



**2024-2025 MCC Governing Board
Regular Meeting
July 24, 2024 6:30 p.m.**

MINUTES

QUORUM = 6 persons

Board Members PRESENT IN-PERSON: Kristina Groennings, Chair; Katie Gorka; Aaron Stark; Kathleen Cooney Porter; Sonya Thott; Doug Jeffery

Board Members PRESENT REMOTE – eligible/COUNTED as quorum: None.

Board Members PRESENT REMOTE – ineligible/NOT COUNTED as quorum, but CAN vote on MOTIONS:
Gloria Marrero Chambers (*1st time remote -personal: temporary medical – Puerto Rico; lost connection midway – present only for first ½ of meeting*)
Peter Pin (*1st time remote – personal: temporary medical – New York*)
Ron Keesing (*1st time remote - personal: work travel – Long Beach, CA*)

Board Members ABSENT: Anna Bartosiewicz; Michael Monroe

MCC Staff present: Betsy May-Salazar, Executive Director; Holly Novak, Executive Assistant; Sarah Schallern Treff, Performing Arts Director; Joe McGovern, Facilities Manager; Matthew Hockensmith, Comptroller; Sabrina Anwah, PIO; Catherine Nesbitt, Special Events Manager

Guests: Molly Shannon (Countywide FOIA Officer, Public Affairs); Cynthia Bailey (Fairfax County Deputy Attorney); Sheena Lynch, Fairfax County FOIA Analyst; Merrily Pierce (MCA); Jim Lawless (MCA; Friends of MCC); Kathleen Gillette Mallard; Mr. Mallard; Deb Bissen (MPA); Nick Filamini (CMTA); Heather Farnan (CMTA)

CONVENE MEETING

Chair Kristina Groennings convened a Regular Meeting of the Governing Board of the McLean Community Center on July 24, 2024 at 5:35 p.m. It was open to the public attending in-person. The agenda was adopted by acclamation. Following a presentation about FOIA, a courtesy announcement was made that remainder of the meeting would be audio-recorded.

PRESENTATION ABOUT FOIA AND LEGISLATIVE CHANGES TO MEETING POLICIES

Fairfax County Countywide FOIA Officer Molly Shannon and Deputy Attorney Cynthia Bailey gave a presentation explaining Freedom of Information Act (FOIA): how it impacts Fairfax County agencies’ relationship to the public and collaborative decision-making process of publicly elected boards and commissions. Recent legislative updates in Virginia have defined new protocols for two styles of public meetings: Remote Participation; All-Virtual.

ADOPTION OF MEETING POLICIES

To maintain accountability to the public throughout all aspects of McLean Community Center’s operations, formal meeting policies must be adopted annually to convene MCC Governing Board and committee meetings. A vote was taken on two respective MOTIONS to enact detailed, customized policies effective for the entire 2024-2025 term.

MOTION: To adopt Remote Participation policy for convened meetings of MCC Governing Board through to conclusion of the 2024-2025 term in June 2025.

Approved by a vote of nine: Kristina Groennings; Sonya Thott; Katie Gorka; Gloria Marrero Chambers; Kathleen Cooney Porter; Peter Pin; Doug Jeffery; Aaron Stark; Ron Keesing – all voting “AYE.”

Anna Bartosiewicz and Michael Monroe were absent.

MOTION: To adopt All-Virtual policy for convened meetings of MCC Governing Board through to conclusion of the 2024-2025 term in June 2025.

Approved by a vote of nine: Kristina Groennings; Sonya Thott; Katie Gorka; Gloria Marrero Chambers; Kathleen Cooney Porter; Peter Pin; Doug Jeffery; Aaron Stark; Ron Keesing – all voting “AYE.”

Anna Bartosiewicz and Michael Monroe were absent.

APPROVAL OF MINUTES

The Minutes of June 5, 2024 (Final meeting of 2023-2024 Governing Board; first meeting of 2024-2025 Governing Board) were reviewed. No changes were requested; the Minutes were accepted as written.

MOTION: To approve Minutes of June 5, 2024, Regular Meeting.

Approved by a vote of nine: Kristina Groennings; Sonya Thott; Katie Gorka; Gloria Marrero Chambers; Kathleen Cooney Porter; Peter Pin; Doug Jeffery; Aaron Stark; Ron Keesing – all voting “AYE.”

Anna Bartosiewicz and Michael Monroe were absent.

CHAIR’S REPORT **remarks by Board Chair Kristina Groennings*

Based on everyone’s committee preferences and feedback in mutual discussions and e-mails, we have built an effective committee structure! Hopefully everyone is happy with their committee assignments. The effort took into consideration the requests of the individual in balance with the topical focus of each committee.

REMINDERS:

1. Please submit signature on required documents – Harassment policy; Conflict of Interest policy; One Fairfax policy.
2. Approach going forward as 2024-2025 MCC Governing Board: It is a priority to be present in-person at as many events as you can. Get to know the McLean Community Center. Educate and invite your friends. One thing that has made a huge difference for me as a board member: seeing the staff in action and experiencing MCC events in-person – just BEING HERE.

INTRODUCING CMTA TEAM **remarks by Betsy May-Salazar, introducing Heather Farnan and Nick Filamini - CMTA*

The energy study of MCC building that was announced last year is complete. CMT will present their findings at a high level and recommendations for potential energy savings projects. Their report will be discussed in detail at CFC (Capital Facilities Committee) meeting on August 28 to consider various options and make recommendations.

OVERVIEW: ENERGY AUDIT OF MCC BUILDING **summary remarks & answering questions*

***presentation is attached at end of this Minutes document.**

CMTA is an energy service company that partners with different groups: local governments (FCPA; FMD); school systems. We implement upgrades to existing facilities in a way that provides the most value to the client at the least cost. This report addresses a technical energy audit carried out in the past few months across ten facilities throughout Fairfax County.

OBJECTIVES: To determine the existing conditions of all ten facilities, including McLean Community Center: the mechanical equipment (how old it is, how well it’s operating); how much energy this building is using and what money is being spent on that energy.

GOAL: Assessing the opportunities that may exist for MCC in two main categories:

1. **Energy conservation measures** = a scope of work to be proposed with associated costs and anticipated savings with a ‘pay-back’ calculation.
2. **Owner-specific goals** = a scope of work that may not have a specific dollar savings but has some other merit to Fairfax County that makes it worth investigating.

RECOMMENDATIONS FOR CONSIDERATION:

1. LED Lighting Upgrades:

Propose upgrading fluorescent fixtures to an LED fixture results in clear benefits: much more efficient will result in operational and maintenance savings and provide better light distribution and more control options.

2. Solarvoltaic Array:

MCC not candidate for roof solar due to roof structure (multiple heights), equipment & tree cover. **Proposal to install carport in parking lot with solar array on top.** If canopy solar were installed, it would offset 30% - 40% of the building's electricity usage. The purpose of the carport would be to support the solar panels.

3. **Control System Upgrade:** MCC does not currently have a central system to control heating and air but has individually controlled units which can result in inefficient energy usage and disjointed occupant comfort across different zones.

Proposal for a new building-wide system that ties all the units into one interface, to remotely monitor, schedule and control all units through online dashboard.

4. **Building envelope improvements:** The building envelope is how tightly the air in building stays in or is leaking to the outside world. Building envelope contractor made recommendations to address exterior doors and areas on the top floor where the roof meets the wall to limit air infiltration, achieving a tighter building envelope resulting in decreased building energy usage.

5. **Electric vehicle charger:** CMTA was asked to provide a quote for EV station. If this were to be installed it would not save any energy it would increase the energy used. CMTA could assist with infrastructure set-up however there is a county-wide EV station initiative which could potentially pay for this project.

Clarification by Executive Director May-Salazar: Our intention is to participate in the county-funded EV station project if MCC is deemed as an appropriate location. MCC is not recommending pursuing outside of the county project that was presented to us last year. This is something for us to consider and to know if MCC is a viable location, but we recommend waiting for the county process to unfold.

Impact of this project and moving forward to next steps for MCC and for CMTA:

Total impact the project on MCC's energy use if all the measures were installed: Reduce EUI (energy per square foot) from 51 EUI to 35 EUI.

Total project cost \$1.3M for all the scope. **MCC doesn't need to do all of them.** These are budgetary estimates only

Contract agreement: 20-year term contract with MCTA with guaranteed energy savings contract.

Next steps: CMTA is a turn-key contractor: we do all the design, construction, commissioning, design/build project.

CMTA is a long-term partner with Fairfax County with a master agreement. Goal is not to encourage MCC to select as much scope as possible but to find a project that is the right size for MCC and continue to have a strong partnership for years in the future.

Discussion / Q&A:

***In-depth questions from board members centered on: ability to parse the project into prioritized pieces that yield the most benefit; how energy savings are calculated; return on investment; concern about solar panel array on a carport structure in MCC parking lot.**

Question: When you look at everything, what appeared to have the most benefit?

1st priority: The most benefit is the control system. That's because the current control system is outdated; in new building construction it would be unheard-of to have a building without a centralized automation system. In terms of the cost to implement vs. how much you can literally specialize the sequences and schedules, the savings is significant.

2nd – lighting. LED lighting offers ease of install and energy efficiency. Recommend bringing it up to 100% LED.

3rd – building envelope is relatively low-cost compared to other aspects

4th – solar and EV charging

Discussion around ROI of various projects and metrics used.

1. CMTA will provide cost breakdown removing Solar from the estimates.
2. CMTA provided MCC staff with a detailed technical energy audit report: 200 pages of data (much of it from buildings and other agencies within Fairfax County). Shows line-by-line proposals at MCC – with the budgeted costs and savings.
ACTION ITEM: This report will be shared with the Capital Facilities Committee and reviewed in more detail at that meeting.
3. CMTA uses industry accepted energy modeling methods to calculate savings. CMTA has vast experience in buildings of different types and square footages and usages. Historical data informs what they think can be achieved in terms of EUI with particular system types. For lighting and solar, it is straightforward engineering calculations to quantify the savings. There is solar modeling software that CMTA uses.

4. *Question: Regarding “payback” or ‘break-even’ point: 41-year return is a long time for breakeven. Are there alternatives? Are there downsides you can identify with a project like this? Have you looked at that?*

Solar is the longest payback item, which does drag the rest of the project down (and could justify eliminating it). The Inflation Reduction Act has investment tax credits associated with it – even though the total system cost up front for solar is \$768,000, a 30% tax credit is available as the IRA is currently written. Essentially, 1/3 of that cost can be recouped after the tax year. The OEC is working on filing for that for solar systems CMTA has already installed. The payback would definitely improve. 41 years doesn’t reflect getting that \$200K or \$300K back on the tax credit.

Clarification by Executive Director May-Salazar: The project cost is largely driven by the fact that our roof is not a candidate for solar panels. Fairfax County is interested in solar so CMTA created an alternative option for MCC [based on our roof construction] that might not be very cost-effective for us. Also, there would be much discussion before we could put something in the parking lot – buses that circle through there and many other activities happen in our parking lot.

