

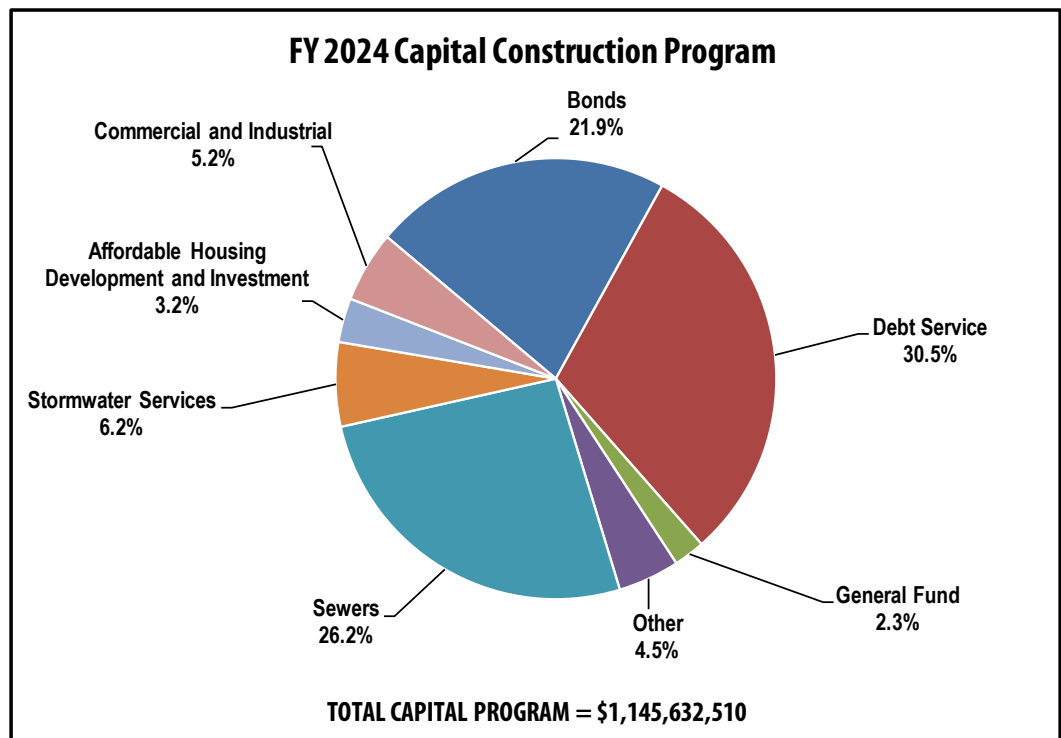
Capital Projects Overview

Summary of Capital Construction Program

The Fairfax County Capital Construction Program 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 Solid Waste 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 other miscellaneous revenues.

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 \$1,145,632,510 is included in FY 2024 for the County's Capital Construction Program. Of this amount, \$349,211,866 is included for debt service and \$796,420,644 is included for capital expenditures. The source of funding for capital expenditures includes: \$26,234,615 from the General Fund; \$251,000,000 in General Obligation Bonds; \$300,000,000 in sewer system revenues; \$37,062,736 in revenues supporting the Affordable Housing Program; \$70,747,419 in Stormwater Services revenues; \$59,640,039 in Commercial and Industrial tax revenues; and \$51,735,835 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 2024, an amount of \$26,234,615 is supported by the General Fund for capital projects. This includes an amount of \$19,177,615 for commitments, contributions, and facility maintenance and \$7,057,000 for Paydown projects. The Paydown Program excludes those projects that are on-going maintenance projects or annual contributions. Paydown includes infrastructure replacement and upgrades, Americans with Disabilities Act (ADA) compliance, athletic field improvements, and other capital asset improvements. The FY 2024 General Fund Capital Program represents an increase of \$738,842 from the FY 2023 Adopted Budget Plan. This increase includes funding adjustments attributed to maintenance previously supported by the County's Community Labor Force, athletic field maintenance associated with the opening of Patriot Park North, Park Authority's forestry operations and ground maintenance efforts, support for the Wastewater Colchester Contribution, and interest payments on Conservation Bond Deposits. These increases are partially offset by some minor project decreases.

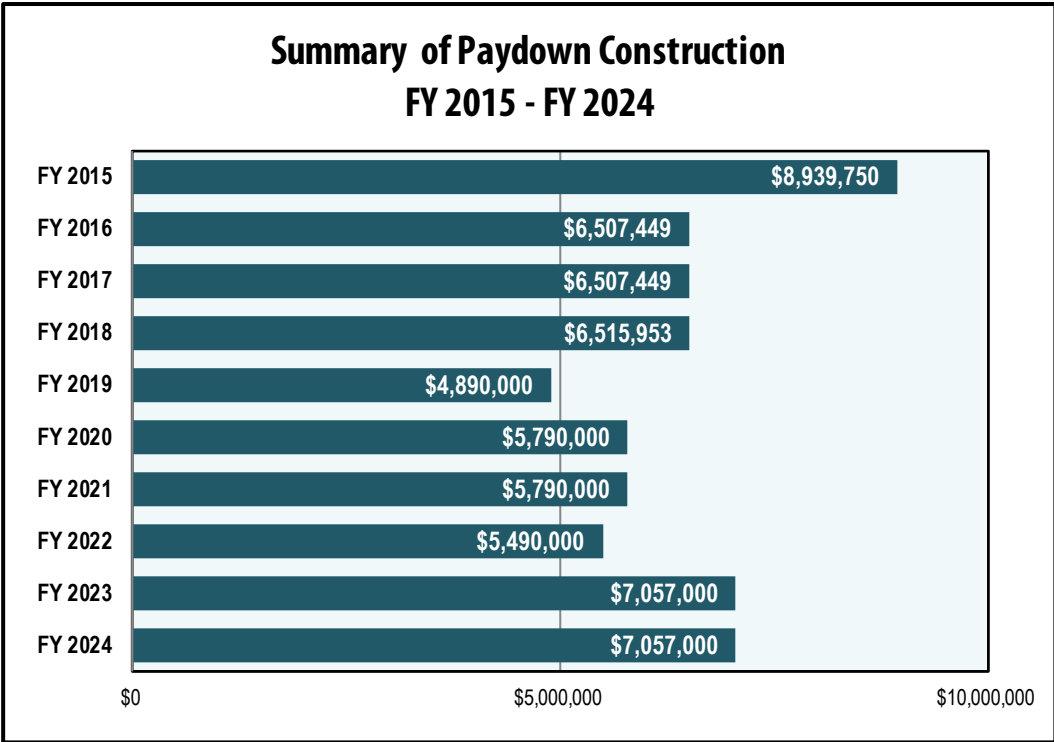
The FY 2024 General Fund Supported Program is illustrated below:

FY 2024 General Fund Supported Capital Program*			
	Commitments, Contributions, and Facility Maintenance	Paydown	Total General Fund Support
ADA Improvements	\$0	\$350,000	\$350,000
Athletic Field Maintenance and Sports Projects	\$5,368,338	\$1,700,000	\$7,068,338
Developer Defaults	\$0	\$200,000	\$200,000
Environmental Initiatives	\$1,298,767	\$0	\$1,298,767
Maintenance and Snow Removal	\$3,986,916	\$0	\$3,986,916
Other Payments and Contributions	\$4,962,594	\$0	\$4,962,594
Park Inspections, Maintenance, and Infrastructure Upgrades	\$1,151,000	\$1,807,000	\$2,958,000
Reinvestment/Repairs to County Roads and Walkways	\$0	\$1,500,000	\$1,500,000
Revitalization Area Maintenance	\$1,410,000	\$0	\$1,410,000
<i>Subtotal</i>	<i>\$18,177,615</i>	<i>\$5,557,000</i>	<i>\$23,734,615</i>
Joint CIP Committee Recommendations			
CIP Feasibility Studies	\$1,000,000	\$0	\$1,000,000
County Infrastructure Replacement and Upgrades	\$0	\$1,500,000	\$1,500,000
<i>Subtotal</i>	<i>\$1,000,000</i>	<i>\$1,500,000</i>	<i>\$2,500,000</i>
Total General Fund Support	\$19,177,615	\$7,057,000	\$26,234,615

* Reflects General Fund support only. 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. Funding provides for infrastructure replacement and upgrades, such as facility roofs, HVAC and electrical systems, and reinvestment in trails, pedestrian bridges, and other infrastructure requirements. Based on the recommendations of the Joint County Board/School Board CIP Committee, beginning at the *FY 2022 Carryover Review*, the Capital Sinking Fund was increased from 20 percent to 30 percent of available year-end balances not needed for critical requirements. The funding is allocated annually with 45 percent for FMD, 25 percent for FCPS, 15 percent for Parks, 7 percent for Walkways, 5 percent for County-owned Roads, and 3 percent for Revitalization improvements.

