

Fire Station 6 Facility Reinvestment (Arlington County IJ)

Category: Public Facilities

Department Lead: Public Works

Type: Ongoing Project

Project Description, Benefit, Estimate, and Schedule

Per the 2014 Fire & EMS Service Agreement with Arlington County (ACG), the City of Falls Church is responsible for funding Capital Improvements to Fire Station 6. In FY2015, the windows were replaced throughout the facility and repairs to the Apparatus Doors were performed. FY2019 thru FY2020 Update: HVAC Replacement: Arlington County completed Phase 1 & 2: 2nd & 1st floor HVAC replacement with electrical modification for the new units and new BAS system. In addition, with the remaining funds from the FY2020 HVAC upgrade, ACG completed replacing the infrared heaters at the apparatus bays. This work will allow the new apparatus bay doors (10 Four-Fold doors) to be installed. Funds were appropriated in FY2021, but debt issuances were delayed due to COVID-19. Funds should be available by the end of FY2023. This Six-year CIP plan is based upon prioritization of deficiencies that were identified in a 2013 condition assessment and subsequently identified needs. In the coming years, Arlington County will continue to monitor and identify deficiencies on a yearly basis. The intent is to provide a thorough visual assessment of all architectural, civil/structural, mechanical, electrical, fire, plumbing, and sewer components/systems of the facility. In addition, the County is using Facility Condition Assessment (FCA) that provides a foundation for effective decision-making by measuring the building's condition. We use FCAs as an objective benchmark that when combined with our on-the-ground awareness of equipment requiring excessive repetitive corrective maintenance, provides the basis for our CIP requests.



The proposed plan includes in priority order:

1. FY21: \$550,000 was appropriated, but debt issuance was delayed due to COVID-19. Funds should be available by end of FY21
2. FY22: Unfunded due to apparatus bay door project
3. FY23: Material prices increased the past two years due to COVID. The Price for the apparatus bay doors (10 four-fold doors went up to \$950,000 (10 four-fold doors, \$95,000 each). Due to this increase, additional funds of \$ 450,000 will be needed to complete this project
4. FY24: Fire Alarm replacement - \$150K
5. FY25: Bathroom renovations 2nd floor: 2 bathrooms; 1 bathroom with showers and lockers
6. FY26: Bathroom renovations 2nd and 1st floor: 1 bathroom with showers and lockers; 2 ADA bathrooms
7. FY27: Generator replacement
8. FY28: Complete bathroom renovation - \$150K
9. FY29: Kitchen renovations - \$150K
10. FY30: Roof replacement - \$150K

Capital Funding Plan

Funding Source	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029-32	10-YR Total
Local (Debt)	\$ 450,000	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 450,000	\$ 1,350,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Total:	\$ 450,000	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 450,000	\$ 1,350,000

Funding Notes: Previously appropriated \$550K debt issuance delayed due to COVID-19 economic impact. Cost estimates for the bay doors have now doubled so providing FY2023 higher appropriations and reducing out year allocations.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs

Per the 2014 Fire & EMS Agreement, Arlington County is responsible for maintenance and operating costs at this facility, so there will be no impact upon Operating Costs to the City. However, the existing rollup bay doors have reached the end of their useful lives, more frequent repairs. Due to failures on the doors, Arlington County spent approximately \$62,000 in repairs on the bay doors this year.

Conformity with Comprehensive Plan and Council Strategic Plan/ Equity Lens Score

Investment in City facilities meets the goals of Comprehensive Plan Chapter 8 "Community Facilities, Public Utilities and Government Services". Relevant goals include: "Public services are an integral component of a healthy community structure. They support existing and future development and contribute to the health safety, education and welfare of citizens and businesses in the community."

FY 23-28 Equity/Environmental/Resilience Lens Review

Falls Church 2040 Vision, adopted April 10, 2017

In the year 2040, the City of Falls Church is a welcoming and inclusive community – a special place in the heart of Northern Virginia. Involved citizens are key to the City’s long-term success as a leader in education, environmental sustainability, multi-modal transportation, and vibrant economic development. By investing in neighborhoods, community services and facilities, schools, and parks the City preserves small-town character and history while honoring a deep commitment to progress and a growing community. The continual rejuvenation of robust commercial areas supports the City’s high quality of life for all citizens.

				Benefit those under stress		Reduce current disparities		Avoiding Implicit Bias or Increased Inequities		Environmental Impact	Resilience Impact
				(Q1) Does the proposed project benefit communities of color, low-income neighborhoods, persons with disabilities and/or underserved? Could it be adjusted to avoid or mitigate the burden and/or to realize a higher benefit? How?		(Q2) Does the proposed project help reduce disparities and inequities? If not, could it be adjusted to do so? How?		(Q3) If Q1 and Q2 do not directly apply to this project describe how it does not worsen disparities and inequities?		What impact does the request have on environmental sustainability? Consider five categories: Climate, Air & Energy (CAE); Stormwater, Streams & Natural Springs (SSNS); Urban Forest & Biodiversity (UFB); Consumption & Waste (C&W); Community Engagement (CE). For clarification, refer to Comp Plan Ch. 5 Environment for Everyone. https://www.fallschurchva.gov/DocumentCenter/View/11848/Environment-Chapter-February-10-2020-FINAL	What impact does the request have on the community's ability to withstand, adapt to and/or recover from adversity (whether natural or man-made)?
Department	Project(s)- listed in priority order	Funding Request	City Mgr Recommended Funding	Rank: Low (L) Medium (M) High (H)	Burden/Benefit Comments	Rank: Low (L) Medium (M) High (H)	Disparities Comments	Rank: Low (L) Medium (M) High (H)	Bias/Inequities Comments	Environmental Impact Comments (replace * below)	Resilience Comments
Public Safety	Fire Station 6 Facility Reinvestment	\$ 1,650,000	TBD	NA		NA		H	Project does not mitigate a community wide disparity. This Project includes systems and facility infrastructure project to ensure operational safety for deploying fire and EMS services to the community equally.	CAE: The proposed 4-fold doors offer higher glass insulation, faster operation, and reduced maintenance and repair needs (see FY21-26 CIP). These features all contribute to minimizing heating/cooling losses, and improved building energy efficiency. Replacement of the generator offers the potential for selection of higher efficiency, lower emissions equipment. Bathroom renovations using modern fittings can reduce water use for improved energy efficiency. The future roof replacement also offers the opportunity for improved insulation and heat reflection, leading to reduced energy consumption. The addition of solar photovoltaics for renewable energy generation should also be considered. SSNS:*NA UFB:*NA CW: Reports from stations using four-fold doors indicate that damage to equipment from accidental door collisions is far less likely, reducing the need for equipment repair and associated replacement parts. CE:*NA	This Project includes systems and facility infrastructure project to ensure operational safety for deploying fire and EMS services to the community equally. The installation of four-fold doors is anticipated to reduce door maintenance time, and avoid door and equipment repairs resulting from collision damage. Station operational reliability should therefore be improved. The replacement doors are also easier to operate in the case of power failure, and have improved insulation, making the station more resilient. The planned generator replacement should also reduce generator downtime and improve reliability.