Summary by Executive Director May-Salazar: MCC has been interested in pursuing an energy study for several years. Now that Fairfax County started this relationship with CMTA the process is greatly streamlined. You have done due diligence at MCC and looked at everything we were identifying, including focusing on concern about the control system. Having a long-term agreement with CMTA maintains the responsibility to make sure we are meeting those targets as were set out.

Next steps – discussion at CFC meeting in August with recommendations brought to the board in September.

Comment by CMTA: Yes – it’s a great partnership. And we’re here long-term; we’re not going anywhere. We’re very invested in every project that we do with all the different agencies and making sure we’re still hitting the energy savings. The procurement contract process is smooth with the master agreement CMTA has in place. MCC would be our 12th or 13th amendment to the contract for a new project; that process is smooth.

EXECUTIVE DIRECTOR’S REPORT

MCC Strategic Plan – progress in FY24; FY25

High level goals and strategies were explained in terms of tactics for FY24 (our results) and what we have set for FY25.

***remarks by Executive Director Betsy May-Salazar; presentation is attached at end of this Minutes document.**

Discussion / Q & A:

Question: When was the new OFC lit sign installed? May 2024. It really jumps at night! Every other building nearby has a lit sign and OFC just disappeared before. Now we are visible.

Opinion expressed: It looks great!

Opinion expressed: That was a great presentation for us. A great update of all the things you’re doing. Thank you.

Response from Executive Director May-Salazar: It was fun to develop! Focusing on deliverables is rewarding – to give the board a sense of the breadth of all the things we are doing.

Opinion expressed: And great survey results! *Opinion expressed:* Those are great metrics, by any standard.

The fall survey is live now – we wanted to make sure to display the QR code in the program guide so that people will be inclined to take the survey right away when they read the program guide.

Opinion expressed: It’s very encouraging to see the metrics and very solid performance against those metrics for quality of programming and also for the overall survey results. I would love to see us consider additional metrics across all of the objectives to measure performance. This is what I do for a living and I’d be happy to discuss some other metrics that could be defined and ways of collecting data to measure progress against those metrics.

Response from Executive Director May-Salazar: Great! In addition to the universal questions we have established to measure the strategic plan we tried to create goals in a way that is easy to measure and gather additional metrics. We purposely want to go beyond numbers and statistics. I’m happy to look at other ways to gather data.

OLD /NEW BUSINESS

***Concern about a vacant residential property located near playground of McLean Central Park:**

A board member raised a concern about a vacant property adjacent to McLean Central Park recommending that the MCC Governing Board write a letter to the owner of a vacant property inquiring about its’ vacant status noting it is a potential security concern. A discussion took place in relation to MCC’s role vs FCPA who oversee McLean Central Park.

Question: Is there a precedent for this type of action [letter to the owner] to be taken by the MCC Governing Board?

Question from Board Chair: *Should we inquire to Supervisor Bierman's office?*

Executive Director May-Salazar's stated that reaching out to the property owner is not a role for MCC Governing board and agreed to reach out to Supervisor Bierman's office to inquire about their knowledge of the property.

**There was concurrence by other board members that this would be the appropriate action.*

ACTION ITEM: Executive Director May-Salazar will reach out to Supervisor Bierman about the concern and report back to the board member who raised the concern.

UPDATE: MCLEAN PROJECT FOR THE ARTS **remarks by Deb Bissen*

Ms. Bissen welcomed new board members and invited them to come upstairs to visit the gallery. She noted there are no exhibitions in the gallery until fall because the space, as well as DuVal Studio, is being used for summer camps. Summer camps are taught by FCPS art teachers. MPA provides visual arts programming for the community and MCC through a public/private partnership and has been in McLean since 1962 in different locations. We are happy to be here at MCC. MPA offices will be closed weeks of August 12 and August 19.

New arts education offerings this fall from new teachers on staff include Field trips museums/galleries downtown; new courses in painting, fashion design, composition, and possibly photography.

Currently taking applications for Washington Sculptures Group Show – "Sculpture Now 2024" opening September 12.

ArtReach program – extends exhibitions into the community through bringing school groups and other community groups in for tours and activities and offer weekly virtual and in-person classes to people in the community who might not find it easy to come in-person.

PUBLIC COMMENT

In-person comments: Board Chair invited the public to introduce themselves and give verbal remarks if they wished. They must first state aloud their residential address to verify being Small District 1A-Dranesville resident. Those who requested in advance to speak were pre-verified as being Small District 1A-Dranesville resident. Each person was allotted 3 minutes.

MCC Tax District Resident Comment:

Resident addressed the board thanking board and staff for the amazing job MCC is doing and particularly the Seniors in Action. She raised concerns about graffiti in the park which was reported and painted over; concerned for safe space for children and youth; reports of human trafficking in Fairfax Co schools; sex education program in schools; and MCC's Pride Walk display in June; MCC's rainbow window cling in atrium; concluding by thanking board and staff for amazing work. She also submitted two written comments related to human trafficking & FCPS.

After being given the opportunity, no one else attending requested to speak.

Written comments: **No written comments were submitted in advance of this meeting.**

At the conclusion of all Public Comments, Chair Groennings stated aloud for the record:

We thank members of the public for contributing their feedback. The MCC Governing Board takes your suggestions very seriously. You are welcome to attend our meetings. All MCC Governing Board meetings are open to the public. You can view the board schedule on MCC's website. We have very strict county regulations and stringent oversight of our work in all areas, and we work hard to meet these needs in being responsible to our taxpayers. We are committed to transparency and making the process open to the public.

We welcome you back to future events at the McLean Community Center to see the value of your tax dollars at work.

ADJOURNMENT

Chair Groennings thanked everyone for attending and adjourned the meeting at 8:31 p.m.

Respectfully submitted – Holly Novak, Executive Assistant

FY24, FY25 Strategic Plan update is attached below.

CMTA report is attached below.

McLean Community Center FY2024 Strategic Plan Annual Report

July 24, 2024



McLean
Community
Center
The Center of It All



Goal 1: Be Visible

Make our buildings, programming and activities visible and accessible to people of diverse economic, social and cultural backgrounds.

Objectives

- Expand MCC's visibility in the community, including both physical and digital presence.
- Improve outreach throughout the community and increase participation.

Strategies

- Engage the Board as MCC ambassadors in the community and at MCC public events.
- Use social media and digital resources to broaden, deepen, and diversify our reach.
- Make the MCC and Old Firehouse Center (OFC) easier to find and more recognizable through branding, signage, and wayfinding.
- Engage local businesses and organizations to promote, support, and partner with the MCC and its programs and initiatives.

Goal 1: Be Visible

Make our buildings, programming and activities visible and accessible to people of diverse economic, social and cultural backgrounds.

FY2024 Tactics

1. Old Firehouse Center Branding—redesign OFC logo and replace exterior sign with lighted sign

FY2024 Results

- OFC Logo has been redesigned and incorporated into new marketing materials.
- New OFC lit sign has been installed.



Goal 1: Be Visible

Make our buildings, programming and activities visible and accessible to people of diverse economic, social and cultural backgrounds.

FY2024 Tactics

2. Program Guide & Touchpoint Postcards – redesign & mail to MCC district households to reach every household

FY2024 Results

- Program guide was redesigned to be more sustainable – lighter weight paper, reduced number of pages.
- 3 Seasonal and 1 Camp Guide completed and mailed to households.
- 7 Touchpoint cards sent promoting specific programming and center-wide initiatives.

McLean Community Center
The Center of It All

McLean Pet Fest	Oct 15
Songwriter City	Oct 21
OFC's Fest of Frights and Trunk or Treat	
Family Fun Bingo	
"A Jazz Tribute to 100 Years of the Wald Cherry Company"	
McLean Antiques Show & Sale	
McLean Holiday Art & Crafts Festival	
Holiday Gingerbread House Decorating	
Milk and Cookies with Santa	
"It's a Jazzy Christmas"	
Beau Soir Ensemble	
Light Up McLean Contest and Voting	Dec 18
Barter Players "Frosty"	Dec 18

Follow Us! McLean Community Center @mcleancenter @mcleancenter

Your Center, Your Community, Your Voice
Take the MCC Community Feedback Survey

McLEAN COMMUNITY CENTER 2024 GOVERNING BOARD ELECTION
Vote now for members of the McLean Community Center 2024-2025 Governing Board.

MCC has certified 10 adult and five teen Dranesville Small Board. The volunteer board provides oversight to the McLean Community Center through policy guidance, strategic planning and financial stewardship.

VOTE NOW



Goal 1: Be Visible

Make our buildings, programming and activities visible and accessible to people of diverse economic, social and cultural backgrounds.

FY2024 Tactics

3. Banners & Signs – feature Metro Bus Stop Advertisement & Program Banners at OFC & McLean Central Park

FY2024 Results

- General MCC Metro Bus Ad in place for 1 year – Rt 123 S (by McLean metro stop).
- 6 programs featured on banners at OFC & McLean Central Park.
- Refreshed entrance sign on Ingleside.
- MCC logo ordered and being installed on facade on Oak Ridge, plaza side of building.
- New sign being designed and installed in conjunction with Park Authority for corner of Ingleside and Rt 123 in conjunction with park renovation.



Goal 1: Be Visible

Make our buildings, programming and activities visible and accessible to people of diverse economic, social and cultural backgrounds.

FY2024 Tactics

4. Board Engagement – representation at events and survey solicitation

FY2024 Results: Board members represented at 28 events and programs.

5. Local Businesses – encourage participation as exhibitors at events.

FY2024 Results:

- 30 local businesses and organizations participated in McLean Pet Fest.
- 158 local businesses and organizations participated in McLean Day.



Goal 2: Welcome All of McLean and its Global Community

Cultivate a warm, inclusive environment for all, becoming the flagship location for McLean's residents who wish to learn, play, relax, and connect.

Objectives

- Continue to enable and promote inclusiveness in programming.
- Explore new programs and ideas to make the MCC a more welcoming community center.

Strategies

- Identify distinct McLean communities and populations to engage, and to generate interest in programming.
- Develop new and expand existing programming that helps people make new social connections.
- Explore and invest in amenities to encourage more engaging and comfortable visits.

Goal 2: Welcome All of McLean and its Global Community

Cultivate a warm, inclusive environment for all, becoming the flagship location for McLean's residents who wish to learn, play, relax, and connect.

