



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Chairman and Members  
Park Authority Board

**VIA:** Jai Cole, Executive Director

**FROM:** Brendon Hanafin, Division Director  
Planning and Development Division

**DATE:** May 17, 2024

### *Agenda*

**Planning and Development Committee  
(Committee of the Whole)  
Wednesday, May 22, 2024 – 5:45 pm  
Boardroom, Herrity Building  
Chairman: Ken Quincy  
Vice Chair: Linwood Gorham**

1. Planning and Development Division Quarterly Project Status Report (with presentation) – Information\*
2. Scope Approval – Cub Run Rec Center Competition Pool Filter Replacement (with presentation) – Action\*
3. Scope Approval – Jefferson Manor Park – Restroom Renovation and ADA Accessible Trails (with presentation) – Action\*

\*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

Board Agenda Item  
May 22, 2024

## **INFORMATION**

### Planning and Development Division Quarterly Project Status Report

The Planning and Development Division Project Status Report for the First Quarter of CY 2024 (Jan-Mar) includes projects approved by the Park Authority Board from the Planning and Development Division FY 2024 Work Plan. The new report lists current active projects, and the layout is grouped by district then sorted by park name in alphabetical order.

### ENCLOSED DOCUMENT:

Attachment 1: Project Status Report as of First Quarter of CY 2024

### STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee Vosper, Deputy Director/CBD

Brendon Hanafin, Director, Planning and Development Division

Mohamed Ghiwane, Assistant Director PDD, Project Management

Samantha Hudson, Assistant Director PDD, Planning & Real Estate Services Branch

Andrew Royse, Manager, Land Management

Michelle Meadows, Manager, Land Acquisition & Leases

Heather Lynch, Manager, Site Project Management Branch

Andrew Miller, Manager, Building Project Management Branch

Melissa Emory, Manager, Special Projects Branch

Keith Snyder, Manager, Energy Branch

Randall Farren, Manager, Park Planning Branch

Michael Peter, Director, Business Administration Division



# FAIRFAX COUNTY PARK AUTHORITY

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**TO:** Jai Cole, Executive Director

**FROM:** Brendon Hanafin, Director  
Planning and Development Division

**DATE:** April 22, 2024

**SUBJECT:** Quarterly Project Status Report

Attached is the Planning and Development Division's Quarterly Project Status Report for the **First Quarter of CY2024**. This report provides the status, updated through March 31, 2024, for all projects that are included in the FY2024 Work Plan as approved by the Park Authority Board.

Recently completed projects and land acquisitions include:

**Dranesville District:**

- Ratcliffe House – Pool Demolition  
Completed: April 2024  
Project Cost: \$32,000

**Hunter Mill District:**

- Carter Family Cemetery – Donation/Acquisition  
Completed: Spring/Summer 2024  
Project Cost: \$1.00

**Providence District:**

- Oakmont Rec Center – Exterior Wall Repair  
Completed: December 2023  
Project Cost: \$5,700

Copy: Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
Mike Peter, Director, Business Admin Division  
Josh Coleman, Director, Park Services Division  
Laura Grape, Director, Resource Management Division  
Kim Eckert, Director, Park Operations Division  
Ryan Carmen, Director, Golf Services  
Will Atkinson, Asset Management Project Coordinator, Business Admin Division  
Daidria Grayson, Public Information Officer

Chris Herrington, Director, DPWES  
Carey Needham, Deputy Director, Capital Facilities Division, DPWES  
Ron Kirkpatrick, Deputy Director, Capital Facilities Division, DPWES  
Craig Carinci, Deputy Director, Stormwater Division, DPWES  
Ellie Coddling, Deputy Director, Wastewater Division, DPWES  
Lloyd Tucker, Director, Neighborhood and Community Services  
Mohamed Ghiwane, Asst Division Director, Project Management  
Andrew Royse, Manager, Land Management  
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Melissa Emory, Manager, Special Projects Management Branch  
Heather Lynch, Manager, Site Project Management Branch  
Andrew Miller, Manager, Building Project Management Branch  
Keith Snyder, Manager, Energy Branch  
Cordelia Chu-Mason, Management Analyst, Planning & Development Division  
Lynne Johnson, Planning Technician, Park Planning Branch  
Allison Rankin, Management Analyst, Park Operations Division  
Don Tubel, Internet Architect, Marketing & Communications Group  
Mary Nelms, Internet Architect, Public Information Office, DPWES

**Planning Development Division  
First Quarter CY2024 (Jan-Mar) Project Status Report  
FY2024 Work Plan**

District	Location	Project Title	Project Description	Project Status Comments	Current Active Phase	Facility/Park Opening Date	Total Project Budget (FMB)	Total Expenditure (FMB)	Balance of Project Costs
Braddock	Annandale	EIP FY2022 Carryover Projects - Hidden Oaks Nature Center	Lighting upgrades to LED; lighting controls upgrades; HVAC control upgrades	Quotes received, OEEC reviewing funding.	Design		\$ 44,868.00	\$ -	\$ 44,868.00
Braddock	Green Spring Gardens	FROGS Shelter	Shelter at Green Spring Gardens for classes and rentals		Scope				\$ -
Braddock	Random Hills	I-66 Trail	Design and Construction of 900 linear feet of 10 ft wide trail through Random Hills Park as part of the I-66 Trail. Funding provided by FCDOT.	Proposal from TMG received. VDOT/FAM construction access and tie in coordination complete. Funding and project agreement coordination with FCDOT in progress.	Construction		\$ 809,000.00	\$ 239,644.00	\$ 569,356.00
Braddock	Royal Lake	Royal Lake Trail Network Improvements	Construct trails to connect to the Royal Lake Trail system.	\$1m in ARPA funding. Wetlands survey and hydrologic study complete. Design and permitting in progress. Additional funding provided by 2020 Bond.	Design		\$ 1,300,000.00	\$ 122,245.00	\$ 1,177,755.00
Braddock	Wakefield	Audrey Moore Rec Center Renovation	Renovate the existing Rec Center building. Rebuild fitness, check in, multipurpose, childcare.	Concept development is ongoing.	Scope		\$ 30,000,000.00	\$ -	\$ 30,000,000.00
Braddock	Wakefield	Diamond Field Improvements	Field renovations of Fields 1, 2, 3, 4, 7 and 8 to include field work, dugouts, bleacher pads, fencing, foul poles and Field 1 Lighting.	Fields 1 and 4 are ongoing. Fields 7 and 8 will begin in October 2024 and Fields 2 and 3 will begin in November 2024 with completion in March 2025.	Construction		\$ 3,391,000.00		\$ 3,391,000.00
Countywide	Multiple	COUNTY Energy Management (EIP) Funded Projects (2022 EIP funds) - Historic Houses	Energy upgrades at Margaret White Garden house, Ash Grove house, and Lamond house in the FCPA. Funding through FY2022 Budget, EIP section.	April 2023: Still waiting on Ash Grove window delivery and installation. October 2023 - White property, Lamond House complete, awaiting final completion of Ashgrove windows. January 2024 - White property, Lamond House complete, awaiting final completion of Ashgrove windows.	Construction		\$ 127,500.00	\$ 102,628.97	\$ 24,871.03
Countywide	Multiple	COUNTY Energy Management (EIP) Funded Projects (2024 EIP funds) - Gas Powered Equipment Upgrade	Replace existing gas-powered hand held field equipment with battery operated models and ~55 leaf blowers.	October 2023 - Evaluating Area shops for charger installations, held one (1) manufacturer demo day (10/13/23). January 2024 - Finalizing list of equipment to order.	Scope		\$ 164,700.00	\$ -	\$ 164,700.00
Countywide	Multiple	COUNTY Energy Management (EIP) Funded Projects (2023 EIP funds) - Bottle Filling Stations	COUNTY Energy Management (EIP) Funded Projects (2023 EIP funds) - Bottle Filling Stations	April 2023 - 90% of stations installed and operational, working with vendor on final completion. October 2023 - Final 3 stations on initial PO being installed, second PO to use remaining funding being issued soon. January 2024 - Finalizing second PO.	Construction		\$ 97,290.00	\$ 83,046.40	\$ 14,243.60
Countywide	Multiple	Historic Structures Reports	Funding for historic structures reports and associated infrastructure needs for properties to be included in the program (e.g. sewer, septic, driveways, etc.).		Construction		\$ 1,800,000.00	\$ 1,421,659.00	\$ 378,341.00