The graph below depicts the level of Paydown funding between FY 2015 and FY 2024. The decrease, beginning in FY 2017, is associated with the revised definition of the Paydown program to exclude commitments, contributions, and facility maintenance projects.



Specifics of the FY 2024 General Fund Supported Program include:

Americans with Disabilities Act (ADA) Compliance

FY 2024 funding in the amount of \$350,000 is included for the continuation of ADA improvements, which is consistent with the FY 2023 Adopted Budget Plan. Specific funding levels in FY 2024 include:

- 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 accommodate annual needs throughout the County.

- 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.

Athletic Field Maintenance and Sports Projects

FY 2024 funding in the amount of \$8,543,338 is included for the athletic field maintenance and sports program which represents an increase of \$89,000 from the FY 2023 Adopted Budget Plan funding level. This increase is associated with annual athletic field maintenance requirements at the new Patriot Park North Complex. Total FY 2024 funding is supported by a General Fund transfer of \$7,068,338 and estimated 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 2024 include:

- 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) 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 2024 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 (NCS).
- An amount of \$1,465,338 provides for contracted services to improve the condition of athletic fields scheduled for community use at Fairfax County Public Schools (FCPS) elementary schools, middle schools, high schools, and centers. Maintenance responsibilities include mowing, annual aeration, over-seeding, grooming, and synthetic field maintenance. This effort is supported entirely by the General Fund and is managed by the Park Authority.
- 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 2024 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 NCS.
- An amount of \$2,878,000 is included for athletic field maintenance and repairs, irrigation repairs, lighting repairs, turf maintenance, utility costs, and capital equipment replacement costs associated with Park fields. The Park Authority is responsible for full-service maintenance on 260 athletic fields, of which 51 are synthetic turf and 209 are natural turf.

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The fields are used by more than 200 youth and adult sports organizations. 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 FCPS. This funding supports contracted maintenance, such as infield grooming and renovations as well as mowing and turf management services, at all 462 FCPS fields that are used for community use. It also supports irrigation system maintenance of all non-high school fields. All field maintenance is coordinated between the Park Authority and NCS. Of the total funding, an amount of \$250,000 is included for this program based on the FY 2024 projection of revenue generated from the Athletic Services Fee and \$750,000 is supported by the General Fund.
- 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 NCS.
- An amount of \$300,000 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 2024 projection of revenue generated from the Athletic Services Fee, and \$225,000 is supported by the General Fund.
- 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, field location, and amenities. This effort is coordinated between the Park Authority and NCS, 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 2024. 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 103 synthetic turf fields throughout the County, of which 24 are FCPS stadium fields and 79 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 10-year replacement schedule for the current inventory. 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 up to 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.

Environmental Initiatives

FY 2024 funding of \$1,298,767 is included for environmental initiatives and is consistent with the FY 2023 Adopted Budget Plan level. FY 2024 projects were selected based on a process supported by the Environmental Quality Advisory Council (EQAC) and provide for a variety of environmental initiatives. The selection process includes the submission of project proposals by County agencies,

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review of those proposals pursuant to program criteria, and identification of projects for funding. Large projects that support the Operational Energy Strategy have typically been funded using one-time savings available at budget quarterly reviews. Specific projects and funding levels in FY 2024 include:

- An amount of \$300,000 is included for the Climate Action Implementation Program. This funding, in combination with existing funding in Fund 30015, Environmental and Energy Program, will provide a total of \$1,725,000 to support climate action implementation. This is a comprehensive initiative that focuses on the following Programs in FY 2024: Charge Up Fairfax, Climate Champions, Carbon-Free Fairfax, Green Business Partners, HomeWise Residential Energy Audits, and the Tree Canopy program. Charge Up Fairfax will facilitate at-home electric vehicle charging for residents of multifamily residential communities, particularly homeowners associations and condominium associations. Climate Champions is an education program designed to initiate structured discussions with the hospitality industry and non-profit organization to develop, market, and implement community-led best practices and programs to support Community-wide Energy and Climate Action Plan (CECAP) goals and targets. Carbon-Free Fairfax is an overarching public education and outreach component of CECAP and includes maintaining web content and social media posts for existing education and outreach campaigns. The Green Business Partners program aims to partner with the business community to achieve CECAP goals and the Tree Canopy program will facilitate partnerships with homeowners, condominium associations, and nonprofit organizations to promote tree plantings and maintenance of native plants.
- An amount of \$11,500 is included to support the 2024 Latino Conservation Week. This program began in 2014 as a campaign to support the Latino community in exploring the environment and participating in natural resource protection. Funding will support community engagement and improvement opportunities as well as conservation-based work experience in the Latino community.
- An amount of \$164,700 is included to replace gas-powered Park Authority equipment with more environmentally friendly electric equipment. The Park Authority will purchase 55 battery-operated backpack leaf blowers for use by staff who are responsible for the maintenance and upkeep of the Park Authority's 23,636 acres of property, including approximately 8,000 acres of developed and actively maintained recreational areas and facilities.
- An amount of \$75,000 is included to fund the second phase of a Park Authority initiative to purchase and install bike racks in parks and at Rec Centers to promote biking as a safe, reliable, and equitable transportation choice for residents. In this phase, 60 bike racks will be installed at 20 parks near County trails and in high-density, socially vulnerable parts of the County.
- An amount of \$6,200 is included to launch a "Dark Skies" education campaign with the goal of increasing awareness of light pollution and encouraging improved lighting practices by residents. Messages will be provided to the public that support the County's current ordinance and increase awareness of the importance of dark skies for health, energy savings, and safety, as well as the harmful effects of artificial light on wildlife/plants. In addition, a backpack kit will be available for check-out at all library branches. These backpacks include a sky quality meter with instructions for reporting findings, and educational materials about the night sky, constellations, and light pollution. Citizen scientists can report their readings which will help build a picture of light pollution in the County and provide data that will help identify issues to correct.

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- An amount of \$400,000 is included to support the Invasive Management Area (IMA) Program. The Park Authority manages this volunteer program which supports invasive plant removal initiatives. These initiatives restore hundreds of acres of important natural areas, protect tree canopy, and reach thousands of volunteers. Approximately 20,000 to 22,000 trained volunteers have contributed between 67,000 and 80,000 hours of service annually since the program's inception in 2005, improving over 1,000 acres of parkland. These activities ensure ecological integrity of natural areas and prevent further degradation of their native communities. This funding level represents an increase of \$50,000 from the [FY 2023 Adopted Budget Plan](#) which will support increased costs associated with supplies, certifications, personal protective equipment, and contractors who are employed for Early Detection Rapid Response.
- An amount of \$198,367 is included to partially fund the restoration of approximately six acres of meadows at Cub Run Stream Valley Park and 12 acres at Laurel Hill Park. The restoration, which is part of the Park Authority's ecological restoration program Helping Our Lands Heal, will restore native plant communities and ecosystem functions including habitat provision and biodiversity to support wildlife populations, such as pollinators and breeding birds. These sites were disturbed heavily prior to Park Authority ownership of the land, making them highly vulnerable to degradation. The project areas in these parks are now popular destinations for trail users and bird watchers.
- An amount of \$40,000 is included for the Parks' "Watch the Green Grow" Program. This education and outreach program aims to protect and expand park buffer zones by encouraging residents to adopt green yard care practices on private property, including erosion control, the removal of invasive plants, reductions in fertilizer and pesticide use, and the planting of native plants and trees. This initiative also supports the education of 4th and 5th grade students regarding watersheds, native and invasive plants, and biodiversity.
- An amount of \$103,000 is included for the second phase of a three-year project to fund a multi-agency water chestnut early detection rapid response control program. This project is intended to suppress the spread and reduce the fruiting of an invasive species commonly known as water chestnut. This plant grows in dense, unsightly mats and impacts the functionality and aesthetics of ponds, including stormwater facilities. Funding will support engagement efforts with private pond owners and operators and the suppression of water chestnut plants at up to 30 infested ponds on property owned by the Park Authority, Homeowners Associations, or places of worship.

