



PUBLIC SAFETY
PROJECTS

Fire & Rescue System Station Replacement & Renovation

Total Project Cost – \$28.0M

FY25 Appropriation – \$4.0M

Project Description

In 2021, the Fire & Rescue System (FRS) conducted facility condition assessments (FCAs) at 22 FRS facilities throughout the County. The 22 facilities total approximately 430,000 square feet and range in age from two to 59 years old. The FCAs recommended that major renovations be performed at several stations. The FCAs also recommended the replacement of several stations.

The FRS Station Replacement & Major Renovations Program addresses large-scale station renovations that otherwise could not be accomplished with existing funding. The Program also provides for the construction of new stations to replace existing, outdated stations.

Major renovation projects include:

- Site concrete repairs.
- Crack fill & seal asphalt parking lots.
- Exterior metalwork painting.
- Overhead door replacement.
- Window replacement.
- Interior painting and carpet replacement.
- Crew shower and restroom renovations.

Energy-efficiency improvement projects include:

- Install solar panels.
- Add/increase roof insulation at apparatus bays.
- Building controls retro-commissioning.
- Install low-flow faucet aerators.
- Install motion sensor thermostats.
- LED retrofit and controls upgrades.
- Install tankless domestic water heaters.

Impact on Comprehensive Plan Chapters		
Cultural Resources	Libraries	Sewer
Economic Development	Parks & Open Space	Telecommunications
Environment	Police	Transportation
Fire & Rescue	Potable Water	Small Area Plans
Land Use	Schools	

Impact on Strategic Plan Goals		
Health & Wellbeing	Safe & Secure Community	Resilient Economy
Quality Education	Environmental Conservation	Sustainable Growth
Mobility		

- Emergency generator/transfer switch replacement.
- Apparatus bay concrete epoxy floor coating replacement.
- Hydronic boiler replacements.
- Rooftop heating, ventilation, and air conditioning (HVAC) and split system replacement.

Service Impact

► **Extending facility usefulness** – Projects will complete deferred maintenance on large-scale components with the goal of extending the life of public safety facilities and assets.

► **Provide appropriate staffing, equipment, and resources** to public safety departments to ensure the highest quality of service.

Funding Sources

► **Fire levy** – \$28.0M

Project Milestones

► **Projects currently underway** include HVAC upgrades at seven FRS stations.

► **New project identification, design, and completion** are ongoing. Projects will be scheduled with the FRS based on existing building conditions and identified maintenance/repair needs.

Funding Sources (Revenue)	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
Fire Levy	28,000	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000	24,000	-
Total Revenue	28,000	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000	24,000	-

Cost Categories (Expenditures)

	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
Construction	28,000	-	2,000	6,000	4,000	4,000	4,000	4,000	4,000	26,000	-
Total Expenditure	28,000	-	2,000	6,000	4,000	4,000	4,000	4,000	4,000	26,000	-

Operating Impacts

Operating Expenses	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-	-	-	-
Revenue	-	-	-	-	-	-	-	-	-	-	-
General Fund Requirement	-	-	-	-	-	-	-	-	-	-	-
Additional Positions (FTEs)	-	-	-	-	-	-	-	-	-	-	-

Amounts expressed in thousands, therefore totals may not add due to rounding (excludes FTEs).

Station 27 Fire & Rescue

Total Project Cost – \$19.9M

Project Description

Station 27 is a new Fire & Rescue station located at 15825 Spriggs Road in Manassas. The station is planned to house a pumper and an advanced life support ambulance. Twenty-four-hour career staffing will be provided for both units. The building will include sleeping quarters, a kitchen and dayroom, a physical fitness room, a training room, and offices. The station is currently planned to include two to three apparatus bays and an area for personal protective equipment.

Service Impact

- ▶ **Response Time Improvements** – The station's first due area will experience response time improvements. Systemwide response time improvements are also projected to improve, which will help ease emergency response call volume on existing stations.

Funding Sources

- ▶ **Debt financing (supported by the fire levy)** – \$19.9M
- ▶ **Facility operating** costs will be funded by the fire levy.
- ▶ **24-Hour medic and engine unit staffing** will be funded by the general fund.

