



FAIRFAX COUNTY PARK AUTHORITY



B O A R D A G E N D A

September 26, 2018

7:30 PM PUBLIC COMMENT

ADMINISTRATIVE ITEMS

- (CW) ADMIN-1 Resolution Honoring the Fairfax County Park Authority's Colvin Run Historic Site, Frying Pan Farm Park, Green Spring Gardens, Resource Management Division's Historic Artifact Collections and Sully Historic Site upon Receipt of American Alliance of Museums Accreditation
- (CW) ADMIN-2 Adoption of Minutes, September 12, 2018, Park Authority Board Meeting

ACTION ITEMS

- (D) A-1 Resident Curator Lease-Turner Farm
- (M, L) A-2 Scope Approval – Grouped Athletic Field Irrigation Replacement – Pine Ridge Park and Trailside Park
- (M) A-3 Scope Approval – Repaving of the Gerry Connolly Cross County Trail in Accotink Stream Valley Park near Woodburn Road
- (MV) A-4 Approval – Mount Vernon District Park Master Plan Administrative Update
- (HM) A-5 Lake Fairfax Park Master Plan Revision for Approval
- (CW) A-6 Park Authority Board Endorsement for the Strategic Recommendations Included in the RECenter Systemwide Sustainability Plan Final Report
- (CW) A-7 Approval – Policy 306 Alcohol Policy
- (CW) A-8 FY 2020 Budget Submission, Fund 10001, General Fund
- (CW) A-9 FY 2020 Budget Submission, Fund 80000, Park Revenue & Operating Fund
- (CW) A-10 FY 2020 Budget Submission, Fund 30010, General County Construction Fund

INFORMATION ITEM

- (CW) I-1 Planning and Development Division Quarterly Project Status Report
- (CW) I-2 FY 2020 Budget Submission, Fund 30400, Park Authority Bond Construction
- (CW) I-3 FY 2020 Budget Submission, Fund 80300, Park Improvement Fund

CHAIRMAN'S MATTERS
DIRECTOR'S MATTERS
BOARD MATTERS

ADJOURNMENT



To request reasonable ADA accommodations, call 703-324-8727, TTY 711, at least 10 working days in advance of the registration deadline or event.

Board Agenda Item
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ADMINISTRATIVE – 1

Resolution Honoring the Fairfax County Park Authority's Colvin Run Mill Historic Site, Frying Pan Farm Park, Green Spring Gardens, Resource Management Division's Historic Artifact Collections and Sully Historic Site upon Receipt of American Alliance of Museums Accreditation

ISSUE:

Seeking approval of the resolution to honor the Fairfax County Park Authority's Colvin Run Mill Historic Site, Frying Pan Farm Park, Green Spring Gardens, Resource Management Division's Historic Artifact Collections and Sully Historic Site for their efforts to maintain the high standards necessary to achieve accreditation by the American Alliance of Museums (AAM).

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the resolution to honor the Fairfax County Park Authority's Colvin Run Mill Historic Site, Frying Pan Farm Park, Green Spring Gardens, Resource Management Division's Historic Artifact Collections and Sully Historic Site for their efforts to maintain the high standards necessary to achieve accreditation by the American Alliance of Museums.

TIMING:

Board action is requested on September 26, 2018.

BACKGROUND:

In the summer of 2018, the AAM announced that it had issued AAM accreditation to Colvin Run Mill Historic Site, Frying Pan Farm Park, Green Spring Gardens, the Resource Management Division's Historic Artifact Collections and Sully Historic Site. AAM establishes the standards through which museums are recognized for their commitment to excellence, accountability and professionalism, and the organization says that "as the ultimate mark of distinction in the museum field, accreditation signifies excellence and credibility."

Colvin Run Mill Historic Site, Sully Historic Site, and Resource Management Division's Historic Artifact Collections were first accredited in 1979, and they were reaccredited in 1990 and 2002. The sites were the first county-run museums in the United States to be accredited. Green Spring Gardens was included for the first time in 2002. This year Frying Pan Farm Park was added to the accreditation list.

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The honor culminates nearly three years of work. A self-study was submitted to AAM in 2016, and museum professionals reviewed the documents, interviewed staff and toured sites as part of the accreditation process.

It is the mission of the Resource Management Division and its sites to interpret and preserve Fairfax County's natural and cultural resources for the enjoyment, health and inspiration of current and future generations. The museum and archaeological collections are indispensable to capture and share the stories of Fairfax County and to promote understanding of the region's history. Museum collections are managed according to professional museum standards to effectively serve the collection, exhibit, educational and interpretive needs. The Cultural Resource Management and Protection Branch preserves and maintains archaeological remains and their supporting documentation, serving as a source of expertise in Fairfax County history and prehistory, and educating the public about the value of cultural resources.

The plant collections held by the Fairfax County Park Authority reflect the diversity of plant material that is available for culture, demonstration, and display in gardens and display greenhouses in the mid-Atlanta region. The plant collections are managed and documented according to professional public garden standards to effectively serve the collection, exhibit, educational and resource management needs.

All of these aspirations, standards and goals comport closely with the mission statement of the Fairfax County Park Authority which endeavors "To enrich quality of life for all members of the community through an enduring park system that provides a healthy environment, preserves natural and cultural heritage, offers inspiring recreational experiences, and promotes healthy lifestyles.

According to AAM, there are about 33,000 museums in the United States. Of those, 1,070 museums, roughly three percent, are currently accredited. AAM accreditation demonstrates that the Resource Management Division and the sites continue to meet National Standards and Best Practices for U.S. Museums.

In a letter to the Park Authority, the AAM praised the honorees' strong work to build responsiveness, diversity and inclusion. It noted that through a rigorous process of self-assessment and review by its peers, Resource Management Division and the sites proved themselves to be good stewards of the resources held in the public trust and committed to a philosophy of continual institutional growth.

The Fairfax County Park Authority Board recognizes that a tremendous effort and commitment is required to achieve and maintain the high standards set by the AAM.

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ENCLOSED DOCUMENTS:

Attachment 1: Resolution

STAFF:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee Vosper, Deputy Director, CBD
Barbara Nugent, Director, RMD
Mary Olien, Operations Branch Manager, RMD
Judith Pedersen, Public Information Officer

***WHEREAS**, Colvin Run Mill Historic Site, Frying Pan Farm Park, Green Spring Gardens, Resource Management Division’s Historic Artifact Collections and Sully Historic Site have been awarded accreditation by the American Alliance of Museums (AAM); and*

***WHEREAS**, Colvin Run Mill Historic Site, Sully Historic Site and RMD’s Historic Artifact Collections were first accredited in 1979, reaccredited in 1990 and 2002, and were the first county-run museums in the United States to be accredited; Green Spring Gardens was included in accreditation for the first time in 2002; and Frying Pan Farm Park was added to the accreditation list this year; and*

***WHEREAS**, AAM establishes the standards through which museums are recognized for their commitment to excellence, accountability and professionalism, and says that “as the ultimate mark of distinction in the museum field, accreditation signifies excellence and credibility;” and*

***WHEREAS**, AAM praised the honorees’ strong work to build responsiveness, diversity, and inclusion, noting that through a rigorous process of self-assessment and review by their peers, RMD and the sites proved themselves to be good stewards of the resources held in the public trust and committed to a philosophy of continual institutional growth; and*

***WHEREAS**, AAM accreditation is a unique honor because, of the 33,000 museums in the United States, only 1,070 museums (roughly three percent), are currently accredited; and*

***WHEREAS**, the accreditation culminates nearly three years of work, and the Fairfax County Park Authority Board recognizes the tremendous effort and commitment required to achieve and maintain the high standards set by the AAM; and*

NOW, THEREFORE, BE IT RESOLVED by the Fairfax County Park Authority that it expresses appreciation and thanks to

Resource Management Division Staff, Friends Groups and Volunteers at Colvin Run Mill Historic Site, Frying Pan Farm Park, Green Spring Gardens, Resource Management Division’s Historic Artifact Collections and Sully Historic Site

for their efforts to maintain the high standards necessary to achieve accreditation by the American Alliance of Museums.

Adopted by the Fairfax County Park Authority Board on September 26, 2018.

Michael W. Thompson, Jr.
Secretary

William G. Bouie
Chairman

Board Agenda Item
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ADMINISTRATIVE – 2

Adoption of Minutes - September 12, 2018, Park Authority Board Meeting

ISSUE:

Adoption of the minutes of the September 12, 2018, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Executive Director recommends adoption of the minutes of the September 12, 2018, Park Authority Board meeting.

TIMING:

Board action is requested on September 26, 2018.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the September 12, 2018, Park Authority Board Meeting

STAFF:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Barbara J. Gorski, Administrative Assistant

**Fairfax County Park Authority
Board Meeting
September 12, 2018**

The Chairman called the meeting to order at 7:30 p.m. at 12055 Government Center Parkway, Room 941, Fairfax, Virginia.

Board Members:

William G. Bouie, Chairman
Ken Quincy, Vice Chair
Michael W. Thompson, Jr., Secretary
Linwood Gorham, Treasurer
Abena A. Aidoo, Ph.D.
Dr. Cynthia Jacobs Carter*
Maggie Godbold
Timothy Hackman
Ronald Kendall
Faisal Khan
Kiel Stone

Staff Present:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/COO
Barbara Gorski
Judy Pedersen, PIO
David Bowden
Todd Brown
Barbara Nugent
Cindy Walsh
Janet Burns
Liz Ittner
Samantha Hudson

Absent*

Guests: Robert A. Stalzer, Deputy County Executive
Sharon Arndt, Health Department

PUBLIC COMMENT

No speakers were present.

INFORMATION ITEMS

I-1 Update on the Workhouse Arts Center Campus (Mount Vernon District)
Deputy County Executive Rob Stalzer provided an update on the discussions pertaining to the Workhouse Arts Campus as the county and the campus team develop a working relationship to enhance the future of the campus. Following discussion Mr. Stalzer stated that he would come back to the Park Authority Board at a future date to provide an update.

Mr. Khan left the meeting.

- I-2 Update on the Partnership for a Healthier Fairfax next 5-year Community Health Improvement Plan
Sharon Arndt from the Health Department, Samantha Hudson, from Planning and Development, and Liz Ittner from Park Services provided a presentation on the Community Health Improvement Plan (CHIP) development process, the goals and objectives in the plan, and the next steps in the process. The presentation also highlighted connections between the CHIP objectives and the Park Authority priorities as identified in the FY19-FY23 Strategic Plan and Parks and Recreation System Master Plan. The board was invited to attend the Partnership for a Healthier Fairfax Coalition Meeting which will be held on Wednesday, October 24, from 2-4 p.m. at the Stacy C. Sherwood Community Center in Fairfax. This meeting will focus on the 2019-2023 Community Health Improvement Plan. The board was invited to review the draft goals, objectives and key actions for Healthy Environment and Active Living, Healthy Eating, and Behavioral Health and provide comments to Samantha Hudson by October 1.

ADMINISTRATIVE ITEMS

- ADMIN-1 Adoption of Minutes – July 25, 2018, Park Authority Board Meeting
Mr. Quincy made a motion to adopt the minutes of the July 25, 2018, Park Authority board meeting; seconded by Mr. Thompson. The motion carried by all members present. Dr. Carter and Mr. Khan were absent.

ACTION ITEMS

- A-1 Approval – Policy 208 Protection of Lands and Facilities Revision
Mr. Quincy made a motion to approve the revised Policy 208 Protection of Lands and Facilities; seconded by Mr. Thompson. The motion carried by all members present. Dr. Carter and Mr. Khan were absent.
- A-2 Mason District Land Exchange – Authorization to Advertise Notice and Hold a Public Hearing Regarding the Exchange of a Portion of the Kasold Property with a Portion of FCPA Holmes Run Stream Valley Park (Mason District)
Mr. Kendall made a motion to authorize staff to advertise notice and hold a public hearing regarding the exchange of a portion of the Kasold Property with a Portion of FCPA Holmes Run Stream Valley Park; seconded by Mr. Thompson. The motion carried by all members present. Dr. Carter and Mr. Khan were absent.

CHAIRMAN'S MATTERS

- Mr. Bouie welcomed everyone back from the August break.

- He thanked staff the great event at Nottoway Park on Saturday, September 8, and their continued dedication.
- The Park Authority lost two very valuable members of the community recently, former Park Authority Director, Bill Beckner, and former Lee District Board Member, Harold Henderson. Bill recalled that Mr. Henderson's son would bring him to nearly every social event that he attended. Mr. Bouie hopes that Mr. Henderson's son will continue to be a part of this. Mr. Henderson loved the Park Authority and his work here.

Mr. Henderson and Mr. Beckner will be sorely missed and have indelible marks on the Park Authority.

Mr. Bouie thanked staff for arranging for Mr. Henderson's memorial service at Twin Lakes Golf Course.

DIRECTOR'S MATTERS

- The Fairfax County Farmers Markets celebrate the award of the Food Insecurity Nutrition Incentive (FINI) Grant, a three-year \$1.8 million dollar United States Department of Agriculture (USDA) program, which provides funding to the Virginia Fresh Match (VFM) statewide network. Through the VFM network, SNAP funds (formerly known as food stamps) spent at the four FCPA run farmers markets are matched up to \$20 per market visit. As a local partner on the project, the Fairfax County Farmers Markets will receive approximately \$50,000 over three years, ensuring SNAP recipients in Fairfax County can afford fresh, local fruits and vegetables. Through this program, mid-sized farmers from the surrounding community will also benefit from up to \$100,000 in added revenue.
- The Park Authority and Fairfax County Board of Supervisors Springfield Representative Pat Herrity launched a new concert series on Wednesday evenings at Burke Lake Park this summer. "Springfield Nights" featured 6 high-quality shows. Unique to this series, each evening featured an opening act by students from the Fairfax County Public Schools showcasing some of the upcoming local musical talent in the Springfield District.

More than 1,700 persons attended throughout the summer, one of the largest audiences for a first-year series bolstered by a social media outreach by Supervisor Herrity's office and the Park Authority Public Information Office. In addition to the music, attendees enjoyed concessions by Two Silos Brewery, Top Dog, and Petersen's Ice Cream.

Springfield Nights is the eleventh series that comprises the Park Authority's Summer Entertainment Series featuring 170 outdoor concerts, performances, and movies at approximately 15 venues attracting an audience of more than 40,000 each summer.

- Mr. Kincannon informed the board the he would be attending the 2018 National Recreation and Park Association Congress in Indianapolis, Indiana, with several staff members the week of September 24-28, at which time the Park Authority will receive its third National Accreditation. Following the September meeting a time will be setup for the Park Authority Board to brag with the Board of Supervisors and staff about the accreditation effort and achievement. He thanked Sara Baldwin and the awesome team of accreditation managers, and talented staff. Parks will officially hear that it has received accreditation with 100% standards met.

BOARD MATTERS

- Mr. Zook had nothing to report.
- Ms. Godbold had nothing to report.
- Mr. Quincy followed on Mr. Bouie's comment regarding the ribbon cutting at Nottoway Park for the larger multi-use field that was completed ahead of schedule. He thanked Dave Bowden and his staff and all those worked to make that possible.

A major event is coming up beginning Saturday, September 15, of which the Fairfax County Park Authority is a sponsor and provides four facilities, that is the Northern Virginia Senior Olympics. It will be held for one week and is a fine event.

- Mr. Thompson thanked staff for work they had done to achieve reaccreditation. When he first came onto the board he was sceptic that spending the time and money to work on accreditation was worth it; however, he quickly learned and understood the value of it.
- Mr. Gorham had nothing to report.
- Dr. Aidoo had nothing to report.
- Mr. Stone had nothing to report.
- Mr. Hackman had nothing to report.
- Mr. Kendall noted that the Spotlight by Starlight Concert Series was successful. It had over 6,500 attendees at the concerts and collected \$7,700 in donations, which is roughly 10% of the cost of the concerts were. The Capital Steps were able to reschedule their performance which was initially rained out. Four hundred people attended that performance.

He reminded the board that the dedication of the Valis Family Golf Learning Center will take place at Pinecrest Golf Course on Saturday, September 15, at 11:30 a.m. As he is unable to

attend he expressed hope that some of the board members would be able to attend to represent the board.

- Dr. Carter was absent.

ADJOURNMENT

There being no further business and without objection, Mr. Bouie adjourned the meeting at 8:50 p.m.

Michael W. Thompson, Jr., Secretary

Minutes Approved at Meeting
on September 26, 2018

Kirk W. Kincannon, Executive Director

Park Authority Board Minutes prepared by

Barbara J. Gorski, Administrative Assistant

Board Agenda Item
September 26, 2018

ACTION

Resident Curator Lease – Turner Farm

ISSUE:

Approval of the draft lease agreement between the Park Authority and the Board of Supervisors for the Park Authority-owned Turner Farm in Great Falls, Virginia which has been placed in the County Resident Curator Program (Dranesville District).

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the draft lease agreement for the purposes of initiating Board of Supervisors lease approval with the selected Resident Curator applicant.

TIMING:

Board Approval is requested on September 26, 2018.

BACKGROUND:

The Resident Curator Program governing legislation stipulates that a property must be owned or leased by the locality to be eligible for lease under the provisions of the Resident Curator Program. To implement the Resident Curator Program, the Park Authority is required to enter a lease agreement with the Board of Supervisors (BOS) to allow the BOS lease agreement with the potential curator.

The Resident Curator Program administrative staff received three applications in January 2017 for Turner Farm in response to an Invitation to Submit (ISA). The application was evaluated through an administrative and financial team review process. The Resident Curator Evaluation Team, confident as a group that the TFF proposal is appropriate for Turner Farmhouse, selected the applicant, updated the Director's Office, PAB, and BOS, and the leasing process began.