**Planning Development Division  
First Quarter CY2024 (Jan-Mar) Project Status Report  
FY2024 Work Plan**

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Countywide	Multiple	Signage and Branding	Create design for monument signs with electronic messaging for use at Rec Centers and golf courses, then construct first two signs at Oakmont and Wakefield Parks.	Oakmont sign design is nearing 100%. Installation expected to commence in late spring 2024.	Design		\$ 308,500.00	\$ 151,488.00	\$ 157,012.00
Countywide	Multiple	Grouped Trail Development: Wayfinding Signs and Markers For FCPA Trails	Develop a trail marking system and deploy new trail markers throughout the county on the GCCCT.	New GCCCT trail markers received. Trail funding charged to General Sinking Fund per cashflow planning. Installed new trail markers on NPS property. Coordinating NVRPA for installation of markers on their property.	Design		\$ 50,000.00	\$ 6,151.78	\$ 43,848.22
Countywide	Multiple	COUNTY Energy Management (EIP) Funded Projects (2024 EIP funds) - Bike Racks	Install bike racks in various parks as part of the Phase II Bike to Parks upgrade initiative.		Construction		\$ 75,000.00	\$ -	\$ 75,000.00
Countywide	TBD	Museum and Archaeology Collection	Renovate existing building W-35, adjacent to the Workhouse Arts Center, for storage and preservation of cultural and archaeology collections. Facility will include offices, laboratory, processing areas and storage.	Permit approvals paused so they don't expire while awaiting 2026 bond construction funding. Drafting a parking agreement with adjacent county property. Lease with BOS to be finalized.	Design		\$ 8,094,892.00	\$ 1,254,275.00	\$ 6,840,617.00
Countywide	TBD	Natural Capital Renovation/Natural Resource Management - funding to support Master Plans, Assessments, Management Plans and Treatment Plans		2012 bond funding closed out	Scope		\$ 1,000,000.00	\$ 1,000,000.00	\$ -
Countywide	TBD	Cultural Resource Funding - Cultural Landscape reports, Archaeological investigations		2012 bond funding closed out.	Scope		\$ 1,000,000.00	\$ 1,000,000.00	\$ -
Dranesville	Arrowbrook	Ratcliffe House Pool Demolition	Demolition of Pool at Ratcliffe House	RGP approved and mobile crew is proceeding with demolition.	Construction		\$ 32,000.00		\$ 32,000.00
Dranesville	Clemjontri	Feature replacement and renovation	Feature replacement and updating of park	Safety inspection of features performed. Team further investigating next step for immediate replacement of aged equipment prior to updating.	Scope				\$ -
Dranesville	Colvin Run Mill	Colvin Run Mill Tunnel Improvements	Bridge and 800 ft natural surface trail connection from the Colvin Run Stream Valley Trail to the Colvin Run Mill tunnel under Route 7	Wetlands and stream study complete. Fiberglass bridge feasible, although staff is investigating the reuse of the steel bridge from Rt 29. Scheduling surveying for design and permitting phase.	Design		\$ 200,000.00	\$ 85,783.00	\$ 114,217.00
Dranesville	Colvin Run Mill	ADA Porch and Path	Replacing porch with ADA porch and ramp and adding a gathering area	Currently contracting contractor for work from July-November 2024	Construction	11/9/2024			\$ -
Dranesville	Linway Terrace	Field Conversion	Field 2 Baseball Field conversion to Synthetic	MOA received. Designer is currently working on design and permit.	Scope		\$ -	\$ -	\$ -
Dranesville	Little Pimmit Run Stream Valley	Bridge Replacement	Replace 20' wooden bridge	Funded for feasibility study only.	Scope		\$ 20,000.00	\$ -	\$ 20,000.00

**Planning Development Division  
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Dranesville	McLean Central	Renovate and upgrade park facilities	Renovate and upgrade park facilities per revised master plan.	construction 20% complete. Fall 2024 completion.	Construction		\$ 2,675,652.35	\$ 2,157,709.00	\$ 517,943.35
Dranesville	Merrybrook Run SV	Grouped Trail Improvements: Merrybrook Run Bridge	Fiberglass bridge installation	Part of Fiberglass Bridge Masterfile permit renewal in progress. Additional \$300k in 2020 Bond funding available once permitting is complete.	Design		\$ 35,000.00	\$ 33,875.00	\$ 1,125.00
Dranesville	Pimmit Run Stream Valley	Idylwood Road - Bridge Replacement	Idylwood Road - Bridge Replacement	Funded for preliminary design only. CPA approved. Survey complete. Hydro study in progress. Construction funding available in 2020 Bond	Design		\$ 73,195.00	\$ 73,195.00	\$ -
Dranesville	Spring Hill Rec Center	ESCO Phase II - OEEC and FCPA CIP Funded	ESCO projects, funded by OEEC, to be installed at SHRC, include: Geothermal wellfield and HVAC upgrades, new building automation system, rooftop solar PV, LED lighting upgrades, Pool Pump optimizations, Building envelope upgrades, water efficiency upgrades.	October 2023 - In construction. January 2024 - Building boiler replacement, geothermal wellfield, complete. Solar installation underway.	Construction		\$ 6,501,108.00	\$ 1,910,458.03	\$ 4,590,649.97
Dranesville	Spring Hill Rec Center	ESCO Phase II - ARPA Funded - Pool Unit Replacement	Replace existing pool units, funding through ARPA.	October 2023 - In construction. January 2024 - Pool Units scheduled to be installed starting August 2024.	Construction		\$ 1,976,284.00	\$ 648,582.84	\$ 1,327,701.16
Dranesville	Spring Hill Rec Center	Natatorium Envelope Structural Repairs	Replace soffits and framework which support the sloped windows with coated steel.	Construction began in April 2024 and will run through Fall 2024.	Construction		\$ 1,810,856.00	\$ -	\$ 1,810,856.00
Franconia	Audubon Estates/Mt. Vernon Athletic Club	Audubon Estates/Mt. Vernon Athletic Club	Development of Synthetic Turf Field	No Change - county in design phase for site and buildings. Projected design completion 2026. Funding forwarded to DPWES for design.	Scope		\$ 2,500,000.00	\$ 13,542.00	\$ 2,486,458.00
Franconia	Franconia Rec Center	VA State Shelter Improvement Grant Funding - Emergency Shelter Electric Generator	Design and install natural gas powered backup generator for emergency shelter at LDRC.	October 2023 - PO Issued in October 2023.	Construction		\$ 720,130.00	\$ 618,028.00	\$ 102,102.00
Franconia	Franconia Rec Center	ESCO Phase III - OEEC and FCPA Funded	ESCO projects, funded by OEEC (energy improvement) and FCPA (capital replacement), to be installed at OMRC and Franconia (FRC) include: FRC: Pool dehumidification unit replacement (2); hot water system replacement with three (3) new boilers; new building automation system (BAS); AHU/RTU replacements; replace pool water heat exchanger (1); building envelope improvements.	October 2023 - Finalizing project scope and funding for OMRC and FRC projects. January 2024: 95% design review in Jan 2024, PO targeted March 2024. April 2024: Contract being finalized, PO thereafter.	Design		\$ 4,493,092.00	\$ -	\$ 4,493,092.00
Franconia	Hilltop	Turnkey development of new Park	Turnkey development of new Park	Hilltop Sand and Gravel Company, Inc. Construction started in March 2022. Utility work to be completed in May 2024, sodding of fields ongoing.	Construction		\$ -	\$ -	\$ -