Project Milestones

- ▶ **Land acquisition** was completed in FY23.
- ▶ **Design** began in November 2022 (FY23) and will be completed in June 2024 (FY24).
- ▶ **Permitting and construction bidding** will begin in June 2024 (FY24) with completion scheduled for December 2024 (FY25).
- ▶ **Construction** is scheduled to begin in January 2025 (FY25) with completion scheduled for September 2026 (FY27).
- ▶ **Occupancy** is scheduled for October 2026 (FY27).

Impact on Comprehensive Plan Chapters		
Cultural Resources	Libraries	Sewer
Economic Development	Parks & Open Space	Telecommunications
Environment	Police	Transportation
Fire & Rescue	Potable Water	Small Area Plans
Land Use	Schools	

Impact on Strategic Plan Goals		
Health & Wellbeing	Safe & Secure Community	Resilient Economy
Quality Education	Environmental Conservation	Sustainable Growth
Mobility		

Funding Sources (Revenue)	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
Debt	19,875	1,400	18,475	-	-	-	-	-	-	-	-
Total Revenue	19,875	1,400	18,475	-	-	-	-	-	-	-	-

Cost Categories (Expenditures)

Design/Planning	1,163	151	1,012	-	-	-	-	-	-	-	-
Construction	16,389	-	-	5,000	10,389	1,000	-	-	-	16,389	-
Occupancy	683	-	-	340	300	43	-	-	-	683	-
Telecommunication	828	-	-	400	400	28	-	-	-	828	-
Project Management	812	141	150	150	250	121	-	-	-	521	-
Total Expenditure	19,875	292	1,162	5,890	11,339	1,192	-	-	-	18,421	-

Operating Impacts

Operating Expenses	1,447*	3,499*	4,389	4,389	4,389	4,389	4,389	22,504
Debt Service	66	410	959	1,471	1,783	1,739	6,429	
Revenue	66	410	959	1,471	1,783	1,739	6,429	
General Fund Requirement	1,447	3,499	4,389	4,389	4,389	4,389	22,504	
Additional Positions (FTEs)	10.00	14.00	-	-	-	-	-	

* Half-year funding in FY25 for the medic unit and in FY26 for the engine unit.

Amounts expressed in thousands, therefore totals may not add due to rounding (excludes FTEs).

Station 28 Fire & Rescue

Total Project Cost – To Be Determined

Project Description

Station 28 is a new Fire & Rescue station, with location to be determined. The station is planned to house a pumper and an advanced life support ambulance. Twenty-four-hour career staffing will be provided for both units. The building will include sleeping quarters, a kitchen and dayroom, a physical fitness room, a training room, and offices. The station is currently planned to include two to three apparatus bays and an area for personal protective equipment.

Service Impact

- ▶ **Response Time Improvements** – The station's first due area will experience response time improvements. Systemwide response time improvements are also projected to improve, which will help ease emergency response call volume on existing stations.

Funding Sources

- ▶ **Debt financing (supported by the fire levy)** – To be determined.
- ▶ **Facility operating costs** will be funded by the fire levy.
- ▶ **Program operating costs (career staffing)** will be funded by the general fund.

Project Milestones

- ▶ **Land acquisition** costs are not included in the total project cost but will be included once acquisition is complete.
- ▶ **A site analysis** will be conducted in FY25. The analysis will provide recommendations regarding optimal station location.

Impact on Comprehensive Plan Chapters		
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Impact on Strategic Plan Goals		
Health & Wellbeing	Safe & Secure Community	Resilient Economy
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Mobility		

	Project Estimate	Prior Yrs Actual	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY24 - FY29	Future
Funding Sources (Revenue)											
<i>Total Revenue</i>	-	-	-	-	-	-	-	-	-	-	-
Cost Categories (Expenditures)											
<i>Total Expenditure</i>	-	-	-	-	-	-	-	-	-	-	-
Operating Impacts											
	Operating Expenses		-	-	-	-	-	-	-	-	-
	Debt Service		-	-	-	-	-	-	-	-	-
	Revenue		-	-	-	-	-	-	-	-	-
	General Fund Requirement		-	-	-	-	-	-	-	-	-
	Additional Positions (FTEs)		-	-	-	-	-	-	-	-	-

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Judicial Center Expansion

Total Project Cost – \$200.0M

Current Appropriation (Design) - \$16.3M

Project Description

The project includes funding to support capital improvements at the Judicial Center complex in Manassas. Funding is intended to address parking and expanded facilities (courtroom expansion, annex buildings, etc.) for judicial agencies within the complex. Specific projects include expanded surface parking, a new parking structure, and a new courts building.

