

Maintenance capital (MC) is a broad program that seeks to achieve a long-stated goal to “maintain what we have.” The MC program in Arlington County is designed to protect assets from premature failure, minimize unnecessary risks and loss, and achieve the optimal useful life of assets. The goal is to ensure that existing capital assets are maintained in reliable, serviceable condition without significant variations in annual capital appropriations. The MC program focuses on non-expansion projects that do not change the footprint of a building, expand the size of a current asset, expand services, or increase the operating budget once complete. To qualify for funding in the MC program, projects must meet the criteria for a capital project and significantly extend the life of the asset. Arlington County makes critical investments in four maintenance capital areas: Transportation, Information Technology, Facilities, and Parks and Recreation.

### **Transportation**

The Transportation Maintenance Capital program maintains the transportation infrastructure by repaving streets, maintaining pedestrian and vehicle bridges, maintaining signals and signal infrastructure and replacing bus shelters. The County currently maintains over 974 lane miles by a combination of resurfacing, rebuilding and slurry seal maintenance. The paving program utilizes a Pavement Condition Index (PCI) to track the current street condition along with a replacement cycle based on industry standards to estimate what is required to maintain appropriate conditions. In addition, the Transportation MC program includes over 40 vehicular and pedestrian bridges and culverts, 186 bus shelters, and 294 signalized intersections. Finally, the Transportation MC program coordinates with the Parks MC program on the maintenance of bicycle and pedestrian trails, since roughly half of the off-road bicycle network is outside park boundaries, and the off-street bicycle network investments must be jointly coordinated with the on-street bicycle network and pavement marking priorities. The County’s trail system is heavily used for recreation and by commuters and keeping these trails well maintained and connected is important. Detail on the various Transportation MC programs is found in the Transportation section of the CIP.

### **Information Technology**

Maintenance Capital funding for Information Technology provides funding for the systems and software that serve County departments and typically reach the end of their useful life-expectancy between four and 10 years, at which point the systems become increasingly costly to maintain and difficult to exchange information with other systems. Priorities for determining which applications to replace first are driven by age, criticality of the system to operations, and availability of on-going support from the application’s vendor. Master lease financing is also a significant funding source for technology improvements. Additionally, new technology advances have increased the volume, frequency, variety and velocity of electronic data to be managed, maintained and secured. This CIP request reflects the County’s recognition of the need to accommodate these developments through increased investment in the sustainment of its technology infrastructure.

## Parks & Facilities

The Parks Maintenance Capital Program funds the replacement or major renovation of different types of outdoor park and recreation facility assets including athletic fields and courts, lighting, playgrounds, picnic shelters, restrooms, site amenities, parking and specialty facilities such as the skate park. The program also addresses accessibility, safety and storm water improvements that are complementary to renovating or replacing assets. The Synthetic Turf Program (referenced in the Parks and Recreation Summary under General Government) covers both the replacement of synthetic turf under the Parks Maintenance Capital Program and the conversion of several existing grass fields to new synthetic turf fields.

The Facilities Maintenance Capital Program addresses the replacement and renewal of facilities' roofs, finishes, mechanical, electrical, and other systems that require replacement and renewal to maintain good operating condition, a professional appearance, and to meet current code requirements. Projects do not substantially alter the characteristics or enlarge the footprint of the facility, but extend the useful life and may include improvements to safety systems and energy performance.

Driven by the conclusions of the special CIP Working Group on parks and facilities maintenance capital (which completed work in late 2011 and initially factored into the FY 2013 budget), we have made great progress over the last two fiscal years. Since 2012, we have funded 22.5 projects per year on average compared to less than eight in previous years, a significant increase. The overall funding level has significantly increased through additional PAYG and bond funding, averaging \$13.0 million in FY 2012 – 2015 compared to \$3.7 million in FY 2008 – 2011. We have developed multi-year project plans and bundle projects where appropriate to minimize facility and service disruption. We have added staff to help with both planning and execution. We have made progress in reducing the prior backlog of MC projects; yet high level of investments will need to continue in order to work through our multi-year plan.

For reference, the CIP Working Group's recommendations are summarized below and are key factors in planning the FY 2015 - 2024 CIP:

1. A gradual ramp-up funding approach is used on the backlog (catch-up) to reduce the maintenance capital backlog over a roughly five year period.
2. Determine what is bonded, PAYG, and/or operating to pay for catch-up and keep-up. Bundle projects as total refreshments and capital asset replacements to reduce costs and service disruptions and allow bonding.
3. Ensure all the required resources (staffing, planning, design, and procurement) are sufficient to address identified catch up and keep up needs, building requirements into base budgets, and considering close-out funds and new funds as other options.

The parks and facility condition assessments, which serve as the starting point for our maintenance capital plan, were initially done in 2008 with an update in 2009-2010, and the facility assessments were updated in 2012-2013. As noted by the working group, the backlogs identified in the assessments were planning estimates, to be used as a starting point, since they did not include certain project cost items (e.g., design, staff charge-backs, permit fees, construction administration, storm water improvements, and third party inspections, when needed) as well as many factors that affect project costs after they are fully scoped, designed, and bid. Partially offsetting this effect, they did include some items that are normally addressed with operating funds. Additionally, the assessments did not account for underutilized or vacant assets, planned replacements, appropriate deferrals, and the positive effects of bundling. While total needs over time are thus influenced by factors that can either increase or decrease the bottom line reflected in the database, it will remain a very useful tool for both budgeting and project planning. And it will remain dynamic as both unit costs and inventory changes over time, including additions to the inventory such as new facilities or parks.

Going forward, we plan to update the database on annual basis, so we can have a consistent basis for plotting trends. The annual reading will reflect the accumulated effect of completed projects, appropriate deferrals, change in unit costs from actual bid experience, any changes in our assumptions on useful

life of certain elements, and any changes in inventory. We will also be performing contractor-assisted updates to the actual condition assessments, where physical conditions in the field will be reassessed. We believe a four-five year cycle is appropriate; DPR plans to use FY15 one-time funding to undertake a major update to the Assessment database (last updated in 2009-2010) and fund a program manager position for the initial two years to manage the update, plan and schedule the parks maintenance capital projects, develop project budgets, and work on other coordination and tracking. Similar dedicated staff resources have helped the facilities program through efficient project scoping, estimating, and documentation—using the database as a starting point, but taking into consideration all the other factors that influence smart investment decisions. As staff executes the plan, we will continue to reassess staffing levels to insure they remain appropriate with project execution targets.

The MC funding strategy outlined above relies on a combination of funding sources:

- **Bonds** – This CIP continues the practice of funding MC projects from bonds when projects meet bond capitalization criteria – minimum cost of \$100,000 and the useful life is not less than the average life of the bonds (typically 10-11 years). The CIP reflects an increased level of bond funding for parks and facilities, totaling \$20.4 million in the November 2014 referenda (which includes FYs 2015 and 2016) compared to \$10.5 million in the November 2012 referenda. Out-year 2016 (FYs 2017 and 2018) and 2018 (FYs 2019 and 2020) are programmed at \$17.7 and \$18.0 million respectively.
- **PAYG** -- The CIP includes increased levels of PAYG funding for parks and facilities, reflecting both baseline PAYG funding as well as the additional one-time funding for parks and facilities. To fully realize the PAYG amounts, additional one-time money will be needed.

Finally, the overall PAYG plan assumes continued funding of a capital contingent (\$2 million in FY 2016 and beyond) to address any unanticipated events that require capital investment. Having an adequate contingent will allow staff to address emergency or unforeseen issues without having to reprioritize or delay already planned work.

To support and illustrate our near term funding request, we are also including a project plan for the next four years (FY 15-18). This list will remain dynamic; only the immediately following year (in this case FY 15) should be taken as a firm project listing. The plans are listed directly behind the parks and facilities pages. The projects were prioritized using the prioritization guidelines previously endorsed by the County Board, summarized in the tables below. The yearly plan will remain dynamic, but indicates what we are specifically planning for execution in the near term. The CIP also estimates levels of funding in FY 19-24 based on our best judgment of how increased investments will affect the inventory, and what we anticipate will be needed for sustainment over time.

<p style="text-align: center;"><b>Facilities Maintenance Capital Prioritization Methodology</b></p> <p><b><u>Urgency (50%)</u></b></p> <ul style="list-style-type: none"> <li>• Items that require immediate action (leaking roofs)</li> <li>• Corrections to prevent failures of life/safety systems (fire alarms)</li> </ul> <p><b><u>Facility Condition (30%)</u></b></p> <ul style="list-style-type: none"> <li>• Reliability of HVAC, electrical and plumbing components or systems</li> <li>• Preventing accelerated deterioration</li> </ul> <p><b><u>Special Considerations (20%)</u></b></p> <ul style="list-style-type: none"> <li>• Components or systems that require replacement to meet changing program goals, energy efficiency goals, etc.</li> <li>• Timely combination with other projects or component replacements</li> </ul>	<p style="text-align: center;"><b>Parks Maintenance Capital Prioritization Methodology</b></p> <p><b><u>Condition (50%)</u></b></p> <ul style="list-style-type: none"> <li>• Age and life safety</li> <li>• Ordinance and policy compliance</li> <li>• Americans with Disabilities Act (ADA) and Consumer Product Safety Commission (CPSC)</li> </ul> <p><b><u>Program Adequacy (30%)</u></b></p> <ul style="list-style-type: none"> <li>• Usage, community need, program demand</li> <li>• Industry standards, County standards</li> </ul> <p><b><u>Special Considerations (20%)</u></b></p> <ul style="list-style-type: none"> <li>• Project synergies, economies of scale, project readiness, adopted master plans, and County Board priorities</li> </ul>
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# Arlington County, Virginia

## REGIONAL PARTNERSHIPS AND CONTINGENCY: PROGRAM FUNDING SUMMARY

CIP  
2015 – 2024

Arlington annually contributes capital funding to several regional organizations which provide beneficial services to Arlington residents and visitors. Contingency accounts include joint County-Schools funding related to schools' capacity issues as well as overall contingency for unanticipated capital costs.

### 10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Northern Virginia Regional Park Authority	568	582	597	612	627	643	659	675	692	709	6,364
Northern Virginia Community College	441	509	579	594	609	624	639	655	672	689	6,011
Northern Virginia Criminal Justice Academy	146	146	146	146	146	146	146	146	146	146	1,460
Peumandsend Creek Regional Jail Authority	132	125	118	0	0	0	0	0	0	0	375
Joint County-Schools Contingency for Community Improvements	2,000	0	2,000	0	2,000	0	2,000	0	2,000	0	10,000
Capital Contingency	3,732	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	21,732
<b>Total Recommendation</b>	<b>7,019</b>	<b>3,362</b>	<b>5,440</b>	<b>3,352</b>	<b>5,382</b>	<b>3,413</b>	<b>5,444</b>	<b>3,476</b>	<b>5,510</b>	<b>3,544</b>	<b>45,942</b>

### CATEGORY FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
PAYG	1,419	3,362	5,440	3,352	5,382	3,413	5,444	3,476	5,510	3,544	40,342
New Bond Referenda	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>1,419</b>	<b>3,362</b>	<b>5,440</b>	<b>3,352</b>	<b>5,382</b>	<b>3,413</b>	<b>5,444</b>	<b>3,476</b>	<b>5,510</b>	<b>3,544</b>	<b>40,342</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	5,600	0	0	0	0	0	0	0	0	0	5,600
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Funding Sources</b>	<b>7,019</b>	<b>3,362</b>	<b>5,440</b>	<b>3,352</b>	<b>5,382</b>	<b>3,413</b>	<b>5,444</b>	<b>3,476</b>	<b>5,510</b>	<b>3,544</b>	<b>45,942</b>

#### **Northern Virginia Regional Park Authority**

Northern Virginia Regional Park Authority owns and protects more than 10,000 acres of land in 19 parks, including Potomac Overlook, Upton Hill and the W&OD Regional Parks in Arlington. Funds are used to preserve, improve, expand, renovate and enhance the parks and facilities. This program helps to improve the quality of the parks, encourage greater usage and continue to serve the needs of the public. This augments the Public Spaces Master Plan (PSMP) and as well as complements open space, cultural and recreational programs of Arlington County and five other member jurisdictions.

Arlington is one of six jurisdictions that share costs associated with NVRPA's capital program. The County's share is based on the percentage distribution of population estimates provided by the US Bureau of the Census. Arlington's capital contribution is from PAYG funding that is appropriated annually as part of the operating budget. The operating contribution is included as part of the general fund's regional partnerships operating budget.

#### **Northern Virginia Community College**

This represents the County's ongoing capital contribution to the Northern Virginia Community College (NVCC) for land acquisition and site development of all campuses; and, as determined by the Northern Virginia Community College Board, certain temporary and permanent buildings. The goal of this project is to support Northern Virginia Community College in the land acquisition and site developments associated with its capital development plan. Resolutions were passed by Arlington and eight other jurisdictions to support Northern Virginia Community College. Every dollar leverages 29 dollars in state funds back to Northern Virginia.

Arlington is one of nine jurisdictions that share costs associated with NVCC's capital program based on the original Fair Share Allocation. The CIP for FY 2015 reflects an allocation of \$2.00 for each person living in each particular jurisdiction. The FY 2016 allocation reflects the rate of \$2.25 per capita and FY 2017 through FY 2024 reflect the rate of \$2.50 per capita. Population figures are from the Weldon Cooper Center for Public Service. Arlington's capital contribution is from PAYG funding that is appropriated annually as part of the operating budget. The operating contribution is included as part of the General Fund's regional partnerships operating budget. It is anticipated that members of the County Board and School Board will meet with NVCC to discuss their future capital program and the County's commitment to that program. The Arlington Public Schools have several ongoing programs with NVCC including the new Transitional College Program.

#### **Northern Virginia Criminal Justice Academy**

In 2006, the principal members agreed to fund the construction of the Emergency Vehicle Operations Center (EVOC). The bond financing contributions towards the NVCJTA partnership continues through 2026. The Northern Virginia Criminal Justice Training Academy is dedicated to advancing competence and professionalism in law enforcement. The Academy is the largest regional law enforcement training facility in Virginia. Every person employed as a full-time law enforcement officer must meet compulsory minimum training standards. Individuals must first be hired by a supporting agency as a police officer or deputy sheriff before coming to the Academy for training. The training must be obtained from a state certified law enforcement training facility and must be completed within 12 months of the date of appointment.

The Academy receives state funding as well as support from the jurisdictions it serves. Arlington is also one of ten supporting jurisdictions that provide a proportionate share of the Academy's operating budget based on its sworn population in relation to the total sworn population of all participating agencies. Arlington's capital contribution is from PAYG funding that is appropriated annually as part of the operating budget and pays for our share of debt service on the bonds for the Emergency Vehicle Operations Center.

## **Peumansend Creek Regional Jail Authority**

The Peumansend Creek Regional Jail (PCRJ) is a 336-bed facility that is an extension facility for cities of Alexandria, Richmond and counties of Arlington, Prince William, Loudoun and Caroline. The bond financing contributions towards the PCRJ continues through 2017. The regional jail provides detention services and related operations deemed necessary for the protection of society and the health and custody of the inmates. Faced with overcrowding in the local jails, Arlington, and five other jurisdictions, reduces their populations by forwarding a select group of inmates to the Peumansend Creek Regional Jail. PCRJ offers programs and services, to include a jail industry, to assist with reintegrating the inmates into society.

Arlington is one of six jurisdictions that participate in this partnership but is only one of four jurisdictions who share in the bond financing for the regional jail. The County's annual share of the capital cost is based on current bed allocation and is projected at 24.0 percent. This is based on the 60 beds allocated to Arlington of the total 250 beds that participated in the bond financing. Arlington's capital contribution is from PAYG funding that is appropriated annually as part of the operating budget. The operating contribution is included as part of the general fund's regional partnerships operating budget.

## **Joint County-Schools Contingent for Community Improvements**

As part of the FY 2014 budget, a joint contingent was established by the County and Schools to collaboratively fund community enhancements related to Schools' capacity projects, including such improvements as new fields, Safe Routes to Schools improvements, stormwater drainage, utility undergrounding, and sidewalk and pedestrian enhancements. These enhancements are needed to mitigate impacts of new projects on surrounding neighborhoods. Total funding allocated to the joint contingent was \$10.6 million; approximately \$9.0 million has been allocated to improvements at the addition at Ashlawn Elementary School, the new school located at the Williamsburg Middle School site, and maintenance capital investments at the joint use facility at Thomas Jefferson Community Center. Future funding has been allocated to continue to collaboratively address community improvements needed at new Schools' projects over the next ten years. More detailed cost estimates will be developed as Schools' sites and projects are identified, scoped and proceed through the community review process.

## **Capital Contingency**

One-time funds are available as contingent for unforeseen capital project costs or pending capital requirements.

# LOCAL PARKS AND RECREATION PROGRAMS PROGRAMS

### **Program Description**

The Local Parks and Recreation capital improvement program consists of key projects and program elements that will provide for the construction of new park facilities and major upgrades or renovations of existing park facilities. The program represents an implementation plan and strategies based upon sound planning to ensure that capital funding is invested strategically for the benefit of the County and its residents.

### **Program Summary**

The Local Parks and Recreation projects focus on completing or furthering parks that have Board-adopted park master plans or have undergone significant community planning efforts. The FY2015 - FY2024 CIP contains funding to complete significant phases or final completion of several important projects including Tyrol Hills Park, Four Mile Run Near-Stream Improvements, Mosaic Park and Long Bridge Park. The ten-year CIP also includes funding for master planning, design and construction of new parks including several parks identified in the Crystal City Sector Plan, Columbia Pike Neighborhoods Special Revitalization District, Jennie Dean Park, Glebe and Randolph Park and several neighborhood parks in the Ballston-Virginia Square area. The program also focuses on funding for four ongoing program elements: Parks Capital Maintenance Program, Synthetic Turf Program, Parks Land Acquisition and Open Space Program and Park Enhancement Grants Program. The four programs are summarized on this page.

The Parks Maintenance Capital Program provides for recurring, systematic reinvestment in existing outdoor facilities to insure efficient, safe, high quality park and recreation facilities. The program funds the replacement or major renovation of different elements of outdoor park and recreation facility assets including athletic fields and courts, lighting, playgrounds, picnic shelters, restrooms, site amenities, trails, parking, and specialty facilities such as the skate park. The program also addresses accessibility, safety and storm water improvements that are complementary to renovating the assets.

The Synthetic Turf Program is largely focused on replacement of existing synthetic fields that are approaching the end of their useful life. At the end of 2013, the County has twelve synthetic turf fields, including the three fields added in 2011 at Long Bridge Park, the County's first synthetic baseball diamond at Barcroft Park added in 2012 and the community field at Rocky Run Park completed in 2013. Two new field locations will come on line in 2015 at the Williamsburg Middle School/Elementary School complex. The funding for FY2015-FY2024 also identifies the opportunity to convert three grass fields to synthetic turf. Conversion costs involve installation of synthetic grass, in-fill underground drainage systems, lighting, and site amenities including site furnishings, pathways, landscaping and permanent or portable restrooms as needed.

The Parks and Land Acquisition and Open Space Program funds the acquisition of strategic parcels of park land. The program typically has a balance on hand that allows key acquisitions to be made in a timely fashion, such as the last remaining infill parcel at Butler Holmes Park that was acquired by the County in 2013. Potential acquisition sites are identified in the Public Spaces Master Plan.

The Park Enhancement Grant (PEG) Program enhances parks by providing citizen-initiated projects in a timely manner. The goal of this program is to enable Arlington residents to initiate small capital improvement and beautification projects for parks and recreation facilities in their respective neighborhoods. The PEG Program encourages community involvement and fosters pride by enabling creative improvements in parks and recreation facilities. Community-proposed projects are submitted annually to the Arlington County Park and Recreation Commission for review, who then recommends a list of projects to the County Board for final approval. The current individual project limit is \$15,000. Since the program began in 1978, more than 240 projects have been funded. These include projects such as park furniture, pathways, fencing, public art, educational and interpretive signage as well as sports and building amenities.

### **Master Plan Impact**

The 2005 Public Spaces Master Plan is an element of the County's Comprehensive Plan. The PSMP will be updated within the next two years.



# Arlington, Virginia

## LOCAL PARKS AND RECREATION PROGRAMS: PROGRAM FUNDING SUMMARY

CIP  
2015 – 2024

### 10 YEAR PROGRAMMED CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Maintenance Capital	7,621	8,551	8,951	9,254	8,661	8,771	8,885	9,001	9,121	9,244	88,060
Park Master Plans	5,492	2,853	3,170	5,030	8,200	4,600	6,000	8,250	6,900	3,000	53,495
Parks Enhancement Grants	0	112	120	127	134	143	152	160	170	180	1,298
Parks Land Acquisition and Open Space	3,500	0	2,000	0	2,000	0	2,000	0	2,000	0	11,500
Synthetic Turf Program	1,648	1,626	2,121	2,737	2,971	3,608	1,254	1,212	6,888	4,764	28,829
<b>Total Recommendation</b>	<b>18,261</b>	<b>13,142</b>	<b>16,362</b>	<b>17,148</b>	<b>21,966</b>	<b>17,122</b>	<b>18,291</b>	<b>18,623</b>	<b>25,079</b>	<b>17,188</b>	<b>183,182</b>

### PROGRAM FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	7,200	5,870	10,670	9,630	15,200	9,600	13,000	13,250	19,000	8,000	111,420
PAYG	4,910	4,439	4,632	6,689	6,766	6,080	5,290	5,372	5,364	8,143	57,685
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	659	650	0	830	0	1,443	0	0	714	1,045	5,341
<b>Subtotal New Funding</b>	<b>12,769</b>	<b>10,959</b>	<b>15,302</b>	<b>17,149</b>	<b>21,966</b>	<b>17,123</b>	<b>18,290</b>	<b>18,622</b>	<b>25,078</b>	<b>17,188</b>	<b>174,446</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	5,492	2,183	1,061	0	0	0	0	0	0	0	8,736
<b>Subtotal Previously Approved Funding</b>	<b>5,492</b>	<b>2,183</b>	<b>1,061</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,736</b>
<b>Total Funding Sources</b>	<b>18,261</b>	<b>13,142</b>	<b>16,363</b>	<b>17,149</b>	<b>21,966</b>	<b>17,123</b>	<b>18,290</b>	<b>18,622</b>	<b>25,078</b>	<b>17,188</b>	<b>183,182</b>

# LOCAL PARKS AND RECREATION PROGRAMS

## PARKS MAINTENANCE CAPITAL

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Parks Maintenance Capital

#### Project Description

The Parks Maintenance Capital Program provides for recurring, systematic reinvestment in existing outdoor facilities to insure efficient, safe, high quality park and recreation facilities for the community to enjoy. The program funds the replacement or major renovation of outdoor park and recreation facility assets including athletic fields and courts, lighting, playgrounds, picnic shelters, restrooms, site amenities, trails, parking, and specialty facilities such as the skate park. The program also addresses bringing facilities up to current standards, accessibility, safety requirements, storm water improvements and the protection of natural resources that are complementary to renovating the assets. The County utilizes a base level of pay-as-you-go allocations and local parks and recreation bonds to fund the program. The additional funds available in FY2013 and FY2014 from the one-half cent tax increase allocated to maintenance capital began to address the pressing backlog of County facilities and infrastructure that has built up over the years; the one-time money available in the FY15 Adopted Budget will allow more progress to be made in this area. Four years of projects (FY15 - FY18) appear below. Additionally, the FY15 Adopted Budget included funding for a major update of the parks maintenance capital life cycle assessment and two years of funds for the associated staff position.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>	<b>Advisory Commission:</b> Park and Recreation Commission, Sports Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

A consultant completed an asset management assessment for the outdoor parks and recreation infrastructure in 2009. The assessment identified a substantial backlog of maintenance needs and projected a sustained need for investment over time in order to maintain the County’s extensive outdoor park and recreation facilities investment. The study included compiling a digital inventory of park assets, developing a management database, establishing life cycle replacement standards for the various facilities, and establishing projected estimated costs across a twenty year timeframe. The assessment database is being used as a planning tool to support budgetary, planning, and policy making decisions. Since the initial first life cycle assessment for the parks maintenance capital inventory in 2008-2009, additional facilities and several new parks (Penrose Square, Glebe and Randolph, Henry Wright, James Hunter, Long Bridge) have opened and need to be inventoried. Additionally, it is important to refresh and update the system periodically to account for more detailed project information and updated costs, as well as develop new reporting and tracking features. A staff position will be added to the Department of Parks and Recreation to manage the consultant and the overall Parks Maintenance Capital program. In 2011, the Board-appointed Capital Improvement Plan Working Group evaluated this information and provided a road map that addresses both the pressing backlog of maintenance projects and the need to increase the base level of funding for on-going capital maintenance. The focus of the Parks Capital Maintenance Program over the first six years of the FY2015-FY2024 CIP is on reducing the substantial backlog of projects by “catching-up” on maintenance that has been deferred on the park assets. The “catching-up” portion will be accomplished by initially focusing on the major existing deteriorating assets that have been deferred. The Parks Maintenance Capital program will bring balance to the three heavily used elements that represent significant areas of investment: athletic fields, athletic courts, and playgrounds. Where appropriate, the assets will be bundled

with other similar features in the park that need replacing in the same time frame and have similar construction characteristics or are similarly located in the park. For example, basketball courts, tennis courts and parking may be bundled together into one project to be more efficient and effective. Other program elements will begin to be addressed and will ramp up towards a sustainable level in the out-years. The long term goal over the ten year CIP is to bring the Parks Maintenance Capital Program components into a maintainable balance that can be sustained in the future. The first asset program component to be maintained to keep up with maintenance requirements are the synthetic turf fields (referenced separately in this CIP under Synthetic Turf Program). As new parks or facilities are added to the inventory, their assets will be entered into the asset management database and placed into the keep up program. The recently opened Long Bridge Park Phase I (2011), Penrose Square Phase I (2012), James Hunter Park (2013) and Glebe and Randolph Park (2013) are the most recent examples of new outdoor park and recreation assets.

### **Changes from Prior CIP**

A combination of PAYG and bond funding is programmed throughout the 10-year program to address the substantial maintenance capital needs where projects meet useful life and project size criteria. FY2015 also includes \$1 million for parks assessment and planning.