FY2024 Tactics

1. Launch community feedback survey (in multiple languages) to assess needs of community

**THANK YOU FOR PARTICIPATING IN THE
FY2024 FALL CUSTOMER FEEDBACK SURVEY!**

**WE RECEIVED
1,246
RESPONSES TO
THE SURVEY.**

**THE TOP FOUR MCC PROGRAMS THAT
RESPONDENTS PARTICIPATE IN AND
PLAN TO PARTICIPATE IN ARE:**

- LARGE-SCALE COMMUNITY EVENTS
- ALDEN PERFORMANCES
- CLASSES
- OUTDOOR CONCERTS

**TOP FOUR POTENTIAL NEW
PROGRAMS AT MCC THAT YOU ARE
INTERESTED IN ATTENDING:**

- PERFORMANCES BY LOCAL PERFORMING GROUPS
- ADULT TRIPS AND TOURS
- TOPICAL LECTURES DEALING WITH CURRENT COMMUNITY ISSUES
- GARDENING WORKSHOPS

70% 70% of respondents were satisfied or very satisfied with the programs and services offered by the MCC, the Old Firehouse Center and Alden Theatre.

75% 75% of respondents agree or strongly agree that having the MCC, the Alden Theatre and the Old Firehouse Center in their community provides them with a better quality of life through programs, learning opportunities, services and community events.

(Less than 10% of respondents responded negatively.)

Be a part of the plan! Take a few minutes to take our FY26 Community Feedback Survey by scanning this QR Code.

SCAN ME

FY2024 Results

- Community feedback survey successfully launched.
- Provided in English, Spanish and Korean.
- Received 1,246 responses.
- Results presented at Public Hearing on Programs.

Goal 2: Welcome All of McLean and its Global Community

Cultivate a warm, inclusive environment for all, becoming the flagship location for McLean's residents who wish to learn, play, relax, and connect.

FY2024 Tactics

2. Expand free foreign language film showings to include daytime and evening screenings of each film

FY2024 Results

- 9 monthly films screened 2 times each (daytime & evening)
- Languages incl: Spanish, Italian, Czech, French, Farsi, Korean, Norwegian, Japanese, Romanian

Kon-Tiki

After Life

The Salesman

Parasite

Graduation

Taare Zameen Par

Women on the Verge of a Nervous Breakdown

Tales of the Night

Three Wishes for Cinderella

Goal 2: Welcome All of McLean and its Global Community

Cultivate a warm, inclusive environment for all, becoming the flagship location for McLean's residents who wish to learn, play, relax, and connect.

FY2024 Tactics

3. Begin ADA renovation process at OFC to improve accessibility

FY2024 Results

- In design and review stage with 95% plan completion – led by Fairfax County Capital Facilities Team and engineering firm SWSG. Tentative construction schedule – Early 2025.

4. Create Sensory Room/Multi-Purpose Room – providing sensory experiences for OFC users

FY2024 Results

- Vendor selected and under contract to oversee sensory room design & implementation. Est. completion: Fall 2024

Goal 2: Welcome All of McLean and its Global Community

Cultivate a warm, inclusive environment for all, becoming the flagship location for McLean's residents who wish to learn, play, relax, and connect.

FY2024 Tactics

- Invest in Playground at McLean Central park – improving community infrastructure

FY2024 Results

- Contributed \$50,000 to the McLean Central Park playground. Will be included in donor recognition wall and on park bench.

- Highlight Cultural Festivals – Fiesta del Sol & Year of the Dragon Festival

FY2024 Results

- Year of the Dragon Festival in conjunction with dance performance by Nai-Ni Chen Dance Company - Feb 4, 2024.
- Second Annual Fiesta del Sol – March 23, 2024.



Goal 3: Invite Discovery

Provide opportunities to learn for people of all ages, interests, abilities, and backgrounds.

Objectives

- Continually explore new methods of program delivery and community engagement to meet the needs of an evolving community.
- Encourage residents of the McLean district and wider area to come into MCC/OFC for engagement with contemporary activities and issues.
- Identify and offer programming that fills a need in the community that is not readily available elsewhere.

Strategies

- Commit to more and deeper partnerships to broaden MCC/OFC program offerings and reach.
- Foster habits of generosity in our community through encouraging community service and volunteerism.
- Respond to current needs and concerns in McLean and the region through our programming.
- Explore innovative avenues for service delivery and program execution.
- Nurture social connections through MCC/OFC programming.

Goal 3: Invite Discovery

Provide opportunities to learn for people of all ages, interests, abilities, and backgrounds.

FY2024 Tactics

1. Civic Groups—Continue to regularly engage around shared priorities including volunteer recruitment and community partner events.

FY2024 Results

- Local Civic Groups meet periodically as a group to discuss shared priorities. Items of focus include:
 - Volunteer recruitment – rollout of website resource (McLean Today); planning recruitment event with civic groups
 - Joint celebration of Supervisor John Foust – Jan 27, 2024
 - Joint programming – with MCA, Safe Community Coalition, etc.



McLean Community Center

Just now

This weekend we had the honor of celebrating Dranesville District Supervisor John Foust and his quarter-century of service to McLean!

We are grateful for Supervisor Foust and his commitment to the community.



Like

Comment

Share



Goal 3: Invite Discovery

Provide opportunities to learn for people of all ages, interests, abilities, and backgrounds.

FY2024 Tactics

2. Youth Ambassadors Program – continue to develop Ambassador-led program – increase participation from high school community

FY2024 Results

- Launched second annual Youth Ambassador Program led by Teen Board members.
 - Have ten students in total, 5 each from Langley HS and McLean HS.
 - Served as focus group for Safe Community Coalition planning.
 - Successful year-end “APs Out” high school event.



Goal 3: Invite Discovery

Provide opportunities to learn for people of all ages, interests, abilities, and backgrounds.

FY2024 Tactics

3. Seniors in Action Program – continue to develop and expand program

FY2024 Results

- Currently have 100+ Members.
- Focusing on program continuity, participant-led program development, and manageable growth.



Goal 3: Invite Discovery

Provide opportunities to learn for people of all ages, interests, abilities, and backgrounds.

FY2024 Tactics

4. Old Firehouse Center – continue to identify expanded use to meet community needs – SPARC, Events, Drop-in Games

FY2024 Results

- After School Program is rebounding post Covid - 37 participants.
- Continuing to explore new programming through focus groups, such as Youth Ambassadors, and survey questions.
- Focus is on impact of new sensory room and ADA upgrades.



Goal 3: Invite Discovery

Provide opportunities to learn for people of all ages, interests, abilities, and backgrounds.

FY2024 Tactics

5. Theatre – commitment to diverse offerings including extended experiences with multiple touch points

FY2024 Results

- Diverse offerings presented including Appalachian roots musician Philip Bowen * Songwriter City with Nashville songwriters * Three Kings Flamenco Celebration * MLK Keynote by Michael Steele * Calvin Earl Civil Rights Music* Brush Theatre of South Korea: Poli Pop * Alice: Dreaming of Wonderland * Mama, I'm a Big Girl Now * family friendly performing arts and foreign language movies.
- Programs have included extended experiences, such as Nai-Ni Dance workshops * Djembe Drumming Workshop * Remember Balloons residency and workshops * Honolulu Theatre for Youth Workshops * regular post-show meet-and-greets with performers.



Goal 4: Showcase Excellence

Deliver excellent programming in an operationally innovative fashion.

Objectives

- Create a shared definition of "excellence."
- Provide innovative, high-quality services and program offerings, responding to documented needs in our community.

Strategies

- Craft a definition of "excellence" that aligns with the MCC's purpose, vision and mission.
- Reimagine evaluation practices to increase transparency and evaluate performance around programming.
- Encourage bold risk taking with permission to fail.

Goal 4: Showcase Excellence

Deliver excellent programming in an operationally innovative fashion.

FY2024 Tactics

1. Craft a Definition of Excellence – Create Staff Team

FY2024 Results

- MCC Definition of Excellence:

An appreciation of and dedication to a high level of performance, responsiveness and continual improvement in our processes, meeting and exceeding our community's expectations while honoring our core values and taking risks to expand our horizons.

Goal 4: Showcase Excellence

Deliver excellent programming in an operationally innovative fashion.

FY2024 Tactics

2. Develop Community Feedback Survey & Universal Questions that Measure Strategic Plan

FY2024 Results

- Community Feedback Survey results shared at March Public Hearing on FY26 Public Programs.
- Universal questions rolled out October 1 in all MCC program and event surveys.
 - Received 2,072 Survey Responses between 10.1.23 and 6.30.24

My MCC program or service was a high-quality offering.	4.38
My MCC program or service taught me something new, improved an existing skill, offered an important service, or otherwise improved my quality of life in some capacity.	4.05
My MCC program or service was provided at a reasonable cost.	4.25
My setting for my MCC program or service was appropriate, clean and accessible.	4.51
MCC employees were effective, helpful, and courteous.	4.50
I would recommend MCC programs or services to others.	4.46

Survey scale 1 (lowest) – 5 (highest)

Goal 4: Showcase Excellence

Deliver excellent programming in an operationally innovative fashion.

FY2024 Tactics

3. Invest in Staff Professional Development – Develop Sharing Protocol with Staff

FY2024 Results:

- Select examples of professional development include: VRPS, project management, OneFairfax, VA Chamber of Commerce events, Panel Host at Midwest Performing Arts Expo, Performing Arts Professionals Annual Conference Panel & Workshop Participant.
- Staff is encouraged to share at weekly leadership meeting when appropriate.

4. Encourage Staff to Apply for Appropriate Awards & Recognition

FY2024 Results:

- Staff made several nominations of colleagues for awards and recognition:
 - Fairfax County Women in Leadership (Women’s History Month) recognized Danielle Van Hook, Director of Youth Theatre Programs and Holly Novak, Executive Assistant.
 - Fairfax County Outstanding Performance Award: David Craig, Webmaster and Graphic Designer and Danielle Van Hook.
 - VRPS (Virginia Park and Recreation Society): 2 staff and 1 board volunteer nomination pending.



Goal 5: Model Sustainability and Good Stewardship

Represent the utmost integrity in our use of financial, physical, human, and other resources.

Objectives

- Ensure positive and satisfying governance and employee experience.
- Responsibly steward our financial resources.
- Align staff capacity with strategic goals and desired programmatic outcomes.
- Make our operations more sustainable, as a model for the community.
- Increase awareness of sustainable practices in the McLean community.

Strategies

- Embrace best governance practices.
- Develop and implement a more robust board member orientation process, policies and procedures manual, and ongoing training and resources to support in role.
- Integrate One Fairfax initiatives and principles throughout the MCC/OFC.
- Align with Fairfax County sustainability initiatives at MCC/OFC.
- Provide learning opportunities about environmental sustainability for McLean residents.

Goal 5: Model Sustainability and Good Stewardship

Represent the utmost integrity in our use of financial, physical, human, and other resources.

FY24 Tactics

1. Program Guide – Redesign in more sustainable format

FY2024 Results: Guide was redesigned using reduced paper weight, reduced pages, and more economical printing process. Effective with Fall 2023 Program guide.

2. Capital Facilities Budget

- a. commit to energy study for MCC facilities

FY2024 Results: Energy study by Fairfax County Office of Environmental Coordination complete – report received 6.24. Plan to review findings and proposal to board in July 24 meeting.