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Franconia	Huntley Meadows	EIP FY2022 Carryover Projects - Huntley Meadows Nature Center	Lighting upgrades to LED; lighting controls upgrades; HVAC control upgrades	Quotes received, OEEC reviewing funding.	Design		\$ 77,406.00	\$ -	\$ 77,406.00
Franconia	Island Creek	Grouped Trail Development: Connect neighborhood to Cinderbed Lane Trail	2500 lf trail to connect Island Creek neighborhood to Cinderbed Lane Trail	Plans and permits approved. Coordinating final conditions of land transfer with DPWES and developer. Construction will start after developer land transfer is complete. Preparing final cost estimate.	Construction		\$ 820,000.00	\$ 30,337.00	\$ 789,663.00
Franconia	Jefferson Manor	Grouped Outdoor Restroom Replacement: Renovate restroom and its access to meet ADA requirements.	Renovate restroom for ADA accessibility and provide accessible parking and trails.	Restroom ADA improvements warranty ran through August 2023. Minor Site Plan for ADA trails and parking in final stages of approval and permit. PAB Scope Item to be presented in May 2024, to be followed by construction contract award.	Design		\$ 350,000.00	\$ 204,628.00	\$ 145,372.00
Franconia	Loisdale	Synthetic Turf Replacement	Synthetic Turf Replacement	Contractor Awarded	Construction		\$ 626,603.00	\$ 511,387.35	\$ 115,215.65
Franconia	Mount Vernon Woods	PHASE 1 - Construct new facilities	PHASE 1 Construct new facilities approved in the 2015 Master Plan, including playground, outdoor gym, sport court, picnic shelter, parking lot, grass rectangle field, trails, and stormwater management facilities. (Phase 2-Skatepark 2025)	Currently out for bid for PHASE 1. PHASE 2 (Skatepark)- currently RFQ advertisement for design-build.	Construction	12/31/2024	\$ 2,501,024.00	\$ 230,512.00	\$ 2,270,512.00
Franconia	Mount Vernon Woods	Phase 2- Skatepark	Phase 2 of MV Woods project, the skatepark	Skatepark RFQ currently being advertised for design-build	Design				\$ -
Hunter Mill	Foxstone	Trail Improvement	Renovate 4,000 LF of asphalt trail	Working with Tibbs to get pricing.	Construction		\$ 149,000.00		\$ 149,000.00
Hunter Mill	Fred Crabtree	Bridge Replacement	Replace 40' wooden bridge with fiberglass bridge	Funded for preliminary design only. Preparing topo survey hydro study.	Design		\$ 30,000.00	\$ 2,511.00	\$ 27,489.00
Hunter Mill	Lake Fairfax	Expansion to Skate Park Area	Build an outdoor inline skating facility. Partnership with the Caps.	Rink construction complete, Mataflex surfacing ongoing with final concrete and site cleanup remaining.	Construction	5/11/2024	\$ 1,949,105.00	\$ -	\$ 1,949,105.00
Hunter Mill	Lake Fairfax	Grouped Trail Development: Lake Fairfax Bridge	Install 50 ft bridge over tributary of Colvin Run where 4 mountain biking trails intersect.	Part of Fiberglass Bridge Masterfile permit renewal in progress. LDS waivers approved. Building Permit submitted. Bridge ordered and delivered to Area 6 shop.	Design		\$ 94,000.00	\$ 42,086.00	\$ 51,914.00
Hunter Mill	Lake Fairfax	Watermine Slide Tower Canopy	Shelters at slide tower.	Team is finalize scope in Summer 2024. Not funded by bond.	Scope				\$ -
Hunter Mill	Lake Fairfax	Watermine Shelter	Shelters for grass area and entry	Team is confirming scope Summer 2024 for permitting and ordering for Summer 2025 use. Not funded by bond.	Scope				\$ -
Hunter Mill	Nottoway	Trail Improvements	Renovate 1300 LF of gravel trail	Working with Tibbs to get pricing	Construction		\$ 40,000.00		\$ 40,000.00



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Mason	Annandale	Annandale Equipment Maintenance Shop	SWPPP project in coordination with DPWES. Scope is for equipment wash pad plus covered equipment storage near the service bays.	DPWES agreed to resume this project in late Summer 2023 to coordinate with FCPA project workflow. PM identified and permit process has resumed. Permit expected in late spring 2024.	Design		\$ 73,000.00	\$ -	\$ 73,000.00
Mason	Deerlick	Trail Maintenance	Replace 40' wooden bridge with fiberglass bridge	Preparing survey and hydro study for potential replacement of bridge with a culvert. Funded for study only.	Design		\$ 30,000.00	\$ 1,255.84	\$ 28,744.16
Mason	Green Spring Gardens	Construct a Moon Gate	Construct a moon gate for wedding events.	Contractor awarded.	Construction		\$ 410,987.54	\$ 343,131.60	\$ 67,855.94
Mason	John C & Margaret K White Gardens	Demo house	House demo, savage barn	Contractor under contract. Currently abandoning well and septic field.	Construction	6/30/2024			\$ -
Mason	Justice	Construct new Shelter	Install new picnic shelter at Justice Park	Site identified and PO for shelter in place. Working through LDS permit process for shelter.	Construction		\$ 175,000.00	\$ -	\$ 175,000.00
Mason	Munson Hill	Trail Improvements	Renovate 300 LF of asphalt trail	Working with Tibbs to get pricing	Construction		\$ 13,000.00		\$ 13,000.00
Mason	Providence Rec Center	Rec Center Improvements	Add fitness room, childcare, and small gym.	Certain critical maintenance projects are being implemented. Residual funding may go toward improvements.	Scope		\$ 1,000,000.00	\$ -	\$ 1,000,000.00
Mason	Wolf Trails		Repave 900 LF of trail. Repair erosion.	Scope in progress.	Scope		\$ 50,000.00	\$ -	\$ 50,000.00
Mt. Vernon	Grist Mill	Bridge Replacement	Replace 50' steel bridge along Mt Vernon Memorial Highway	Funded for preliminary design only. Survey complete. Hydro study in progress.	Design		\$ 70,000.00	\$ 37,339.00	\$ 32,661.00
Mt. Vernon	Laurel Hill	Central Green Phase 2 Buildout	Phase 2: Synthetic turf fields & other park amenities	Restrooms construction ongoing. Bowman submitted field plans to LDS for 2nd submission. No construction funding available for this work. \$2.5 million transferred to MVRG project.	Construction		\$ 4,579,400.00	\$ 3,419,591.53	\$ 1,159,808.47
Mt. Vernon	Martin Luther King, Jr.	Asphalt trail and boardwalk connection from parking lot to the Little Hunting Creek	Research, design and construct trail from playground at MLK through wooded area to allow access to the creek edge.	Concept plans and ROM estimates submitted by Bowman. RFP to Bowman for MSP development in progress.	Design		\$ 600,000.00	\$ 22,602.00	\$ 577,398.00
Mt. Vernon	McNaughton Fields	Concessions and Restroom Facilities	Construct new restroom, concessions and storage facility in partnership with Woodlawn Little League. Project includes a force main extension in Pole Road.	Notice To Proceed issued to contractor on 2/21/24. Procurement of long lead-time items underway for facility. Force main installation in Pole Road to begin 4/17/24, weather permitting.	Construction		\$ 651,864.00	\$ -	\$ 651,864.00
Mt. Vernon	Mount Vernon Rec Center	Renovate and Expand Rec Center	Renovate and expand the Rec Center per the Feasibility Study. The 75,000 s.f. expansion will result in a two-level fitness center, second NHL-size rink, pool, multipurpose areas, indoor walking track and a climbing wall.	Construction is underway and on schedule for reopening in spring 2025.	Construction		\$ 74,431,381.00	\$ 21,445,964.26	\$ 52,985,416.74

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Mt. Vernon	Old Colchester Preserve	Fairfax Arms Pool Demolition	Demolish existing pool	RGP is approved. Construction to be done by Mobile Crew after Cultural Resources completes the Phase II Survey.	Construction		\$ 32,000.00		\$ 32,000.00
Mt. Vernon	South Run Stream Valley	Grouped Trail Improvements: Improve trail connectivity.	7,400 LF to improve trail connectivity between Hooes Road and South Run Road.	Crossing study complete. 3000 ft of trail improvements completed June 2023. Awaiting masterfile permit approval.	Construction		\$ 495,599.00	\$ 180,762.00	\$ 314,837.00
Providence	Briarcliff	Grouped Trail Development: Briarcliff Connector Trail	Create trail connection in Briarcliff Park	Met with adjacent HOA. Scope in progress.	Scope		\$ 96,000.00	\$ -	\$ 96,000.00
Providence	Eakin	Shelter and Enhancements - Phase 2	Boardwalk shelter at Eakin Park	Shelter currently under permit review. Awaiting proposal from contractor.	Design		\$ 1,300,000.00	\$ 635,403.00	\$ 664,597.00
Providence	Jefferson District Golf Course	Dam Repairs	Repair failing dam to complete MSMD punchlist items necessary for transfer of maintenance to DPWES.	Funded for design and permitting only at this time. Will perform a hydrology and hydraulics analysis in spring 2024 to determine current pond functionality.	Scope		\$ -	\$ -	\$ -
Providence	Ken Lawrence	Field 2 synthetic Turf Replacement	Field #2: Remove existing synthetic turf and replace with new turf.	Contractor awarded	Construction		\$ 367,484.00	\$ 299,913.00	\$ 67,571.00
Providence	Oakmont Rec Center	ESCO Phase III - OEEC and FCPA Funded	ESCO projects, funded by OEEC (energy improvement) and FCPA (capital replacement), to be installed at OMRC and Franconia (FRC) include: OMRC: hot water plant replacement and two (2) new boilers; pool dehumidification unit replacement (3); new building automation system (BAS); AHU/RTU replacement; electrical transformer upgrades; building envelope upgrades; water efficiency upgrades	October 2023 - Finalizing project scope and funding for OMRC and FRC projects. January 2024 - 95% design review in Jan 2024, PO targeted March 2024.	Design		\$ 4,227,471.00	\$ -	\$ 4,227,471.00
Providence	Ruckstuhl	Phase 1: Develop Park	Develop park per master plan.	Construction began in July 2023 and is 50% complete.	Construction		\$ 2,690,613.89	\$ 375,053.00	\$ 2,315,560.89
Springfield	Burke Lake	Maintenance Facility	Material storage structure	Design funding identified. Consultant under contract for permit drawings. Contractor under contract to perform work 3rd Quarter CY 24	Construction		\$ 50,000.00	\$ 37,935.00	\$ 12,065.00
Springfield	Burke Lake	Golf Clubhouse Rooftop Solar Installation	Installation of Solar array (~23% building usage) by CMTA (OEEC funded)	Project kickoff in December 2023, FUNDING FROM OEEC, work through ESCO CMTA.	Design				\$ -
Springfield	Hidden Ponds	EIP FY2022 Carryover Projects - Hidden Ponds Nature Center	Lighting upgrades to LED; lighting controls upgrades; HVAC control upgrades	Quotes received, OEEC reviewing funding.	Design		\$ 80,066.00	\$ -	\$ 80,066.00
Springfield	Huntsman	Trail Improvements	Renovate 4000 LF of asphalt trail	Working with Tibbs to get pricing	Construction		\$ 149,000.00		\$ 149,000.00
Springfield	Lake Mercer	Trail Improvements	Renovate 5900 LF of asphalt trail	Working with Tibbs to get pricing	Construction		\$ 225,000.00		\$ 225,000.00

