



# FAIRFAX COUNTY PARK AUTHORITY



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

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

**VIA:** Kirk W. Kincannon, Director

**FROM:** Todd Johnson, Director  
Park Operations Division

**DATE:** June 16, 2016

### *Agenda*

**Park Operations Committee**  
**Wednesday, June 22, 2016 – 5 p.m.**  
**Boardroom – Herrity Building**  
**Chairman: Edward R. Batten, Sr.**  
**Vice Chair: Linwood Gorham**  
**Members: Grace Han Wolf; Frank S. Vajda; Faisal Khan**

1. Trailside Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Central Springfield Little League – Action\*

\*Enclosures



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

**This page intentionally left blank.**

Board Agenda Item  
June 22, 2016

## **ACTION**

### Trailside Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Central Springfield Little League (Lee District)

#### ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from Central Springfield Little League in the amount of \$20,000 to replace dugouts and fencing on all ball diamonds at Trailside Park.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant Program request from Central Springfield Little League in the amount of \$20,000 to replace dugouts and fencing on all ball diamonds at Trailside Park.

#### TIMING:

Board action is requested on June 22, 2016, in order to award the grant.

#### BACKGROUND:

Trailside Park was developed by Central Springfield Little League (CSLL) several decades ago prior to it being acquired by the Park Authority. There are three 60' ball diamond athletic fields and one t-ball athletic field developed in the park. The block construction dugouts for the athletic fields were constructed over 40 years ago, have deteriorated and developed maintenance issues, and do not meet current Americans with Disabilities Act (ADA) requirements. In the interest of improving the athletic fields and to support the Challengers Program that CSLL manages, they are requesting to partner with the Park Authority to demolish all the existing dugouts, install new dugout and bleacher pads, install new dugout covers, and replace the fencing around the dugouts and backstops (Attachment 1). All of the requested improvements will be designed to meet Park Authority Standards. To help fund the completion of the improvements, CSLL is requesting \$20,000 from the Mastenbrook Volunteer Matching Fund Grant Program (Attachment 2). If approved, the \$39,200 contribution of cash from CSLL, along with \$20,000 from the Mastenbrook Volunteer Matching Fund Grants Program, and \$112,000 in Proffer funds, will provide the funds sufficient to complete the project. The total project budget is \$171,200. As part of CSLL's cash contribution

Board Agenda Item  
June 22, 2016

towards this project, they applied for and obtained a grant from Little League International in the amount of \$19,200.

CSLL has been a participant in the Adopt-A-Field program for several years, and over the years has contributed funds towards maintenance and athletic field improvements for fields at Trailside and Franconia Parks as well as many other park and school athletic fields.

The Park Authority Board Member for the Lee District supports approval of the Grant request. Staff from the Planning and Development Division will manage the project, which is scheduled for completion by the fall of 2016. Matching funds are available to complete this project.

FISCAL IMPACT:

The estimated total project cost is \$171,200. Funds are currently available in the amount of \$20,000 in WBS PR-000009, Community Parks/New Facilities-2012, in Fund 300-C30400, Park Authority Bond Construction; and \$112,000 in PR-000058, Park Proffers; and \$39,200 from CSLL, resulting in the total available funding of \$171,200.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$221,081.61.

ENCLOSED DOCUMENTS:

Attachment 1: Aerial Showing Grant Project Areas at Trailside Park

Attachment 2: Mastenbrook Volunteer Matching Fund Grant Program Request – Central Springfield Little League

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Todd Johnson, Director, Park Operations Division

David Bowden, Director, Planning and Development Division

Dan Sutherland, Manager, Park Management Branch, Park Operations Division

Janet Burns, Senior Fiscal Manager

Michael P. Baird, Manager, Capital and Fiscal Services



Trailside Park

Project Areas



## Mastenbrook Volunteer Matching Fund Grants Program Application Form

*PLEASE PRINT.* Please provide all information requested. You may attach additional sheets and/or materials to support your request.