Capital Cost Schedule (in \$1,000s)												Notes on Cost Estimates	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	1,993	1,283	1,343	1,388	1,299	1,316	1,333	1,350	1,368	1,386	14,059	<i>FY15 A&amp;E costs include a portion of the projects listed below and the entirety of the EMG Assessment and Update.</i>	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0		
Construction	5,628	7,268	7,608	7,866	7,362	7,455	7,552	7,651	7,753	7,858	74,001		
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0		
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0		
<b>Total Project Cost</b>	<b>7,621</b>	<b>8,551</b>	<b>8,951</b>	<b>9,254</b>	<b>8,661</b>	<b>8,771</b>	<b>8,885</b>	<b>9,001</b>	<b>9,121</b>	<b>9,244</b>	<b>88,060</b>		
Funding Schedule (in \$1,000s)												Notes on Funding Schedule	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>													<i>Grass turf fields are funded through PAYG. Other program elements including playgrounds, athletic courts, lighting, picnic shelters, restrooms, trails and parking lots may be funded through either PAYG or bond referenda. FY15 funding includes a one-time allocation of contingent funding for yet-to-be-determined project(s).</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0		
State Funding	0	0	0	0	0	0	0	0	0	0	0		
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0		
New Bond Issue	5,200	5,200	5,500	5,700	5,000	5,000	5,000	5,000	5,000	5,000	51,600		
PAYG	2,421	3,351	3,451	3,555	3,661	3,771	3,884	4,001	4,121	4,244	36,460		
Master Lease	0	0	0	0	0	0	0	0	0	0	0		
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0		
Other Funding	0	0	0	0	0	0	0	0	0	0	0		
<b>Subtotal New Funding</b>	<b>7,621</b>	<b>8,551</b>	<b>8,951</b>	<b>9,255</b>	<b>8,661</b>	<b>8,771</b>	<b>8,884</b>	<b>9,001</b>	<b>9,121</b>	<b>9,244</b>	<b>88,060</b>		
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0		
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0		
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0		
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total Revenues</b>	<b>7,621</b>	<b>8,551</b>	<b>8,951</b>	<b>9,255</b>	<b>8,661</b>	<b>8,771</b>	<b>8,884</b>	<b>9,001</b>	<b>9,121</b>	<b>9,244</b>	<b>88,060</b>		
Projected Additional Operating Costs (in \$1,000s)												Notes on Operating Costs	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	<i>Operating costs are anticipated to be minimal as a result of Capital Maintenance. Years FY17 and out may include the cost of the staff to continue to manage and update the EMG database.</i>	
Operations Costs (+/-)	21	62	231	277	282	286	291	296	302	307			
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0			
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0			
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0			
Bond Financing Cost (P & I Payments)	0	364	827	1,364	1,907	2,394	2,856	3,296	3,722	4,136			
<b>Gross Operating Costs</b>	<b>21</b>	<b>426</b>	<b>1,058</b>	<b>1,641</b>	<b>2,189</b>	<b>2,680</b>	<b>3,147</b>	<b>3,592</b>	<b>4,024</b>	<b>4,443</b>			
Less Fees	0	0	0	0	0	0	0	0	0	0			
<b>Net Operating Cost</b>	<b>21</b>	<b>426</b>	<b>1,058</b>	<b>1,641</b>	<b>2,189</b>	<b>2,680</b>	<b>3,147</b>	<b>3,592</b>	<b>4,024</b>	<b>4,443</b>			

## Parks Maintenance Capital

<b>FY 2015 PROJECTS</b>				
<b>Project Name</b>	<b>Description</b>	<b>Total Project Cost</b>	<b>PAYG Funded</b>	<b>Bond Funded</b>
Tuckahoe Park	Design and construction for full replacement of athletic field sod, new irrigation, site circulation, fencing, backstops, bleachers, drainage	1,183,000	1,183,000	-
Stratford Park	Design and construction for replacement of basketball and tennis courts, lighting, site circulation, site furnishings, retaining walls, drainage, fencing, Bermuda sod, irrigation	1,786,000	238,000	1,548,000
Trail Modernization	Design and construction for milling and paving, asphalt repair, drainage and site furnishings for sections of Custis and Four Mile Run Trails	1,000,000		1,000,000
Fairlington Park	Design only for full replacement of playground, stage, exercise equipment, circuit trail, site circulation, site furnishings, landscaping. (NOTE: These were the only facilities not renovated during the earlier major Phase I/Phase II renovation process.)	200,000	-	200,000
Benjamin Banneker Park	Design and construction for full replacement of playground, pathways, Bermuda sod, irrigation, dog exercise, parking lot, site circulation, fencing, site furnishings, landscaping	2,452,000	-	2,452,000
EMG Assessment and Update	Contractor and staff to refresh asset management tool (year 1 of 2)	648,000	648,000	-
Assessment/Planning Contingent	Contingent for yet-to-be-determined projects	352,000	352,000	-
<b>FY 2015 Total</b>		<b>7,621,000</b>	<b>2,421,000</b>	<b>5,200,000</b>

## Parks Maintenance Capital

<b>FY 2016 PROJECTS</b>				
<b>Project Name</b>	<b>Description</b>	<b>Total Project Cost</b>	<b>PAYG Funded</b>	<b>Bond Funded</b>
Gunston Park	Design and construction for full replacement of diamond field Bermuda sod, site amenities, site circulation	155,000	155,000	-
Virginia Highlands Park	Design and construction for full replacement of diamond field Bermuda sod (2 fields), picnic shelter and gazebo, petanque courts, front plaza area, site circulation, site furnishings, fencing, drainage, consideration of additional community needs	3,123,000	773,000	2,350,000
Trail Modernization	Design and construction for milling and paving, asphalt repair, drainage and site furnishings for sections of Blumeont Junction Trail	100,000	100,000	-
Fairlington Park	Construction for full replacement of playground, stage, exercise equipment, circuit trail, site circulation, site furnishings, landscaping. (NOTE: These were the only facilities not renovated during the earlier major Phase I/Phase II renovation process. Design funded in FY2015.)	1,139,000	1,139,000	
Bon Air Park	Design and construction for full replacement of playground, restroom, picnic shelter, parking lot, basketball court, site circulation, site furnishings, landscaping (does not include tennis courts or rose garden areas)	3,587,000	737,000	2,850,000
Dawson Terrace Park	Design for full replacement of playground equipment, safety surfacing, basketball court, lights, athletic field, athletic field sod, fence, parking lot, site amenities, site circulation, drainage, landscaping	447,000	447,000	
<b>FY2016 Total</b>		<b>8,551,000</b>	<b>3,351,000</b>	<b>5,200,000</b>

Parks Maintenance Capital

**FY 2017 PROJECTS**

<b>Project Name</b>	<b>Description</b>	<b>Total Project Cost</b>	<b>PAYG Funded</b>	<b>Bond Funded</b>
Gunston Park	Design and construction for full replacement of athletic field Bermuda sod, site amenities, site circulation	212,000	212,000	-
Bluemont Park	Design and construction for full replacement of athletic field Bermuda sod, site amenities, site circulation	159,000	159,000	-
Eads Park	Design and construction for full replacement of the playground equipment, gazebo, safety surfacing, site amenities, site circulation, drainage and landscaping	957,000	957,000	-
Trail Modernization	Design and construction for milling and paving, asphalt repair, drainage and site furnishings for sections of Four Mile Run Trail	550,000	550,000	-
TJ Park	Construction for full replacement of tennis courts and practice walls, basketball courts, lighting, fencing, electric panel box, site furnishings, site circulation, drainage (design was funded in FY2014) and design and construction for full replacement of playground equipment and safety surfacing, site amenities, site circulation, fitness trail equipment and fitness trail, lighting, landscaping and drainage	5,500,000	-	5,500,000
Dawson Terrace Park	Construction for full replacement of playground equipment, safety surfacing, basketball court, lights, athletic field, athletic field sod, fence, parking lot, site amenities, site circulation, drainage, landscaping	1,573,000	1,573,000	
<b>FY2017 Total</b>		<b>8,951,000</b>	<b>3,451,000</b>	<b>5,500,000</b>

Parks Maintenance Capital

**FY 2018 PROJECTS**

<b>Project Name</b>	<b>Description</b>	<b>Total Project Cost</b>	<b>PAYG Funded</b>	<b>Bond Funded</b>
Ft. Barnard Park	Design and construction for full replacement of diamond field Bermuda sod, new irrigation, site amenities, site circulation	373,000	373,000	-
Fort C.F. Smith Park	Design and construction for renovation of stone dust pedestrian path, site circulation, milling and repaving parking lot, repair maintenance road	650,000	-	650,000
Marcey Road Park	Design and construction to replace two lighted tennis courts, lighted basketball court, electric panel box, gazebo, repointing and renovation od retaining walls, address erosion issues, site amenities, site drainage, site circulation	1,748,000	1,748,000	
Henry Clay Park	Design and construction for full replacment of the basketball court, playground, gazebo, grassy play area, fencing, site amenities, site circulation, drainage and lanscaping	2,900,000	-	2,900,000
Madison Manor Park	Design and construction to replace restroom, drinking fountain, athletic field, site circulation, site furnishings, landscaping, storm water	2,150,000		2,150,000
Alcova Heights Park	Design and construction to replace restroom, drinking fountain, basketball court, athletic field, site circulation, site furnishings, landscaping, storm water	1,434,000	1,434,000	
<b>FY2018 Total</b>		<b>9,255,000</b>	<b>3,555,000</b>	<b>5,700,000</b>



## PARK MASTER PLANS

### **Program Description**

The Local Parks and Recreation capital improvement program consists of key projects and program elements that will provide for the construction of new park facilities and major upgrades or renovations of existing park facilities. The program represents an implementation plan and strategies based upon sound planning to ensure that capital funding is invested strategically for the benefit of the County and its residents.

### **Program Summary**

The Local Parks and Recreation projects focus on completing or furthering parks that have Board-adopted park master plans or have undergone significant community planning efforts. The FY2015 - FY2024 CIP contains funding to complete significant phases or final completion of several important projects including Tyrol Hills Park, Four Mile Run Near-Stream Improvements, Mosaic Park and Long Bridge Park. The ten-year CIP also includes funding for master planning, design and construction of new parks including several parks identified in the Crystal City Sector Plan, Columbia Pike Neighborhoods Special Revitalization District, Jennie Dean Park, Glebe and Randolph Park and several neighborhood parks in the Ballston-Virginia Square area. The program also focuses on funding for four ongoing program elements: Parks Capital Maintenance Program, Synthetic Turf Program, Parks Land Acquisition and Open Space Program and Park Enhancement Grants Program. The four programs are summarized on this page.

The Parks Maintenance Capital Program provides for recurring, systematic reinvestment in existing outdoor facilities to insure efficient, safe, high quality park and recreation facilities. The program funds the replacement or major renovation of different elements of outdoor park and recreation facility assets including athletic fields and courts, lighting, playgrounds, picnic shelters, restrooms, site amenities, trails, parking, and specialty facilities such as the skate park. The program also addresses accessibility, safety and storm water improvements that are complementary to renovating the assets.

The Synthetic Turf Program is largely focused on replacement of existing synthetic fields that are approaching the end of their useful life. At the end of 2013, the County has twelve synthetic turf fields, including the three fields added in 2011 at Long Bridge Park, the County's first synthetic baseball diamond at Barcroft Park added in 2012 and the community field at Rocky Run Park completed in 2013. Two new field locations will come on line in 2015 at the Williamsburg Middle School/Elementary School complex. The funding for FY2015-FY2024 also identifies the opportunity to convert three grass fields to synthetic turf. Conversion costs involve installation of synthetic grass, in-fill underground drainage systems, lighting, and site amenities including site furnishings, pathways, landscaping and permanent or portable restrooms as needed.

The Parks and Land Acquisition and Open Space Program funds the acquisition of strategic parcels of park land. The program typically has a balance on hand that allows key acquisitions to be made in a timely fashion, such as the last remaining infill parcel at Butler Holmes Park that was acquired by the County in 2013. Potential acquisition sites are identified in the Public Spaces Master Plan.

The Park Enhancement Grant (PEG) Program enhances parks by providing citizen-initiated projects in a timely manner. The goal of this program is to enable Arlington residents to initiate small capital improvement and beautification projects for parks and recreation facilities in their respective neighborhoods. The PEG Program encourages community involvement and fosters pride by enabling creative improvements in parks and recreation facilities. Community-proposed projects are submitted annually to the Arlington County Park and Recreation Commission for review, who then recommends a list of projects to the County Board for final approval. The current individual project limit is \$15,000. Since the program began in 1978, more than 240 projects have been funded. These include projects such as park furniture, pathways, fencing, public art, educational and interpretive signage as well as sports and building amenities.

### **Master Plan Impact**

The 2005 Public Spaces Master Plan is an element of the County's Comprehensive Plan. The PSMP will be updated within the next two years.

PARK MASTER PLANS: PROGRAM FUNDING SUMMARY

CIP  
2015 – 2024

10 YEAR CATEGORY SUMMARY (IN \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Crystal City Parks and Open Space	0	450	1,800	0	0	0	400	2,150	0	0	4,800
Four Mile Run Near-Stream Improvements	0	220	0	3,230	0	0	0	0	0	0	3,450
Four Urban Parks in Ballston-Virginia Square	0	0	0	0	0	0	0	0	600	3,000	3,600
Jennie Dean Park	0	0	0	1,800	7,900	4,600	0	0	0	0	14,300
Long Bridge Park	1,125	0	0	0	0	0	0	0	0	0	1,125
Mosaic Park - Phases I and II	4,367	2,183	0	0	300	0	3,800	0	0	0	10,650
Quincy Park	0	0	0	0	0	0	1,800	6,100	6,300	0	14,200
Tyrol Hills Park	0	0	1,370	0	0	0	0	0	0	0	1,370
<b>Total Recommendation</b>	<b>5,492</b>	<b>2,853</b>	<b>3,170</b>	<b>5,030</b>	<b>8,200</b>	<b>4,600</b>	<b>6,000</b>	<b>8,250</b>	<b>6,900</b>	<b>3,000</b>	<b>53,495</b>

CATEGORY FUNDING SOURCES (IN \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	670	3,170	3,930	8,200	4,600	6,000	8,250	6,900	3,000	44,720
PAYG	0	0	0	1,100	0	0	0	0	0	0	1,100
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>670</b>	<b>3,170</b>	<b>5,030</b>	<b>8,200</b>	<b>4,600</b>	<b>6,000</b>	<b>8,250</b>	<b>6,900</b>	<b>3,000</b>	<b>45,820</b>

**Previously Approved Funding**

Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	5,492	2,183	0	0	0	0	0	0	0	0	7,675
<b>Subtotal Previously Approved Funding</b>	<b>5,492</b>	<b>2,183</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,675</b>
<b>Total Funding Sources</b>	<b>5,492</b>	<b>2,853</b>	<b>3,170</b>	<b>5,030</b>	<b>8,200</b>	<b>4,600</b>	<b>6,000</b>	<b>8,250</b>	<b>6,900</b>	<b>3,000</b>	<b>53,495</b>

# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Crystal City Parks and Open Space

#### Project Description

The project begins to implement the initial anticipated parks and open spaces identified in the adopted Crystal City Sector Plan. The parks and plazas identified in the plan will provide diverse recreational opportunities to residents and workers in Crystal City. The first County-funded park and open space project will be the 15th Street mini-park, an approximately 33,500 square foot median area that is positioned as the central feature of the 15th Street reconfiguration between Clark-Bell Street and Crystal Drive. The project will feature extensive landscaping, paved walks and seating areas, and a central water feature and pavilion which will serve as a focal point for the park.

<b>Associated Master Plan:</b> Crystal City Sector Plan, Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b> <table border="0" data-bbox="772 755 1325 878"> <tr> <td><i>Develop park design &amp; construction drawings</i></td> <td style="text-align: right;"><b>2016-2017</b></td> </tr> <tr> <td><i>Construction start</i></td> <td style="text-align: right;"><b>2017</b></td> </tr> <tr> <td><i>Construction complete</i></td> <td style="text-align: right;"><b>2018</b></td> </tr> </table>	<i>Develop park design &amp; construction drawings</i>	<b>2016-2017</b>	<i>Construction start</i>	<b>2017</b>	<i>Construction complete</i>	<b>2018</b>	<b>Advisory Commission:</b> Park and Recreation Commission
<i>Develop park design &amp; construction drawings</i>	<b>2016-2017</b>							
<i>Construction start</i>	<b>2017</b>							
<i>Construction complete</i>	<b>2018</b>							
<b>Neighborhood(s):</b> VARIOUS								

#### Project Justification

The Crystal City Sector plan envisions that over time the automobile-oriented neighborhood form will take on a more urban character as a modern, mixed-use area. One of the goals of the plan is a focus on establishing a public open space network that is comprised of a variety of high-quality parks and plazas, fully accessible to and usable by the public. With each redevelopment project that results in the loss of an existing park or plaza, the Sector Plan includes a mandate to concurrently replace that loss with a new public open space or provide physical improvements and dedicated public access to an existing space. Based on the best current information on the timing of the initial redevelopment projects and street improvements, the 15th Street mini-park will be the first project undertaken per the recommendations of the sector plan. The gateway park at the northern terminus of Crystal Drive is anticipated to be the next park undertaken. Projects may be adjusted depending on the actual sequence of redevelopment and street improvements. Initiating the master planning efforts and subsequent design and construction phases for these spaces is a critical first step in laying the groundwork for the future public open space network in Crystal City.

#### Changes from Prior CIP

The 15th Street project has been moved up to FY16 and FY17 to follow the completion of the street improvements and median. A rough order of magnitude budget has been developed based on the concept described in the Crystal City Sector Plan, which has reduced the overall project budget from \$3.272 million in the prior CIP to \$2.257 million. The 23rd Street market plaza has been removed from the CIP as the owner is pursuing a tenant for interim use of the existing building.

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	450	0	0	0	0	400	0	0	0	850	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	1,800	0	0	0	0	2,150	0	0	3,950	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>450</b>	<b>1,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>2,150</b>	<b>0</b>	<b>0</b>	<b>4,800</b>	
Funding Schedule (in \$1,000s)											Notes on Funding Schedule	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	450	1,800	0	0	0	400	2,150	0	0	4,800	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>450</b>	<b>1,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>2,150</b>	<b>0</b>	<b>0</b>	<b>4,800</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>450</b>	<b>1,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>2,150</b>	<b>0</b>	<b>0</b>	<b>4,800</b>	
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	60	61	63	143	147	152	156		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	0	32	167	207	224	218	239	392	431		
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>227</b>	<b>268</b>	<b>287</b>	<b>361</b>	<b>386</b>	<b>544</b>	<b>587</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>227</b>	<b>268</b>	<b>287</b>	<b>361</b>	<b>386</b>	<b>544</b>	<b>587</b>		

*There are a number of parks and open spaces identified in the Crystal City Sector Plan. While it is assumed that funding for these first two parks will be funded by the County, there is the potential for funding of other park improvements through a combination of County and developer funds. All temporary parks should be funded by the developers.*

# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Four Mile Run Near-Stream Improvements

#### Project Description

The Four Mile Run Master Plan, which was adopted by the County Board in 2006, is the result of an extensive inter-jurisdictional, inter-agency, and citizen-based collaborative effort. Staff and citizens from Arlington County and the City of Alexandria, along with the Northern Virginia Regional Commission (NVRC) and the United States Army Corps of Engineers (USACE), developed the overall scope for the stream restoration effort and managed the master planning process. The plan focuses on the lower two miles of Four Mile Run from Shirlington Road to the Potomac River. The master plan represents a bold vision that enhances environmental, recreational, and open space resources and enhances the urban vitality of both jurisdictions.

<b>Associated Master Plan:</b> Four Mile Run Design Guidelines, Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Planning effort with City of Alexandria to develop the master plan and design for "South Park"</i>	<b>Advisory Commission:</b> Park and Recreation Commission
<b>Neighborhood(s):</b> VARIOUS	2015	

#### Project Justification

The Four Mile Run Master Plan will be implemented over several decades. Following the adoption of the master plan, the initial focus was on the development of design guidelines and the design of the tidal corridor in-stream improvements, but the plan also envisions improvements to the parks and open space adjacent to the stream, including the removal of one of several unused bridges at the mouth of Four Mile Run and adaptive reuse of one of these bridges to create exciting public space adjacent to Potomac Yards development, as well as numerous plazas, promenades, and other public gathering spaces along both the Arlington and Alexandria sides of the Four Mile Run. This project will begin to implement these important parks and open spaces in phases, beginning with the joint effort with the City of Alexandria to plan and develop "South Park" at the mouth of Four Mile Run. At CIP adoption, the Board elected to add \$1.1 million in PAYG funding in FY2018 for the planning and development of Four Mile Run Park. This funding will allow for planning to implement the Four Mile Run Master Plan, and will develop the plan for features and amenities that will interface with a stream restoration project that DES is currently undertaking. The projects include public art.

#### Changes from Prior CIP

The second phase of park construction has moved beyond the ten-year CIP.

Capital Cost Schedule (in \$1,000s)												Notes on Cost Estimates
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	220	0	1,100	0	0	0	0	0	0	1,320	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	2,130	0	0	0	0	0	0	2,130	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>220</b>	<b>0</b>	<b>3,230</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,450</b>	
Funding Schedule (in \$1,000s)												Notes on Funding Schedule
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	220	0	2,130	0	0	0	0	0	0	2,350	
PAYG	0	0	0	1,100	0	0	0	0	0	0	1,100	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>220</b>	<b>0</b>	<b>3,230</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,450</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>220</b>	<b>0</b>	<b>3,230</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,450</b>	
Projected Additional Operating Costs (in \$1,000s)												Notes on Operating Costs
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0		
Operations Costs (+/-)	0	0	0	0	13	13	14	14	15	15		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	0	15	20	171	211	232	226	220	214		
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>20</b>	<b>184</b>	<b>224</b>	<b>246</b>	<b>240</b>	<b>235</b>	<b>229</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>20</b>	<b>184</b>	<b>224</b>	<b>246</b>	<b>240</b>	<b>235</b>	<b>229</b>		

*The operating budget will be developed after the final design elements of the project are designed.*

# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Four Urban Parks in Ballston-Virginia Square

#### Project Description

Maury, Herselle Milliken, Oakland and Gumball Parks are four small parks located in the Ballston-Virginia Square area. These parks, which currently have a minimum level of amenities, will provide much needed recreation opportunities to the residents and businesses in this increasingly dense area of the County. Park master plans will be developed for the four parks along with implementation of the parks in a phased approach.

<b>Associated Master Plan:</b> Ballston Sector Plan, Public Spaces Master Plan (PSMP), Virginia Square Sector Plan	<b>Critical Milestones:</b>  <i>Develop park master plan</i> <span style="float: right;">2018</span>	<b>Advisory Commission:</b> Park and Recreation Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

This project is to develop park master plans and phased implementation plans for Maury, Herselle Milliken, Oakland and Gumball Parks. The purpose of the master plan is to identify community needs and priorities, taking into consideration that these four small parks are located in close proximity and should have complementary rather than duplicative features. The development of the master plan for Maury and Herselle Milliken will need to address the recently acquired parcel that now links the two parks together. The 2005 Public Spaces Master Plan recommends developing a park master plan for these parks. The Virginia Square Sector plan also recommends that these parks be master planned together as described in Recommendation #71.

#### Changes from Prior CIP

The design for this project has been moved back from FY17 to FY23, and construction has been pushed back from FY19 to FY24, due to changes in priorities. The construction of two parks will be completed within the FY15 - FY24 timeframe of this CIP, with the other two parks completed beyond the ten-year horizon.



Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
A & E	0	0	0	0	0	0	0	0	600	0	600
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	3,000	3,000
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600</b>	<b>3,000</b>	<b>3,600</b>

  

Funding Schedule (in \$1,000s)											Notes on Funding Schedule
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	0	0	0	0	600	3,000	3,600
PAYG	0	0	0	0	0	0	0	0	0	0	0
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600</b>	<b>3,000</b>	<b>3,600</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600</b>	<b>3,000</b>	<b>3,600</b>

  

Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	152	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	42	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>194</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>194</b>	

*The operating budget will be developed after the final design elements of the park master plan are determined.*

# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Jennie Dean Park

#### Project Description

The Shirlington area is undergoing significant redevelopment, bringing new residents and businesses to an area that was once industrial. Over the last ten years, the County has strategically increased the park space at Jennie Dean Park through the assemblage of five new properties. The properties, temporarily in use for a variety of County and non-County functions, will be developed as an important recreation, cultural and environmental resource to serve this vibrant area of the County as recommended in the Public Spaces Master Plan. A park master plan will be developed in 2014-2015, including recommendations for phased development of the existing park and new open space parcels.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Develop construction drawings</i> <b>2018-2019</b> <i>Construction start</i> <b>2019</b> <i>Construction completion</i> <b>2021</b> <i>Develop park master plan</i> <b>2014-2015</b>	<b>Advisory Commission:</b> Arlington Commission for the Arts, Park and Recreation Commission, Sports Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

Jennie Dean Park encompasses both an existing park with a significant inventory of aging facilities that are at or beyond their useful life and five new parcels strategically acquired over the last decade. Other parcels may be acquired in the future based on the park master plan that is developed. The park master plan will provide the opportunity to realign existing park features as well as add new features to meet the growing demand for active recreation and cultural resources in the Shirlington area. Once the park master plan has been adopted, the park will be implemented in phases over the FY2015-FY2024 CIP and beyond. The first phase will focus on implementing improvements on the south and east side of the park in the area generally encompassed by the existing Jennie Dean Park and the new park parcels at 3660 S. 27th Street and 3600 S. Four Mile Run Drive. Future phases will need to be determined but include the properties at 3700 S. Four Mile Run Drive (currently serving as DPR office space) and two temporary County storage facilities at 2654 S. Oakland Street and 3806 S. Four Mile Run Drive. Additional properties may be identified for park and open space acquisition as part of the park master plan process.

#### Changes from Prior CIP

The overall 10 year request has been reduced from \$25.6 million to \$14.3 million for this 10-year CIP, which will fund design and construction of Phase 1 and design for the next phase of implementation. Funding for phases beyond Phase 1 have been moved further out in the FY2015 - FY2024 CIP to FY2024 and beyond. The properties are currently being used in the short-term for other County uses and will not be available for park uses for at least ten years.

