

Program Description

The Public and Government Facilities program consists of key projects that support the County's 95 owned and leased buildings, which are an average age of 45 years old and total approximately 3.99M square feet. The 10-year CIP provides the Public and Government Facilities program with a systematic investment approach that encompasses periodic renovations, significant modernization and planned replacement of facilities, based upon facility life cycles, changing program demands and services, and initiatives that advance energy efficiency. The projects help ensure the County's public facilities operate in a state of good repair, meet users' needs, and reflect the County's commitment to cost-effective energy and carbon performance.

Program Summary

Facilities projects are managed through three major programs: Design and Construction, Facilities Maintenance, and Energy Efficiency. Facility Condition Assessments are used to determine long-term capital planning needs for our facilities portfolio using specific data regarding age, ongoing maintenance required, upcoming repairs, and replacements per the manufacturer specifications and industry standards. Staff also compare the hard data, real-time onsite observations, manufacturers' support of equipment, and compatibility with new equipment while developing a program to continue operating the County's facilities efficiently.

The Facilities Design & Construction projects are focused on meeting the needs of various County programs. This CIP invests in numerous projects that operationalize long-term planning efforts that prioritize space efficiency and optimize the use of our existing footprint to the greatest extent feasible for cost-savings. Many projects are continued from the previous CIP, including those focused on community centers, the Courts/Police building and County facility improvements. New in this CIP are major repair projects the Detention Facility and some repairs at the Ballston Garage.

The Facilities Maintenance program provides funding to maintain a steady state of facility operations and to reduce the risk of loss of program space or facility closure. The increased and ongoing investments in this CIP will address deferred and upcoming maintenance requirements of infrastructure vital to maintaining County programming. This CIP also introduces new infrastructure replacement programs to address deferred maintenance needs that are informed by predictive analytics, as the County facilities portfolio has reached an average age in alignment with or in excess of typical base building system useful life. Systems including HVAC, elevators, fire alarms, and exterior façades have experienced corrective repairs that require long-term capital improvements. This CIP also continues investment in the Critical Systems Infrastructure program, which is focused on the 24/7/365 maintenance of critical sites (e.g., fire stations, public safety radio sites) and systems critical to facility operations.

Energy Efficiency projects are managed by the Arlington Initiative to Rethink Energy (AIRE). The AIRE team uses its decision-support tool to model energy performance by upgrading existing County facilities' capital projects in conjunction with energy tracking systems. This tool informs building upgrades and retro-commissioning efforts and helps measure progress toward County climate and greenhouse gas emissions reduction goals. This CIP also includes sustained investments in the installation of government and publicly accessible electric vehicle charging equipment, renewable energy resources, onsite solar, and energy resilience measures and mechanisms.

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. A central focus of these efforts is the incorporation of sustainability principles that support environmental stewardship, fiscal responsibility, and long term community resilience. Facility planning and design for the projects included in this CIP strive to reflect the guidance provided in the County Board direction, particularly with respect to meaningful community participation, efficient land use, and environmentally responsible design practices. Additional sustainability considerations include opportunities for energy efficient building systems, reduced lifecycle operating costs and alignment with broader County climate and resilience objectives. Through these measures, the CIP advances public facilities that meet current service needs while reducing environmental impacts and supporting long term sustainability goals.

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	10 Year Total
Design and Construction	52,913	39,487	39,668	19,020	17,823	17,768	18,718	8,231	4,652	37,604	255,884
Facilities Maintenance	33,782	13,220	12,175	12,425	12,000	17,296	17,608	12,222	12,175	24,320	167,223
Energy Efficiency	1,740	1,640	2,014	1,938	3,847	1,953	2,077	4,282	2,217	4,578	26,286
Total Recommendation	88,435	54,347	53,857	33,383	33,670	37,017	38,403	24,735	19,044	66,502	449,393

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	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	16,340	25,210	43,005	27,635	28,645	28,735	29,650	19,135	15,525	48,445	282,325
PAYG	5,543	1,395	1,749	1,597	3,594	5,609	6,810	3,941	1,798	4,523	36,559
Short Term Finance	1,115	1,327	1,378	1,486	1,431	2,673	1,943	1,659	1,721	13,534	28,267
Stormwater Utility Fee Revenue	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
Subtotal New Funding	22,998	27,932	46,132	30,718	33,670	37,017	38,403	24,735	19,044	66,502	347,151
Previously Approved Funding											
Authorized but Unissued Bonds	39,440	23,898	7,139	2,180	0	0	0	0	0	0	72,657
Issued but Unspent Bonds	10,381	485	530	485	0	0	0	0	0	0	11,881
Other Previously Approved Funds	15,616	2,032	56	0	0	0	0	0	0	0	17,704
Subtotal Previously Approved Funding	65,437	26,415	7,725	2,665	0	0	0	0	0	0	102,242
Total Funding Sources	88,435	54,347	53,857	33,383	33,670	37,017	38,403	24,735	19,044	66,502	449,393

**PUBLIC AND GOVERNMENT FACILITIES: DESIGN AND
CONSTRUCTION PROGRAM**

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	10 Year Total
1. Ballston Public Parking Garage Floors 1 - 7	3,500	2,690	3,605	1,525	2,920	0	0	0	0	0	14,240
2. 2020 Courthouse Complex Renovations & Infrastructure	3,500	10,815	7,950	2,725	1,120	5,750	5,900	0	0	0	37,760
3. Courts/Police Building Improvements	12,118	4,635	5,832	7,630	7,840	2,875	8,850	5,445	0	0	55,225
4. Fire Station Replacements & Additions Program	0	0	0	0	0	0	0	0	295	3,630	3,925
5. Facility Condition Assessments & Planning Studies	463	567	583	600	617	633	651	666	682	699	6,161
6. Facility Finishes, Furnishings & Equipment	626	515	530	545	561	575	592	605	620	635	5,804
7. Quincy Complex	8,800	3,605	6,571	1,525	0	0	0	0	0	0	20,501
8. Situational Awareness Intelligence Unit, EOC, & DPSEM Consolidation	4,850	5,485	0	0	0	0	0	0	0	0	10,335
9. Alternate Emergency Communications Center Move	500	2,575	0	0	0	0	0	0	0	0	3,075
10. Decommissioning Buildings	300	155	0	0	0	0	0	305	0	0	760
11. Detention Facility Comprehensive Program	13,256	5,355	5,725	1,200	3,640	6,785	1,540	0	310	5,715	43,526
12. Lee Community Center	0	0	0	0	0	0	0	0	1,505	17,960	19,465
13. Office Space Utilization & Systems Furniture	5,000	3,090	1,590	1,090	1,125	1,150	1,185	1,210	1,240	1,270	17,950
14. Thomas Jefferson Community Center	0	0	3,000	0	0	0	0	0	0	0	3,000
15. Trade Center-NOC Relocation	0	0	0	0	0	0	0	0	0	7,695	7,695
16. Carlin Springs Site	0	0	4,282	2,180	0	0	0	0	0	0	6,462
Total Recommendation	52,913	39,487	39,668	19,020	17,823	17,768	18,718	8,231	4,652	37,604	255,884

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	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	3,160	13,140	30,830	15,210	16,645	16,560	17,475	6,960	3,350	36,270	159,600
PAYG	463	567	583	600	617	633	651	666	682	699	6,161
Short Term Finance	525	515	530	545	561	575	592	605	620	635	5,703
Stormwater Utility Fee Revenue	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
Subtotal New Funding	4,148	14,222	31,943	16,355	17,823	17,768	18,718	8,231	4,652	37,604	171,464
Previously Approved Funding											
Authorized but Unissued Bonds	31,416	22,998	7,139	2,180	0	0	0	0	0	0	63,733
Issued but Unspent Bonds	7,248	485	530	485	0	0	0	0	0	0	8,748
Other Previously Approved Funds	10,101	1,782	56	0	0	0	0	0	0	0	11,939
Subtotal Previously Approved Funding	48,765	25,265	7,725	2,665	0	0	0	0	0	0	84,420
Total Funding Sources	52,913	39,487	39,668	19,020	17,823	17,768	18,718	8,231	4,652	37,604	255,884



1. BALLSTON PUBLIC PARKING GARAGE FLOORS 1 - 7

Project Highlights:

- The Ballston Public Parking Garage is a 1.1M sq ft. garage that was originally built in the 1950's and expanded in 1986.
- This project includes structural repairs and garage infrastructure.
- Funding includes maintenance through FY 2031.