### 1. Grantee Information

Name of Individual or Organization: Central Springfield Little League

Contact Person: Marc Dolphin, President

Mailing Address: PO Box 334 Springfield VA 22150

Phone: 516-840-0049

Fax: ( )

### 2. Project

Title: Renovations to Carey Fields at Trailside Park

### 3. Funding Requested

Amount \$ 20,000.00

*(Applicant may request more than one project per fiscal year, the combined total not to exceed \$20,000.)*

### 4. Project Description

Provide a description of your project. (Attach drawings or specification of *materials*/proposed for purchase. If *educational materials* are proposed, provide a mock up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock up of your project and what the finished product will look like.) Provide as much detail as you can to help evaluators clearly understand your project.

See Attached

## 5. Public Benefits

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? If your project provides for people with disabilities, in what way?

Trailside Park has been used by Central Springfield LL (or its predecessor) for over 60 years. The facilities have received no substantial improvements or upgrades since the completion of the beltway (prior to 1970). The addition of lights and irrigation were undertaken at CSLL's expense, with those projects being completed more than 20 years ago.

The baseball dugouts were completed in the late 1960's. Not only are these structures past their use life, they are undersized and pose a hazard to the players. More important, the Challengers use the fields every weekend. The dugouts cannot be accessed by many of the Challengers, with accessing the fields even difficult

## 6. Sponsor Commitment

What experience do you or the organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? What is your plan, if any, for long-term maintenance of your project after it is completed?

For at least the past 25 years, CSLL has maintained Carey Fields - Trailside Park. All improvements (save the safety netting around Field #1 and #2) and maintenance at the Park have been undertaken and paid for by CSLL.

## 7. Proposed Budget

You will need to provide a detailed and complete budget. Provide enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds.

The Park Authority prefers to reimburse grantees after the work is completed. Please check one of the following:

- We understand payment by the Park Authority will occur after we complete the project.  
 We must have Park Authority grant funds prior to beginning the project.

---

*Signature*

---

May 28, 2016

*Date*

CSLL has been a participant in the Adopt-A-Field program virtually since the inception of that program. CSLL has essentially been the sole contributor of funds for the maintenance of Carey Fields at Trailside Park for at least the last 30 years. FCPA recently assumed responsibility for utility bills for field lighting; the field lights themselves were constructed, and paid for, by CSLL. FCPA has provided "drainge correction" services and other similar services where FCPA has personnel and equipment dedicated to providing those services. CSLL pays for all other utility service, trash service, water/irrigation service, etc. Aside from the hundreds of volunteer hours maintaining the complex, CSLL also spends in excess of \$55,000 annually simply to maintain the fields at Trailside, to include a 90' diamond located at Franconia Park.

CSLL is requesting funds to remove and replace (8) eight dugouts. The dugouts were originally constructed in the early 1970's and are in differing stages of significant decay (see photographic packet). The baseball complex is in need of significant major upgrades simply to order to meet current athletic field standards. The current stage of the dugouts is, presently, unsafe for our players and impairs the mobility challenged players in the Challenger League. At least two (2) of the fields are simply inaccessible for the handicapped.

Every March, the dugouts are refurbished to the best of our league volunteer's capabilities. However, each dugout suffers individual flaws such as flooding, holes in the fencing, frame(s) rotting, nests for birds or hives for bees not to mention expected construction decay since being built nearly 50 years ago— the dugouts were constructed while the beltway was being finished.

The funds, if granted, will assist CSLL in the removal and replacement of our dugouts creating an overall safer environment for all players. Given the current regulations and guidelines of the FCPA, the dugouts cannot simply be "renovated." All eight dugouts need to be removed and then constructed in accordance with current FCPA guidelines/regulations. Additionally, the appearance of new dugouts will send a positive message to our current members, prospective members, and the community that CSLL and FCPA are intent on creating a safer playing environment.