The Turner Farmhouse Foundation (TFF) proposes to rehabilitate the house for use as a private residence by Sarah Kirk, who serves as TFF principal, and her immediate family. TFF proposes to rehabilitate the existing garage structure for commercial use as a weekend retreat center. The designated resident curator land surrounding the farmhouse will be used for Ms. Kirk's ponies. Other activities on site may include workshops on farming best practices and open houses for the public to view the

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farmhouse. Per Park Authority Board action on July 26, 2017, the Special Exception application for the commercial use will be submitted by the Park Authority on behalf of the resident curator, TFF. A Special Exception is required because the property is located in the R-1 Zoning District (residential, one dwelling unit per acre). The applicant's proposed retreat center is considered a public benefit association, as expressed in the Use Determination issued by the Department of Planning and Zoning on March 2, 2017. This category of use is allowed by special exception in the R-1 District with approval by the Board of Supervisors. Commercial use of the Turner Farmhouse property will not begin without BOS approval of the SE application.

Ms. Kirk as principal of Turner Farmhouse Foundation has proposed a lease term of approximately twenty (20) years, with a start date of November 1, 2018.

FISCAL IMPACT:

Attachment 5 (Expenditure Budget)

In preparation of Turner Farmhouse for the Resident Curator Program, staff undertook the following bond funded tasks for this property:

- Historic Structure Report and Treatment Plan
- Electrical repair work for the Farmhouse
- Subdivision Consolidation
- Archaeology, Phase I Review

Due to the prohibitive estimated cost of connecting to the public sewer system, Resident Curator staff is undertaking the following tasks for residential septic system installation.

- Soil testing for new septic system
- Septic system redesign and installation
- Well abandonment

Based on the cost estimate, which includes soil testing, design, permitting and construction, funding in the amount of \$150,000 is budgeted for this project and is available through bond funds.

ENCLOSED DOCUMENTS:

Attachment 1: Lease Agreement between FCPA and BOS

Attachment 2: FCPA to BOS Lease Exhibits

Attachment 3: Lease Agreement between BOS and Resident Curator

Attachment 4: BOS to Resident Curator Lease Exhibits

Attachment 5: Turner Farm Expenditure Budget

Board Agenda Item
September 26, 2018

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Dave Bowden, Director, Planning and Development Division

Judy Pedersen, Public Information Office

Barbara Nugent, Director, Resource Management Division

David Buchta, Branch Manager, Heritage Conservation Branch

Stephanie Langton, Resident Curator Program Manager

LEASE AGREEMENT

THIS LEASE ("Lease") made this _____ day of _____ 2018 by and between the **FAIRFAX COUNTY PARK AUTHORITY**, a body corporate and politic, as the landlord hereunder ("**Landlord**") and the **BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**, a body corporate and politic, as the tenant hereunder ("**Tenant**").

RECITALS

R-1 Property Owner is the owner of certain real estate that is identified in the Fairfax County Tax Administration records as Tax Map #12-1 ((1)) 24D ("Parcel"), which is approximately twenty two (22) acres in size and considered part of **Turner Farm Park ("Park")** in the Dranesville Magisterial District. Lessor desires to lease to Resident Curator, and Resident Curator desires to lease from Lessor, approximately five (5) acres within the Parcel as shown on **Exhibit A ("Leased Property")**, which Leased Property includes the **Turner Farm House ("Turner Farm House")** that has an address of 10609 Georgetown Pike, Great Falls, VA 22066.

R-2 Chapter 125, The Resident Curator Program Ordinance, to *The Code of the County of Fairfax Virginia*, established a **Resident Curator Program ("Resident Curator Program")** to preserve and maintain historic properties owned or leased by Fairfax County by leasing historic properties to individuals or businesses for the purposes of maintaining and improving leased properties in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended.

R-3 Tenant desires to enter into a lease with **Turner Farmhouse Foundation** who will be the **Resident Curator ("Resident Curator")** in accordance with the approved **Turner Farmhouse Curator Program** and consistent with the **Resident Curator Lease ("Resident Curator Lease")** attached hereto as **Exhibit B**.

NOW THEREFORE, the parties hereto mutually agree as follows:

- 1. GRANT OF LEASED PROPERTY.** Landlord does hereby lease unto Tenant and Tenant does hereby lease from Landlord the Leased Property, which Leased Property includes nonexclusive access to the Leased Property through the Park as shall be designated by Landlord. Tenant agrees that there are no requirements imposed upon Landlord to perform improvements to the Leased Property.
- 2. TERM OF OCCUPANCY.** The term of occupancy under this Lease (the "**Term**") shall be for a period of **twenty years (20)** to begin at 12:00 noon on the **1st day of November, 2018**, ("**Commencement Date**") and, unless otherwise agreed by the parties hereto and, subject to early termination which will occur if the Resident Curator Lease terminates early, will expire on the **31st day of October, 2038**, ("**Scheduled Termination Date**"). At the expiration of the tenancy hereby created, or upon any re-entry by Landlord into the Leased Property pursuant to any provision herein, Tenant shall surrender the Leased Property.
- 3. RENT.** Not Applicable

4. **USE OF LEASED PROPERTY.** Tenant has leased the Leased Property for the purpose of entering into a sub-lease agreement with the Resident Curator in furtherance of the Tenant's Resident Curator Program. Landlord has negotiated and approved the terms of the sub-lease agreement, defined as the Resident Curator Lease above, and will be responsible for monitoring the Resident Curator's performance under the Resident Curator Lease and for ensuring the Resident Curator complies with the terms of the Resident Curator Lease.

5. **MEETINGS WITH REPRESENTATIVES.** Landlord, Tenant and Resident Curator shall meet quarterly starting on the date of this Lease. Tenant shall include a provision in the Resident Curator Lease requiring the Resident Curator to attend the quarterly meetings. The Landlord's representative is David Buchta, Heritage Conservation Branch Manager (or his designee or successor), (703) 324-8586. The Tenant's representative is Mike Lambert, Assistant Director, Facilities Management Department (or his designee or successor). The Resident Curator is Sarah Kirk, President of the Turner Farmhouse Foundation, who shall be contacted at 731-E Walker Road, Great Falls, VA 22066 until such time that she provides an alternate address in writing to the Landlord or she becomes a resident of the Turner Farm House.

6. **UTILITIES AND SERVICE CONNECTIONS.** Landlord and Tenant shall have no obligation to provide to the Leased Property, or to arrange for the availability at the Leased Property of, any utilities or services and they make no representations or warranties relating thereto or to the condition of the Leased Property. Tenant shall include a provision in the Resident Curator Lease that requires the Resident Curator to arrange for any utilities or services that it requires during the term of the Resident Curator Lease.

7. **REPAIRS AND MAINTENANCE.** Landlord and Tenant shall have no obligation to maintain or repair any portion of the Leased Property. Tenant shall include a provision in the Resident Curator Lease that requires the Resident Curator to perform any repairs or maintenance that is necessary to the Leased Property during the term of the Resident Curator Lease.

8. **END OF TERM.** Upon the expiration or other termination of this Lease or the Resident Curator Lease, the Tenant shall quit and surrender to Landlord the Leased Property.

9. **NOTICES.** Whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, and/or whenever either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to the Leased Property, each such notice, demand, request or other communication shall be in writing and, any law or statute to the contrary notwithstanding, shall not be effective for any purpose unless the same shall be given or served as follows:

(a) If to Tenant:

Director, Facilities Management Department
12000 Government Center Parkway, Suite 424
Fairfax, Virginia 22035

(b) If to Landlord:

Executive Director, Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, Virginia 22035

Every such notice, demand, request or other communication hereunder shall be deemed to have been given or served for all purposes hereunder on the date on which it is received or referred by the party to whom it was sent.

10. TENANT'S FINANCIAL OBLIGATIONS. To the extent there are any financial obligations of the Tenant under this Lease, such financial obligations are subject to appropriations by the Fairfax County Board of Supervisors to satisfy payment of such obligations.

11. PARK USE. Tenant acknowledges that Leased Property is located in a public park and, therefore, is subject to inconveniences due to the public nature of the grounds surrounding the Leased Property.

12. INTERPRETATION. All nouns used herein shall be interpreted and construed to include the singular, plural, masculine, feminine, or neuter forms in any place or places in which the context may require to indicate such interpretation and construction.

13. ENTIRE AGREEMENT. This Lease constitutes the entire agreement between Landlord and Tenant with respect to the Leased Property. This Lease shall not be changed or modified in any manner except by an instrument in writing executed by the parties hereto.

14. SMOKING. Smoking is prohibited at all of Landlord's properties.

[SIGNATURES ON FOLLOWING PAGES]

Witness the following signatures and seals:

LANDLORD:

FAIRFAX COUNTY PARK AUTHORITY

By: _____

Kirk Kincannon
Executive Director
Fairfax County Park Authority

Commonwealth of Virginia :
County of Fairfax :

The foregoing Lease was acknowledged before me this _____ day of _____, 2018
by Kirk Kincannon, in his capacity as the Executive Director of the Fairfax County Park Authority,
the Landlord hereunder.

Notary Public

My Commission expires: _____

Registration Number: _____

Witness the following signatures and seals:

TENANT:

**BOARD OF SUPERVISORS OF
FAIRFAX COUNTY**

By: _____

Fairfax County

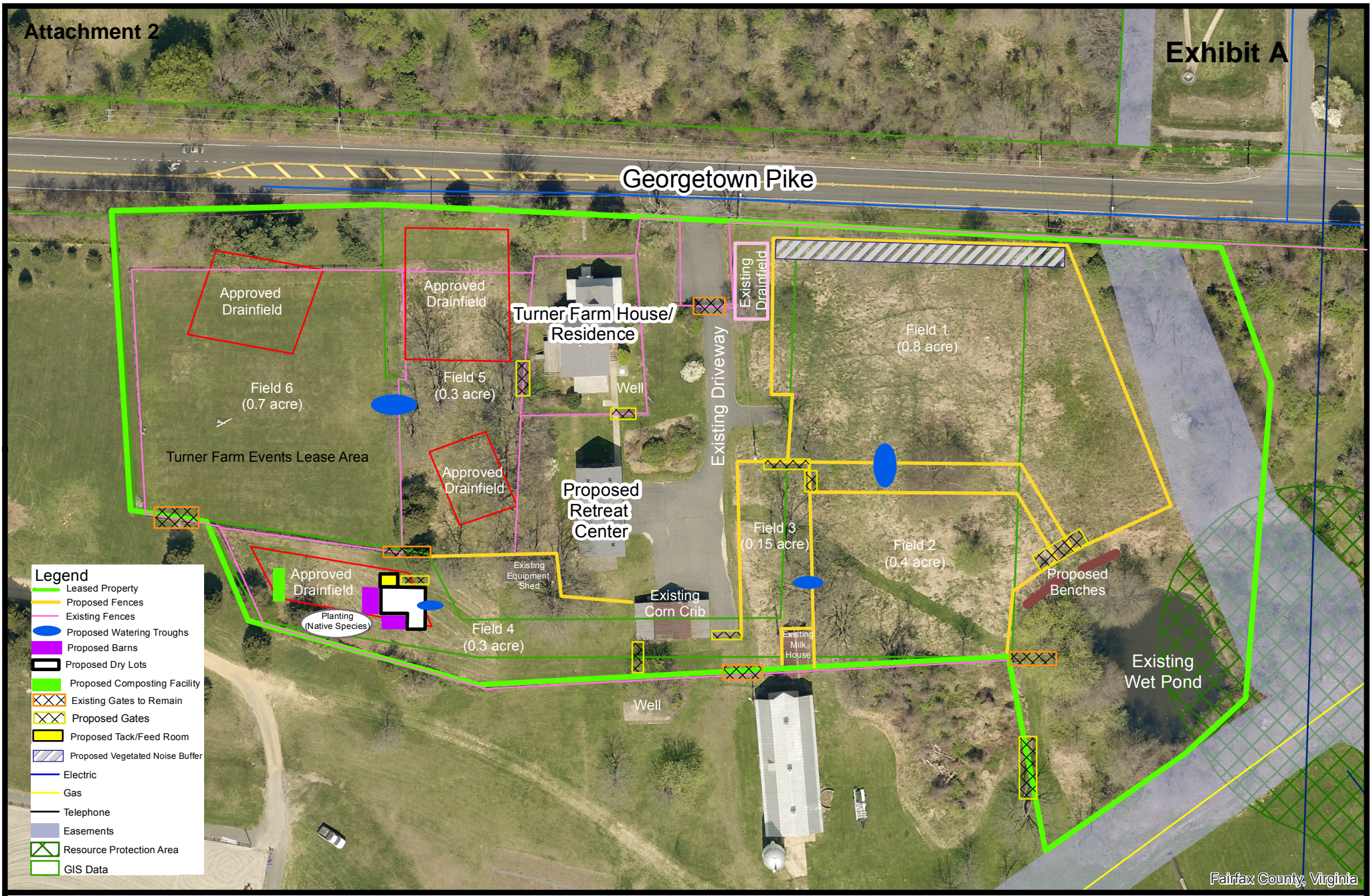
Commonwealth of Virginia :
County of Fairfax :

The foregoing Lease was acknowledged before me this ____ day of _____ 2018
by Dave Molchany, in his capacity as the Deputy County Executive of the Board of Supervisors, the
Tenant hereunder.

Notary Public

My Commission expires: _____

Registration Number: _____



Fairfax County, Virginia




**FAIRFAX COUNTY
PARK AUTHORITY**
12055 Government
Center Parkway, Suite 406
Fairfax, VA 22035-1118

**TURNER FARM PARK
RESIDENT CURATOR PROGRAM
LEASED PROPERTY
APPROXIMATELY 5 ACRES**

0 90
Feet

August 27, 2018
Aerial Feb. 16, 2017



RESIDENT CURATOR LEASE

COMMENCEMENT DATE (“COMMENCEMENT DATE”):

November 1, 2018

between

**BOARD OF SUPERVISORS OF FAIRFAX COUNTY as LESSOR (“LESSOR”)
and**

TURNER FARMHOUSE FOUNDATION as LESSEE (“RESIDENT CURATOR”)

on Property owned by the

FAIRFAX COUNTY PARK AUTHORITY (“PROPERTY OWNER”)

at the

**Turner Farm Park
10607, 10609 and 10611 Georgetown Pike Great Falls, VA 22066
Tax Map #12-1 ((1)) 24D**

RESIDENT CURATOR LEASE

THIS LEASE (“Lease”) is made this ____ day of _____, 2018, (“Effective Date”) by and between the **BOARD OF SUPERVISORS OF FAIRFAX COUNTY (“BOS”)**, 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035, as **Lessor (“Lessor”)**, and **TURNER FARMHOUSE FOUNDATION** as **Lessee (“Resident Curator”)** on property owned by the **FAIRFAX COUNTY PARK AUTHORITY (“FCPA”)**, a body corporate and politic, as **Property Owner (“Property Owner”)**.

RECITALS

R-1 Property Owner is the owner of certain real estate that is identified in the Fairfax County Tax Administration records as Tax Map #12-1 ((1)) 24D (“Parcel”), which is approximately twenty-two (22) acres in size and considered part of **Turner Farm Park (“Park”)** in the Dranesville Magisterial District. Lessor desires to lease to Resident Curator, and Resident Curator desires to lease from Lessor, approximately five (5) acres within the Parcel as shown on **Exhibit A (“Leased Property”)**, which Leased Property includes the **Turner Farm House (“Turner Farm House”)** that has an address of 10609 Georgetown Pike, Great Falls, VA 22066. Resident Curator’s uses for the Leased Property will be in accordance with the Property Owner’s **Turner Farm Master Plan** that was approved on January 24, 2018 (“**Master Plan**”), any Special Exception or other land use approvals by the BOS for the Leased Property and the terms of this Lease. Property Owner leased the Leased Property to Lessor pursuant to a Lease dated xxxxxxxxxx x, 2018 (“**Master Lease**”).

R-2 The Resident Curator Program Ordinance, Chapter 125 of *The Code of the County of Fairfax, Virginia*, established a **Resident Curator Program (“Resident Curator Program”)** to preserve and maintain historic properties owned or leased by Fairfax County, by leasing such historic properties to individuals or businesses for the purposes of maintaining and improving such leased properties in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013) as shown on **Exhibit B**.

R-3 Subject to the Fairfax County Park Authority Turner Farm Park **Conceptual Development Plan (“CDP”)** that was approved in July 2000 and which is incorporated by reference into this Lease, Resident Curator responded to an **Invitation to Submit Application (“ISA”)** for participation in the Resident Curator Program at Turner Farm House. The Lessor and the Property Owner accepted the **Resident Curator’s Response to the ISA (“Resident Curator’s Response to ISA”)** attached as **Exhibit C** and incorporated by reference into this Lease, and appointed Resident Curator as the **Resident Curator of the Leased Property** under this Lease.

R-4 Sarah Kirk (“Ms. Kirk”) is the current President of Resident Curator, and in her capacity as President of Resident Curator, will act as the contact person for Resident Curator. The parties intend that Ms. Kirk and her successors will carry out the duties of the Resident Curator. Resident Curator intends to enter into a **Sublease (“Sublease”)** with Ms. Kirk, individually, who will occupy the Leased Property and reside in the Turner Farm House along with her family and a

caregiver (collectively referred to as the “**Residents**”). The Residents also intend to board equines at the Leased Property.

R-5 Lessor desires to enter into this Lease with Resident Curator to fulfill the requirements of the Resident Curator Program, to include: (a) rehabilitating the Turner Farm House as a residence, (b) repairing the milk house, (c) restoring and preserving a corn crib, (d) and razing an equipment shed (the milk house, corn crib and equipment shed will be collectively referred to as the “**Outbuildings**”), (e) landscaping, and (f) renovating an existing garage into a retreat center (“**Retreat Center**”) subject to the terms and limitations of the necessary Special Exception for such use if and as approved by the BOS (the “**Special Exception**”) and this Lease. Retreat Center visitors will be customers of Resident Curator (“**Customers**”). Resident Curator’s performance of the requirements of the Resident Curator Program and this Lease will be subject to monitoring and review by the Property Owner’s staff.