Associated Plan(s):

Ballston Sector Plan

Neighborhood(s):

Ballston-Virginia Square

Funding Notes: FY 2027 and FY 2028 include funds budgeted during the annual operating budget process from Ballston 1-7 Fund and Ballston 8th Level Fund.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	0	1,940	3,605	1,525	2,920						9,990
Previous Funding											
Other Previously Approved Funds	3,500	750									4,250
Total Funding	3,500	2,690	3,605	1,525	2,920	0	0	0	0	0	14,240

Critical Milestones:

- Structural concrete and expansion joint repairs, including post tension slabs, cables, anchors, beam FY 2027 - FY 2030
- Garage ongoing infrastructure repairs FY 2027 - FY 2031

Changes from Prior CIP:

Funding was increased to reflect needed structural repairs that have been identified and other garage infrastructure.



2. 2020 COURTHOUSE COMPLEX RENOVATIONS & INFRASTRUCTURE

Project Highlights:

- Funding is included to complete the Homeless Services Center expansion on the 4th and 5th floors, and infrastructure improvements for the entire building (e.g., windows, plumbing).
- Funding is also included to renovate floors 1, 6 and 7 in preparation to relocate current Court Square West (CSW) tenants as part of a larger effort to consolidate the County's building portfolio.

Associated Plan(s):

Court House Sector Plan

Neighborhood(s):

Clarendon-Courthouse
Radnor-Ft. Meyer Heights

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	0	130	7,420	2,240	1,120	5,750	5,900				22,560
Previous Funding											
Authorized but Unissued Bonds		10,200	0								10,200
Issued but Unspent Bonds	3,500	485	530	485							5,000
Total Funding	3,500	10,815	7,950	2,725	1,120	5,750	5,900	0	0	0	37,760

Critical Milestones:

- Window replacement and infrastructure upgrades FY 2028 - FY 2030
- Construction 4th and 5th floor FY 2028 - FY 2029
- Construction 1st, 6th and 7th floor FY 2031 - FY 2033

Project Links:

- Court House Sector Plan, Clarendon Sector Plan Update:
https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/12/Courthouse_SectorPlanAddendum_FINAL-12_2_15.pdf

Changes from Prior CIP:

Funding included for renovation of the 6th and 7th floors.



3. COURTS/POLICE BUILDING IMPROVEMENTS

Project Highlights:

- The project focuses on implementing priorities identified in the Courts Police study, which includes upgrading the remaining court rooms to include technology, furnishings, fixtures and equipment, and ADA upgrades.
- As part of the Commonwealth's Attorney expansion, the Alcohol Safety Action Program (ASAP) will eventually be moved to the 2nd floor of the Courts Police building.
- Funding includes Courts Police building maintenance, and modernization of the elevator and security systems.

Associated Plan(s):

Court House Sector Plan

Neighborhood(s):

Clarendon-Courthouse
Radnor-Ft. Myer Heights

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	0	0	2,975	7,630	7,840	2,875	8,850	5,445	0	0	35,615
Previous Funding											
Authorized but Unissued Bonds	10,154	4,635	2,857								17,646
Issued but Unspent Bonds	464										464
Other Previously Approved Funds	1,500										1,500
Total Funding	12,118	4,635	5,832	7,630	7,840	2,875	8,850	5,445	0	0	55,225

Critical Milestones:

- ASAP Relocation and CWA permanent expansion - Construction FY 2033
- Renovate 3rd Floor Courtroom FY 2027
- Renovate 11th Floor Courtroom FY 2034
- Renovate Police Space FY 2029 - FY 2033
- Bldg. Maintenance FY 2027 - FY 2029

Project Links:

- Courthouse Sector Plan Addendum: Courthouse Square (2015): https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/12/Courthouse_SectorPlanAddendum_FINAL-12_2_15.pdf

Changes from Prior CIP:

Costs updated to reflect current execution plan and also combined facilities maintenance projects and facilities, design and construction projects into the program. The current execution plan is modified from the previous CIP which planned for renovating 2 courtrooms per year, to planning for each court to have one renovated courtroom with updated technology.



4. FIRE STATION REPLACEMENTS & ADDITIONS PROGRAM

Project Highlights:

- The County has made great progress in recent years for fire / emergency medical services, with the construction of Fire Station 10 in Rosslyn, and Fire Station 8 along Langston Boulevard, and investments to address additional Fire staffing and storage / decontamination functions at all fire stations.
- Funding is also included for planning and design for a replacement of the aged Fire Station #4. The Clarendon Sector Plan, revised in 2020, reserved the current Fire Station #4 site for a mixed residential and public use building. Fire Station #4 is the oldest in the inventory, is overcrowded and in need of replacement given the building condition.

Associated Plan(s):

Neighborhoods Form Based Code
Clarendon Sector Plan
Commercial Centers Form Based Code

Neighborhood(s):

Ashton Heights
Ballston-Virginia Square
Clarendon-Courthouse
Lyon Park
Lyon Village

Funding Notes: \$295k is for Fire Station #4 planning in FY 2035.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue									295	3,630	3,925
Previous Funding											
Total Funding	0	0	0	0	0	0	0	0	295	3,630	3,925

Critical Milestones:

- Fire Station #4 Design FY 2035

Changes from Prior CIP:

Design and construction funding for a fire station on the West end of Columbia Pike has been moved out beyond the 10-year CIP period. Planning and beginning design funding was added to the later years in CIP.

Project Links:

- Clarendon Sector Plan Update:
<https://www.arlingtonva.us/Government/Projects/Plans-Studies/Land-Use/Clarendon-Sector-Plan-Update>
- Neighborhoods Form Based Code:
<https://www.arlingtonva.us/Government/Programs/Building/Permits/Form-Based-Code/Neighborhoods>
- Commercial Centers Form Based Code:
<https://www.arlingtonva.us/Government/Programs/Building/Permits/Form-Based-Code/Commercial>



5. FACILITY CONDITION ASSESSMENTS & PLANNING STUDIES

Project Highlights:

- Feasibility studies focus on near term and intermediate range planning to define options in response to evolving facility needs, including opportunities for co-location, facilities consolidation, and repurposing. Examples of studies that may be conducted over the ten-year planning horizon include:
 - A warehouse study to better understand current utilization and needs in this area.
 - An office utilization study to understand impacts of telework and additional opportunities to consolidate space.
 - Conducting a Residential Program Center (RPC) study to evaluate capacity, utilization, and operational efficiency, while assessing future expansion options, including potential changed use of the currently shared use VDOT parking site if needed.
- The timing and prioritization of each study may be adjusted according to County priorities.
- Funding is also included to update the Facility Condition Assessment (FCA), which was last completed in 2020. The FCA is a tool that the County relies on for building specific data related to condition and maintenance costs to establish priorities for allocating maintenance and capital funds to various projects and considering the following strategies: replacement vs. renovation; long range development plan; facility master planning; and capital budgeting.