The work to be done is, essentially, as follows:

- Demo eight (8) dugouts, six (6) with concrete pads and cinderblock construction, two (2) with wood construction that may or may not have a concrete base.
- Field 1 – install two (2) chain link fencing dugouts with concrete pads and dugout covers.
  - Concrete pads should be 10' x 32'.
  - Fencing should be 9 gauge fabric, 10' high (no less than 8' high) on the field side, and 6' high on sides and back of dugout. Dimensions of dugout should be 8' x 30'. Rails should be installed at 2", 3', 6' and 10'. Entrance to dugout should be on the bleacher end of dugout, with the entrance to field being on the end furthest from the home plate. Standard 3' x 7' gate should be installed with the entrance to the field.
  - Dugout covers installed as per specs.

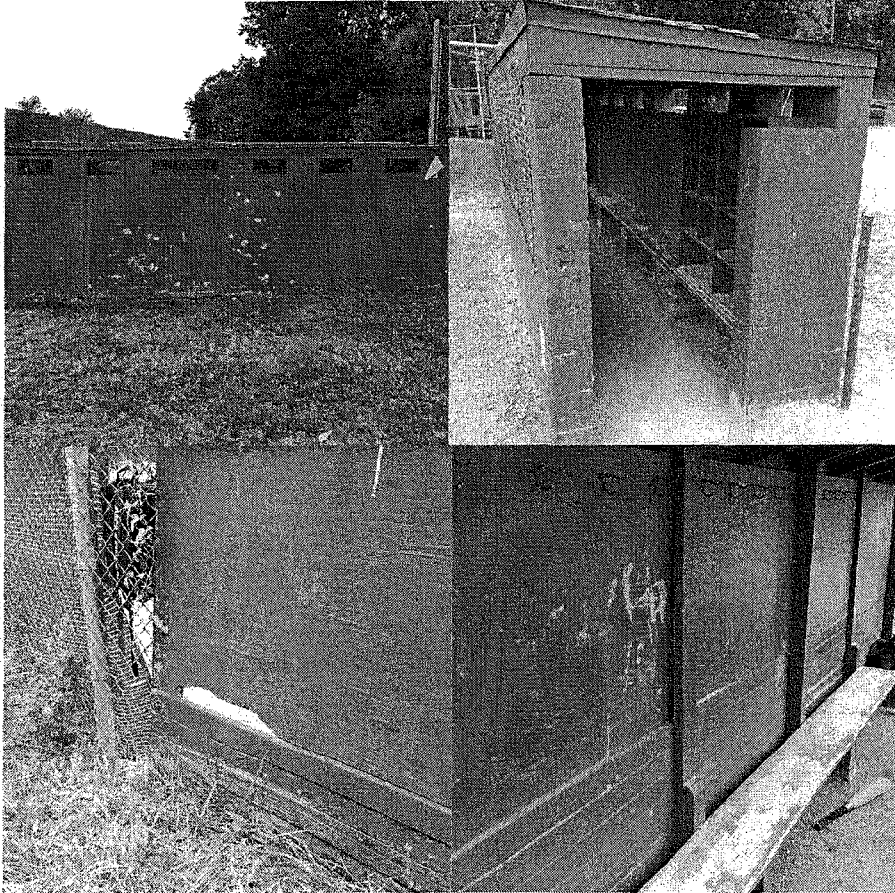


- Field 2 – install two (2) chain link fencing dugouts with concrete pads and dugout covers.
  - o Concrete pads should be 10' x 32'.
  - o Fencing should be 9 gauge fabric, 10' high (no less than 8' high) on the field side, and 6' high on sides and back of dugout. Dimensions of dugout should be 8' x 30'. Rails should be installed at 2", 3', 6' and 10'. Entrance to dugout should be on the bleacher end of dugout, with the entrance to field being on the end furthest from the home plate. Standard 3' x 7' gate should be installed with the entrance to the field.
  - o Dugout covers installed as per specs
- Field 3 – install two (2) chain link fencing dugouts with concrete pads and dugout covers.
  - o Concrete pads should be 8' x 32'.
  - o Fencing should be 9 gauge fabric, 10' high (no less than 8' high) on the field side, and 6' high on sides and back of dugout. Dimensions of dugout should be 6' x 30'. Rails should be installed at 2", 3', 6' and 10'. Entrance to dugout should be on the bleacher end of dugout if possible, otherwise it should installed in the most accessible located, with the entrance to field being on the end furthest from the home plate. Standard 3' x 7' gate should be installed with the entrance to the field.
  - o Dugout covers installed as per specs
- Field 4 – install two (2) chain link fencing dugouts with concrete pads and dugout covers.
  - o Concrete pads should be 8' x 25'.
  - o Fencing should be 9 gauge fabric, 8' high on the field side, and 6' high on sides and back of dugout. Dimensions of dugout should be 6' x 23'. Rails should be installed at 2", 3', 6' and 8'. Entrance to dugout should be on the bleacher end of dugout if possible, otherwise it should installed in the most accessible located, with the entrance to field being on the end furthest from the home plate. Standard 3' x 7' gate should be installed with the entrance to the field.
  - o Dugout covers installed as per specs
- All dugouts should be installed in line with existing dugout fencing if possible, and installed such that it is parallel with the baselines for the fields.