Capital Cost Schedule (in \$1,000s)												Notes on Cost Estimates
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	1,800	0	0	0	0	0	0	1,800	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	7,900	4,600	0	0	0	0	12,500	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>7,900</b>	<b>4,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,300</b>	
Funding Schedule (in \$1,000s)												Notes on Funding Schedule
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	1,800	7,900	4,600	0	0	0	0	14,300	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>7,900</b>	<b>4,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,300</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>7,900</b>	<b>4,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,300</b>	
Projected Additional Operating Costs (in \$1,000s)												Notes on Operating Costs
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0		
Operations Costs (+/-)	0	0	0	0	163	326	336	346	357	367		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	0	0	0	126	712	1,204	1,368	1,390	1,353		
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>289</b>	<b>1,038</b>	<b>1,540</b>	<b>1,714</b>	<b>1,747</b>	<b>1,720</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>289</b>	<b>1,038</b>	<b>1,540</b>	<b>1,714</b>	<b>1,747</b>	<b>1,720</b>		

# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Long Bridge Park

The new 30-acre Long Bridge Park is located at the north end of Crystal City. The park master plan was first adopted by the County Board in 2004, with a revised park master plan adopted in 2013 to reflect the exchange of property with Monument Realty. The master plan provides a blueprint for development of this former industrial site into a world-class park and recreation area. In November 2011, construction Phase I was completed. This phase includes three full-size, lighted synthetic turf athletic fields, esplanade, walkways throughout the park, site furnishings, restrooms and storage buildings, parking, landscaping, rain gardens, environmental remediation, major utility work and reconstruction of Long Bridge Drive and S. 6th Street. This first phase of the park has helped transform the area into a showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high quality recreation facilities that are conveniently linked with the nearby urban corridor. In order to maintain the design aesthetics of the park over the duration of the park build out, the County Board adopted design guidelines for Long Bridge Park in 2013. A major utility undergrounding project and the complete reconstruction of Long Bridge Drive was completed in October 2013. The final design and construction of the park is planned in four phases over more than a decade:

- Phase II: Long Bridge Aquatics and Fitness Center
- Phase IIIA: 6<sup>th</sup> Street South entry and play features
- Phase IIIB: Fourth synthetic field and out buildings
- Phase IV: Multi-Sport Activity Center

Design is underway for Phase IIIA, the 6th Street South entry and play features at the south end of the park, with construction anticipated to begin in early 2015. Construction of Phase II, the aquatics, health and fitness facility, surrounding 8.5-acre park area and environmental remediation, is currently on hold. In December 2013 the County received bids for Phase II. Bids were considerably higher than the budgeted amount for the construction. In early 2014 the County agreed to enter into negotiations with the low bidder to reduce the bid price through the use of value management (VM) and engineering (VE) changes to the project. At the same time the County has been analyzing the total project budget to see if savings could be realized in other budget categories within the overall project. The County is also exploring potential partnerships or sponsorships. If negotiations and partnerships/sponsorships are not able to bridge the gap, the County will evaluate the next steps in the park’s overall build out. There is no funding requested for future phases of the park in the current CIP.

Phases IIIB and IV are beyond the scope of the current CIP. Phase IIIB would finish off the outdoor components of the park with a fourth synthetic turf field, structured parking, second storage building, and an observation bridge and raised walkway over the CSX railroad tracks. Phase IV would complete the building with a large multi-sport activity center, climbing wall, elevated track, rooms for racquet sports, and additional fitness and community spaces.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Design of Phase IIIA</i> <b>2014-2015</b> <i>Construction of Phase IIIA</i> <b>2015</b>	<b>Advisory Commission:</b> Arlington Commission for the Arts, Disability Advisory Commission, Environment and Energy Conservation Commission, Park and Recreation Commission, Sports Commission, Transportation Commission
<b>Neighborhood(s):</b> VARIOUS		

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	145	0	0	0	0	0	0	0	0	0	145	<i>Includes cost of construction for Phase IIIA, the 6th Street South play area. Other costs are listed below.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	980	0	0	0	0	0	0	0	0	0	980	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>1,125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,125</b>	
Funding Schedule (in \$1,000s)											Notes on Funding Schedule	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												<i>Includes 2012 close-out funds of \$1.125 million. Other available funding is listed below.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	1,125	0	0	0	0	0	0	0	0	0	1,125	
<b>Subtotal Previously Approved Funding</b>	<b>1,125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,125</b>	
<b>Funding</b>	<b>1,125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,125</b>	
<b>Total Revenues</b>	<b>1,125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,125</b>	
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	<i>Costs listed in FY17-FY19 are for the new play area (Phase IIIA) which will come online in FY16. Beginning in FY20, the Long Bridge Aquatics and Fitness Center and associated outdoor components would have estimated annual net operating costs of between \$2.0 and \$2.8 million, with the final estimates varying depending on a number of factors including the revised construction bid and budget.</i>
Operations Costs (+/-)	0	43	45	46	47	49	50	52	53	55	440	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>43</b>	<b>45</b>	<b>46</b>	<b>47</b>	<b>49</b>	<b>50</b>	<b>52</b>	<b>53</b>	<b>55</b>	<b>440</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>43</b>	<b>45</b>	<b>46</b>	<b>47</b>	<b>49</b>	<b>50</b>	<b>52</b>	<b>53</b>	<b>55</b>	<b>440</b>	

# Long Bridge Park

## Associated Costs and Funding Sources

### Project/Phase

Phase I \$ 36.9 M

Phase II \$ 79.2 M

Phase IIIA \$ 1.125 M

Phase IIIB \$ 38.9 M

Phase IV (beyond the ten year CIP timeframe)

**Total Long Bridge Park Costs \$156.125 M**

### Funding History

2004 GO Bonds \$ 50.0 M

2012 GO Bonds \$ 42.5 M

FY2012 Closeout Funds \$ 1.125 M

FY2013 Closeout Funds \$ 2.5 M

Developer Contribution \$ 3.6 M

Transfer Development Rights \$ 15.0 M

*Subtotal \$ 114.725 M*

### Anticipated New Funding

FY2014 Closeout Funds \$ 2.5 M

Future GO Bonds \$ 38.9 M

*Subtotal \$ 41.4 M*

**Total Funding \$ 156.125 M**

# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Mosaic Park - Phases I and II

#### Project Description

The park master plan for Mosaic Park, which was adopted in 2009, demonstrates the County's commitment to high quality aesthetics, public participation, and innovation. The design for the new park includes a multipurpose court, basketball court, children's play area, an interactive water feature, urban plaza, street and site trees that will eventually grow into an urban canopy, flexible lawn areas and sustainable design elements. These features were the result of an extensive public participation process. The funds to create Phase I of the new park will come from the transfer of development rights from the adjacent Founders Square project. The design of Phase 1 is nearly complete, with construction anticipated to start in 2014. Implementation of Phase II of the master plan represents the planned park improvements for the north east portion of the park along N. Pollard Street to N. 6th Street. The phased implementation is a result of incremental redevelopment of adjacent private properties. Implementation of Phase II is timed to occur with the future redevelopment of the Gold's Gym site.

<b>Associated Master Plan:</b> North Quincy Street Plan, Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Acquisition of the property</i> <span style="float: right;">2018</span>	<b>Advisory Commission:</b> Park and Recreation Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

Phase II includes the basketball court, remaining flexible use lawn area and walkways, and other park amenities.

#### Changes from Prior CIP

There are no changes to the funding from the prior CIP.

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates		
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	500	0	0	0	300	0	0	0	0	0	800	<i>Land acquisition costs are anticipated to be covered by developer contribution and/or parks land acquisition funds.</i>	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0		
Construction	3,867	2,183	0	0	0	0	3,800	0	0	0	9,850		
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0		
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0		
<b>Total Project Cost</b>	<b>4,367</b>	<b>2,183</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,650</b>		
Funding Schedule (in \$1,000s)											Notes on Funding Schedule		
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>													<i>\$6.6 million from the transfer of development rights with the Founders Square project is being used to fund the design and construction for implementation of the first phase of the park master plan.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0		
State Funding	0	0	0	0	0	0	0	0	0	0	0		
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0		
New Bond Issue	0	0	0	0	300	0	3,800	0	0	0	4,100		
PAYG	0	0	0	0	0	0	0	0	0	0	0		
Master Lease	0	0	0	0	0	0	0	0	0	0	0		
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0		
Other Funding	0	0	0	0	0	0	0	0	0	0	0		
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,100</b>		
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0		
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0		
Other Previously Approved Funds	4,367	2,183	0	0	0	0	0	0	0	0	6,550		
<b>Subtotal Previously Approved Funding</b>	<b>4,367</b>	<b>2,183</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,550</b>		
<b>Total Revenues</b>	<b>4,367</b>	<b>2,183</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,650</b>		
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs		
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	<i>The operating budget will be developed after the final design elements of the park master plan are determined.</i>	
Operations Costs (+/-)	0	102	210	216	223	306	322	332	341	436	2,488		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	0	0	0	0	21	27	296	367	405	1,116		
<b>Gross Operating Costs</b>	<b>0</b>	<b>102</b>	<b>210</b>	<b>216</b>	<b>223</b>	<b>327</b>	<b>349</b>	<b>628</b>	<b>708</b>	<b>841</b>	<b>3,604</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>0</b>	<b>102</b>	<b>210</b>	<b>216</b>	<b>223</b>	<b>327</b>	<b>349</b>	<b>628</b>	<b>708</b>	<b>841</b>	<b>3,604</b>		



# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Quincy Park

#### Project Description

Quincy Park is the largest park in the Rosslyn-Ballston corridor, located in one of the most densely populated portions of the County and adjacent to Central Library. The proposed project is for the complete renovation of the park due to the magnitude of multiple facilities within Quincy Park needing replacement within the same time period, as well as opportunities to realign park features and materials to reflect its urban location and current standards. An updated layout plan for the park will be developed in FY 2015 including potential realignment of existing park features and materials to reflect its urban location.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>	<b>Advisory Commission:</b> Park and Recreation Commission, Sports Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

The park master plan will provide the opportunity to develop an updated layout plan for future renovation of the park, including the opportunity to realign existing park features, use of materials that reflect the park's urban location, and explore other potential key features that should be included in the park. The master plan will include design strategies for retaining the current mix of athletic fields and courts balanced with a design that recognizes Quincy Park as the only major community park in the Rosslyn Ballston corridor and its central location and importance in the County. Quincy Park has a significant inventory of aging facilities that are at or beyond their useful life. The Park Infrastructure Asset Management Study shows that the baseball, softball and soccer fields, the tennis and basketball courts, field and court lighting, picnic shelter and other park amenities are all reaching the end of their useful life and need replacing within the same period. The playground and volleyball courts in the northeast corner of the park were funded in FY13 and will be constructed in 2014-2015.

#### Changes from Prior CIP

Because of the need for complete renovation of the existing park facilities, funding is included for FY2021 and FY2023.

Capital Cost Schedule (in \$1,000s)												Notes on Cost Estimates
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	1,800	0	0	0	1,800	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	0	0	0	6,100	6,300	0	12,400	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>6,100</b>	<b>6,300</b>	<b>0</b>	<b>14,200</b>	
Funding Schedule (in \$1,000s)												Notes on Funding Schedule
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	1,800	6,100	6,300	0	14,200	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>6,100</b>	<b>6,300</b>	<b>0</b>	<b>14,200</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>6,100</b>	<b>6,300</b>	<b>0</b>	<b>14,200</b>	
Projected Additional Operating Costs (in \$1,000s)												Notes on Operating Costs
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	45	46	91	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	126	587	1,163	1,876	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>632</b>	<b>1,209</b>	<b>1,967</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>632</b>	<b>1,209</b>	<b>1,967</b>	
												<i>Any increases to the current operating budget will be developed after the final design elements of the park master plan is determined.</i>

# LOCAL PARKS AND RECREATION PROGRAMS

## Park Master Plans

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Tyrol Hills Park

#### Project Description

Tyrol Hills Park is heavily used, serving as the major outdoor gathering space for the Columbia Heights West and Forest Glen neighborhoods. The park is used for basketball and volleyball games, picnics, playing on the playground and informal gatherings and also hosts many programmed recreational activities, camps and community events. The project completes the implementation of the Tyrol Hills Park Master Plan, adopted by the Count Board in December 2003. This is the third and final phase. The design for the project was funded in FY13. The Manager's Proposed CIP called for construction of the final phase in FY23, but at CIP adoption, the Board accelerated this phase to FY17 in order to complete the project.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Completion of construction drawings</i> <b>December 2016</b> <i>Construction start</i> <b>Summer 2017</b> <i>Construction complete</i> <b>Summer 2018</b>	<b>Advisory Commission:</b> Park and Recreation Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

The project is for the build-out of the final phase of the Tyrol Hills Park Master Plan. The project elements include a comfort station, drinking fountain, picnic shelter, paved plaza, site furnishings, and landscaping. Two other phases of the master plan have already been implemented through the Neighborhood Conservation Program.

#### Changes from Prior CIP

Design (including a community process) will begin in spring/summer 2015 using previously allocated funds. Construction will begin in summer 2016.

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
A & E	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	1,370	0	0	0	0	0	0	0	1,370
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>1,370</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,370</b>

Funding Schedule (in \$1,000s)											Notes on Funding Schedule
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	1,370	0	0	0	0	0	0	0	1,370
PAYG	0	0	0	0	0	0	0	0	0	0	0
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>1,370</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,370</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>1,370</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,370</b>

Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	60	62	64	66	68	70	72	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	96	122	136	132	129	125	122	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>156</b>	<b>184</b>	<b>200</b>	<b>198</b>	<b>197</b>	<b>195</b>	<b>194</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>156</b>	<b>184</b>	<b>200</b>	<b>198</b>	<b>197</b>	<b>195</b>	<b>194</b>	

*Operations costs are projected to include utilities, restroom cleaning, landscape maintenance and some staff time.*

# LOCAL PARKS AND RECREATION PROGRAMS

## Parks Land Acquisition and Open Space

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Parks Land Acquisition and Open Space

#### Project Description

Arlington County is nationally recognized for the quality and diversity of its open spaces and public recreational opportunities. Maintaining that high level of stewardship and responsiveness to community needs is a continual challenge because of the County’s small size, its high population density, and the pressures and impacts of urban growth on surviving natural areas and open land. The purpose of the Parks Land Acquisition and Open Space program is to have reserves on hand that allow the County to strategically acquire real property for parks and open space based on recommendations in the Public Spaces Master Plan. Land may also be acquired through site plan contributions, such as the recent Penrose Square acquisition, or Transfer of Development Rights.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Annual review of progress towards achieving goals of PSMP</i>	<b>Advisory Commission:</b> Park and Recreation Commission
<b>Neighborhood(s):</b> VARIOUS	each January	

#### Project Justification

Potential acquisitions are based on the compatibility to a number of program goals and criteria identified in the Public Spaces Master Plan. In addition to the acquisition, the program funds ancillary activities (appraisals, surveys, environmental assessments, demolition, site restoration).

#### Changes from Prior CIP

Program funds have been identified for FY2023. In addition, PAYG funds have been added for FY 2015 based on the adopted budget.

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	0	0	0	0	0	<i>Costs are in 2012 dollars.</i>
Land Acquisition	3,500	0	2,000	0	2,000	0	2,000	0	2,000	0	11,500	
Construction	0	0	0	0	0	0	0	0	0	0	0	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>3,500</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>11,500</b>	
Funding Schedule (in \$1,000s)											Notes on Funding Schedule	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												<i>Bonds are typically sold as needed.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	2,000	0	2,000	0	2,000	0	2,000	0	2,000	0	10,000	
PAYG	1,500	0	0	0	0	0	0	0	0	0	1,500	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>3,500</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>11,500</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>3,500</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>11,500</b>	
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	<i>Operating costs will vary by the each individual acquisition site. They typically involve mowing and trash removal, as well as other incidental costs. Operating costs are estimated based on the acquisition of one (1) new acre of park land annually.</i>	
Operations Costs (+/-)	5	5	5	5	6	6	6	6	6	7		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	140	178	338	371	526	554	704	726	871		
<b>Gross Operating Costs</b>	<b>5</b>	<b>145</b>	<b>183</b>	<b>343</b>	<b>377</b>	<b>532</b>	<b>560</b>	<b>710</b>	<b>732</b>	<b>878</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>5</b>	<b>145</b>	<b>183</b>	<b>343</b>	<b>377</b>	<b>532</b>	<b>560</b>	<b>710</b>	<b>732</b>	<b>878</b>		

# LOCAL PARKS AND RECREATION PROGRAMS

## Parks Enhancement Grants

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Park Enhancement Grants

#### Project Description

The Park Enhancement Grant (PEG) Program enhances parks by providing citizen-initiated projects in a timely manner. The goal of this program is to enable Arlington residents to initiate small capital improvement and beautification projects for parks and recreation facilities in their respective neighborhoods. The PEG Program encourages community involvement and fosters pride by enabling creative improvements in parks and recreation facilities. Community-proposed projects are submitted annually to the Arlington County Park and Recreation Commission for review, who then recommends a list of projects to the County Board for final approval. The current individual project limit is \$15,000. Since the program began in 1978, more than 260 projects have been funded. These include projects such as park furniture, pathways, fencing, public art, educational and interpretive signage, and invasives removal as well as sports and building amenities.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Information Workshop</i> <b>June</b> <i>Letter of Intent</i> <b>June</b> <i>Meet with Park and Recreation Commissioner</i> <b>July-August</b> <i>Application Development.</i> <b>August-October</b> <i>Presentation to Commission</i> <b>October</b> <i>Commission Evaluation and Recommendations</i> <b>October-December</b> <i>County Board Approval</i> <b>January</b> <i>Project Implementation</i> <b>February-December</b>	<b>Advisory Commission:</b> Park and Recreation Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

The program enables Arlington residents to initiate small capital improvement and beautification projects for parks and recreation facilities which can be completed without going through the normal County budget process. Eligible applicants include civic and homeowners associations, community non-profit organizations, civic service clubs, school-related groups and ad-hoc neighborhood-based groups. The Park and Recreation Commission evaluates the program criteria annually.

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	18	19	19	19	20	20	20	21	22	178	<i>This program is funded and spent annually. The Park and Recreation Commission adopts guidelines for the program. Costs have been escalated at 3% annually.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	94	101	108	115	123	132	140	149	158	1,120	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>112</b>	<b>120</b>	<b>127</b>	<b>134</b>	<b>143</b>	<b>152</b>	<b>160</b>	<b>170</b>	<b>180</b>	<b>1,298</b>	
Funding Schedule (in \$1,000s)											Notes on Funding Schedule	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	<i>Funded annually through PAYG. Projects do not meet criteria for bond funds.</i>
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	
PAYG	0	112	120	127	134	143	152	160	170	180	1,298	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>112</b>	<b>120</b>	<b>127</b>	<b>134</b>	<b>143</b>	<b>152</b>	<b>160</b>	<b>170</b>	<b>180</b>	<b>1,298</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>112</b>	<b>120</b>	<b>127</b>	<b>134</b>	<b>143</b>	<b>152</b>	<b>160</b>	<b>170</b>	<b>180</b>	<b>1,298</b>	
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	<i>Net operating and maintenance capital impact is incremental. Since this is a grant program and specific projects are unknown, the operating impact is estimated at 7% of the annual construction funding for the program.</i>	
Operations Costs (+/-)	0	6	7	7	7	7	7	8	8	8		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0		
<b>Gross Operating Costs</b>	<b>0</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>0</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>		



# LOCAL PARKS AND RECREATION PROGRAMS

## Synthetic Turf Program

LOCAL PARKS AND RECREATION PROGRAMS  
2015 – 2024 CIP

### Synthetic Turf Program

#### Project Description

The synthetic turf program is largely focused on replacement of existing synthetic turf fields that are approaching the end of their useful life. At the end of 2013, the County had twelve synthetic turf athletic fields. In addition, two new synthetic turf fields will come on line in 2015 at the Williamsburg Middle School/Elementary School campus. The secondary component of the program is the conversion of existing grass turf to synthetic turf. The CIP includes the possible addition of a new field in 2017 funded through PAYG and funds generated from sports affiliate group fees (Field Fund), as well as the possible addition of two more fields in FY 2022 to be funded by a combination of PAYG and new partnerships with universities, sports organization or other donors. An additional field is also planned beyond the FY2015-2024 CIP for Long Bridge Park.

<b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)	<b>Critical Milestones:</b>  <i>Construction Plans</i> 90 - 120 days <i>Permitting and Bidding</i> 60 - 90 days <i>Substantial Completion</i> 120 - 160 days <i>Ribbon Cutting</i> 30 - 45 days	<b>Advisory Commission:</b> Park and Recreation Commission, Sports Commission
<b>Neighborhood(s):</b> VARIOUS		

#### Project Justification

Synthetic grass has a similar feel, foot movement, ball response, and appearance to natural grass. Since Arlington installed its first synthetic field in 2002, it has proved to be a very effective artificial surface that can sustain significant hours of play all year round, no matter what the weather. Synthetic turf has outstanding field performance, durability, safety for the athletes and is environmentally friendly. Due to the additional playability of synthetic grass fields, the goal is to light all synthetic turf fields so that they are available for evening play, thereby maximizing the investment. Conversion costs involve installation of synthetic grass, in-fill underground drainage systems, lighting, and site amenities including site furnishings, pathways, landscaping and permanent or portable restrooms as needed.

#### Changes from Prior CIP

With a total of 12 synthetic fields in the County inventory, the capital cost schedule anticipates the replacement of approximately 2 fields per year. The prior CIP included a new field in FY2016 - the two new fields at Williamsburg have been assumed to represent the new field, with costs to be paid from the County contingency for APS projects. The stadium fields have been scheduled for different years since the County and APS cannot have two of the three stadium fields out of service at the same time. The three replacements for the stadiums used by the high schools now include the underlayment pad, as well as the three existing fields at Long Bridge Park. Two new fields have been pushed out from FY2022 to FY2023 since there are already 2 field replacements in FY2022.

Capital Cost Schedule (in \$1,000s)											10 Year Total	<b>Notes on Cost Estimates</b>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		
A & E	313	310	530	523	567	687	241	245	1,605	903	5,924	<i>When possible, DPR seeks to form partnerships to share capital and operating costs such as the recent successes with Marymount and George Washington Universities. Costs are also shared with APS at the shared field facilities at high schools and middle schools.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	1,335	1,316	1,591	2,214	2,404	2,921	1,013	967	5,283	3,861	22,905	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>1,648</b>	<b>1,626</b>	<b>2,121</b>	<b>2,737</b>	<b>2,971</b>	<b>3,608</b>	<b>1,254</b>	<b>1,212</b>	<b>6,888</b>	<b>4,764</b>	<b>28,829</b>	

Funding Schedule (in \$1,000s)											10 Year Total	<b>Notes on Funding Schedule</b>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		
<b>New Funding</b>												<i>Replacement of fields through the Parks Maintenance Capital Program is funded primarily through PAYG. Other funding includes contribution from Schools for their share of fields co-located at high schools as well as contributions from Marymount and other partnerships. Other previously approved funds are the youth sports affiliate group fees collected annually. New synthetic conversions and new field locations include field lighting and other long term infrastructure and are funded through local parks and recreation bonds.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	5,100	0	5,100	
PAYG	989	976	1,061	1,907	2,971	2,166	1,254	1,211	1,073	3,719	17,327	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	659	650	0	830	0	1,443	0	0	714	1,045	5,341	
<b>Subtotal New Funding</b>	<b>1,648</b>	<b>1,626</b>	<b>1,061</b>	<b>2,737</b>	<b>2,971</b>	<b>3,609</b>	<b>1,254</b>	<b>1,211</b>	<b>6,887</b>	<b>4,764</b>	<b>27,768</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	1,061	0	0	0	0	0	0	0	1,061	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>1,061</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,061</b>	
<b>Total Revenues</b>	<b>1,648</b>	<b>1,626</b>	<b>2,122</b>	<b>2,737</b>	<b>2,971</b>	<b>3,609</b>	<b>1,254</b>	<b>1,211</b>	<b>6,887</b>	<b>4,764</b>	<b>28,829</b>	

Projected Additional Operating Costs (in \$1,000s)											<b>Notes on Operating Costs</b>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	<i>Replacement of existing synthetic turf fields should have minimal impact to operating costs. New conversions and new field locations have an anticipated operating cost impact of \$40,000 annually in 2015 dollars. The costs shown here are inflated; a third new field comes online in FY 2024.</i>
Operations Costs (+/-)	0	0	42	44	45	46	48	49	51	52	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	355	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>44</b>	<b>45</b>	<b>46</b>	<b>48</b>	<b>49</b>	<b>51</b>	<b>407</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>44</b>	<b>45</b>	<b>46</b>	<b>48</b>	<b>49</b>	<b>51</b>	<b>407</b>	

# Synthetic Turf Program

## PROJECTED SYNTHETIC FIELD REPLACEMENT SCHEDULE CAPITAL COSTS FY 2015 - FY 2024

SOCCKER FIELDS	Year											10 Year
	Installed	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
1 Barcroft Park*	2013	-	-	-	-	-	-	-	787	-	-	787
2 Wakefield Stadium	2014	-	-	-	-	-	-	-	-	1,790	-	1,790
3 W&L Stadium	2005	1,648	-	-	-	-	-	-	-	-	2,150	3,798
4 Greenbrier Park	2005	-	1,626	-	-	-	-	-	-	-	-	1,626
5 TJ Park	2010	-	-	-	1,076	-	-	-	-	-	-	1,076
6 Long Bridge Park #1	2011	-	-	-	1,661	-	-	-	-	-	-	1,661
7 Long Bridge Park #3	2011	-	-	-	-	1,486	-	-	-	-	-	1,486
8 Long Bridge Park #4	2011	-	-	-	-	1,486	-	-	-	-	-	1,486
9 Gunston Park	2011	-	-	-	-	-	1,464	-	-	-	-	1,464
10 Barcroft Park Baseball	2012	-	-	-	-	-	2,145	-	-	-	-	2,145
11 Va. Highlands Park	2012	-	-	-	-	-	-	1,254	-	-	-	1,254
12 Rocky Run	2014	-	-	-	-	-	-	-	424	-	-	424
13 Williamsburg (2)	New	-	-	-	-	-	-	-	-	-	2,613	2,613
14 Field Location TBD	New	-	-	2,122	-	-	-	-	-	-	-	2,122
15 Field Location TBD ***	New	-	-	-	-	-	-	-	-	2,549	-	2,549
16 Field Location TBD ***	New	-	-	-	-	-	-	-	-	2,549	-	2,549
<b>Total Costs</b>		<b>1,648</b>	<b>1,626</b>	<b>2,122</b>	<b>2,737</b>	<b>2,971</b>	<b>3,609</b>	<b>1,254</b>	<b>1,211</b>	<b>6,887</b>	<b>4,764</b>	<b>28,830</b>

### SOURCES OF FUNDS

												Total
GO Bonds	-	-	-	-	-	-	-	-	-	5,100	-	5,100
PAYG	989	976	1,061	1,907	2,971	2,166	1,254	1,211	1,073	3,719	-	17,327
Field Fund	-	-	1,061	-	-	-	-	-	-	-	-	1,061
Schools contribution	659	650	-	-	-	585	-	-	714	1,045	-	3,654
Partnership or other contribution	-	-	-	830	-	858	-	-	-	-	-	1,688
<b>Total Sources</b>	<b>1,648</b>	<b>1,626</b>	<b>2,122</b>	<b>2,737</b>	<b>2,971</b>	<b>3,609</b>	<b>1,254</b>	<b>1,211</b>	<b>6,887</b>	<b>4,764</b>	<b>-</b>	<b>28,830</b>

Assumes 8 year useful life. Some schedules have been adjusted to even out the funding with an eventual goal of two field replacements per year.