Neighborhood(s):
VARIOUS

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
PAYG	463	567	583	600	617	633	651	666	682	699	6,161
Previous Funding											
Total Funding	463	567	583	600	617	633	651	666	682	699	6,161

Critical Milestones:

- Warehouse Study / Carlin Spring Site FY 2027
- Long Branch Nature Center FY 2027
- Facilities Condition Assessment FY 2027
- Residential Program Center (RPC) FY 2027
- Madison Community Center FY 2028
- Thomas Jefferson Community Center FY 2028
- Office Space Utilization Study FY 2028
- Gulf Branch Nature Center Study FY 2029
- As needed for developing projects FY 2030 - FY 2032
- Fire Station #4 replacement and placeholder funding for developing projects FY 2033
- As needed for developing projects FY 2034 - FY 2036

Project Links:

- Community Facilities Study:
<https://www.arlingtonva.us/Government/Projects/Plans-Studies/Land-Use/Community-Facilities-Study>

Changes from Prior CIP:

Funding amounts and timing have shifted based on the current planning priorities.



6. FACILITY FINISHES, FURNISHINGS & EQUIPMENT

Project Highlights:

Neighborhood(s):
VARIOUS

- This program provides scheduled re-investments in existing facilities' interior/exterior finishes and furnishings, consisting of the following elements: interior maintenance capital, chair replacement, and systems furniture replacement.
- Interior Maintenance Capital: In the current building inventory mix, there are significant quality and appearance disparities between newer buildings and existing buildings based on the intensity of use and resulting wear and tear. Interior maintenance is required for the upkeep of facilities for buildings of all ages.
- Furniture Replacement: A modest amount of funding is included to allow for partial replacements of furniture on an as needed basis. A separate program is included for the systematic replacement of end-of-life systems furniture beginning with the oldest in the County's inventory.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Short Term Finance	525	515	530	545	561	575	592	605	620	635	5,703
Previous Funding											
Other Previously Approved Funds	101										101
Total Funding	626	515	530	545	561	575	592	605	620	635	5,804

Changes from Prior CIP:

No significant changes from prior CIP.



7. QUINCY COMPLEX

Project Highlights:

- Funding is to complete construction for relocation of Fire Logistics to 1425 N. Quincy Street from old Fire Station #5 at Aurora Highlands.
- The scope of this project includes replacing the roof, office buildout, and providing all electric heating systems for the Fire Logistics operation.
- Additional funding is included for the roof, HVAC, and minor renovations to the 1439 N. Quincy Street building, plus improvements to the walkway and additional studies for site optimization.
- Funding is also included to provide additional mitigation for the surrounding neighborhood. Various options are being explored.

Neighborhood(s):

Ballston-Virginia Square

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue		165	6,515	1,525							8,205
Previous Funding											
Authorized but Unissued Bonds	7,812	2,408									10,220
Issued but Unspent Bonds	988										988
Other Previously Approved Funds		1,032	56								1,088
Total Funding	8,800	3,605	6,571	1,525	0	0	0	0	0	0	20,501

Critical Milestones:

- Fire Logistics Construction (1425 N. Quincy) FY 2027
- Design of walkway (1439 N. Quincy) FY 2027
- Bldg. renovations HVAC and roof (1439 N. Quincy) FY 2028

Changes from Prior CIP:

Additional funding added to complete HVAC/roof and mitigation.



8. SITUATIONAL AWARENESS INTELLIGENCE UNIT, EOC & DPSCCM CONSOLIDATION

Project Highlights:

- This project will construct a Situational Awareness Intelligence Unit (SAIU) on the 6th floor of the Bozman Government Center (BGC). The SAIU will allow various public safety partners to co-locate in a shared space to monitor, filter and disseminate key information during a critical public safety event or special event such as a weather emergency or a large-scale public event. This project also expands current watch desk capabilities.
- Costs for this project include technology to outfit the new center including back-end computing, servers, workstations, monitors, video, and public safety radio and communications equipment.
- Funding is included to move all Department of Public Safety Communications and Emergency Management (DPSCCM) personnel into the space once construction is complete.

Neighborhood(s):

Clarendon-Courthouse

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue		335									335
Previous Funding											
Authorized but Unissued Bonds	4,850	5,150									10,000
Total Funding	4,850	5,485	0	0	0	0	0	0	0	0	10,335

Critical Milestones:

- Construction Start FY 2026
- DPSCCM Consolidation FY 2027

Changes from Prior CIP:

The costs and timing of the project have been updated to reflect current project timing.



9. ALTERNATE EMERGENCY COMMUNICATIONS CENTER MOVE

Project Highlights:

- Project will move the Backup 911 call center to a new location co-located with City of Alexandria and WMATA emergency response staff. This would relocate it from Court Square West as that facility will be decommissioned.
- The new location will improve collaboration with WMATA and Alexandria emergency response coordination in the event of a major incident
- The facilities will be modernized with resilient, hardened infrastructure and backup redundancies to ensure continuity of operations and long-term reliability.

Neighborhood(s):

Clarendon-Courthouse

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	500	2,575									3,075
Previous Funding											
Total Funding	500	2,575	0	0	0	0	0	0	0	0	3,075

Critical Milestones:

- Planning FY 2027
- Design / Permitting FY 2027 / FY 2028
- Construction FY 2028

Changes from Prior CIP:

The project is new to the FY 2027 - 2036 CIP.



10. DECOMMISSIONING BUILDINGS

Project Highlights:

- This program will decommission vacant and underutilized County-owned buildings.
- Decommissioning select buildings removes them from the deferred maintenance backlog and reduces the County's long-term financial costs.
- Potential sites include Court Square West (CSW), Fire Station 7, Culpeper House, Hudson Street, Clarendon House, and Old Fire Station #5.

Neighborhood(s):

Aurora Highlands
Clarendon-Courthouse
Fairlington-Shirlington
John M. Langston
Leeway Overlee

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	300	155						305			760
Previous Funding											
Total Funding	300	155	0	0	0	0	0	305	0	0	760

Critical Milestones:

- Decommission Fire Station 7, Hudson Street, Culpeper House, & Clarendon House FY 2027
- Decommission Old Fire Station 5 FY 2029
- Decommission Court Square West FY 2034

Changes from Prior CIP:

The program is new to the FY 2027 - 2036 CIP.



11. DETENTION FACILITY COMPREHENSIVE PROGRAM

Project Highlights:

- The Detention Facility is over 30 years old and required a full comprehensive evaluation of the building systems and updates to the Detention Center operations areas.
- The recently completed facility study identified building deficiencies, improvements, equipment needs, and remediation.
- Funding includes building maintenance, replacing critical HVAC components, roof, garage door and fire alarm systems. Funding is also included for several safety and operational efficiency improvements.

Neighborhood(s):

Clarendon-Courthouse

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	1,235	5,355	5,725	1,200	3,640	6,785	1,540		310	5,715	31,505
Previous Funding											
Authorized but Unissued Bonds	4,725										4,725
Issued but Unspent Bonds	2,296										2,296
Other Previously Approved Funds	5,000										5,000
Total Funding	13,256	5,355	5,725	1,200	3,640	6,785	1,540	0	310	5,715	43,526

Critical Milestones:

- Perform study to identify opportunities for greenhouse gas emission reductions. FY 2027
- Fire Alarm Replacement FY 2027
- Garage Door Replacement FY 2027
- Roof Replacement FY 2027
- HVAC System Replacement FY 2027 - FY 2029
- Operational furniture/hardware design FY 2028
- Building Maintenance FY 2029 - FY 2036
- 1st floor lobby reconfiguration FY 2032

Project Links:

- Court House Sector Plan Addendum : https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/12/Courthouse_SectorPlanAddendum_FINAL-12_2_15.pdf

Changes from Prior CIP:

Sustainment of critical building systems needed for ongoing operations (ie. HVAC, fire detection, elevator modernization) have been added to the Facilities Maintenance Program. Implementation of initial operational efficiencies identified in the study.



