

Arlington County, Virginia

PUBLIC AND 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 on 92 buildings, that total over 2.4 M square feet, 36 of which are more than 50 years old. Maintenance is planned for through the facilities life cycle and includes periodic renovation, and eventual replacement of obsolete facilities.

This CIP continues investment in the Critical Systems Infrastructure program (CSI). CSI is focused on the 24/7/365 maintenance of backup generators, cooling systems, Uninterruptible Power Supplies, Automatic Transfer Switches and associated monitoring equipment 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. This ongoing investment in FF&E acknowledges that interior spaces need more than periodic paint and carpet over the building's 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.

The CIP also includes sustained investments in energy efficiency, electrification of buildings, installation of government and publicly accessible electric vehicle charging equipment, renewable energy resources, infrastructure, and energy resilience measures and mechanisms. The AIRE team is also developing a predictive decision-support tool and upgrading existing energy tracking systems to greater inform building upgrades and retro-commissioning and to measure progress toward County climate and greenhouse gas emissions reduction goals.

Program Summary

Facilities Management Bureau (FMB) and Facilities, Design and Construction (FDC) use the Facility Condition Assessments (FCA) to determine long-term capital planning needs for our facilities portfolio. Each piece of equipment and building system is included in the database with specific data regarding age, ongoing maintenance required, upcoming repairs, and replacements per the manufacturer specifications and industry standards. FCAs are used to aid FMB on the projection of overall building maintenance and larger replacements included as capital projects. However, the FCA data is only one aspect of Capital Maintenance of the County's facilities. Staff compare the hard data, onsite real-time observations, manufacturer's support of equipment, and capability with new equipment while developing a program to continue to operate the County's facilities efficiently.

Master Plan Impact

The public facilities projects included in the adopted CIP reflect strong linkages to master and other development plans that drive facility planning and acquisitions. Facility planning and design for the projects included in this CIP strive to reflect the guidance provided in the Community Facilities Study such as community participation and building up.

**PUBLIC AND GOVERNMENT FACILITIES: PROGRAM
FUNDING SUMMARY**

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

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	10 Year Total
1. Design and Construction	34,433	26,850	35,813	7,450	8,950	14,400	37,100	6,900	7,400	10,400	189,696
2. Facilities Maintenance	4,275	4,960	9,500	9,500	10,000	10,000	10,040	10,540	10,540	10,590	89,945
3. Energy Efficiency	325	1,900	1,510	1,775	1,995	1,890	1,210	1,325	1,200	1,125	14,255
Total Recommendation	39,033	33,710	46,823	18,725	20,945	26,290	48,350	18,765	19,140	22,115	293,896

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

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	10 Year Total
New Funding											
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	19,310	26,490	39,900	13,000	15,000	20,000	43,200	13,500	14,000	17,000	221,400
PAYG	850	6,720	6,423	5,225	5,445	5,290	4,650	4,765	4,640	4,615	48,623
Short Term Finance	0	0	0	0	0	0	0	0	0	0	0
Stormwater Utility Fee Revenue	0	0	0	0	0	0	0	0	0	0	0
Other Funding	500	500	500	500	500	1,000	500	500	500	500	5,500
Subtotal New Funding	20,660	33,710	46,823	18,725	20,945	26,290	48,350	18,765	19,140	22,115	275,523
Previously Approved Funding											
Authorized but Unissued Bonds	7,500	0	0	0	0	0	0	0	0	0	7,500
Issued but Unspent Bonds	0	0	0	0	0	0	0	0	0	0	0
Other Previously Approved Funds	10,873	0	0	0	0	0	0	0	0	0	10,873
Subtotal Previously Approved Funding	18,373	0	18,373								
Total Funding Sources	39,033	33,710	46,823	18,725	20,945	26,290	48,350	18,765	19,140	22,115	293,896