Cost includes replacement of the carpet, repairs to under drain system, site amenities, repair of adjacent slopes, design, testing./surveying, and construction administration.

High school stadiums must be done in separate years.

Williamsburg MS/ES will have two medium fields. They are taking the place of the one new field shown in the last CIP for FY2016. Construction completion FY2016.

\*As funding allows this program will consider conversion of additional fields through financial partnerships with Arlington Public Schools, universities and sports organizations.

## COMMUNITY CONSERVATION

### **Program Description**

This program will improve the quality and appearance of public areas in Arlington's residential neighborhoods and commercial corridors, which are critical in order to achieve the vision of a world class urban community. Not only does the program build much needed infrastructure within neighborhoods, it also builds community.

### **Program Summary**

The Neighborhood Conservation program enhances residential areas by providing citizen-initiated public improvements based upon regularly updated neighborhood plans. Neighborhood Conservation projects include street improvements, residential traffic management, park enhancements, street lighting, beautification and landscaping projects.

The Community Conservation program has and continues to support development along the Columbia Pike corridor. Penrose Square is the first and largest of three new squares planned within the Columbia Pike Town Center node. Phase I of the project was completed in November 2012 and included a water feature, hardscape, landscaping, site furnishings, retaining walls and public art. This Phase II portion of the project will further build out the Phase I features and more flexible program space.

This program also supports the Shirlington Road Special Revitalization District. This district will be anchored by an urban plaza in the form of the Nauck Town Square. This project will serve as the social and cultural center for the neighborhood and surrounding areas and also demonstrates the County's commitment to the revitalization of this neighborhood's commercial district. Associated with the Nauck Town Square is the Nauck Infrastructure Fund which assists in off-setting costs associated with making public improvements designed to benefit the community. These improvements include streetscape, utility undergrounding, lighting, landscaping, transportation improvements, shared parking and other approved planning or design assistance.

### **Master Plan Impact**

Both the Neighborhood Conservation and Commercial Revitalization projects are identified in Neighborhood Conservation Plans, which are the result of an extensive planning process engaged in by civic associations with the assistance of NC staff. Commercial Revitalization projects relate to and implement recommendations in community plans such as Sector Plans, the Columbia Pike Initiative and other area revitalization plans.

COMMUNITY CONSERVATION: PROGRAM FUNDING SUMMARY

CIP  
2015 – 2024

10 YEAR PROGRAMMED CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Neighborhood Conservation	12,500	12,546	12,863	6,580	6,597	6,615	6,633	6,652	6,672	6,692	84,350
Penrose Square	0	0	0	0	0	0	500	0	3,800	0	4,300
Nauck Investment Fund	0	0	1,700	0	0	0	0	0	0	0	1,700
Nauck Town Square	0	0	0	0	1,600	1,550	0	0	0	0	3,150
<b>Total Recommendation</b>	<b>12,500</b>	<b>12,546</b>	<b>14,563</b>	<b>6,580</b>	<b>8,197</b>	<b>8,165</b>	<b>7,133</b>	<b>6,652</b>	<b>10,472</b>	<b>6,692</b>	<b>93,500</b>

PROGRAM FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	6,000	6,000	7,700	6,000	7,600	7,550	6,500	6,000	9,800	6,000	69,150
PAYG	500	546	563	580	597	615	633	652	672	692	6,050
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>6,500</b>	<b>6,546</b>	<b>8,263</b>	<b>6,580</b>	<b>8,197</b>	<b>8,165</b>	<b>7,133</b>	<b>6,652</b>	<b>10,472</b>	<b>6,692</b>	<b>75,200</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	2,300	6,000	6,300	0	0	0	0	0	0	0	14,600
Issued but Unspent Bonds	3,700	0	0	0	0	0	0	0	0	0	3,700
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>6,000</b>	<b>6,000</b>	<b>6,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,300</b>
<b>Total Funding Sources</b>	<b>12,500</b>	<b>12,546</b>	<b>14,563</b>	<b>6,580</b>	<b>8,197</b>	<b>8,165</b>	<b>7,133</b>	<b>6,652</b>	<b>10,472</b>	<b>6,692</b>	<b>93,500</b>

### Neighborhood Conservation

#### Project Description

The goal of the Neighborhood Conservation (NC) program is to enhance residential areas by providing citizen-initiated public improvements in a timely manner based upon regularly updated neighborhood plans. The Neighborhood Conservation program funds Street Improvements, Residential Traffic Management, Park Enhancement, Street Lighting, Beautification, and landscaping projects.

#### Advisory Commission:

Neighborhood Conservation Advisory Committee (NCAC)

#### Project Justification

Through the NC Program, residents commit to conserving and improving their neighborhoods by preparing and updating Neighborhood Conservation Plans that reflect community needs. Neighborhood Plans also serve as a planning guide for each individual neighborhood. NC Representatives participate in the deliberation of the Neighborhood Conservation Advisory Committee (NCAC), and nominate plan-based improvement projects for funding. All NC projects are identified in NC plans prepared by the Civic Association with assistance provided by NC program staff. As a result of successful collaboration efforts between the NCAC and County staff, the NC program constructed 14 projects in calendar year 2013. It is recommended that \$200,000 of the recommended bonding be reserved for the Missing Link Program, which constructs small sections of missing sidewalks.

## Neighborhood Conservation

Capital Cost Schedule (in \$1,000s)											10 Year Total	<b>Notes on Cost Estimates</b>  <i>Estimates reflect program funding levels only; individual project costs vary.</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
A & E	4,630	4,391	4,257	2,303	2,309	2,315	2,322	2,328	2,335	2,342	29,532	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	7,870	8,155	8,606	4,277	4,288	4,300	4,311	4,324	4,337	4,350	54,818	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>12,500</b>	<b>12,546</b>	<b>12,863</b>	<b>6,580</b>	<b>6,597</b>	<b>6,615</b>	<b>6,633</b>	<b>6,652</b>	<b>6,672</b>	<b>6,692</b>	<b>84,350</b>	
Funding Schedule (in \$1,000s)											10 Year Total	<b>Notes on Funding Schedule</b>  <i>Projects are brought to the County Board as part of a routine "funding round" process, typically held twice per year. It is recommended that \$200,000 per bond cycle be reserved for the Missing Link Program, which constructs small sections of missing sidewalks.</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	60,000	
PAYG	500	546	563	580	597	615	633	652	672	692	6,050	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>6,500</b>	<b>6,546</b>	<b>6,563</b>	<b>6,580</b>	<b>6,597</b>	<b>6,615</b>	<b>6,633</b>	<b>6,652</b>	<b>6,672</b>	<b>6,692</b>	<b>66,050</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	2,300	6,000	6,300	0	0	0	0	0	0	0	14,600	
Issued but Unspent Bonds	3,700	0	0	0	0	0	0	0	0	0	3,700	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>6,000</b>	<b>6,000</b>	<b>6,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,300</b>	
<b>Total Revenues</b>	<b>12,500</b>	<b>12,546</b>	<b>12,863</b>	<b>6,580</b>	<b>6,597</b>	<b>6,615</b>	<b>6,633</b>	<b>6,652</b>	<b>6,672</b>	<b>6,692</b>	<b>84,350</b>	
Projected Additional Operating Costs (in \$1,000s)											10 Year Total	<b>Notes on Operating Costs</b>  <i>Minimal operating cost increases are anticipated; most investment addresses streetscape in infrastructure that is low in maintenance. Some projects add street lighting that does incrementally affect utility costs. The new standard for lighting, LED streetlights, significantly offset these incremental costs.</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	420	954	1,549	2,129	2,693	3,241	3,774	4,291	4,792	23,843	
<b>Gross Operating Costs</b>	<b>0</b>	<b>420</b>	<b>954</b>	<b>1,549</b>	<b>2,129</b>	<b>2,693</b>	<b>3,241</b>	<b>3,774</b>	<b>4,291</b>	<b>4,792</b>	<b>23,843</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>420</b>	<b>954</b>	<b>1,549</b>	<b>2,129</b>	<b>2,693</b>	<b>3,241</b>	<b>3,774</b>	<b>4,291</b>	<b>4,792</b>	<b>23,843</b>	

# COMMUNITY CONSERVATION

## Penrose Square

COMMUNITY  
CONSERVATION  
2015 – 2024 CIP

### Penrose Square

#### Project Description

The project is for implementation of Phase II of the park master plan, which was adopted by the County Board in July 2008. The new public square is part of the County's ongoing effort to revitalize the Columbia Pike corridor. Phase I of the park opened in November 2012 and includes a tree-covered terrace with movable seats and tables, a centrally located paved plaza, a low seating wall, a zero-depth interactive water fountain, mounded lawn areas for casual seating, and public art. Phase II will complete the build out of these features and allow for flexible program space. Upgraded street elements were completed in 2010.

<p><b>Associated Master Plan:</b> Public Spaces Master Plan (PSMP)</p>	<p><b>Critical Milestones:</b></p> <table> <tr> <td><i>Acquire parcel</i></td> <td>2021</td> </tr> <tr> <td><i>Construction drawings</i></td> <td>2022</td> </tr> <tr> <td><i>Construction start</i></td> <td>2023</td> </tr> <tr> <td><i>Ribbon cutting</i></td> <td>2024</td> </tr> </table>	<i>Acquire parcel</i>	2021	<i>Construction drawings</i>	2022	<i>Construction start</i>	2023	<i>Ribbon cutting</i>	2024	<p><b>Advisory Commission:</b> Arlington Commission for the Arts, Park and Recreation Commission</p>
<i>Acquire parcel</i>	2021									
<i>Construction drawings</i>	2022									
<i>Construction start</i>	2023									
<i>Ribbon cutting</i>	2024									
<p><b>Neighborhood(s):</b> VARIOUS</p>										

#### Project Justification

Penrose Square is the first and largest of three new squares planned within the Columbia Pike Town Center node. The main elements of the new public square include a tree-covered terrace with movable seats and tables, a centrally located paved plaza, a low seating wall and step feature, a zero-depth interactive water fountain that can be turned off to allow for more flexible use of the plaza, mounded lawn areas that provide for casual seating, retaining walls along Columbia Pike and S. Cleveland Street, and a public art feature that relates to local history and provides visual and acoustical interest. It will be an active pedestrian center and gathering spot.

#### Changes from Prior CIP

Cost estimates have been adjusted upward to reflect the soil conditions and environmental remediation issues experienced with Phase I.



**Penrose Square**

Capital Cost Schedule (in \$1,000s)												<b>Notes on Cost Estimates</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	0	0	0	0	0	0	500	0	0	0	0	500	<i>Estimates for Phase II will be refined as design progresses.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	0	0	0	0	3,800	0	0	3,800	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>0</b>	<b>4,300</b>	
Funding Schedule (in \$1,000s)												<b>Notes on Funding Schedule</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>													<i>It is anticipated that the land acquisition necessary for Phase II will be dedicated in fee from the developer per the Columbia Pike form based code. If additional funds are needed for the acquisition, they will come from the parks land acquisition program.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	500	0	3,800	0	0	4,300	
PAYG	0	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>0</b>	<b>4,300</b>	
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>0</b>	<b>4,300</b>	
Projected Additional Operating Costs (in \$1,000s)												<b>Notes on Operating Costs</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	<i>Operating costs include utilities, trash pickup, moving, landscaping, fountain maintenance and general maintenance. Costs do not include special event support.</i>
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	133	133		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	35	45	316	396		
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>45</b>	<b>449</b>	<b>529</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>45</b>	<b>449</b>	<b>529</b>		

## Penrose Square

### Associated Costs and Funding Sources

(\$ in 000s)

Project/Phase Phase I

Design \$ 485

Construction \$2,511

Environmental Remediation \$ 60

Subtotal Phase I \$3,056

Phase II

Design \$ 478

Land Acquisition \$1,600

Construction and environmental \$3,800

Subtotal Phase II \$5,778

Total Penrose Square Costs \$8,834

Funding Sources

PAYG \$2,356

Developer Contribution \$1,600

2004 Community Conservation Bond \$ 600

2014 Community Conservation Bond \$ 478

2016 Community Conservation Bond \$3,800

Total Funding Sources \$8,834

# COMMUNITY CONSERVATION

## Nauck Infrastructure Fund

COMMUNITY  
CONSERVATION  
2015 – 2024 CIP

### Nauck Infrastructure Fund

#### Project Description

The purpose of this Fund is to assist in offsetting the costs associated with making public improvements designed to benefit the community as outlined in the Nauck Village Center Action Plan (NVCAP). These improvements include streetscapes, utility undergrounding, lighting, landscaping, transportation improvements, shared parking, and other approved planning or design assistance. This assistance may be provided to qualifying projects as part of an approved Site Plan or Special Exception Use Permit. Applications for these funds will be reviewed by County Staff on a case by case basis and are designed only to provide a form of "gap financing". The applicant must demonstrate how the project will remain "revenue neutral" or achieve other public benefit if assistance is provided.

<b>Associated Master Plan:</b> Nauck Village Center Action Plan:	<b>Advisory Commission:</b> Planning Commission
<b>Neighborhood(s):</b> Nauck	

#### Project Justification

This Fund was identified in the NVCAP as a critical incentive to encourage the redevelopment of the Nauck Village Center. It is designed to leverage other public and private sector funding for projects in the Nauck Village Center.

## Nauck Infrastructure Fund

Capital Cost Schedule (in \$1,000s)												<b>Notes on Cost Estimates</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	0	0	100	0	0	0	0	0	0	0	0	100	<i>Funds are designed to provide assistance to qualifying projects for public infrastructure improvements as outlined in the NVCAP. The fund will leverage other sources of public and private sector funding and are not based on one particular type of infrastructure improvement.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	1,600	0	0	0	0	0	0	0	0	1,600	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	
Funding Schedule (in \$1,000s)												<b>Notes on Funding Schedule</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>													<i>Developer Contributions are TBD per the terms and conditions identified through the Special Exception process. Nauck Infrastructure Funds (NIF) will be available on a per project basis to eligible projects that comply with the Nauck Village Center Action Plan (NVCAP) and demonstrate their need per the requirements of the Fund.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	1,700	0	0	0	0	0	0	0	0	1,700	
PAYG	0	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	
Projected Additional Operating Costs (in \$1,000s)												<b>Notes on Operating Costs</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	<i>Operating cost impacts will be determined by specifics of the selected projects.</i>
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	119	151	169	164	160	155	151	1,069	1,069	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119</b>	<b>151</b>	<b>169</b>	<b>164</b>	<b>160</b>	<b>155</b>	<b>151</b>	<b>1,069</b>	<b>1,069</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119</b>	<b>151</b>	<b>169</b>	<b>164</b>	<b>160</b>	<b>155</b>	<b>151</b>	<b>1,069</b>	<b>1,069</b>	

**Nauck Village Center Action Plan**

**Project Description**

The Nauck Town Square will be a 31,000 sq. ft. urban plaza that will feature public art, the history of the neighborhood, and other ornamental elements while serving as the social and cultural center for the neighborhood. The space will be versatile in its design in order to host a wide range of activities from passive recreation to outdoor concerts and community events.

<p><b>Associated Master Plan:</b> Nauck Village Center Action Plan:</p>	<p><b>Critical Milestones:</b></p> <p><i>Property Acquisition</i>                      <b>CY 2012</b>  <i>Demolition Site Stabilization</i>          <b>CY 2013</b></p>	<p><b>Advisory Commission:</b> Planning Commission</p>
<p><b>Neighborhood(s):</b> Nauck</p>		

**Project Justification**

The Nauck community and Arlington County worked together for several years to develop a plan for the revitalization of Shirlington Road. The Nauck Village Center Action Plan (NVCAP)- Shirlington Road Special Revitalization District was the result of these efforts and was formally adopted by the County Board in July 2004. This plan identified the Nauck Town Square as the anchor project for the Shirlington Road Special Revitalization District and the catalyst for redevelopment. This urban plaza will provide the focal point for civic and cultural activities while supporting the pedestrian oriented mixed use environment called for in the NVCAP. Design of the town square is underway. Potential revisions to the schedule and funding plan can be evaluated based on the results of that process and can be revisited in future CIPs. This project demonstrates the County's commitment to the revitalization of neighborhood commercial districts and small business development.

**Nauck Village Center Action Plan**

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	300	0	0	0	0	0	300
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	1,300	1,400	0	0	0	0	2,700
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	150	0	0	0	0	150
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,600</b>	<b>1,550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,150</b>

  

Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	1,600	1,550	0	0	0	0	3,150
PAYG	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,600</b>	<b>1,550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,150</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,600</b>	<b>1,550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,150</b>

  

Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	0	0	0	0	35	37	38	39	149
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	12	12	13	13	50
Bond Financing Cost (P & I Payments)	0	0	0	0	0	112	251	297	308	300	1,268
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>298</b>	<b>346</b>	<b>359</b>	<b>352</b>	<b>1,467</b>
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>298</b>	<b>346</b>	<b>359</b>	<b>352</b>	<b>1,467</b>

*Estimated Operating Cost is based on lighting and general maintenance per the conceptual designed developed during the Nauck Town Square Charrette (2006). Operational cost could increase/ decrease depending on the final design adopted for this project.*

## ECONOMIC DEVELOPMENT

### Program Description

The Economic Development capital improvement program consists of key projects that will provide for economic sustainability and a competitive advantage for Arlington while creating important placemaking elements within Arlington. Incorporating this program into this ten-year CIP represents the next step in adequately planning and implementing specific projects to ensure that capital funding is invested strategically for the benefit of the County and its residents.

### Program Summary

The Economic Development projects are grouped into two program areas: Public Art Program and the Public Benefit Spaces Program.

The Public Art Program is for public art projects as guided by the Arlington Public Art Master Plan. Arlington's Public Art Master Plan (adopted in December 2004) is an important tool for implementing the Public Art Policy that was adopted by the County Board in September 2000. The plan, which guides public art projects initiated by County agencies, private developers and community organizations, establishes a vision for public art in Arlington. Specifically, it identifies basic principles for how public art should be integrated into Arlington's architecture, gathering places and landscapes. Some projects, such as Columbia Pike Western Gateway Pilot Project, include public art as part of the base project budget. Program funding is used to implement public art in other CIP projects across the County as opportunities are identified. This funding will supplement individual project budgets to provide for acquisition, construction or installation of Public Art as part of County facilities, parks and infrastructure projects.

The Public Benefit Spaces Program is a program within the CIP designed to identify spaces approved by the County Board as part of special exception site plans. Often, adopted Sector Plans recommend specific uses to be implemented through the review and approval of special exception site plans. Additionally, through the public process, the community may identify specific community needs and uses which are included within the approved special exception site plan. The resulting public benefit spaces, including the proposed Virginia Square Black Box Theater, operate as County facilities within private buildings. Although most of the funding for such spaces comes from private development, recognizing the public benefit spaces within the CIP allows for a more comprehensive review of all County facilities and provides a tool to ensure adequate funding to operate and maintain these facilities. The Virginia Square Black Box Theater is currently in design.

### Master Plan Impact

Both program areas intersect with the goals and initiatives identified in Arlington's Framework for Prosperity - Economic Development Strategic Plan. The projects will allow Arlington to maintain its competitive advantage within the region, encourage partnerships between the government and the private and academic sectors, and foster enhanced policymaking. The first goal of the Economic Development Strategic Plan: Arlington will be recognized for its superior business environment which includes world-class facilities, infrastructure and systems. The fourth goal: Arlington will enjoy high quality places that ensure quality of life and offer amenities that are valued by residents, businesses and visitors. Projects within the Public Art Program will meet goals and strategies within the Public Art Master Plan. The Virginia Square Black Box Theater within the Public Benefit Spaces Program has been recommended in Sector Plans and various addenda.

### ConnectArlington

Economic Development has been in strong partnership with the development of the expanded ConnectArlington project. As part of the FY15 Adopted Budget, the Board appropriated \$1.6 million in funding to support a second phase of ConnectArlington. In the initial design of ConnectArlington, additional conduits were installed that will be populated with fiber optic cables for the purposes of creating network redundancy for the County and Schools uses to encourage economic development. In addition to expanding Arlington's own fiber capacity, the project also enables the licensing of additional fiber to Arlington-based businesses (both large and small-medium sized), higher education institutions, non-profit organizations, and other governmental agencies (Federal, State and Local). A portion of the fiber will be dedicated for government use only, when the terms of a license will accommodate government needs. Staff continues to develop a business plan for this new phase.

ECONOMIC DEVELOPMENT: PROGRAM FUNDING SUMMARY

CIP  
2015 – 2024

10 YEAR PROGRAMMED CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Public Art Program	0	157	59	63	68	71	75	80	85	290	948
Virginia Square Black Box Theater	0	0	0	0	2,700	0	0	0	0	0	2,700
<b>Total Recommendation</b>	<b>0</b>	<b>157</b>	<b>59</b>	<b>63</b>	<b>2,768</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>290</b>	<b>3,648</b>

PROGRAM FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	1,800	0	0	0	0	100	1,900
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0
PAYG	0	57	59	63	968	71	75	80	85	90	1,548
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>57</b>	<b>59</b>	<b>63</b>	<b>2,768</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>190</b>	<b>3,448</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	100	0	0	0	0	0	0	100	200
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>200</b>
<b>Total Funding Sources</b>	<b>0</b>	<b>57</b>	<b>159</b>	<b>63</b>	<b>2,768</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>290</b>	<b>3,648</b>



PUBLIC ART: PROGRAM FUNDING SUMMARY

CIP  
2015 – 2024

10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Public Art - Civic Facilities	0	157	59	63	68	71	75	80	85	290	948
<b>Total Recommendation</b>	<b>0</b>	<b>157</b>	<b>59</b>	<b>63</b>	<b>68</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>290</b>	<b>948</b>

CATEGORY FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	100	100
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0
PAYG	0	57	59	63	68	71	75	80	85	90	648
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>57</b>	<b>59</b>	<b>63</b>	<b>68</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>190</b>	<b>748</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	100	0	0	0	0	0	0	100	200
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>200</b>
<b>Total Funding Sources</b>	<b>0</b>	<b>57</b>	<b>159</b>	<b>63</b>	<b>68</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>290</b>	<b>948</b>

### Public Art - Civic Facilities

#### Project Description

This category of projects will ensure that public art remains a leading part of civic design. Integrating art with the architectural, landscape and infrastructure design of capital projects, allowing for creative collaborations and strong aesthetic outcomes will encourage excellence in the design of buildings, parks, streets and infrastructure.

<p><b>Associated Master Plan:</b> Public Art Master Plan (PAMP)</p>
<p><b>Neighborhood(s):</b> VARIOUS</p>

#### Project Justification

The Public Art Master Plan, adopted by the County Board in 2004, "establishes a long-term vision for the Public Art Program, policies, and priorities that guide the actions of the program, and a list of potential art projects derived from a review of capital plans, community plans, and expected private development." Public art should be something integrated with nearly every facet of public & private development in Arlington. The Public Art Master Plan suggested that a minimum of \$50,000 is necessary to create an art project with the appropriate level of impact and recommended that a half-percent to two-percent of the overall budget be considered for capital projects. This particular category of projects highlights Civic Facilities that will require a public art component (for example: Four Mile Run Near Stream Improvements and Nauck Town Square, as well as AED only projects: Maury School Portico Window Light Installation, Clarendon Central Park Furniture and Ballston Metro Canopy.) The attached spreadsheet shows current and future projects with public art components.

## Public Art - Civic Facilities

Capital Cost Schedule (in \$1,000s)												<b>Notes on Cost Estimates</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	0	0	0	0	0	0	0	0	0	0	0	0	<i>Proposed funding for each year accounts to accommodate additional planning, collaborative work for other civic projects, and providing artists on design teams. Courthouse Square FY17 - Planning, design and implementation of interim public art projects in anticipation of new County Government Building.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	0	0	0	0	0	0	0	0	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	157	59	63	68	71	75	80	85	290	948	0	
<b>Total Project Cost</b>	<b>0</b>	<b>157</b>	<b>59</b>	<b>63</b>	<b>68</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>290</b>	<b>948</b>	<b>0</b>	
Funding Schedule (in \$1,000s)												<b>Notes on Funding Schedule</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>													<i>Anticipated Developer Contribution of \$100k in FY 24 to begin planning the art project for Courthouse Square. \$100k of previously allocated Trust and Agency Funds will be used to leverage those dollars in FY 24. Additional funding will be from other sources, such as other through grants, Business Improvement Districts (BIDs) and federal and state funding. It is unknown at this time the exact amounts. The additional funding, via PAYG, allows for the program to leverage and enhance projects if and when appropriate.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	100	100	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	0	
PAYG	0	57	59	63	68	71	75	80	85	90	648	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>57</b>	<b>59</b>	<b>63</b>	<b>68</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>190</b>	<b>748</b>	<b>0</b>	
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	100	0	0	0	0	0	0	100	200	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>200</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>57</b>	<b>159</b>	<b>63</b>	<b>68</b>	<b>71</b>	<b>75</b>	<b>80</b>	<b>85</b>	<b>290</b>	<b>948</b>	<b>0</b>	
Projected Additional Operating Costs (in \$1,000s)												<b>Notes on Operating Costs</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Public Art - Civic Facilities

PROJECT NAME	SITE	FUNDING SOURCES			BUDGET
		T&A	PAYG	Other	
Oakland Park (earmark)		50,000			50,000
Courthouse (earmark)		396,515			396,515
Ballston/VA Square (earmark)		455,016			455,016
Vicki Scuri/VDOT Arl. Blvd Interchange	Route 50/Arl. Blvd	330,000		DES DOT/\$150,000; FHWA- VDOT/\$280,000	760,000
Corridor of Light - Phase I	N. Lynn St.	930,260			1,500,000
Barbara Bernstein/ CCPY Transitway	CCPY Transitway			DES DOT/\$215,000	215,000
**Hollis & Murch/LBP Phase II	Long Bridge Park Facility	125,000	*200,000	Parks LBP CIP/\$250,000	575,000
DIRT Studio/ 4MR Restoration Demonstration Project	Four Mile Run	66,549		NEA Grant/\$20,000 & \$30,000 T&A spent on design	117,000
Veenhuizen + Remy/ WPCP Fence Enhancement	Water Pollution Control Plant			WPCP CIP/\$350,000	350,000
Nauck Town Square (earmark)		150,000		NEA Grant/\$75,000	225,000
Donald Lipski/Western Gateway - Columbia Pike	Columbia Pike & S. Jefferson St.			04 Bond/\$162,992; DES DOT/ \$75,000	238,000
East Falls Church (earmark)		75,000			75,000
Portable Works	Various County facilities			Lobby CIP/~22,000	~22,000

Notes:

\* Previous PAYG balance

\*\* The plan and design for Long Bridge Aquatics and Fitness Center includes public art features, but both the anticipated construction schedule and final configuration of the center are still under discussion (see page C-34 in the Parks and Recreation narrative in the General Government section)

# Arlington, Virginia

## VIRGINIA SQUARE BLACK BOX THEATER: PROGRAM FUNDING SUMMARY

CIP  
2015 – 2024

### 10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Virginia Square Black Box Theater	0	0	0	0	2,700	0	0	0	0	0	2,700
<b>Total Recommendation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>

### CATEGORY FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	1,800	0	0	0	0	0	1,800
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0
PAYG	0	0	0	0	900	0	0	0	0	0	900
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Funding Sources</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>

**Virginia Square Black Box Theater**

**Project Description**

The Virginia Square Black Box Theater refers to all areas designated in the site plan (for a private office building) for use by the Black Box Theater user(s), including the theater space; rehearsal room; control booth; service areas; pre-function/lobby area; storage areas; administrative offices, restrooms; and, specialty rooms (green room, dressing room, costume shop). The layout of the defined spaces within the Black Box Theater was guided by the Black Box Theater Concept Plan as per the approved site plan.