R-6 Resident Curator will perform all of the required Resident Curator duties and maintain the grounds in accordance with the **Resident Curator’s Response to the ISA (“Response to ISA”)**, the **Resident Curator Maintenance Guidelines and Checklist (“Maintenance Guidelines”)**, attached hereto as **Exhibit D** and incorporated into this Lease and the **Turner Farm House Treatment Plan (“Treatment Plan”)**, attached hereto as **Exhibit E** and incorporated into this Lease. The Response to ISA, Maintenance Guidelines and Treatment Plan are collectively referred to as the **Curator Program (“Turner Farmhouse Curator Program”)**.

R-7 This Lease will incorporate as applicable any **Additional Non-Discretionary Improvements (“Additional Non-Discretionary Improvements”)** and **Additional Discretionary Improvements (“Additional Discretionary Improvements”)** in accordance with the terms of this Lease. All documents, plans, responsibilities, and improvements for the Turner Farmhouse Curator Program, Additional Non-Discretionary Improvements and Additional Discretionary Improvements are collectively referred to as **Curator Program Duties (“Curator Program Duties”)** and must be in compliance with the Master Plan and the Special Exception.

R-8 Resident Curator intends to enter into a written sublease agreement with Ms. Kirk, the requirements of which are addressed in this Lease.

R-9 The Lessor delegated certain responsibilities to the Property Owner to effectuate efficient administration of the Resident Curator Program per a March 29, 2016 memorandum and Property Owner will monitor Resident Curator’s compliance with this Lease pursuant to the Master Lease.

R-10 Lessor, Resident Curator, and the Property Owner will collectively be referred to as the **Parties (“Parties”)**.

R-11 Resident Curator provided to Property Owner a **TFF Business Plan (“Resident Curator Business Plan”)** that proposes four (4) phases and will become effective and commence on the Commencement Date as defined in this Lease. All deadlines and milestones related to the possession or occupancy of the Leased Property will be effective on the Commencement Date.

NOW, THEREFORE, the parties hereto mutually agreed as follows:

1. GRANT OF LEASED PROPERTY. Lessor does hereby lease unto Resident Curator and Resident Curator does hereby lease from Lessor the Leased Property, including nonexclusive access to the Leased Property through the Park via the driveway. It is agreed that by occupying the Leased Property, Resident Curator acknowledges that it has had full opportunity to examine the Leased Property and is fully informed, independent of any statements by Lessor and Property Owner, as to the character, construction and structure of the Leased Property. All amenities and appliances, if any, are in "AS IS" condition as of the Commencement Date and Lessor and Property Owner shall have absolutely no obligation whatsoever to repair such items or to replace any such amenities at the end of their useful life unless specifically stated otherwise in this Lease. It is agreed that by occupying the Leased Property, Resident Curator agrees that there are no requirements imposed upon Lessor or Property Owner to perform improvements or repairs to the Leased Property after the Commencement Date. Resident Curator and Lessor acknowledge that this Lease includes the agreement that Lessor and Property Owner have no requirement to perform repairs or otherwise maintain the Leased Property. Resident Curator must maintain the Leased Property, including all portions designated as a Resource Protection Area, in accordance with all applicable laws and regulations. This Lease is entered into in good faith and the Resident Curator's agreement to perform the maintenance and repairs required under this Lease support the purpose of the Resident Curator Program permitted under Va. Code § 15.2-2306.

Prior to the Commencement Date, the Property Owner must do the following:

1.1 The Property Owner will obtain an engineering design and install a residential septic system to accommodate the Turner Farm House Treatment Plan's needs. The Resident Curator must maintain the Turner Farm House septic system after the Commencement Date.

1.2 The Property Owner will obtain an engineering design for the Retreat Center septic system and will provide such design to the Resident Curator. The Resident Curator will be responsible for all of the costs associated with the installation and approval of the Retreat Center septic system, and must maintain the Retreat Center Septic System after it is approved for use by the appropriate governmental authority. If the Lessor or Property Owner incurs costs, emergency or otherwise, associated with the Retreat Center septic system, Resident Curator must reimburse the Property Owner for such costs.

1.3 The Property Owner will obtain an assessment of the Turner Farm House electrical and plumbing systems and a copy of the assessment will be provided to Resident Curator prior to the Commencement Date. The Property Owner will complete any repairs and perform any improvements to the electrical and plumbing systems in the Turner Farm House that are required in order for a Residential Use Permit ("RUP") to be issued for occupancy of the Turner Farm House by Ms. Kirk, and will obtain all necessary inspections and approvals of such repairs and improvements so that Ms. Kirk may obtain the RUP. The Resident Curator will be responsible for all of the costs associated with the electrical and plumbing systems for the Retreat Center and all costs associated with the electrical and plumbing systems for the Turner Farm House that arise after the Commencement Date.

2. **ACCEPTANCE OF POSSESSION.** Lessor shall deliver possession of the Leased Property to Resident Curator under this Lease on November 1, 2018 (the “**Commencement Date**”). Resident Curator shall accept possession of the Leased Property on the Commencement Date in its “AS IS” condition. Effective on the Commencement Date, the Resident Curator Business Plan proposes the following:

2.1 Phase 1

- a. Start design, permitting, construction activities on the Turner Farm House and Pony Farm fields.
- b. Complete the improvements to the Turner Farm House and the Pony Farm fields so the Residents can move into the Turner Farm House and the equines can be moved onto the Leased Property.

2.2 Phase 2

- a. Complete Turner Farm House Treatment Plan, Pony Farm fencing, Pony Farm barns, other Curator Program Duties.
- b. Start design, permitting, and fundraising to restore the Retreat Center and Outbuildings.

2.3 Phase 3

- a. Fundraise and complete Curator Program Duties for Retreat Center and Outbuildings.

2.4 Phase 4

- a. Fundraise and maintain the Leased Property for the Term of this Lease.

2.5 Resident Curator’s Business Plan must conform and comply with the Curator Schedules and Milestones as defined below.

3. **TERM and SCHEDULED TERMINATION DATE.** The term of this Lease (“**Term**”) shall be for a period of twenty (20) years commencing on 12:00 noon on the Commencement Date and will expire on the **31st day of October, 2038** (“**Scheduled Termination Date**”) unless otherwise agreed by the Parties subject to early termination as described in this Lease. At the expiration of the tenancy hereby created, or upon any re-entry by Lessor into the Leased Property pursuant to any provision herein, Resident Curator will surrender the Leased Property, all Residents will vacate the Turner Farm House and Residents will remove all equines from the Leased Property. Resident Curator does not have any right to extend or renew this lease except as provided for herein.

4. **OCCUPANCY.** Notwithstanding the stated Commencement Date under the Lease, under no circumstances shall Resident Curator, its Retreat Center customers or their invitees, or the Residents, be permitted to occupy the Leased Property, or part thereof, unless and until a **Residential Use Permit (“RUP”), Non-Residential Use Permit (“Non-RUP”), or Final Inspection (“Final Inspection”)** per Virginia Uniform Statewide Building Code, 2012. 113.8,

whichever is applicable, has been issued by the appropriate **Fairfax County Agency** (“**County Agency**”). If a temporary or partial RUP, Non-RUP, or Final Inspection has been issued by the appropriate County Agency, Resident Curator may occupy only that approved portion of the Leased Property.

5. CURATOR SCHEDULE and MILESTONES. Resident Curator, at Resident Curator's sole expense, must timely perform and complete the Turner Farmhouse Curator Program Duties in accordance with corresponding schedules and performance milestones set forth in the Turner Farmhouse Curator Program, herein referred to as **Curator Schedules and Milestones** (“**Curator Schedules and Milestones**”). The Turner Farmhouse Curator Program documents are set forth in detail sufficient to satisfy the Lessor and Property Owner of the items, methodology and timeframes for the development, redevelopment, remediation, repair, replacement, refurbishment, renovation, rehabilitation, and maintenance of the Leased Property. This Resident Curator’s agreement to perform the maintenance and repairs required under this Lease support the purpose of the Resident Curator Program permitted under Va. Code § 15.2-2306.

6. EARLY TERMINATION. Commencing fifteen (15) years after the Commencement Date, Lessor shall have the right to exercise an **Early Termination** (“**Early Termination**”) of this Lease, which shall occur prior to the Scheduled Termination Date, such early termination date herein referred to as **Early Termination Date** (“**Early Termination Date**”), provided that notice (via email and certified letter) is given to Resident Curator at least six (6) months prior to the Early Termination Date. At the expiration of the tenancy hereby created, pursuant to an Early Termination or any provision herein, Resident Curator shall surrender the Leased Property, in accordance with Section 23 of this Lease. Approved Installed Improvements pursuant to Section 8 related to the Curator Program Duties (including the Pony Farm) shall remain in place and become the property of the Property Owner.

6.1 The Resident Curator shall have the right to Early Termination in the event that the BOS does not approve the Special Exception within one (1) year of the Commencement Date. In order to exercise this right of Early Termination, Resident Curator must give written notice of its intent to exercise a right of Early Termination (“**Early Termination Notification**”). The Early Termination Notification may be sent via email. The Early Termination Notification must be delivered to Lessor within thirty (30) days of the date the BOS either votes to deny the Special Exception or fails to approve the Special Exception within one (1) year of the Commencement Date (“**Disapproval Date**”). The Early Termination Notification must set forth the date Resident Curator intends for the Lease to terminate (“**Early Termination Effective Date**”). The Early Termination Effective Date must be within 180 days of the Disapproval Date. At the Early Termination Effective Date, Resident Curator must surrender the Leased Property to Lessor in accordance with Section 23 of this Lease. Approved Installed Improvements pursuant to this Lease as part of the Curator Program Duties or the Pony Farm that are completed prior to the Early Termination Effective Date shall remain in place and will become the property of the Property Owner.

6.2 If Resident Curator has not provided written notice (email notification is acceptable) to Lessor that it wishes to exercise its right of Early Termination within thirty

(30) days from the Disapproval Date, then Resident Curator must complete the Term of Lease unless the Lease is otherwise terminated in accordance with the terms of the Lease.

7. **RENT and FAIR MARKET RENTAL VALUE.** Residents Curator's consideration for the Lease is the performance of the Turner Farmhouse Curator Program requirements as set forth in R-6 that the parties agree have an estimated cost of six hundred seventy-two thousand dollars and no/100 (\$672,000.00) and the Parties agree that the adjusted **Fair Market Rental Value ("Fair Market Rental Value")** for the Term is **six hundred seventy-two thousand dollars and no/100 (\$672,000.00)** as shown on **Exhibit F** which is attached and incorporated into this Lease. Any adjustments to the Fair Market Rental Value must be agreed to by the Parties in writing.

8. **WORK-IN-PROGRESS and APPROVED INSTALLED IMPROVEMENTS.** The Parties anticipate there will be the following three categories of improvements Resident Curator will make to the Leased Property pursuant to this Lease: (1) improvements required by the Turner Farmhouse Curator Program ("**Curator Program Improvements**"), (2) Additional Non-Discretionary Improvements, and (3) Additional Discretionary Improvements. All plan submissions, plan approvals, permitting, construction, inspections, and corrective action for the Curator Program Improvements, Additional Non-Discretionary Improvements, and Additional Discretionary Improvements shall be collectively referred to as **Work-In-Progress ("Work-In-Progress")** until deemed an approved installed improvement as defined in this section.

8.1 Construction, rehabilitation or installation of improvements that result in plan closeout, permit closeout, bond release, occupancy, or similar final approval for the Curator Program Improvements, the Additional Non-Discretionary Improvements, and the Additional Discretionary Improvements shall be collectively referred to as **Approved Installed Improvements ("Approved Installed Improvements")** and the date of final action that qualified Work-In-Progress as an Approved Installed Improvement shall be referred to as **Approved Improvement Date ("Approved Improvement Date")**.

8.2 In the event of Early Termination or Event of Default, as defined in this Lease, Property Owner, in its sole discretion, may require that Work-In-Progress be cured or removed at Resident Curator's cost especially if Work-In-Progress creates an unsafe condition.

9. **ADDITIONAL NON-DISCRETIONARY IMPROVEMENTS.** Resident Curator and Lessor acknowledge that there may be certain improvements that are necessary, that affect the structure of the Leased Property, that were unknown to the Parties at the execution of this Lease, that are not included in the Curator Schedules and Milestones and that are capital in nature; these improvements are defined as "**Additional Non-Discretionary Improvements.**"

9.1 If Resident Curator determines that it is required to perform such Additional Non-Discretionary Improvements, then it must provide written notice to Lessor and Property Owner of all such Additional Non-Discretionary Improvements. If Lessor and Property Owner agree that the improvements listed on that written notice qualify as Additional Non-Discretionary Improvements, then they shall (a) notify Resident Curator in writing that they agree the improvements qualify as Additional Non-Discretionary Improvements,

and(b) advise Resident Curator whether they consent to Resident Curator performing the Additional Non-Discretionary Improvements.

9.2 The Parties may agree to add the cost of the Additional Non-Discretionary Improvements to the estimated cost of the Turner Farmhouse Curator Program requirements if before commencement of the Additional Non-Discretionary Improvements (a) the Resident Curator first gives written notice to Lessor and Property Owner of any intent to add the cost of the Additional Non-Discretionary Improvements, and (b) the Resident Curator provides a cost accounting of all labor and materials to the Lessor and the Property Owner. Additional Non-Discretionary Improvements covered in this section shall be accounted for according to the template attached as **Exhibit G** and incorporated in this Lease, and if agreed to in writing by the Parties, the term of the Lease may be extended in accordance therewith.

10. ADDITIONAL DISCRETIONARY IMPROVEMENTS. Additional Discretionary Improvements (“**Additional Discretionary Improvements**”) are those improvements, capital or otherwise, that the Resident Curator decides to undertake for its own convenience or desire, and that are not considered a part of the Turner Farmhouse Curator Program or considered Additional Non-Discretionary Improvements. Resident Curator may not perform any Additional Discretionary Improvements unless it has the written consent of the Property Owner, which consent may be withheld in its absolute discretion. Resident Curator understands that it makes any such Additional Discretionary Improvements at its own risk and expense, and such Additional Discretionary Improvements become the property of the Property Owner at Property Owner’s sole discretion. At the sole discretion of Property Owner and Lessor, Additional Discretionary Improvements may be required to be removed and costs for removal, including offsite disposal or any necessary restoration (per approval by the Property Owner) shall be the responsibility of the Resident Curator.

11. CONDITIONS FOR WORK-IN-PROGRESS and APPROVED INSTALLED IMPROVEMENTS. The Resident Curator must fulfill the Turner Farmhouse Curator Program Duties as defined in R-7 and obtain all required governmental approvals and permits for such work. As part of the Turner Farmhouse Curator Program Duties, Resident Curator must submit applicable documents to Lessor and Property Owner for review and written approval of Work-In-Progress. Preliminary testing, construction, and other related activity may not commence until the Property Owner has determined that the Work-In-Progress will have “no adverse effect” on the historic integrity of the Leased Property and Property Owner has given final written approval.

11.1 APPROVAL, DISAPPROVAL. In order to obtain written approval for Work-In-Progress, Resident Curator must provide to the Property Owner the following support information: (a) narrative summary of proposed improvements; (b) representative photos (digital or print) that clearly indicate the proposed project area; (c) a site map indicating the project area; and (d) any supporting material, material samples, plans, schematics and specifications that the Property Owner determines is pertinent to review the project. The Property Owner shall review the plans and specifications for conformity with the terms of this Lease, and the Property Owner shall, within thirty (30) business days after receipt thereof, either approve the submissions, or notify the Resident Curator in writing of

disapproval including specifying the respects in which the submissions do not conform to the terms of this Lease. If the Property Owner fails to respond within thirty (30) business days, such plans and specifications for Curator Program Improvements and/or Additional Non-Discretionary Improvements shall be deemed approved, and such plans and specifications for Additional Discretionary Improvements shall be deemed disapproved.

11.2 RESUBMISSION. In the event of disapproval, the Resident Curator shall modify the plans and specifications to conform to the terms of this Lease in those respects specified by the Property Owner as the grounds for disapproval; provided the Resident Curator may elect not to pursue and therefore not to modify and resubmit the plans and specifications for Additional Non-Discretionary Improvements. The re-submission shall be subject to review and approval by the Property Owner in accordance with the procedure provided above for an original submission, until the plans and specifications have been approved by the Property Owner.

11.3 ADDITIONAL REVIEW. If the Work-In-Progress requires review by the **Fairfax County Architectural Review Board (“ARB”)**, or by another regulatory entity, then the the Resident Curator will prepare required documents in accordance with the governing regulations and submit required documents to the ARB or other applicable regulatory entity for review with a copy to the Property Owner. Resident Curator will inform Lessor and the Property Owner of regulatory entity determination(s). In the event of a determination of adverse effect, Resident Curator must follow and fulfill any prescribed mitigation requirements if the Work-In-Progress proceeds as proposed. When such additional regulatory review is required, Work-In-Progress will be allowed to proceed if the Property Owner consents in writing and the ARB or other regulatory entity determines that there will be no adverse effect on the Leased Property’s historic or archaeological resources.

11.4 COMPLIANCE. Work-In-Progress undertaken by or for the Resident Curator at the Leased Property, and any future changes thereto, shall be in material conformity with all applicable Laws, including, without limitation, the Americans With Disabilities Act of 1990, 42 U.S.C. §§ 12101, et seq. and the Resident Curator’s insurance policies.

