

FY 2018 Capital Improvement Program

Planning Commission Questions (2/15/2017)

1. The savings associated with Fairfax County's AAA ratings has generated \$795 million, is that in today's dollars?

The County has held a Aaa rating from Moody's since 1975, a AAA rating from Standard and Poor's since 1978 and a AAA rating from Fitch Ratings since 1997. As a result of the County's excellent triple-A bond rating, the County has saved an estimated \$795.44 million from County bond and refunding sales. This figure has not been adjusted to today's dollars. Each year, the savings due to the Triple A ratings are calculated and added to the previous year's savings.

2. When the market is doing well and interest rates are good, should we sell more bonds?

The 10 Principles of Sound Financial Management dictate that the County can only sell \$275 million in bonds per year. The County sells General Obligation bonds annually on a cashflow basis based on project funding requirements. The County then as part of financial closing on the bonds provides a representation to the IRS that it anticipates spending these funds in a specific timeframe, over a three year period. The County would not want to sell bonds and incur debt for unspecified or premature project funding requirements just to take advantage of favorable market conditions. The County does however continue to review on a monthly basis all potential refinancing opportunities of outstanding debt to take advantage potential debt service savings.

3. How many FCPS Elementary School children spend their entire day in a trailer?

Presently, there are 538 trailers at FCPS elementary schools. Of these, 169 are used as full time or core classrooms, 152 are utilized for other types of instruction (SPED, AAP, Immersion), 132 for music/band & strings, 59 as a multipurpose/resource room, 20 for ESOL and 6 for SACC. If we were to assume that 532 of the trailers are used for learning (ignoring the 6 for SACC) then it would equate to approximately 12,236 students receiving instruction at some point during each school day. The average class size in FCPS Elementary Schools is 22 students; therefore, approximately 3,718 students receive full time or core classroom time in trailers.

4. How does FCPS determine capacity – some schools are under “capacity” but children are still eating lunch at 10 am. Does the capacity calculation include core spaces, such as cafeterias, libraries, gyms?

Capacity is calculated differently for each school level type (ES, MS, HS), as it is dependent upon the type of programming. Elementary schools are calculated based upon the quantity of core or full time classrooms – typically K-6, as well as self-contained special education. Middle schools are tallied using a team count – basically totaling the quantity

of core (required) classrooms such as English, Math, Science, Social Studies and Physical Education. The high school methodology is much more complicated, as it involves both core classrooms as well as electives. The entire methodology can be found at this link: http://151.188.217.200/fts_drupal_support/dashboard/presentation1.html

FCPS does calculate whether many spaces are adequately sized for the enrollment at a particular facility although these do not necessarily affect the capacity rating of school, but instead may indicate whether the common areas are sufficient to support the instructional program. For example, whenever a school is expanded, the first area outside of the addition which is considered is the cafeteria. The vast majority of the cafeterias are large enough to seat the students in accordance with the quantity of lunch shifts. The challenge, which is typically presented, is not the seating capacity of the cafeteria, but the speed at which the students can move through the serving lines.

5. What fees and income are collected for FCPS and which/if any are earmarked for capital projects?

The only fees which are collected for the capital program are associated with the Thomas Jefferson HS renovation. The school systems outside of Fairfax County which send students to TJ comprise approximately 18% of the enrollment. An agreement was reached with the surrounding jurisdictions that they contribute (essentially reimburse) to FCPS the cost of the renovation. These payments are scheduled to be provided over a 30 year time span. Since the FCPS funding for TJ will have been expended long before that time, this funding will roll back into the overall capital account at the rate of approximately \$400,000 per year.

6. What is the status of the "Naming Rights for Stadiums" issue? Will this revenue be used for capital projects at all schools...or just the specific school with the stadium name?

The school board tabled the decision regarding the Naming Rights issue for the time being. One of their concerns was how would the money be distributed.

