Board of Supervisors Environmental Committee
Meeting Summary

February 25, at 1:30 P.M.
Government Center Conference Room 11

Board of Supervisors Members Present:
Chairman Jeffrey C. McKay
Supervisor Walter L. Alcorn, Hunter Mill District
Supervisor James N. Bierman, Jr., Dranesville District
Supervisor Patrick S. Herrity, Springfield District
Supervisor Andres F. Jimenez, Mason District (Committee Vice-Chairman)
Supervisor Rodney L. Lusk, Franconia District
Supervisor Dalia A. Palchik, Providence District
Supervisor Daniel G. Storck, Mount Vernon District
Supervisor James R. Walkinshaw, Braddock District (Committee Chairman)

Others Present:
Bryan Hill, County Executive
Jennifer Miller, Deputy County Executive
Elizabeth Teare, County Attorney

Link to agenda and meeting materials: Board of Supervisors Environmental Committee Meeting: Feb. 25, 2025 | Board Of Supervisors

Item I: Opening Remarks

The meeting was called to order at 1:31 P.M. by Supervisor Walkinshaw, Committee Chairman. The December 10, 2024, meeting summary was accepted.

Item II: Annual Report on the Environment and Other Environmental Topics

Environmental Quality Advisory Council (EQAC) Chair, Dr. Larry Zaragoza, and Vice-Chair, Kenneth Lanfear, presented EQAC's 2024 Annual Report on the Environment (ARE). Chair Zaragoza shared EQAC's purpose to advise the Board on environmental matters relevant to Fairfax County and explained that the ARE is intended to be a useful resource for the Board and the community. He noted the report's priority recommendations to fund the Community-Wide Energy and Climate Action Plan (CECAP) and Resilient Fairfax, provide adequate resources to complete and implement the ActiveFairfax Transportation Plan, increase funding for the stormwater program, set the wastewater treatment fee rate to meet upgrade and maintenance requirements and seek more funding sources for the Fairfax County Park Authority (FCPA). He highlighted other priorities included in the 2024 ARE and the coordination EQAC has conducted with the Tree Commission, Planning Commission, FCPA, and the Transportation Advisory Commission. Chair Zaragoza outlined the topics EQAC plans to review in 2025 including the Policy Plan Update, climate, water, budget, wildlife services, tree plantings and trash in the Virginia Department of Transportation (VDOT) right-of-way, and data center proliferation.

The committee discussed EQAC's recommendations and coordination with other groups in the county. Chairman McKay asked for EQAC's help in identifying non-federal funding opportunities for environmental initiatives. Supervisor Jimenez asked that EQAC take an interest in weekend trash collection at county parks.

Item III: Operational Energy Strategy Implementation Update

John Morrill, Director, and Kevin Smith, Division Manager, Office of Environmental and Energy Coordination (OEEC), provided an update on the county's Operational Energy Strategy (OES) and FY 2024 program highlights. Mr. Smith explained the county's progress toward the OES targets in carbon neutrality, energy efficiency, renewables, and waste. He highlighted energy retrofit and solar projects at county facilities that have achieved $8M in avoided costs, annually. He discussed what it will take to meet the OES goal of energy carbon neutrality by 2040, including pursuit of a Virtual Solar Power Purchase Agreement.

The Board discussed the selection process and timeline for energy retrofit and solar projects at county facilities with staff. The County Executive noted that the status of certain projects would be provided as the county moves through the budget process. Following questions from the Board, FCPS Assistant Director of Energy and Environmental Sustainability, Paul Scott, reported on the progress FCPS is making to achieve its energy goals. Chairman McKay asked that some elements of FCPS's progress be incorporated into future reports. Supervisor Jimenez requested a list of FCPS energy upgrade projects by district. Supervisor Palchik asked Mr. Scott for more details on the new Dunn Loring school. Supervisor Herrity asked to see more information on cost/savings of OES projects; a summary of recent project economics is attached as an Addendum, and a listing of FCPS sites with solar is on page 3 of that Addendum.

Item IV: Sustain Fairfax Challenge

John Silcox, Public Information Officer, OEEC, presented on the recently launched Sustain Fairfax Challenge. Mr. Silcox announced that the new program encourages residents to take and track climate action through the climate engagement platform, BrightAction, where they can learn about climate solutions and take action through an interactive dashboard. He added that the platform encourages collaboration with friends, family and colleagues. He shared a live demonstration with the committee.

The meeting adjourned at 3:00 P.M.

ADDENDUM to

Summary of Feb 24, 2025 Board of Supervisors Environmental Committee Meeting

Responding to a question from Supervisor Herrity on the costs and savings of recent energy projects, OEEC compiled the following table summarizing results of projects undertaken by our energy services contractor (ESCO). These projects include a combination of energy efficiency upgrades, solar panel installations, and in some cases replacement of capital equipment at the end of its useful life that the host agency intended to replace anyway and had capital funding to cover those costs. Figures in italics within the table are estimates as many projects remain under construction, or a full year of energy data is not yet available after project completion. The footnotes explaining column titles are essential to this tabulation.