11.5 DUE DILIGENCE, PERMITS. The Resident Curator’s Work-In-Progress must comply with all applicable laws. The Resident Curator must obtain and pay for the preparation and approval of required engineering, architectural or other plans, permits, and inspections for any renovation, replacement and/or construction work undertaken by or for the Resident Curator on the Leased Property. Any architect or engineer undertaking any of the Work-In-Progress must carry professional liability insurance naming the Resident Curator, Lessor, and the Property Owner as additional insureds, and the Resident Curator must provide proof of such insurance to Lessor and the Property Owner.

11.6 CONSTRUCTION. The term **Contractor (“Contractor”)** means any person or entity, including the Resident Curator, that provides labor, materials or both for the Turner Farmhouse Curator Program Duties whether or not paid by the Resident Curator. Contractor must provide evidence of any required **license (“License”), bond (“Bond”)**

and **insurance** (“**Contractor’s Insurance**”) for Work-In-Progress performed by Contractor in accordance with all applicable local, state and federal laws and regulations and this Lease. During Work-In-Progress, Resident Curator must maintain or require its Contractor(s) to maintain worker’s compensation insurance in the amounts required by applicable law (or reasonably comparable insurance if such insurance is no longer available); builder’s risk insurance (or such reasonably comparable insurance) on an “all risk” basis (including collapse) insuring against casualty to such construction for full replacement value of the work performed and the equipment, supplies and materials furnished and stored, unless such insurance coverage is provided under policies carried by Resident Curator; automobile liability in the minimum amounts required by law; and public liability insurance within limits in an amount reasonably satisfactory to Lessor and Property Owner.

11.7 GENERAL PROVISIONS. Contractor may not commence Work-In-Progress until all required permits, certificates, or other approvals have been issued and are in effect. Once commenced, the Work-In-Progress must be prosecuted continuously and with diligence in accordance with the Curator Schedules and Milestones. Work-In-Progress must be of high quality and performed in a workmanlike manner, free from faults and defects. Resident Curator must dispose of all waste and debris that result from the demolition of existing structures or other Work-In-Progress performed on the Leased Property, and such disposal must be performed in accordance with applicable laws and regulations.

11.8 PAYMENT FOR WORK-IN-PROGRESS. Resident Curator must pay the entire cost of all Work-In-Progress in cash or its equivalent, promptly, within the time periods specified in its Contractor contract(s) or other business contract, unless the Parties agree in writing to a different payment arrangement.

11.9 INSPECTION OF WORK-IN-PROGRESS. Lessor and Property Owner will enter upon the Leased Property from time to time upon reasonable notice to Resident Curator and without material interruption to the Work-In-Progress, for the purpose of reviewing the Work-In-Progress being performed by or on behalf of Resident Curator, and such entry shall not be construed to be a violation of Resident Curator’s right to the Leased Property.

11.10 TIME FOR COMPLETION OF WORK-IN-PROGRESS. Notwithstanding any provision of this Lease, including any applicable cure period for a default or Force Majeure, the Work-In-Progress must be completed in accordance with the Curator Schedules and Milestones.

11.11 APPROVED INSTALLED IMPROVEMENTS. The Work-In-Progress will be considered an Approved Installed Improvement for the purposes of this Lease only when Resident Curator can demonstrate completion of plumbing, electrical, mechanical, structural, site, or other elements, proper offsite removal and disposal of construction debris, proof that all governmental inspections have been completed, and proof of issuance of required permits, approvals, and the like, necessary for the lawful use and occupancy of

such portion of the Leased Property impacted by the Work-In-Progress or any portion thereof, including any temporary or permanent certificates of occupancy, copies of which shall be delivered by Resident Curator to Property Owner.

11.12 WARRANTY. All Contractors must provide a **warranty (“Warranty”)** for labor for at least one (1) year after Approved Improvement Date. Warranties for materials shall be in accordance with the manufacturer’s warranty. Resident Curator must place user manuals and warranty documents for materials, equipment, appliances, and the like in a three (3) ring binder and store the binder in a safe place with easy access should Lessor or Property Owner request a review of the documents, which request must be granted by Resident Curator. The Binder will become the property of Property Owner upon any Early Termination or Scheduled Termination of this Lease.

11.13 RECORD SET OF DRAWINGS. Resident Curator must furnish Lessor and Property Owner with a complete record set of any final plans and specifications for Approved Installed Improvements constructed by or for Resident Curator as part of the Turner Farmhouse Curator Program Duties, together with copies of all final permits and approvals issued by plumbing, gas, electrical, building, health department, or other inspectors.

11.14 MECHANICS’ LIENS. No mechanics, materialmen or similar lien shall attach and remain against Lessor or Property Owner’s interest in or to the Leased Property for any Work-In-Progress or Approved Installed Improvements performed by or for Resident Curator. If, as part of the Turner Farmhouse Curator Program Duties, any lien relating to the Work-In-Progress or Approved Installed Improvements is filed against Lessor, Property Owner or Resident Curator’s interest in the Leased Property, and such lien is not removed within sixty (60) days after the date for payment under the contract for such Turner Farmhouse Curator Program Duties, then Resident Curator must discharge the same by payment or by filing any necessary bond within fifteen (15) days after the expiration of such sixty (60) day period.

11.15 CONTROL OF WORK-IN-PROGRESS and OWNERSHIP OF APPROVED INSTALLED IMPROVEMENTS. Property Owner will continue to have title to the Leased Property and Resident Curator, subject to the terms of this Lease, will have control of the Work-In-Progress within the Leased Property. Upon the expiration or termination of this Lease, all Approved Installed Improvements will become the property of Property Owner with no compensation to Resident Curator for any Approved Installed Improvements which may have been paid for by or on behalf of Resident Curator.

12. UTILITIES and SERVICE. Resident Curator is responsible for securing accounts with local utility companies in order to activate service of all utilities as of the Commencement Date, and is responsible for payment of all utility usage commencing on the Commencement Date. Utilities and services used at the Leased Property must be consistent with this Lease. Unless otherwise noted in this Lease, Resident Curator is responsible for costs associated with extending

utilities or other services within the Leased Property for utilities or services that support the Turner Farmhouse Curator Program Duties.

13. USE OF LEASED PROPERTY. This Section sets forth the only permitted uses of the Leased Property (“**Permitted Uses**”). The Leased Property may not be used for any use other than the Permitted Uses without the prior written permission of Property Owner.

13.1 RESIDENT CURATOR PROGRAM. Resident Curator will use the Leased Property to perform and fulfill the Turner Farmhouse Curator Program Duties.

13.2 RETREAT CENTER. Subject to the approval of the Special Exception, Resident Curator may use the Leased Property for all uses approved with the Special Exception for the Retreat Center. Retreat Center Customers shall carry applicable insurance and shall indemnify Lessor and Property Owner during their occupancy and use of the Leased Property pursuant to a Release and Indemnification Statement approved by the County Attorney [PERHAPS ATTACH AS AN EXHIBIT].

13.3 RECREATIONAL FIELD USAGE. As part of the Retreat Center experience, Retreat Center Customers will be allowed to walk through Field # 2 as identified on Exhibit A to access the pond. Resident Curator must allow **Turner Farm Events (“TFE”)** to continue using Field # 6 as shown on Exhibit A as a warm-up ring a minimum four (4) times a year, subject to such reasonable terms and conditions as Resident Curator may establish. Parking and unloading of horses related to TFE will remain in their current location on the Park property and not on the Leased Property.

13.4 PLANTED BUFFERS. As part of the Turner Farmhouse Curator Duties, Resident Curator will (i) plant an evergreen shrub buffer, fifteen feet (15’) wide, along Georgetown Pike, and (ii) plant screening between Field # 6 and the dirt road that leads to the main equestrian ring of the Park. All plantings are subject to the approval of the Property Owner and will remain the property of the Property Owner upon expiration or termination of this Lease.

13.5 USE OF THE TURNER FARM HOUSE AND THE LEASED PROPERTY FOR RESIDENTIAL PURPOSES. As set forth in this Lease, Resident Curator may enter into a written sublease agreement with Ms. Kirk, subject to written approval by Lessor and Property Owner in accordance with this Lease, which sublease will permit the Residents to reside in the Turner Farm House and to occupy the Leased Property subject to the terms and conditions of such sublease and in conformance with this Lease. In accordance with such an approved sublease agreement, the Residents may occupy and use the Turner Farm House as a residence and the remainder of the Leased Property for all lawfully permitted uses that are consistent with residential and agricultural use and that conform with the terms of this Lease.

14. SIGNS and MARKETING. Lessor and Property Owner will have the right to install one or more **Signs or Kiosks (“Signs”)** on the Leased Property on the exterior and in the interior of

the buildings provided that such Signs do not unreasonably interfere with Resident Curator's use of the Leased Property. Resident Curator will have the right to install interior and exterior signs on the Leased Property, including, without limitation, a sign for the Retreat Center, that comply with applicable provisions of the Zoning Ordinance with the approval of the Property Owner, such approval not to be unreasonably withheld, conditioned or delayed.

14.1 Property Owner shall have the right to install a plaque or other designating signage on the Leased Property in order to indicate the name of Turner Farm House and its inclusion in the Resident Curator Program. No signage, whether exterior or interior, that is visible from the exterior shall include any commercial advertising beyond the identification of Resident Curator and the Leased Property. Resident Curator agrees that Lessor's or Property Owner's name and logo shall be included in major signage such as entrance signage.

14.2 The location and method of installation will be determined in consultation with Resident Curator. If Resident Curator proposes any directional signs for the Leased Property located outside the Leased Property, Property Owner retains the right to review and approve any such signs in its absolute discretion. Resident Curator must comply with all applicable laws that impact the location, size, and installation of signs.

15. PARK USE and CONTACTS. Resident Curator acknowledges that the Leased Property is located in a public park and, therefore, (a) is subject to inconveniences due to the public nature of the grounds surrounding the Leased Property, and (b) is subject to **Fairfax County Park Authority Regulations ("Park Authority Regulations")** attached hereto as **Exhibit H** and incorporated into this Lease. Resident Curator shall provide a two (2) week advanced written notification (email notification is acceptable) to the Property Owner Contact and the Park Contact for any activities that could potentially impact or interfere with Park operations or management. Resident Curator shall adjust Work-In-Progress or other activities that could potentially impact or interfere with Park operations or management if required by Property Owner.

15.1 RESIDENT CURATOR CONTACT: Sarah C. Kirk, President, Turner Farmhouse Foundation, skirkbtr@gmail.com , (703) 403-3072

15.2 PROPERTY OWNER CONTACT: David Buchta, Heritage Conservation Branch Manager, Resource Management Division, david.buchta@fairfaxcounty.gov, (703) 324-8586

15.3 PARK CONTACT: Wayne Brissey, Area 6 Manager, Park Operations Division, wayne.brissey@fairfaxcounty.gov , (703) 759-4851

15.4 LESSOR CONTACT: Mike Lambert, Assistant Director, Facilities Management, michael.lambert@fairfaxcounty.gov, (703) 324-2825

The contacts listed in this Section may be changed by any Party through the Notice process set forth in this Lease.

16. PUBLIC ACCESS. Resident Curator shall allow reasonable access, including programmatic access, to the Leased Property to the public consistent with the historic property's nature and use as agreed upon by the Parties in writing (email confirmation is acceptable) pursuant to the Resident Curator Program, provided such access is consistent with Resident Curator's and the Residents' reasonable expectations of privacy and control of the Turner Farmhouse Residence and does not impact or interfere with Resident Curator's or the Residents' Permitted Uses of the Leased Property. Resident Curator will offer at least one of the following annually: open house opportunity for the farmhouse, lectures or workshops on Pasture Management and Manure Management and tours of the pony farm. A failure to allow the public access required in this section for two consecutive years will be considered an Event of Default.

17. MEETINGS. The Parties shall meet quarterly, or more frequently at the request of any Party, at a location determined by Property Owner, starting on the Commencement Date of this Lease. Meetings shall be set up with Contacts identified in Section 15 of this Lease.

18. ANNUAL REPORT. Within ninety (90) days after the end of the first year of the Term, and after the end of every year of the term thereafter, Resident Curator shall submit to the Property Owner a written **Annual Report** ("**Annual Report**") that summarizes the progress and status of the Resident Curator Program at the Leased Property for the then-ended term year. The Annual Report shall demonstrate to Lessor's and Property Owner's reasonable satisfaction that Resident Curator is rehabilitating and maintaining the Leased Property in compliance with the Resident Curator Program and this Lease. The Annual Report shall also note the nature and dates for any public and community activities at the Leased Property, and the number of visitors participating in each event. Each Annual Report must contain a financial statement accounting for all Approved Installed Improvements completed to date as well as the value of any Work-In-Progress. Resident Curator will certify each Annual Report under the penalty of perjury, as being accurate, true, and complete, to the best of Resident Curator's knowledge, belief, and ability to ascertain. Resident Curator's failure to file the Annual Report within the time limits prescribed hereunder shall be considered an Event of Default.

19. AUDIT. All reports, financial statements, analyses and other documentation provided by Resident Curator shall be subject to verification and audit by Lessor, Property Owner, agents or assigns. Resident Curator must provide additional documents upon request if required as part of an audit.

20. CONTRACT INSURANCE PROVISIONS

20.1 The Resident Curator shall be responsible for the Leased Property, and the Work-In-Progress and every part thereof, and for all materials, tools, equipment, appliances, and property of any and all description used in connection therewith. The Resident Curator assumes all risk of direct and indirect damage or injury to the property or persons used or employed on or in connection with the Work-In-Progress, and of all damage or injury to any person or property wherever located, resulting from any action, omission, commission or operation permitted under the Lease or that occurs at the Leased Property.

20.2 The Resident Curator shall provide the following:

20.2.1 During the continuance of all Work-In-Progress, maintain statutory Workers' Compensation and Employer's Liability insurance in limits of not less than \$100,000 to protect the Resident Curator from any liability or damages for any injuries (including death and disability) to any and all of its employees, including any and all liability or damage which may arise by virtue of any statute or law in force within the Commonwealth of Virginia. If the Resident Curator is exempt from this requirement based on Virginia law it should send confirmation of this waiver.

20.2.2 The Resident Curator agrees to maintain Commercial General Liability insurance in the amount of \$1,000,000 per occurrence/aggregate, to protect the Resident Curator, its subtenants, and the interests of Fairfax County, Lessor, and Property Owner, and each of their respective officers and employees, against any and all claims for injuries to third parties, including bodily injury and personal injury, wherever located, occurring on the Leased Property or resulting from any action or operation under the Lease or in connection with the Work in Progress.

20.2.3 The Resident Curator agrees to maintain owned, non-owned, and hired Automobile Liability insurance, in the amount of \$1,000,000 per occurrence/aggregate, including property damage, covering all owned, non-owned, borrowed, leased, or rented vehicles operated by the Resident Curator. In addition, all mobile equipment used by the Resident Curator in connection with the Work in Progress will be insured under either a standard Automobile Liability policy, or a Commercial General Liability policy.

20.2.4 Directors & Officers Insurance in the amount of \$1,000,000 per occurrence/aggregate.

20.2.5 Liability insurance may be arranged by General Liability and Automobile Liability policies for the full limits required, or by a combination of underlying Liability policies for lesser limits with the remaining limits provided by an Excess or Umbrella Liability policy.

20.2.6 The Resident Curator agrees to provide insurance issued by companies admitted within the Commonwealth of Virginia, with the Best's Key Rating of at least A:VI.

20.2.7 European markets including those based in London, and the domestic surplus lines markets that operate on a non-admitted basis are exempt from this requirement provided that the Resident Curator's broker can provide financial data to establish that a market is equal to or exceeds the financial strengths associated with the A.M. Best's rating of A: VI or better.

20.2.8 Hold-harmless and Indemnification: The Resident Curator hereby agrees to indemnify, defend and hold harmless Fairfax County, Lessor and Property Owner, and each of their respective officers, agents and all employees and volunteers, from any and all claims for any combination of bodily injury, personal injury or property damage, including cost of investigation, all expenses of litigation, including reasonable attorney fees, and the cost of appeals arising out of any claims or suits arising from any condition on the Leased Property or which result from errors, omissions, or negligent acts of any combination of the Resident Curator, its subtenants, its contractors or any of their agents and employees.

20.2.9 The Resident Curator will provide an original, signed Certificate of Insurance citing the Leased Property and such endorsements as prescribed herein.

20.2.10 The Resident Curator will secure and maintain all insurance certificates of its subtenants and contractors, which must be made available to the Property Owner on demand.

20.2.11 The Resident Curator will provide on demand certified copies of all insurance policies related to the contract within ten business days of demand by the Property Owner. These certified copies will be sent to the Property Owner from the Resident Curator's insurance agent or representative.

20.3 No change, cancellation, or non-renewal shall be made in any insurance coverage without a thirty (30) day written notice to the Property Owner. The Resident Curator shall furnish a new certificate prior to any change or cancellation date. The failure of the Resident Curator to deliver a new and valid certificate will be considered an Event of Default.

20.4 Compliance by the Resident Curator and all subtenants and contractors with the foregoing requirements as to carrying insurance shall not relieve the Resident Curator and all subtenants and contractors of their liability provisions of the Lease.

20.5 Contractual and other liability insurance provided under this contract shall not contain a supervision, inspection or engineering services exclusion that would preclude the Property Owner from supervising and/or inspecting the Work in Progress as to the end result. Resident Curator shall assume all on-the-job responsibilities as to the control of persons directly employed by it and of its contractors.

20.6 Nothing contained in the specifications shall be construed as creating any contractual relationship between any subtenant or contractor and Property Owner. The Resident Curator will be as fully responsible to Property Owner for the acts and omissions of the subtenants, contractors and of persons employed by them as it is for acts and omissions of person directly employed by it.

20.7 Precaution shall be exercised at all times for the protection of persons (including employees) and property.

20.8 The Resident Curator and all subtenants and contractors must comply with the Occupational Safety and Health Act of 1970, Public Law 91-596, as it may apply to the Work in Progress and this Lease.