Service Impact

- ▶ **Improved parking and facility capacity at the Judicial Center** – Expanding the Judicial Center will provide additional parking for visitors and employees while expanding the complex to meet the current and future judicial services needs of a growing community.

Funding Sources

- ▶ **Debt financing** – Debt service costs will be funded by the general fund.
- ▶ **Facility operating costs** will be funded by the general fund.

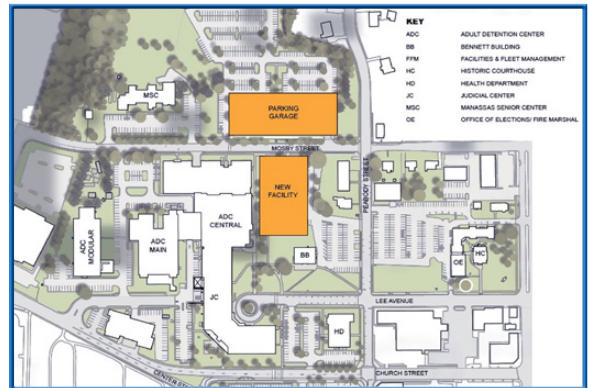
Project Milestones

- ▶ **Master plan** activities began in FY21 and were completed in FY23.
- ▶ **Design** is scheduled to begin in June 2024 (FY24) and be completed in October 2025 (FY26).
- ▶ **Permitting and bidding** is scheduled to begin in November 2025 (FY26) and be completed in June 2026 (FY26).
- ▶ **Construction** is scheduled to begin in August 2026 (FY27) and be completed in November 2028 (FY29).
- ▶ **Occupancy** is scheduled to begin in December 2028 (FY29) and be completed in March 2029 (FY29).



Impact on Comprehensive Plan Chapters		
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Impact on Strategic Plan Goals		
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Funding Sources (Revenue)	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
Debt	200,000	5,000	11,283	-	100,000	83,717	-	-	-	183,717	-
Total Revenue	200,000	5,000	11,283	-	100,000	83,717	-	-	-	183,717	-

Cost Categories (Expenditures)	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
Design/Planning	16,000	100	1,000	9,900	5,000	-	-	-	-	14,900	-
Construction	184,000	-	-	-	-	84,000	80,000	20,000	-	184,000	-
Total Expenditure	200,000	100	1,000	9,900	5,000	84,000	80,000	20,000	-	198,900	-

Operating Impacts	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30
Operating Expenses	-	-	-	-	-	2,000	2,000	4,000
Debt Service	-	132	665	2,104	7,242	13,769	23,912	
Revenue	-	-	-	-	-	-	-	
General Fund Requirement	-	132	665	2,104	9,242	15,769	27,912	
Additional Positions (FTEs)	-	-	-	-	-	-	-	

Amounts expressed in thousands, therefore totals may not add due to rounding (excludes FTEs).

Judicial Center Renovation

Total Project Cost – \$28.0M

Project Description

The project will provide renovations and upgrades at the Judicial Center, including upgrades to the fire alarm system, audio-visual systems in 16 courtrooms, lighting fixtures, and building energy management systems. The project will replace worn carpet and outdated furniture throughout the building. Upgrades will be made to the heating and cooling systems, elevators, emergency generator, exterior windows, and the roof. The public nature of the Judicial Center will require that the renovation work be performed in multiple phases, with much of the work being performed on evenings and weekends.

Service Impact

- ▶ **Increase efficient use of space** – Renovations will provide space to accommodate staffing level increases.
- ▶ **Maintenance costs** – Maintenance costs will be reduced by decreasing the need for service calls.
- ▶ **Energy efficiency** – Upgraded mechanical systems will be more energy efficient and cost less to operate.

Funding Sources

- ▶ **Capital reserve** – \$22.6M
- ▶ **American Rescue Plan Act (federal funding)** – \$5.4M

Project Milestones

- ▶ **Phase 1** began in FY23 with replacement/upgrades to the building infrastructure, including elevators, fire alarm and sprinkler systems, mechanical equipment, and space reconfigurations, including improvements to WIFI, audio/visual, and sound systems in the courtrooms.
- ▶ **Phase 2** began in FY24 with replacement/upgrades to the exterior windows, and renovations in the first, second, and third floor court areas.
- ▶ **Phase 3** will begin in FY25 with replacement/upgrades to the roof, emergency generator replacement, and renovations in 16 courtrooms.