12. LEE COMMUNITY CENTER

Project Highlights:

- A 2025 study provided conceptual cost estimates for the work needed to reopen the existing building or portions of it, to public use standards within the existing footprint, and options for expanding the building's size. Future programming at this site has not been determined and was outside of the scope of this study.
- The current building does not meet accessibility standards and contains asbestos, non-compliant restrooms and elevator, aging windows, and an HVAC system past its useful life.

Associated Plan(s):

Plan Langston Boulevard

Neighborhood(s):

John M. Langston
Leeway Overlee
Tara-Leeway Heights
Yorktown

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue									1,505	17,960	19,465
Previous Funding											
Total Funding	0	0	0	0	0	0	0	0	1,505	17,960	19,465

Critical Milestones:

- Design/ construction FY 2035 - FY 2036

Changes from Prior CIP:

Design and construction placeholder funding moved from FY 2031 / 2032 to FY 2035 / FY 2036.



13. OFFICE SPACE UTILIZATION & SYSTEMS FURNITURE

Project Highlights:

- This project will replace 30+-year-old systems furniture and couple the replacement with updates to office area configurations.
- The current systems furniture has exceeded its useful life.
- This project is currently underway and includes hoteling implementation, which is primarily focused on the Bozman Government Center (BGC), where a significant number of County employees are eligible to telework for a portion of the work week.
- Hoteling maximizes utilization of BGC and ensures efficient use of space through reducing the size of workspaces and increasing collaborative and privacy spaces, like huddle rooms.

Neighborhood(s):

Clarendon-Courthouse

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	1,125	2,485	1,590	1,090	1,125	1,150	1,185	1,210	1,240	1,270	13,470
Previous Funding											
Authorized but Unissued Bonds	3,875	605									4,480
Total Funding	5,000	3,090	1,590	1,090	1,125	1,150	1,185	1,210	1,240	1,270	17,950

Critical Milestones:

- Replace aging systems furniture in all County buildings. Initial focus on the Courts Police Building.
- Construction for BGC Hoteling

FY 2027 - FY 2036

FY 2026 - FY 2029

Project Links:

- <https://www.arlingtonva.us/Home>

Changes from Prior CIP:

Updated costs in outer years.



14. THOMAS JEFFERSON COMMUNITY CENTER

Project Highlights:

- Placeholder funding for renovation of the Thomas Jefferson Community Center to coincide with the planned Arlington Public Schools project to renovate Thomas Jefferson Middle School.

Neighborhood(s):

Arlington Heights

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue			3,000								3,000
Previous Funding											
Total Funding	0	0	3,000	0	0	0	0	0	0	0	3,000

Critical Milestones:

- Bldg. renovations FY 2029

Changes from Prior CIP:

The project is new to the FY 2027 - 2036 CIP.



15. TRADE CENTER-NOC RELOCATION

Project Highlights:

- Funding is included to relocate the County's Network Operations Center (NOC) from its current location at the Trades Center to an alternative location. Options being considered are moving to the cloud, alternate locations within the County, and a different location within the Trades Center site.
- Relocating the NOC is a preliminary step required to provide the space needed at the Trades Center to add required parking facilities for APS Battery Electric School Bus (BESB) parking.

Neighborhood(s):

Claremont
Douglas Park
Fairlington-Shirlington
Green Valley
Shirlington

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue										7,695	7,695
Previous Funding											
Total Funding	0	0	0	0	0	0	0	0	0	7,695	7,695

Critical Milestones:

- Planning FY 2034

Changes from Prior CIP:

Project moved out in the CIP.



16. CARLIN SPRINGS SITE

Project Highlights:

- The County demolished and removed a large, non-functional building at 601 S. Carlin Springs Rd in FY 2024 and Virginia Hospital Center (VHC) has submitted a site plan for a behavioral health facility on a portion of the parcel.
- Funding is provided for the anticipated phased redevelopment and efficient use of the site, to include shared parking between the County and VHC, assuming approval of an anticipated site plan for a behavioral health care facility. The parking set aside for County uses would be available capacity for future site development with other partners and for future parking as improvements are made to connect the site to the Long Branch Nature Center.

Associated Plan(s):

Neighborhood(s):

Arlington Forest
Arlington Mill
Glencarlyn

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Previous Funding											
Authorized but Unissued Bonds			4,282	2,180							6,462
Total Funding	0	0	4,282	2,180	0	0	0	0	0	0	6,462

Critical Milestones:

- A Land Use and Zoning study due FY 2027
- Coordination with the planned Virginia Hospital Center development FY 2029

Project Links:

- South Carlin Springs Property:
<https://www.arlingtonva.us/Government/Projects/Project-Types/County-Facilities/South-Carlin-Springs-Property>

Changes from Prior CIP:

Project increased slightly from the prior CIP.

**PUBLIC AND GOVERNMENT FACILITIES: FACILITIES
MAINTENANCE PROGRAM**

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	10 Year Total
1. Critical Systems Infrastructure (CSI) Program	7,474	6,825	4,665	2,615	3,720	4,665	4,665	4,665	4,665	4,665	48,624
2. Facilities Maintenance Program	5,225	1,805	4,770	7,085	1,985	9,891	10,203	4,817	4,770	16,915	67,466
3. Residential Program Center Elevator Program	650	0	0	0	0	0	0	0	0	0	650
4. HVAC Program	2,895	1,765	1,590	1,635	3,640	1,590	1,590	1,590	1,590	1,590	19,475
5. Roof Program	1,000	2,575	1,150	1,090	415	1,150	1,150	1,150	1,150	1,150	11,980
6. Madison Community Center	7,668	250	0	0	0	0	0	0	0	0	7,918
7. Central Library Program	8,870	0	0	0	2,240	0	0	0	0	0	11,110
Total Recommendation	33,782	13,220	12,175	12,425	12,000	17,296	17,608	12,222	12,175	24,320	167,223

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	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	13,180	12,070	12,175	12,425	12,000	12,175	12,175	12,175	12,175	12,175	122,725
PAYG	3,680	0	0	0	0	3,933	5,062	47	0	395	13,117
Short Term Finance	250	0	0	0	0	1,188	371	0	0	11,750	13,559
Stormwater Utility Fee Revenue	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
Subtotal New Funding	17,110	12,070	12,175	12,425	12,000	17,296	17,608	12,222	12,175	24,320	149,401
Previously Approved Funding											
Authorized but Unissued Bonds	8,024	900	0	0	0	0	0	0	0	0	8,924
Issued but Unspent Bonds	3,133	0	0	0	0	0	0	0	0	0	3,133
Other Previously Approved Funds	5,515	250	0	0	0	0	0	0	0	0	5,765
Subtotal Previously Approved Funding	16,672	1,150	0	0	0	0	0	0	0	0	17,822
Total Funding Sources	33,782	13,220	12,175	12,425	12,000	17,296	17,608	12,222	12,175	24,320	167,223



1. CRITICAL SYSTEMS INFRASTRUCTURE (CSI) PROGRAM

Project Highlights:

- The intent of the Critical Systems Infrastructure (CSI) program is to centralize the capital maintenance of critical building systems (e.g. power, security, fire alarm, critical HVAC) and support 24/7/365 mission critical facilities such as fire stations, Justice Center operations, public safety radio sites, and the Emergency Communications Center.
- Projects include the replacement of equipment that supports the resiliency and continuity of operations at critical sites. Critical systems include: - Emergency backup generators and automatic transfer switches - HVAC cooling systems - Uninterruptible Power Supplies (UPS) - Fire alarms - Security system improvements
- Critical projects within the first two years of the program include: - Replacement of the emergency generators at the Arlington County Detention Facility (FY 2027) and Courts/Police Building (FY 2028). The generators have reached the end of their useful lives and require replacement to ensure reliable support for emergency operations. - Replacement of fire alarm systems at various fire stations and community serving sites such as Walter Reed Community Center. - Building security improvements such as access control and additional video monitoring equipment to ensure a safe and secure environment for County personnel and constituents.
- The Critical Systems Infrastructure program includes a projected placeholder beyond the two-year horizon to ensure programmatic investments in this area, based on available funding in the CIP. Additional funding will be required in future years to maintain an operational state of County facilities.