Maintenance and Snow Removal

FY 2024 funding of \$3,986,916 has been included for maintenance and snow removal projects. Specific projects include:

- Funding of \$2,000,000 is included to support emergency response and snow removal from all County owned and maintained facilities. These facilities include fire stations, police stations, mass transit facilities, government centers, libraries, health centers, and community centers. The program also provides equipment, labor, and technical support to the Fire and Rescue Department, Police Department, Health Department, and other agencies in response to other emergencies, such as hazardous material spills and demolition of unsafe structures.

- An amount of \$1,911,916 is included to support transportation operations maintenance. DPWES maintains transportation facilities, such as commuter rail stations, park-and-ride lots, bus transit stations, bus shelters, and roadway segments, that have not been accepted into the Virginia Department of Transportation (VDOT). Other transportation operations maintenance services include maintaining public street name signs as well as repairing trails, sidewalks, and pedestrian bridges, which are maintained to ADA standards. The FY 2024 funding level represents an increase of \$500,000 to partially offset the maintenance effort which was previously supported by the Sheriff's Office Community Labor Force (CLF). It is anticipated that additional funding will be required for FY 2024 as part of a budget quarterly review. The CLF program provided offender work teams to support landscaping, litter removal, construction, painting, snow removal, graffiti abatement, and trash removal at County bus shelters and park-and-ride facilities. Effective September 2022, the CLF program was suspended due to low staffing in the Sheriff's Office.
- Funding of \$75,000 is included to support refuse collection and disposal services to citizens, communities, and County agencies through Solid Waste General Fund programs consisting of the Community cleanups, Court/Board-directed cleanups, Health Department referrals, and Eviction programs.

Ongoing Development Efforts

- 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 walkways, storm drainage improvements, and road improvements required for acceptance of roads into the state system. 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.
- 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.

Other Payments and Contributions

Other payments and contributions total \$4,867,594 in FY 2024. Specific projects include:

- Funding of \$2,576,999 is included for the Northern Virginia Community College (NVCC) representing the per capita rate of \$2.25 and a population figure of 1,145,333 for Fairfax County provided by the Weldon Cooper Center. The FY 2024 funding level represents a decrease of \$1,868 due to a slight decrease in the County's population estimate. The NVCC has indicated that all capital funds will be directed to the Early College and Workforce Education Programs and Workforce Credential Exams. Funding for capital construction projects will continue using balances that exist from previous year's jurisdictional contributions.

- 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 \$706,952 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 \$533,643 is included to support the Colchester Wastewater Treatment Facility for annual wastewater treatment services in the Harborview community. The FY 2024 funding level represents an increase of \$116,865 as Colchester rates have increased in FY 2023 and are projected to increase again in FY 2024 to support over \$700,000 of improvements to the plant and collection system. The sewer treatment plant serving the Harborview residents is a private operator. The plant bills Fairfax County and in turn, Fairfax County bills each resident using County sewer rates.
- Funding of \$50,000 is included for interest payments required on conservation bond deposits. The County requires developers to make deposits to ensure the conservation of existing natural resources. Upon satisfactory completion of a development project, the developer is refunded the deposit along with accumulated interest at the current statement savings rate. Based on current trends and the existing balance in the project, an amount of \$50,000 is required in FY 2024.

Park Inspections, Maintenance, and Infrastructure Upgrades

FY 2024 funding in the amount of \$2,958,000 is included for maintenance of Park facilities and grounds and represents an increase of \$57,000 from the FY 2023 Adopted Budget Plan funding level. This additional funding is associated with the rise in requests for the inspection and removal of hazardous or fallen trees within the Parks, especially those that may pose a threat to private properties. 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 561,971 square feet of non-revenue supported Park Authority structures and buildings. Specific Park maintenance funding in FY 2024 includes:

Facility Maintenance

- An amount of \$600,000 is provided for annual grounds maintenance requirements at non-revenue supported parks. The Park Authority is responsible for the care of a total park acreage of 23,636 acres of land, with 420 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 \$551,000 is included to provide corrective and preventive maintenance and inspections at over 561,971 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 to prevent the costly deterioration of facilities due to lack of preventative maintenance.

Infrastructure Replacement and Upgrades (Paydown)

- An amount of \$925,000 is included for general Park Authority infrastructure replacement and upgrades at non-revenue supported Park facilities, including roof, plumbing, electrical, lighting, security/fire systems, sprinklers, and HVAC replacement. The facilities maintained 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. This program also provides for emergency repairs associated with the stabilization of newly acquired structures and the preservation of park historic sites. In FY 2024, an amount of \$925,000 is included for various roof replacements and/or major repairs to outdoor public restrooms and picnic shelters; replacement of fire and security systems at historic sites, nature centers, and maintenance facilities; replacement of windows, doors, and siding at picnic shelters, outdoor restrooms, and historic sites; replacement of HVAC equipment at nature centers, visitor centers, and maintenance shops and the stabilization or repairs of buildings at properties conferred to the Park Authority.
- An amount of \$882,000 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 337 miles of trails and replacement of un-repairable wooden bridges with fiber glass bridges to meet County code.

Reinvestment/Repairs to County Roads and Walkways

FY 2024 funding of \$1,500,000 is consistent with the FY 2023 Adopted Budget Plan and includes the following:

- An amount of \$500,000 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. 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. In 2015, a Rinker Study was conducted to build an accurate inventory and condition assessment of County-owned roads and service drives. The Sinking Fund allocation has provided \$10.1 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. Based on the pace of spending to date and identified project requirements, an amount of \$500,000 is included for annual emergency funds in FY 2024 and is consistent with the FY 2023 Adopted Budget Plan.

- An amount of \$1,000,000 is included to meet emergency and critical infrastructure requirements for County trails, sidewalks, and pedestrian bridges. Annual repairs include the correction of safety and hazardous conditions, such as damaged trail surfaces, retaining wall failures, handrail repairs, and the rehabilitation of bridges. DPWES and the Department of Transportation are responsible for the infrastructure replacement and upgrades of 683 miles of walkways and 78 pedestrian bridges. The last walkway assessment was completed by Rinker in 2013 and is no longer accurate. A new walkway condition assessment is underway and will be used to develop a multi-year walkway plan and prioritize all required walkway improvements. This new assessment will result in equitable funding and resources throughout the County, while implementing maintenance projects based on a condition rating. The Capital Sinking Fund allocation has provided \$12.9 million to date for reinvestment in the 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. FY 2024 funding of \$1,000,000 supports annual emergency repairs funding of \$800,000 and \$200,000 for the continuation of the assessment study.

Revitalization Area Maintenance

An amount of \$1,410,000 is consistent with the [FY 2023 Adopted Budget Plan](#) level of funding and will continue to provide for routine and non-routine maintenance in five major commercial revitalization areas (Annandale, Baileys Crossroads, McLean, Route 1, and Springfield) and provide landscaping maintenance associated with the Tyson's Silver Line area. This program provides an enhanced level of infrastructure and right-of-way features in these urban 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, and 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.

Joint CIP Committee

Joint CIP Committee Recommendations

In February 2020, the Board of Supervisors and the School Board established a joint CIP working group to allow for information sharing, prioritizations, and planning by both the County and Fairfax County Public Schools. The Committee spent its time reviewing the County's existing Financial Policies, considering the financing options available for capital projects, understanding the capital project requirements identified for both the County and Schools, and evaluating the current CIP Plan and processes. Following these discussions, the Committee arrived at a series of recommendations, which include gradually increasing General Obligation Bond Sale limits from \$300 million to \$400 million annually; dedicating the equivalent value of one penny on the Real Estate tax to the County and School capital program to support both infrastructure replacement and upgrade projects and debt on the increased annual sales; and increasing the percentage allocated to the Capital Sinking Fund at year-end, as well as including Schools in the allocation. Based on resource constraints, the Committee's recommendation to dedicate the value of one penny was not included in the [FY 2023 Adopted Budget Plan](#). An investment totaling \$5,000,000, split equally between the County and Schools, consistent with the FY 2023 level was included, with the anticipation that this investment

will grow in the coming fiscal years. When fully implemented, these recommendations will provide significant funding for infrastructure replacement and upgrades in the future. Specific FY 2024 funding of \$2,500,000 for the County includes:

- Funding of \$1,000,000 is included to continue to address the need for the CIP feasibility studies. This funding is critical to better define co-location opportunities, identify CIP project needs and costs, and accelerate the pace of construction projects by eliminating the need for conducting studies after voter project approval. In general, studies are conducted after voter approval of a bond project and can take an average of six to eight months to complete. It is anticipated that additional annual funding may be needed in the future to continue the process. CIP feasibility funding was included in the Report and Recommendations approved by the Joint County Board/School Board CIP Committee.
- 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 2024 facility inventory of approximately 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.

