



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, Executive Director

FROM: David Bowden, Director
Planning and Development Division

DATE: January 11, 2017

Agenda

**Planning and Development Committee
Wednesday, January 11, 2017 – 6:30 p.m.**

Boardroom – Herrity Building

Chairman: Ken Quincy

Vice Chair: Michael Thompson, Jr.

Members: Linwood Gorham, Frank Vajda, Walter Alcorn

1. Scope Approval – Gerry Connolly Cross County Trail Improvement at Wakefield Park – Action*
2. Mount Vernon RECenter Renewal Project Update – Information*
3. Transfer of the Holladay Field Property from the Fairfax County Board of Supervisors to the Park Authority – Information*
4. Monthly Contract Activity Report – Information*

*Enclosures



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

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ACTION

Scope Approval – Gerry Connolly Cross County Trail Improvements at Wakefield Park (Braddock District)

ISSUE:

Approval of the project scope to improve an existing section of the Gerry Connolly Cross County Trail at Wakefield Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to improve an existing section of the Gerry Connolly Cross County Trail at Wakefield Park.

TIMING:

Board action is requested on January 25, 2017, to maintain the project schedule.

BACKGROUND:

The Park Authority Board approved the FY 2014 – FY 2018 Capital Improvement Program including out-years to FY 2020 on March 27, 2013, which includes projects identified for funding in the 2012 Park Bond Program. The list of funded projects includes improvements to the Gerry Connolly Cross County Trail (GCCCT) in Wakefield Park funded in the amount of \$400,000. The FY 2017 Planning and Development Division Work Plan includes the project to improve the GCCCT in Wakefield Park.

The GCCCT is a major trail that spans Fairfax County from north to south providing a connection from the Occoquan River to the Potomac River. The trail consists of paved, gravel, and single track sections that provide pedestrian, biking, and equestrian options for a variety of users. Many sections of the GCCCT, including the section in Wakefield Park which provides a north-south connection between Little River Turnpike and Braddock Road, parallel to I-495 provide pedestrian connections to surrounding communities as well allowing for both recreational and commuter bicycling use. This section of the trail consists of stone dust and gravel and requires constant repairs and maintenance due to surface erosion and flooding within the stream valley.

The Fairfax County Department of Transportation (FCDOT) identified safe, reliable transportation options connecting neighborhoods in Merrifield, Annandale, and Springfield to jobs, schools, and parks for cyclists as well for use by people walking,

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running, and walking dogs as a priority in the 2014 Transportation Bond. FCODT has identified the GCCCT in this area as excellent way to provide a connection to these neighborhoods as Interstate-495 limits other options. FCDOT has agreed to partner with the Park Authority by contributing \$200,000 from the 2014 Transportation Bond towards the trail improvements.

A project team comprised of representatives from Resource Management, Park Services, Park Operations, and Planning and Development Divisions was assembled to determine the project scope for this project. The project team recommends the following scope of work for this project:

- Design, permitting, and contract procurement for trail improvements
- Replace drainage structures
- Asphalt paving of 8600 linear feet of existing aggregate trail
- Replacement of a fiberglass bridge

The detailed estimated cost for improving the GCCCT at Wakefield Park as outlined above is \$600,000 (Attachment 2).

The proposed timeline for the project is as follows:

| <u>Phase</u> | <u>Planned Completion</u> |
|--------------|-------------------------------|
| Scope | 1 st Quarter CY 17 |
| Design | 2 rd Quarter CY17 |
| Construction | 4 th Quarter CY17 |

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$600,000 is required to design, permit, and construct this project. Funding in the amount of \$400,000 is currently available for this project in PR-000091-029, Cross County Trail at Wakefield Park, Fund 300- 30400, 2012 Park Bond. Additionally, funding in the amount of \$200,000 will be provided by Fairfax County Department of Transportation.

ENCLOSED DOCUMENTS:

Attachment 1: GCCCT Trail Improvement Map at Wakefield Park

Attachment 2: Cost Estimate – GCCCT Trail Improvements at Wakefield Park

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STAFF:

Kirk W. Kincannon, Executive Director

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning & Development Division

Todd Brown, Director, Park Operations Division

Mohamed Kadasi, Branch Manager, Project Management Branch

Som Govender, Project Manager

Janet Burns, Fiscal Administrator

Michael Baird, Manager, Capital and Fiscal Services

LEGEND

- Proposed CCTrail Improvements
- Proposed Bridge
- CC Trail
- Existing Trail
- Sidewalk