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Mobility		

Funding Sources (Revenue)	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
ARPA	5,403	5,403	-	-	-	-	-	-	-	-	-
Capital Reserve	22,600	10,000	12,600	-	-	-	-	-	-	-	-
Total Revenue	28,003	15,403	12,600	-	-	-	-	-	-	-	-

Cost Categories (Expenditures)	28,003	1,230	15,000	8,000	3,773	-	-	-	-	11,773	-
Construction	28,003	1,230	15,000	8,000	3,773	-	-	-	-	11,773	-
Total Expenditure	28,003	1,230	15,000	8,000	3,773	-	-	-	-	11,773	-

Operating Impacts											
	Operating Expenses	-	-	-	-	-	-	-	-	-	-
	Debt Service	-	-	-	-	-	-	-	-	-	-
	Revenue	-	-	-	-	-	-	-	-	-	-
	General Fund Requirement	-	-	-	-	-	-	-	-	-	-
	Additional Positions (FTEs)	-	-	-	-	-	-	-	-	-	-

Amounts expressed in thousands, therefore totals may not add due to rounding (excludes FTEs).

Public Safety Training Center Expansion

Total Project Cost – \$29.8M
FY25 Appropriation - \$26.4M

Project Description

Expansion of the Public Safety Training Center (PSTC) includes construction of an approximately 31,000 square-foot facility containing classroom space, apparatus bays, and administrative support space. The training center supports the recruit training of police, fire and rescue, and sheriff personnel, and ongoing training for active duty and volunteer personnel. The project is based on the PSTC master plan.

Service Impact

- ▶ **Enhanced Public Safety Training Facilities** – Police Department, Prince William County Fire & Rescue System, and Sheriff personnel will benefit from enhanced and updated training facilities.

Funding Sources

- ▶ **Debt financing** – \$29.4M
- ▶ **Capital reserve** – \$400K
- ▶ **Debt service and facility operating costs** will be funded by the general fund.

Project Milestones

- ▶ **Master planning** began in FY18 and was completed in FY21.
- ▶ **Design** began in spring 2023 (FY23) with completion scheduled for spring 2024 (FY24).
- ▶ **Permitting and construction bidding** is scheduled to begin in summer 2024 (FY25) with completion scheduled for spring 2025 (FY25).
- ▶ **Construction** is scheduled to begin in spring 2025 (FY25) with completion scheduled for fall 2026 (FY27).
- ▶ **Occupancy** is scheduled for fall 2026 (FY27).



Impact on Comprehensive Plan Chapters		
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Impact on Strategic Plan Goals		
Health & Wellbeing	Safe & Secure Community	Resilient Economy
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Mobility		

<i>Funding Sources (Revenue)</i>	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
Capital Reserve	400	400	-	-	-	-	-	-	-	-	-
Debt	29,400	3,000	-	26,400	-	-	-	-	-	26,400	-
Total Revenue	29,800	3,400	-	26,400	-	-	-	-	-	26,400	-

<i>Cost Categories (Expenditures)</i>	Project Estimate	Prior Yrs Actual	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY25 - FY30	Future
Design/Planning	2,176	400	1,776	-	-	-	-	-	-	-	-
Construction	24,526	-	-	8,000	15,526	1,000	-	-	-	24,526	-
Occupancy	1,024	-	-	512	512	-	-	-	-	1,024	-
Telecommunication	979	-	-	450	329	200	-	-	-	979	-
Project Management	1,095	122	200	200	200	373	-	-	-	773	-
Total Expenditure	29,800	522	1,976	9,162	16,567	1,573	-	-	-	27,302	-

<i>Operating Impacts</i>										
	Operating Expenses	-	-	1,066	1,032	1,032	1,032	1,032	4,162	
	Debt Service	154	913	1,974	2,668	2,604	2,539	10,852		
	Revenue	-	-	-	-	-	-	-		
	General Fund Requirement	154	913	3,041	3,700	3,636	3,571	15,014		
	Additional Positions (FTEs)	-	-	-	-	-	-	-		

Amounts expressed in thousands, therefore totals may not add due to rounding (excludes FTEs).