- b. Complete stormwater management improvement projects

FY2024 Results: Two stormwater management projects successfully completed. Further option involving changes to window openings on hold for future consideration.

- c. invest in OFC

FY2024 Results: Sensory Room project vendor selected and under contract.
Est. completion fall 2024.

ADA Upgrades in review stage with Fairfax County.
Est. completion: Spring 2025.

Goal 5: Model Sustainability and Good Stewardship

Represent the utmost integrity in our use of financial, physical, human, and other resources.

FY2024 Tactics

3. Join Fairfax County Interagency Climate Team & Zero Waste Team
 - a. Engage with zero waste provider for McLean Day

FY2024 Results:

- Joined FC Interagency Climate Team & Zero Waste Team and participating in county-wide energy goals.
- Renewed Zero Waste contract for 2024 McLean Day. 1,098 lbs diverted from landfill in 2023. 1,334 lbs diverted from landfill in 2024. 69% diversion rate 2024.

4. Revise management documents – financials, attendance, handbooks

FY2024 Results:

- Developed new attendance report and financial report.

McLean Community Center Strategic Plan FY2025 Tactics

July 24, 2024



Goal 1: Be Visible

Make our buildings, programming and activities visible and accessible to people of diverse economic, social and cultural backgrounds.

FY2025 Tactics

1. 50th Anniversary Public Art—provide placemaking for McLean and increase visibility of MCC—Unveil Typographical Sculpture at MCC; Conduct Community Workshops for OFC Mural.
2. Signs—Partner with FCPA on installing new way-finding sign at corner of Ingleside & Rt 123; begin design for digital sign in McLean Central Park.
3. Banners—Develop annual banner rotation plan at OFC and McLean Central Park promoting MCC Programs; Create 50th Anniversary Banners for OFC and MCC parking lot light poles.
4. 50th Anniversary Media—unveil 50th anniversary video; launch year-long social media initiative to engage public around 50th anniversary; use 50th Anniversary Logo to promote anniversary throughout the year bringing visibility to MCC
5. Board Engagement—increase board representation at MCC events.
6. Local business—Promote MCC through McLean Today. Develop print pieces for Alden Theatre schedule and Summer Concert Series to provide to businesses and apartment/condo buildings to post.



McLean
Community
Center
Celebrating 50 Years



Goal 2: Welcome All of McLean and its Global Community

Cultivate a warm, inclusive environment for all, becoming the flagship location for McLean's residents who wish to learn, play, relax, and connect.

FY2025 Tactics

1. Refine annual customer feedback survey based on FY24 program interests; Present survey feedback at Public Hearing on Public Programs.
2. Offer full 50th year-long anniversary program celebrating McLean community and engaging entire MCC staff in planning and implementation.
3. Complete ADA renovation at OFC providing more accessible space to all.
4. Complete Sensory Room at OFC providing sensory experiences for OFC users. Begin evaluating how space can be used to reach community including integrating into OFC afterschool programs, sensory day, SPARC, etc.
5. World Premier of “The Remember Balloons”, performance based on children’s book exploring intergenerational family relationships and the impact of memory loss.
6. Highlight Cultural Festival and Events including Fiesta del Sol, Community Iftar Dinner, Sugar Skull! bilingual/bicultural musical, Jazz at Lincoln Center: New Orleans Songbook (Mardi Gras celebration), foreign language films.



The Remember Balloons

Goal 3: Invite Discovery

Provide opportunities to learn for people of all ages, interests, abilities, and backgrounds.

FY2025 Tactics

1. Develop new lecture/workshop series including programs developed by MCC as well as in conjunction with community organizations.
2. Seniors in Action—continue to develop program to provide diverse offerings creating a balance of programming allowing MCC to meet the expanded demand for program.
3. Old Firehouse Center—continue to evaluate afterschool program, identifying improvements or changes to enhance the impact on the participants and grow program participation. New holistic look at youth/teen programming through OFC.
4. Old Firehouse Programs at MCC during renovation—maximize opportunity of having Afterschool Program at MCC by collaborating with SIA, Theater and Culinary instructor.
5. Theatre—commitment to diverse programming and expanded offerings to schools.



Collage Dance Company

Goal 4: Showcase Excellence

Deliver excellent programming in an operationally innovative fashion.

FY2025 Tactics

1. Implement definition of excellence as a guiding tool when planning.
2. Integrate Community Feedback cycle into annual planning—including fall survey, spring public hearing and summer budget cycle.
3. Utilize the universal survey question data as evidence of excellent programs and services, integrating results into MCC strategic plan metrics and overarching county metrics.
4. Staff development—diversify opportunities for more staff to engage in professional development.
5. Reinforce internal evaluation practices Center-wide through staff engagement in a continuous reflection and improvement process at micro and macro levels.



360 All Stars

Goal 5: Model Sustainability and Good Stewardship

Represent the utmost integrity in our use of financial, physical, human, and other resources.

FY2025 Tactics

1. Staff Capacity—hire a newly created Deputy Director position to lead customer service and operations areas providing capacity to focus on best governance practices and enhanced center-wide customer service.
2. Expand staff-wide training opportunities such as team building, effective communications, OneFairfax
3. Energy—Implement components of Energy Study for more energy efficient facility operations.
4. Invest in new digital sign for McLean Central Park providing better communication, staff efficiencies, reduced printing costs and reduced waste.
5. Climate—change Summer Concert Series timing to weekday evening to offer more comfortable outdoor experience for audience, performers and staff.
6. Replace Old Firehouse Center vans with new, more energy efficient, reliable vehicles with enhanced safety features.



Thank you!



McLean
Community
Center

The Center of It All



CMTA

A **LEGENCE** Company



Office of Environmental and Energy Coordination

TECHNICAL ENERGY AUDIT (TEA) PRESENTATION

PHASE IV – MCC

JULY 24TH, 2024



Energy Audit Objectives

- Determine existing conditions
 - Equipment/infrastructure
 - Age
 - Condition
 - Energy
 - Usage
 - Spend
- Assess opportunities
 - Energy Conservation Measures
 - Owner-specific goals

Apr 10, 2019 **Customer Bill**
 COUNTY OF FAIRFAX 1236 INGLESIDE AVE
 MCLEAN COMMUNITY CTR NEW ADDN
 MC LEAN, VA 22101

Billing and Payment Summary
 Account # 3846839995 **Due Date: May 15, 2019**
Total Amount Due: \$ 2,087.46

To avoid a Late Payment Charge of 1.5% please pay by **May 15, 2019**.
 Previous Amount Due: \$ 2,540.29
 Payments as of Apr 10: \$ 2,540.29CR

For service emergencies and power outages please call 1-866-DOM-HELP (1-866-366-4357). Visit us at www.dominionenergy.com.

Meter and Usage		Usage History		
Current Billing Days: 29		Mo	Yr	kWh
Schedule 100 03/11-04/09		Feb	19	27300
Total kWh 21300		Mar	19	26100
Demand 60.0		Apr	19	21300

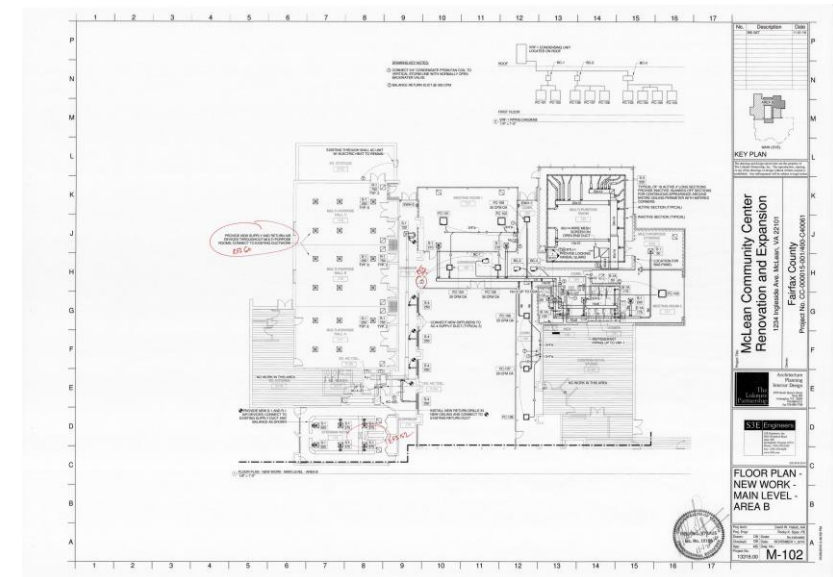
Measured Usage	
Meter: 0300015387	03/11-04/09
Current Reading	1120
Previous Reading	1049
Total kWh	21300
Current Reading	20
Demand	60.00
Multiplier:	300

Explanation of Bill Detail

Customer Service	1-866-591-0157
Previous Balance	2,540.29
Payment Received	2,540.29CR
Balance Forward	0.00

Non-Residential Service (Schedule 100) 03/11-04/09	
Distribution Service	
Basic Customer Charge	6.59
Distribution Service kWh	276.47
Rider U Strategic Underground	4.69
Rider U Strategic Underground Ph2	9.59
Electricity Supply Svc (ESS)	
Electricity Supply kWh	785.17
Rider R Bear Garden Gen Station	23.43
Rider S Va City Hybrid Energy Ctr	77.11
Rider T Transmission	235.79
Rider B Biomass Conversions	18.11
Rider W Warren Co Power Station	41.11
Rider BW Brunswick Co Pwr Station	43.03
Rider GV Greensville Co Pwr Staln	33.65
Rider US-2 2016 Solar Projects	5.54
Fuel	517.38
Sales and Use Surcharge	9.80
Total Current Charges	2,087.46
Total Account Balance	2,087.46

View payment options, request service changes and enroll in eBill at www.dominionenergy.com, search: Manage Your Account





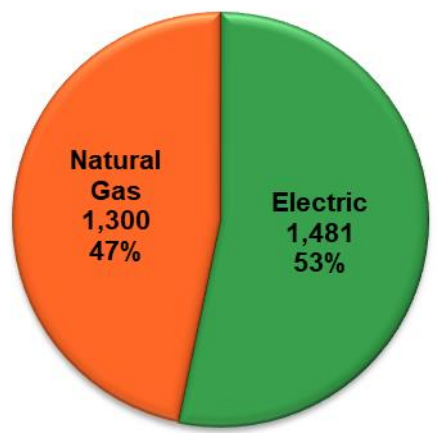
Energy Audit Findings

Facility Baseline Summary							
Facility	Bldg ft2	Annual KWh	Annual Therms	Annual KW	Annual Kgal	Baseline EUI	MT CO2E
McLean Community Center	54,010	434,029	12,996	621	162	51.5	192.1