Little River Turnpike

8600 LF asphalt paving on existing gravel base

I 495

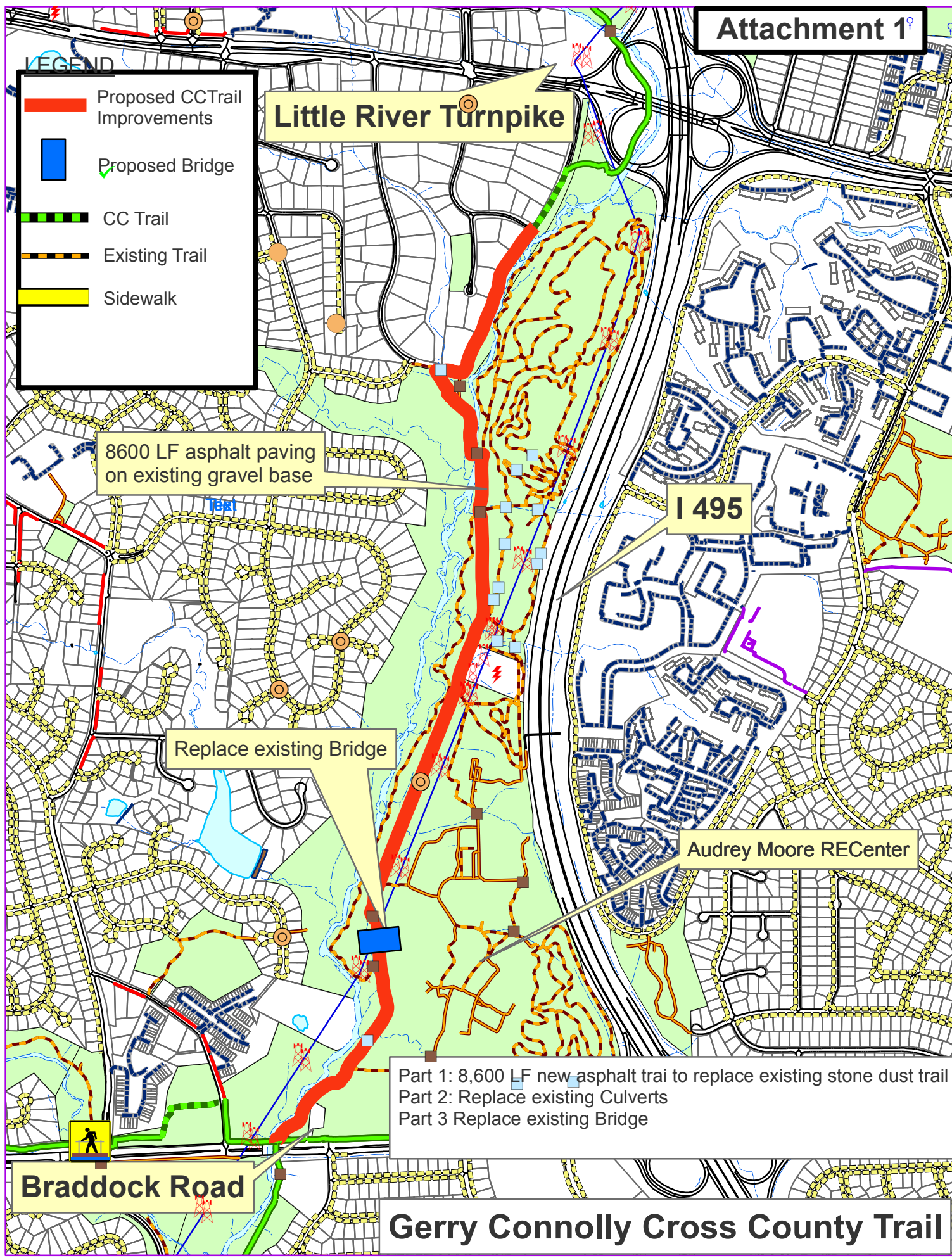
Replace existing Bridge

Audrey Moore RECenter

Part 1: 8,600 LF new asphalt trail to replace existing stone dust trail
Part 2: Replace existing Culverts
Part 3: Replace existing Bridge

Braddock Road

Gerry Connolly Cross County Trail



COST ESTIMATE – GCCCT Trail Improvements at Wakefield Park

Design phase:

| | |
|------------------------------------|-----------------|
| Pre-Scope | \$20,000 |
| Basic Design Services (Consultant) | \$50,000 |
| Permitting | <u>\$6,000</u> |
| Design Subtotal | \$76,000 |

Construction Phase:

| | |
|------------------------------|------------------|
| 8600 LF asphalt paving | \$351,000 |
| Bridge Replacement | \$40,000 |
| Bridge Installation | \$30,000 |
| Culvert Replacement | <u>\$10,000</u> |
| Construction Subtotal | \$431,000 |

