20
- Fairview Fire Station 32
- Tysons Fire Station 29
- West Annandale Volunteer Fire Station 23

Projects in pre-design:

- Penn Daw Fire Station 11
- Mount Vernon Fire Station 9

FRD'S CIP Priorities

Facility	Year Built	Facility Age	Existing SF Site Size	Funding
1) Tysons Fire Station 29	1978	43 years	9,500 SF 2.6 Acres	Developer Proffer & CIP
2) Well-Fit	Leased space	NA	17,040 SF	2024 Bond \$21 M
3) Fox Mill Fire Station 31	1979	42 years	9,000 SF 1.7 Acres	2024 Bond \$15 M
4) Oakton Fire Station 34	1983	38 years	8,500 SF 1.5 Acres	2024 Bond \$17 M
5) Chantilly Fire Station 15	1989	32 years	9,500 SF 1.5 Acres	2024 Bond \$19 M



1) Tysons Fire and Rescue Station 29



- *Location: 1560 Spring Hill Road, Tysons, VA*
- *Providence District*
- *Year Built: 1978*
- *Site: 2.6 acres, Building: 9,500 square feet*
- *Description: Three drive-through bay fire station*

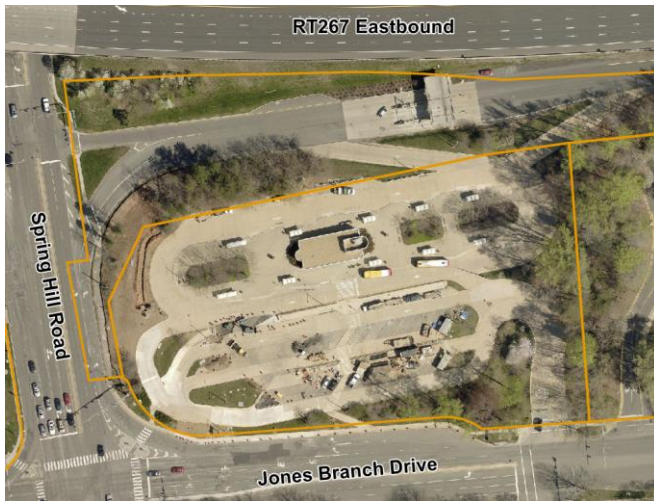
Fire station deficiencies:

- Two additional apparatus bays needed to support growth in Tysons area
- Limited bunkrooms and shower/locker room for female personnel
- Gym/workout area to meet mandatory physical fitness requirements
- Protective gear storage
(stored in apparatus bays and shop)
- Men's shower/locker room undersized
- Medical supply storage limited
- No fire sprinklers in apparatus bays
- Building systems exceed life cycles

Tyson's Fire and Rescue Station 29



Existing & Proposed Sites



Current Transit Site

New Facility Overview:

- 5 bay, 20,000 sf fire station
- Co-located with 7 bay transit facility on current 4.2 acre transit site
- 24/7 facility for up to 20 Fire & Rescue staff, plus Battalion Chief
- Gender-neutral design
- No temporary fire station required
- Design to meet County 2020 Sustainability Policy

Design Contract: Dec. 2020

Bid: Summer 2023

Construction Start: Fall 2023

2) Wellness Fitness Center (Well-Fit)

Facility Overview:

- Leased warehouse space
- 5 year lease expires June 2022
- Two 5 year renewal options
- FY 2022 lease cost is \$207K
- 3% annual escalation

Well-Fit Feasibility Study at Fire Training Academy:

- Determined three site options to relocate Well-Fit and reconfigure parking areas
- Planned for 2024 Public Safety Bond Referendum



Future FRD CIP Projects

2024 Public Safety Bond Referendum

- Fox Mill , Oakton, and Chantilly fire stations

CIP Project priority based on the following:

- Facility age
- Facility deficiencies – living quarters for diverse workforce, protective gear storage, decontamination areas, medical storage, gym/fitness area, operations and support space
- Larger stations with flexibility to add resources in high growth areas of Fairfax County

Other Capital Projects Needs

Emergency Vehicle Preemption (EVP)

- Multi-funding strategy: development proffers, CIP, grants, transportation partnerships, and general fund
- Department of Planning and Development includes EVP in staff reports
- Received \$933K to date from development proffers
- Installations to date: over 200 traffic signals

Questions?

