

Term Sheet

Patrick Henry Library Parking Facility Operations and Maintenance Agreement

Fairfax County and the Town of Vienna anticipate that the use, operations, and maintenance of the redeveloped Patrick Henry parking garage will include the following elements, the cost of which will be shared by the parties as outlined below:

- 1. Staffing and personnel
- 2. Annual operating costs
- 3. Capital costs

Garage Staffing and personnel

The Patrick Henry parking garage will be an unattended facility, with no proposed parking meters or cashier booths. Parking will be free to the public. Therefore, no parking lot attendants or cashiers will be required. However, personnel will be required for janitorial services, routine maintenance, and security.

	Responsible Party	County Allocation %	Town Allocation %
Janitorial/Routine cleaning	County	50	50
Routine maintenance	County	50	50
Security	County	100	0

The Town of Vienna Police Department will act as the first responders to any incidents at the library and parking garage.

Annual Garage Operating Costs

	Responsible Party	County Allocation %	Town Allocation %
ANNUAL COSTS			
Insurance	County	100	0
Security Monitoring	County	100	0
General Maintenance/ Safety Checks	County	50	50
Trash removal	County	Pro rata	Pro rata
Cleaning/Sweeping	County	Pro rata	Pro rata
Elevator Maintenance	County	50	50
Equipment Maintenance	County	50	50
Striping/Signage/ Painting	County	Pro rata	Pro rata
Fire Suppression	County	50	50
MEP/FP	County	50	50
Snow/ice removal	County	50	50
Utilities	County	50	50

Capital Costs

Elements within the parking garage will deteriorate over time and will need repair/replacement. For so long as the garage is in operation, repair or replacement will be necessary when an element reaches the end of its useful life or damage/deterioration is evident. Repair and replacement requires a trained professional to observe and recommend repairs to these items as part of the regular condition assessment program.

	Responsible Party	County Allocation %	Town Allocation %
LONG-TERM MAINTENANCE			
Structural repairs to concrete slabs and column	County	50	50
Waterproofing	County	50	50
Elevators	County	50	50
Fire suppression systems	County	50	50
Piping (domestic water)	County	50	50
Painting	County	50	50
Joint sealant and expansion joints	County	50	50
Signage and striping	County	50	50
Lighting	County	50	50
Stair nosings/treads	County	50	50
Railings and guards and bollards	County	50	50
Doors	County	50	50
Fire extinguishers	County	50	50
EXIT signs	County	50	50
Emergency call stations	County	50	50