Neighborhood(s):
VARIOUS

Critical Milestones:

- | | |
|---|----------------|
| • Identify Requirements | on-going |
| • Develop scope of work and cost estimate | 3 months |
| • Planning and Prioritization | 2 months |
| • Design | 1 to 6 months |
| • Procurement | 6 months |
| • Construction | 3 to 24 months |

Changes from Prior CIP:

Increased funding from the previous CIP has been included to reflect the current planned projects.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	2,465	6,825	4,665	2,615	3,720	4,665	4,665	4,665	4,665	4,665	43,615
Short Term Finance	250										250
Previous Funding											
Authorized but Unissued Bonds	2,509										2,509
Other Previously Approved Funds	2,250										2,250
Total Funding	7,474	6,825	4,665	2,615	3,720	4,665	4,665	4,665	4,665	4,665	48,624



2. FACILITIES MAINTENANCE PROGRAM

Project Highlights:

- The Facilities Maintenance program supports the operations of 95 County-owned and leased public facilities, including office buildings, fire stations, support, maintenance and logistic facilities, recreation centers, courts and more. This program maintains facility components over the life cycle of the facility.
- Components typically requiring replacement or renewal include roofs, mechanical, electrical, plumbing, and other systems, and interior/exterior finishes.
- The facility renewal strategy is based on both forecasting when component replacement should occur to avoid failure and 'bundling' to combine equipment replacements and interior/exterior finish improvements.
- A Facility Condition Assessments (FCA) database is also used to aid in long-term capital planning needs for the facilities portfolio and lists each building's major components including specific data regarding age, projected replacement timing, and estimated costs for replacement materials.
- FCA data replacement projections are combined with staff 'on-the-ground' experience with ongoing maintenance and repair needs, awareness of evolving safety and accessibility standards, and whether equivalent equipment is available.
- Staff aggregates FCA data, current Building Code requirements, and equipment issues to develop a program to efficiently operate County facilities within the allocated budgets.
- Every facility investment in the County includes an assessment of energy goals to maximize the return on investment.
- Key projects identified within the first two years of the program include: Elevator modernizations at the Head Start and Residential Program Center facilities to ensure reliable accessibility for program users. - Fire Station #4 bay door replacement to replace the aging roll-up doors with new bi-fold doors.
- The Facilities Maintenance Program includes a projected placeholder beyond the two-year horizon to ensure programmatic investments in this area, based on available funding in the CIP. Additional funding will be required in future years to maintain an operational state of County facilities.

Associated Plan(s):

Community Energy Plan

Neighborhood(s):

VARIOUS

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	965	1,805	4,770	7,085	1,985	4,770	4,770	4,770	4,770	4,770	40,460
PAYG	1,530					3,933	5,062	47		395	10,967
Short Term Finance						1,188	371			11,750	13,309
Previous Funding											
Issued but Unspent Bonds	1,330										1,330
Other Previously Approved Funds	1,400										1,400
Total Funding	5,225	1,805	4,770	7,085	1,985	9,891	10,203	4,817	4,770	16,915	67,466

Critical Milestones:

- Identify Requirements on-going
- Develop scope of work and cost estimate 3 months
- Planning and Prioritization 2 months
- Design 1 - 6 months
- Procurement 6 months
- Construction 3 - 24 months

Changes from Prior CIP:

Annual funding requests are different from the previous CIP based on the current recommended bundle of projects.



3.RESIDENTIAL PROGRAM CENTER ELEVATOR

Project Highlights:

- The Residential Program Center (RPC) provides three crucial services – non-medical detoxification, substance abuse recovery, and housing services for single adults experiencing homelessness – all under one roof.
- Accessibility within the facility is critical to the operation of the program and to facility code requirements. The elevator at the RPC has reached the end of its useful life, and electronic control equipment has also become obsolete.
- The scope of this project is to update the elevator within the building, including machinery, passenger cabs, and electronic controls.

Neighborhood(s):

Foxcroft Heights

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
PAYG	650										650
Previous Funding											
Total Funding	650	0	0	0	0	0	0	0	0	0	650

Critical Milestones:

- Construction FY 2027

Changes from Prior CIP:

The program is new to the FY 2027 - 2036 CIP.



4. HVAC PROGRAM

Project Highlights:

- This program is designed to identify and replace HVAC systems that are nearing the end of their useful life and have required more frequent corrective repairs.
- Identifying these systems and preparing for their replacement minimizes the chances of the equipment running to failure and requiring closure of the program space.
- This will also include modernization through the installation of building automation system (BAS) components to allow for remote operation and increased energy efficiency.

Neighborhood(s):

VARIOUS

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	2,250	1,765	1,590	1,635	3,640	1,590	1,590	1,590	1,590	1,590	18,830
Previous Funding											
Authorized but Unissued Bonds	645										645
Total Funding	2,895	1,765	1,590	1,635	3,640	1,590	1,590	1,590	1,590	1,590	19,475

Critical Milestones:

- Identify Requirements on-going
- Develop scope of work and cost estimate 2 months
- Planning and prioritization 2 months
- Design 1 to 6 months
- Procurement 6 months
- Construction 3 to 24 months

Changes from Prior CIP:

The program is new to the FY 2027 - 2036 CIP.



5. ROOF PROGRAM

Project Highlights:

- This program is designed to identify and replace roof systems that are nearing the end of their useful life and have required more frequent corrective repairs and have experienced frequent leaks.
- Roof replacement projects are coordinated with the AIRE team to help increase energy efficiency and evaluate their readiness for future solar panel installations.

Neighborhood(s):

VARIOUS

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue		1,675	1,150	1,090	415	1,150	1,150	1,150	1,150	1,150	10,080
Previous Funding											
Authorized but Unissued Bonds	1,000	900									1,900
Total Funding	1,000	2,575	1,150	1,090	415	1,150	1,150	1,150	1,150	1,150	11,980

Critical Milestones:

- Identify Requirements. on-going
- Develop scope of work and cost estimate 3 months
- Planning and Prioritization 2 months
- Design 1 to 6 months
- Procurement 6 months
- Construction 3 to 24 months

Changes from Prior CIP:

The program is new to the FY 2027 - 2036 CIP.