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Springfield	Pohick Stream Valley	Grouped Trail Improvements: Pohick Stream Valley - Hillside to Burke Station - Phase II	Improvements will include 1,800 linear feet of new asphalt trail to complete the trail section in Pohick Stream Valley Park between Old Keene Mill Road and Hidden Pond Park. Design and plan approval completed concurrently with Hillside to Burke Station - Phase I	Additional permitting complete. Preparing bid documents. Anticipate bidding Winter 2023-24. Construction funded with 2020 Bond.	Construction		\$ 560,000.00	\$ 61,750.47	\$ 498,249.53
Springfield	Rocky Run Stream Valley	Bridge Replacement	Replace 43' wooden bridge over Rocky Run	Funded for feasibility study only. Study complete. A steel bridge replacement will be required. Recommend adding project to bond list. Preparing Purchase order for recommended abutment repairs until a replacement can be funded.	Construction		\$ 50,000.00	\$ 27,699.00	\$ 22,301.00
Springfield	Rocky Run Stream Valley	Grouped Trail Development: Rocky Run Stream Valley Trail Improvements - Greenbriar	Improvements for this project will include constructing a new stream crossing to replace an existing crossing.	Permits approved. Preparing Bid Documents. Additional funding provided in 2020 Bond and 2019 Sinking Fund.	Construction		\$ 249,550.00	\$ 153,120.00	\$ 96,430.00
Springfield	Rolling Valley West	Grouped Irrigation: Athletic Field Irrigation System Replacement	Replace irrigation on 1 Diamond and 1 Rectangular Field at Rolling Valley West		Construction		\$ 394,111.00	\$ 38,691.95	\$ 355,419.05
Sully	Ellanor C. Lawrence	Synthetic Turf Replacement	Field #2 Replacement	FieldTurf under contract for work in 3rd quarter CY 24	Construction		\$ 1,266,000.00	\$ 1,032,980.00	\$ 233,020.00
Sully	Ellanor C. Lawrence	Synthetic Turf Replacement	Field #3 Replacement	See Field 2 for funding. FieldTurf under contract to perform this work 3rd quarter CY24	Construction				\$ -
Sully	Frog Branch Stream Valley	Bridge Replacement	Replace 25' wooden bridge with fiberglass bridge.	Funded for hydrologic study preliminary design only.	Design		\$ 30,000.00	\$ 1,255.84	\$ 28,744.16
Sully	Stone Crossing	Grouped Trail Development: Stone Crossing Connector	Complete trail connections to park. Improve access to park.	Scoping in progress.	Scope		\$ 310,000.00	\$ -	\$ 310,000.00
Sully	Sully Highlands	Synthetic Turf Replacement	Field #1 & 2 Replacement	Contractor awarded	Construction		\$ 1,450,483.00	\$ 1,183,778.00	\$ 266,705.00
							\$ 172,045,215.78	\$ 41,241,997.86	\$ 130,803,217.92



