

Subject: Facilities Condition Index & Projects

Related Department(s): DES

FY 2025 Proposed Capital Budget

CIP Work Session

The following information is provided in response to a request made by Ms. Coffey at the work session on 06/11/2024, regarding the following question:

Please provide the list of facilities with current facility condition indexes (FCIs).

Please see the facility list included below with current facility condition indexes (FCI). The indexes shown represent the condition during the last assessment performed in 2020 and encompass all aspects of the facility, including programmatic equipment. The Proposed CIP includes funding in FY 2029 to update the Facility Condition Assessment (FCA) database. We normally update the FCA every five to seven years; given the evolving nature of space usage post-COVID, we delayed the FCA update until 2029 but we are still conducting updated assessments periodically as needed.

The condition index is a score from zero to 1.0 and determined by the inverse cost to replace the systems or infrastructure that have reached the end of their useful life in comparison to the total facility value. A lower score is an indicator that facility investment is needed to maintain a state of good repair.

Because the FCI is based on field inspections and age of the asset, and assumes continued use, it does not account for the natural and appropriate judgments when a facility is likely to be demolished, vacated, or experience a change in use in the near term. The list below attempts to address this with notes for context on many of our lowest ranked facilities.

FCI is not the only indicator when determining facility investment priorities. A low score for a facility does not necessarily increase its priority for individual system investment or total replacement but does influence further review of identified systems. A more detailed breakdown is required when reviewing individual facility scores as a single system (e.g., an aging roof that is at risk of failure) can highly influence the overall score. The score also does not include any reference to specific program use of the facility and the potential for change in use depending on community needs. Facilities with higher scores may not be reflective of Facility Management Bureau's real time observations, such as increased maintenance issues which could impact operating costs and program operations— which could bump a facility higher in priority. Additionally, other factors such as ADA and historic preservation requirements could impact the magnitude and scope of the investment and change its relative priority. Lastly, it is important to note the FCA is a point in time and updated periodically, so it does incorporate updates as facility investments are made.