6. MADISON COMMUNITY CENTER

Project Highlights:

- The Madison Community Center is aging and requires an array of repairs to ensure that it remains functional and safe. A comprehensive maintenance project will begin in summer 2026 to replace the aging infrastructure (e.g., roof, windows, HVAC system), improve the lower-level fitness rooms and restrooms, and increase overall energy efficiency, as identified by the AIRE team's energy assessment.
- Long Term Planning Study: The study will evaluate additional long-term improvements to better serve current programs and environmental goals, as well as long-range opportunities to expand or integrate uses with Gulf Branch Nature Center and Old Glebe Park. The study will be informed by lessons learned during the maintenance project.

Associated Plan(s):

Forestry and Natural Resources Plan
Natural Resources Management Plan (NRMP)
Public Spaces Master Plan (PSMP)
Urban Forest Master Plan (UFMP)

Neighborhood(s):

Chain Bridge Forest
Old Glebe

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
PAYG	1,500										1,500
Previous Funding											
Authorized but Unissued Bonds	2,500										2,500
Issued but Unspent Bonds	1,803										1,803
Other Previously Approved Funds	1,865	250									2,115
Total Funding	7,668	250	0	0	0	0	0	0	0	0	7,918

Critical Milestones:

- Improvement Project begin Construction Summer 2026
- Planning Study FY 2028

Changes from Prior CIP:

The project is new to the FY 2027 - 2036 CIP.

Project Links:

- Madison Community Center Improvement Project Page:
<https://www.arlingtonva.us/Government/Projects/Project-Types/County-Facilities/Madison-Community-Center-Improvement>



7. CENTRAL LIBRARY PROGRAM

Project Highlights:

- The Central Library program supports critical building systems and infrastructure upgrades to preserve the facility and improve safety and reliability. This includes continued roof and HVAC improvements, structural repairs to exterior facades, replacement of the parking garage sprinkler system, and installation of a new cooling tower.
- Funding will also address ongoing water intrusion issues through perimeter drainage improvements and plaza regrading around the building, which will both protect the facility envelope and reduce existing tripping and fall hazards.

Associated Plan(s):

Neighborhood(s):

Ballston-Virginia Square

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
New Bond Issue	7,500				2,240						9,740
Previous Funding											
Authorized but Unissued Bonds	1,370										1,370
Total Funding	8,870	0	0	0	2,240	0	0	0	0	0	11,110

Critical Milestones:

- Structural Repairs Design and Begin Construction FY 2027
- Garage Sprinkler Replacement Design and Begin Construction FY 2027

Changes from Prior CIP:

New projects are added to the Central Library Program.

FY 2027 List of projects under Public Facilities Maintenance Program - CSI					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other*	Total
Generator Replacement Program	Replacement of emergency generators that are nearing the end of useful life and requiring frequent corrective repairs. This will also install roll-up connections at sites for external emergency connection. Sites include: - Fire Station #4 (FY27) - ACDF (FY27)	-	-	4,750	4,750
Fire Alarm Replacement Program	Fire alarm replacements at various facilities as they exceed useful life, reached obsolescence, and replacement parts have been depleted. Sites identified for replacement in FY27 include: - Fire Station #9 - Ft CF Smith This below list represents a sample of additional sites identified for priority replacement, but reprioritization and additional sites may be added based on conditions at the time of project implementation. - Lee Community Center - The Thomas Building (2020 14th St) - Fire Stations #1, #2, #3, & #5 - Walter Reed Community Center - Cherrydale Library		740	10	750
Quincy III Fire Alarm	Fire alarm replacements at Quincy III as it has exceeded its useful life, reached obsolescence, and replacement parts have been depleted.	-	600		600
Critical Site HVAC Upgrade Program	This request is for a new program to address aging critical HVAC infrastructure based on the maintenance performed by our maintenance contractor. Existing HVAC units at critical sites such as public safety radio sites, ECC, and fire stations, ensuring continuity of operations for equipment use. Total cost per site varies based on installation of BAS connectivity for remote monitoring, redundancy to avoid HVAC downtime during outage or maintenance, and installation constraints such as need for a crane due site location. Sites identified for replacement in FY27 include: - Courthouse Plaza Radio Site - INOVA Building (formerly BB&T) Radio Site This below list represents a sample of additional sites identified for priority replacement, but reprioritization and additional sites may be added based on conditions at the time of project implementation. - Lee Pumping Station Radio Site - Ballston Archstone Apartments Radio Site - Shirlington Tower Radio Site - Courts Police ECC - Fire Station #9		1,000		1,000
ECC UPS Upgrades	Existing Uninterruptible Power Supply (UPS) units at critical sites such as public safety radio sites, ensuring continuity of operations in the event of a power outage. Sites include: - INOVA Building (formerly BB&T) Radio Site - Ballston Archstone Apartments Radio Site			250	250
Building Security Systems	This request is to perform assessments at County facilities to identifies opportunities to improve facility safety and security. The scope will focus on additional security measures such as access control to ensure users are only in authorized areas, and additional CCTV system capabilities to augment security oversight. Sites include: - Fire Stations 2, 3, 5, and 9 - Additional exterior cameras to monitor perimeter security		125		125
Total		-	2,465	5,010	7,475

FY 2028 List of projects under Public Facilities Maintenance Program - CSI					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other	Total
Generator Replacement Program	Replacement of emergency generators that are nearing the end of useful life and requiring frequent corrective repairs. This will also install roll-up connections at sites for external emergency connection. Sites include: - Courts Police (FY28)		4,750		4,750
Fire Alarm Replacement Program	Fire alarm replacements at various facilities as they exceed useful life, reached obsolescence, and replacement parts have been depleted. Sites identified for replacement in FY28 include: - Fire Stations #3 - Lee Community Center This below list represents a sample of additional sites identified for priority replacement, but reprioritization and additional sites may be added based on conditions at the time of project implementation. - The Thomas Building (2020 14th St) - Fire Stations #1, #2 & #5 - Cherrydale Library		750		750
Critical Site HVAC Upgrade Program	This request is for a new program to address aging critical HVAC infrastructure based on the maintenance performed by our maintenance contractor. Existing HVAC units at critical sites such as public safety radio sites, ECC, and fire stations, ensuring continuity of operations for equipment use. Total cost per site varies based on installation of BAS connectivity for remote monitoring, redundancy to avoid HVAC downtime during outage or maintenance, and installation constraints such as need for a crane due site location. Sites identified for replacement in FY28 include: - Lee Pumping Station Radio Site - Ballston Archstone Apartments Radio Site This below list represents a sample of additional sites identified for priority replacement, but reprioritization and additional sites may be added based on conditions at the time of project implementation. - Shirlington Tower Radio Site - Courts Police ECC - Fire Station #9		1,000		1,000
Building Security Systems	This request is to perform assessments at County facilities to identifies opportunities to improve facility safety and security. The scope will focus on additional security measures such as access control to ensure users are only in authorized areas, and additional CCTV system capabilities to augment security oversight. Sites include: - Fire Stations 2, 3, 5, and 9 - Additional exterior cameras to monitor perimeter security	-	325		325
Total		-	6,825	-	6,825