<p><b>Associated Master Plan:</b> 2002 Virginia Square Sector Plan - Site-Specific Guidelines</p>	<p><b>Advisory Commission:</b> Arlington Commission for the Arts</p>
<p><b>Neighborhood(s):</b> Ballston-Virginia Square</p>	

**Project Justification**

The Virginia Square Sector Plan recommended that new cultural and educational uses, including a community cultural/performing arts facility, preferably at the Arlington Funeral Home site and the Virginia Square site. The plan further suggested that the County should partner with major institutions/agencies to develop cultural and/or educational venues in Virginia Square with the top priority at the Arlington Funeral Home site. This project will create a black box theater at the Arlington Funeral Home site and will provide opportunities for the County to establish partnerships for this cultural venue.

**Changes from Prior CIP**

All timing is contingent upon redevelopment of the site by a private developer. The site is currently not under construction and it has not been determined when it will begin. Estimated costs reflect a more detailed understanding of tenant fitout needs than what was available during previous preliminary designs.

**Virginia Square Black Box Theater**

Capital Cost Schedule (in \$1,000s)												<i>Notes on Cost Estimates</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	1,800	0	0	0	0	0	0	1,800
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	900	0	0	0	0	0	0	900
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>

  

Funding Schedule (in \$1,000s)												<i>Notes on Funding Schedule</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	1,800	0	0	0	0	0	0	1,800
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	0
PAYG	0	0	0	0	900	0	0	0	0	0	0	900
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,700</b>

  

Projected Additional Operating Costs (in \$1,000s)												<i>Notes on Operating Costs</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	3	0	0	0	0	0	0	0	3	
Operations Costs (+/-)	0	0	52	103	106	109	113	116	119	123	841	
Facilities Costs (+/-)	0	0	129	258	265	273	281	290	299	307	2,102	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>184</b>	<b>361</b>	<b>371</b>	<b>382</b>	<b>394</b>	<b>406</b>	<b>418</b>	<b>430</b>	<b>2,946</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>184</b>	<b>361</b>	<b>371</b>	<b>382</b>	<b>394</b>	<b>406</b>	<b>418</b>	<b>430</b>	<b>2,946</b>	

## PUBLIC / GOVERNMENT FACILITIES

### **Program Description**

This program provides facilities for both existing and evolving services and programs. It encompasses both significant modernization and planned replacement of facilities, based upon facility life cycles and changing program demands and services. It serves to provide a consistent, sustainable inventory of quality public facilities through systematic investment. The program is carefully integrated with the Facilities Maintenance Capital program by planning for adequate maintenance of facilities through their life cycle, periodic renovation, and eventual replacement of obsolete facilities at the appropriate points in the life cycle.

This CIP continues our investment in what was called out as a separate effort for the first time in the previous CIP, Critical Systems Infrastructure. Critical Systems Infrastructure (CSI) is focused on the backup generators, cooling systems, Uninterruptible Power Supplies, Automatic Transfer Switches and associated monitoring equipment-- all in support of public safety systems and technology. The CIP continues our investment in Facility Finishes, Furnishings, and Equipment (FF&E) as a separate line item within the Facilities Maintenance Program; another effort that was funded for the first time in the previous CIP. This ongoing investment in FF&E acknowledges that interior spaces need more than periodic paint and carpet over the buildings life cycle. The planning also includes replacement of freestanding furnishings, systems furniture, and appliances; all of which should integrate in a comprehensive interior design and building refresh.

### **Program Summary**

The largest investment over the ten year period will be in the Facilities Maintenance Capital program, where the funds allocated will truly place "maintaining what we have" as a top priority. The most significant stand-alone investments in the program include construction of the Homeless Services Center in the 2020 14th St N building, ready for occupancy in mid CY 2015, and completing infrastructure upgrades so the building is ready for the transition of office space from Court Square West in readiness for the development of Court House Square . The near term program also allocates funds for potential further consolidation of DHS facilities.

### **Master Plan Impact**

The public facilities projects included in the proposed CIP reflect strong linkages to master and other development plans that drive facility planning and acquisitions. For example, the County's adopted Courthouse Sector Plan influenced recent Board efforts to acquire 2020 N 14th Street adjacent to the Government Center. Functions in temporary locations must be relocated when the Courthouse Square development moves forward--such as the relocation of Office of Emergency Management (OEM) and Emergency Operations Center (EOC) to a different location to be sited in the 26<sup>th</sup> Street and Old Dominion planning process.

### **Order of Projects**

Several facility projects are being planned in conjunction with one another. Projects that are similar in location or scope of work are bundled together for ease of reference. For projects that have their owning planning a scoping process, they are listed in alphabetical order after the bundled projects.



10 YEAR PROGRAMMED CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Facilities	47,337	18,410	24,531	43,501	24,714	11,927	9,891	10,425	13,894	28,660	232,990
Energy Efficiency	346	572	446	470	608	533	597	615	633	652	5,472
Land Acquisition	3,440	0	0	0	0	0	0	0	0	0	3,440
Community Energy	0	0	186	219	225	174	179	184	190	489	1,846
<b>Total Recommendation</b>	<b>51,123</b>	<b>18,982</b>	<b>25,163</b>	<b>44,190</b>	<b>25,547</b>	<b>12,634</b>	<b>10,667</b>	<b>11,224</b>	<b>14,717</b>	<b>29,801</b>	<b>243,748</b>

PROGRAM FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	17,450	7,200	18,000	34,300	19,600	5,800	4,200	4,300	8,200	22,900	141,950
PAYG	5,466	7,276	6,393	6,520	5,817	6,004	6,007	6,274	6,517	6,901	62,875
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	8,719	781	770	3,370	130	830	460	650	0	0	15,710
<b>Subtotal New Funding</b>	<b>31,635</b>	<b>15,257</b>	<b>25,163</b>	<b>44,190</b>	<b>25,547</b>	<b>12,634</b>	<b>10,667</b>	<b>11,224</b>	<b>14,717</b>	<b>29,801</b>	<b>220,535</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	205	3,725	0	0	0	0	0	0	0	0	3,930
Issued but Unspent Bonds	1,572	0	0	0	0	0	0	0	0	0	1,572
Other Previously Approved Funds	17,711	0	0	0	0	0	0	0	0	0	17,711
<b>Subtotal Previously Approved Funding</b>	<b>19,488</b>	<b>3,725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23,213</b>
<b>Total Funding Sources</b>	<b>51,123</b>	<b>18,982</b>	<b>25,163</b>	<b>44,190</b>	<b>25,547</b>	<b>12,634</b>	<b>10,667</b>	<b>11,224</b>	<b>14,717</b>	<b>29,801</b>	<b>243,748</b>

10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
01. Public Facilities Maintenance Program	8,674	7,367	7,444	7,708	7,839	8,157	8,379	8,605	8,834	9,167	82,174
02. Facility Finishes and Furnishings	532	638	359	380	403	428	454	481	511	541	4,727
03. Facility Master Planning & Feasibility Studies	222	908	765	546	562	580	598	614	634	652	6,081
04. 2020 Building Conversion	9,198	3,725	0	4,000	0	0	0	0	0	0	16,923
05. Court Square West Building Removal	0	0	0	0	2,200	0	0	0	0	0	2,200
06. Courthouse Plaza Improvements	350	1,400	0	0	0	0	0	0	3,800	0	5,550
07. North Side Salt Facility	2,470	0	0	0	0	0	0	0	0	0	2,470
08. Fire Station 8 and OEM Relocation	0	0	1,800	11,500	11,800	0	0	0	0	0	25,100
09. Fire Station Replacements and Additions	0	0	0	0	0	0	0	0	0	18,300	18,300
10. Vehicle Wash	2,500	0	0	0	0	0	0	0	0	0	2,500
11. Trade Center Parking Structure	1,680	2,200	0	0	0	0	0	0	0	0	3,880
12. ADA Remediation	1,400	412	0	437	0	232	0	0	0	0	2,481
13. Aurora Hills Complex Interior Renovation	1,500	0	0	0	0	0	0	0	0	0	1,500
14. Ballston Public Parking Garage Floors 1 - 7	2,519	781	770	3,370	130	830	460	650	0	0	9,510

15. Barcroft Gymnastics Expansion	0	0	393	0	0	0	0	0	0	0	393
16. Central Library Refresh	0	979	0	0	0	0	0	0	0	0	979
17. Critical Systems Infrastructure	4,757	0	0	60	80	0	0	75	115	0	5,087
18. DHS Consolidation	11,635	0	0	0	0	0	0	0	0	0	11,635
19. Edison Site Building Removal	0	0	0	0	1,700	1,700	0	0	0	0	3,400
20. Lubber Run Community Center- Replacement	0	1,400	13,000	13,600	0	0	0	0	0	0	28,000
21. Lease Program	0	0	0	0	0	0	0	0	0	0	0
<b>Total Recommendation</b>	<b>47,437</b>	<b>19,810</b>	<b>24,531</b>	<b>41,601</b>	<b>24,714</b>	<b>11,927</b>	<b>9,891</b>	<b>10,425</b>	<b>13,894</b>	<b>28,660</b>	<b>232,890</b>

CATEGORY FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	15,200	7,200	18,000	32,400	19,600	5,800	4,200	4,300	8,200	22,900	137,800
PAYG	4,030	8,104	5,761	5,831	4,984	5,297	5,231	5,475	5,694	5,760	56,167
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	8,719	781	770	3,370	130	830	460	650	0	0	15,710
<b>Subtotal New Funding</b>	<b>27,949</b>	<b>16,085</b>	<b>24,531</b>	<b>41,601</b>	<b>24,714</b>	<b>11,927</b>	<b>9,891</b>	<b>10,425</b>	<b>13,894</b>	<b>28,660</b>	<b>209,677</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	205	3,725	0	0	0	0	0	0	0	0	3,930
Issued but Unspent Bonds	1,572	0	0	0	0	0	0	0	0	0	1,572
Other Previously Approved Funds	17,711	0	0	0	0	0	0	0	0	0	17,711
<b>Subtotal Previously Approved Funding</b>	<b>19,488</b>	<b>3,725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23,213</b>
<b>Total Funding Sources</b>	<b>47,437</b>	<b>19,810</b>	<b>24,531</b>	<b>41,601</b>	<b>24,714</b>	<b>11,927</b>	<b>9,891</b>	<b>10,425</b>	<b>13,894</b>	<b>28,660</b>	<b>232,890</b>

## **01. Public Facilities Maintenance Program**

### **Project Description**

The program maintains facility components over the life cycle of the facility. During the life cycle of a typical facility, the roofs, mechanical, electrical, and other systems and interior / exterior finishes require replacement and renewal. This is necessary to maintain them in good working order for safety reasons, to maintain a quality appearance and environment, and to meet current code requirements including accessibility improvements. Projects do not substantially alter the characteristics or enlarge the footprint of a facility, but extends the useful life, and may include improvements to safety systems and energy performance. Our facility renewal strategy combines several philosophies for consideration of implementation. First, we attempt to model and predict system failures to time reinvestment at the appropriate moment, before failure, at the most economically favorable time. Second, we "bundle" items coming due to enable efficiency of contract effort, to minimize impact to users of the space, and to yield an overall positive result and appearance. An example would be an interior renovation where we carpet, repaint, replace lights and ceilings all at one time. Bundling requires a lot of judgment in that it requires some items to be deferred and other items to be accelerated slightly. Next, some items we simply defer if they are stand alone and can be deferred with low risk. Exhaust fans not required for safety fall into this category. Another example, is a roof that remains in good condition and after inspection can be deferred.

### **Project Justification**

Regular maintenance of facility components is required to both prolong the useful life of facilities and maintain them in quality for County employees and citizens. The assessments identified \$2 - \$15 million of costs each year, based on ASSETCALC useful estimation of average useful life. However, the funding amounts reflected are the net result of considering bundling, underutilized spaces, anticipated replacement, appropriate deferrals and other stand alone projects. The initial four years also reflect a specific project listing scope and the concepts recommended by the County Board appointed CIP Working Group. This group recommended a gradual renewal of the maintenance backlog catch-up and appropriate ongoing reinvestment to keep maintenance backlog at a manageable level (keep-up). We track the overall health of the program by conducting periodic condition assessments. The last condition assessment was conducted on 93 facilities in 2013. The condition assessments provide a foundation for effective decision making and budgeting. The latest assessment prioritized projects based upon current urgency, safety issues, anticipated failure, and potential collateral damage. The assessments include cost data based on typical replacement costs for like components in the region, and thus form the initial foundation and baseline for budget requests. These requests are tempered by judgment based upon anticipated building replacement, stand alone alteration and renovation projects, and occasional changes in use. In making specific project recommendations, staff uses prioritization methodologies which consider many factors, including conditions highlighted in the assessments. The prioritization methodologies were previously endorsed by the County Board.

## Public Facilities Maintenance Program

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
A & E	867	717	700	703	700	700	700	700	700	700	7,187
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	7,807	6,650	6,744	7,005	7,139	7,457	7,679	7,905	8,134	8,467	74,987
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>8,674</b>	<b>7,367</b>	<b>7,444</b>	<b>7,708</b>	<b>7,839</b>	<b>8,157</b>	<b>8,379</b>	<b>8,605</b>	<b>8,834</b>	<b>9,167</b>	<b>82,174</b>
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	6,400	3,600	3,200	3,300	3,900	4,100	4,200	4,300	4,400	4,600	42,000
PAYG	2,274	3,767	4,244	4,408	3,939	4,057	4,179	4,305	4,434	4,567	40,174
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>8,674</b>	<b>7,367</b>	<b>7,444</b>	<b>7,708</b>	<b>7,839</b>	<b>8,157</b>	<b>8,379</b>	<b>8,605</b>	<b>8,834</b>	<b>9,167</b>	<b>82,174</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>8,674</b>	<b>7,367</b>	<b>7,444</b>	<b>7,708</b>	<b>7,839</b>	<b>8,157</b>	<b>8,379</b>	<b>8,605</b>	<b>8,834</b>	<b>9,167</b>	<b>82,174</b>
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	451	826	1,184	1,496	1,838	2,198	2,567	2,936	3,305	16,801
<b>Gross Operating Costs</b>	<b>0</b>	<b>451</b>	<b>826</b>	<b>1,184</b>	<b>1,496</b>	<b>1,838</b>	<b>2,198</b>	<b>2,567</b>	<b>2,936</b>	<b>3,305</b>	<b>16,801</b>
Less Fees	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>451</b>	<b>826</b>	<b>1,184</b>	<b>1,496</b>	<b>1,838</b>	<b>2,198</b>	<b>2,567</b>	<b>2,936</b>	<b>3,305</b>	<b>16,801</b>

## Facilities Management Bureau Maintenance Capital CIP Project List FY15- 18

FY	Project Name	Description	Total Project Cost
15	Equipment Bureau	HVAC/building automation system (BAS); relocation of Staff; CNG upgrades	\$ 827,000
15	Courts Police Building BAS	Upgrade building automation system (BAS)	\$ 179,000
15	Justice Center Garage Repairs- PAYG Portion Design Only	<i>(Phase I- Design FY15 PAYG; Phase II- implementation FY15 Bond)</i> Reseal and restripe parking decks; structural concrete repairs to beams in parking garage and post-tension cables; replace (4) booster pumps with controls and monitoring; temporary parking- relocation; replace VCT in visitor's center areas and paint inmate cells in Detention Facility	\$ 3,930,000
15	Fuel Dispensing Stations	Stabilize and repair existing concrete curb and steel edge	\$ 60,000
15	Fire Station 8	Concrete apron repairs and patching	\$ 50,000
15	Sullivan House	Replace interior lighting, tile floor, cabinets and countertops; paint interior; replace domestic water heater; replace roof and aluminum gutters	\$ 350,000
15	Residential Program Center	HVAC system replacement; install BAS; replace carpet; Recaulk expansion and control joints; replace shower stalls and faucets	\$ 1,593,000
15	Metro Tunnel	Replace 12'x12' aluminum double roll-up door; modernize elevators; replace wall heaters and exhaust fans; repairs to concrete infrastructure	\$ 1,120,000
15	Detention Facility	Chiller controls replacement	\$ 180,000
15	Contingency		\$ 431,000
<b>FY15 Total</b>			<b>\$ 8,720,000</b>
16	Lee Community Center	Roof replacement; HVAC system replacement; replace fire alarm system; replace electric water heater with 85 gal/solar; install building automation system (BAS); paint interior; replace carpet; patch, repair, and seal coat asphalt	\$ 2,100,000
16	Dawson Terrace Recreation Center	Roof replacement and new asphalt shingles; window replacement; paint existing wood siding; paint interior and replace carpet; acoustical ceiling tiles; repoint masonry; remove and replace sidewalk and stairs; install handrail at exterior steps	\$ 389,000
16	Fort CF Smith Main House and Tractor Barn	Replace sanitary lift station pumps; paint interior; replace and finish exterior wood clapboards, as needed	\$ 560,000

## Facilities Management Bureau Maintenance Capital CIP Project List FY15- 18

FY	Project Name	Description	Total Project Cost
16	Arlington Children's Center	Exterior rail painting; replace restroom fixtures, water closet, wall hung sink, faucet and toilet partitions; paint interior; paint and sand metal railings on fence; remove and replace caulking; replace fan coil unit 4-ton; replace heat pump 2.5-ton; replace roof	\$ 247,000
16	Community Residences	Replace sidewalk; paint interior; lighting upgrade; seal coat and restripe parking	\$ 150,000
16	Artisphere	Elevator and escalator modernization	\$ 2,450,000
16	Solid Waste Bureau/Traffic Engineering & Operations Building	Install building automation system (BAS); replace acoustical ceiling tile system; paint interior	\$ 210,000
16	Columbia Pike Library	Paint interior; replace carpet; install new two-story wheelchair lift	\$ 250,000
16	Cherrydale Branch Library	Signage and end panels; replace aluminum gutters; lighting upgrades; engineering study for drainage; install catch basin at landscape; replace central electrical panel	\$ 154,000
16	Contingency		\$ 857,000
<b>FY16 Total</b>			<b>\$ 7,367,000</b>
17	WETA/Cultural Affairs Building	Replace fire alarm system; HVAC system replacement; point brick wall-first floor; replace wood fence; replace residential hot water heaters; mill asphalt and overlay; sand and refinish hardwood floor; replace acoustical ceiling tiles-partial; paint interior, drywall; replace carpet and vinyl tile	\$ 1,430,000
17	Water/Sewer Maintenance Building	Replace roof, emergency generator, radiant heater; HVAC system replacement; point brick wall- first floor; replace kitchen counter; refresh unisex bathroom	\$ 1,160,000
17	Woodmont Center	Total roof replacement; replace carpet- library archives; repoint masonry; refresh bathrooms (replace wall-hung lavatories and faucets, flush valves, toilets and urinals, partitions, countertop, flooring, wall finish, ceiling finish, accessories); paint interior; replace acoustical ceiling tiles (partial); seal coat and restripe parking	\$ 673,000

## Facilities Management Bureau Maintenance Capital CIP Project List FY15- 18

FY	Project Name	Description	Total Project Cost
17	Barcroft Sports & Fitness Center	Paint interior and ceilings; paint exterior finishes; HVAC system replacement; elevator modernization; replace fire alarm panel; replace vinyl tile; replace stair cove base and cracked tiles	\$ 2,120,000
17	Fire Training Academy	Mill asphalt and overlay; paint interior; replace gas water heater; replace vinyl tile and carpet; replace acoustical ceiling tiles-partial; replace asphalt shingles, removal and replacement; replace aluminum gutters; replace porch deck, 2x10 treated framing, 5/4"x6" cedar decking, and wood railing; replace exhaust fans; EIFS refinish upper floor and repair first floor crack; paint exterior block walls, mid-rise structure; replace exhaust fans	\$ 693,000
17	Argus House	HVAC system replacement; point brick wall-upper floor; replace acoustical ceiling tile system; recaulk windows and doors; replace electric water heater; replace aluminum gutters and downspouts; paint interior	\$ 600,000
17	Contingency		\$ 768,000
<b>FY17 Total</b>			<b>\$ 7,444,000</b>
18	Central Library	Replace elevator cab finishes and doors; elevator modernization; mill asphalt and overlay	\$ 1,630,000
18	Glen Carlyn Branch Library	Replace acoustical ceiling tile sytem; paint interior; replace carpet; mill asphalt and overlay; recaulk expansion and control joints; replace heat pumps (3); roof replacement; install building automation system (BAS)	\$ 500,000
18	Detention Facility- Phase I	<i>(Phase I of II; Phase II FY19- replace interior doors)</i> Replace glazed tiles in shower rooms; refinish block wall; paint interior; replace sallyport doors and select interior doors	\$ 3,600,000
18	Long Branch Nature Center	Paint exterior wood siding, paint interior, and replace flooring; replace hardboard panels; replace sheet vinyl	\$ 170,000
18	Shared Space Theaters	Lighting replacements; stage curtain replacements; misc renovations	\$ 1,050,000
18	Contingency		\$ 758,000
<b>FY18 Total</b>			<b>\$ 7,708,000</b>
<b>GRAND TOTAL</b>			<b>\$ 31,239,000</b>



## **02. Facility Finishes and Furnishings**

### **Project Description**

This program provides for the scheduled and coordinated re-investment in existing small facilities interior/exterior finishes and furnishings. Renovations of very large facilities will be approved as separate projects given the total level of investment. In 2013, the Facilities Management Bureau (FMB) facility condition assessments of 93 County facilities (including shared spaces with Arlington Public Schools and Arlington Economic Development) have been expanded to include inventory of fixtures, furniture, and equipment (FF&E). The assessments provide a foundation for effective decision making and budgeting. The assessments include cost data based on typical replacement costs for like components in the region, and thus form the initial foundation for budget requests, which are then tempered by judgment, including anticipated building replacement, stand-alone alteration and renovation projects, and occasional changes in use. In making specific project recommendations, staff uses prioritization methodologies which consider many factors including conditions highlighted in the assessments and we "bundle" items coming due with FMB to enable efficiency of contract effort, to minimize impact to the users of the space, and to yield an overall positive result and appearance.

### **Project Justification**

Systematic, scheduled, and coordinated re-investment in existing facilities interior/exterior finishes and furnishings is required to keep facilities current and provide a pleasing and safe environment for occupants and users. The program will address the aging finishes at various facilities that have worn and torn flooring, very old wall finishes, worn-out systems furniture and original ceiling systems. In the current building inventory mix, there is a significant quality and appearance disparity between newer buildings and existing buildings that have many remaining years of useful life. The goal is to bring greater parity in quality between facilities regardless of their original date of construction. This category of work is a direct outgrowth of discussions with the County Board appointed CIP working group, which highlighted the need for an integrated approach to interior finishes to achieve maximum effect for investment, versus a piecemeal approach with different components upgraded at different times, which never give a facility a "new" look and feel.