Administrative:

| | |
|---|-------------------------|
| 10% Construction Contingency | \$43,000 |
| 10% Administration | <u>\$50,000</u> |
| Project Total (Design, Construction, Administrative) | <u>\$600,000</u> |

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INFORMATION

Mount Vernon District RECenter Renewal Project Update (Mount Vernon District)

Mount Vernon RECenter is a 64,374 square foot indoor recreation facility located in Mount Vernon District Park at 2017 Belle View Boulevard in the Belle Haven area of the Mount Vernon Supervisory District. The two major components within the RECenter are a natatorium with a 25-meter pool and an indoor ice rink that is used both for competitive hockey and figure skating as well as recreational skating. The facility was built in two phases in the late 1970s and early 1980s with the ice rink completed first and the natatorium constructed as an addition to the ice rink. Structural and mechanical renovations have been completed over time and the pool was improved with the additions of a beach entry, ramp, play features and a spa in 2001. Otherwise the facility has remained unchanged since the original construction.

The 2008 Park Bond included funding to initiate the design and permitting process for renewal of the Mount Vernon RECenter. Staff completed a detailed condition assessment of the existing RECenter facility in October 2014 to determine the condition of the building. The facility condition assessment determined that the existing building is structurally sound and the pool and ice rink are in relatively good condition for their age; however, most of the building systems are nearing the end of their lifecycle. Based on the results of the facility condition assessment staff recommended a Phase I RECenter improvement project scope to the Park Authority Board in November 2015. The approved Phase I project scope included a recommendation to replace the aging pool equipment systems and correct deficiencies in the natatorium as well as conduct a feasibility study/market analysis for renovation and potential expansion of the RECenter. Staff shared the results of the feasibility study with the Board in March 2016.

Recommendations for renovation and expansion of the RECenter as a result of the feasibility study include:

- Renovation of the existing core facilities including public spaces and multi-purpose rooms.
- Lifecycle replacement of existing building systems including the pool systems.
- Expansion of the building for additional fitness spaces, additional multi-purpose space and expansion of the locker room facilities to include accessible family rooms.
- Renovation of the building exterior and site infrastructure to support a building expansion.

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- Potential for an addition of a second sheet of ice to National Hockey League (NHL) dimensions including required support spaces.
- Potential for an addition of a leisure pool including required support spaces.

In addition to conducting the feasibility study staff prepared concept plans for and reviewed equipment requirements for the natatorium improvements.

A project for the overall renovation and expansion of the Mount Vernon District RECenter was included in the 2016 Park Bond based on the feasibility study. Additional design for the natatorium improvements was put on hold in anticipation of approval of the 2016 Park Bond in November of 2016. Completion of the design and construction of the natatorium improvements will be included in the overall project scope to renovate and expand the RECenter.

The Park Authority has partnered with the Fairfax County Department of Public Works and Environmental Services Building Design and Construction Division (DPWES BDCD) since the late 1990s for design and construction assistance on major park capital building projects. Projects completed via the partnership include development of the Cub Run RECenter and the expansion of the South Run District Park RECenter. Based on the anticipated scope for the Mount Vernon District RECenter renovation and expansion project park staff has reached out to DPWES BDCD to partner on the project. DPWES BDCD will be responsible for leading the project team including park staff in managing the design and construction efforts for the RECenter renovation and expansion.

Park staff in discussions with DPWES BDCD determined that based on the scope of the project it would be advantageous to procure Architectural and Engineering (A/E) services via an open solicitation to design the RECenter improvements and prepare construction documents. The DPWES BDCD Project Manager posted a Request for Qualifications in the Washington Post and on the county website for A/E firms on November 18, 2016. Fifteen firms submitted qualifications packages. The Selection Advisory Committee (SAC) which includes park staff will evaluate the qualifications packages and recommend three to six firms for interviews. Interviews are scheduled to occur at the end of January. Staff anticipates award of the design contract by May 2017. The project kickoff for design is planned to start in late May 2017. Staff will provide the Board with a project update including a project schedule once the design contract has been awarded.

ENCLOSED DOCUMENTS:

None

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STAFF:

Kirk W. Kincannon, Executive Director

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Barbara Nugent, Director, Park Services Division

Todd Brown, Director, Park Operations Division

Eric Inman, Project Manager, Project Management Branch

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INFORMATION

Transfer of the Holladay Field Property from the Fairfax County Board of Supervisors to the Park Authority (Dranesville District)

BACKGROUND:

The Board of Supervisors is the owner of a five-acre parcel located at 1311 Spring Hill Road, McLean, Virginia, Tax Map Number 0291 20 C. The property is located at the south east corner of the Lewinsville Road/Spring Hill Road intersection adjacent to Spring Hill Elementary School and across Lewinsville Road from Spring Hill District Park (Attachment 1). The property, informally referred to as Holladay Field, contains a full-sized rectangular athletic field and practice area. The Fairfax County Facilities Management Division (FMD) has initiated the process to have the Board of Supervisors transfer ownership of the property to the Park Authority.