*reprogrammed balances & Authorized Unissued Bonds

FY 2027 List of projects under Public Facilities Maintenance Program - General Maintenance					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other*	Total
Fire Station #5 Bay Door	Fire Station #5 (2005) Bay Door Replacement (FY26) - The project will replace the existing roll-up doors with new bi-fold doors that activate faster allowing for quicker response times and less opportunity for accidental damage.			205	205
Equipment Bureau - Door Replacements	Equipment Bureau (1983) Maintenance Shop Door Replacement - Existing roll-up doors have reached the end of their useful life and experience more frequent failures. Existing doors have no R-value (insulation), resulting in no ability to maintain the space temperature. New doors will be more energy efficient and will also allow for more outside natural light. The doors were identified for replacement by facility condition assessment in 2022.			1,125	1,125
Head Start Elevator Modernization	Design proposal received and under review for revisions. The Head Start program provides critical childcare needs within Arlington County. The facility is served by only one elevator and is required to maintain compliance with ADA accessibility and building code. The elevator is original from 1986 and exceeded its useful life, with recent failures jeopardizing closure of the program.			750	750
Fire Station #2 Fuel Tank Replacement	The existing fuel tank at Fire Station #2 is double wall composite steel tank that is approximately 29 years old. Minor component repairs have been performed, but replacement should be pursued for long term use. The project will include performing soil analysis to confirm stability and design in FY27 and planned replacement in FY28.		250		250
Various Facilities	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. Our facility renewal strategy combines several philosophies for consideration of implementation. We attempt to model and predict system failures to time reinvestment at the appropriate moment, before failure, at the most economically favorable time although this is sometimes unpredictable. This funding will be used for projects that materialize quickly and for equipment failures.	1,530	715	650	2,895
Total		1,530	965	2,730	5,225

FY 2028 List of projects under Public Facilities Maintenance Program - General Maintenance					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other	Total
Fire Station #2 Fuel Tank Replacement	The existing fuel tank at Fire Station #2 is double wall composite steel tank that is approximately 29 years old. Minor component repairs have been performed, but replacement should be pursued for long term use. The project will include performing soil analysis to confirm stability and design in FY27 and planned replacement in FY28.		775		775
Fire Station #4 Bay Door	The project will replace the existing roll-up doors with new bi-fold doors that activate faster allowing for quicker response times and less opportunity for accidental damage.		1,030		1,030
Total		-	1,805	-	1,805

*reprogrammed balances

FY 2027 List of projects under Public Facilities Maintenance Program - HVAC					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other*	Total
Walter Reed Boiler Replacement	The boiler at Walter Reed Community Center has experienced significant corrective issues, including obsolescence of control equipment that cannot be replaced. The equipment is also nearing the end of its useful life and is a candidate for electrification. A feasibility study was performed on electrification of the boilers, including assessment and identification of the necessary modifications. It has been determined the modifications would require a 100% increase in the budget, with a modest reduction in the environmental impact. The scope has changed to a one-for-one replacement with the intent to incorporate a large efficiency upgrade during a more inclusive facility renovation.		-	645	645
Facility HVAC Replacement Program	This program is designed to identify and replace HVAC systems that are nearing the end of their useful life and have required more frequent corrective repairs. Identifying these systems and preparing for their replacement minimizes the chances of running to failure and requiring closure of the program. This will also include modernization through the installation of building automation system (BAS) components to allow for remote operation and increased energy efficiency. Sites identified for replacement in FY27 include: - Fairlington Community Center - Multiple Roof-top Units (RTUs) approximately 18 years old - Experienced multiple corrective repairs impacting summer operations - Fire Training Academy - Five split systems requiring corrective repairs with the outdoor condensing unit experiencing failure in the coil assembly		1,500		1,500
Signature Theatre and Shirlington Library HVAC Replacement	The HVAC Systems at Signature Theatre and Shirlington Library are a combination of base building systems serving the library and common spaces within the theater, and smaller split systems serving theatre functions. The scope of this project will address the systems serving the smaller theatre spaces including the lighting control room and control closets. The systems provide the necessary cooling to critical lighting control equipment. These systems are independent of the base building HVAC systems.		750		750
Total		-	2,250	645	2,895

FY 2028 List of projects under Public Facilities Maintenance Program - HVAC					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other	Total
Facility HVAC Replacement Program	This program is designed to identify and replace HVAC systems that are nearing the end of their useful life and have required more frequent corrective repairs. Identifying these systems and preparing for their replacement minimizes the chances of running to failure and requiring closure of the program. This will also include modernization through the installation of building automation system (BAS) components to allow for remote operation and increased energy efficiency. Sites identified for replacement in FY28 include: - Woodmont Center - Approximately 16 split units throughout the facility - Westover Library - Single Roof-top Unit (RTU)		1,765		1,765
Total		-	1,765	-	1,765

*Authorized Unissued Bonds

FY 2027 List of projects under Public Facilities Maintenance Program - ROOF PROGRAM					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other*	Total
Roof Replacement Program	This program is designed to identify and replace roof systems that are nearing the end of their useful life and have required more frequent corrective repairs, and have experienced frequent leaks. Sites identified for replacement in FY27 include: - Cultural Affairs (3700 S. FMR) - Fire Station #2		-	1,000	1,000
Total		-	-	1,000	1,000

FY 2028 List of projects under Public Facilities Maintenance Program - ROOF PROGRAM					
Project Name	Description	Request (Dollars in Thousands)			
		PAYG	Bond	Other*	Total
Roof Replacement Program	This program is designed to identify and replace roof systems that are nearing the end of their useful life and have required more frequent corrective repairs, and have experienced frequent leaks. Sites identified for replacement in FY28 include: - Walter Reed Community Center (includes green roof) - Shirlington Library		1,675	900	2,575
Total		-	1,675	900	2,575

*Authorized Unissued Bonds

PUBLIC AND GOVERNMENT FACILITIES: ENERGY EFFICIENCY PROGRAM

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	10 Year Total
1.County Facility Renewable Energy Assessment & Solar Installations	900	412	424	545	561	575	592	605	620	635	5,869
2.Electric Vehicle Chargers-Internal Accessibility	0	210	530	227	236	230	253	263	248	254	2,451
3. Electric Vehicle Chargers-Public Accessibility	190	206	212	273	168	173	207	242	248	254	2,173
4. Energy Performance Upgrades -County Buildings	650	606	636	668	702	737	773	812	853	895	7,332
5. Energy Resilience Planning & Development	0	206	212	225	2,180	238	252	2,360	248	2,540	8,461
Total Recommendation	1,740	1,640	2,014	1,938	3,847	1,953	2,077	4,282	2,217	4,578	26,286

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

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	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	0	0	0	0	0	0	0	0	0	0	0
PAYG	1,400	828	1,166	997	2,977	1,043	1,097	3,228	1,116	3,429	17,281
Short Term Finance	340	812	848	941	870	910	980	1,054	1,101	1,149	9,005
Stormwater Utility Fee Revenue	0	0	0	0	0	0	0	0	0	0	0
Other Funding	0	0	0	0	0	0	0	0	0	0	0
Subtotal New Funding	1,740	1,640	2,014	1,938	3,847	1,953	2,077	4,282	2,217	4,578	26,286
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	0	0	0	0	0	0	0	0	0	0	0
Subtotal Previously Approved Funding	0	0	0	0	0	0	0	0	0	0	0
Total Funding Sources	1,740	1,640	2,014	1,938	3,847	1,953	2,077	4,282	2,217	4,578	26,286



1. COUNTY FACILITY RENEWABLE ENERGY ASSESSMENT & SOLAR INSTALLATIONS

Project Highlights:

- Continue to analyze and develop solar photovoltaic (PV) opportunities at County facilities, with a focus on purchase power agreements (PPAs), a model of solar installations where the vendor provides the upfront capital and provides operations and maintenance of the onsite solar arrays, and the County purchases the electricity produced.
- Funding supports analysis, potential upgrades needed to support PPA implementation, or other investments to provide additional value from the installed PPA solar.
- The County has already implemented one PPA at Lubber Run Community Center, with a second phase approved by the Board and pending installation in 2027. Pre-screened, eligible sites for a future PPAs include Aurora Hills Community Center, Cultural Affairs Building, Fire Station 1 and Barcroft Sports Complex.
- Projects may interact with Energy Resiliency Planning and Development projects depending on the site, facility characteristics and goals for the site and support future Virtual Power Plant programs. Projects may also include implementing PPAs for solar canopies or other applications in addition to facility rooftops.