An amount of \$1,500,000 is included to partially fund the first phase of a multi-year program to provide building envelope repairs at various parking garages throughout the County. These repairs will address leaks, failed drainage systems, and deterioration of existing structures to avoid pedestrian and vehicle hazards. In addition, an amount of \$6,100,000 is proposed to be funded as part of a future quarterly review for a total of \$7,600,000 to support the most critical FY 2024 identified projects. 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. These projects, all Category F, will address generator replacement, site work, fire alarm system replacement, HVAC system upgrades and building automation, and roof replacement.

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 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 6.97 percent, and net debt as a percentage of market value at 1.02 percent as of June 30, 2022.

In FY 2024, an amount of \$251,000,000 is included in General Obligation Bond funding. Specific funding levels include:

- Funding in the amount of \$205,000,000 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 \$43,000,000 is included to support the 128-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 34 parks and over 12,000 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 and cottages, and five marinas.

Affordable Housing Development

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 dedicated revenue commensurate with the value of one penny from the Real Estate Tax to the preservation of affordable housing, a major County priority. In FY 2010, the Board reduced this dedicated funding to a half-penny from the Real Estate Tax. As part of the [FY 2024 Advertised Budget Plan](#), revenue commensurate with the value of one cent from the Real Estate tax was restored to support affordable housing initiatives. From FY 2006 through FY 2023, the fund has provided a total of \$274,300,000 for affordable housing in Fairfax County. A total of \$37,062,736 is provided in FY 2024 with \$31,362,736 from Real Estate tax revenue and \$5,700,000 from property cash flow and housing loan repayments.

The Board 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. The following is a listing of the current affordable housing projects: 200 units in Murraygate (Franconia District), 34 units in Housing at Rt. 50 & West Ox (Sully District), 150 units in Oakwood Senior Housing (Franconia

District), 180 units in Crescent Apartments (Hunter Mill District), 180 units at Little River Glen I & IV (Braddock District), 275 units at the Residences at the Government Center (Braddock District), 120 units at the Franconia Governmental Site (Franconia District), 50 units in Penn Daw (Mount Vernon District), 279 units in Residences at North Hill (Mount Vernon District), 126 units in The Arden (Mount Vernon District), 76 units in Landings (Mount Vernon District), 240 units in New Lake Anne (Hunter Mill District), 259 units in Colvin Woods (Hunter Mill District), 175 units at Dominion Square West (Hunter Mill District), 450 units in SOMOS (Providence District), 274 units in Ovation at Arrowbrook (Dranesville District), 240 units in One University Redevelopment (Braddock District), 80 units in Braddock Senior Housing (Braddock District), and 150 units in The Lodge at Autumn Willow (Springfield District).

FY 2024 funding is allocated as follows: \$4,885,000 for Wedgewood for the annual debt service, \$1,000,000 for Little River Glen, \$26,782,862 for the Housing Blueprint project, \$894,874 for Affordable/Workforce Housing, \$500,000 for Workforce Dwelling Unit (WDU) Acquisitions, and \$3,000,000 for Rental Subsidy and Services Program (RSSP).

County and Regional Transportation Projects

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 2024 rate is \$0.125 per \$100 of assessed value (the maximum allowed per state code), which will generate approximately \$63,600,000 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 2024, HB2313 is expected to generate an amount of \$411,000,000. Of the FY 2024 projected total, Fairfax County could reasonably expect to benefit from approximately \$186,100,000 in transportation improvements. The 30 percent share is expected to be approximately \$57,900,000, including for the Towns of Herndon and Vienna.

FY 2024 funding of \$59,640,039 is included for capital projects and the metro capital program contribution. Of this amount, funding of \$46,380,039 is included 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 \$13,260,000 is included to address WMATA capital funding requirements through the redirection of Grantors Tax and Transient Occupancy Tax revenues under HB 1539/SB 856.

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 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 and 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 and provide 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 this fund was established, 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 and regulatory requirements. Staff continues to assess the appropriate service rate required to fully support the stormwater program in the future and address the growth in inventory and other community needs. Some of the additional community needs under evaluation include debt service to support 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 FCPS 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 continues to evaluate these requirements, as well as the staffing to support them, and analyze 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 Stormwater Program, the FY 2024 rate will remain the same as the FY 2023 Adopted Budget Plan level of \$0.0325 per \$100 of assessed value.

FY 2024 funding will support \$70,747,419 for capital project implementation including infrastructure reinvestment, regulatory requirements, dam safety, and contributory funding requirements. Specific funding levels in FY 2024 include:

- Funding in the amount of \$10,000,000 is included for Conveyance System Inspections, Development, and Rehabilitation in FY 2024, including \$3,000,000 for inspections and development and \$7,000,000 for rehabilitation and outfall restoration. The County owns and operates approximately 1,614 miles of underground stormwater pipes and improved channels with an estimated replacement value of over one billion dollars. County staff continues to perform internal inspections of all the stormwater pipes. The initial results show 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 1,614 miles of existing conveyance systems, 68,000 stormwater 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. 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 \$17,000,000 is included for Dam Safety and Facility Rehabilitation, including \$6,000,000 for dam maintenance and \$11,000,000 for rehabilitation. There are approximately 8,200 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 approximately 5,800 privately-owned facilities and maintaining over 2,400 County owned facilities. This inventory increases annually and is projected to continually increase as new

development and redevelopment sites occur in the County. 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. This program maintains the 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.

- Funding in the amount of \$4,179,875 is included in FY 2024 to support the debt service for the Stormwater/Wastewater Facility. This project will provide funding for a Stormwater/Wastewater Facility which consolidate operations and maximize efficiencies between the Stormwater and Wastewater Divisions. Currently, Stormwater operations are conducted from various locations throughout the County, with the majority of the staff located at the West Drive facility. 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 construction and is scheduled to be completed in late 2025. The facility is financed by EDA bonds with the Stormwater Services Fund and Wastewater Fund supporting the debt service.
- Funding in the amount of \$7,000,000 is included for Emergency and Flood Control Projects. This program supports flood control projects for unanticipated flooding events that impact storm systems and structural flooding. The program provides annual funding for scoping, design, and construction activities related to flood mitigation projects.
- Funding in the amount of \$640,000 is included for the transition from an Enterprise Asset Management (EAM) system to a more functional Asset Management Program (AMP). This funding will support the acquisition of software, servers, and consultant services to migrate asset management and related work order management into the new system. The current system tracks assets, inspections, daily work management, and associated contractor costs. Features of the replacement system include geographic information system (GIS) integration and field mobility. This new system will meet the future expectations for both divisions and optimize service delivery for DPWES.
- Funding in the amount of \$609,346 is included for the County's contribution to 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. Accordingly, the work of NVSWCD supports many of the environmental goals established by the Board of Supervisors. 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. In addition, an amount of \$189,438 is included for the County's contribution to the Occoquan Watershed Monitoring Program (OWMP). The OWMP and the Occoquan Watershed Monitoring Laboratory (OWML) were established 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.