## Facility Finishes and Furnishings

Capital Cost Schedule (in \$1,000s)											<b>Notes on Cost Estimates</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		10 Year Total
A & E	0	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Construction	532	638	359	380	403	428	454	481	511	541	4,727	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>532</b>	<b>638</b>	<b>359</b>	<b>380</b>	<b>403</b>	<b>428</b>	<b>454</b>	<b>481</b>	<b>511</b>	<b>541</b>	<b>4,727</b>	
<b>Funding Schedule (in \$1,000s)</b>												<b>Notes on Funding Schedule</b>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	0
PAYG	532	638	359	380	403	428	454	481	511	541	4,727	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>532</b>	<b>638</b>	<b>359</b>	<b>380</b>	<b>403</b>	<b>428</b>	<b>454</b>	<b>481</b>	<b>511</b>	<b>541</b>	<b>4,727</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>532</b>	<b>638</b>	<b>359</b>	<b>380</b>	<b>403</b>	<b>428</b>	<b>454</b>	<b>481</b>	<b>511</b>	<b>541</b>	<b>4,727</b>	
<b>Projected Additional Operating Costs (in \$1,000s)</b>											<b>Notes on Operating Costs</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		10 Year Total
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Fixtures, Furnishings & Equipment (FF&E) Maintenance Capital CIP FY15- FY18 Project List

Project Name		Description	Total Estimate	Bundle with FMB MC/ FY
<b>FY15</b>				
15	Boardroom at CHP	Repair and re-upholster boardroom benches, new flooring and paint	\$ 80,000	
15	Fire Station 8	Replace beds, night stands, chairs and repair watch desk	\$ 20,500	FMB exterior- FY15
15	Sullivan House	Replace furniture in 12 apartments- sofas, tables, kitchen tables and chairs	\$ 104,000	Bundle with FMB FY15
15	Thomas Jefferson Community Center	Replace counter	\$ 18,200	
15	Residential Program Center	Repair information desk	\$ 21,100	Bundle with FMB FY15
15	Cherrydale Library	Replace circulation desk	\$ 24,200	FMB FY16
15	Central Library	Replace miscellaneous furniture items to support the visioning study	\$ 42,000	
15	APS Warehouse- Fitout	Shelving and moving services	\$ 50,000	
15	Fire Training Academy- Tent Structures	Mezzanine storage	\$ 80,000	
15	Police and Sheriff- Firing Range	Furniture for conference room, office and storage area	\$ 92,000	
	<b>TOTAL FY15 PAYG Request</b>		<b>\$ 532,000</b>	
<b>FY16</b>				
16	Residential Program Center	Replace miscellaneous furniture in the common area	\$ 34,000	Bundle with FMB FY15
16	Lee Community Center	Replace miscellaneous furniture in offices, training room and senior area	\$ 50,000	Bundle with FMB FY16
16	Dawson Terrace Recreation Center	Replace miscellaneous furniture in the meeting room and program room	\$ 45,000	Bundle with FMB FY16
16	Community Residences at 1212 S Irving Street	Replace miscellaneous furniture in the common area	\$ 25,000	FMB exterior- FY16
16	Columbia Pike Library- Second Floor	Replace furniture in common areas and offices	\$ 184,000	Bundle with FMB FY16
16	Gables	Gables FF&E- new building	\$ 300,000	
	<b>TOTAL FY16 PAYG Request</b>		<b>\$ 638,000</b>	

## Fixtures, Furnishings & Equipment (FF&E) Maintenance Capital CIP FY15- FY18 Project List

Project Name		Description	Total Estimate	Bundle with FMB MC/ FY
<b>FY17</b>				
17	Fire Training Academy	Replace misc items of furniture at Fire Training Academy which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 74,000	Bundle with FMB FY18
17	WETA/Cultural Affairs Building	Replace misc items of furniture at the WETA/Cultural Affairs Building which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 285,000	Bundle with FMB FY17
	<b>TOTAL FY17 CIP Request</b>		<b>\$ 359,000</b>	
<b>FY18</b>				
18	Argus House	Replace misc items of furniture at Argus House which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 164,000	Bundle with FMB FY17
18	Central Library	Replace misc items of furniture at Central Library which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 100,000	
18	Glen Carlyn Library	Replace misc items of furniture at the Glen Carlyn Library which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 47,000	Bundle with FMB FY18
18	Long Branch Nature Center	Replace misc items of furniture at the Long Branch Nature Center which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 18,000	Bundle with FMB FY18
18	Shared Space Theaters	Replace misc items of furniture at the Shared Space Theaters which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 10,000	Bundle with FMB FY18
18	Gulf Branch Nature Center	Replace misc items of furniture at the Gulf Branch Nature Center which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 15,000	Bundle with FMB FY18
18	Fort CF Smith Main House and Tractor Barn	Replace misc items of furniture at the Fort CF Smith Main House and Tractor Barn which is past its useful age and visual appeal to the citizens. It no longer meets the needs of staff, the community or services provided at the location.	\$ 26,000	Bundle with FMB FY18
	<b>TOTAL FY18 CIP Request</b>		<b>\$ 380,000</b>	
<b>GRAND TOTAL</b>			<b>\$ 1,909,000</b>	

### **03. Facility Master Planning & Feasibility Studies**

#### **Project Description**

Facility master planning provides an integrated approach that addresses short, intermediate, and long-term future needs for County facilities. Planning proceeds in phases, and balances short-term deficiencies with long range objectives for space management and efficiencies, often with emphasis on a particular site, or a certain subgroup of facilities. The outcome is an evolving, flexible project list that is capable of taking advantage of new opportunities, while simultaneously working to resolve known deficiencies, all at a funding level and timing consistent with debt capacity and future years funding allocations. Periodic reevaluation and updating of space deficiencies and excess space will help to provide a relevant baseline context for site-specific decisions and strategies. Feasibility studies will allow an integrated approach to proper scoping and project feasibility for Board, departmental, and community initiated projects. The studies will address new projects that are initiated by various groups to determine the best use of the current facility or property during its estimated life. The studies will also evaluate proposed timelines for future CIP projects in conjunction with the proposed project.

#### **Project Justification**

A phased approach to facility master planning will provide timely and relevant analysis for "big" facility decisions including acquisition, redevelopment, renovation or disposition of County facilities. The feasibility studies will provide timely and relevant analysis for small project decisions within facilities in relation to larger CIP planning initiatives. Items currently planned for master planning include the Central Library interior space revisioning analysis; the Envision Courthouse Square process; the Lubber Run Community Center replacement planning process; and the N. 26th Street planning processes. (In some cases, planning dollars are included in individual project budgets.) Additional planning processes will be required as the projects in the middle to late years of the proposed CIP move along in project development; additionally, broader County-wide initiatives and planning processes (such as Public Land for Public Good or sector plan updates) could require this type of analysis. This proposed funding allocation also includes funding for external support in project cost estimation in advance of future CIPs.

## Facility Master Planning & Feasibility Studies

Capital Cost Schedule (in \$1,000s)												<i>Notes on Cost Estimates</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	222	908	765	546	562	580	598	614	634	652	6,081	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	0	0	0	0	0	0	0	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>222</b>	<b>908</b>	<b>765</b>	<b>546</b>	<b>562</b>	<b>580</b>	<b>598</b>	<b>614</b>	<b>634</b>	<b>652</b>	<b>6,081</b>	
Funding Schedule (in \$1,000s)												<i>Notes on Funding Schedule</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	
PAYG	147	908	765	546	562	580	598	614	634	652	6,006	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>147</b>	<b>908</b>	<b>765</b>	<b>546</b>	<b>562</b>	<b>580</b>	<b>598</b>	<b>614</b>	<b>634</b>	<b>652</b>	<b>6,006</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	75	0	0	0	0	0	0	0	0	0	75	
<b>Subtotal Previously Approved Funding</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75</b>	
<b>Total Revenues</b>	<b>222</b>	<b>908</b>	<b>765</b>	<b>546</b>	<b>562</b>	<b>580</b>	<b>598</b>	<b>614</b>	<b>634</b>	<b>652</b>	<b>6,081</b>	
Projected Additional Operating Costs (in \$1,000s)												<i>Notes on Operating Costs</i>
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## 04. 2020 Building Conversion

### Project Description

The County acquired the seven-story Thomas Building at 2020 14th St N in 2012 to move office functions now located at Court Square West (CSW), 1400 N Uhle Street to support the development of the new Court House Square plan, which will require the removal of CSW, and to provide space for a Homeless Services Center (HSC). The County's conversion program for 2020 has displaced the office tenants in the building, while leases have been completed that retain the retail tenants on the first floor. The project will be constructed in phases; the first starting in early CY 2014 with conversion of the second and third floors for a year-round Homeless Services Center and the enclosure of the first level open area for future County use. The second phase will follow completion of the HSC. Phase two will address building infrastructure issues that, despite appropriate due diligence, were not fully identified during the acquisition process in 2012. These include 1) structural repairs in the parking garage to remediate exposed reinforcing steel and spalling concrete, 2) upgrades of the elevator mechanical equipment to replace machinery nearing end of useful life, and 3) modernize the HVAC system to current requirements for make up air on each floor, replace the aged chiller with a more efficient unit and install a digital building management control system to improve energy efficiency in the building. The HVAC upgrades will improve the energy performance while avoiding the substantial expense of completely removing and replacing the entire system. The first floor area that was enclosed as part of the HSC construction will be also be fit out in this phase, providing storage and workshop space for the Facilities Management Bureau and space for relocation of the Department of Technology Services computer replacement and recycling activities. A schedule for future phases, programming and conversion of the upper floors, will be determined when a definite schedule for occupying the remainder of the building is established. Programming and design will include relocating staff and functions now in CSW, with the exception of the Office of Emergency Management, which will be relocated to a County site not in the vicinity of County offices in the Court House area. The timing for vacating CSW will be determined by the development schedule for Court House Plaza, now forecast to start after CY 2020. In the interim, the upper floors are available for 1) County office functions with short-term (1-4 year) space needs, or 2) swing space for the office space renovations or conversion to open office concepts, which may be needed to accommodate additional staff requirements.

<p><b>Associated Master Plan:</b> Clarendon Sector Plan</p>	<p><b>Critical Milestones:</b></p> <table border="0"> <tr> <td><i>Building acquisition complete</i></td> <td><b>Winter, 2012</b></td> </tr> <tr> <td><i>Homeless Shelter occupancy permit</i></td> <td><b>Spring, 2015</b></td> </tr> <tr> <td><i>Start design for 2nd phase of 2020 occupancy</i></td> <td><b>Summer, 2014</b></td> </tr> <tr> <td><i>Start construction of 2nd phase</i></td> <td><b>Summer, 2015</b></td> </tr> <tr> <td><i>Start design for 3rd phase of 2020 occupancy</i></td> <td><b>Summer, 2017</b></td> </tr> </table>	<i>Building acquisition complete</i>	<b>Winter, 2012</b>	<i>Homeless Shelter occupancy permit</i>	<b>Spring, 2015</b>	<i>Start design for 2nd phase of 2020 occupancy</i>	<b>Summer, 2014</b>	<i>Start construction of 2nd phase</i>	<b>Summer, 2015</b>	<i>Start design for 3rd phase of 2020 occupancy</i>	<b>Summer, 2017</b>
<i>Building acquisition complete</i>	<b>Winter, 2012</b>										
<i>Homeless Shelter occupancy permit</i>	<b>Spring, 2015</b>										
<i>Start design for 2nd phase of 2020 occupancy</i>	<b>Summer, 2014</b>										
<i>Start construction of 2nd phase</i>	<b>Summer, 2015</b>										
<i>Start design for 3rd phase of 2020 occupancy</i>	<b>Summer, 2017</b>										
<p><b>Neighborhood(s):</b> Clarendon-Courthouse</p>											

### Project Justification

The second phase work is needed to ready the building for long term use by completing needed infrastructure repairs and upgrading the HVAC system to improve energy efficiency. This phase will also provide the Facilities Management Bureau with needed storage and workshop space in the Court House area and prepare the remainder of the first floor space for DTS to transfer their computer storage and preparation of new equipment. The third phase, to be aligned with the Court House Square development schedule, will prepare the upper floors for relocation of staff from CSW prior to the needed time for its removal.

## 2020 Building Conversion

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	0	0	0	0	0	
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	9,198	3,725	0	4,000	0	0	0	0	0	0	16,923	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>9,198</b>	<b>3,725</b>	<b>0</b>	<b>4,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,923</b>	
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	4,000	0	0	0	0	0	0	4,000	
PAYG	127	0	0	0	0	0	0	0	0	0	127	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>127</b>	<b>0</b>	<b>0</b>	<b>4,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,127</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	3,725	0	0	0	0	0	0	0	0	3,725	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	9,071	0	0	0	0	0	0	0	0	0	9,071	
<b>Subtotal Previously Approved Funding</b>	<b>9,071</b>	<b>3,725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,796</b>	
<b>Funding</b>	<b>9,071</b>	<b>3,725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,796</b>	
<b>Total Revenues</b>	<b>9,198</b>	<b>3,725</b>	<b>0</b>	<b>4,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,923</b>	
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	1	1	1	1	1	1	1	1	1	1	10	
Operations Costs (+/-)	1,269	1,569	1,616	1,665	1,714	1,766	1,819	1,873	1,930	1,988	17,209	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	280	356	397	386	376	366	2,161	
<b>Gross Operating Costs</b>	<b>1,270</b>	<b>1,570</b>	<b>1,617</b>	<b>1,666</b>	<b>1,995</b>	<b>2,123</b>	<b>2,217</b>	<b>2,260</b>	<b>2,307</b>	<b>2,355</b>	<b>19,380</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>1,270</b>	<b>1,570</b>	<b>1,617</b>	<b>1,666</b>	<b>1,995</b>	<b>2,123</b>	<b>2,217</b>	<b>2,260</b>	<b>2,307</b>	<b>2,355</b>	<b>19,380</b>	



## **2020 Building Conversion**

### **Associated Costs and Funding Sources**

Associated Costs and Funding Sources

TOTAL PROJECT BUDGET FUNDING SOURCES

Phase I - Ground Level Workshops & Homeless Service Center - \$38M (FY 13 - FY15)

Acquisition 2012 Subject to Appropriation - \$26.425M

Design & Construction, Tenant Relocations & FF&E Previously Approved PAYG - \$11.58M

Phase II - County Office Relocations - \$3.725M (FY16 and FY17)

Courtsquare West Relocation 2006 Facility Infrastructure GO Bonds - \$3.725M

Total Project Estimate - \$42M

**05. Court Square West Building Removal**

**Project Description**

Remove the seven story Court Square West building and four levels of underground parking to provide space for the Court House Square redevelopment. This essential project is critical to the future of any Court House Sector redevelopment/construction.

<b>Associated Master Plan:</b> Court House Sector Plan	<b>Critical Milestones:</b>  <i>Award A/E</i> <b>July, 2019</b> <i>Award Demolition Contract</i> <b>July, 2020</b> <i>Building removal complete</i> <b>November, 2020</b>
<b>Neighborhood(s):</b> Clarendon-Courthouse	

**Project Justification**

Following development of County office space in the 2020 14th Street North building and the decision to proceed with the Court House Square development, the Court Square West building at 1400 N. Uhle Street will need to be removed. The removal of the building is likely necessary to construct the underground parking because the lower grade on the western side of the building will allow for direct street level access to lower parking levels, greatly aiding access and garage efficiency. Removal will include demolition of the seven story building, having floor plates of approximately 7,000 sf and four levels of underground parking with an area of about 4,000 sf each.

**Changes from Prior CIP**

First time in the CIP.

# Court Square West Building Removal

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	585	0	0	0	0	0	585	<i>Costs could increase due to location of CSW, County zoning regulations and restricted construction activity hours.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	1,615	0	0	0	0	0	1,615	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,200</b>	
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	2,200	0	0	0	0	0	2,200	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,200</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,200</b>	
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	-154	-264	-264	-264	-264	-264	-1,474	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	154	196	218	213	207	988	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-154</b>	<b>-110</b>	<b>-68</b>	<b>-46</b>	<b>-51</b>	<b>-57</b>	<b>-486</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-154</b>	<b>-110</b>	<b>-68</b>	<b>-46</b>	<b>-51</b>	<b>-57</b>	<b>-486</b>	<i>Cost savings per year starting in FY19 based on recent operating expenses for CSW. Increased costs associated with the 2020 N. Thomas Street building are reflected in that project page.</i>

## 06. Courthouse Plaza Improvements

### Project Description

This FY 15-17 project will design and construct an open office pilot program in 2100 Clarendon Boulevard, Courthouse Plaza (CHP). An open office concept is estimated to increase space utilization by 30 to 40% and align County work spaces to an 'office of the future' concept that increases internal collaboration and uses paperless document management. The pilot will demonstrate the effectiveness of this approach and provide a basis for establishing space requirements for any future Court House Square County building and a template for additional office fitout for the 2020 building consolidation from Courtsquare West (CSW). The pilot will also demonstrate the feasibility of how the historic staff growth of 1% per year can be accommodated within the existing CHP space until the replacement building is ready. When choosing the pilot participants, the following will be evaluated: type of work, staff openness to change, ability to work remotely, and the department/group size and existing square feet occupied. Consultants may be used to implement a plan to engage employees through the change management process of the evolving workspace. Mock-up workspaces will be provided for employees to view and explore along with a forum for comments. Implementation of the pilot program will be phased to avoid impact on operations and staff may be temporarily relocated during construction.

<b>Associated Master Plan:</b> Court House Sector Plan
<b>Neighborhood(s):</b> Clarendon-Courthouse

### Project Justification

The FY15 open office pilot project is focused on establishing a basis for future space needs forecasting to support a decision on office space until a long-term solution is determined; allowing flexibility in future strategic real estate decision making. The County must determine the best options for both the near-term and long-term location(s) of its headquarters. The Courthouse Square Planning and Urban Design Sector Study is a community planning process to develop a refined vision for the central Courthouse area in Arlington. The study will develop a plan for a state-of-the-art government center and signature public space as established in the 1993 Courthouse Sector Plan Addendum. The request includes funding in FY 2023 for design to replace the current County surface parking lot, based on the outcome of the sector study.

### Changes from Prior CIP

This initiative will work in tandem with the ongoing work of the Court House Sector planning efforts.

## Courthouse Plaza Improvements

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	350	0	0	0	0	0	0	0	3,800	0	4,150	<i>Costs are notional and capacity is reserved for phased construction, depending on the timing and structure of redevelopment.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	1,400	0	0	0	0	0	0	0	0	1,400	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>350</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>5,550</b>	
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	<i>Total project funding requirements from the County will be driven by the financial and ownership structure of redevelopment, yet to be determined. Total construction costs may extend beyond the ten year planning period.</i>
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	3,800	0	3,800	
PAYG	350	1,400	0	0	0	0	0	0	0	0	1,750	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>350</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>5,550</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>350</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,800</b>	<b>0</b>	<b>5,550</b>	
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	<i>Operating Cost Impact will be determined after a plan of action and ownership structure is determined.</i>
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## 07. North Side Salt Facility

### Project Description

The salt storage structure at the County-owned site at Old Dominion and 25th Street N will be replaced, and core services such as the mulch area, salt storage, and facilities for dispatching snow crews and installing tire chains will be reorganized on the existing site. A public process to obtain community input on the site redevelopment will be conducted prior to commencement of the design phase. Master planning will include existing and possible new uses of the site, potential impact on neighbors and environmental effects.

<p><b>Neighborhood(s):</b> Donaldson Run, John M. Langston, Old Dominion, Rock Spring, Yorktown</p>	<p><b>Critical Milestones:</b></p> <table> <tr> <td><i>Start community process</i></td> <td><b>January, 2015</b></td> </tr> <tr> <td><i>Start design</i></td> <td><b>July, 2015</b></td> </tr> <tr> <td><i>Start construction</i></td> <td><b>July, 2016</b></td> </tr> <tr> <td><i>Complete construction</i></td> <td><b>June, 2017</b></td> </tr> </table>	<i>Start community process</i>	<b>January, 2015</b>	<i>Start design</i>	<b>July, 2015</b>	<i>Start construction</i>	<b>July, 2016</b>	<i>Complete construction</i>	<b>June, 2017</b>
<i>Start community process</i>	<b>January, 2015</b>								
<i>Start design</i>	<b>July, 2015</b>								
<i>Start construction</i>	<b>July, 2016</b>								
<i>Complete construction</i>	<b>June, 2017</b>								

### Project Justification

The existing salt storage facility is beyond its useful life; short-term structural repairs were made during summer, 2012. Those repairs were only temporary; the old rusting tank continues to decay and needs to be replaced with a modern plan to reorganize core support operations in North Arlington.

# North Side Salt Facility

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		10 Year Total
A & E	450	0	0	0	0	0	0	0	0	0	0	450
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Construction	2,020	0	0	0	0	0	0	0	0	0	0	2,020
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>2,470</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,470</b>

  

Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		10 Year Total
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	2,200	0	0	0	0	0	0	0	0	0	0	2,200
PAYG	0	0	0	0	0	0	0	0	0	0	0	0
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>2,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,200</b>
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	205	0	0	0	0	0	0	0	0	0	0	205
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	65	0	0	0	0	0	0	0	0	0	0	65
<b>Subtotal Previously Approved Funding</b>	<b>270</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>270</b>
<b>Total Revenues</b>	<b>2,470</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,470</b>

  

Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24		10 Year Total
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	45	46	47	49	50	51	52	53	393	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	154	196	218	213	207	201	195	190	184	1,758	
<b>Gross Operating Costs</b>	<b>0</b>	<b>154</b>	<b>241</b>	<b>264</b>	<b>260</b>	<b>256</b>	<b>251</b>	<b>246</b>	<b>242</b>	<b>237</b>	<b>2,151</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>154</b>	<b>241</b>	<b>264</b>	<b>260</b>	<b>256</b>	<b>251</b>	<b>246</b>	<b>242</b>	<b>237</b>	<b>2,151</b>	

**08. Fire Station 8 and OEM Relocation**

**Project Description**

The new fire station will be a two-story building. The station requires 1.75 to 2.0 acres to provide drive-through bays for the apparatus and adequate staff parking. Relocation of Fire Station 8 is a priority project that is driven by the results of the coverage/response time study completed in 2012. A collaborative master planning effort between the County and the community will include identifying and reviewing procedures and facility locations that could improve response times in the Fire Station 8 coverage area. The process will include community input and the possible site locations will consider parcel size adequate to meet the needs for the facility. The planning process will consider whether to co-locate the Office of Emergency Management (OEM) and the Emergency Operations Center (EOC) with Fire Station 8 or in a different location. OEM and the EOC will be displaced from their current location in the Courtsquare West building, 1400 N. Uhle Street, when they are removed in early 2018 for Court House Square development. The EOC, the County's primary control center for major emergencies, provides critical County emergency response functions to be coordinated among agencies and provides media updates.

<p><b>Neighborhood(s):</b> Donaldson Run, John M. Langston, Old Dominion, Rock Spring, Yorktown</p>	<p><b>Critical Milestones:</b></p> <table> <tr> <td><i>Public Planning Process</i></td> <td><b>Winter (January), 2015</b></td> </tr> <tr> <td><i>Start Design</i></td> <td><b>Summer, 2016</b></td> </tr> <tr> <td><i>Start Construction</i></td> <td><b>Fall, 2017</b></td> </tr> <tr> <td><i>Substantial Completion</i></td> <td><b>Winter, 2019</b></td> </tr> </table>	<i>Public Planning Process</i>	<b>Winter (January), 2015</b>	<i>Start Design</i>	<b>Summer, 2016</b>	<i>Start Construction</i>	<b>Fall, 2017</b>	<i>Substantial Completion</i>	<b>Winter, 2019</b>
<i>Public Planning Process</i>	<b>Winter (January), 2015</b>								
<i>Start Design</i>	<b>Summer, 2016</b>								
<i>Start Construction</i>	<b>Fall, 2017</b>								
<i>Substantial Completion</i>	<b>Winter, 2019</b>								

**Project Justification**

Fire Station 8 (the current location at 4845 Lee Highway) does not provide desired response times to some northern portions of the County as determined by the Fire Department's 2012 Response Study. The facility is dated, at the end of its useful life, and does not provide the apparatus capacity to service the community. Currently, OEM staff and EOC are located in the Courtsquare West building, 1400 N Uhle Street, which is to be removed as part of the Court House Square redevelopment. The replacement facility should be geographically separated from the Metro and County Courthouse area, so that any physical disruption in the area will not affect operations.



## Fire Station 8 and OEM Relocation

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	1,800	0	0	0	0	0	0	0	1,800
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	11,500	7,800	0	0	0	0	0	19,300
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	4,000	0	0	0	0	0	4,000
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>11,500</b>	<b>11,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,100</b>
Funding Schedule (in \$1,000s)											Notes on Funding Schedule
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	1,800	11,500	11,800	0	0	0	0	0	25,100
PAYG	0	0	0	0	0	0	0	0	0	0	0
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>11,500</b>	<b>11,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,100</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>1,800</b>	<b>11,500</b>	<b>11,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,100</b>
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	0	0	0	238	246	253	261	269	1,267
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	0	0	126	965	2,028	2,365	2,451	2,386	2,320	12,641
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>965</b>	<b>2,266</b>	<b>2,611</b>	<b>2,704</b>	<b>2,647</b>	<b>2,589</b>	<b>13,908</b>
Less Fees	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>965</b>	<b>2,266</b>	<b>2,611</b>	<b>2,704</b>	<b>2,647</b>	<b>2,589</b>	<b>13,908</b>

**09. Fire Station Replacements and Additions**

**Project Description**

In 2013, the County completed a study for desired response times to inform the priorities and demands for future fire stations. It confirmed that three existing fire stations will need to be replaced and relocated for better coverage, and one new fire station is needed. Fire Stations 4, 7 and 8 indicate a need for replacement and relocation to meet current standards, including four apparatus bays to meet current equipment requirements and gender-neutral accommodations for staff. Fire Station 8 will be addressed in an additional project with the co-location of the Office of Emergency Management and Emergency Operations Center. Previous priorities were confirmed accurate by the current coverage/response time study, and timing of mixed-use development is yet undetermined, the notional priorities for cost and sequence modeling are (1) Fire Station 4 (the current site at 3121 10th St N is indicated as open space in the Clarendon Sector Plan). The replacement of Fire Station 4 includes providing adequate space for the Fire Marshal office (1020 N Hudson St) which is located above the fire house. (2) Fire Station 7 (the current location at 3116 S Abingdon St is too small for current standards and growth in Crystal City will be considered). Fire Station 10 (1559 Wilson Blvd.) is targeted for redevelopment that is not included; a developer contribution will fund the replacement facility in conjunction with the Realize Rosslyn initiative and redevelopment. The new fire stations will each be two-story buildings with a total area 13,000 to 15,000 sf and a footprint of about 10,000 sf. Each station will occupy 1.75 to 2.0 acres to provide drive-through bays for the apparatus and adequate staff parking. Budget projections do not include land acquisitions. The milestones noted below are illustrative; actual sequence and priority of projects are driven by the results of the coverage/response time study completed in 2013 and timing of developmental opportunities. Fire Station 4 and 10 are tied to area redevelopment and may proceed with developer contributions. Both have a TBD date for implementation.

<p><b>Associated Master Plan:</b> Clarendon Sector Plan</p>	<p><b>Critical Milestones:</b></p> <table data-bbox="760 987 1444 1091"> <tr> <td><i>Fire Stations 8 Complete</i></td> <td><b>Winter, 2019</b></td> </tr> <tr> <td><i>Fire Stations 2 &amp; 7 Relocations Design</i></td> <td><b>June, 2024</b></td> </tr> <tr> <td><i>Fire Station for West Columbia Pike Complete</i></td> <td><b>Future 10 year cycle</b></td> </tr> </table>	<i>Fire Stations 8 Complete</i>	<b>Winter, 2019</b>	<i>Fire Stations 2 &amp; 7 Relocations Design</i>	<b>June, 2024</b>	<i>Fire Station for West Columbia Pike Complete</i>	<b>Future 10 year cycle</b>
<i>Fire Stations 8 Complete</i>	<b>Winter, 2019</b>						
<i>Fire Stations 2 &amp; 7 Relocations Design</i>	<b>June, 2024</b>						
<i>Fire Station for West Columbia Pike Complete</i>	<b>Future 10 year cycle</b>						
<p><b>Neighborhood(s):</b> Clarendon-Courthouse</p>							

**Project Justification**

The CIP provides placeholders to relocate two Fire Stations in FY2024. The exact stations are undetermined pending developer plans and contributions, site selection, and Public Process.

**Changes from Prior CIP**

The Fire Station response study was completed in 2012 and recommendations are included. The proposed new Columbia Pike station was moved beyond the 10-year CIP.