20.9 Lessor, Property Owner, and their respective officers and employees shall be named as an "additional insured" in the Automobile and General Liability policies and it shall be stated on the Insurance Certificate that this coverage "is primary to all other coverage the Lessor/Property Owner may possess."

21. NO HAZARDOUS CONDITIONS. Resident Curator must not permit any hazardous materials, explosives, combustible, corrosive or erosive materials, as defined by the Fire Marshal, on the Leased Property or perform any action, or fail to perform any action, which would increase the cost of fire or other hazard insurance on the Leased Property.

22. PARTICIPATION IN ILLEGAL ACTIVITIES. If the Lessor or Property Owner determines that the Resident Curator has participated in or in any manner permitted any criminal activities on the Leased Property, Lessor or Property Owner reserves the right immediately to declare an Event of Default and Lessor shall thereafter have the immediate right to terminate this Lease.

23. EXPIRATION OR TERMINATION OF LEASE. Upon the expiration or other termination of this Lease, the Resident Curator shall quit and surrender to Property Owner the Leased Property with all Approved Installed Improvements, broom-cleaned and in such order and condition as Resident Curator is required to maintain the same hereunder and all Residents and animals must vacate the Leased Property. Resident Curator and Residents must remove all movable personal property therefrom to the extent that such personal property does not constitute a fixture to the Leased Property, failing which, such moveable personal property will be deemed to have been abandoned.

24. DEFAULT AND LESSOR'S RIGHT TO REPOSSESS.

24.1 An **Event of Default** ("Event of Default") will exist if any of the following situations occur:

24.1.1 Failure to Complete Work. If Resident Curator does not achieve benchmarks in accordance with the Curator Schedules and Milestones and has not commenced the required Work-In-Progress within thirty (30) days' notice of a failure to achieve a benchmark and/or does not diligently pursue such Work-In-Progress to completion.

24.1.2 Bankruptcy. If the Resident Curator files any petition or answer seeking any reorganization, arrangement, liquidation, dissolution, or similar relief for Resident Curator under the United States Bankruptcy Code, as then in effect, or any other present or future federal, state, or other statute, law, or regulation, or if Resident Curator seeks, consents to or acquiesces in the appointment of any trustee, receiver, or liquidator of Resident Curator or of all or any substantial part of

Resident Curator's properties, or makes any general assignment for the benefit of creditors.

24.1.3 Change of Resident Curator Status. If TFF's purpose is no longer consistent with the Resident Curator Program, or if TFF's compliance is no longer consistent with the terms of this Lease.

24.1.4 Failure to Perform Lease Requirements. In addition to the Events of Default defined above, and except as provided herein, if any Party fails to perform or observe any covenants, terms or conditions in this Lease after thirty (30) days written notice thereof from the non-defaulting party, then such a failure to perform or observe shall also be considered an Event of Default; provided that if compliance requires more than 30 days to perform, such additional time for performance shall be allowed as long as the defaulting party diligently pursue the performance to completion.

At the expiration of the tenancy hereby created pursuant to an Event of Default, Resident Curator shall surrender the Leased Property, Residents will vacate the Turner Farm House, and Residents will remove all equines from the Leased Property within thirty (30) days of such expiration of the tenancy.

24.2 Remedy of Default. In addition to its remedies under this Lease, a non-defaulting party shall have all available rights and remedies at law and in equity. The failure of one party to the action in case of a breach of the Lease, or the failure of a party to enforce its rights hereunder shall not be deemed a waiver of any breach of this Lease. In the absence of written notice or consent, any such breach shall be a continuing one. This section however shall not be construed as a waiver of any defenses that one party may assert against the other under the Lease. The non-defaulting party has the right to terminate this Lease in the Event of Default by providing written notice to the defaulting party that the Lease will be terminated ("Notice of Termination"). The Notice of Termination must set forth the date on which the Lease will terminate ("Default Termination Date"), which date must be at least 30 calendar days after the date the Notice of Termination is served on the defaulting party. If Lessor serves Resident Curator with a Notice of Termination, then after the Default Termination Date and notwithstanding any former breach of covenant or waiver of the benefit hereof or consent in a former instance, Lessor lawfully may, in addition to any and all rights and remedies otherwise available to Lessor at law, enter into and upon the Leased Property and repossess the same and expel Resident Curator and those claiming through or under Resident Curator or otherwise in occupancy and remove their effects (forcibly if necessary) without being deemed guilty of any manner of trespass, and without prejudice to any rights or remedies to which Lessor might otherwise be entitled, for arrears of rent or preceding breach of covenant.

Resident Curator covenants and agrees any entry or re-entry by Lessor whether by summary proceedings, termination or otherwise, that Resident Curator is, and will remain, liable for any obligations of the Resident Curator under the Lease. If Resident Curator has not achieved completion of Curator Program Duties at the date of re-entry by Lessor or termination of the Lease,

then Lessor and Property Owner each have the right to finish the Work-In-Progress at the Resident Curator's expense. Lessor and Property Owner will have no obligation to mitigate damages upon the occurrence of an Event of Default. Resident Curator acknowledges that the Leased Property belongs to the Property Owner.

25. NOTICES. Whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, and/or whenever either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to the Leased Property, each such notice, demand, request or other communication shall be in writing and, any law or statute to the contrary notwithstanding, shall not be effective for any purpose unless the same shall be given or served as follows:

25.1 If to Lessor:

Director, Facilities Management Department
12000 Government Center Parkway, Suite 424
Fairfax, Virginia 22035

25.2 If to Property Owner:

Director, Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, Virginia 22035

25.3 If to Resident Curator:

Sara Kirk, President, Turner Farmhouse Foundation
Prior to Occupancy: 731-E Walker Road, Great Falls, VA 22066
After Occupancy: 10609 Georgetown Pike, Great Falls, VA 22066

25.4 Every such notice, demand, request or other communication hereunder shall be deemed to have been given or served for all purposes hereunder on the date on which it is received or referred by the party to whom it was sent.

25.5 Wherever in this Lease notice or requests to Lessor and a response is required within a specified period of time, the envelope containing the notice or request shall bear on the outside thereof and the first page of such notice at the top of such page, the following legend, printed in bold-face type in a font of at least fourteen (14) points in size:

NOTICE

THIS NOTICE REQUIRES REPLY WITHIN [] DAYS

with the blank in such legend filled in with the number of days for notice or request referred to in the applicable Section of this Lease, as appropriate.

26. DAMAGE BY CASUALTY. Resident Curator must give prompt notice to Lessor of any damage or loss by fire or other casualty to the Leased Property. If the Leased Property shall be partially or completely damaged by fire or other cause and the damage renders the Leased Property or the approaches thereto unfit for use and occupancy, or if repairs to fix the damage are not financially feasible, each of which as determined by Lessor or Resident Curator in their sole respective discretions, Lessor or Resident Curator shall have the right to terminate this lease. Lessor and Property Owner are not responsible for Resident Curator's personal goods lost or damaged during any fire or fire suppression activity, and Lessor and Property Owner shall have no obligation to replace such items or compensate Resident Curator in any way for such loss or damage. Resident Curator may obtain insurance for any real or personal property not owned by Lessor and Property Owner but is under no obligation to obtain such coverage.

27. INTENTIONALLY OMITTED

28. WAIVERS. No waiver or oversight of any breach of covenant, condition, or agreement herein contained, or compromise of settlement relating to such a breach, shall operate as a waiver of the covenant, condition, or agreement itself, or of any subsequent breach thereof. Each property insurance policy obtained in connection with this Lease shall include a waiver by the insurer of all rights of subrogation against whichever party, if any, is not an insured under such policy. Resident Curator acknowledges that the Lessor and the Property Owner are not required to procure or maintain insurance of any kind on or with respect to the Leased Property under this Lease

29. ASSIGNMENT AND SUBLEASE. Except as provided in this section, Resident Curator may not assign, transfer, convey, encumber, sublease, or dispose of its right or interest in the whole or any part of the Leased Property, all and each of which shall be considered an impermissible transfer of Resident Curator's interest in the Leased Property.

Notwithstanding the above, Resident Curator may enter into property management agreements with the employees of Resident Curator to permit them to exercise substantial management responsibilities for the operations authorized by this Lease.

Resident Curator also may enter into a written Sublease agreement with Ms. Kirk or a successor President of Resident Curator that would allow such sublessees occupy and use the Leased Property for the Permitted Uses. Resident Curator's sublease agreement with Ms. Kirk must be approved in writing by Property Owner and must address the following issues: Ms. Kirk intends to keep up to four (4) equines on the Leased Property pursuant to the sublease she will enter into with Resident Curator. Such sublease must address her individual use of the Leased Property, including any proposed improvements to the Leased Property she intends to make to support the equines on the Leased Property, which may include (a) a dry lot, (b) two (2) barns, (c) equestrian fencing, (d) feed and tack room, (e) composter, (f) three (3) watering troughs, and (g) an underground polyvinyl chloride water pipe system that connects to the public water system or another acceptable water source (**collectively the "Pony Farm Improvements"**). The costs for the care of such equines and the costs for the installation and maintenance of the Pony Farm

Improvements will be the responsibility of Ms. Kirk. The Pony Farm Improvements are subject to written approval by the Property Owner. The equines and the Pony Farm Improvements will be considered an integral part of the Resident Curator Program's historic, pastoral, agrarian setting. The equines may not be rented to the general public for use on the Leased Property or be used by members of private clubs on the Leased Property without the approval of the Property Owner, which approval shall not be unreasonably withheld, conditioned or denied. Ms. Kirk's use of the Leased Property for equines must comply with all applicable laws and regulations.

Resident Curator may only enter into a sublease agreement with any other person other than Ms. Kirk if it obtains written consent from both Lessor and Property Owner, which each may withhold consent in their absolute discretion.

30. INTERPRETATION. All nouns used herein shall be interpreted and construed to include the singular, plural, masculine, feminine, or neuter forms in any place or places in which the context may require to indicate such interpretation and construction.

31. ENTIRE AGREEMENT. This Lease constitutes the entire agreement between Lessor and Resident Curator with respect to the Leased Property. This Lease shall not be changed or modified in any manner except by an instrument in writing executed by the Parties hereto.

32. KEYS AND SECURITY. Property Owner shall furnish Resident Curator with two (2) sets of keys to the Turner Farm House. Property Owner shall have the right to retain sets of keys as Property Owner deems appropriate for maintenance and emergency purposes as provided herein.

33. ANIMALS. Typical pets and farm animals are permitted under this Lease and the Sublease, including, without limitation, service animals as defined in the Americans with Disabilities Act, 42 U.S.C. § 12101, *et. seq*; provided such pets and farm animals are permitted by and remain in compliance with all applicable laws and do not interfere with Park use and the public access to the Leased Property permitted under this Lease. Resident Curator must provide written notice to Property Owner regarding any animals that will be allowed inside the Turner Farm House.

34. SMOKING. Smoking is prohibited inside the Turner Farm House and the Retreat Center.

35. SAFETY, SECURITY. Resident Curator is responsible for ensuring adequate law enforcement at the Leased Property when breach of the peace can be reasonably anticipated, or when required by the Park Authority Regulations. When applicable, Resident Curator shall develop and maintain safety and security plans for its own activities subject to Lessor's and Property Owner's prior written approval.

36. NONDISCRIMINATION. Resident Curator agrees that Resident Curator will not, because of race, color, national origin, ancestry, age, sex, religion, physical or mental handicap or sexual orientation, discriminate against any qualified employee, applicant for employment, contractor, subcontractor, or person or firm seeking to provide goods or services to Resident Curator, or deny any person access to the Leased Property or to any activities or programs carried

out upon the Leased Property. Resident Curator must comply with all applicable laws prohibiting discrimination in employment or public accommodation.

37. REAL ESTATE TAXES. “**Real Estate Taxes**” means real estate taxes levied, assessed, or imposed against the Leased Property or the leasehold interest created pursuant to this Lease. Resident Curator acknowledges the leasehold created pursuant to this Lease will be assessed for Real Estate Taxes and that Resident Curator will pay timely all Real Estate Taxes imposed during the term of this Lease; provided, Resident Curator reserves the right (i) to apply for and participate in any County program that provides reductions in real estate taxes, and (ii) to appeal any real estate assessment of the leasehold interest as permitted by and in accordance with applicable law.

38. LIABILITY. No official, employee or consultant of Lessor or Property Owner will be personally liable to Resident Curator or to any successor in interest or person claiming through or under Resident Curator in the Event of Default or breach of this Lease by Resident Curator or for any amount which may become due or on any claim, cause or obligation whatsoever under the terms of this Lease.

39. ESTOPPEL. Lessor and Resident Curator agree, at any time and from time to time, upon not less than fifteen (15) days prior written request by the other, to execute, acknowledge and deliver to the other either a statement in writing certifying that this Lease is unmodified and in full force and effect or if there have been modifications, that the Lease is in full force and effect as modified, and stating the modifications, and that either under the Lease there is no default and no event has occurred which, with the passage of time or the giving of notice or both, would constitute a default, or that a default exists under this Lease and specifying the nature and status thereof, and the dates to which the rent and other charges have been paid in advance.

40. AMENDMENTS. This Lease may be modified or altered only by agreement in writing by **Amendment** (“**Amendment**”) between Lessor and Resident Curator after review and consent by the Property Owner.

41. GOVERNING LAW. Lessor and Resident Curator agree to be bound by the Laws of the Commonwealth of Virginia in any proceeding, whether in law or in equity, with respect to any dispute arising under this Lease. The only proper jurisdiction and venue for any lawsuit arising out of or relating to this Lease shall be the Circuit Court of Fairfax County or the United States District Court for the Eastern District of Virginia.

42. FORCE MAJEURE. In any case where Resident Curator is required to do any act other than the payment of money, delays caused by or resulting from Acts of God, war, civil commotion, fire, flood or other casualty, strikes, unavailability of materials or equipment, unusually severe weather or other causes beyond the reasonable control of Resident Curator, herein referred to as **Force Majeure** (“**Force Majeure**”), Force Majeure shall not be counted in determining the time when the performance of such act must be completed. The period of time for completion shall be extended by the same number of days as lost due to the Force Majeure event. If Resident Curator claims any delay was caused by Force Majeure, it must provide written notification to Property Owner within seven (7) days of the first day of delay caused by Force Majeure. This written notification (“**Force Majeure Notification**”) must set forth the basis for the claim of Force

Majeure, the delay that was caused and the length of the delay. If the delay continues for a period of time longer than seven (7) days, then Resident Curator must provide a Force Majeure Notification to Property Owner every seven (7) days until the delay no longer exists.

43. LESSOR'S FINANCIAL OBLIGATIONS. To the extent there are any financial obligations of the Lessor under this Lease, such financial obligations are subject to appropriations by the BOS to satisfy payment of such obligations.

44. AGREEMENT AND COVENANT. Every term, condition, agreement or provision contained in this Lease that imposes any obligation on Resident Curator or Lessor shall be deemed to be also a covenant by Resident Curator or Lessor.

45. NO PARTNERSHIP. Nothing contained in this Lease shall be deemed or construed to create a partnership or joint venture of or between Lessor and Resident Curator, or to create any other relationship between the parties hereto other than that of Lessor and Resident Curator.

46. RECITALS. Recitals R-1 through R-11, above, are incorporated into this Lease and are binding on Lessor and Resident Curator.

[SIGNATURES ON FOLLOWING PAGES]

Witness the following signatures and seals:

LESSOR:

**BOARD OF SUPERVISORS OF
FAIRFAX COUNTY**

By: _____
Joseph M. Mondoro
Chief Financial Officer
Fairfax County

Commonwealth of Virginia :
County of Fairfax :

The foregoing Lease was acknowledged before me this ___ day of _____,
201___ by XXXXXXXXXXXXX, in his capacity as the Deputy County Executive of the Board of
Supervisors of Fairfax County, the Lessor hereunder.

_____ My Commission expires: _____
Notary Public

Registration Number: _____

Witness the following signatures and seals:

RESIDENT CURATOR:

TURNER FARMHOUSE FOUNDATION

By: _____

Sarah C. Kirk, President
Turner Farmhouse Foundation
Resident Curator

Commonwealth of Virginia :
County of Fairfax :

The foregoing Lease was acknowledged before me this ____ day of _____
201__ by Sarah C. Kirk, in her capacity as President of Turner Farmhouse Foundation, the
Resident Curator.

_____ My Commission expires: _____
Notary Public

Registration Number: _____

RESIDENT CURATOR LEASE

COMMENCEMENT DATE (“COMMENCEMENT DATE”):

November 1, 2018

between

**BOARD OF SUPERVISORS OF FAIRFAX COUNTY as LESSOR (“LESSOR”)
and**

TURNER FARMHOUSE FOUNDATION as LESSEE (“RESIDENT CURATOR”)

on Property owned by the

FAIRFAX COUNTY PARK AUTHORITY (“PROPERTY OWNER”)

at the

**Turner Farm Park
10607, 10609 and 10611 Georgetown Pike Great Falls, VA 22066
Tax Map #12-1 ((1)) 24D**

RESIDENT CURATOR LEASE

THIS LEASE (“Lease”) is made this ____ day of _____, 2018, (“Effective Date”) by and between the **BOARD OF SUPERVISORS OF FAIRFAX COUNTY (“BOS”)**, 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035, as **Lessor (“Lessor”)**, and **TURNER FARMHOUSE FOUNDATION** as **Lessee (“Resident Curator”)** on property owned by the **FAIRFAX COUNTY PARK AUTHORITY (“FCPA”)**, a body corporate and politic, as **Property Owner (“Property Owner”)**.