- Funding in the amount of \$250,000 is included for first year funding of additional projects selected through the successful NVSWCD administered Conservation Assistance Program (CAP) and Virginia Conservation Assistance Program (VCAP) as approved by the Board of Supervisors on September 4, 2021. CAP and VCAP provide cost-share and technical assistance for the voluntary installation of environmental best management practices (BMP). The BMPs installed under CAP and VCAP help address private drainage and erosion issues, improve water quality, and support long-term stewardship of the County watersheds by building awareness of the importance of watershed protection.
- Funding in the amount of \$1,250,000 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 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 Total Maximum Daily Load (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.
- 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, 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. There are approximately 15,000 outfalls in the County with 7,000 of these outfalls being regulated outfalls covered by the permit. The most recent permit was issued to the County in April 2015 and expired in April 2020. The County is operating under an administrative continuance until a new permit is issued. The permit requires the County to document the stormwater management facility inventory, enhance public outreach and education efforts, increase water quality monitoring efforts, and provide stormwater management and stormwater control training to all appropriate County employees. The permit also requires the County to implement sufficient stormwater projects that will reduce the nutrients and sediment to comply with the Chesapeake Bay and local stream TMDL requirements.
- Funding in the amount of \$25,628,760 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 green stormwater infrastructure facilities, stream restoration, and water quality projects identified in the completed Countywide Watershed Management Plans. These projects will aid in the reduction of pollutants and improve water quality in County streams that are considered to be in fair to very poor condition and likely do not meet Federal Clean Water Act water quality standards. In addition, TMDL requirements for local streams and the Chesapeake Bay are the regulatory drivers by which pollutants entering impaired water bodies must be 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. MS4 Permit holders must achieve 35 percent of the required reductions within the current five-year permit cycle and 60 percent of the required reductions in the next five-year permit cycle. In addition, compliance with the Chesapeake Bay TMDL requires that the County undertake construction of new stormwater facilities and retrofit existing facilities and properties. The EPA continually updates the Chesapeake Bay compliance targets and credits. 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.

Wastewater Management System

The Fairfax County Wastewater Management Program is operated, maintained, and managed within the DPWES, and includes nearly 3,300 miles of sewer lines, 63 pumping stations, and 57 flow metering stations. Total FY 2024 funding is \$300,000,000, including support for the following projects:

- Funding in the amount of \$210,000,000 is included for upgrade and improvement projects at the Norman M. Cole, Jr. Pollution Control Plant and other Treatment Plants operated by Interjurisdictional Partners, the Conveyance System Capacity Expansion program, and the Wastewater Developers Reimbursement program. FY 2024 funding will provide for reinvestments to maintain regulatory compliance requirements as they pertain to the Clean Water Act, Chesapeake Bay Preservation Program, and Title IV of the Clean Air Act as enforced by the Virginia Department of Environmental Quality. This funding will be supported by anticipated sewer revenue bonds.
- Funding in the amount of \$10,000,000 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 \$5,000,000 is included to complete the rehabilitation of the County's force mains at Covanta, Mount Vernon Terrace, Langley School, Riverwood, and Little Hunting Creek.
- Funding in the amount of \$25,000,000 is included for the inspection, repair, and replacement of gravity sewers within the wastewater collection system. FY 2024 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 2024 include detailed inflow and infiltration and creek bed investigations.
- Funding in the amount of \$30,000,000 is included for the continuation of systematic rehabilitation of structures and equipment at the Norman M. Cole, Jr. Pollution Control Plant. FY 2024 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.

Other Financing

- Funding in the amount of \$20,000,000 is included for the planned replacement of pumping stations throughout the County. FY 2024 funding will provide for the regularly scheduled repair, renovation, and replacement of pumping station equipment and facilities. There will be nine pump stations in the design phase and four pump stations in the construction phase in FY 2024.

Funding in the amount of \$51,735,835 includes \$1,475,000 that is associated with the athletic services fees discussed above. The remaining \$50,260,835 supports various other projects financed by other sources of revenue. Specific funding levels in FY 2024 include:

Special Revenue:

- Funding of \$13,612,450 is included for the County Transit Systems Fund for capital projects.
- Funding of \$335,000 is included for the Reston Community Center for improvements to the CenterStage theatre as well as necessary repairs to the flooring and elevators in the Reston Community Center facility.
- Funding of \$190,000 is included for the McLean Community Center to support improvements to the facility including repairs and additions in the theater.
- Funding of \$500,000 is included for mechanical repairs and infrastructure improvements at the Newington Operations Solid Waste facility.
- Funding of \$2,050,000 is included to support civil work, site renovation, and environmental compliance requirements at the I-66 Transfer Station.
- Funding of \$2,410,000 is included to support capital improvement and environmental compliance projects at the I-95 Landfill Complex.

Housing:

- Funding of \$1,000,000 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 \$93,342 is included for the Undesignated Housing Trust Fund.

Other:

- Funding in the amount of \$27,570,043 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. For more details, see the [Fairfax County Public School's FY 2024 Superintendent's Proposed 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 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. The following FY 2024 costs have been budgeted to support multi-year phased opening of facilities or facilities that are scheduled to open during FY 2024.

Capital Projects Overview

New, Renovated, or Expanded County Facilities

Facility	Additional Positions	Estimated Net Operating Costs
Facilities Management Department (FMD) Operational Costs	0/0.0 FTE	\$265,865
Park Museum Operational Costs	0/0.0 FTE	\$200,000
Patrick Henry Shelter	0/0.0 FTE	\$601,647
Patriot Park North	0/0.0 FTE	\$169,637
South County Animal Shelter	0/0.0 FTE	\$2,956,870
Springfield Center Without Walls	3/2.25 FTE	\$223,075
Workforce Innovation Skills Hub	0/0.0 FTE	\$829,000
Total FY 2024 Costs	3/2.25 FTE	\$5,246,094

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 not yet developed.

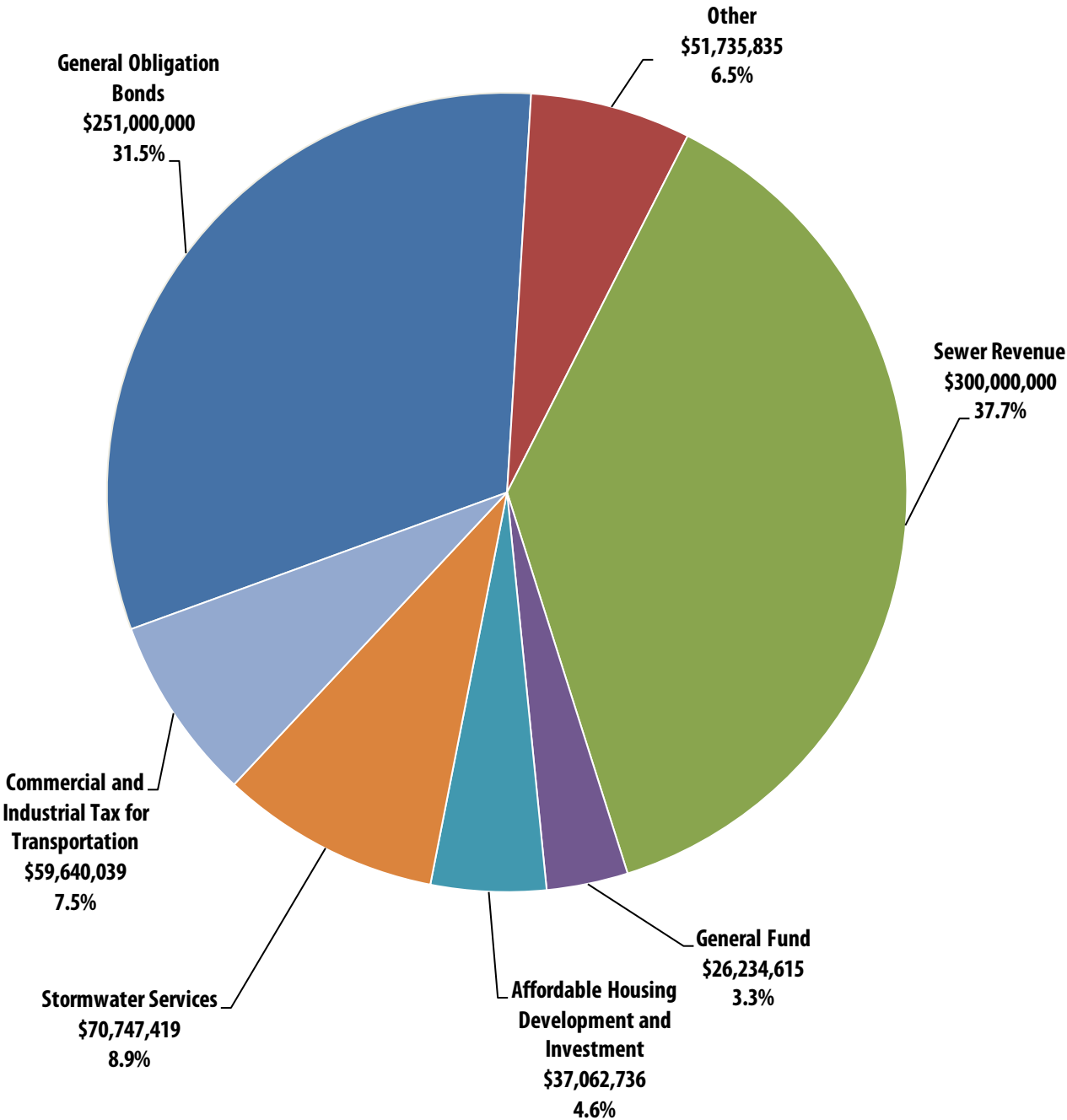
Facility	Projected Completion Date
Adult Detention Center Renovation	July 2027
Crossroads	TBD
Courtroom Renovations – Phase III	March 2023
Eleanor Kennedy Shelter	TBD
Fairview Fire Station	February 2026
Franconia Police Station	May 2025
George Mason Library	TBD
Gunston Fire Station	June 2026
Judicial Complex Building One	TBD
Kingstowne Complex	May 2025
Mason Police Station	January 2026
Monument Drive Parking Garage	September 2023
Mount Vernon Rec Center	February 2025
Operational Support Bureau	April 2025
Original Mt. Vernon High School Redevelopment	December 2025
Patrick Henry Library	August 2026
Patrick Henry Shelter	December 2024
Penn Daw Fire Station	TBD
Seven Corners Fire Station	April 2024
South County Police Station/Animal Shelter	August 2023
Springfield Commuter Parking Garage	December 2023
Stormwater/Wastewater Facility	December 2025