Associated Plan(s):

Community Energy Plan

Neighborhood(s):

Funding Notes: The County Board allocated \$1 million in PAYG funds to support accelerated investments in public facilities including lighting retrofits, retro commissioning, and roof upgrades. The funding was split evenly, with \$500,000 added to this project and \$500,000 added to the Energy Performance Upgrades-County Buildings project.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
PAYG	900	412	424	545	561	575	592	605	620	635	5,869
Previous Funding											
Total Funding	900	412	424	545	561	575	592	605	620	635	5,869
Operating Impact	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Operations Costs (+/-)	50	60	70	85	95	110	120	120			710
Personnel (\$)	72	74	76	79	81	84	86	89			641
Total Impact	122	134	146	164	176	194	206	209	0	0	1,351

Critical Milestones:

- Second PPA phase with 4 sites (Quincy 1, Quincy 3, Equipment Bureau and Central Library) contracts e Spring 2026
- Second phase of 4 PPAs Installed Winter 2027
- Future PPA phase with 2-4 additional sites contract executed, Spring 2028

Project Links:

- [Community Energy Plan \(CEP\)](#)
- [Community Energy Plan - Roadmap](#)

Changes from Prior CIP:

Recurring funding adjusted downward to focus on PPA installation model that requires reduced capital investments from County owned and operated solar installation model.



2.ELECTRIC VEHICLE CHARGERS-INTERNAL ACCESSIBILITY

Project Highlights:

- Project supports the analysis, design and implementation of the ongoing electrification of the County's fleet vehicles and equipment.
- The approach to electric vehicle (EV) charging installations includes optimizing the current infrastructure, through behavior changes and increasing the utilization rates to right-size the number of required fleet chargers.

Associated Plan(s):

Community Energy Plan

Neighborhood(s):

Funding Notes: EV charger installations range from \$12k - \$30k per port, with the price per charging port varying based on site-specific infrastructure.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
PAYG	0	210	530	227	236	230	253	263	248	254	2,451
Previous Funding											
Total Funding	0	210	530	227	236	230	253	263	248	254	2,451

Critical Milestones:

- Complete utility upgrade analysis in coordination with Dominion to support public EVSE installation Fall 2026
- Installation of additional fleet EV supply equipment at Justice Center Winter 2029

Project Links:

- [Community Energy Plan \(CEP\)](#)
- [Community Energy Plan - Roadmap](#)

Changes from Prior CIP:

FY 2029 includes additional funding to meet the anticipated public safety charging needs.



3. ELECTRIC VEHICLE CHARGERS-PUBLIC ACCESSIBILITY

Project Highlights:

- Installs additional electric vehicle (EV) charging stations throughout County facilities that are publicly accessible in support of the community for conversion to electric vehicles.
- FY 2027 funding is for a County match to a Federal grant for the installation of public charging at four County sites: Barcroft, Barcroft Garage, Walter Reed Community Center, and Bluemont Park.
- Charging opportunities include right-of-way (ROW) charging, future technology pilot programs and alternative models for multiplier effects with community-wide GHG impacts with a focus in priority areas such as areas with higher concentrations of multi-family housing. ROW charging pilot program will target geographic areas with constrained public charging access with innovative charging solutions.
- Funding will support analysis and implementation aspects for public charging.
- Potential public-private partnership models may be leveraged to support public charging opportunities as this market continues to evolve.

Associated Plan(s):

Community Energy Plan
Comprehensive Master Transportation Plan (MTP) for Arlington

Neighborhood(s):

Funding Notes: Funding may be supplemented by General Fund appropriations and potential grant funding opportunities. EV charger installations range from \$12k - \$30k per port, with the price per charging port varying based on site-specific infrastructure.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Short Term Finance	190	206	212	273	168	173	207	242	248	254	2,173
Previous Funding											
Total Funding	190	206	212	273	168	173	207	242	248	254	2,173

Critical Milestones:

- Complete design work for public charging sites. Summer 2026
- Complete ROW charging pilot design Summer 2028

Project Links:

- [Community Energy Plan \(CEP\)](#)
- [Community Energy Plan - Roadmap](#)

Changes from Prior CIP:

Cost updated from prior CIP to align with execution plans and shift to EV charger installation models including ROW and other pilots.



4. ENERGY PERFORMANCE UPGRADES -COUNTY BUILDINGS

Project Highlights:

- A long-standing partnership program between AIRE and DES-Facilities to establish energy performance in design and construction.
- Program to enhance energy performance and associated carbon reductions in County facilities through a suite of measures including energy efficiency upgrades, replacement of end-of-life equipment and systems, retro-commissioning, electrification, demand-response, and demand-side management strategies
- FY 28 funding will include 1-2 sites for LED lighting retrofits including the final phase of the detention center and 1-2 sites for retro-commissioning of facilities with high energy use intensity metrics. Funding will also support one larger whole building energy performance project consisting of bundled measures.
- During this CIP cycle, alternative financing and implementation models such as 'energy savings performance contracting' may be explored.

Associated Plan(s):

Community Energy Plan

Neighborhood(s):

VARIOUS

Funding Notes: The County Board allocated \$1Million in PAYG funds to support accelerated investments in public facilities including lighting retrofits, retro commissioning, and roof upgrades. The funding was split evenly, with \$500,000 added to this project and \$500,000 added to the County Facility Renewable Energy Assessments and Solar Upgrades project.

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
PAYG	500										500
Short Term Finance	150	606	636	668	702	737	773	812	853	895	6,832
Previous Funding											
Total Funding	650	606	636	668	702	737	773	812	853	895	7,332
Operating Impact	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
Total Impact	-180	-240	-300	-360	-400	-450	-500	-550	0	0	-2,980

Critical Milestones:

- Courts Police/Justice Center lighting retrofits completed. Fall 2026
- Evaluation, Measurement and Verification of Electrification Projects Fall 2027
- Whole building energy performance project completed Spring 2029

Project Links:

- [Community Energy Plan \(CEP\)](#)
- [Community Energy Plan - Roadmap](#)

Changes from Prior CIP:

Analytics enhanced for decarbonization and GHG emission reductions. Funding increased to incorporate whole building energy performance projects.



5. ENERGY RESILIENCE PLANNING & DEVELOPMENT

Project Highlights:

- This project will implement findings from Climate Action Plan (CAP) and other planning documents related to resiliency hub needs, functions, and users. Resiliency hubs are community-serving facilities that are designed to support residents during times of natural hazards and/or utility disruptions.
- Explore opportunities for grid connected buildings to support demand response, virtual power plants (VPP) or other opportunities for distributed energy resources in addition to the resiliency benefits. Microgrids, battery storage, and backup power solutions are anticipated to be integrated as solutions.

Associated Plan(s):

Community Energy Plan

Funding Notes: None

New Funding	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Total
PAYG	0	206	212	225	2,180	238	252	2,360	248	2,540	8,461
Previous Funding											
Total Funding	0	206	212	225	2,180	238	252	2,360	248	2,540	8,461

Critical Milestones:

- Begin study of the feasibility of implementing microgrids and energy resilience hub. FY 2028
- Begin implementing microgrids and energy resilience hub from feasibility study. FY 2030

Project Links:

- [Community Energy Plan \(CEP\)](#)
- [Community Energy Plan - Roadmap](#)
- [Energy Assurance Plan](#)

Changes from Prior CIP:

Updated program funding requests and milestones to reflect resiliency planning efforts in the Climate Action planning process and cancellation of the Federal grant program.