*REAL ESTATE*

## PLANNING & DEVELOPMENT

I<sup>st</sup> QUARTER 2024  
PROJECT COMPLETION REPORT  
MAY 2024 MEETING

*PLANNING*

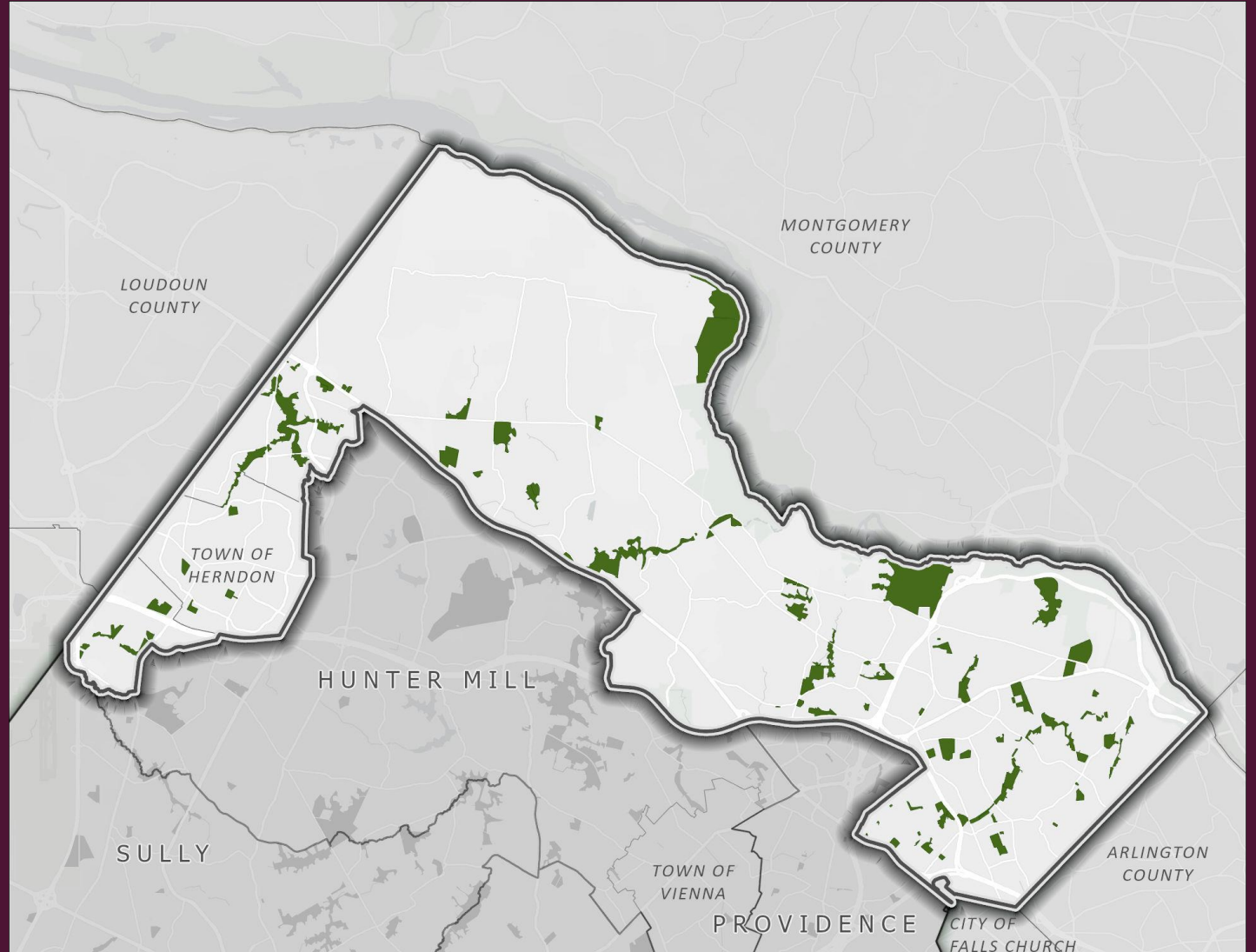


*PROJECT MANAGEMENT*

# DRANESVILLE DISTRICT

TIM HACKMAN, PAB

JOHN FOUST, BOS

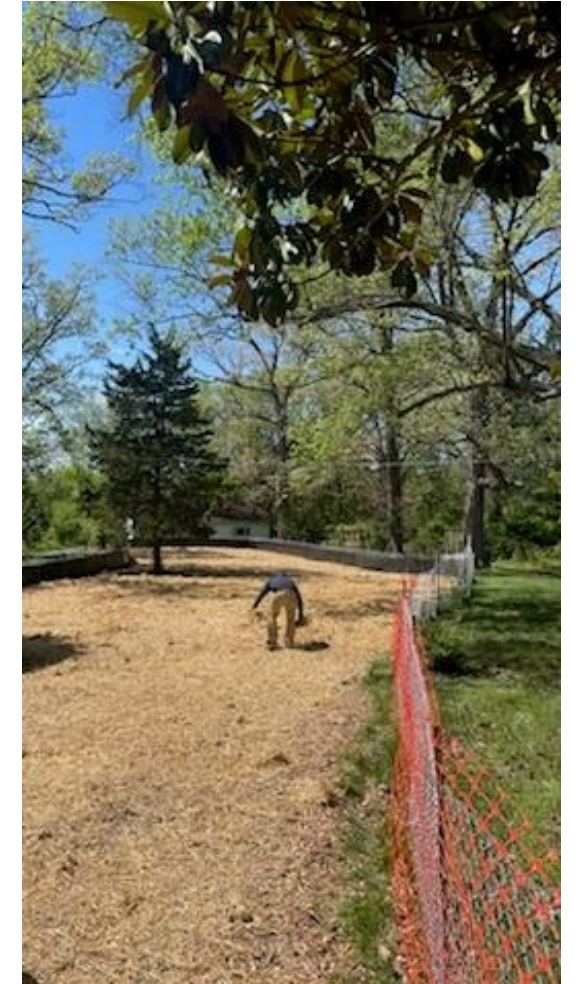


# RATCLIFFE HOUSE – POOL DEMOLITION

- Demolish existing pool adjacent to the Ratcliffe House at Arrowbrook Park to eliminate a safety hazard.
- The project was funded by the Director's Emergency Fund



- **Scope Estimate: \$32,500 / Final Project Cost: \$32,500**
- **Scheduled Completion: April 2024 Actual Completion: April 2024**
- **Project Manager: Pat Rosend**
- **Contractor: FCPA Mobile Crew**

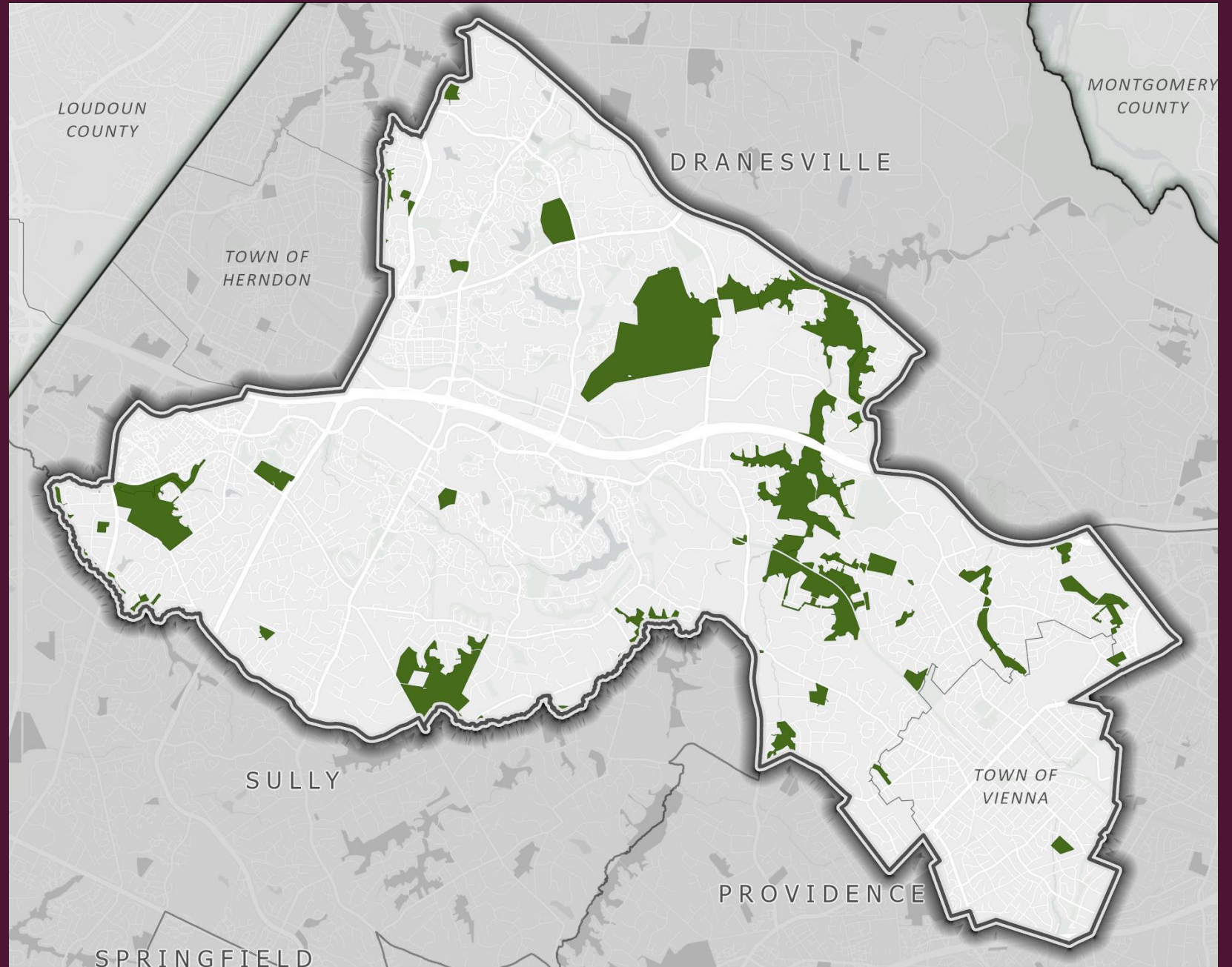




# HUNTER MILL DISTRICT

BILL BOUIE, PAB

WALTER ALCORN, BOS



# CARTER FAMILY CEMETARY – DONATION/ACQUISITION

- 1737 Key West Ln. ,Vienna,VA (Tax Map: 0293 14 0025); adjacent to Raglan Road Park
- BOS motion for long-term stewardship of property in February 2023; \$95,000 provided to FCPA for operations/restoration
- Carter Family Cemetery represents the remnants of a thriving Black community at Freedom Hill near Tyson's Corner
- In development Carter's Green subdivision in 1970s, a lot containing family cemetery retained by developer but not maintained