Note: The Park Authority adopted a Sponsorship Policy vetted by the County Attorney's Office in June of 2016 that includes opportunities for Naming Rights. Staff is currently working through the County's Work Force Planning process to bring a Sponsorship Coordinator position on board. The Sponsorship Policy can be found at <http://www.fairfaxcounty.gov/parks/parkpolicy/park-policy-manual.pdf>

7. How many dams does Fairfax County own and maintain? Specifically there is a dam at 4 mile run that overflowed...is that one of ours?

The County's inventory includes 20 state regulated dams, 46 regional facilities/dams (not state regulated), and an estimated 1,325 smaller dams. This does not include the dams that the Fairfax County Park Authority maintains. We would need a parcel number, or an address, to determine who owns and maintains the dam at Four Mile Run.

8. How many bridges does the County own and maintain? Specifically, there is a bridge on Guinea Road that is deteriorating very fast. How do you determine the deterioration of a bridge and when it gets replaced?

In late 2016, all 69 of the County-owned pedestrian bridges were inspected to assess the overall condition of the bridges as *Excellent, Good, Fair, or Poor*--bridges in poor condition are the top priority. All of the work identified from the 2016 inspection is being prioritized countywide based on the severity of the bridge condition. Bridges graded as poor often have severe rusting or rotting parts and are evaluated by an engineer for repairs. There are five bridges in the inventory in proximity to Guinea Road and some of these bridges need work. We would need a parcel number, or an address, to determine which bridge is being referred to and who owns the bridge.

9. Is there an update on the Turf Field Study?

The US Environmental Protection Agency (EPA) is in the analysis phase of the Federal Research Action Plan on Recycled Tire Crumb. The EPA issued a status report in December 2016 that indicates they will complete the study later in 2017. The EPA status report can be found at <https://www.epa.gov/chemical-research/december-2016-status-report-federal-research-action-plan-recycled-tire-crumb-0>

The Washington State Department of Health issued their report on the Investigation of Reported Cancer Among Soccer Players in Washington State in January of 2017. From the Washington State Department of Health Web Site "Based on what we know today, the Washington State Department of Health recommends that people who enjoy soccer continue to play regardless of the type of field surface. Our recommendation is based on our investigation and the available research on crumb rubber. Assurance of the safety of artificial turf with crumb rubber are limited by the lack of adequate information on potential toxicity and exposure." "With very few exceptions, no one knows if someone will develop cancer in their lifetime. That being said, our investigation did not show increased rates of cancer among reported soccer players, and the available research does not suggest that playing soccer on artificial turf causes cancer." The full Washington State Department of Health report can be found at: <http://www.doh.wa.gov/Portals/1/Documents/Pubs/210-091.pdf>

10. What fees and income are collected by Parks and which/if any are earmarked for capital projects?

No revenue is specifically earmarked for capital projects. The Park Authority's charter is that it must be self-sustaining; therefore, most revenue earned from fees supports day to day operations. Fees collected and income from donations and monopolies may be used for capital projects, but that is at the discretion of the Park Authority Board and projects are reviewed and approved on an ongoing basis. The average net revenue for fiscal years 2014 through 2016 is less than \$375k. That net revenue may be invested in both capital and non-capital projects depending on critical needs. The total needed for long and short-term capital needs and reinvestment is:

- Critical, "Repairing what we have" makes the most of existing resources with the primary goal being for FCPA to maintain services. The plan addresses deferred maintenance at existing parks and facilities. The Critical funding need is \$98,892,000 over the next five years.
- Sustainable, "Upgrade Existing" looks at enhancing existing programs, beginning new alternative programs, or making other strategic changes that would require additional operational or capital funding. The Sustainable need for years 1-5 is \$107,945,000, the need for years 6-10 is \$172,350,000, for a total of \$280,295,000.
- Visionary, "New, Significant Upgrades" includes new and expanded facilities to fully meet needs desired by the community and ensure that the Park Authority remains a preferred provider of park and recreation amenities. The Visionary need for years 1-5 is \$6,532,000, the need for years 6-10 is \$465,742,000 for a total of \$472,274,000.