Site, Upgrades	Date Completed	Net Energy Project Cost *[1]*	Guaranteed Annual Svgs *[2]*	Actual Annual Savings *[3]*	Simple Payback, Years *[4]*	20-yr Net Savings (Deficit) *[5]*
Cub Run & South Run RECenters HVAC Upgrades	11/15/2022	$ 3,578,462	$ 129,865	$ 262,004	13.7	$ 1,661,618
Fairfax City Library Lighting Upgrades	6/8/2022	265,813	15,588	32,156	8.3	377,307
Pender Office Building Energy Upgrades incl Solar	12/18/2023	1,414,651	44,374	75,500	18.7	95,349
Reston Fire Sta. & Woodlawn Fire Station Solar	8/21/2023	328,480	12,775	18,726	17.5	46,040
Newington DPWES Vehicle Office Solar	6/26/2024	510,736	19,930	*36,111*	*14.1*	*211,493*
Spring Hill RECenter Energy Upgrades incl Solar	7/15/2024	2,779,720	85,221	*154,413*	*18.0*	*308,543*
Reston Community Center Energy Upgrades	9/6/2024	1,423,590	32,909	*59,628*	*23.9*	*(231,024)*
Burke Lake Golf Center Solar	2/18/2025	150,997	7,643	*13,848*	*10.9*	*125,972*
Monument Parking Garage Solar	4/9/2025	605,320	33,289	*60,317*	*10.0*	*601,016*
Solid Waste Management (3 bldgs) Energy Upgrades	*7/3/2025*	1,153,505	69,028	*125,073*	*9.2*	*1,347,952*
Franconia and Oakmont Rec Centers Energy Upgrades	*11/1/2025*	4,600,723	128,269	*232,412*	*19.8*	*47,526*

NOTES:

1. The Net Energy Project Cost is the total design and construction cost excluding any costs for planned capital replacement of equipment for which the host agency provided funding. For example, in the Pender Office Building project, the Dept of Housing had set aside $530k for replacement of their rooftop HVAC units. The high-efficiency replacement rooftop HVAC

equipment cost $730k; only $200k for the efficiency premium of the rooftop units is included in the net cost.

2. Each contract with our ESCO includes a *guaranteed* annual energy savings amount, based on their engineering estimate of expected savings. While this is a conservative estimate, it provides a baseline assurance to the county that savings will be realized.

3. The county's *actual* annual energy savings have consistently been much larger than the guaranteed amount for the projects completed and documented thus far. The county retains any excess savings beyond the guaranteed savings. Thus far the actual annual savings have been 81% higher, on average, than the guaranteed amount for the four projects completed for more than a year. This 81% figure is used to estimate the future annual savings of projects under construction or for which we do not yet have a full year of utility data after completion.

4. The simple payback figure, in years, is the total cost divided by the actual annual energy savings. This figure does not include projections for rising (or falling) utility rates, the cost of carbon avoided, the time value of money, or other assumptions.

5. The 20-year net savings (deficit) figure is a cumulative total of projected actual annual savings minus the net energy project cost. This also does not include any assumptions about future utility rate changes, the time value of money, the cost of carbon, etc. The Reston Community Center project that included some capital equipment replacement for which OEEC does not have information on their budgeted allowance. That project was funded by the RCC and not with county General Fund dollars.

Fairfax County Public School Sites with Solar Energy

In response to a query from multiple Supervisors as to where FCPS has solar and other energy projects are located by Supervisor District, FCPS staff provided the following list of schools with solar systems of one kind or another. Most of these are small demonstration installations for teaching purposes.

BRADDOCK	Olde Creek ES	Frost MS
	Braddock ES	Woodson HS
	Wakefield Forest ES	Bonnie Brae ES
DRANESVILLE	Franklin Sherman ES	McLean HS
	Lutie Lewis Coates ES	Kent Gardens ES
	Clearview ES	Dranesville ES
	Herndon HS	Herndon ES
	Cooper MS	
FRANCONIA	Mount Vernon Woods ES	Hybla Valley ES
HUNTER MILL	Foxmill ES	Terraset
	Crossfields ES	Aldrin ES
	Louis Archer ES	Armstrong ES
	Hughes MS	
MASON	Annandale Terrace ES	Mason Crest ES
	Glen Forest ES	Falls Church HS
	Columbia ES	Bren Mar Park ES
	Poe MS	
MOUNT VERNON	Newington Forest ES	Washington Mill ES
	Waynewood ES	
PROVIDENCE	Oakton HS	Mosaic ES
	Shrevewood ES	Dunn Loring ES
	FairHill ES	
SPRINGFIELD	Cherry Run ES	UnionMill ES
	Silverbrook ES	Waples Mill ES
	White Oaks ES	Sangster ES
	Centreville HS	Saratoga ES
	Willow Springs ES	
SULLY	Oak Hill ES	Cente Ridge ES
	RockyRun MS	Popular Tree ES
	Stone MS	Virginia Run ES
	Lees Corner ES	Franklin MS