- **Scope Estimate: \$1.00 Final Project Cost: \$1.00**

- **Scheduled Completion: Spring/Summer 2024**

- **Project Manager: Meadows**

- **Contractor: N/A**

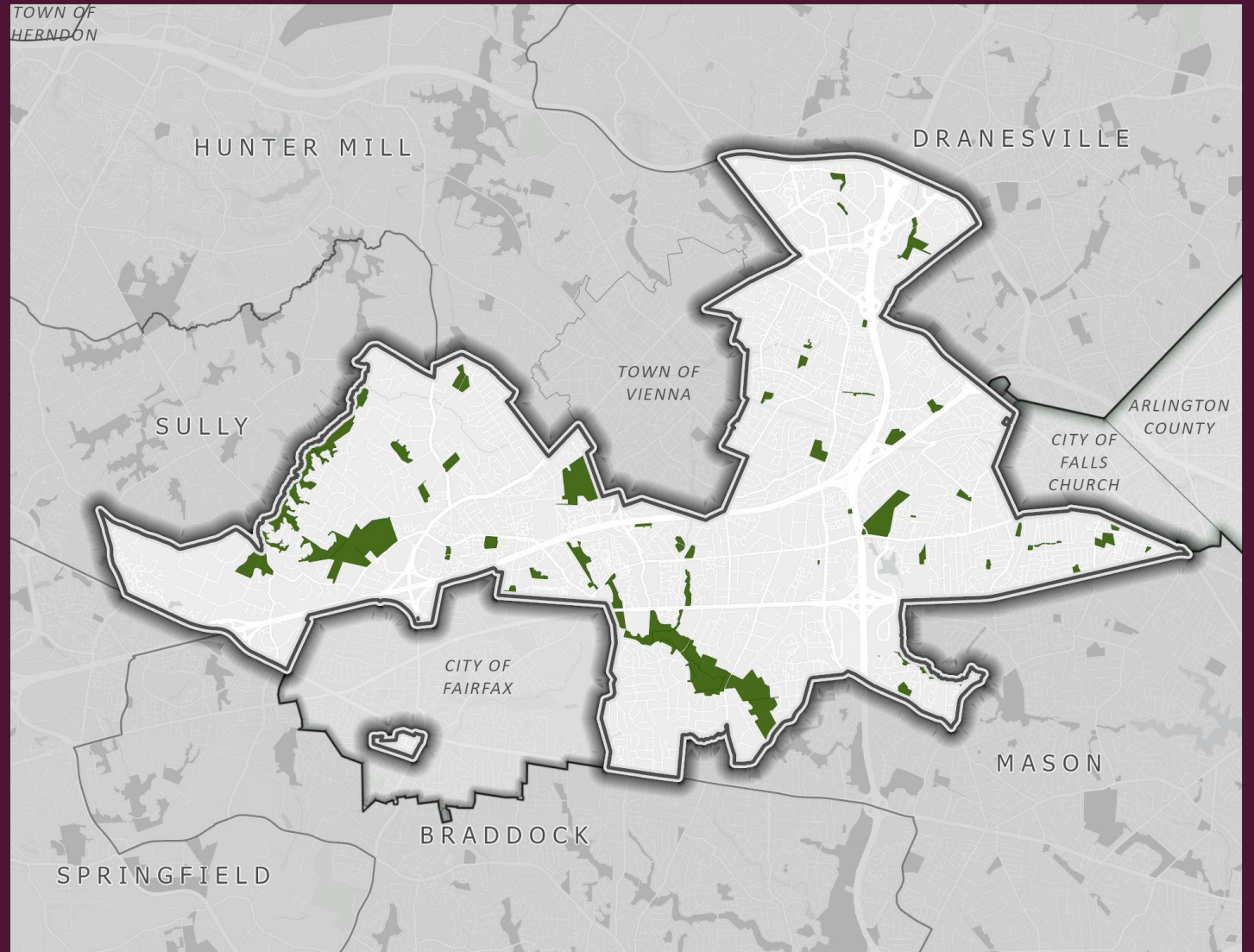




# PROVIDENCE DISTRICT

KEN QUINCY, PAB

DALIA PALCHIK, BOS



# OAKMONT REC CENTER – EXTERIOR WALL REPAIR

- The exterior brick wall supporting the canopy at Oakmont was struck by a vehicle. The structure was inspected by a Structural Engineer to confirm no underlying structural damage was sustained, and the damaged masonry was replaced.
- The project was funded through Oakmont operating funds.



- **Scope Estimate: \$7,500 / Final Project Cost: \$5,700**
- **Scheduled Completion: Dec 2023 Actual Completion: Dec 2023**
- **Project Manager: Patrick Tomlinson**
- **Contractor: The Matthews Group (TMG)**

Board Agenda Item  
May 22, 2024

**ACTION**

Scope Approval – Cub Run Rec Center Competition Pool Filter Replacement (Sully District)

ISSUE:

Approval of the project scope to replace the existing sand filters serving the competition pool with new high-rate sand filters at Cub Run Rec Center.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to replace the existing sand filters serving the competition pool with new high-rate sand filters at Cub Run Rec Center.

TIMING:

Board approval of the project scope is requested on May 22, 2024, to maintain the project schedule.

BACKGROUND:

Cub Run Rec Center is located at 4630 Stonecroft Blvd, in the Chantilly section of Fairfax County. The competition pool is being served by aging and outdated sand filters that have reached the end of their useful life.

A project team that included representatives from the Park Services, Park Operations and Planning and Development Divisions was assembled to determine the project scope. The project team is recommending the following scope:

- Demolish existing sand filters and above-ground piping.
- Install two new high-rate sand filters
- Install new Schedule 80, above-ground piping.

The project budget is \$400,000 as detailed in the scope cost estimate included in Attachment 1.

The proposed timeline for the project is as follows:

<u>Phase</u>	<u>Schedule</u>
Scope	2 <sup>nd</sup> Quarter CY24
Design	3 <sup>rd</sup> Quarter CY24

Board Agenda Item  
May 22, 2024

Construction

3<sup>rd</sup> Quarter CY24

Staff estimates that the renovation will result in no additional annual revenue. Staff estimates a slight decrease in annual operating and maintenance costs.

FISCAL IMPACT:

Funding is currently available in Fund 300-C30400, Park Authority Bond Fund, in the amount of \$400,000 in PR-000147-064, Cub Run Pool Filter Replacement, to fund the competition pool filter replacement at Cub Run.

ENCLOSED DOCUMENTS:

Attachment 1: Scope Cost Estimate

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Brendon Hanafin, Division Director, Planning and Development Division

Kim Eckert, Division Director, Park Operations Division

Josh Colman, Division Director, Park Services Division

Laura Grape, Division Director, Resource Management Division

Mohamed Ghiwane, Assistant Division Director, Planning and Development Division

Melissa Emory, Special Projects Branch Manager, Planning and Development Division

Michael Peter, Director, Business Administration Division

Tonya Mills, Senior Fiscal Administrator, Business Admin Division

**SCOPE COST ESTIMATE**

**Cub Run Rec Center – Competition Pool Filter Replacement**

Design	\$ 27,000
Permits	\$ 3,000
Construction	\$ 340,000
Construction Contingency (6%)	\$ 20,000
Administration (3%)	\$ 10,000
<hr/>	
<b>Total Project Estimate</b>	<b>\$ 400,000</b>

**Cub Run Rec Center  
Competition Pool Filter  
Replacement**

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**Scope Approval**



**Park Authority Board Meeting  
May 22, 2024**



# Park Background and Scope



- Competition Pool is served by aging and outdated sand filters.
- New high rate sand filters to be installed that will be consistent with the new sand filters serving the Leisure Pool that were installed in 2023.
- New Schedule 80, above-ground piping will be installed.
- Work to be performed during the summer shutdown this summer.



Existing Comp Pool Filters



New Leisure Pool Filters

# Schedule and Funding

## Milestone

## Schedule

Scope

2<sup>nd</sup> Quarter CY 2024

Design

3<sup>rd</sup> Quarter CY2024

Construction

3<sup>rd</sup> Quarter CY2024

## Funding

Park Bonds

\$400,000



# Questions



Board Agenda Item  
May 22, 2024

## **ACTION**

### Scope Approval – Jefferson Manor Park - Restroom Renovation and ADA Accessible Trails (Franconia District)

#### ISSUE:

Approval of the project scope to provide accessibility upgrades, including restroom renovations and ADA access to park features, at Jefferson Manor Park.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to provide accessibility upgrades, including restroom renovations and ADA access to park features, at Jefferson Manor Park.

#### TIMING:

Board approval of the project scope is requested on May 22, 2024, to maintain the project schedule.

#### BACKGROUND:

Jefferson Manor Park is located at 2909 Farmington Drive, Alexandria, VA 22303, in the Alexandria section of Fairfax County. This 14-acre park features a diamond field, basketball court, playground, restroom/shelter structure, open picnic areas and a parking lot.

The 2020 Park Bond Program includes Outdoor Restroom Replacements based on Infrastructure Overview analysis at Braddock Park, Greenbriar, Jefferson Manor, Lee High, Mason CS2, and Poplar Tree. Per the FY2022 Planning and Development Division Work Plan, staff identified the implementation of park improvements at Jefferson Manor Park per the Master Plan as a priority.

The existing site does not have pedestrian trails and there is no accessible route to the restrooms or to other park amenities. The proposed scope includes restrooms ADA upgrades, replacement of existing non-ADA outdoor furniture with new accessible furniture, new accessible pedestrian trails, and addition of an accessible parking space. The new accessible pedestrian trail will provide ADA access to the existing restroom/shelter structure, benches, dugouts and to all other park amenities as shown in Attachment 1.

Board Agenda Item  
May 22, 2024

The project is anticipated to be funded by multiple funding sources including the Park Bond Funds and General County Construction Funds, for the total funding amount of \$1,300,000.00, as described in Attachment 2. The project scope cost estimate for the accessibility upgrades, including restroom renovations, ADA access to park features, and new ADA outdoor furniture is \$1,300,000.00, as described in Attachment 3.