Additional Questions (3/3/2017)

11. Boundaries need to be changed if a new school is built, so why not change the route one area boundaries now, instead of constructing a new "Route 1 Area ES (top line, page 30 of the FCPS CIP) while many school in the area have excess space?

The Facilities staff recently recommended to the School Board that the Route One Area ES new school project be deferred indefinitely due to the surplus capacity in the region. When the project was placed on the bond referendum the new school at Fort Belvoir had not been proposed by the Federal Government. Our current projections indicate that a new school in the region will not be needed for at least 10 years if not longer.

12. Regarding CIP question #5 - Is there some sort of escalation clause on the money coming from other districts to help pay for TJ's renovation? If not, why not? Even with a discount factor of only 3%, a dollar today will only be worth about forty-one cents thirty years from now.

Unfortunately there is not an escalation clause associated with the reimbursement of the TJ renovation from other localities. In fact, there was considerable resistance from the other jurisdictions to compensate FCPS for the costs which is why the duration of the payback is 30 years. We believe that it is unlikely that we would be unsuccessful in an attempt to modify the agreement – regardless of how unfavorable it may appear.

13. Specifically how many elementary school kids are spending their entire day in single wide trailers?

Form the FCPS perspective a temporary classroom whether it is a single, duplex or quad is the same. Staff has not performed an analysis to this level of specificity.

Additional Questions (3/6/2017)

14. What is the income from students who pay to park at their high schools used for? That money should be going to maintain the student parking lots (including paving, painting, potholes, lights, and snowplowing) and into the very small subsection of the CIP that goes toward constructing/repaving/etc high school student parking areas during renovations. IMHO, student parking money should NOT go to the general operating budget (e.g., paying their teachers' salaries).

The fees received through the student parking are apportioned to both the school and the general fund. We will pass along the suggestion to the School Board.

15. I think FCPS might very easily create a list of every school sorted by date of construction / last complete renovation if applicable. I think such a list would highlight how long schools wait for renovations. e.g., Langley HS was built in '65. Falls Church, which was built in '67, was renovated in '88, but I do not know if that was a full infrastructure renovation or merely repairs and paint.

This list does in fact exist – the CIP provides this information for each school from pages 115 to 130. In addition, the Facilities & Enrollment Dashboard contains the same information within the ES, MS and HS sections listed as facility dashboard.

16. On the FCPS "Dashboard" site, I note some schools are over their permitted Floor Area Ratio. (Centerville HS: 19,886 sq ft over that permitted by its zoning; Lee HS: 5,1186; Mt Vernon: 11, 798; Stuart HS 26, 847) How do we as a County allow this?

The FAR limits that are listed in the dashboard is a raw number (gross square feet not net) – meaning that schools which were referenced are at their FAR limit. The intent of publishing the information is to inform interested parties (School Board, citizen advocates and special interest groups) that before contemplating an enrollment/program adjustment that certain schools would pose a challenge from a Zoning perspective.

17. Why do schools with excess capacity have some classes in trailers? Example from p. 56 of the FCPS CIP: Annandale high school has a capacity balance of 401 yet five Core/General Ed classrooms are in trailers, as are four Self Contained Special Ed, seven ESOL, three WL, and "others" for a total of 27. (These are "trailers" and not modulars, according to page 56 of the FCPS CIP.) Principals in schools with capacity for more students may have good reasons for putting classes in trailers - but does this bring us back to the definition of "overcrowded"?

The School Board is aware of the challenges regarding temporary classrooms and in fact has directed Facilities to begin removal of temporary classrooms where necessary. Facilities does not have control over how space is used within a school – only whether a school is eligible to receive assistance for space. The temporary classrooms which are currently at Annandale HS have been in place for more than 10 years. This summer Facilities is planning to begin extricating units from the school to be used where needed.