# Fire Station Replacements and Additions

Capital Cost Schedule (in \$1,000s)											<b>Notes on Cost Estimates</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	0	0	0	900	900	<i>Fire Station cost estimates are based on standard buildings 13,000 to 15,000 SF excluding land acquisition. Fire station costs estimated with surface parking and assumed redevelopment of an existing built-out site. A placeholder is inserted in FY24 in response to the fire responsive rate study.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	0	0	0	0	0	17,400	17,400	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,300</b>	<b>18,300</b>	
Funding Schedule (in \$1,000s)											<b>Notes on Funding Schedule</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	<b>Notes on Funding Schedule</b>
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	18,300	18,300	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,300</b>	<b>18,300</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,300</b>	<b>18,300</b>	
Projected Additional Operating Costs (in \$1,000s)											<b>Notes on Operating Costs</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	<b>Notes on Operating Costs</b>  <i>Fire stations replaced are assumed to be comparable to the previous facility. Fire Station #7 has some potential for growth because the current station is small relative to current standards.</i>
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## **10. Vehicle Wash**

### **Project Description**

Provide a facility to wash County light and heavy vehicles that will meet requirements of Arlington County's latest MS-4 Storm Water Management Permit. The key requirement is to capture wash water, both from the washing operation and runoff from the vehicles upon exiting the wash area from entering the storm water drainage system. All vehicle wash water, including runoff, must be routed to the sanitary sewer system. The facility will be located at the County Trades Center and will either be a renovation of the existing facility, an additional outdoor facility, or relocation of the existing facility.

### **Project Justification**

The County's current vehicle wash cannot meet current MS-4 permit requirements as its design is not able to capture wash water for recycling or routing to the sanitary sewer system from vehicles leaving the facility. The facility in its existing condition therefore has very limited functionality. The County is washing light vehicles at commercial facilities and has no means to clean larger vehicles within a reasonable distance.

### **Changes from Prior CIP**

First time in CIP.

## Vehicle Wash

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>		
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	0	0	0	0	0	0	0	0	0	0	0		<i>Design will start in FY 14 using \$300 K of previously allocated Storm Water Management funds. The construction amount of \$2.5 M is conceptual, to be confirmed upon design completion.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0		
Construction	2,500	0	0	0	0	0	0	0	0	0	2,500		
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0		
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0		
<b>Total Project Cost</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500</b>		
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>		
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>													
Federal Funding	0	0	0	0	0	0	0	0	0	0	0		
State Funding	0	0	0	0	0	0	0	0	0	0	0		
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0		
New Bond Issue	2,500	0	0	0	0	0	0	0	0	0	2,500		
PAYG	0	0	0	0	0	0	0	0	0	0	0		
Master Lease	0	0	0	0	0	0	0	0	0	0	0		
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0		
Other Funding	0	0	0	0	0	0	0	0	0	0	0		
<b>Subtotal New Funding</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500</b>		
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0		
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0		
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0		
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total Revenues</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500</b>		
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>		
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0		
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0		
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	175	223	248	242	235	228	222	215	209	1,997		
<b>Gross Operating Costs</b>	<b>0</b>	<b>175</b>	<b>223</b>	<b>248</b>	<b>242</b>	<b>235</b>	<b>228</b>	<b>222</b>	<b>215</b>	<b>209</b>	<b>1,997</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>0</b>	<b>175</b>	<b>223</b>	<b>248</b>	<b>242</b>	<b>235</b>	<b>228</b>	<b>222</b>	<b>215</b>	<b>209</b>	<b>1,997</b>		

## 11. Trade Center Parking Structure

### Project Description

This project will provide capacity for current severe parking shortages and increased parking demand resulting from factors that may include consolidation of assets that have already been displaced or are planned as part of this CIP, employee parking and, growth in fleet. The existing two-level parking structure, built in 2005-2006, was designed to accommodate a third level. The exposed second level deck now includes the bases for the columns that will be installed to support the third level. The additional deck to be built will measure 244' x 224' which will add approximately 130 parking spaces with an internal ramp construction.

<p><b>Neighborhood(s):</b> Fairlington-Shirlington</p>	<p><b>Critical Milestones:</b></p> <table> <tr> <td><i>Start design</i></td> <td><b>July, 2012</b></td> </tr> <tr> <td><i>Start construction</i></td> <td><b>July, 2015</b></td> </tr> <tr> <td><i>Substantial completion</i></td> <td><b>March, 2016</b></td> </tr> </table>	<i>Start design</i>	<b>July, 2012</b>	<i>Start construction</i>	<b>July, 2015</b>	<i>Substantial completion</i>	<b>March, 2016</b>
<i>Start design</i>	<b>July, 2012</b>						
<i>Start construction</i>	<b>July, 2015</b>						
<i>Substantial completion</i>	<b>March, 2016</b>						

### Project Justification

The existing staff and equipment parking structure at the Trade Center built in 2005 is currently at full capacity for large equipment and staff parking. The overall parking shortage was reinforced by a recent bus parking study performed by Arlington Public schools that highlighted their bus and staff parking cannot be accommodated on adjacent APS property and is roughly 100 spaces short of need.

## Trade Center Parking Structure

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	1,680	2,200	0	0	0	0	0	0	0	0	3,880
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>1,680</b>	<b>2,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,880</b>

  

Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	1,400	2,200	0	0	0	0	0	0	0	0	3,600
PAYG	0	0	0	0	0	0	0	0	0	0	0
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>1,400</b>	<b>2,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,600</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	280	0	0	0	0	0	0	0	0	0	280
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>280</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>280</b>
<b>Total Revenues</b>	<b>1,680</b>	<b>2,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,880</b>

  

Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	288	297	306	315	325	334	344	355	365	2,929
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	98	279	335	354	344	335	325	316	307	2,693
<b>Gross Operating Costs</b>	<b>0</b>	<b>386</b>	<b>576</b>	<b>641</b>	<b>669</b>	<b>669</b>	<b>669</b>	<b>669</b>	<b>671</b>	<b>672</b>	<b>5,622</b>
Less Fees	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>386</b>	<b>576</b>	<b>641</b>	<b>669</b>	<b>669</b>	<b>669</b>	<b>669</b>	<b>671</b>	<b>672</b>	<b>5,622</b>

## 12. ADA Remediation

### Project Description

In FY13, the County completed a comprehensive assessment of 54 facilities to determine any deficiencies in accessibility for persons with physical disabilities. To determine the extent of any deficiencies in meeting Code of Federal Regulations Title II requirements to provide access to public programs and facilities, the County will engage an architect-engineer as needed to develop facility-specific design solutions, to be followed by use of an on-call job order construction contractor to remedy the deficiencies. New construction projects include funding for ADA compliant design and features within their individual project budgets; this program is to remediate existing facilities. The first tier of priorities gathered from the report are Walter Reed Community Center, Fairlington Community Center, Cultural Affairs and Shirlington Library.

#### Critical Milestones:

<i>Walter Reed CC Design</i>	<b>February 2014</b>
<i>Walter Reed CC Construction Completion</i>	<b>June 2014</b>
<i>Fairlington CC Design</i>	<b>Spring 2014</b>
<i>Fairlington CC Construction Completion</i>	<b>Fall 2014</b>
<i>Cultural Affairs Design</i>	<b>Fall 2014</b>
<i>Cultural Affairs Construction Completion</i>	<b>Winter 2015</b>

### Project Justification

This project is to ensure that all County facilities are compliant with CFR Title II regulations, and to provide full access to County programs and facilities.

### Changes from Prior CIP

The facility specific program assessments have been completed; remediation of identified deficiencies have been listed and ranked based on mandatory regulations as the first priority. The report identifies Walter Reed CC, Fairlington CC, Cultural Affairs and Shirlington Library to be remediated in tier one.



# ADA Remediation

Capital Cost Schedule (in \$1,000s)												<b>Notes on Cost Estimates</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	140	0	0	0	0	0	0	0	0	0	0	140	<i>Costs will vary by facility for tasks such as: interior/ exterior ramps; restroom renovations, parking spaces, etc.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	
Construction	1,260	412	0	437	0	232	0	0	0	0	0	2,341	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>1,400</b>	<b>412</b>	<b>0</b>	<b>437</b>	<b>0</b>	<b>232</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,481</b>	
Funding Schedule (in \$1,000s)												<b>Notes on Funding Schedule</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>													<i>Previous PAYG funding came from prior PAYG allocations to complete the deficiencies from the Department of Justice agreement.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	0	
PAYG	0	412	0	437	0	232	0	0	0	0	0	1,081	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>412</b>	<b>0</b>	<b>437</b>	<b>0</b>	<b>232</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,081</b>	
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	1,400	0	0	0	0	0	0	0	0	0	0	1,400	
<b>Subtotal Previously Approved Funding</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,400</b>	
<b>Total Revenues</b>	<b>1,400</b>	<b>412</b>	<b>0</b>	<b>437</b>	<b>0</b>	<b>232</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,481</b>	
Projected Additional Operating Costs (in \$1,000s)												<b>Notes on Operating Costs</b>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

### 13. Aurora Hills Complex Interior Renovation

#### Project Description

This project is to complete the renovation of the Aurora Hills Complex by building on the upgrades to the joint lobby, replacement of carpet, furniture, painting and reconfiguration of stacks in the library, accomplished in FY11-12. Building on community engagement completed in 2012, the remaining work will address both the Community Center area and selected areas of the Library not addressed in the FY12 budget. In both areas, the following will be completed: removal of the abandoned HVAC units below the windows and associated millwork; removal of built-in non-functional storage cabinets; electrical upgrades necessary to meet the latest facility demands; creation of a new ADA accessible restroom to open directly to the lobby; painting of the existing restrooms; and potential replacement of the existing storefront system to both the library and community center. The Library scope will include replacement of the breakroom millwork and flooring, and refurbishment or replacement of the existing circulation desk. Funding will refresh the Community Center to include new kitchen flooring, replacing the existing carpet with resilient flooring, painting, creating a new storage room and new FF&E.

<p><b>Neighborhood(s):</b> Aurora Highlands</p>	<p><b>Critical Milestones:</b></p> <table> <tr> <td><i>Community Engagement</i></td> <td><b>March, 2015</b></td> </tr> <tr> <td><i>Start Design</i></td> <td><b>May, 2015</b></td> </tr> <tr> <td><i>Start Construction</i></td> <td><b>October, 2015</b></td> </tr> <tr> <td><i>Complete Construction</i></td> <td><b>April, 2016</b></td> </tr> </table>	<i>Community Engagement</i>	<b>March, 2015</b>	<i>Start Design</i>	<b>May, 2015</b>	<i>Start Construction</i>	<b>October, 2015</b>	<i>Complete Construction</i>	<b>April, 2016</b>	<p><b>Advisory Commission:</b> Arlington Commission for the Arts</p>
<i>Community Engagement</i>	<b>March, 2015</b>									
<i>Start Design</i>	<b>May, 2015</b>									
<i>Start Construction</i>	<b>October, 2015</b>									
<i>Complete Construction</i>	<b>April, 2016</b>									

#### Project Justification

The entire Aurora Hills Complex suffers from extremely dated interiors, with a look and feel of the 1980s. Significant progress was made with a recent lobby renovation, and re-carpeting in the library, leaving the community center side dated by comparison. This project will complete the effort to provide quality finishes throughout, update to current ADA standards, and provide sorely needed storage space on the Community Center side of the facility. The end result will be a quality facility that meets current program needs to the maximum extent possible in the space.

#### Changes from Prior CIP

At CIP adoption, the County Board accelerated funding from FY2018 (as originally included in the proposed CIP) to the November 2014 referenda.

# Aurora Hills Complex Interior Renovation

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	95	0	0	0	0	0	0	0	0	0	95	<i>Estimate based on 17,840sf</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	1,370	0	0	0	0	0	0	0	0	0	1,370	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	35	0	0	0	0	0	0	0	0	0	35	
<b>Total Project Cost</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500</b>	
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	1,500	0	0	0	0	0	0	0	0	0	1,500	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500</b>	
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	105	134	149	145	141	137	133	129	125	1,198	
<b>Gross Operating Costs</b>	<b>0</b>	<b>105</b>	<b>134</b>	<b>149</b>	<b>145</b>	<b>141</b>	<b>137</b>	<b>133</b>	<b>129</b>	<b>125</b>	<b>1,198</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>105</b>	<b>134</b>	<b>149</b>	<b>145</b>	<b>141</b>	<b>137</b>	<b>133</b>	<b>129</b>	<b>125</b>	<b>1,198</b>	

## **14. Ballston Public Parking Garage Overview**

### **Project Description**

In 1984, Arlington County purchased the garage at the Parkington Shopping Center as part of an economic development plan for the Ballston area of the County. The facility was subsequently renamed the Ballston Public Parking Garage, and was renovated and expanded to include 2,800 parking spaces on seven floors. This project was completed in conjunction with the redevelopment of what is now the Ballston Commons Mall. The first seven floors of the garage are operated as an enterprise fund. Between 2004 and 2008, an eighth level of parking, as well as the Washington Capitals skating and office facility, was constructed. The eighth floor of the facility is operating as a separate enterprise fund. Portions of the parking facility date back to the 1950's, and some capital improvements have been made over the past few years. These include replacement of the first floor slab, lighting upgrades, new signage, repainting, and structural repairs. Due to the age of the facility, additional capital needs include slab waterproofing, facade repairs, additional structural upgrades, updated payment equipment, and refurbishing the elevator lobbies. Preliminary estimates of capital needs are approximately \$14.8 million over the next 10 years for the first seven floors, and approximately \$5 million for the eighth level. The first six years of the capital plan total \$17.2 million, compared to \$8.3 million in the FY 2011 - FY 2016 Adopted CIP. This results from adding the next major upgrade at the garage in FY 2017. Several engineering studies are ongoing to better estimate the range of costs and project timing for the eighth level work. In addition to the planned capital improvements, the bonds that were issued to expand and improve the first seven floors of the facility in 1984 mature in fall 2017 (FY 2018). The bonds were structured with a bullet maturity, meaning that \$8.1 million (out of the \$11.8 currently outstanding) matures at one time in 2017. In FY 2012, a payment of \$700,000 was made in addition to the required \$500,000 debt service payment to begin addressing the bullet maturity. The hourly and monthly parking rates at the garage were increased effective May 1, 2012. The first three hours of parking remain at \$1.00, but the hourly rates increase after that threshold by anywhere from \$0.50 to \$1.00 per hour, and the maximum daily rate has increased by \$2.00 to \$10.00. Monthly five-day parking passes have increased by \$28.00 to \$105.00 and seven-day monthly passes have increased by \$41.00 to \$145.00. Additionally, graduated parking rates are now charged on weekends. Weekends used to be charged at \$1.00 per day. These new rates keep the garage's parking rates competitive with other area malls and commercial garages, while beginning to address capital and debt service needs. Revenues generated by the first seven floors can be spent only on that portion of the garage.

## 14. Ballston Public Parking Garage Floors 1 - 7

### Project Description

These projects will address various needs on the first seven levels of the Ballston Public Parking Garage. During FY 14, major repairs were completed to the eighth level parking deck and the access ramps to the eighth level. Later this year the insulation for the ice rinks on the seventh level ceiling will be repaired to prevent moisture collecting and damaging the concrete. In conjunction with the planned Ballston Mall redevelopment which is to begin in late FY 15 the County plans to use enterprise funds to: (1) replace and add new LED light fixtures throughout the facility, (2) paint portions of the garage ceiling and ramps, (3) add some new signage, (4) add new Revenue and Access equipment (5 pay on foot machines), and (5) complete some needed deck repairs on levels four and five. Future plans include replacing the elevators and redesigning the elevator lobbies.

<b>Associated Master Plan:</b> Ballston Sector Plan, Comprehensive Master Transportation Plan (MTP) for Arlington
<b>Neighborhood(s):</b> Ballston-Virginia Square

### Project Justification

Projects in FY 2015 include installation of parking pay stations for the convenience of customers and lighting and electrical upgrades. Elevator lobby improvements are planned for FY 2016, but the project timing and cost may be adjusted to coordinate with proposed renovations to Ballston Common Mall. A major capital refurbishment will be undertaken in FY 2017 and FY 2018, consistent with the historical maintenance schedule. Revenue control equipment, including cash registers, gate arms, and revenue control computers, is scheduled for replacement in FY 2020. Every year of the plan includes ongoing capital maintenance in addition to the major projects.

### Changes from Prior CIP

Lighting and electrical upgrades have been added to the planned projects on the first seven levels of the garage, and the next major upgrade at the garage, which was beyond the timeframe of the prior CIP, has been added in FY 2017. Additionally, capital maintenance is included in the current plan.

# Ballston Public Parking Garage Floors 1 - 7

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	2,519	781	770	3,370	130	830	460	650	0	0	9,510
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>2,519</b>	<b>781</b>	<b>770</b>	<b>3,370</b>	<b>130</b>	<b>830</b>	<b>460</b>	<b>650</b>	<b>0</b>	<b>0</b>	<b>9,510</b>
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0
PAYG	0	0	0	0	0	0	0	0	0	0	0
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	2,519	781	770	3,370	130	830	460	650	0	0	9,510
<b>Subtotal New Funding</b>	<b>2,519</b>	<b>781</b>	<b>770</b>	<b>3,370</b>	<b>130</b>	<b>830</b>	<b>460</b>	<b>650</b>	<b>0</b>	<b>0</b>	<b>9,510</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>2,519</b>	<b>781</b>	<b>770</b>	<b>3,370</b>	<b>130</b>	<b>830</b>	<b>460</b>	<b>650</b>	<b>0</b>	<b>0</b>	<b>9,510</b>
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Less Fees	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## **15. Barcroft Gymnastics Expansion**

### **Project Description**

Currently, the gymnastics program located at Barcroft Community Center has a waiting list of up to 400 participants. In order to meet the growing demand on the gymnastics program, the program space will need to be expanded into the adjacent gymnasium at Barcroft. The project will convert the gymnasium into useable space for gymnastics programs and may renovate other space in the center to accommodate the additional ancillary activities generated by this expansion. In order to expand into the space, analysis and planning will be undertaken to determine the disposition of the sports and activities that use that space currently. Costs include the purchase of equipment and furnishings.

### **Project Justification**

This project is in response to Board requests along with community desires to expand the existing program.

### **Changes from Prior CIP**

First time in CIP.

# Barcroft Gymnastics Expansion

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	63	0	0	0	0	0	0	0	63
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	330	0	0	0	0	0	0	0	330
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>393</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>393</b>

  

Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0
PAYG	0	0	393	0	0	0	0	0	0	0	393
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>393</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>393</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>393</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>393</b>

  

Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Less Fees	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## **16. Central Library Refresh**

### **Project Description**

Central Library is the major library in Arlington County. The facility is struggling to keep up with the changing desires of the community. The first phase of this project includes utilizing a contractor to conduct a visioning assessment of what is needed to meet community and staff needs, now and in the future. After completion of the study, upgrades will be made to the facility to accommodate growing needs and replacement of outdated FF&E. Future phases may include larger renovations.

### **Project Justification**

Central Library has recently received Capital Maintenance funds in FY 13 to complete carpeting, painting, millwork, signage and replacement of selected mechanical systems. During the interior refresh, it was requested that some of the items be moved to different areas of the library for better circulation and to meet the new library needs. Upon reorganizing designated areas of the library vast empty spaces were created. The areas created will be visioned to contain updated lighting, seating and create group and quiet areas for computer access and small group meetings.

### **Changes from Prior CIP**

First time in CIP.

# Central Library Refresh

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	0	97	0	0	0	0	0	0	0	0	97	<i>Future phases may include larger renovations pending the outcome of the study and remainder of funding requested.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	55	0	0	0	0	0	0	0	0	55	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	827	0	0	0	0	0	0	0	0	827	
<b>Total Project Cost</b>	<b>0</b>	<b>979</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>979</b>	
Funding Schedule (in \$1,000s)											Notes on Funding Schedule	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	
PAYG	0	979	0	0	0	0	0	0	0	0	979	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>979</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>979</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>979</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>979</b>	
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## 17. Critical Systems Infrastructure

### Project Description

There are several facilities throughout the County that are essential to the operations of Public Safety and First Responders. The intent of the CSI program is to centralize the monitoring and maintenance of building systems (e.g. HVAC, power, building envelope, fire alarm) supporting these 24/7/365 mission critical facilities. The facilities include the Emergency Communications Center (ECC), Alternative Emergency Communications Center (AECC), Emergency Operations Center (EOC), Network Operations Centers (NOCs), Arlington County Detention Facility (ACDF), Public Safety Radio Sites, and County Fire Stations. The CSI program will operate out of the Facilities Management Bureau (FMB) in the Department of Environmental Services (DES) and will encompass the management of day-to-day operations, on-call as-needed after-hours work and longer term capital improvement projects.

### Project Justification

Over the past decade the inventory and complexity of mission critical facilities in the County has increased. The majority of these sites have been maintained by user agencies, while others were maintained and operated by DES. This non-uniform approach led to failures in building systems and ultimately interruptions in the user agencies services. By centralizing the building system operations under FMB, the maintenance, capital improvements, and emergency response will be done consistently across all the sites. This will ensure proper operation of the building systems to allow for the user agencies to provide their core services without interruption. The following are the sites that are the initial primary focus of the CSI program.

- ECC - This site serve as the 9-1-1 call center for the entire County. Since the construction in 2008 there have been several reliability issues with the electrical power system. DES is currently implementing upgrades to the center to provide reliable, filtered and uninterruptable power. Upon completion of the upgrades, the ECC will be maintained by a mission critical contractor managed by the CSI program.
- AECC - The AECC serves as the back-up site for the ECC. Current maintenance and capital improvement frequencies of the electrical and mechanical systems are inconsistent with a mission critical facility. Implementing these sites into the CSI program will ensure proper maintenance and monitoring of the building systems.
- CHP & Trade Center NOCs - The NOCs support essential County services such as the entire County network, County e-mail, County website, County phone system, street light operation, and some Public Safety networks. Both NOCs have sophisticated building system components serving specific tasks associated with power, climate control, and fire protection. Proper operation of each component is essential to maintain each NOC online. Inclusion of these sites into the CSI program will ensure proper monitoring, preventative and corrective maintenance, and 24/7/365 emergency response.
- ACDF - This site serves as the only detention facility in the County and is a 24/7/365 operation. Reliability of the ACDF electrical standby power system is considered essential for facilities of this nature. Upgrades to system have been identified and the intent is to address these under the CSI program. Monitoring, preventative and corrective maintenance, and 24/7/365 emergency response for the standby power system will be provided through the CSI program.
- Public Safety Radio Sites - There are six radio sites located throughout the County. Operation of these radio sites is essential for maintaining clear radio communication for public safety first responders. Current maintenance and capital improvement frequencies of the electrical and mechanical systems are inconsistent with a mission critical facility. Implementing these sites into the CSI program will ensure proper maintenance and monitoring of the building systems.
- Fire Stations - There are nine fire stations strategically located throughout the County to ensure as-needed response to life safety situations. The CSI program will maintain the generators that support building life safety and emergency systems.

## Critical Systems Infrastructure

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0
Construction	4,757	0	0	60	80	0	0	75	115	0	5,087
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>4,757</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>115</b>	<b>0</b>	<b>5,087</b>

  

Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	1,200	0	0	0	0	0	0	0	0	0	1,200
PAYG	0	0	0	60	80	0	0	75	115	0	330
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>115</b>	<b>0</b>	<b>1,530</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	1,292	0	0	0	0	0	0	0	0	0	1,292
Other Previously Approved Funds	2,265	0	0	0	0	0	0	0	0	0	2,265
<b>Subtotal Previously Approved Funding</b>	<b>3,557</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,557</b>
<b>Funding</b>	<b>3,557</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,557</b>
<b>Total Revenues</b>	<b>4,757</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>115</b>	<b>0</b>	<b>5,087</b>

  

Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	1	1	1	1	1	1	1	1	0	0	8
Operations Costs (+/-)	577	577	577	577	577	577	577	577	0	0	4,616
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	84	107	119	116	113	110	107	103	100	959
<b>Gross Operating Costs</b>	<b>578</b>	<b>662</b>	<b>685</b>	<b>697</b>	<b>694</b>	<b>691</b>	<b>688</b>	<b>685</b>	<b>103</b>	<b>100</b>	<b>5,583</b>
Less Fees	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>578</b>	<b>662</b>	<b>685</b>	<b>697</b>	<b>694</b>	<b>691</b>	<b>688</b>	<b>685</b>	<b>103</b>	<b>100</b>	<b>5,583</b>

## 18. DHS Consolidation

### Project Description

Department of Human Services operations now located at the Edison site, Clarendon House and Fenwick will be relocated to a consolidated location, the three-building Sequoia Plaza complex at 2100-2130 Washington Boulevard. These moves will move most of DHS out-patient services, adding to the earlier relocation of services to the Sequoia One building in 2010. Functions now operating at Drewry (1725 N George Mason Drive), George Mason Building (1801 N George Mason Drive) and 1810 Edison Street building including crisis intervention, mental health services, substance abuse and psychiatric services and related administrative support. Additionally, the behavioral health program, a day program for individuals with serious mental illness, will be relocated from Clarendon House, 3141 10th Street N to the Sequoia Three building. The consolidation will reduce total occupied space from 83,850 sf in the current facilities to newly leased space of 58,300 sf in the Sequoia Plaza concept. This space is in addition to the 144,740 sf the County previously leased in the Sequoia Plaza One building. The Early Childhood Development program housed in the George Mason Building will likely remain through the initial lease period of January 31, 2018; that would be a logical time to consider other locations for that function.

