



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: Aimee Vosper, Deputy Director/CBD

DATE: June 3, 2022

Agenda

**Planning and Development Committee
(Committee of the Whole)**

Wednesday, June 8, 2022 – 6:40 pm

Virtual

Chairman: Ken Quincy

Vice Chair: Mike Thompson

1. Scope Approval – Turner Farm Park – Equestrian Parking Lot (with presentation) – Action*

*Enclosures



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

ACTION

Scope Approval – Turner Farm Park – Equestrian Parking Lot (Dranesville District)

ISSUE:

Approval of the project scope to design and construct a gravel parking lot adjacent to the existing equestrian facilities at Turner Farm Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to design and construct a gravel parking lot adjacent to the existing equestrian facilities at Turner Farm Park.

TIMING:

Board action is requested on June 22, 2022, to maintain the project schedule.

BACKGROUND:

The 2016 and 2020 Park Bonds include a project to construct a parking lot serving the equestrian area at Turner Farm Park. This project was included in the FY 2021 Planning and Development Division Work Plan. A project team was assembled with representatives from the Turner Farm Events (TFE), Park Services Division, Park Operations Division and the Planning and Development Division to establish the project scope.

Park Authority staff prepared a site plan to convert the grassed parking area to a gravel parking lot that will accommodate horse trailers, relocate the existing entrance on Springvale Road to increase the distance from the Georgetown Pike intersection, and make the entrance compliant with VDOT design standards (see Attachment 1.) The initial phase will include the preparation and development of permit drawings for the parking area, as well as permitting a new entrance off Springvale Road.

The scope of work anticipated to design, permit, and install the gravel parking lot is as follows:

- Excavate and fill to achieve design grades
- Install the storm stormwater management system
- Construct the new asphalt entrance to VDOT standards

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- Relocate or raise existing aerial utility lines at the new entrance
- Install gates and restore the landscape buffer

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Design & Permitting	3 rd Quarter CY 2022
Construction	4 th Quarter CY 2022

FISCAL IMPACT:

Based on the Scope Cost Estimate (see Attachment 2,) funding in the amount of \$1,247,000 is necessary to fund this project. Funding in the amount of \$1,147,000 is currently available in PR-000147-005, 2020 Park Bond, Park Renovations and Upgrades in Fund 30400, and in the amount of \$100,000 in PR-000079-004, 2016 Park Bond, for total available funding in the amount of \$1,247,000 fund this project.

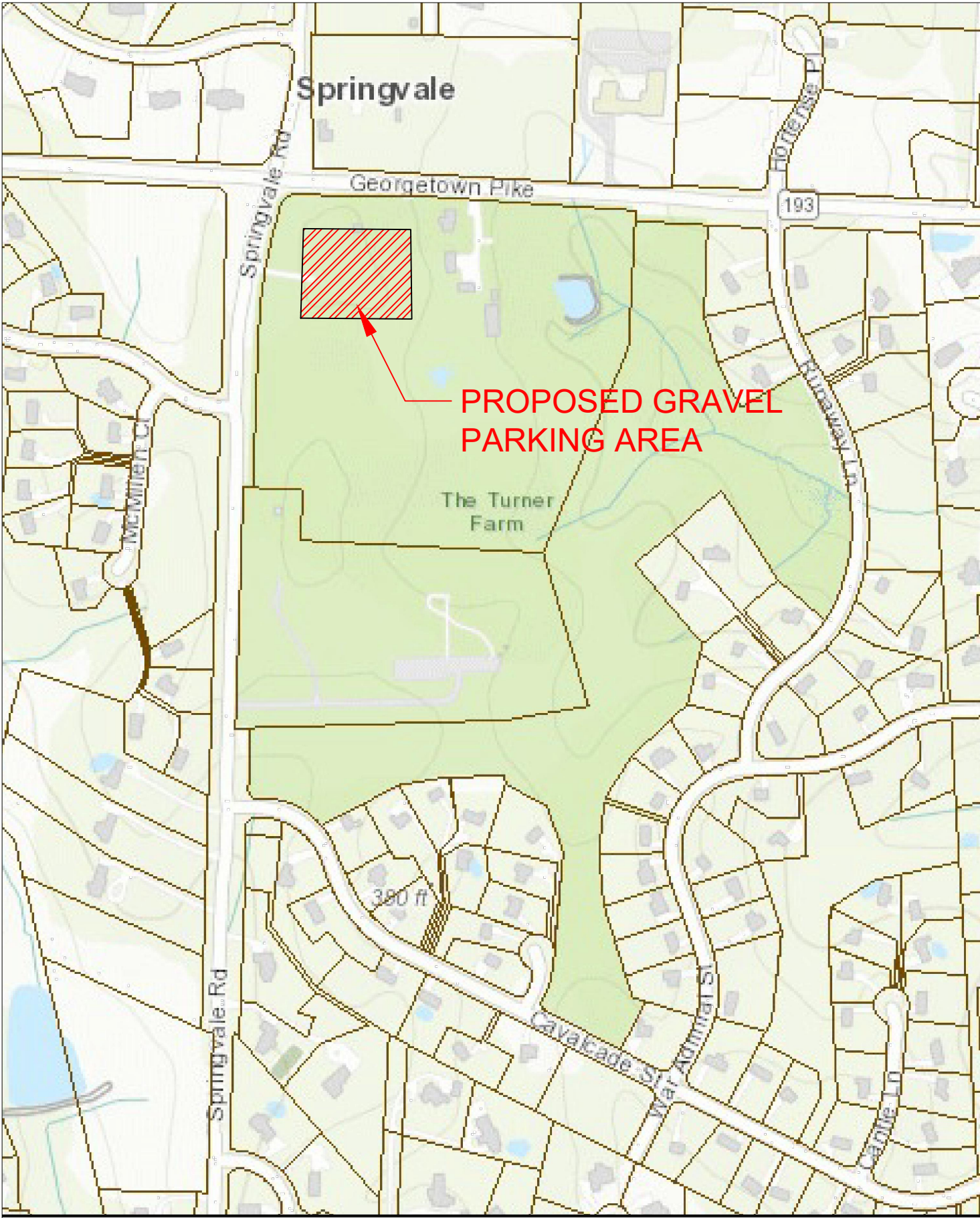
ENCLOSED DOCUMENTS:

Attachment 1: Turner Farm Park Location Map
Attachment 2: Scope Cost Estimate

STAFF:

Jai Cole, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Aimee L. Vosper, Acting Director, Planning and Development Division
Michael Peter, Director, Business Administration Division
Kurt Louis, Director, Park Operations Division
Cindy Walsh, Director, Park Services Division
Laura Grape, Director, Resource Management Division
Paul Shirey, Manager, Project Management Branch
Andrew Miller, Acting Manager, Site Branch, Planning and Development Division
Som Govender, Project Manager, Planning and Development Division

TURNER FARM PARK LOCATION MAP



SCOPE COST ESTIMATE

Turner Farm Park – Equestrian Parking Lot

Design	\$ 120,000
Permits	\$ 35,000
Construction of gravel Parking	\$ 825,000
Construction Contingency	\$ 100,000
Utilities	\$ 25,000
Inspections and Testing	\$ 2,000
Administration	<u>\$ 140,000</u>
Total Project Estimate	\$ 1,247,000