Facility	Projected Completion Date
Tysons Community Center	TBD
Tysons Fire Station	TBD
West Annandale Volunteer Fire Station	October 2025
Willard Health Center	TBD
Workhouse Buildings 13 & 15	May 2023

**Summary of
FY 2024 Capital
Construction
Program**

Major segments of the County's FY 2024 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 2024 Funded Capital Projects. In addition, a list of all projects funded in FY 2024 and their funding sources is 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 2024 Advertised Budget](#).

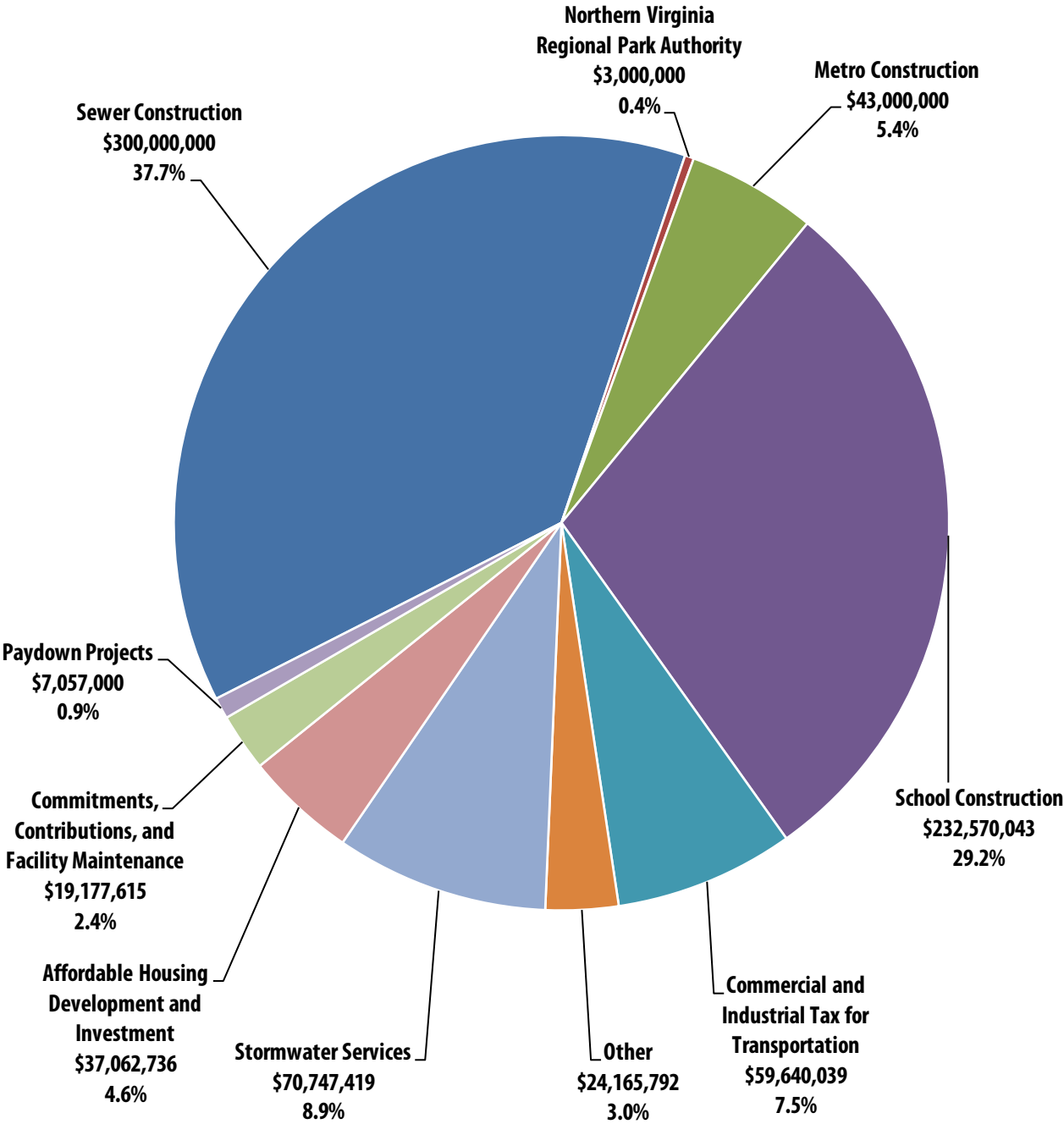
CAPITAL CONSTRUCTION PROJECTS FY 2024 SOURCE OF FUNDS



TOTAL = \$796,420,644

NOTE: This chart does not include Debt Service funding.

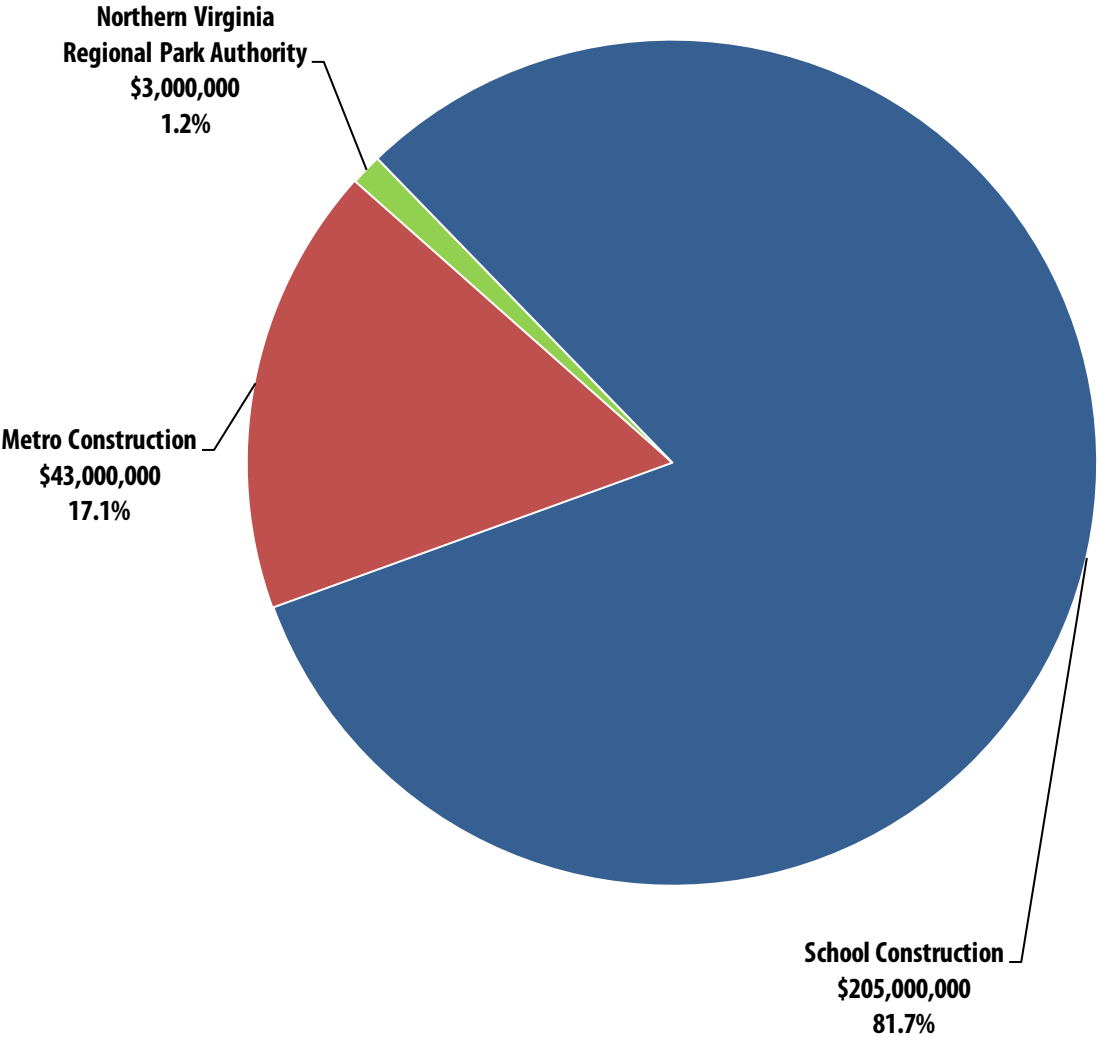
CAPITAL CONSTRUCTION PROJECTS FY 2024 EXPENDITURES