<p><b>Associated Master Plan:</b> Clarendon Sector Plan</p>	<p><b>Critical Milestones:</b></p> <table> <tr> <td><i>Start design</i></td> <td><b>January, 2014</b></td> </tr> <tr> <td><i>Complete lease for new facilities</i></td> <td><b>July, 2014</b></td> </tr> <tr> <td><i>Start construction for DHS relocation</i></td> <td><b>January, 2015</b></td> </tr> <tr> <td><i>Substantial completion</i></td> <td><b>August, 2015</b></td> </tr> <tr> <td><i>Consolidation complete</i></td> <td><b>September, 2015</b></td> </tr> </table>	<i>Start design</i>	<b>January, 2014</b>	<i>Complete lease for new facilities</i>	<b>July, 2014</b>	<i>Start construction for DHS relocation</i>	<b>January, 2015</b>	<i>Substantial completion</i>	<b>August, 2015</b>	<i>Consolidation complete</i>	<b>September, 2015</b>	<p><b>Advisory Commission:</b> Community Services Board (CSB)</p>
<i>Start design</i>		<b>January, 2014</b>										
<i>Complete lease for new facilities</i>	<b>July, 2014</b>											
<i>Start construction for DHS relocation</i>	<b>January, 2015</b>											
<i>Substantial completion</i>	<b>August, 2015</b>											
<i>Consolidation complete</i>	<b>September, 2015</b>											
<p><b>Neighborhood(s):</b> Arlington Heights, Clarendon-Courthouse, Highview Park</p>												

### Project Justification

DHS relocated their core services to Sequoia Plaza building 1, 2100 Washington Blvd, in 2010, which now provides 89% of the 37,000 annual client visits. Only 8.2% of DHS clients receive services at the Edison complex; 72% of these clients also receive services at Sequoia. Consolidation at Sequoia or another location nearby easily accessed by frequent transit will reduce the extent of client travel and allow DHS to operate more efficiently. Relocation of services from the Edison complex will resolve multiple issues: 1), Drewry and 1810 Edison buildings are beyond their useful life, require high levels of maintenance, are high energy users and have limited parking space for clients and staff; and 2) the 1800 Edison building has been vacant for over five years and would not be economically justified to renovate to current standards. The Clarendon House is similarly an outmoded structure with limited parking availability. The Clarendon Sector Plan calls for this site to be converted to open space. Relocating the Fenwick programs will complete the consolidation of DHS services, improving DHS staff efficiency and quality of service.) The building has an outdated HVAC system and is a high energy user.

### Changes from Prior CIP

Timeline changes to correspond to the lease.

# DHS Consolidation

Capital Cost Schedule (in \$1,000s)											10 Year Total	<i>Notes on Cost Estimates</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
A & E	0	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Construction	11,635	0	0	0	0	0	0	0	0	0	0	11,635
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>11,635</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,635</b>

  

Funding Schedule (in \$1,000s)											10 Year Total	<i>Notes on Funding Schedule</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	0
PAYG	600	0	0	0	0	0	0	0	0	0	0	600
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0
Other Funding	6,200	0	0	0	0	0	0	0	0	0	0	6,200
<b>Subtotal New Funding</b>	<b>6,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,800</b>
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	4,835	0	0	0	0	0	0	0	0	0	0	4,835
<b>Subtotal Previously Approved Funding</b>	<b>4,835</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,835</b>
<b>Funding</b>	<b>4,835</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,835</b>
<b>Total Revenues</b>	<b>11,635</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,635</b>

  

Projected Additional Operating Costs (in \$1,000s)											10 Year Total	<i>Notes on Operating Costs</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	1,670	1,340	2,040	2,090	2,180	2,160	2,250	2,330	1,270	17,330	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Operating Costs</b>	<b>0</b>	<b>1,670</b>	<b>1,340</b>	<b>2,040</b>	<b>2,090</b>	<b>2,180</b>	<b>2,160</b>	<b>2,250</b>	<b>2,330</b>	<b>1,270</b>	<b>17,330</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>1,670</b>	<b>1,340</b>	<b>2,040</b>	<b>2,090</b>	<b>2,180</b>	<b>2,160</b>	<b>2,250</b>	<b>2,330</b>	<b>1,270</b>	<b>17,330</b>	

**18. DHS Consolidation**

**Associated Costs and Funding Sources**

TOTAL PROJECT BUDGET FUNDING SOURCES

FY 2012 Closeout PAYG - \$3.8M

FY15 PAYG - \$0.6M

FY 2014 Closeout PAYG - \$0.8M

Tenant Improvement Funds - \$5.2M

Commission Rebate - \$1.2M

Total Project Estimate - \$11.6M

## 19. Edison Site Building Removal

### Project Description

The Edison Complex is currently occupied by the Department of Human Services (DHS) along with a Headstart program located in George Mason. In 2004, 1800 Edison and the adjacent Lab building were vacated when the Fenwick Center was opened as a replacement Tuberculosis Clinic. The building remained as Human Services storage until October of 2011. With the consolidation of the remainder of the Human Services functions to the Sequoia Complex in late Summer 2015, the Edison Complex will under go a Public Process based on County recommendations. The Public Process will include the vacated buildings/parcel and possibly the George Mason facility in the redevelopment plans.

#### Critical Milestones:

<i>Public Process Start</i>	<b>July 2018</b>
<i>Public Process Completion</i>	<b>January 2019</b>
<i>Projected Phase I Implementation</i>	<b>February 2019</b>

### Project Justification

With the impending consolidation of the Department of Human Services to the Sequoia Complex, a Public Process should be initiated. The Public Process will present County recommendations for the removal and/or repurpose of the buildings and parcel. Removal of all facilities, with the exception of George Mason, will reduce routine and capital maintenance costs.

### Changes from Prior CIP

First time in CIP.



# Edison Site Building Removal

Capital Cost Schedule (in \$1,000s)											Notes on Cost Estimates	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
A & E	0	0	0	0	350	0	0	0	0	0	350	The projected Phase I would include demolition of 1800 Edison and the adjacent lab. Future phases to include demolition of the remaining buildings.
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	1,350	1,700	0	0	0	0	3,050	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	<b>1,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,400</b>	
Funding Schedule (in \$1,000s)											Notes on Funding Schedule	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0		0
State Funding	0	0	0	0	0	0	0	0	0	0		0
Developer Contributions	0	0	0	0	0	0	0	0	0	0		0
New Bond Issue	0	0	0	0	1,700	1,700	0	0	0	0		3,400
PAYG	0	0	0	0	0	0	0	0	0	0		0
Master Lease	0	0	0	0	0	0	0	0	0	0		0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0		0
Other Funding	0	0	0	0	0	0	0	0	0	0		0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	<b>1,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>3,400</b>
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0		0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,700</b>	<b>1,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,400</b>	
Projected Additional Operating Costs (in \$1,000s)											Notes on Operating Costs	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total		
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0		0
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0		0
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0		0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0		0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0		0
Bond Financing Cost (P & I Payments)	0	0	0	0	0	119	270	320	333	324		1,366
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119</b>	<b>270</b>	<b>320</b>	<b>333</b>	<b>324</b>	<b>1,366</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119</b>	<b>270</b>	<b>320</b>	<b>333</b>	<b>324</b>	<b>1,366</b>	

## 20. Lubber Run Community Center-Replacement

### Project Description

The County intends to replace the existing Lubber Run Community Center with a new facility that includes parking to meet the needs of our growing community. The County will take part in a robust community process to better define needs and confirm a location for the facility. The new community center will provide a full complement of recreational, social and learning activities for all ages.

<p><b>Neighborhood(s):</b> Arlington Forest, Buckingham</p>	<p><b>Critical Milestones:</b></p> <p><i>Planning Begins</i>                      <b>FY 2015</b>  <i>Design Development Phase Begins</i>    <b>FY 2016</b>  <i>Construction Phase Begins</i>              <b>FY 2017 (after bond referenda approval)</b></p>	<p><b>Advisory Commission:</b> Public Facilities Review Committee</p>
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### Project Justification

The Lubber Run Community Center, the oldest community center in the County specifically designed as a community center, is nearing the end of its useful life. It was constructed with a split-level arrangement without elevators. Bringing the facility into ADA compliance would be impractical and cost prohibitive. Based on the outcome of the community process, new amenities may be added to the facility.

# Lubber Run Community Center-Replacement

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	1,400	0	0	0	0	0	0	0	0	1,400	<i>The current facility is 19,302sf; the new facility cost estimates are based on recently redeveloped community centers.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	13,000	13,600	0	0	0	0	0	0	26,600	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>1,400</b>	<b>13,000</b>	<b>13,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,000</b>	
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	1,400	13,000	13,600	0	0	0	0	0	0	28,000	
PAYG	0	0	0	0	0	0	0	0	0	0	0	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>1,400</b>	<b>13,000</b>	<b>13,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,000</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>1,400</b>	<b>13,000</b>	<b>13,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,000</b>	
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	<i>Any potential growth for staff beyond the existing community center cannot be modeled until a program of services is determined.</i>
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	98	1,035	2,248	2,636	2,737	2,664	2,591	2,518	16,527	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>98</b>	<b>1,035</b>	<b>2,248</b>	<b>2,636</b>	<b>2,737</b>	<b>2,664</b>	<b>2,591</b>	<b>2,518</b>	<b>16,527</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>98</b>	<b>1,035</b>	<b>2,248</b>	<b>2,636</b>	<b>2,737</b>	<b>2,664</b>	<b>2,591</b>	<b>2,518</b>	<b>16,527</b>	

## **21. Lease Program**

### **Project Description**

The County leasing program strives to maintain an appropriate balance of leased vs. owned facilities. Leases are reviewed for appropriateness and cost effectiveness on an ongoing basis relative to dynamic market conditions, and naturally at lease renewal decision points. The attached table indicates when various leased facilities will be up for renewal, relocation, or conversion. Decisions on lease renewal typically predate expiration by 1-2 years, with even greater advance time for larger leases.

### **Project Justification**

Leased facilities comprise a large portion of our overall facility inventory, and include such core facilities as the anchor service center for the Department of Human Services (DHS), and the primary office building for the County Government, at Courthouse Plaza. Presently the County owns and operates approximately 2 million SF of facilities, and leases approximately 495,170 SF. Leased facilities offer some inherent advantages to the County: They are flexible and therefore the quickest way to meet additional space needs, drop excess space or provide temporary space. Some of the maintenance and operations burden borne by limited County staff is reduced because those services are typically provided by the landlord. With owned facilities, the County controls the property and can more accurately plan budgets rather than face swings in the market during periods of lease renewals. While existing leases are funded through the annual operating budget process, the leasing program can and does significantly impact the capital program. The County performs ongoing leasing analyses that can provide significant facility upgrades without affecting debt capacity but still require capital funds.

## Arlington County Leases

<b>Term Expiration</b>	<b>Area (sf)</b>	<b>Name/location</b>	<b>Description</b>
1/31/22	16,115	AED	Office
11/30/19	11,132	ATP-CIC Office	Transportation office
4/30/23	54,396	Artisphere	Cultural Arts
12/31/31		Ballston Garage	Parking
12/31/31		Ballston Garage - Parking Facilities Lease	Parking
Indefinite		Barton St. Community Garden	Garden
10/31/18	234,937	CHP	Office
-	842	Commuter Store/1686 Crystal Sq. Arcade	Retail
12/31/14	545	Commuter Store/1615-B Crystal Sq. Arc.	Retail
10/31/14	1,758	Commuter Store/1700 N. Moore St.	Retail
5/31/16	176	Commuter Store Kiosk/Ballston metro station	Retail
12/31/16	8,420	Culpepper Garden/4435 N. Pershing Dr.	Day care (senior)
4/14/22	452	ECC/6400 Arlington Blvd.	Communications
10/31/24	1,560	Gates of Ballston/4108 4th St. N.	Community center
6/30/81		I-66 Garage/15th St. N. & N. Stafford St.	Parking
Indefinite		Korean Embassy Parcels/Clarendon Blvd. & Barton St.	Park
7/31/17	7,840	Rosslyn Theater/1601 N. Kent St.	Cultural Arts
6/30/30	217,482	Sequoia Plaza/2100 Washington Blvd.	Office
3/31/17	7,128	Special Public Safety Use	Office
10/31/16	2,010	Star Program/2300 9th St. S.	Office
2/28/15	3,119	Woodmont Weavers/Ballston Mall	Special use (County related)

10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
Ongoing Energy Efficiency Projects	346	572	446	470	608	533	597	615	633	652	5,472
<b>Total Recommendation</b>	<b>346</b>	<b>572</b>	<b>446</b>	<b>470</b>	<b>608</b>	<b>533</b>	<b>597</b>	<b>615</b>	<b>633</b>	<b>652</b>	<b>5,472</b>

CATEGORY FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0
PAYG	346	572	446	470	608	533	597	615	633	652	5,472
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>346</b>	<b>572</b>	<b>446</b>	<b>470</b>	<b>608</b>	<b>533</b>	<b>597</b>	<b>615</b>	<b>633</b>	<b>652</b>	<b>5,472</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Funding Sources</b>	<b>346</b>	<b>572</b>	<b>446</b>	<b>470</b>	<b>608</b>	<b>533</b>	<b>597</b>	<b>615</b>	<b>633</b>	<b>652</b>	<b>5,472</b>

## Ongoing Energy Efficiency Projects

### Project Description

Energy efficiency projects will be completed each year to reduce operational costs by managing the consumption of energy in County facilities. Specific energy efficiency projects are selected based on analyses of utility bills and building energy usage, emerging clean energy technologies, and equipment replacement schedules in the facilities maintenance capital program. A County Operations Energy Plan, in preparation during calendar 2014, will identify future projects and priority needs beyond those identified in this CIP.

<p><b>Associated Master Plan:</b> Community Energy Plan</p>	<p><b>Advisory Commission:</b> Community Energy Plan Implementation Review Committee (CEPIRC), Environment and Energy Conservation Commission</p>
<p><b>Neighborhood(s):</b> VARIOUS</p>	

### Project Justification

Continued investment in energy management technologies and practices reduce operating costs while renewing our capital assets. These energy projects support achievement of the ambitious goals for County operations included within the adopted Community Energy Plan. All projects are coordinated with Facilities Management and other constituent agencies. The following projects have been identified to provide clear near-term energy and operational savings.

- The **boilers at Central Library** are inefficient and nearing the end of their use life. This existing equipment is also not well-suited to the newer HVAC equipment installed at Central Library. New high-efficiency boilers will integrate well with the heat-recovery chillers installed in 2013, providing substantial energy and cost savings while renewing this essential equipment of this important community asset.
- **Energy Management Information System:** National studies show that 20%-30% reductions in energy use in buildings are feasible through optimal control of building equipment and systems, even if the energy-using technologies are already efficient. Advanced monitoring of building systems is now possible, going beyond simple on/off/setback schedules of major heating and cooling equipment. Because of an increasing number and variety of devices plugged into electric power in our facilities, building energy use is now driven by much more than traditional heating, cooling, and lighting. Control of these devices has been limited in the past. This PAYG project is for deployment of advanced metering, sub-metering, and an information platform to monitor and control energy uses for near- and long-term reductions in energy costs. This building energy information system will also provide enhanced intelligence on the operational efficiency of major equipment (e.g. chillers), helping improve preventative maintenance and enhancing asset life. This project is a major initiative in support of achieving the County's Better Buildings Challenge goal of a 20% reduction in energy use per square foot of space by 2020, as well as the goal for County operations in the Community Energy Plan: a 25% reduction in greenhouse gas emissions across government operations by 2020.

- **Efficiency and Renewables at Trades Center:** The mechanical system at the Park Operations building is due for re-commissioning (RCx). Recent RCx interventions at the Barcroft Sports, Fairlington Community Center, and Walter Reed Community Center achieved 20%-40% energy use reductions and improved comfort for employees and visitors. The Park Operations site is also an attractive location for a solar photovoltaic (PV) system to further reduce energy costs while serving as a visible symbol of the County's commitment to clean energy. The Solid Waste/Transportation Engineering building is an attractive site for use of a solar hot water system for both domestic water heating and space heating. This work will be closely coordinated with Facilities Management's deployment of a building energy management system at this site.
- **Advanced Lighting:** As existing light fixtures and lamps become due for routine replacement/re-lamping, light-emitting diode (LED) and advanced fluorescent lights will be used to create additional energy cost savings.
- **Motors Inventory and Replacement:** Electric motors consume over 10% of energy used in institutional buildings, to move air and water via fans and pumps, respectively. These unseen workhorses can operate for decades, but new high efficiency motors are available that cut energy waste. Planned early retirement of aging motors can prevent disruptive outages from motor failure. This project is consistent with and complementary to the Energy Management Information System in this CIP.
- **Electric Vehicle Supply Equipment (EVSE):** Electric vehicles are inherently more efficient, with lower greenhouse gas emissions, than internal combustion engines. Arlington is an ideal location for use of electric vehicles as most employee trips are for short distances in stop-and-go traffic. Convenient charging infrastructure (EVSE) is needed to fuel these vehicles. Although public-private partnerships are feasible for providing the actual charging devices, alterations to electric circuits are needed to provide adequate safe power to the charging devices. This project advances achievement of the goals for cleaner transportation in the Community Energy Plan and Master Transportation Plan. Additional clean energy projects will be identified in the County Operations Energy Plan currently in development during calendar 2014, particularly for FY2020 and beyond.



## Ongoing Energy Efficiency Projects

Capital Cost Schedule (in \$1,000s)											10 Year Total	<b>Notes on Cost Estimates</b>	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24				
A & E	0	0	0	0	0	0	0	0	0	0	0	0	<i>The program level of funding will be dedicated to projects of various sizes and may include some design and construction but is most often equipment related.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	
Construction	346	572	446	470	608	533	597	615	633	652	5,472		
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>346</b>	<b>572</b>	<b>446</b>	<b>470</b>	<b>608</b>	<b>533</b>	<b>597</b>	<b>615</b>	<b>633</b>	<b>652</b>	<b>5,472</b>		
Funding Schedule (in \$1,000s)											10 Year Total	<b>Notes on Funding Schedule</b>	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24				
<b>New Funding</b>													<i>A stable funding level is preferred each year to maintain active programming, deploy innovative technologies as they become market-ready, and achieve continuous improvement in energy performance.</i>
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0	
State Funding	0	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	0	
PAYG	346	572	446	470	608	533	597	615	633	652	5,472		
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>346</b>	<b>572</b>	<b>446</b>	<b>470</b>	<b>608</b>	<b>533</b>	<b>597</b>	<b>615</b>	<b>633</b>	<b>652</b>	<b>5,472</b>		
<b>Previously Approved Funding</b>													
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total Revenues</b>	<b>346</b>	<b>572</b>	<b>446</b>	<b>470</b>	<b>608</b>	<b>533</b>	<b>597</b>	<b>615</b>	<b>633</b>	<b>652</b>	<b>5,472</b>		
Projected Additional Operating Costs (in \$1,000s)											10 Year Total	<b>Notes on Operating Costs</b>	
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24				
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0	<i>Investments in energy efficiency and renewable energy technologies reduce long-term facility energy costs. Due to changes in energy prices, these savings are often avoided costs rather than cash savings, but the energy program maintains extensive data on building performance to verify energy consumption improvements.</i>
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0		
Facilities Costs (+/-)	-10	-96	-155	-224	-287	-385	-450	-451	-451	-452	-2,961		
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0		
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0		
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0		
<b>Gross Operating Costs</b>	<b>-10</b>	<b>-96</b>	<b>-155</b>	<b>-224</b>	<b>-287</b>	<b>-385</b>	<b>-450</b>	<b>-451</b>	<b>-451</b>	<b>-452</b>	<b>-2,961</b>		
Less Fees	0	0	0	0	0	0	0	0	0	0	0		
<b>Net Operating Cost</b>	<b>-10</b>	<b>-96</b>	<b>-155</b>	<b>-224</b>	<b>-287</b>	<b>-385</b>	<b>-450</b>	<b>-451</b>	<b>-451</b>	<b>-452</b>	<b>-2,961</b>		

## Ongoing Energy Efficiency Projects

### Associated Costs and Funding Sources

PAYG - \$4.751M Dollars per Project: Central Library Boilers: \$0.346M Energy Management Information System: \$1.120M Efficiency and Renewables at Trades Center: \$0.445M  
Advanced Lighting: \$0.450M Motors Inventory & Replacement: \$0.240M EVSE: \$0.150M Other on-going energy projects (FY20+): \$2.000M

## **Land Acquisition**

### **Project Description**

The project addresses the acquisition of facilities or land for general governmental use.

### **Project Justification**

Facility requirements and acquisition opportunities do not always present themselves in a predictable timeline optimal for CIP consideration and a bond referendum every two years. This project provides the flexibility to meet needs in the community as parcels become available or as property exchanges associated with development become feasible. For land acquisition program needs, goals would include support of sector plans, right-of-way for realignment of intersections, maintenance shops or storage, and other purchases of facilities or land for County functions. A potential project that would fit the criteria for this stream of funding is the acquisition of a property for storage, or a fire station if the right parcel becomes available a few years in advance of planned construction. This funding is in addition to Parks Open Space land acquisition which is shown under Local Parks and Recreation.

Capital Cost Schedule (in \$1,000s)											10 Year Total	<i>Notes on Cost Estimates</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
A & E	0	0	0	0	0	0	0	0	0	0	0	0
Land Acquisition	3,440	0	0	0	0	0	0	0	0	0	0	3,440
Construction	0	0	0	0	0	0	0	0	0	0	0	0
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	0
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Project Cost</b>	<b>3,440</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,440</b>

Funding Schedule (in \$1,000s)											10 Year Total	<i>Notes on Funding Schedule</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	2,000	0	0	0	0	0	0	0	0	0	0	2,000
PAYG	1,440	0	0	0	0	0	0	0	0	0	0	1,440
Master Lease	0	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>3,440</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,440</b>
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>	<b>3,440</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,440</b>

Projected Additional Operating Costs (in \$1,000s)											10 Year Total	<i>Notes on Operating Costs</i>
FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24			
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	0
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	0
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Less Fees	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
District Energy	0	0	186	219	225	174	179	184	190	489	1,846
<b>Total Recommendation</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>219</b>	<b>225</b>	<b>174</b>	<b>179</b>	<b>184</b>	<b>190</b>	<b>489</b>	<b>1,846</b>

CATEGORY FUNDING SOURCES (in \$1,000s)

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total
<b>New Funding</b>											
Federal Funding	0	0	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0
PAYG	0	0	186	219	225	174	179	184	190	489	1,846
Master Lease	0	0	0	0	0	0	0	0	0	0	0
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>219</b>	<b>225</b>	<b>174</b>	<b>179</b>	<b>184</b>	<b>190</b>	<b>489</b>	<b>1,846</b>
<b>Previously Approved Funding</b>											
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Funding Sources</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>219</b>	<b>225</b>	<b>174</b>	<b>179</b>	<b>184</b>	<b>190</b>	<b>489</b>	<b>1,846</b>

## District Energy

### Project Description

Pre-development and design projects will be completed to ascertain the potential creation of a district energy entity and system. Core to this effort from FY17-FY19 will be completing the final phases of integrated energy master plans (IEMPs) in Courthouse, Crystal City and Rosslyn. IEMPs evaluate an integrated approach to efficient energy delivery and usage, increased energy efficiency, and optimized energy supply. The IEMPs assess the feasibility of the integrated approach primarily on energy-related investment returns, but also on the competitiveness of each neighborhood as a whole, energy supply reliability, and the environmental impact in terms of avoided greenhouse gas emissions. Each IEMP shall propose and analyze options to dramatically reduce the environmental impact of energy use while enhancing comfort, convenience, and cost for building owners. CIP funds in FY20-FY23 will be used to finalize business planning efforts and legal analyses for the District Energy Entity (DEE) that would be needed to own the system. FY24 funds will be used to begin implementing the plans and build the system infrastructure.

<p><b>Associated Master Plan:</b> Community Energy Plan</p>	<p><b>Advisory Commission:</b> Community Energy Plan Implementation Review Committee (CEPIRC)</p>
<p><b>Neighborhood(s):</b> VARIOUS</p>	

### Project Justification

The development community is hesitant to build projects that would connect to a 4-pipe district energy system. While it is important to build a district energy system to show proof-of-concept, such a system should not be built without the proper due diligence. Initial research in Phase 1 of the Crystal City Integrated Energy Master Plan (IEMP) concluded that a district energy system is technically and economically feasible. Additional planning studies and IEMPs are necessary to determine feasibility of a potentially significant energy system. Deliverables over the next ten years include final district energy interoperability and engineering standards, a legal and governance framework for a District Energy Entity that would own the system, and an infrastructure plan showing the optimal use of underground space for district energy infrastructure competing for space in an already crowded right-of-way. This work is closely coordinated with Transportation and Underground Utility Infrastructure planning. If we do not include district energy systems to help us achieve our myriad long-term energy goals, our community will need to increase our efforts in other areas, e.g., building energy efficiency, transportation efficiency.

### Changes from Prior CIP

We have expanded the scope from the prior CIP by adding more studies toward a goal of implementation beginning at the end of this 10-year CIP cycle.

Capital Cost Schedule (in \$1,000s)											<i>Notes on Cost Estimates</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
A & E	0	0	186	219	225	174	179	184	190	489	1,846	<i>The program level of funding will be dedicated to projects of various sizes and may include some construction, but is mostly related to research and pre-development design.</i>
Land Acquisition	0	0	0	0	0	0	0	0	0	0	0	
Construction	0	0	0	0	0	0	0	0	0	0	0	
Relocation and Temp Facilities	0	0	0	0	0	0	0	0	0	0	0	
Equipment and Furnishings	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Project Cost</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>219</b>	<b>225</b>	<b>174</b>	<b>179</b>	<b>184</b>	<b>190</b>	<b>489</b>	<b>1,846</b>	
Funding Schedule (in \$1,000s)											<i>Notes on Funding Schedule</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
<b>New Funding</b>												
Federal Funding	0	0	0	0	0	0	0	0	0	0	0	<i>If the planning studies show that it is warranted, increased funding would be needed for district energy implementation after FY24.</i>
State Funding	0	0	0	0	0	0	0	0	0	0	0	
Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	
New Bond Issue	0	0	0	0	0	0	0	0	0	0	0	
PAYG	0	0	186	219	225	174	179	184	190	489	1,846	
Master Lease	0	0	0	0	0	0	0	0	0	0	0	
Sanitary District Tax	0	0	0	0	0	0	0	0	0	0	0	
Other Funding	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal New Funding</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>219</b>	<b>225</b>	<b>174</b>	<b>179</b>	<b>184</b>	<b>190</b>	<b>489</b>	<b>1,846</b>	
<b>Previously Approved Funding</b>												
Authorized but Unissued Bonds	0	0	0	0	0	0	0	0	0	0	0	
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0	
Other Previously Approved Funds	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal Previously Approved Funding</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>219</b>	<b>225</b>	<b>174</b>	<b>179</b>	<b>184</b>	<b>190</b>	<b>489</b>	<b>1,846</b>	
Projected Additional Operating Costs (in \$1,000s)											<i>Notes on Operating Costs</i>	
	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	10 Year Total	
Anticipated FTEs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Operations Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Facilities Costs (+/-)	0	0	0	0	0	0	0	0	0	0	0	
Master Lease Financing Cost	0	0	0	0	0	0	0	0	0	0	0	
Maintenance Capital Impact	0	0	0	0	0	0	0	0	0	0	0	
Bond Financing Cost (P & I Payments)	0	0	0	0	0	0	0	0	0	0	0	
<b>Gross Operating Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Less Fees	0	0	0	0	0	0	0	0	0	0	0	
<b>Net Operating Cost</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	