RECITALS

R-1 Property Owner is the owner of certain real estate that is identified in the Fairfax County Tax Administration records as Tax Map #12-1 ((1)) 24D (“Parcel”), which is approximately twenty-two (22) acres in size and considered part of **Turner Farm Park (“Park”)** in the Dranesville Magisterial District. Lessor desires to lease to Resident Curator, and Resident Curator desires to lease from Lessor, approximately five (5) acres within the Parcel as shown on **Exhibit A (“Leased Property”)**, which Leased Property includes the **Turner Farm House (“Turner Farm House”)** that has an address of 10609 Georgetown Pike, Great Falls, VA 22066. Resident Curator’s uses for the Leased Property will be in accordance with the Property Owner’s **Turner Farm Master Plan** that was approved on January 24, 2018 (“**Master Plan**”), any Special Exception or other land use approvals by the BOS for the Leased Property and the terms of this Lease. Property Owner leased the Leased Property to Lessor pursuant to a Lease dated **xxxxxxxxxx x, 2018 (“Master Lease”)**.

R-2 The Resident Curator Program Ordinance, Chapter 125 of *The Code of the County of Fairfax, Virginia*, established a **Resident Curator Program (“Resident Curator Program”)** to preserve and maintain historic properties owned or leased by Fairfax County, by leasing such historic properties to individuals or businesses for the purposes of maintaining and improving such leased properties in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013) as shown on **Exhibit B**.

R-3 Subject to the Fairfax County Park Authority Turner Farm Park **Conceptual Development Plan (“CDP”)** that was approved in July 2000 and which is incorporated by reference into this Lease, Resident Curator responded to an **Invitation to Submit Application (“ISA”)** for participation in the Resident Curator Program at Turner Farm House. The Lessor and the Property Owner accepted the **Resident Curator’s Response to the ISA (“Resident Curator’s Response to ISA”)** attached as **Exhibit C** and incorporated by reference into this Lease, and appointed Resident Curator as the **Resident Curator of the Leased Property** under this Lease.

R-4 Sarah Kirk (“Ms. Kirk”) is the current President of Resident Curator, and in her capacity as President of Resident Curator, will act as the contact person for Resident Curator. The parties intend that Ms. Kirk and her successors will carry out the duties of the Resident Curator. Resident Curator intends to enter into a **Sublease (“Sublease”)** with Ms. Kirk, individually, who will occupy the Leased Property and reside in the Turner Farm House along with her family and a

caregiver (collectively referred to as the “**Residents**”). The Residents also intend to board equines at the Leased Property.

R-5 Lessor desires to enter into this Lease with Resident Curator to fulfill the requirements of the Resident Curator Program, to include: (a) rehabilitating the Turner Farm House as a residence, (b) repairing the milk house, (c) restoring and preserving a corn crib, (d) and razing an equipment shed (the milk house, corn crib and equipment shed will be collectively referred to as the “**Outbuildings**”), (e) landscaping, and (f) renovating an existing garage into a retreat center (“**Retreat Center**”) subject to the terms and limitations of the necessary Special Exception for such use if and as approved by the BOS (the “**Special Exception**”) and this Lease. Retreat Center visitors will be customers of Resident Curator (“**Customers**”). Resident Curator’s performance of the requirements of the Resident Curator Program and this Lease will be subject to monitoring and review by the Property Owner’s staff.

R-6 Resident Curator will perform all of the required Resident Curator duties and maintain the grounds in accordance with the **Resident Curator’s Response to the ISA (“Response to ISA”)**, the **Resident Curator Maintenance Guidelines and Checklist (“Maintenance Guidelines”)**, attached hereto as **Exhibit D** and incorporated into this Lease and the **Turner Farm House Treatment Plan (“Treatment Plan”)**, attached hereto as **Exhibit E** and incorporated into this Lease. The Response to ISA, Maintenance Guidelines and Treatment Plan are collectively referred to as the **Curator Program (“Turner Farmhouse Curator Program”)**.

R-7 This Lease will incorporate as applicable any **Additional Non-Discretionary Improvements (“Additional Non-Discretionary Improvements”)** and **Additional Discretionary Improvements (“Additional Discretionary Improvements”)** in accordance with the terms of this Lease. All documents, plans, responsibilities, and improvements for the Turner Farmhouse Curator Program, Additional Non-Discretionary Improvements and Additional Discretionary Improvements are collectively referred to as **Curator Program Duties (“Curator Program Duties”)** and must be in compliance with the Master Plan and the Special Exception.

R-8 Resident Curator intends to enter into a written sublease agreement with Ms. Kirk, the requirements of which are addressed in this Lease.

R-9 The Lessor delegated certain responsibilities to the Property Owner to effectuate efficient administration of the Resident Curator Program per a March 29, 2016 memorandum and Property Owner will monitor Resident Curator’s compliance with this Lease pursuant to the Master Lease.

R-10 Lessor, Resident Curator, and the Property Owner will collectively be referred to as the **Parties (“Parties”)**.

R-11 Resident Curator provided to Property Owner a **TFF Business Plan (“Resident Curator Business Plan”)** that proposes four (4) phases and will become effective and commence on the Commencement Date as defined in this Lease. All deadlines and milestones related to the possession or occupancy of the Leased Property will be effective on the Commencement Date.

NOW, THEREFORE, the parties hereto mutually agreed as follows:

1. GRANT OF LEASED PROPERTY. Lessor does hereby lease unto Resident Curator and Resident Curator does hereby lease from Lessor the Leased Property, including nonexclusive access to the Leased Property through the Park via the driveway. It is agreed that by occupying the Leased Property, Resident Curator acknowledges that it has had full opportunity to examine the Leased Property and is fully informed, independent of any statements by Lessor and Property Owner, as to the character, construction and structure of the Leased Property. All amenities and appliances, if any, are in "AS IS" condition as of the Commencement Date and Lessor and Property Owner shall have absolutely no obligation whatsoever to repair such items or to replace any such amenities at the end of their useful life unless specifically stated otherwise in this Lease. It is agreed that by occupying the Leased Property, Resident Curator agrees that there are no requirements imposed upon Lessor or Property Owner to perform improvements or repairs to the Leased Property after the Commencement Date. Resident Curator and Lessor acknowledge that this Lease includes the agreement that Lessor and Property Owner have no requirement to perform repairs or otherwise maintain the Leased Property. Resident Curator must maintain the Leased Property, including all portions designated as a Resource Protection Area, in accordance with all applicable laws and regulations. This Lease is entered into in good faith and the Resident Curator's agreement to perform the maintenance and repairs required under this Lease support the purpose of the Resident Curator Program permitted under Va. Code § 15.2-2306.

Prior to the Commencement Date, the Property Owner must do the following:

1.1 The Property Owner will obtain an engineering design and install a residential septic system to accommodate the Turner Farm House Treatment Plan's needs. The Resident Curator must maintain the Turner Farm House septic system after the Commencement Date.

1.2 The Property Owner will obtain an engineering design for the Retreat Center septic system and will provide such design to the Resident Curator. The Resident Curator will be responsible for all of the costs associated with the installation and approval of the Retreat Center septic system, and must maintain the Retreat Center Septic System after it is approved for use by the appropriate governmental authority. If the Lessor or Property Owner incurs costs, emergency or otherwise, associated with the Retreat Center septic system, Resident Curator must reimburse the Property Owner for such costs.

1.3 The Property Owner will obtain an assessment of the Turner Farm House electrical and plumbing systems and a copy of the assessment will be provided to Resident Curator prior to the Commencement Date. The Property Owner will complete any repairs and perform any improvements to the electrical and plumbing systems in the Turner Farm House that are required in order for a Residential Use Permit ("RUP") to be issued for occupancy of the Turner Farm House by Ms. Kirk, and will obtain all necessary inspections and approvals of such repairs and improvements so that Ms. Kirk may obtain the RUP. The Resident Curator will be responsible for all of the costs associated with the electrical and plumbing systems for the Retreat Center and all costs associated with the electrical and plumbing systems for the Turner Farm House that arise after the Commencement Date.

2. ACCEPTANCE OF POSSESSION. Lessor shall deliver possession of the Leased Property to Resident Curator under this Lease on November 1, 2018 (the “**Commencement Date**”). Resident Curator shall accept possession of the Leased Property on the Commencement Date in its “AS IS” condition. Effective on the Commencement Date, the Resident Curator Business Plan proposes the following:

2.1 Phase 1

- a. Start design, permitting, construction activities on the Turner Farm House and Pony Farm fields.
- b. Complete the improvements to the Turner Farm House and the Pony Farm fields so the Residents can move into the Turner Farm House and the equines can be moved onto the Leased Property.

2.2 Phase 2

- a. Complete Turner Farm House Treatment Plan, Pony Farm fencing, Pony Farm barns, other Curator Program Duties.
- b. Start design, permitting, and fundraising to restore the Retreat Center and Outbuildings.

2.3 Phase 3

- a. Fundraise and complete Curator Program Duties for Retreat Center and Outbuildings.

2.4 Phase 4

- a. Fundraise and maintain the Leased Property for the Term of this Lease.

2.5 Resident Curator’s Business Plan must conform and comply with the Curator Schedules and Milestones as defined below.

3. TERM and SCHEDULED TERMINATION DATE. The term of this Lease (“**Term**”) shall be for a period of twenty (20) years commencing on 12:00 noon on the Commencement Date and will expire on the **31st day of October, 2038** (“**Scheduled Termination Date**”) unless otherwise agreed by the Parties subject to early termination as described in this Lease. At the expiration of the tenancy hereby created, or upon any re-entry by Lessor into the Leased Property pursuant to any provision herein, Resident Curator will surrender the Leased Property, all Residents will vacate the Turner Farm House and Residents will remove all equines from the Leased Property. Resident Curator does not have any right to extend or renew this lease except as provided for herein.

4. OCCUPANCY. Notwithstanding the stated Commencement Date under the Lease, under no circumstances shall Resident Curator, its Retreat Center customers or their invitees, or the Residents, be permitted to occupy the Leased Property, or part thereof, unless and until a **Residential Use Permit (“RUP”), Non-Residential Use Permit (“Non-RUP”), or Final Inspection (“Final Inspection”)** per Virginia Uniform Statewide Building Code, 2012. 113.8,

whichever is applicable, has been issued by the appropriate **Fairfax County Agency** (“**County Agency**”). If a temporary or partial RUP, Non-RUP, or Final Inspection has been issued by the appropriate County Agency, Resident Curator may occupy only that approved portion of the Leased Property.

5. CURATOR SCHEDULE and MILESTONES. Resident Curator, at Resident Curator's sole expense, must timely perform and complete the Turner Farmhouse Curator Program Duties in accordance with corresponding schedules and performance milestones set forth in the Turner Farmhouse Curator Program, herein referred to as **Curator Schedules and Milestones** (“**Curator Schedules and Milestones**”). The Turner Farmhouse Curator Program documents are set forth in detail sufficient to satisfy the Lessor and Property Owner of the items, methodology and timeframes for the development, redevelopment, remediation, repair, replacement, refurbishment, renovation, rehabilitation, and maintenance of the Leased Property. This Resident Curator’s agreement to perform the maintenance and repairs required under this Lease support the purpose of the Resident Curator Program permitted under Va. Code § 15.2-2306.

6. EARLY TERMINATION. Commencing fifteen (15) years after the Commencement Date, Lessor shall have the right to exercise an **Early Termination** (“**Early Termination**”) of this Lease, which shall occur prior to the Scheduled Termination Date, such early termination date herein referred to as **Early Termination Date** (“**Early Termination Date**”), provided that notice (via email and certified letter) is given to Resident Curator at least six (6) months prior to the Early Termination Date. At the expiration of the tenancy hereby created, pursuant to an Early Termination or any provision herein, Resident Curator shall surrender the Leased Property, in accordance with Section 23 of this Lease. Approved Installed Improvements pursuant to Section 8 related to the Curator Program Duties (including the Pony Farm) shall remain in place and become the property of the Property Owner.

6.1 The Resident Curator shall have the right to Early Termination in the event that the BOS does not approve the Special Exception within one (1) year of the Commencement Date. In order to exercise this right of Early Termination, Resident Curator must give written notice of its intent to exercise a right of Early Termination (“Early Termination Notification”). The Early Termination Notification may be sent via email. The Early Termination Notification must be delivered to Lessor within thirty (30) days of the date the BOS either votes to deny the Special Exception or fails to approve the Special Exception within one (1) year of the Commencement Date (“**Disapproval Date**”). The Early Termination Notification must set forth the date Resident Curator intends for the Lease to terminate (“**Early Termination Effective Date**”). The Early Termination Effective Date must be within 180 days of the Disapproval Date. At the Early Termination Effective Date, Resident Curator must surrender the Leased Property to Lessor in accordance with Section 23 of this Lease. Approved Installed Improvements pursuant to this Lease as part of the Curator Program Duties or the Pony Farm that are completed prior to the Early Termination Effective Date shall remain in place and will become the property of the Property Owner.

6.2 If Resident Curator has not provided written notice (email notification is acceptable) to Lessor that it wishes to exercise its right of Early Termination within thirty

(30) days from the Disapproval Date, then Resident Curator must complete the Term of Lease unless the Lease is otherwise terminated in accordance with the terms of the Lease.

7. **RENT and FAIR MARKET RENTAL VALUE.** Residents Curator's consideration for the Lease is the performance of the Turner Farmhouse Curator Program requirements as set forth in R-6 that the parties agree have an estimated cost of six hundred seventy-two thousand dollars and no/100 (\$672,000.00) and the Parties agree that the adjusted **Fair Market Rental Value ("Fair Market Rental Value")** for the Term is **six hundred seventy-two thousand dollars and no/100 (\$672,000.00)** as shown on **Exhibit F** which is attached and incorporated into this Lease. Any adjustments to the Fair Market Rental Value must be agreed to by the Parties in writing.

8. **WORK-IN-PROGRESS and APPROVED INSTALLED IMPROVEMENTS.** The Parties anticipate there will be the following three categories of improvements Resident Curator will make to the Leased Property pursuant to this Lease: (1) improvements required by the Turner Farmhouse Curator Program ("**Curator Program Improvements**"), (2) Additional Non-Discretionary Improvements, and (3) Additional Discretionary Improvements. All plan submissions, plan approvals, permitting, construction, inspections, and corrective action for the Curator Program Improvements, Additional Non-Discretionary Improvements, and Additional Discretionary Improvements shall be collectively referred to as **Work-In-Progress ("Work-In-Progress")** until deemed an approved installed improvement as defined in this section.

8.1 Construction, rehabilitation or installation of improvements that result in plan closeout, permit closeout, bond release, occupancy, or similar final approval for the Curator Program Improvements, the Additional Non-Discretionary Improvements, and the Additional Discretionary Improvements shall be collectively referred to as **Approved Installed Improvements ("Approved Installed Improvements")** and the date of final action that qualified Work-In-Progress as an Approved Installed Improvement shall be referred to as **Approved Improvement Date ("Approved Improvement Date")**.

8.2 In the event of Early Termination or Event of Default, as defined in this Lease, Property Owner, in its sole discretion, may require that Work-In-Progress be cured or removed at Resident Curator's cost especially if Work-In-Progress creates an unsafe condition.

9. **ADDITIONAL NON-DISCRETIONARY IMPROVEMENTS.** Resident Curator and Lessor acknowledge that there may be certain improvements that are necessary, that affect the structure of the Leased Property, that were unknown to the Parties at the execution of this Lease, that are not included in the Curator Schedules and Milestones and that are capital in nature; these improvements are defined as "**Additional Non-Discretionary Improvements.**"

9.1 If Resident Curator determines that it is required to perform such Additional Non-Discretionary Improvements, then it must provide written notice to Lessor and Property Owner of all such Additional Non-Discretionary Improvements. If Lessor and Property Owner agree that the improvements listed on that written notice qualify as Additional Non-Discretionary Improvements, then they shall (a) notify Resident Curator in writing that they agree the improvements qualify as Additional Non-Discretionary Improvements,

and(b) advise Resident Curator whether they consent to Resident Curator performing the Additional Non-Discretionary Improvements.

9.2 The Parties may agree to add the cost of the Additional Non-Discretionary Improvements to the estimated cost of the Turner Farmhouse Curator Program requirements if before commencement of the Additional Non-Discretionary Improvements (a) the Resident Curator first gives written notice to Lessor and Property Owner of any intent to add the cost of the Additional Non-Discretionary Improvements, and (b) the Resident Curator provides a cost accounting of all labor and materials to the Lessor and the Property Owner. Additional Non-Discretionary Improvements covered in this section shall be accounted for according to the template attached as **Exhibit G** and incorporated in this Lease, and if agreed to in writing by the Parties, the term of the Lease may be extended in accordance therewith.

10. ADDITIONAL DISCRETIONARY IMPROVEMENTS. Additional Discretionary Improvements (“**Additional Discretionary Improvements**”) are those improvements, capital or otherwise, that the Resident Curator decides to undertake for its own convenience or desire, and that are not considered a part of the Turner Farmhouse Curator Program or considered Additional Non-Discretionary Improvements. Resident Curator may not perform any Additional Discretionary Improvements unless it has the written consent of the Property Owner, which consent may be withheld in its absolute discretion. Resident Curator understands that it makes any such Additional Discretionary Improvements at its own risk and expense, and such Additional Discretionary Improvements become the property of the Property Owner at Property Owner’s sole discretion. At the sole discretion of Property Owner and Lessor, Additional Discretionary Improvements may be required to be removed and costs for removal, including offsite disposal or any necessary restoration (per approval by the Property Owner) shall be the responsibility of the Resident Curator.

11. CONDITIONS FOR WORK-IN-PROGRESS and APPROVED INSTALLED IMPROVEMENTS. The Resident Curator must fulfill the Turner Farmhouse Curator Program Duties as defined in R-7 and obtain all required governmental approvals and permits for such work. As part of the Turner Farmhouse Curator Program Duties, Resident Curator must submit applicable documents to Lessor and Property Owner for review and written approval of Work-In-Progress. Preliminary testing, construction, and other related activity may not commence until the Property Owner has determined that the Work-In-Progress will have “no adverse effect” on the historic integrity of the Leased Property and Property Owner has given final written approval.