The proposed timeline for the project is as follows:

<u>Milestone</u>	<u>Schedule</u>
Permitting Completion_____	3 <sup>rd</sup> Quarter CY 2024
Completion_____	4 <sup>th</sup> Quarter CY 2024

Staff estimates that the renovation will result in no additional annual revenue. Staff estimates a slight increase of \$405.00 change in annual operating and maintenance costs.

FISCAL IMPACT:

Funding is currently available in Fund 300-C30010, General County Construction Fund, in the amount of \$950,000 in PR-000109-068, PR-000109-069 and PR-000108-172, Interior Restroom Upgrades and Trails, and in fund 300-C30400, Park Bond Fund in the amount of \$350,000 in PR-000147-028, Restroom Upgrades and Trails, to fund the upgrade of the existing shelter/restrooms and for the construction of accessible trails at Jefferson Manor Park.

ENCLOSED DOCUMENTS:

- Attachment 1: Site Layout
- Attachment 2: Project Funding
- Attachment 3: Scope Cost Estimate

STAFF:

- Jai Cole, Executive Director
- Sara Baldwin, Deputy Director/COO
- Aimee L. Vosper, Deputy Director/CBD
- Brendon Hanafin, Division Director, Planning and Development Division
- Kim Eckert, Division Director, Park Operations Division
- Josh Colman, Division Director, Park Services Division
- Laura Grape, Division Director, Resource Management Division
- Mohamed Ghiwane, Assistant Division Director, Planning and Development Division
- Andrew Miller, Building Branch Manager, Planning and Development Division
- Sayonara Aguilera, Project Manager, Planning and Development Division
- Michael Peter, Director, Business Administration Division
- Tonya Mills, Senior Fiscal Administrator, Business Admin Division

Site Layout

Jefferson Manor Park - Restroom Renovation and ADA Accessible Trails



## PROJECT FUNDING

## Jefferson Manor Park - Restroom Renovation and ADA Accessible Trails

Fund Code	WBS	Description	Amount
30010	PR-000109-068	Interior Restroom Upgrades	\$ 98,830.00
30010	PR-000109-069	Interior Restroom Upgrades	\$ 26,950.00
30400	PR-000147-028	Restroom Upgrades and Trails	\$ 350,000.00
30010	PR-000108-172	Restroom Upgrades and Trails	\$ 824,220.00

**Total Funding \$ 1,300,000.00**

**SCOPE COST ESTIMATE**

**Jefferson Manor Park - Restroom Renovation and ADA Accessible Trails**

Design	\$ 160,000.00
Permits	\$ 45,000.00
Construction	\$ 840,000.00
Utilities	\$ 5,000.00
Inspections & Testing	\$ 40,000.00
Construction Contingency (9.52%)	\$ 80,000.00
Administration (11.31%)	\$ 95,000.00
Fixtures, Furniture and Equipment	\$ 35,000.00

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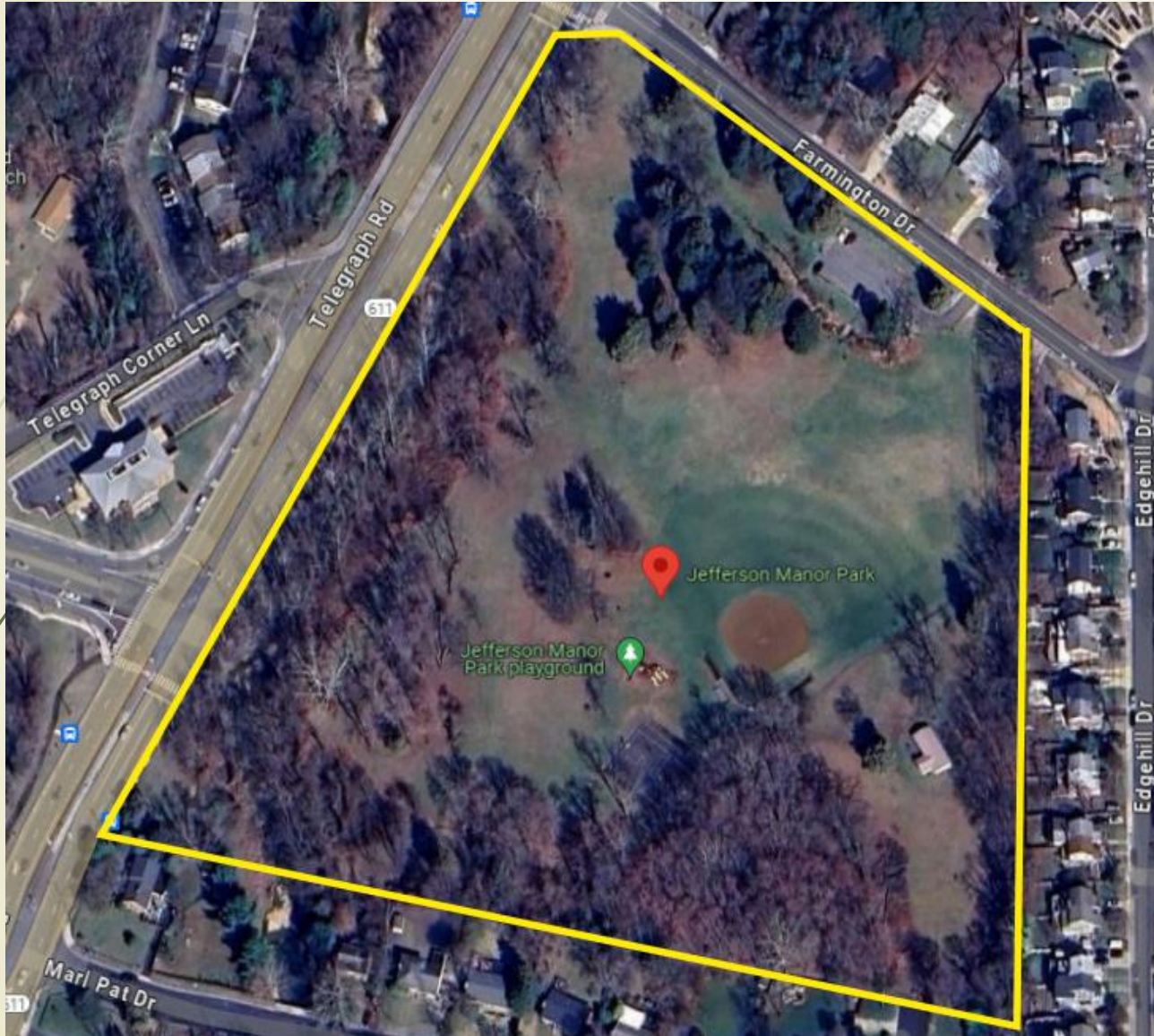
**Total Project Estimate** **\$1,300,000.00**