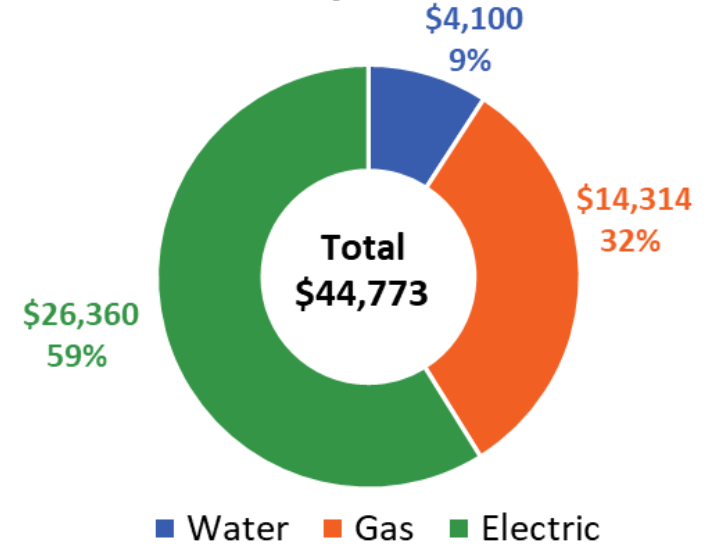
McLean Community Center Equipment Age Summary	McLean Community Center
RTUs	2 / 22 Years
VRF Systems	5 Years
Split Systems	7 / 13 Years
Lighting	LED/Fluorescent
Controls	Local T-Stats

Legend
New or acceptable condition for the next 5 years
Within 5 years of the end of projected life
Equipment is past the end of projected life
Equipment is 5+ years past the end of projected life

Energy Usage Breakdown (mmBTU)

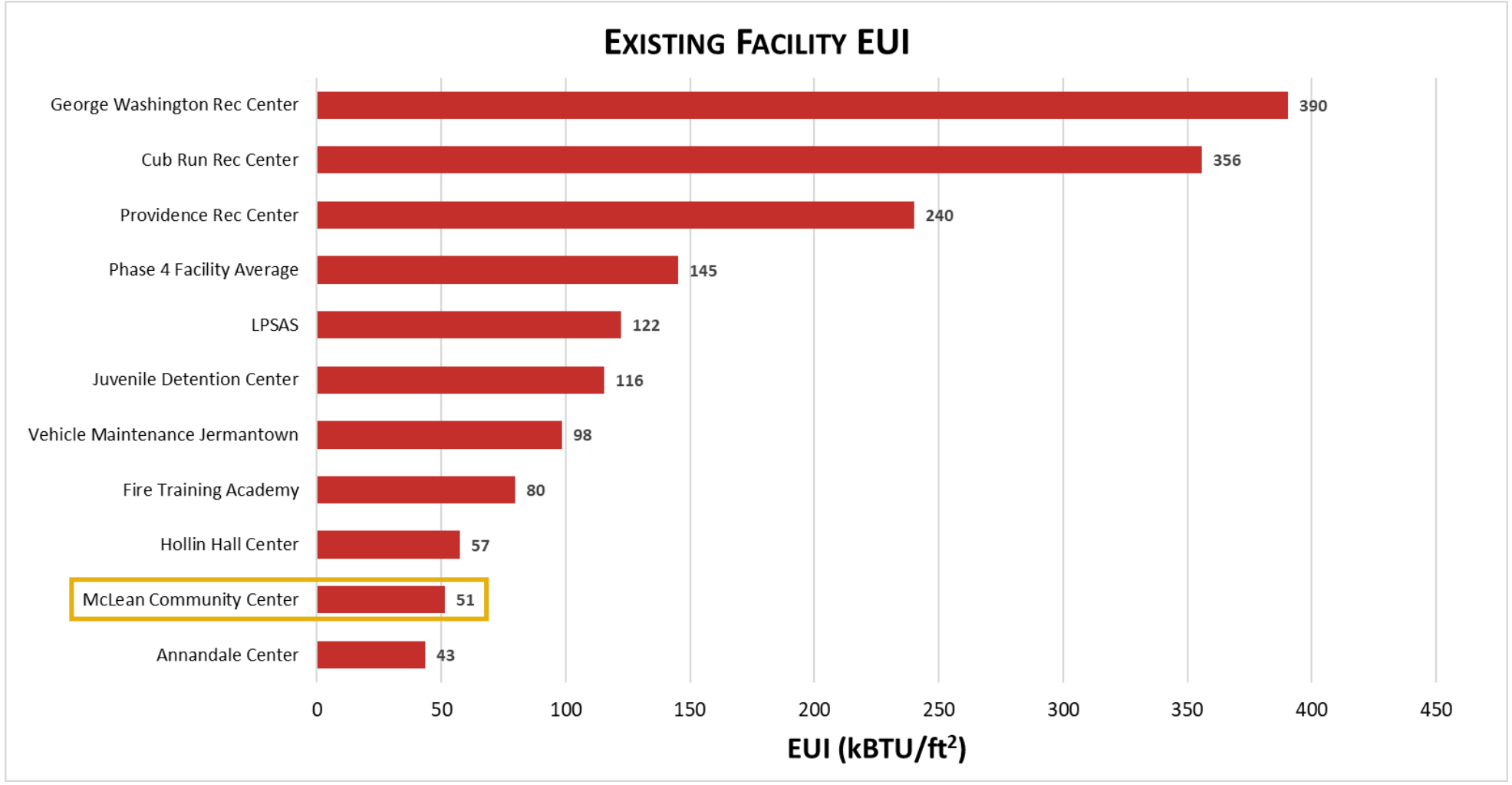


Expense





Energy Audit Findings





Proposed ECMs

ECM Table

ECM No.	ECM Description	McLean Community Center
E1	LED Lighting Upgrades	✓
E2	Solar Photovoltaic	✓
E3	Transformer Efficiency Upgrades	
H1	Pool Dehumidification System Renovation	
H2	AHU/RTU Equipment Replacement	
H3	Hot Water Plant Renovation	
H4	Natatorium Low Level Return	
H5	Chilled Water Plant and Heat Recovery Upgrades	
C1	New DDC System with Advanced Energy Strategies & Demand Response	✓
P1	Water Efficiency Upgrades	
P2	Ozone Laundry	
G1	Building Envelope Improvements	✓
A1	Automatic Pool Cover	



C1: New DDC System with Advanced Energy Strategies & Demand Response

Why?

- More efficient sequence of operation
- Real-time remote access to diagnostic reports
- Enhanced occupant comfort



How?

- Deep evaluation of different control platforms
- Detailed controls drawings showing new hardware layout, wiring and sequence of operation

McLean Community Center		
Sequence of Operation	Existing	Post-Project
Optimize Building Schedules & Zone Setbacks		X
Occupied Standby Zone Setbacks		X
Cooling/Heating System Lockouts		X
Optimal Start Warm-Up/Cool Down		X
Central Plant Enable on Valve Requests		
Pumping System Optimizations		
Restore/Implement Economizer Controls		X
AHU Supply Temperature Reset		X
AHU Duct Static Pressure Reset		
Chilled Water Supply Temperature Reset		
Hot Water Supply Temperature Reset		
Condenser Water Temperature Reset		
CO ₂ Based Demand Controlled Ventilation		X






G1: Building Envelope Improvements

- Create a consistent building thermal boundary that prevents unwanted heat loss/gain
- Decrease building energy usage



Infiltration




Building Envelope Solutions, LLC.
2750 Vinland St., Oshkosh, WI 54901

Audit / Proposal

Bldg BES - 4

McLean Community Center
1234 Ingleside Ave
McLean, VA 22101

VISUAL COMMENTS or RECOMMENDATIONS:
There are pipe penetrations that should be sealed. The exterior doors should be weather-stripped to reduce air loss.





TYPE OF MEASURES:
Ext. Door(s) to be weather-stripped & sealed.
Pipe Penetrations to be sealed with black foam.
Pipe Penetrations to be sealed with caulk.
A 7"x48" gap in the perimeter wall attic space between I beams to be sealed with foam board

Building Level	quantity or distance
Main level	17 Doors
Main level	2 Penetrations
Main level	1 Penetrations
Main level	6 Penetrations



AIR LEAKAGE:

	feet	inches		
Doors	340	3/32	2.66	sq ft
Penetrations	2	1/5	1/16	0.01 sq ft
Penetrations		1/2	1/64	0.00 sq ft
Penetrations	9	84/503	1/32	0.02 sq ft
Totals			2.69 sq ft	0.25 sq meter

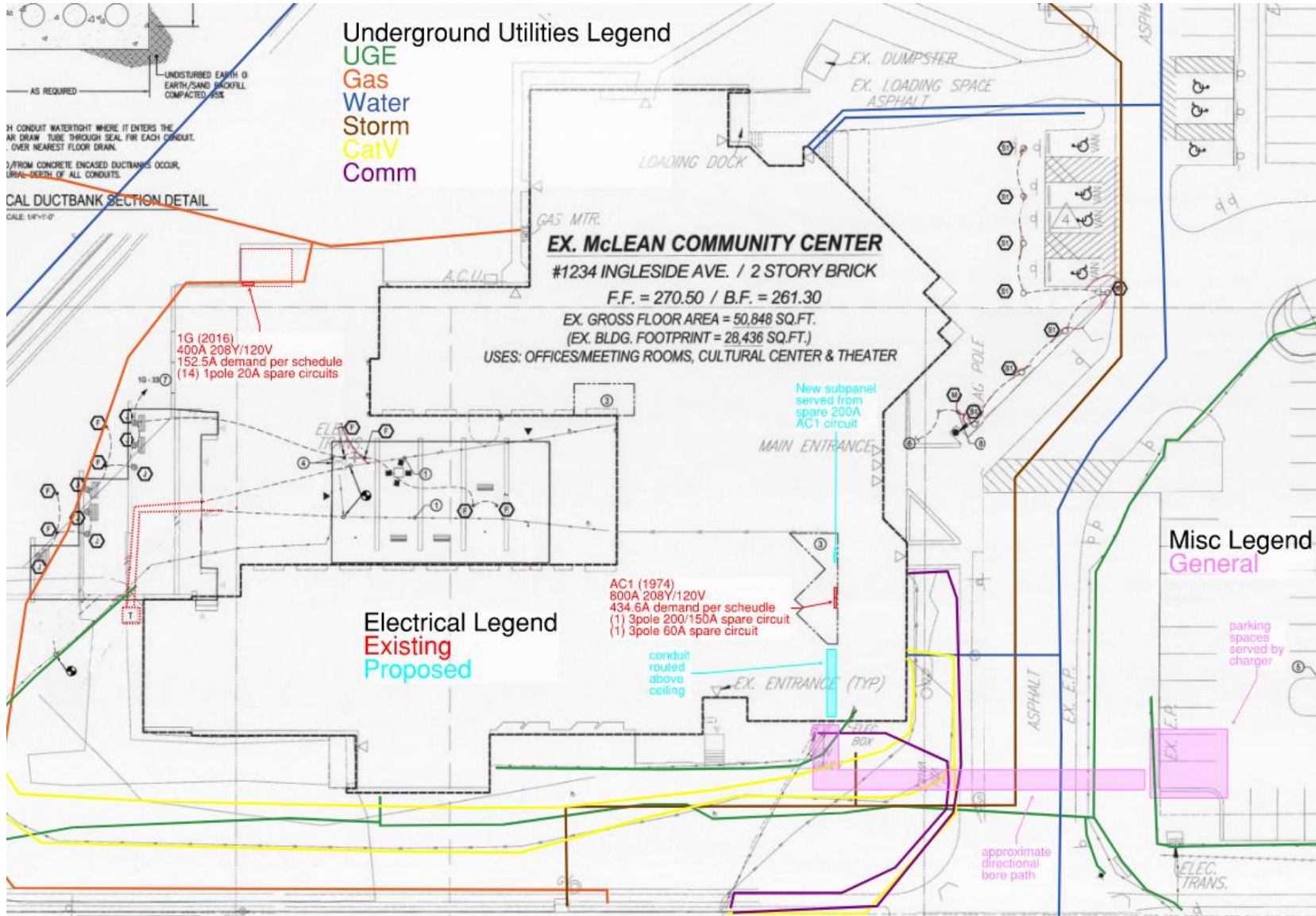
ASSUMPTIONS & CALCULATIONS:

