

Board Agenda Item
March 9, 2021

4:00 p.m.

Public Hearing to Lease County-Owned Properties for the Purpose of Installing Solar Facilities (Braddock, Dranesville, Hunter Mill, Lee, Mason, Mount Vernon, Providence, Springfield, and Sully Districts)

ISSUE:

Public hearing to lease County-owned property to Sigora Solar, LLC for the installation, operation and maintenance of solar photovoltaic panels for the purpose of on-site electric generation at the Public Safety Headquarters and Parking Garage at 12099 Government Center Parkway, Great Falls Volunteer Fire Station at 9916 Georgetown Pike, McLean Government Center and Police Station at 1437 Balls Hill Road, Wolf Trap Fire Station #42 at 1315 Beulah Road, McLean Community Center at 1234 Ingleside Avenue, John Marshall Library at 6209 Rose Hill Drive, Richard Byrd Library at 7250 Commerce Street, Lillian Carey Center at 5920 Summers Lane, Mason District Government Center and Police Station at 6507 Columbia Pike, Thomas Jefferson Library at 7415 Arlington Boulevard, Gum Springs Community Center at 8100 Fordson Road, Newington Vehicle Maintenance Facility at 6900 Newington Road, Merrifield Center and Merrifield Center Garage at 8221 Willow Oaks Corporate Drive, Animal Shelter at 4500 West Ox Road, Girl's Probation House at 12720 Lee Highway, Pohick Regional Library at 6450 Sydenstricker Road, Jermantown Vehicle and Fire Apparatus Maintenance Facility at 3609 Jermantown Road, Reston Fire Station at 1820 Wiehle Avenue, Edsall Road Fire Station at 5316 Carolina Place, Lorton Community Center and Library at 9518 and 9520 Richmond Highway, Woodlawn Fire Station at 8701 Lukens Lane, and Sully Community Center at 13800 Wall Road.

RECOMMENDATION:

The County Executive recommends that the Board authorize staff to lease County-owned property at 12099 Government Center Parkway, 9916 Georgetown Pike, 1437 Balls Hill Road, 1315 Beulah Road, 1234 Ingleside Avenue, 6209 Rose Hill Drive, 7250 Commerce Street, 5920 Summers Lane, 6507 Columbia Pike, 7415 Arlington Boulevard, 8100 Fordson Road, 6900 Newington Road, 8221 Willow Oaks Corporate Drive, 4500 West Ox Road, 12720 Lee Highway, 6450 Sydenstricker Road, 3609 Jermantown Road, 1820 Wiehle Avenue, 5316 Carolina Place, 9518 and 9520 Richmond Highway, 8701 Lukens Lane, and 13800 Wall Road to Sigora Solar, LLC.

TIMING:

On February 9, 2021, the Board authorized advertisement of a public hearing to lease

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County-owned property at 12099 Government Center Parkway, 9916 Georgetown Pike, 1437 Balls Hill Road, 1315 Beulah Road, 1234 Ingleside Avenue, 6209 Rose Hill Drive, 7250 Commerce Street, 5920 Summers Lane, 6507 Columbia Pike, 7415 Arlington Boulevard, 8100 Fordson Road, 6900 Newington Road, 8221 Willow Oaks Corporate Drive, 4500 West Ox Road, 12720 Lee Highway, 6450 Sydenstricker Road, 3609 Jermantown Road, 1820 Wiehle Avenue, 5316 Carolina Place, 9518 and 9520 Richmond Highway, 8701 Lukens Lane, and 13800 Wall Road to Sigora Solar, LLC.