11.1 APPROVAL, DISAPPROVAL. In order to obtain written approval for Work-In-Progress, Resident Curator must provide to the Property Owner the following support information: (a) narrative summary of proposed improvements; (b) representative photos (digital or print) that clearly indicate the proposed project area; (c) a site map indicating the project area; and (d) any supporting material, material samples, plans, schematics and specifications that the Property Owner determines is pertinent to review the project. The Property Owner shall review the plans and specifications for conformity with the terms of this Lease, and the Property Owner shall, within thirty (30) business days after receipt thereof, either approve the submissions, or notify the Resident Curator in writing of

disapproval including specifying the respects in which the submissions do not conform to the terms of this Lease. If the Property Owner fails to respond within thirty (30) business days, such plans and specifications for Curator Program Improvements and/or Additional Non-Discretionary Improvements shall be deemed approved, and such plans and specifications for Additional Discretionary Improvements shall be deemed disapproved.

11.2 RESUBMISSION. In the event of disapproval, the Resident Curator shall modify the plans and specifications to conform to the terms of this Lease in those respects specified by the Property Owner as the grounds for disapproval; provided the Resident Curator may elect not to pursue and therefore not to modify and resubmit the plans and specifications for Additional Non-Discretionary Improvements. The re-submission shall be subject to review and approval by the Property Owner in accordance with the procedure provided above for an original submission, until the plans and specifications have been approved by the Property Owner.

11.3 ADDITIONAL REVIEW. If the Work-In-Progress requires review by the **Fairfax County Architectural Review Board (“ARB”)**, or by another regulatory entity, then the the Resident Curator will prepare required documents in accordance with the governing regulations and submit required documents to the ARB or other applicable regulatory entity for review with a copy to the Property Owner. Resident Curator will inform Lessor and the Property Owner of regulatory entity determination(s). In the event of a determination of adverse effect, Resident Curator must follow and fulfill any prescribed mitigation requirements if the Work-In-Progress proceeds as proposed. When such additional regulatory review is required, Work-In-Progress will be allowed to proceed if the Property Owner consents in writing and the ARB or other regulatory entity determines that there will be no adverse effect on the Leased Property’s historic or archaeological resources.

11.4 COMPLIANCE. Work-In-Progress undertaken by or for the Resident Curator at the Leased Property, and any future changes thereto, shall be in material conformity with all applicable Laws, including, without limitation, the Americans With Disabilities Act of 1990, 42 U.S.C. §§ 12101, et seq. and the Resident Curator’s insurance policies.

11.5 DUE DILIGENCE, PERMITS. The Resident Curator’s Work-In-Progress must comply with all applicable laws. The Resident Curator must obtain and pay for the preparation and approval of required engineering, architectural or other plans, permits, and inspections for any renovation, replacement and/or construction work undertaken by or for the Resident Curator on the Leased Property. Any architect or engineer undertaking any of the Work-In-Progress must carry professional liability insurance naming the Resident Curator, Lessor, and the Property Owner as additional insureds, and the Resident Curator must provide proof of such insurance to Lessor and the Property Owner.

11.6 CONSTRUCTION. The term **Contractor (“Contractor”)** means any person or entity, including the Resident Curator, that provides labor, materials or both for the Turner Farmhouse Curator Program Duties whether or not paid by the Resident Curator. Contractor must provide evidence of any required **license (“License”), bond (“Bond”)**

and **insurance** (“**Contractor’s Insurance**”) for Work-In-Progress performed by Contractor in accordance with all applicable local, state and federal laws and regulations and this Lease. During Work-In-Progress, Resident Curator must maintain or require its Contractor(s) to maintain worker’s compensation insurance in the amounts required by applicable law (or reasonably comparable insurance if such insurance is no longer available); builder’s risk insurance (or such reasonably comparable insurance) on an “all risk” basis (including collapse) insuring against casualty to such construction for full replacement value of the work performed and the equipment, supplies and materials furnished and stored, unless such insurance coverage is provided under policies carried by Resident Curator; automobile liability in the minimum amounts required by law; and public liability insurance within limits in an amount reasonably satisfactory to Lessor and Property Owner.

11.7 GENERAL PROVISIONS. Contractor may not commence Work-In-Progress until all required permits, certificates, or other approvals have been issued and are in effect. Once commenced, the Work-In-Progress must be prosecuted continuously and with diligence in accordance with the Curator Schedules and Milestones. Work-In-Progress must be of high quality and performed in a workmanlike manner, free from faults and defects. Resident Curator must dispose of all waste and debris that result from the demolition of existing structures or other Work-In-Progress performed on the Leased Property, and such disposal must be performed in accordance with applicable laws and regulations.

11.8 PAYMENT FOR WORK-IN-PROGRESS. Resident Curator must pay the entire cost of all Work-In-Progress in cash or its equivalent, promptly, within the time periods specified in its Contractor contract(s) or other business contract, unless the Parties agree in writing to a different payment arrangement.

11.9 INSPECTION OF WORK-IN-PROGRESS. Lessor and Property Owner will enter upon the Leased Property from time to time upon reasonable notice to Resident Curator and without material interruption to the Work-In-Progress, for the purpose of reviewing the Work-In-Progress being performed by or on behalf of Resident Curator, and such entry shall not be construed to be a violation of Resident Curator’s right to the Leased Property.

11.10 TIME FOR COMPLETION OF WORK-IN-PROGRESS. Notwithstanding any provision of this Lease, including any applicable cure period for a default or Force Majeure, the Work-In-Progress must be completed in accordance with the Curator Schedules and Milestones.

11.11 APPROVED INSTALLED IMPROVEMENTS. The Work-In-Progress will be considered an Approved Installed Improvement for the purposes of this Lease only when Resident Curator can demonstrate completion of plumbing, electrical, mechanical, structural, site, or other elements, proper offsite removal and disposal of construction debris, proof that all governmental inspections have been completed, and proof of issuance of required permits, approvals, and the like, necessary for the lawful use and occupancy of

such portion of the Leased Property impacted by the Work-In-Progress or any portion thereof, including any temporary or permanent certificates of occupancy, copies of which shall be delivered by Resident Curator to Property Owner.

11.12 WARRANTY. All Contractors must provide a **warranty (“Warranty”)** for labor for at least one (1) year after Approved Improvement Date. Warranties for materials shall be in accordance with the manufacturer’s warranty. Resident Curator must place user manuals and warranty documents for materials, equipment, appliances, and the like in a three (3) ring binder and store the binder in a safe place with easy access should Lessor or Property Owner request a review of the documents, which request must be granted by Resident Curator. The Binder will become the property of Property Owner upon any Early Termination or Scheduled Termination of this Lease.

11.13 RECORD SET OF DRAWINGS. Resident Curator must furnish Lessor and Property Owner with a complete record set of any final plans and specifications for Approved Installed Improvements constructed by or for Resident Curator as part of the Turner Farmhouse Curator Program Duties, together with copies of all final permits and approvals issued by plumbing, gas, electrical, building, health department, or other inspectors.

11.14 MECHANICS’ LIENS. No mechanics, materialmen or similar lien shall attach and remain against Lessor or Property Owner’s interest in or to the Leased Property for any Work-In-Progress or Approved Installed Improvements performed by or for Resident Curator. If, as part of the Turner Farmhouse Curator Program Duties, any lien relating to the Work-In-Progress or Approved Installed Improvements is filed against Lessor, Property Owner or Resident Curator’s interest in the Leased Property, and such lien is not removed within sixty (60) days after the date for payment under the contract for such Turner Farmhouse Curator Program Duties, then Resident Curator must discharge the same by payment or by filing any necessary bond within fifteen (15) days after the expiration of such sixty (60) day period.

11.15 CONTROL OF WORK-IN-PROGRESS and OWNERSHIP OF APPROVED INSTALLED IMPROVEMENTS. Property Owner will continue to have title to the Leased Property and Resident Curator, subject to the terms of this Lease, will have control of the Work-In-Progress within the Leased Property. Upon the expiration or termination of this Lease, all Approved Installed Improvements will become the property of Property Owner with no compensation to Resident Curator for any Approved Installed Improvements which may have been paid for by or on behalf of Resident Curator.

12. UTILITIES and SERVICE. Resident Curator is responsible for securing accounts with local utility companies in order to activate service of all utilities as of the Commencement Date, and is responsible for payment of all utility usage commencing on the Commencement Date. Utilities and services used at the Leased Property must be consistent with this Lease. Unless otherwise noted in this Lease, Resident Curator is responsible for costs associated with extending

utilities or other services within the Leased Property for utilities or services that support the Turner Farmhouse Curator Program Duties.

13. USE OF LEASED PROPERTY. This Section sets forth the only permitted uses of the Leased Property (“**Permitted Uses**”). The Leased Property may not be used for any use other than the Permitted Uses without the prior written permission of Property Owner.

13.1 RESIDENT CURATOR PROGRAM. Resident Curator will use the Leased Property to perform and fulfill the Turner Farmhouse Curator Program Duties.

13.2 RETREAT CENTER. Subject to the approval of the Special Exception, Resident Curator may use the Leased Property for all uses approved with the Special Exception for the Retreat Center. Retreat Center Customers shall carry applicable insurance and shall indemnify Lessor and Property Owner during their occupancy and use of the Leased Property pursuant to a Release and Indemnification Statement approved by the County Attorney [PERHAPS ATTACH AS AN EXHIBIT].

13.3 RECREATIONAL FIELD USAGE. As part of the Retreat Center experience, Retreat Center Customers will be allowed to walk through Field # 2 as identified on Exhibit A to access the pond. Resident Curator must allow **Turner Farm Events (“TFE”)** to continue using Field # 6 as shown on Exhibit A as a warm-up ring a minimum four (4) times a year, subject to such reasonable terms and conditions as Resident Curator may establish. Parking and unloading of horses related to TFE will remain in their current location on the Park property and not on the Leased Property.

13.4 PLANTED BUFFERS. As part of the Turner Farmhouse Curator Duties, Resident Curator will (i) plant an evergreen shrub buffer, fifteen feet (15’) wide, along Georgetown Pike, and (ii) plant screening between Field # 6 and the dirt road that leads to the main equestrian ring of the Park. All plantings are subject to the approval of the Property Owner and will remain the property of the Property Owner upon expiration or termination of this Lease.

13.5 USE OF THE TURNER FARM HOUSE AND THE LEASED PROPERTY FOR RESIDENTIAL PURPOSES. As set forth in this Lease, Resident Curator may enter into a written sublease agreement with Ms. Kirk, subject to written approval by Lessor and Property Owner in accordance with this Lease, which sublease will permit the Residents to reside in the Turner Farm House and to occupy the Leased Property subject to the terms and conditions of such sublease and in conformance with this Lease. In accordance with such an approved sublease agreement, the Residents may occupy and use the Turner Farm House as a residence and the remainder of the Leased Property for all lawfully permitted uses that are consistent with residential and agricultural use and that conform with the terms of this Lease.

14. SIGNS and MARKETING. Lessor and Property Owner will have the right to install one or more **Signs or Kiosks (“Signs”)** on the Leased Property on the exterior and in the interior of

the buildings provided that such Signs do not unreasonably interfere with Resident Curator's use of the Leased Property. Resident Curator will have the right to install interior and exterior signs on the Leased Property, including, without limitation, a sign for the Retreat Center, that comply with applicable provisions of the Zoning Ordinance with the approval of the Property Owner, such approval not to be unreasonably withheld, conditioned or delayed.

14.1 Property Owner shall have the right to install a plaque or other designating signage on the Leased Property in order to indicate the name of Turner Farm House and its inclusion in the Resident Curator Program. No signage, whether exterior or interior, that is visible from the exterior shall include any commercial advertising beyond the identification of Resident Curator and the Leased Property. Resident Curator agrees that Lessor's or Property Owner's name and logo shall be included in major signage such as entrance signage.

14.2 The location and method of installation will be determined in consultation with Resident Curator. If Resident Curator proposes any directional signs for the Leased Property located outside the Leased Property, Property Owner retains the right to review and approve any such signs in its absolute discretion. Resident Curator must comply with all applicable laws that impact the location, size, and installation of signs.

15. PARK USE and CONTACTS. Resident Curator acknowledges that the Leased Property is located in a public park and, therefore, (a) is subject to inconveniences due to the public nature of the grounds surrounding the Leased Property, and (b) is subject to **Fairfax County Park Authority Regulations ("Park Authority Regulations")** attached hereto as **Exhibit H** and incorporated into this Lease. Resident Curator shall provide a two (2) week advanced written notification (email notification is acceptable) to the Property Owner Contact and the Park Contact for any activities that could potentially impact or interfere with Park operations or management. Resident Curator shall adjust Work-In-Progress or other activities that could potentially impact or interfere with Park operations or management if required by Property Owner.

15.1 RESIDENT CURATOR CONTACT: Sarah C. Kirk, President, Turner Farmhouse Foundation, skirkbtr@gmail.com , (703) 403-3072

15.2 PROPERTY OWNER CONTACT: David Buchta, Heritage Conservation Branch Manager, Resource Management Division, david.buchta@fairfaxcounty.gov, (703) 324-8586

15.3 PARK CONTACT: Wayne Brissey, Area 6 Manager, Park Operations Division, wayne.brissey@fairfaxcounty.gov , (703) 759-4851

15.4 LESSOR CONTACT: Mike Lambert, Assistant Director, Facilities Management, michael.lambert@fairfaxcounty.gov, (703) 324-2825

The contacts listed in this Section may be changed by any Party through the Notice process set forth in this Lease.

16. PUBLIC ACCESS. Resident Curator shall allow reasonable access, including programmatic access, to the Leased Property to the public consistent with the historic property's nature and use as agreed upon by the Parties in writing (email confirmation is acceptable) pursuant to the Resident Curator Program, provided such access is consistent with Resident Curator's and the Residents' reasonable expectations of privacy and control of the Turner Farmhouse Residence and does not impact or interfere with Resident Curator's or the Residents' Permitted Uses of the Leased Property. Resident Curator will offer at least one of the following annually: open house opportunity for the farmhouse, lectures or workshops on Pasture Management and Manure Management and tours of the pony farm. A failure to allow the public access required in this section for two consecutive years will be considered an Event of Default.

17. MEETINGS. The Parties shall meet quarterly, or more frequently at the request of any Party, at a location determined by Property Owner, starting on the Commencement Date of this Lease. Meetings shall be set up with Contacts identified in Section 15 of this Lease.

18. ANNUAL REPORT. Within ninety (90) days after the end of the first year of the Term, and after the end of every year of the term thereafter, Resident Curator shall submit to the Property Owner a written **Annual Report** ("**Annual Report**") that summarizes the progress and status of the Resident Curator Program at the Leased Property for the then-ended term year. The Annual Report shall demonstrate to Lessor's and Property Owner's reasonable satisfaction that Resident Curator is rehabilitating and maintaining the Leased Property in compliance with the Resident Curator Program and this Lease. The Annual Report shall also note the nature and dates for any public and community activities at the Leased Property, and the number of visitors participating in each event. Each Annual Report must contain a financial statement accounting for all Approved Installed Improvements completed to date as well as the value of any Work-In-Progress. Resident Curator will certify each Annual Report under the penalty of perjury, as being accurate, true, and complete, to the best of Resident Curator's knowledge, belief, and ability to ascertain. Resident Curator's failure to file the Annual Report within the time limits prescribed hereunder shall be considered an Event of Default.

19. AUDIT. All reports, financial statements, analyses and other documentation provided by Resident Curator shall be subject to verification and audit by Lessor, Property Owner, agents or assigns. Resident Curator must provide additional documents upon request if required as part of an audit.

20. CONTRACT INSURANCE PROVISIONS

20.1 The Resident Curator shall be responsible for the Leased Property, and the Work-In-Progress and every part thereof, and for all materials, tools, equipment, appliances, and property of any and all description used in connection therewith. The Resident Curator assumes all risk of direct and indirect damage or injury to the property or persons used or employed on or in connection with the Work-In-Progress, and of all damage or injury to any person or property wherever located, resulting from any action, omission, commission or operation permitted under the Lease or that occurs at the Leased Property.

20.2 The Resident Curator shall provide the following:

20.2.1 During the continuance of all Work-In-Progress, maintain statutory Workers' Compensation and Employer's Liability insurance in limits of not less than \$100,000 to protect the Resident Curator from any liability or damages for any injuries (including death and disability) to any and all of its employees, including any and all liability or damage which may arise by virtue of any statute or law in force within the Commonwealth of Virginia. If the Resident Curator is exempt from this requirement based on Virginia law it should send confirmation of this waiver.

20.2.2 The Resident Curator agrees to maintain Commercial General Liability insurance in the amount of \$1,000,000 per occurrence/aggregate, to protect the Resident Curator, its subtenants, and the interests of Fairfax County, Lessor, and Property Owner, and each of their respective officers and employees, against any and all claims for injuries to third parties, including bodily injury and personal injury, wherever located, occurring on the Leased Property or resulting from any action or operation under the Lease or in connection with the Work in Progress.

20.2.3 The Resident Curator agrees to maintain owned, non-owned, and hired Automobile Liability insurance, in the amount of \$1,000,000 per occurrence/aggregate, including property damage, covering all owned, non-owned, borrowed, leased, or rented vehicles operated by the Resident Curator. In addition, all mobile equipment used by the Resident Curator in connection with the Work in Progress will be insured under either a standard Automobile Liability policy, or a Commercial General Liability policy.