Power Rate		\$0.090	per Kwh
Heating Fuel	100% Natural Gas	\$1.261	perTherm
Building K	120		



Potential Scope: EV Charger

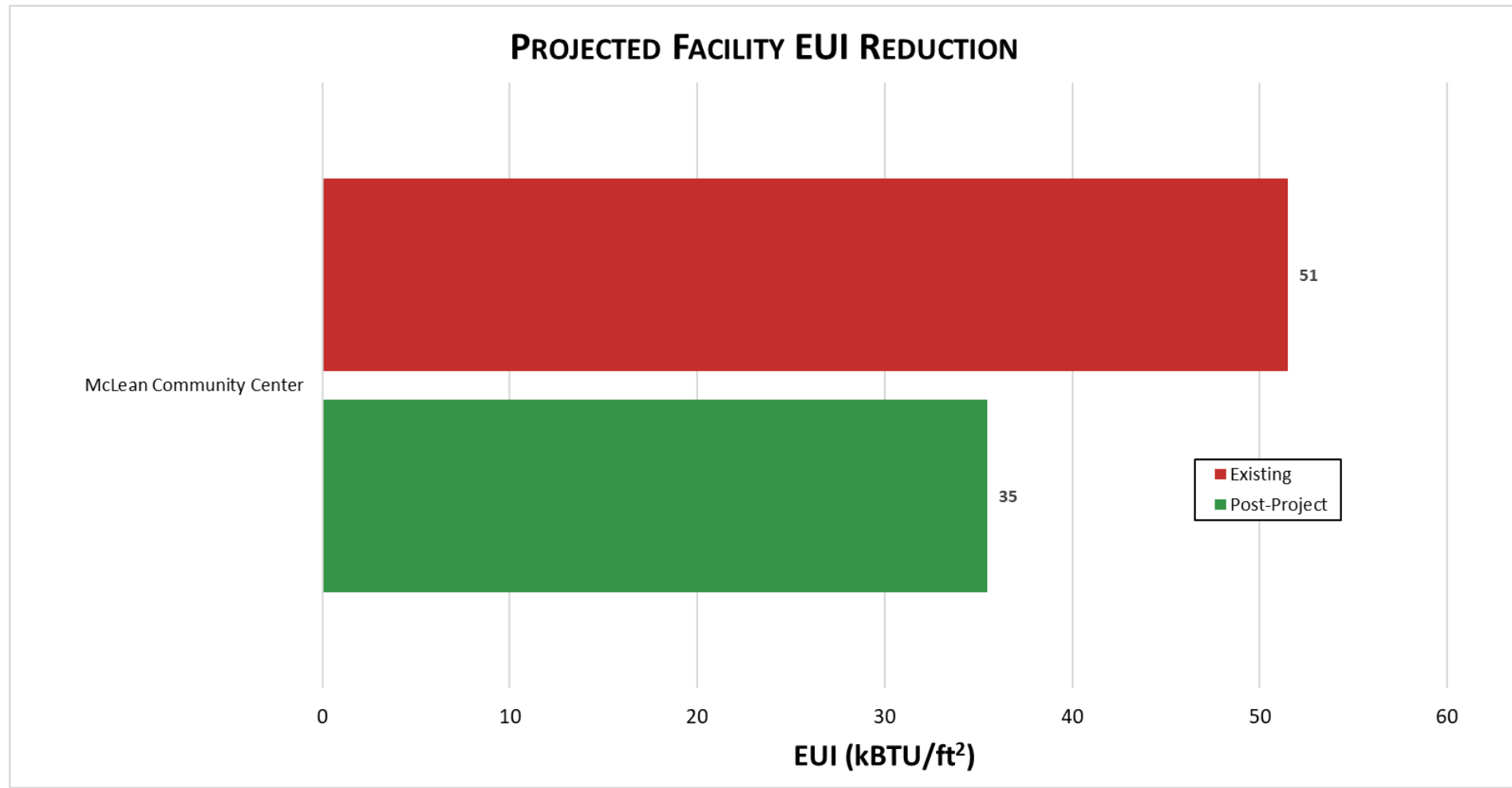


Sale Price:
\$115,000





Project Impact





Project Cost

TEA - Phase 4 Project Summary							
Agency	Project Cost	Total Project Carbon Savings (MT, CO2e)	Year 1 Energy/Water/O&M Cost Savings	Year 1 Social Cost of CO2 Savings	Year 1 Total Cost Savings	Project Payback (Overall)	Project Payback (Incremental)
MCC	\$1,292,859	2,526	\$27,440	\$26,018	\$53,458	41 years	34 years

- Incremental cost applies to lighting and controls



Project Pro Forma

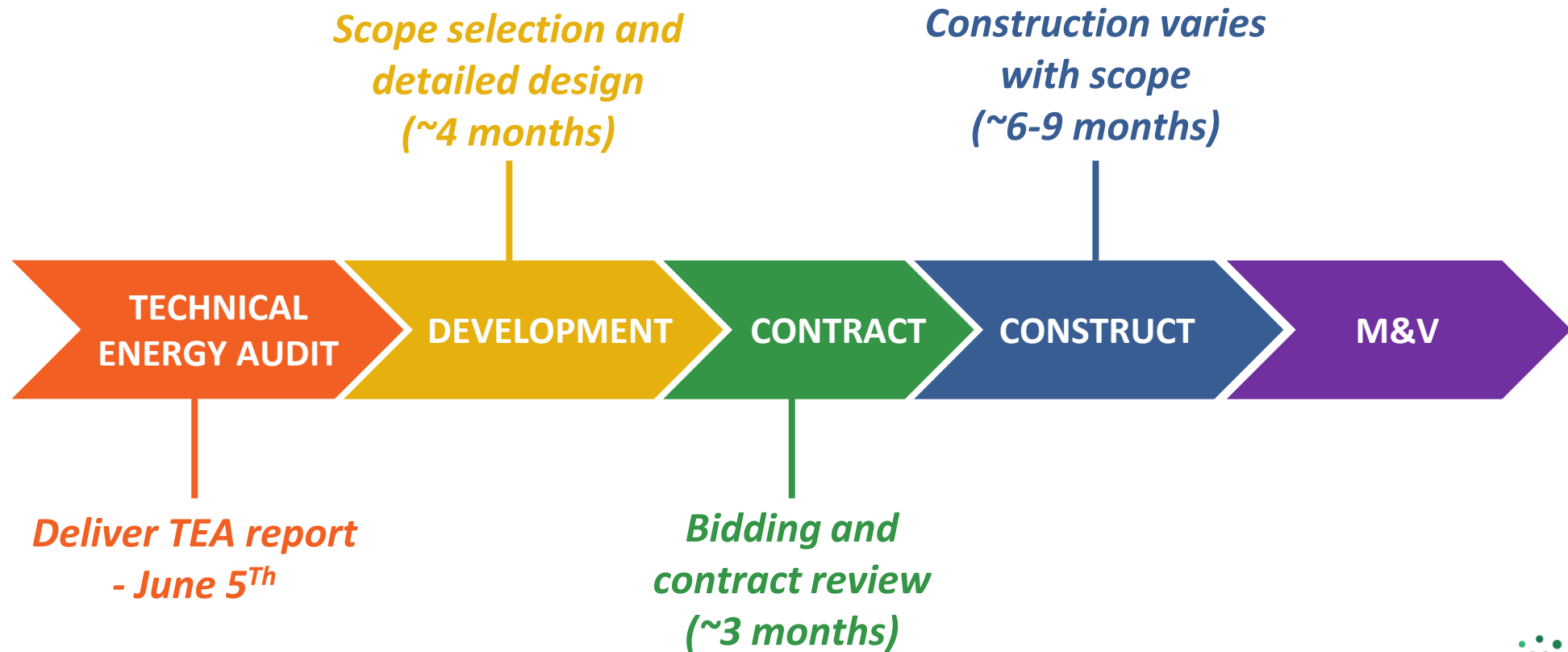
Fairfax Phase IV MCC Financial Pro Forma								
Cost Inputs				Savings Inputs				
Project Cost		\$1,292,858.89		Year 1 Energy & Water Savings			\$25,981.73	
Fairfax County Direct Funding		\$1,292,858.89		Year 1 O&M Savings			\$1,458.27	
Financed Amount		\$0.00		Annual Energy Escalation Rate			2.50%	
Municipal Advisor & Bond Attorney Fees		\$0.00		Annual O&M/M&V Escalation Rate			2.50%	
Lease Purchase		\$0.00		Project Payback Term			41 years	
Interest Rate		0.00%		% of Project Directly Funded			100.00%	
Financing Term (Years)		0						
Savings Term (Years)								
YEAR	LEASE PAYMENT	M&V / SERVICE AGREEMENT	TOTAL COST	Energy & Water Savings	O&M Savings	Total Cost Savings	ANNUAL CASHFLOW	CUMULATIVE CASHFLOW
Year 1	\$0	\$0	\$0	\$25,982	\$1,458	\$27,440	\$27,440	\$27,440
Year 2	\$0	\$20,001	\$20,001	\$26,307	\$1,495	\$27,802	\$7,800	\$35,240
Year 3	\$0	\$20,501	\$20,501	\$26,875	\$1,532	\$28,407	\$7,906	\$43,146
Year 4	\$0	\$21,014	\$21,014	\$27,455	\$1,570	\$29,026	\$8,012	\$51,158
Year 5	\$0	\$21,539	\$21,539	\$28,049	\$1,610	\$29,658	\$8,119	\$59,277
Year 6	\$0	\$22,078	\$22,078	\$28,655	\$1,650	\$30,305	\$8,227	\$67,505
Year 7	\$0	\$22,630	\$22,630	\$29,275	\$1,691	\$30,966	\$8,336	\$75,841
Year 8	\$0	\$23,195	\$23,195	\$29,908	\$1,733	\$31,641	\$8,446	\$84,287
Year 9	\$0	\$23,775	\$23,775	\$30,555	\$1,777	\$32,332	\$8,557	\$92,844
Year 10	\$0	\$24,370	\$24,370	\$31,216	\$1,821	\$33,038	\$8,668	\$101,512
Year 11	\$0	\$24,979	\$24,979	\$31,892	\$1,867	\$33,759	\$8,780	\$110,292
Year 12	\$0	\$25,603	\$25,603	\$32,583	\$1,913	\$34,496	\$8,893	\$119,185
Year 13	\$0	\$26,243	\$26,243	\$33,289	\$1,961	\$35,250	\$9,007	\$128,192
Year 14	\$0	\$26,899	\$26,899	\$34,011	\$2,010	\$36,021	\$9,122	\$137,314
Year 15	\$0	\$27,572	\$27,572	\$34,748	\$2,060	\$36,809	\$9,237	\$146,551
Year 16	\$0	\$28,261	\$28,261	\$35,502	\$2,112	\$37,614	\$9,353	\$155,903
Year 17	\$0	\$28,968	\$28,968	\$36,272	\$2,165	\$38,437	\$9,469	\$165,373
Year 18	\$0	\$29,692	\$29,692	\$37,060	\$2,219	\$39,278	\$9,587	\$174,959
Year 19	\$0	\$30,434	\$30,434	\$37,864	\$2,274	\$40,139	\$9,704	\$184,664
Year 20	\$0	\$31,195	\$31,195	\$38,687	\$2,331	\$41,018	\$9,823	\$194,486
TOTAL	\$0	\$478,949	\$478,949	\$636,184	\$37,251	\$673,435	\$194,486	