# Jefferson Manor Park - Restroom Renovation and ADA Accessible Trails (Franconia District)

Scope Approval May 22, 2024





## ○ LOCATION:

- 2909 Farmington Dr., Alexandria, VA
- 14-Acre Parcel
- Local Park





# EXISTING SITE:

3



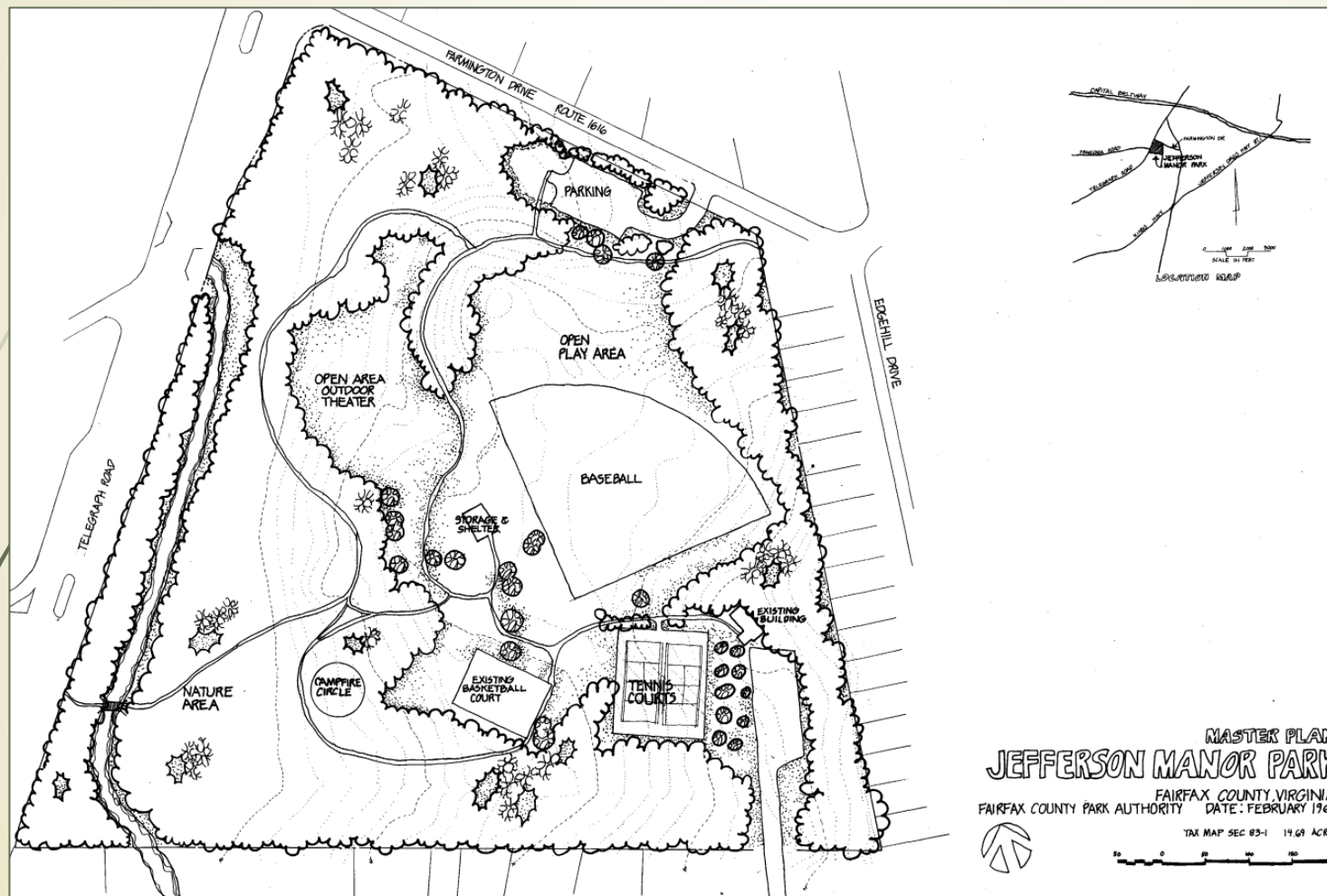


## ○ PROJECT GOALS:

- The ADA accessible trails project at Jefferson Manor Park involves general accessibility improvements to comply with the Department of Justice federal mandate to meet the 2010 ADA Standards for public facilities.
- The project goals include providing ADA trail access to existing park amenities, including creating an ADA parking space, updating the restrooms for ADA, and providing ADA access to the existing entrance serving the adjoining community with minimal impact to existing trees and surrounding environment.



# ○ APPROVED MASTER PLAN



- Trails connecting park amenities per the approved Master Plan







## ○ LAYOUT

1. Restrooms/Shelter ADA upgrades
2. Addition of a van size accessible parking space.
3. New ADA pedestrian trails
4. Replacement of existing non-ADA outdoor furniture with new accessible furniture (tables and grills at existing picnic area and restroom/shelter)





## Outdoor Furniture

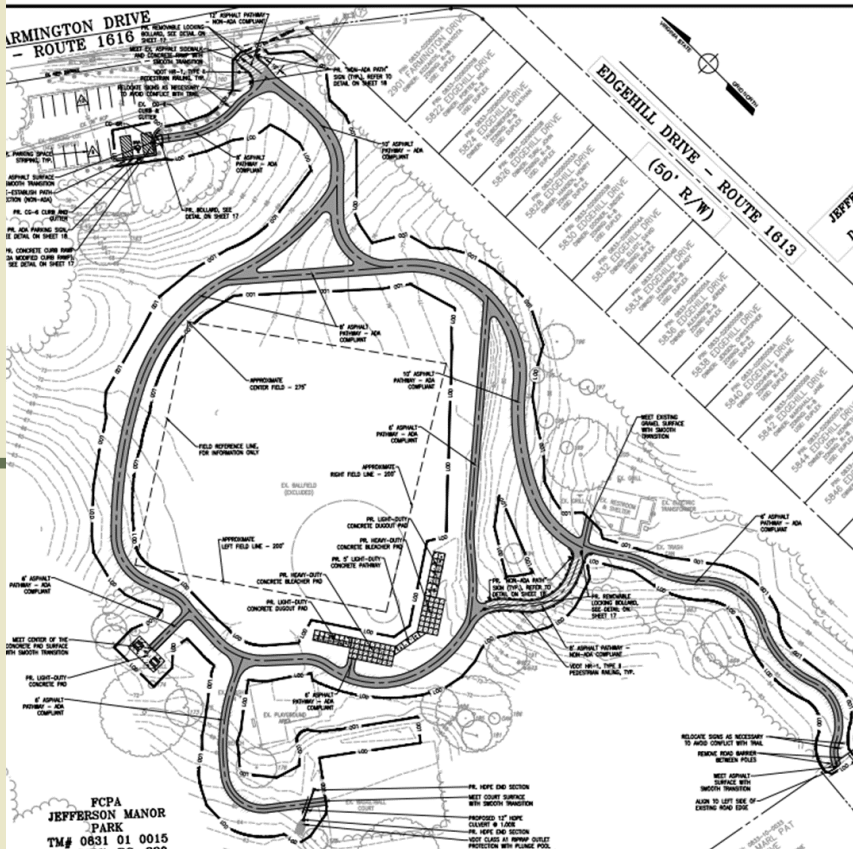


Existing outdoor furniture

## Proposed ADA outdoor furniture



# ○ SCHEDULE AND FUNDING



Milestone	Schedule
Permitting Completion	3rd Qtr. CY 2024
Construction Completion	4th Qtr. CY 2024

## Funding

Park Bonds	\$350,000
General County Construction	\$950,000
<b>Total Project</b>	<b>\$1,300,000</b>





# PROSA Analysis



The project supports the PROSA Strategy in the following ways:



Analyze and prioritize recreation needs and projects with an equity lens



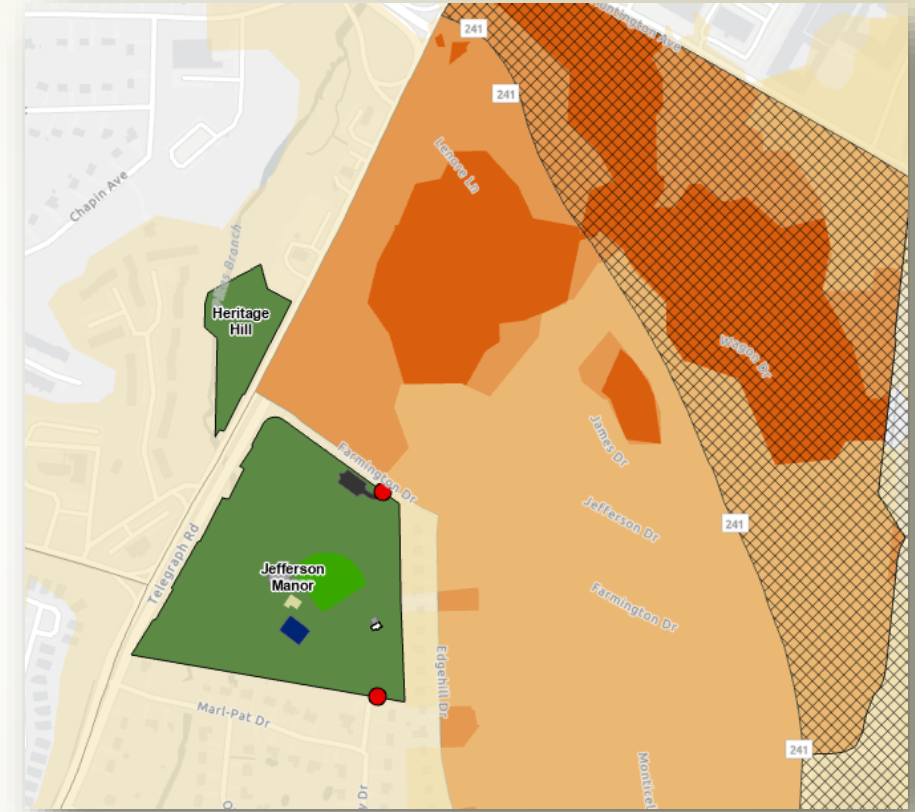
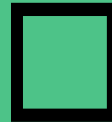
Improve 10-minute walk access to FCPA parks



Enhance access to complete park experiences



Enrich habitat connectivity between environmental corridors



FCPA Parks



Opportunity Areas



High Density



10-minute walk to FCPA park entrance



FCPA park entrance



10

## Q&A

Please contact PDD  
for follow up  
questions