BACKGROUND:

The Board of Supervisors owns facilities at the 22 locations listed above. Facilities at the final five locations are currently under construction or are undergoing major renovations. Maps of each property are included in Attachments 1-22, and site-specific information is provided for each property below:

- The Public Safety Headquarters and Parking Garage is located at 12099 Government Center Parkway on a County-owned parcel identified as Tax Map Number 0561 15 006. A 560,332 square foot building is located on the property.
- The Great Falls Volunteer Fire Station is located at 9916 Georgetown Pike on a County-owned parcel identified as Tax Map Number 0131 01 0002. An 18,700 square foot building is located on the property.
- The McLean Government Center and Police Station is located at 1437 Balls Hill Road on a County-owned parcel identified as Tax Map Number 0301 01 0033A. A 39,200 square foot building is located on the property.
- The Wolf Trap Fire Station #42 is located at 1315 Beulah Road on a County-owned parcel identified as Tax Map Number 0193 01 0020. A 14,000 square foot building is located on the property.
- The McLean Community Center is located at 1234 Ingleside Avenue on a County-owned parcel identified as Tax Map Number 0302 03 0027. A 54,010 square foot building is located on the property.
- The John Marshall Library is located at 6209 Rose Hill Drive on a County-owned parcel identified as Tax Map Number 0823 12 B. A 14,685 square foot building is located on the property.
- The Richard Byrd Library is located at 7250 Commerce Street on a County-owned parcel identified as Tax Map Number 0803 01 0003C. An 18,000 square foot building is located on the property.
- The Lillian Carey Center is located at 5920 Summers Lane on a County-owned parcel identified as Tax Map Number 0614 01 0042. A 24,812 square foot building is located on the property.
- The Mason District Government Center and Police Station is located at 6507 Columbia Pike on a County-owned parcel identified as Tax Map Number 0613 01 0003. A 33,600 square foot building is located on the property.

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- The Thomas Jefferson Library is located at 7415 Arlington Boulevard on a County-owned parcel identified as Tax Map Number 0503 01 0004. A 17,000 square foot building is located on the property.
- The Gum Springs Community Center is located at 8100 Fordson Road on a County-owned parcel identified as Tax Map Number 1012 01 0047. A 53,070 square foot building is located on the property.
- The Newington Vehicle Maintenance Facility is located at 6900 Newington Road on a County-owned parcel identified as Tax Map Number 0994 01 0017. A 94,000 square foot building is located on the property.
- The Merrifield Center and Merrifield Center Garage are located at 8221 Willow Oaks Corporate Drive on a County-owned parcel identified as Tax Map Number 0493 39 0001. A 161,454 square foot building and 230,000 square foot garage are located on the property.
- The Animal Shelter is located at 4500 West Ox Road on a County-owned parcel identified as Tax Map Number 0561 01 0002. A 29,000 square foot building is located on the property.
- The Girl's Probation House is located at 12720 Lee Highway on a County-owned parcel identified as Tax Map Number 0554 01 0010. An 11,397 square foot building is located on the property.
- The Pohick Regional Library is located at 6450 Sydenstricker Road on a County-owned parcel identified as Tax Map Number 0882 01 0026. A 24,367 square foot building is located on the property.
- The Jermantown Vehicle and Fire Apparatus Maintenance Facility is located at 3609 Jermantown Road on a County-owned parcel identified as Tax Map Number 47 3 02 005. A 42,642 square foot building is located on the property.
- The Reston Fire Station is being constructed at 1820 Wiehle Avenue on a County-owned parcel identified as Tax Map Number 0174 05 0005. Upon the expected substantial completion date of late summer 2021, a 17,400 square foot building will be located on the property.
- The Edsall Road Fire Station is being constructed at 5316 Carolina Place on a County-owned parcel identified as Tax Map Number 0802 01 0050. Upon the expected substantial completion date of winter 2021, a 14,000 square foot building will be located on the property.
- The Lorton Community Center & Library is being renovated and expanded at 9518 and 9520 Richmond Highway on a County-owned parcel identified as Tax Map Number 1074 01 0034. Following renovation and expansion, with an expected substantial completion date of spring 2022, a 46,000 square foot building will be located on the property, replacing the former 10,000 square foot Lorton Library.
- The Woodlawn Fire Station is being constructed at 8701 Lukens Lane on a County-owned parcel identified as Tax Map Number 1101 01 0028A and 1101 01

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0029. Upon the expected substantial completion date of winter 2021, a 15,000 square foot building will be located on the property.

- The Sully Community Center is being constructed at 13800 Wall Road on a County-owned parcel identified as Tax Map Number 0244 0708 A. Upon the expected substantial completion date of winter 2022, a 36,000 square foot building will be located on the property.