DEPT	Building Name/Year Built	Address	GSF	Bldg. Age	FCI	Remarks
S	Oakland Street Warehouses (1952)	2704 - 2706 Oakland Street Arlington, VA 22206	10,000	72	0.19	- Long term improvements funded in FY25
V	Clarendon Club House (1990) (Closed)	3141 N. 10th Street Arlington, VA 22201	4,500	34	0.20	- Facility closed and future use to be informed from Clarendon Sector Plan
O	DES Garage Bays (1950)	4251 S. 28th Street Arlington, VA 22206	13,215	74	0.22	- Long term improvements pending Trade Center Optimization Study results
C	Bozman (NOC I) (1988)	2100 Clarendon Blvd. Arlington, VA 22201	3,000	36	0.24	- Facility being relocated, no additional improvements required
O	Water, Sewer and Streets Trailer	4202 S. 28th Street Arlington, VA 22206	1,000	35	0.24	- Final disposition of the temporary facility pending Trade Center Optimization Study results
F	Fire Prevention HQ (1965)	1020 N. Hudson Street Arlington, VA 22201	28,212	59	0.25	- Facility closed and future use to be informed from Clarendon Sector Plan. Fire functions have been moved to 2020 N. 14th Street.
S	Quincy IV (1986)	1439 N. Quincy Street Arlington, VA 22201	26,900	38	0.25	- Long term improvements currently in design
S	Argus House (1991)	1527 Clarendon Blvd. Arlington, VA 22209	7,992	33	0.29	- Initial improvements approved in FY25 - Additional improvements to be determined
O	Trade Center Fuel Island (1991)	4260 South 28th Street Arlington, VA 22206	500	33	0.30	- Long term improvements pending Trade Center Optimization Study results
O	FMB/FDC Storage Building (OLD Signature Bldgs.) (1950)	3806 S. Four Mile Run Drive Arlington, VA 22206	12,278	74	0.32	- Long term improvements to be determined in collaboration with tenant
P	Lee Community Center (1925; renovated 1957 & 2001)	5722 Lee Highway Arlington, VA 22207	12,336	99	0.35	- Planning study approved in FY25
P	Madison Recreation Center (1948)	3829 N. Stafford Street Arlington, VA 22207	34,250	76	0.37	- Improvements approved in FY24 - Additional investments requested in FY25
F	Fire Station #5 (Old Aurora Hills) (1975)	1740 S. Hayes Street Arlington, VA 22202	11,997	49	0.40	- Improvements currently underway
O	The Thomas Building (1966)	2020 N. 14th Street Arlington, VA 22201	53,331	58	0.41	- Additional improvements planned in FY26
F	Fire Station #1 (1991)	500 Glebe Road Arlington, VA 22204	13,500	33	0.42	- Long term improvements requested in FY25 - Improvements currently underway
O	Courts Square West (1966)	1400 N. Uhle Street Arlington, VA 22201	46,286	58	0.45	- Investments approved in FY24 - Additional investments requested in FY25
O	Equipment Bureau (1983)	2701 S. Taylor Street Arlington, VA 22201	38,200	41	0.47	- Long term improvements currently underway - Additional investments planned in FY26
T	Quincy II (1984)	1429 N. Quincy Street Arlington, VA 22201	43,956	40	0.49	- Long term improvements currently in design
A	3700/WETA (1947; renovated in 2001)	3700 S. Four Mile Run Drive Arlington, VA 22203	26,234	77	0.54	
L	Glen Carlyn Library (1963)	300 Kensington Street Arlington, VA 22204	4,200	61	0.54	
L	Central Library (1959; renovated in 1965 & 1992)	1015 N. Quincy Street Arlington, VA 22204	91,322	65	0.55	
F	Fire Station #2 (1976; renovated in 2001)	4805 Wilson Blvd. Arlington, VA 22203	11,900	48	0.55	
L	Cherrydale Library (1961)	2190 Military Road Arlington, VA 22207	5,500	63	0.58	
P	Gulf Branch Nature Center (1950; renovated in 1998)	3608 N. Military Road Arlington, VA 22207	3,710	74	0.59	
F	Fire Station #4 (1963; renovated in 1997)	3121 N. 10th Street Arlington, VA 22201	20,385	61	0.60	
F	Fire Station #8 Temp-Living quarters (2017)	2217 N. Culpepper Street Arlington, VA 22207	3,795	7	0.61	
F	Fire Station #9 (1956; renovated in 2000)	1900 S. Walter Reed Drive Arlington, VA 22204	14,118	68	0.61	
A	Signature Theater (2007)	4200 Campbell Ave. Arlington, VA 22206	47,510	17	0.61	
F	Fire Training Academy (1991)	2800 S. Taylor Street Arlington, VA 22206	10,150	33	0.63	
F	Fire Training Academy (Storage Bldg.) (2013)	2850 S. Taylor Street Arlington, VA 22206	7,540	11	0.63	
F	Fire Station #6 (Falls Church) (2000)	6950 N. Little Falls Road Arlington, VA 22213	18,236	24	0.64	
C	Trade Center (NOC II) (2010)	2780 South Taylor Street Arlington, VA 22206	3,600	14	0.64	
P	Long Branch Nature Center (1940)	625 Carlin Spring Road Arlington, VA 22209	3,560	84	0.65	
H	Residential Program Center (1994)	1554 Columbia Pike Arlington, VA 22204	20,864	30	0.68	
P	Walter Reed Community Center (2006)	2909 S. 16th Street Arlington, VA 22204	24,293	18	0.69	
S	Arlington County Detention Facility (1994)	1435 N. Courthouse Road Arlington, VA 22201	325,115	30	0.72	
L	Aurora Hills Library (1975)	735 S. 18th Street Arlington, VA 22202	11,997	49	0.72	
P	Aurora Hills Rec. Center (1975)	735 S. 18th Street Arlington, VA 22202	1,874	49	0.72	
S	Courts Police Building (1994)	1425 N. Courthouse Road Arlington, VA 22201	325,000	30	0.72	
P	Lubber Run Amphitheater (1968)	N. Columbus & 2nd Street N. Arlington, VA 22203	1,346	56	0.72	
P	Fairlington Recreation Center (1944/2008)	3308 S. Stafford Street Arlington, VA 22206	36,688	80	0.73	
S	Police Impound Lot (2007)	4250 S. 29th Street Arlington, VA 22206	2,410	17	0.75	
A	Arlington Art Center (1910; renovated in 2003)	3550 Wilson Blvd. Arlington, VA 22201	17,532	114	0.75	
P	Barcroft Sports Complex (1999)	4200 S. Four Mile Run Drive Arlington, VA 22204	30,000	25	0.75	
P	Dawson Bailey House (1785 - original house)	2133 N. Taft Street Arlington, VA 22201	1,437	239	0.75	
P	Dawson Terrace Rec. Center (1964)	2133 N. Taft Street Arlington, VA 22201	2,675	60	0.75	
T	Quincy III (1986)	1435 N. Quincy Street Arlington, VA 22201	15,743	38	0.75	
O	Water, Sewer and Streets Maintenance (1989)	4202 S. 28th Street Arlington, VA 22206	13,700	35	0.75	
H	Woodmont Center (1971)	2422 N. Fillmore Street Arlington, VA 22207	44,496	53	0.75	
F	Fire Station #5 (New) (2005; renovated in 2008)	1750 S. Hayes Street Arlington, VA 22202	11,957	19	0.76	
H	Homeless Services Center (2015)	2020A 14th Street Arlington, VA 22201	24,990	9	0.76	
L	Shirlington Lib. (2007)	4200 Campbell Ave. Arlington, VA 22206	23,381	17	0.76	
O	Water, Sewer and Streets Warehouse (1950)	4202 S. 28th Street Arlington, VA 22206	5,226	74	0.76	
O	Vehicle Wash (2008)	4260 S. 28th Street Arlington, VA 22206	2,240	16	0.77	
T	Art House III (1959)	2900 S. Eads Street Arlington, VA 22202	4,992	65	0.78	
P	Fort CF Smith Main House (1901; renovated in 1999)	2411 N. 24th Street Arlington, VA 22207	2,900	123	0.78	
P	Carlin Hall (1892)	5711 South 4th Street Arlington, VA 22204	2,816	132	0.79	
P	Department of Parks and Recreation Building (2006)	2700 Taylor Street Arlington, VA 22206	34,479	18	0.80	
O	Water, Sewer and Streets Administration (1989)	4200 S. 28th Street Arlington, VA 22206	18,360	35	0.81	
L	Westover Library (2009)	1644 N. McKinley Street Arlington, VA 22204	16,689	15	0.81	
P	Arlington Mill Community Center & Garage (2013)	909 S. Dinwiddie Street Arlington, VA 22204	135,875	11	0.85	
H	Independence House (2017)	1723 Fairfax Drive Arlington, VA 22201	16,586	7	0.85	
O	Solid Waste/Traffic Engineering Building (1988)	4290 29th Street S. Arlington, VA 22206	20,833	36	0.85	
H	Sullivan House (1964; renovated in 1998 & 2007)	3103 N. 9th Road Arlington, VA 22201	15,000	60	0.85	
T	ART Light Maintenance Facility (2017)	3201 S. Eads Street Arlington, VA 22202	9,983	7	0.87	