The estimate for the cost of the work to be done was done by FCPA. In light of the significant cost, CSLL has obtained additional funds from Little League, Inc. in the amount of \$19,200.00 to help defray the costs. These funds, along with matching grant funds would provide a significant portion of the expenses and serve as significant capital and safety improvement to Carey Fields at Trailside Park.

Photographic Packet of Trailside Park  
Springfield, VA

Dugouts (original from 1970's)





Southern Asphalt Company, Inc.

6828 Hill Park Drive  
 Lorton, VA 22079  
 Office 703-550-2700  
 Fax 703-550-1609

# Estimate

Date	Estimate #
6/2/2016	R-5936

Name / Address
PARK AUTHORITY ACCOUNTING OFFICE STE 927 12055 GOVERNMENT CENTER PKWY FAIRFAX, VA 22035

Ship To
PROJECT: TRAIL SIDE PARK ADA UPGRADES PLAN DATE 04/19/16

Item	Description	Qty	Cost	Total
	SCOPE OF WORK: ADA UPGRADES TO DUGOUTS AND BACKSTOPS PER PLANS DATED 04/19/2016. ALSO CLEAN DEBRIE AWAY FROM INVERT AND OUTFALL OF PIPE INSTALL RIP RAP AT OUTFALL. CULVERT AT ENTRANCE OF PARK.			
170	Rubber tire front end loader (with Operator) HR	12	20.00	240.00
171	Backhoe (with Operator) HR	12	45.00	540.00
172	Removal of excess materials from site (includes truck, driver & dump fees) CY	6	30.00	180.00
177	Miscellaneous Laborer HR	48	24.00	1,152.00
183	#57/RIP RAP Stone TN	12	30.00	360.00
Sub-contractor	CFS SERVICE CORP - DEMO EIGHT EXISTING DUGOUTS , SUPPLY AND INSTALL CONCRETE PADS UNDER NEW DUGOUTS, SUPPLY AND INSTALL FRAMING AND ROOFS ACCORDING TO PLANS WITH ROLL ROOFING.	1	56,920.00	56,920.00
Sub-contractor	HERCULES FENCE PROVIDE MATERIAL AND LABOR FOR NEW BACKSTOPS AND DUGOUTS AT FOUR BALLFIELDS. TIE INTO EXISTING FENCE.	1	72,995.00	72,995.00
Sub-contractor	CFS SERVICE CORP REMOVE AND REINSTALL FABRIC FROM BACK STOP AND NETTING.	1	3,500.00	3,500.00
Sub-contractor	HERCULES FENCE DEMO FOUR EXISTING BACKSTOPS HAUL DEBRIE AWAY.	1	6,725.00	6,725.00
			<b>Total</b>	\$142,612.00

**TRAILSIDE PARK  
DUGOUT AND BACKSTOP FENCING RENOVATION PROJECT**

**Project Cost**

Contractor Estimate	\$142,612
Contingency - 10%	\$14,261
Administration	<u>\$14,327</u>
<b>Total</b>	<b>\$171,200</b>

**Funding**

CSLL	\$39,200
Mastenbrook Grant	\$20,000
Proffers	<u>\$112,000</u>
<b>Total</b>	<b>\$171,200</b>