Sigora Solar, LLC designs and installs solar photovoltaic panels and is a solar power purchase agreement (PPA) service provider. In December 2019, Fairfax County announced a contract with Sigora Solar for rooftop solar PPA installations on buildings owned by Fairfax County Government, Fairfax County Public Schools, Fairfax County Park Authority, and Fairfax County Redevelopment and Housing Authority (collectively, the "Fairfax Entities"). Under the contract, Sigora Solar will design, permit, install and operate rooftop solar panels at facilities that participate in the PPA program and sell the electricity generated by the solar panels to the participating facility at a fixed rate and over a fixed term (e.g. 25-28 years, depending on the term selected for the facility). The contract with Sigora Solar allows Fairfax County to purchase on-site renewable energy with little or no upfront or operational costs. Participation in the solar PPA program is expected to reduce the County's greenhouse gas emissions and electricity costs.

Sigora Solar requires access to and use of rooftop space at the 22 facilities listed above to install, operate and maintain solar photovoltaic panels over the course of each facility's PPA term.

The 22 locations that are the subject of the March 9, 2021 public hearing do not represent a complete list of the sites at which Sigora Solar will install solar facilities. The 2019 request for proposal (RFP) for solar PPA services and contract awards contemplated a phased approach to solar installations at facilities owned by Fairfax County Government and the other Fairfax Entities. The RFP listed a total of 247 possible projects in two phases, with Phase I including 113 possible projects and Phase II including 134 possible projects. Twenty-four projects in Phase I and 48 projects in Phase II pertained to facilities owned by Fairfax County Government; the remaining projects were proposed by the three other Fairfax Entities.

In the fall of 2020, leases with Sigora Solar were approved for a first tranche of Fairfax County Government-owned sites, including six Phase I locations. The March 9, 2021 public hearing includes additional Phase I sites and five Phase II sites with facilities currently under construction or renovation, with an expected substantial completion date within the next 12 to 18 months. Staff anticipates returning to the Board at a later date to request lease approvals for the remaining Fairfax County Government-owned facilities.

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Virginia Code Ann. § 15.2-1800 requires a locality to hold a public hearing before it may lease its real property. The County Executive recommends that the Board authorize staff to lease County property to Sigora Solar, which will allow for the installation, operation, and maintenance of solar panels on County-owned facilities. The public hearing requirement applies only to localities. As such, it applies only to Fairfax County Government and not the other Fairfax Entities. The other Fairfax Entities have their own procedures for lease approvals.

FISCAL IMPACT:

None. Electricity costs for facilities at which PPA solar projects are installed are expected to decrease as soon as the solar photovoltaic panels are activated. Under its contract with Fairfax County, Sigora Solar offered a fixed rate of \$0.069 per kWh delivered for a 25-year contract term. The County-owned properties included in this request to authorize a public hearing are located in a service territory in which the current average cost of utility-delivered electric power is approximately \$0.085 per kilowatt hour (kWh). At this cost, the County would save about \$0.016 per kWh of delivered electric power. As the average cost of utility-delivered electric power is expected to increase over time, the savings are expected to increase, as well.

ENCLOSED DOCUMENTS:

Attachment 1 – Location Map 0561 15 006
Attachment 2 – Location Map 0131 01 0002
Attachment 3 – Location Map 0301 01 0033A
Attachment 4 – Location Map 0193 01 0020
Attachment 5 – Location Map 0302 03 0027
Attachment 6 – Location Map 0823 12 B
Attachment 7 – Location Map 0803 01 0003C
Attachment 8 – Location Map 0614 01 0042
Attachment 9 – Location Map 0613 01 0003
Attachment 10 – Location Map 0503 01 0004
Attachment 11 – Location Map 1012 01 0047
Attachment 12 – Location Map 0994 01 0017
Attachment 13 – Location Map 0493 39 0001
Attachment 14 – Location Map 0561 01 0002
Attachment 15 – Location Map 0554 01 0010
Attachment 16 – Location Map 0882 01 0026
Attachment 17 – Location Map 47 3 02 005
Attachment 18 – Location Map 0174 05 0005
Attachment 19 – Location Map 0802 01 0050
Attachment 20 – Location Map 1074 01 0034