The athletic field is currently maintained by the local youth sports groups under a lease between McLean Youth Association (MYA) and the Board of Supervisors and the Department of Neighborhood and Community Services (DNCS) schedules use of the field via the field use permit process. The Board of Supervisors has terminated the lease with MYA as of December 31, 2016. The conveyance of the property to the Park Authority will allow DNCS to continue permit use of the field. The Park Authority will maintain the field in accordance with Park Authority maintenance standards. McLean Youth Soccer (MYS) the primary field user has expressed their interest in continuing to maintain the athletic field under an Adopt-a-Field Agreement with the Park Authority.

FMD is requesting Board of Supervisors authorization on January 24, 2017, to advertise a public hearing to convey the Board of Supervisors-owned property to the Park Authority. The property was originally conveyed via proffer to the Board of Supervisors under the condition that the parcel be used for public park and stormwater purposes and as such the transfer of the property is not subject to the Land Back Agreement between the Board of Supervisors and the Park Authority. Public utilities currently located on the property that are owned and maintained by county agencies, such as sanitary sewer or stormwater features, shall continue to be owned and maintained by the county. Staff anticipates the transfer of the property to be completed by March 2017.

ENCLOSED DOCUMENTS:

Attachment 1 - Map

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STAFF:

Kirk W. Kincannon, Executive Director

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Todd Brown, Director, Park Operations Division

Cindy McNeal, Project Coordinator, Real Estate Services

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INFORMATION

Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during the month of December 2016 in value over \$100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report

STAFF:

Kirk W. Kincannon, Executive Director

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Mohamed Kadasi, Project Coordinator, Project Management Branch

Melissa Emory, Engineer IV, Project Management Branch

Janet Burns, Senior Fiscal Administrator

Michael P. Baird, Manager, Capital and Fiscal Services

| Construction Services: | | | | | | | | |
|--|-----------------------|-----------------------|---------------------------|-------------------------|---------------------------------|---|------------|-----------------|
| Project Name | Company Name | Contract Award | Total Construction | Type of Contract | Funding Source | Scope of Work | NTP | Comments |
| South Run District | GameTime | TBD | TBD | PO | PR-000091-027 | Playground & Tot Lot Replacement | | |
| Mason District Field #3 Lighting | MUSCO Sports Lighting | \$198,890 | \$206,000 | PO | PR-000054-006 | Athletic field lighting replacement with nee LED lighting system | | |
| Hidden Pond Playground, Shelter, and Site Improvements | Southern Asphalt | TBD | TBD | PO | PR-000093-003 | Site Improvements for new shelter outdoor education shelter/playground replacement including ADA access/parking | | |
| Hidden Pond Park Playground Replacement | GameTime | \$205,926.36 | \$205,926.36 | PO | PR-000091-030 and PR-000093-003 | Provide and install playground equipment to replace existing playground. | 12/16/2016 | |
| EC Lawrence Park Trail at Cabell's Mill | Accubid | TBD | TBD | PO | PR-000091-039 | Design and construction of Trail improvements at Cabell's Mill | | |
| Lee District Park-Phase III Carousel | Chance Rides, Inc. | \$390,000 | \$390,000 | PO | PR-000091-012 | Carousel purchase and installation | 11/16/2016 | |
| Lee District Park-Phase III Carousel | Cre8Play | \$176,700.00 | \$176,700 | PO | PR-000091-012 | Carousel shelter purchase | 12/02/2016 | |
| Lee District Park-Phase III Carousel | Southern Asphalt | TBD | TBD | PO | | Construction of accessible site infrastructure to support carousel | | |

| Construction Services: | | | | | | | | |
|-------------------------------|----------|--------------|--------------|-----|--------------|-------------------------------------|--|-----------------|
| Lee District Chessie's Trail | GameTime | \$271,349.09 | \$271,349.09 | PO | PR-00016-043 | Purchase and Install Trail Features | | |
| Lee District Chessie's Trail | TBD | TBD | TBD | Bid | PR-00016-043 | Construct Trail | | Bid opening 1/6 |

| Professional Services: | | | | | |
|---|-----------|--------|----------------|---|-----|
| | Firm Name | Amount | Funding Source | Scope of Services | NTP |
| Mt Vernon RECenter Renovation and Expansion | TBD | TBD | PR-00005-032 | Design services for Mt Vernon RECenter Renovation and Expansion | |
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