TOTAL = \$796,420,644

NOTE: This chart does not include Debt Service funding.

**GENERAL OBLIGATION BOND FINANCED
CAPITAL PROJECTS
FY 2024 EXPENDITURES**



TOTAL = \$251,000,000

**SUMMARY SCHEDULE OF FY 2024
FUNDED CAPITAL PROJECTS**

Fund/Title	FY 2022 Actual	FY 2023 Adopted Budget Plan	FY 2023 Revised Budget Plan	FY 2024 Advertised Budget Plan	FY 2024 FINANCING					
					General Obligation Bonds ¹	General Fund	Federal/State Aid	Other ²		
SPECIAL REVENUE FUNDS³										
40000 County Transit Systems	\$23,187,647	\$10,828,526	\$52,988,121	\$13,612,450	\$0	\$0	\$0	\$13,612,450		
40010 County and Regional Transportation Projects	48,376,094	61,275,204	481,033,592	59,640,039	0	0	0	59,640,039		
40050 Reston Community Center	194,790	357,500	1,125,642	335,000	0	0	0	335,000		
40060 McLean Community Center	323,684	1,100,000	1,539,818	190,000	0	0	0	190,000		
40100 Stormwater Services	56,797,439	65,879,740	257,786,068	70,747,419	0	0	0	70,747,419		
40140 Refuse Collection and Recycling Operations	24,624	100,203	1,042,188	500,000	0	0	0	500,000		
40150 Refuse Disposal	1,393,506	967,581	6,796,163	2,050,000	0	0	0	2,050,000		
40170 I-95 Refuse Disposal	895,012	1,450,000	9,796,513	2,410,000	0	0	0	2,410,000		
40300 Housing Trust Fund	7,207,843	3,667,191	22,598,442	3,593,342	0	0	0	3,593,342		
Subtotal	\$138,400,639	\$145,625,945	\$834,706,547	\$153,078,250	\$0	\$0	\$0	\$153,078,250		
DEBT SERVICE FUNDS										
20000 Consolidated County and Schools Debt Service Fund	\$332,622,272	\$340,052,647	\$345,284,404	\$349,211,866	\$0	\$342,808,948	\$0	\$6,402,918		
Subtotal	\$332,622,272	\$340,052,647	\$345,284,404	\$349,211,866	\$0	\$342,808,948	\$0	\$6,402,918		
CAPITAL PROJECTS FUNDS										
30000 Metro Operations and Construction ⁴	\$41,089,646	\$42,000,000	\$42,091,821	\$43,000,000	\$43,000,000	\$0	\$0	\$0		\$0
30010 General Construction and Contributions	55,658,786	27,172,006	272,699,541	27,910,848	3,000,000	23,435,848	0	1,475,000		
30015 Environmental and Energy Program	5,678,096	1,298,767	38,569,210	1,298,767	0	1,298,767	0	0		0
30020 Infrastructure Replacement and Upgrades	11,760,106	1,500,000	82,151,798	1,500,000	0	1,500,000	0	0		0
30030 Library Construction	4,088,006	0	103,287,604	0	0	0	0	0		0
30040 Contributed Roadway Improvements	7,722,393	0	50,822,357	0	0	0	0	0		0
30050 Transportation Improvements	8,348,876	0	85,310,922	0	0	0	0	0		0
30070 Public Safety Construction	40,133,286	0	310,602,771	0	0	0	0	0		0
30090 Pro Rata Share Drainage Construction	85,857	0	8,607,972	0	0	0	0	0		0
30300 Affordable Housing Development and Investment	14,975,749	35,386,000	106,957,797	37,062,736	0	0	0	0		37,062,736
30400 Park Authority Bond Construction	26,584,073	0	144,403,710	0	0	0	0	0		0
S31000 Public School Construction	209,035,583	203,814,043	683,906,438	232,570,043	205,000,000	0	0	27,570,043		
Subtotal	\$425,160,457	\$311,170,816	\$1,929,411,941	\$343,342,394	\$251,000,000	\$26,234,615	\$0	\$66,107,779		

**SUMMARY SCHEDULE OF FY 2024
FUNDED CAPITAL PROJECTS**

Fund/Title	FY 2022 Actual	FY 2023 Adopted Budget Plan	FY 2023 Revised Budget Plan	FY 2024 Advertised Budget Plan	FY 2024 FINANCING				
					General Obligation Bonds ¹	General Fund	Federal/ State Aid	Other ²	
ENTERPRISE FUNDS									
69300 Sewer Construction Improvements	\$61,196,618	\$89,000,000	\$158,881,122	\$90,000,000	\$0	\$0	\$0	\$90,000,000	
69310 Sewer Bond Construction	66,884,287	0	135,654,426	210,000,000	0	0	0	210,000,000	
Subtotal	\$128,080,905	\$89,000,000	\$294,535,548	\$300,000,000	\$0	\$0	\$0	\$300,000,000	
TOTAL	\$1,024,264,273	\$885,849,408	\$3,403,938,440	\$1,145,632,510	\$251,000,000	\$369,043,563	\$0	\$525,588,947	

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

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

³ Reflects the capital construction portion of total expenditures.

⁴ Reflects Fairfax County portion of Metro capital construction expenses.

FY 2024 FUNDED CAPITAL PROJECTS
(For additional information see referenced Fund narratives)

Fund	Project Name	Project	FY 2024 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	\$43,000,000		\$43,000,000						
30010	ADA Compliance - Housing	HF-000036	\$50,000	\$50,000							
30010	ADA Compliance - Parks	PR-000083	\$300,000	\$300,000							
30010	Athletic Fields - APRT Amenity Maintenance	2G79-220-000	\$50,000	\$50,000							
30010	Athletic Fields - FCPS Field Maintenance	2G51-001-000	\$1,465,338	\$1,465,338							
30010	Athletic Fields - FCPS Lighting Upgrades	PR-000082	\$250,000	\$250,000							
30010	Athletic Fields - Park Field Maintenance	2G51-002-000	\$2,878,000	\$2,878,000		\$275,000					
30010	Athletic Services Fee - Custodial Support	2G79-219-000	\$275,000			\$275,000					
30010	Athletic Services Fee - FCPS Diamond Fields	2G51-003-000	\$1,000,000	\$750,000		\$250,000					
30010	Athletic Services Fee - Sports Scholarships	2G79-221-000	\$300,000	\$225,000		\$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	CIP Feasibility Studies	2G25-125-000	\$1,000,000	\$1,000,000							
30010	Developer Defaults	2G25-020-000	\$200,000	\$200,000							
30010	DPWES Snow Removal	2G25-128-000	\$2,000,000	\$2,000,000							
30010	DPWES Transportation Maintenance	2G25-129-000	\$1,911,916	\$1,911,916							
30010	NOVA Community College Contribution	2G25-013-000	\$2,576,999	\$2,576,999							
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 - Grounds Maintenance	2G51-006-000	\$600,000	\$600,000							
30010	Parks - Infrastructure/Amenities Upgrades	PR-000110	\$882,000	\$882,000							
30010	Parks - Preventative Maintenance And Inspections	2G51-007-000	\$551,000	\$551,000							
30010	Payments of Interest on Bond Deposits	2G06-002-000	\$50,000	\$50,000							
30010	Reinvestment and Repairs to County Roads	2G25-021-000	\$500,000	\$500,000							
30010	Reinvestment and Repairs to Walkways	ST-000049	\$1,000,000	\$1,000,000							
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	Saloma Property Payment	2G06-001-000	\$706,952	\$706,952							
30010	Solid Waste Storm Clean Ups	2G25-127-000	\$75,000	\$75,000							
30010	Survey Control Network Monumentation	2G25-019-000	\$95,000	\$95,000							
30010	Wastewater Colchester Contribution	2G25-126-000	\$533,643	\$533,643							
30015	Climate Action Implementation	2G02-042-000	\$300,000	\$300,000							
30015	EIP - Laimo Conservation Week Support	2G51-050-000	\$11,500	\$11,500							
30015	EIP - Parks Battery Leaf Blowers	PR-000158	\$164,700	\$164,700							
30015	EIP - Parks Bike to Parks	PR-000140	\$75,000	\$75,000							
30015	EIP - Parks Dark Skies Education	2G51-049-000	\$6,200	\$6,200							
30015	EIP - Parks Invasive Management Area Program	2G51-046-000	\$400,000	\$400,000							
30015	EIP - Parks Meadow Restorations	PR-000131	\$198,367	\$198,367							
30015	EIP - Parks Watch the Green Grow	2G51-045-000	\$40,000	\$40,000							