CMTA Process

- TEA report delivered on June 5th 2024
- Any further work timeline is dependent on the scope selected by the client





APPENDIX



Existing Conditions

1234 Ingleside Ave, McLean

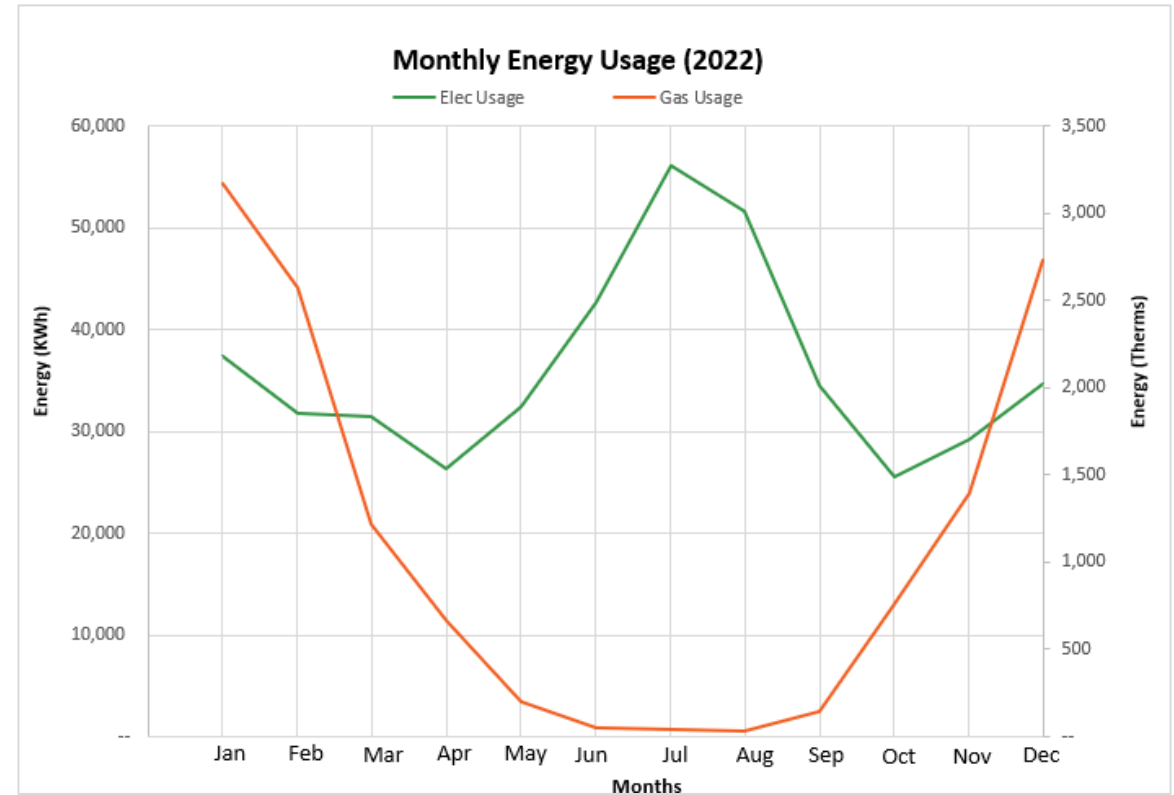
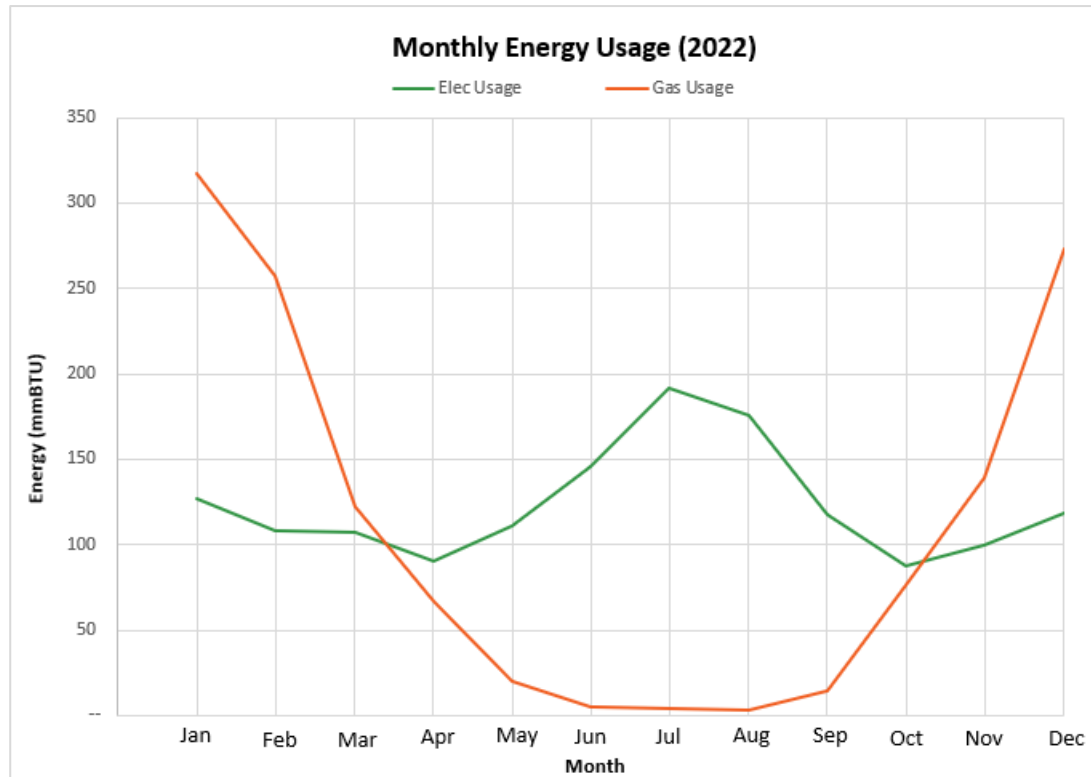


McLean Community Center

- **Building Age:** 1975 (49 years)
- **Major Renovations:** 1986, 2017, 2023
- **Sq. Footage (ft²):** 54,010
- **Annual GHG (MT,CO₂e):** 192.1
- **HVAC System Type:** Gas-fired/DX



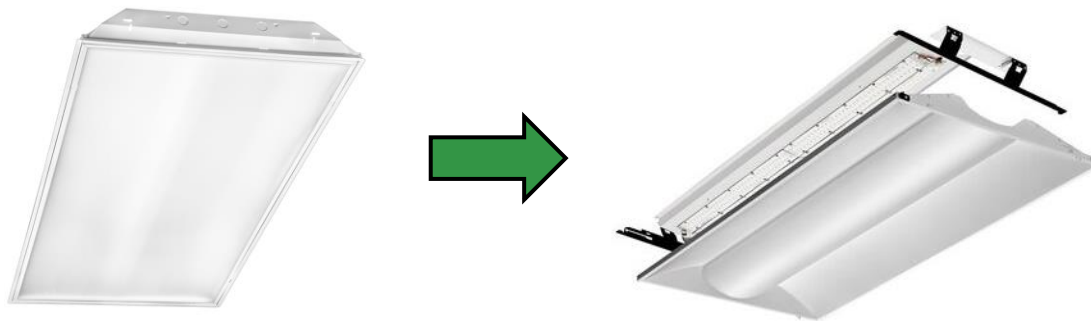
Energy Summary





E1: LED Lighting Upgrades

- Retrofit all 2'x2' & 2'x4' fixtures with *LED retrofit kits*
 - Increased energy savings
 - Improved aesthetic
 - Slightly more costly than re-lamp **but cheaper than new fixtures**
- Retrofit/replace all other non-LED fixture with LED





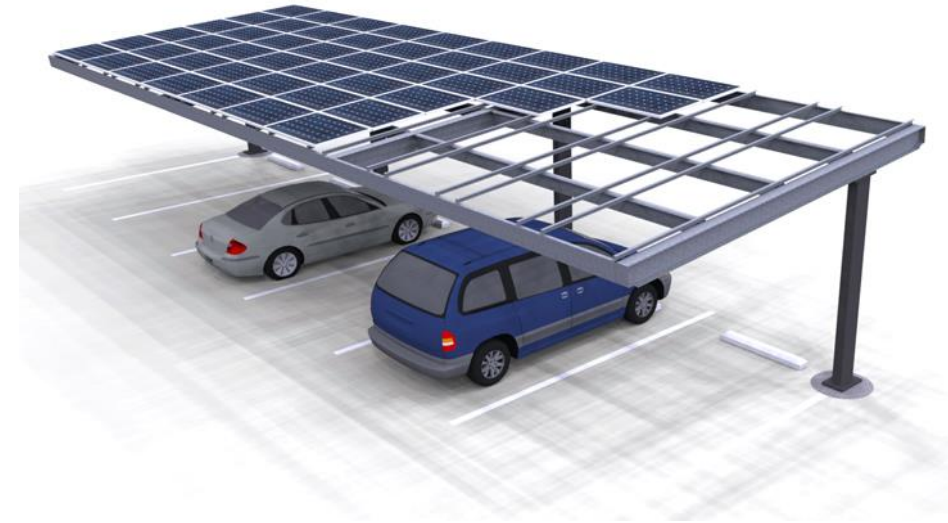
E2: Solar Photovoltaic

Fairfax County GESC - Solar PV Summary								
Facility	Array Type	System Size (kW DC)	Year 1 kWh Production	System Cost (\$)	System Cost Less Incentive* (\$)	Annual Service Cost	Levelized 25-Year System Cost (\$/kWh)	Levelized 30-Year System Cost (\$/kWh)
McLean Community Center	Carport Canopy	130.8	137,340	\$768,113	\$537,679	\$5,616	\$0.1695	\$0.1432
Totals		130.8	137,340	\$768,113	\$537,679	\$5,616		