FY 2024 FUNDED CAPITAL PROJECTS
(For additional information see referenced Fund narratives)

Fund	Project Name	Project	FY 2024 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
30015	EIP - Parks Water Chestnut Control	2G51-048-000	\$103,000	\$103,000							
30020	Emergency Building Repairs	GF-000008	\$1,500,000	\$1,500,000							
30300	Affordable/Workforce Housing	2H38-072-000	\$894,874						\$894,874		
30300	Housing Blueprint Project	2H38-084-000	\$26,782,862						\$26,782,862		
30300	Little River Glen IV	HF-000016	\$1,000,000						\$1,000,000		
30300	Rental Subsidy and Services Program	2H38-084-000	\$3,000,000						\$3,000,000		
30300	WDU Acquisitions	2H38-228-000	\$500,000						\$500,000		
30300	Wedgewood Debt Service	2H38-081-000	\$4,885,000						\$4,885,000		
40000	Burke VRE Park and Ride Renovation	2G40-195-000	\$250,000								\$250,000
40000	Bus Garage Facility Renovations	TF-000059	\$1,650,000								\$1,650,000
40000	Bus Shelter Replacement	TS-000022	\$100,000								\$100,000
40000	Fairfax Connector Support Vehicles	TF-000053	\$150,000								\$150,000
40000	Farebox Upgrade/Replacement	TF-000039	\$3,454,700								\$3,454,700
40000	Mid-Life Overhaul	TF-000040	\$2,600,000								\$2,600,000
40000	NVTC CC I-66 RTE 598 Buses	TF-000061	\$4,069,500								\$4,069,500
40000	NVTC CC I-95/395 RTE 391 Buses	TF-000060	\$678,250								\$678,250
40000	Shop Equipment	TF-000051	\$660,000								\$660,000
40010	Bike/Ped Program Operations	2G40-177-000	\$900,000							\$900,000	
40010	Construction Reserve	2G40-001-000	\$5,036,776							\$5,036,776	
40010	Construction Reserve NVTA 30%	2G40-107-000	\$21,196,031							\$21,196,031	
40010	CSYP Bike & Pedestrian Program	2G40-088-000	\$11,000,000							\$11,000,000	
40010	Herridon NVTA 30% Capital	2G40-105-000	\$1,143,894							\$1,143,894	
40010	Metro Capital Transfer NVTA 30%	2G40-164-000	\$13,260,000							\$13,260,000	
40010	Spot Program	2G40-087-000	\$5,000,000							\$5,000,000	
40010	Studies/Planning/Advanced Design/Prog Rsv	2G40-090-000	\$700,000							\$700,000	
40010	VDOT Plan Review	2G40-097-000	\$475,000							\$475,000	
40010	Vienna NVTA 30% Capital	2G40-106-000	\$928,338							\$928,338	
40050	RCC-Center/Stage Theatre Enhancements	CC-000008	\$45,000								\$45,000
40050	RCC - Facility Enhancements	CC-000002	\$12,000								\$12,000
40050	Reston Community Center Improvements	CC-000001	\$278,000								\$278,000
40060	McLean Community Center Improvements	CC-000006	\$190,000								\$190,000
40100	CAPV/CAP Gravy Contribution to NVSWCD	2G25-011-000	\$250,000								\$250,000
40100	Conveyance System Inspection/Development	2G25-028-000	\$3,000,000								\$3,000,000
40100	Conveyance System Rehabilitation	SD-000034	\$7,000,000								\$7,000,000
40100	Dam & Facility Maintenance	2G25-031-000	\$6,000,000								\$6,000,000
40100	Dam Safety and Facility Rehabilitation	SD-000033	\$11,000,000								\$11,000,000
40100	Debt Service for SW/WW Facility	2G25-117-000	\$4,179,875								\$4,179,875
40100	Emergency and Flood Response Projects	SD-000032	\$7,000,000								\$7,000,000
40100	Enterprise Asset Management-Work Order System	SD-000044	\$640,000								\$640,000

FY 2024 FUNDED CAPITAL PROJECTS
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Fund	Project Name	Project	FY 2024 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
40100	NVSWCD Contributory	2G25-007-000	\$609,346					\$609,346			
40100	Ocoquan Monitoring Contributory	2G25-008-000	\$189,438					\$189,438			
40100	Stormwater Allocation to Towns	2G25-027-000	\$1,250,000					\$1,250,000			
40100	Stormwater Regulatory Program	2G25-006-000	\$4,000,000					\$4,000,000			
40100	Stream and Water Quality Improvements	SD-000031	\$25,628,760					\$25,628,760			
40140	Newington Refuse Facility Enhancements	SW-000001	\$500,000								\$500,000
40150	I-66 Administrative Building Renovation	SW-000011	\$250,000								\$250,000
40150	I-66 Basement Drainage Renovation	SW-000023	\$400,000								\$400,000
40150	I-66 Transport Study/Site Redevelopment	SW-000024	\$1,400,000								\$1,400,000
40170	I-95 Landfill Environmental Compliance	SW-000016	\$410,000								\$410,000
40170	I-95 Operations Building Renovation	SW-000015	\$2,000,000								\$2,000,000
40300	ADU Acquisitions	HF-000093	\$1,000,000								\$1,000,000
40300	MIDS Resale	2H38-220-000	\$2,500,000								\$2,500,000
40300	Undesignated Housing Trust Fund	2H38-060-000	\$93,342								\$93,342
69300	Collection System Replacement and Rehab	WW-000007	\$10,000,000				\$10,000,000				
69300	Force Main Rehabilitation	WW-000008	\$5,000,000				\$5,000,000				
69300	Gravity Sewers	WW-000028	\$25,000,000				\$25,000,000				
69300	Noman Cole Treatment Plant Renewal	WW-000009	\$30,000,000				\$30,000,000				
69300	Pumping Station Rehabilitation	WW-000001	\$20,000,000				\$20,000,000				
69310	Alexandria WWTP Upgrades	WW-000013	\$44,000,000				\$44,000,000				
69310	Arlington WWTP Upgrades	WW-000012	\$7,000,000				\$7,000,000				
69310	DC Blue Plains WWTP Upgrades	WW-000011	\$45,000,000				\$45,000,000				
69310	Norman Cole Treatment Plant Renovations	WW-000017	\$49,800,000				\$49,800,000				
69310	WCD Expansion - Bond Funded	WW-000034	\$41,700,000				\$41,700,000				
69310	WWM Developers Reimbursement Program	2G25-132-000	\$22,500,000				\$22,500,000				
S31000	Public School Construction	N/A	\$232,570,043	\$205,000,000							\$27,570,043
Total			\$796,420,844	\$26,234,615	\$251,000,000	\$1,475,000	\$300,000,000	\$70,747,419	\$37,062,736	\$59,640,039	\$50,260,835