*For Reference Only. CMTA is not an accountant, attorney, or tax professional. Fairfax County should consult its accountant and tax attorney for details and confirmation of Investment Tax Credits (ITC) made available through the Inflation Reduction Act (IRA) legislation

Solar Photovoltaic (PV) System

- **130.8 kW** solar PV array
- MCC roof not suitable for solar PV
 - Carport solar PV under evaluation
- ESPC Solar costs will include:
 - 25-year Solar Panel Warranty
 - 20-year Inverter Warranty
 - Annual 3rd Party Service Agreement



Before

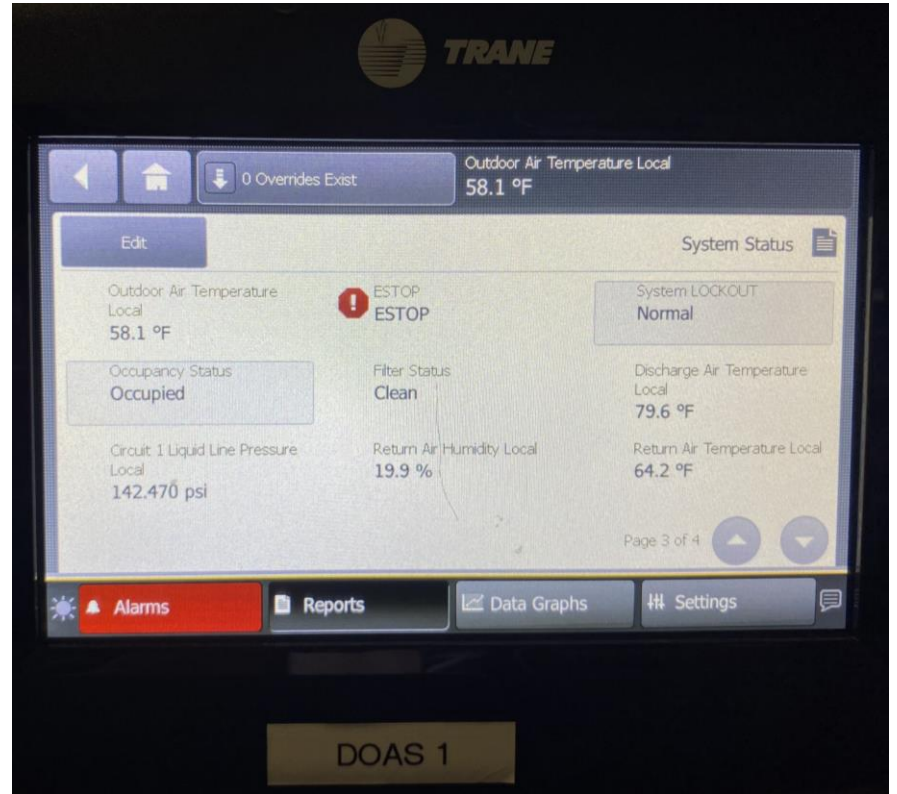
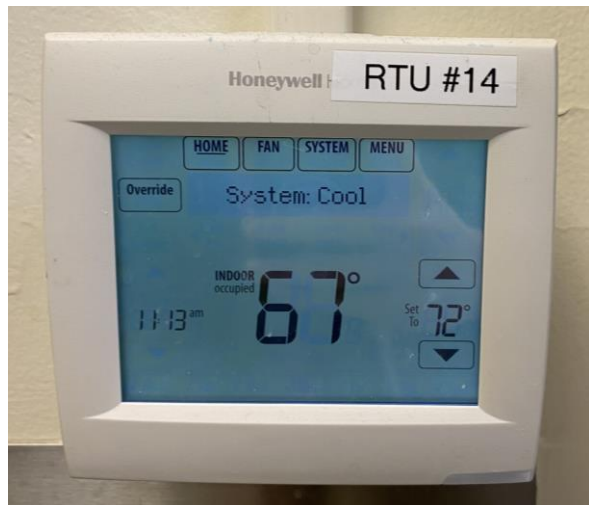
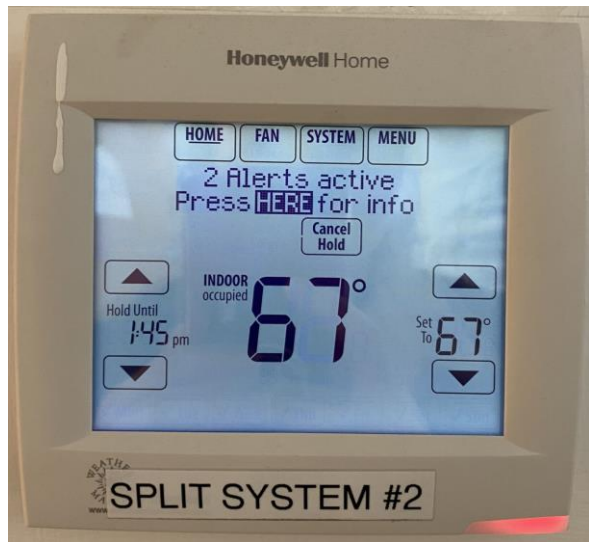


After



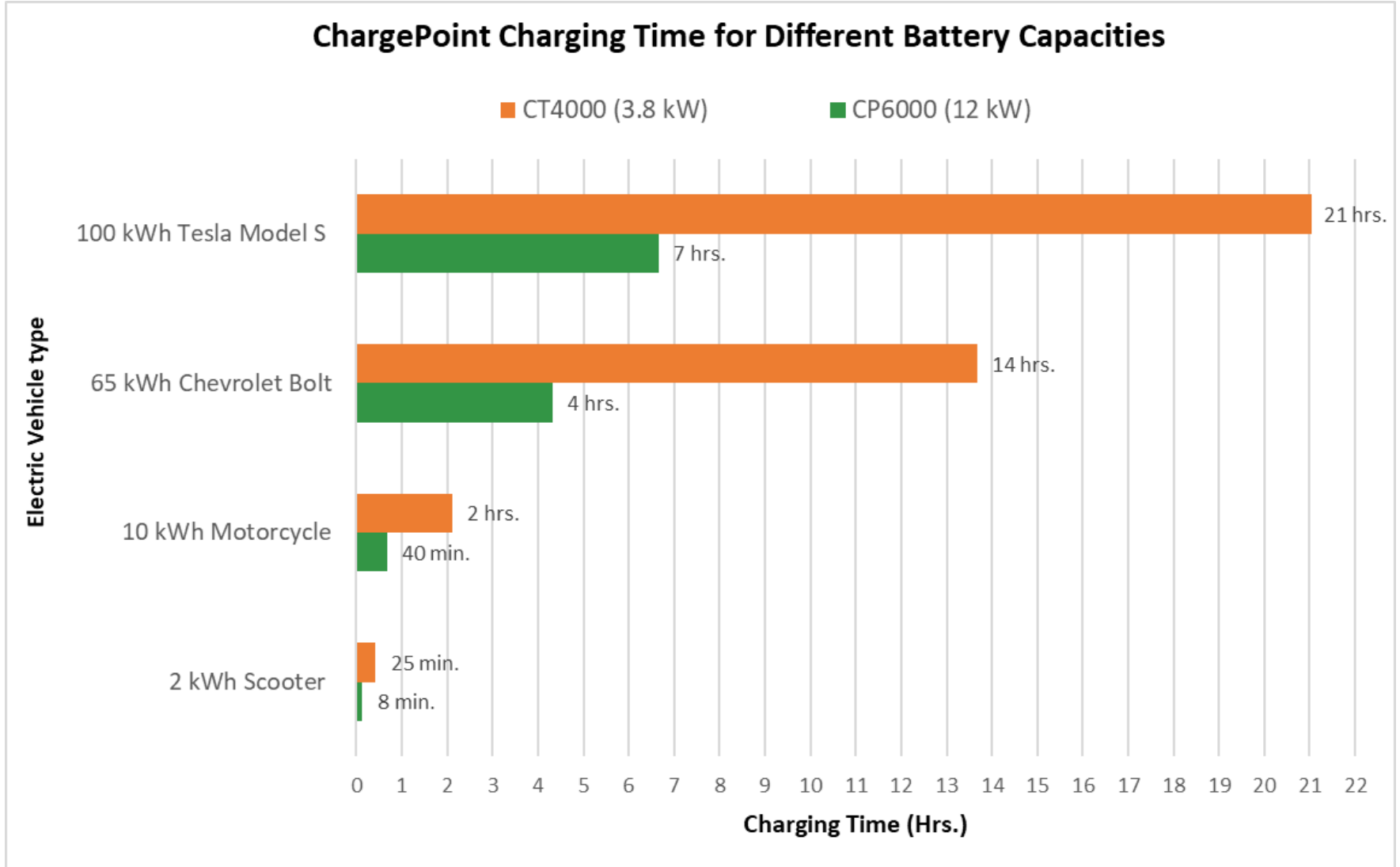


C1: New DDC System with Advanced Energy Strategies & Demand Response





EV Charger Charging Times





Incremental Payback

Example

- Comparing two options
 - A. Hire a mechanical contractor to replace equipment in kind without design (\$700,000)
 - B. Hire CMTA for engineering design, construction & commissioning along with premium equipment (\$1,000,000)
- The Cost Difference between those two is the **Incremental Cost**
 - $(B - A)$ i.e. $(\$1,000,000 - \$700,000) = \$300,000$
- The **Incremental Payback** then is the Cost Difference divided by the Annual Savings
 - $(\$300,000)/(\$10,000) = 30$ years



Project Impact

Post-Project Equipment Age

Legend
New or acceptable condition for the next 5 years
Within 5 years of the end of projected life
Equipment is past the end of projected life
Equipment is 5+ years past the end of projected life

McLean Community Center Equipment Age Summary	Existing	Post-Project
RTUs	2 / 22 Years	2 / 22 Years
VRF Systems	5 Years	5 Years
Split Systems	7 / 13 Years	7 / 13 Years
Lighting	LED/Fluorescent	LED
Controls	Local T-Stats	NEW