20.2.4 Directors & Officers Insurance in the amount of \$1,000,000 per occurrence/aggregate.

20.2.5 Liability insurance may be arranged by General Liability and Automobile Liability policies for the full limits required, or by a combination of underlying Liability policies for lesser limits with the remaining limits provided by an Excess or Umbrella Liability policy.

20.2.6 The Resident Curator agrees to provide insurance issued by companies admitted within the Commonwealth of Virginia, with the Best's Key Rating of at least A:VI.

20.2.7 European markets including those based in London, and the domestic surplus lines markets that operate on a non-admitted basis are exempt from this requirement provided that the Resident Curator's broker can provide financial data to establish that a market is equal to or exceeds the financial strengths associated with the A.M. Best's rating of A: VI or better.

20.2.8 Hold-harmless and Indemnification: The Resident Curator hereby agrees to indemnify, defend and hold harmless Fairfax County, Lessor and Property Owner, and each of their respective officers, agents and all employees and volunteers, from any and all claims for any combination of bodily injury, personal injury or property damage, including cost of investigation, all expenses of litigation, including reasonable attorney fees, and the cost of appeals arising out of any claims or suits arising from any condition on the Leased Property or which result from errors, omissions, or negligent acts of any combination of the Resident Curator, its subtenants, its contractors or any of their agents and employees.

20.2.9 The Resident Curator will provide an original, signed Certificate of Insurance citing the Leased Property and such endorsements as prescribed herein.

20.2.10 The Resident Curator will secure and maintain all insurance certificates of its subtenants and contractors, which must be made available to the Property Owner on demand.

20.2.11 The Resident Curator will provide on demand certified copies of all insurance policies related to the contract within ten business days of demand by the Property Owner. These certified copies will be sent to the Property Owner from the Resident Curator's insurance agent or representative.

20.3 No change, cancellation, or non-renewal shall be made in any insurance coverage without a thirty (30) day written notice to the Property Owner. The Resident Curator shall furnish a new certificate prior to any change or cancellation date. The failure of the Resident Curator to deliver a new and valid certificate will be considered an Event of Default.

20.4 Compliance by the Resident Curator and all subtenants and contractors with the foregoing requirements as to carrying insurance shall not relieve the Resident Curator and all subtenants and contractors of their liability provisions of the Lease.

20.5 Contractual and other liability insurance provided under this contract shall not contain a supervision, inspection or engineering services exclusion that would preclude the Property Owner from supervising and/or inspecting the Work in Progress as to the end result. Resident Curator shall assume all on-the-job responsibilities as to the control of persons directly employed by it and of its contractors.

20.6 Nothing contained in the specifications shall be construed as creating any contractual relationship between any subtenant or contractor and Property Owner. The Resident Curator will be as fully responsible to Property Owner for the acts and omissions of the subtenants, contractors and of persons employed by them as it is for acts and omissions of person directly employed by it.

20.7 Precaution shall be exercised at all times for the protection of persons (including employees) and property.

20.8 The Resident Curator and all subtenants and contractors must comply with the Occupational Safety and Health Act of 1970, Public Law 91-596, as it may apply to the Work in Progress and this Lease.

20.9 Lessor, Property Owner, and their respective officers and employees shall be named as an "additional insured" in the Automobile and General Liability policies and it shall be stated on the Insurance Certificate that this coverage "is primary to all other coverage the Lessor/Property Owner may possess."

21. NO HAZARDOUS CONDITIONS. Resident Curator must not permit any hazardous materials, explosives, combustible, corrosive or erosive materials, as defined by the Fire Marshal, on the Leased Property or perform any action, or fail to perform any action, which would increase the cost of fire or other hazard insurance on the Leased Property.

22. PARTICIPATION IN ILLEGAL ACTIVITIES. If the Lessor or Property Owner determines that the Resident Curator has participated in or in any manner permitted any criminal activities on the Leased Property, Lessor or Property Owner reserves the right immediately to declare an Event of Default and Lessor shall thereafter have the immediate right to terminate this Lease.

23. EXPIRATION OR TERMINATION OF LEASE. Upon the expiration or other termination of this Lease, the Resident Curator shall quit and surrender to Property Owner the Leased Property with all Approved Installed Improvements, broom-cleaned and in such order and condition as Resident Curator is required to maintain the same hereunder and all Residents and animals must vacate the Leased Property. Resident Curator and Residents must remove all movable personal property therefrom to the extent that such personal property does not constitute a fixture to the Leased Property, failing which, such moveable personal property will be deemed to have been abandoned.

24. DEFAULT AND LESSOR'S RIGHT TO REPOSSESS.

24.1 An **Event of Default** ("Event of Default") will exist if any of the following situations occur:

24.1.1 Failure to Complete Work. If Resident Curator does not achieve benchmarks in accordance with the Curator Schedules and Milestones and has not commenced the required Work-In-Progress within thirty (30) days' notice of a failure to achieve a benchmark and/or does not diligently pursue such Work-In-Progress to completion.

24.1.2 Bankruptcy. If the Resident Curator files any petition or answer seeking any reorganization, arrangement, liquidation, dissolution, or similar relief for Resident Curator under the United States Bankruptcy Code, as then in effect, or any other present or future federal, state, or other statute, law, or regulation, or if Resident Curator seeks, consents to or acquiesces in the appointment of any trustee, receiver, or liquidator of Resident Curator or of all or any substantial part of

Resident Curator's properties, or makes any general assignment for the benefit of creditors.

24.1.3 Change of Resident Curator Status. If TFF's purpose is no longer consistent with the Resident Curator Program, or if TFF's compliance is no longer consistent with the terms of this Lease.

24.1.4 Failure to Perform Lease Requirements. In addition to the Events of Default defined above, and except as provided herein, if any Party fails to perform or observe any covenants, terms or conditions in this Lease after thirty (30) days written notice thereof from the non-defaulting party, then such a failure to perform or observe shall also be considered an Event of Default; provided that if compliance requires more than 30 days to perform, such additional time for performance shall be allowed as long as the defaulting party diligently pursue the performance to completion.

At the expiration of the tenancy hereby created pursuant to an Event of Default, Resident Curator shall surrender the Leased Property, Residents will vacate the Turner Farm House, and Residents will remove all equines from the Leased Property within thirty (30) days of such expiration of the tenancy.

24.2 Remedy of Default. In addition to its remedies under this Lease, a non-defaulting party shall have all available rights and remedies at law and in equity. The failure of one party to the action in case of a breach of the Lease, or the failure of a party to enforce its rights hereunder shall not be deemed a waiver of any breach of this Lease. In the absence of written notice or consent, any such breach shall be a continuing one. This section however shall not be construed as a waiver of any defenses that one party may assert against the other under the Lease. The non-defaulting party has the right to terminate this Lease in the Event of Default by providing written notice to the defaulting party that the Lease will be terminated ("Notice of Termination"). The Notice of Termination must set forth the date on which the Lease will terminate ("Default Termination Date"), which date must be at least 30 calendar days after the date the Notice of Termination is served on the defaulting party. If Lessor serves Resident Curator with a Notice of Termination, then after the Default Termination Date and notwithstanding any former breach of covenant or waiver of the benefit hereof or consent in a former instance, Lessor lawfully may, in addition to any and all rights and remedies otherwise available to Lessor at law, enter into and upon the Leased Property and repossess the same and expel Resident Curator and those claiming through or under Resident Curator or otherwise in occupancy and remove their effects (forcibly if necessary) without being deemed guilty of any manner of trespass, and without prejudice to any rights or remedies to which Lessor might otherwise be entitled, for arrears of rent or preceding breach of covenant.

Resident Curator covenants and agrees any entry or re-entry by Lessor whether by summary proceedings, termination or otherwise, that Resident Curator is, and will remain, liable for any obligations of the Resident Curator under the Lease. If Resident Curator has not achieved completion of Curator Program Duties at the date of re-entry by Lessor or termination of the Lease,

then Lessor and Property Owner each have the right to finish the Work-In-Progress at the Resident Curator's expense. Lessor and Property Owner will have no obligation to mitigate damages upon the occurrence of an Event of Default. Resident Curator acknowledges that the Leased Property belongs to the Property Owner.

25. NOTICES. Whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, and/or whenever either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to the Leased Property, each such notice, demand, request or other communication shall be in writing and, any law or statute to the contrary notwithstanding, shall not be effective for any purpose unless the same shall be given or served as follows:

25.1 If to Lessor:

Director, Facilities Management Department
12000 Government Center Parkway, Suite 424
Fairfax, Virginia 22035

25.2 If to Property Owner:

Director, Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, Virginia 22035

25.3 If to Resident Curator:

Sara Kirk, President, Turner Farmhouse Foundation
Prior to Occupancy: 731-E Walker Road, Great Falls, VA 22066
After Occupancy: 10609 Georgetown Pike, Great Falls, VA 22066

25.4 Every such notice, demand, request or other communication hereunder shall be deemed to have been given or served for all purposes hereunder on the date on which it is received or referred by the party to whom it was sent.

25.5 Wherever in this Lease notice or requests to Lessor and a response is required within a specified period of time, the envelope containing the notice or request shall bear on the outside thereof and the first page of such notice at the top of such page, the following legend, printed in bold-face type in a font of at least fourteen (14) points in size:

NOTICE

THIS NOTICE REQUIRES REPLY WITHIN [] DAYS

with the blank in such legend filled in with the number of days for notice or request referred to in the applicable Section of this Lease, as appropriate.

26. DAMAGE BY CASUALTY. Resident Curator must give prompt notice to Lessor of any damage or loss by fire or other casualty to the Leased Property. If the Leased Property shall be partially or completely damaged by fire or other cause and the damage renders the Leased Property or the approaches thereto unfit for use and occupancy, or if repairs to fix the damage are not financially feasible, each of which as determined by Lessor or Resident Curator in their sole respective discretions, Lessor or Resident Curator shall have the right to terminate this lease. Lessor and Property Owner are not responsible for Resident Curator's personal goods lost or damaged during any fire or fire suppression activity, and Lessor and Property Owner shall have no obligation to replace such items or compensate Resident Curator in any way for such loss or damage. Resident Curator may obtain insurance for any real or personal property not owned by Lessor and Property Owner but is under no obligation to obtain such coverage.

27. INTENTIONALLY OMITTED

28. WAIVERS. No waiver or oversight of any breach of covenant, condition, or agreement herein contained, or compromise of settlement relating to such a breach, shall operate as a waiver of the covenant, condition, or agreement itself, or of any subsequent breach thereof. Each property insurance policy obtained in connection with this Lease shall include a waiver by the insurer of all rights of subrogation against whichever party, if any, is not an insured under such policy. Resident Curator acknowledges that the Lessor and the Property Owner are not required to procure or maintain insurance of any kind on or with respect to the Leased Property under this Lease

29. ASSIGNMENT AND SUBLEASE. Except as provided in this section, Resident Curator may not assign, transfer, convey, encumber, sublease, or dispose of its right or interest in the whole or any part of the Leased Property, all and each of which shall be considered an impermissible transfer of Resident Curator's interest in the Leased Property.

Notwithstanding the above, Resident Curator may enter into property management agreements with the employees of Resident Curator to permit them to exercise substantial management responsibilities for the operations authorized by this Lease.

Resident Curator also may enter into a written Sublease agreement with Ms. Kirk or a successor President of Resident Curator that would allow such sublessees occupy and use the Leased Property for the Permitted Uses. Resident Curator's sublease agreement with Ms. Kirk must be approved in writing by Property Owner and must address the following issues: Ms. Kirk intends to keep up to four (4) equines on the Leased Property pursuant to the sublease she will enter into with Resident Curator. Such sublease must address her individual use of the Leased Property, including any proposed improvements to the Leased Property she intends to make to support the equines on the Leased Property, which may include (a) a dry lot, (b) two (2) barns, (c) equestrian fencing, (d) feed and tack room, (e) composter, (f) three (3) watering troughs, and (g) an underground polyvinyl chloride water pipe system that connects to the public water system or another acceptable water source (**collectively the "Pony Farm Improvements"**). The costs for the care of such equines and the costs for the installation and maintenance of the Pony Farm

Improvements will be the responsibility of Ms. Kirk. The Pony Farm Improvements are subject to written approval by the Property Owner. The equines and the Pony Farm Improvements will be considered an integral part of the Resident Curator Program's historic, pastoral, agrarian setting. The equines may not be rented to the general public for use on the Leased Property or be used by members of private clubs on the Leased Property without the approval of the Property Owner, which approval shall not be unreasonably withheld, conditioned or denied. Ms. Kirk's use of the Leased Property for equines must comply with all applicable laws and regulations.

Resident Curator may only enter into a sublease agreement with any other person other than Ms. Kirk if it obtains written consent from both Lessor and Property Owner, which each may withhold consent in their absolute discretion.

30. INTERPRETATION. All nouns used herein shall be interpreted and construed to include the singular, plural, masculine, feminine, or neuter forms in any place or places in which the context may require to indicate such interpretation and construction.

31. ENTIRE AGREEMENT. This Lease constitutes the entire agreement between Lessor and Resident Curator with respect to the Leased Property. This Lease shall not be changed or modified in any manner except by an instrument in writing executed by the Parties hereto.

32. KEYS AND SECURITY. Property Owner shall furnish Resident Curator with two (2) sets of keys to the Turner Farm House. Property Owner shall have the right to retain sets of keys as Property Owner deems appropriate for maintenance and emergency purposes as provided herein.

33. ANIMALS. Typical pets and farm animals are permitted under this Lease and the Sublease, including, without limitation, service animals as defined in the Americans with Disabilities Act, 42 U.S.C. § 12101, *et. seq*; provided such pets and farm animals are permitted by and remain in compliance with all applicable laws and do not interfere with Park use and the public access to the Leased Property permitted under this Lease. Resident Curator must provide written notice to Property Owner regarding any animals that will be allowed inside the Turner Farm House.

34. SMOKING. Smoking is prohibited inside the Turner Farm House and the Retreat Center.

35. SAFETY, SECURITY. Resident Curator is responsible for ensuring adequate law enforcement at the Leased Property when breach of the peace can be reasonably anticipated, or when required by the Park Authority Regulations. When applicable, Resident Curator shall develop and maintain safety and security plans for its own activities subject to Lessor's and Property Owner's prior written approval.

36. NONDISCRIMINATION. Resident Curator agrees that Resident Curator will not, because of race, color, national origin, ancestry, age, sex, religion, physical or mental handicap or sexual orientation, discriminate against any qualified employee, applicant for employment, contractor, subcontractor, or person or firm seeking to provide goods or services to Resident Curator, or deny any person access to the Leased Property or to any activities or programs carried

out upon the Leased Property. Resident Curator must comply with all applicable laws prohibiting discrimination in employment or public accommodation.

37. REAL ESTATE TAXES. “**Real Estate Taxes**” means real estate taxes levied, assessed, or imposed against the Leased Property or the leasehold interest created pursuant to this Lease. Resident Curator acknowledges the leasehold created pursuant to this Lease will be assessed for Real Estate Taxes and that Resident Curator will pay timely all Real Estate Taxes imposed during the term of this Lease; provided, Resident Curator reserves the right (i) to apply for and participate in any County program that provides reductions in real estate taxes, and (ii) to appeal any real estate assessment of the leasehold interest as permitted by and in accordance with applicable law.

38. LIABILITY. No official, employee or consultant of Lessor or Property Owner will be personally liable to Resident Curator or to any successor in interest or person claiming through or under Resident Curator in the Event of Default or breach of this Lease by Resident Curator or for any amount which may become due or on any claim, cause or obligation whatsoever under the terms of this Lease.

39. ESTOPPEL. Lessor and Resident Curator agree, at any time and from time to time, upon not less than fifteen (15) days prior written request by the other, to execute, acknowledge and deliver to the other either a statement in writing certifying that this Lease is unmodified and in full force and effect or if there have been modifications, that the Lease is in full force and effect as modified, and stating the modifications, and that either under the Lease there is no default and no event has occurred which, with the passage of time or the giving of notice or both, would constitute a default, or that a default exists under this Lease and specifying the nature and status thereof, and the dates to which the rent and other charges have been paid in advance.

40. AMENDMENTS. This Lease may be modified or altered only by agreement in writing by **Amendment** (“**Amendment**”) between Lessor and Resident Curator after review and consent by the Property Owner.

41. GOVERNING LAW. Lessor and Resident Curator agree to be bound by the Laws of the Commonwealth of Virginia in any proceeding, whether in law or in equity, with respect to any dispute arising under this Lease. The only proper jurisdiction and venue for any lawsuit arising out of or relating to this Lease shall be the Circuit Court of Fairfax County or the United States District Court for the Eastern District of Virginia.

42. FORCE MAJEURE. In any case where Resident Curator is required to do any act other than the payment of money, delays caused by or resulting from Acts of God, war, civil commotion, fire, flood or other casualty, strikes, unavailability of materials or equipment, unusually severe weather or other causes beyond the reasonable control of Resident Curator, herein referred to as **Force Majeure** (“**Force Majeure**”), Force Majeure shall not be counted in determining the time when the performance of such act must be completed. The period of time for completion shall be extended by the same number of days as lost due to the Force Majeure event. If Resident Curator claims any delay was caused by Force Majeure, it must provide written notification to Property Owner within seven (7) days of the first day of delay caused by Force Majeure. This written notification (“**Force Majeure Notification**”) must set forth the basis for the claim of Force

Majeure, the delay that was caused and the length of the delay. If the delay continues for a period of time longer than seven (7) days, then Resident Curator must provide a Force Majeure Notification to Property Owner every seven (7) days until the delay no longer exists.

43. LESSOR'S FINANCIAL OBLIGATIONS. To the extent there are any financial obligations of the Lessor under this Lease, such financial obligations are subject to appropriations by the BOS to satisfy payment of such obligations.

44. AGREEMENT AND COVENANT. Every term, condition, agreement or provision contained in this Lease that imposes any obligation on Resident Curator or Lessor shall be deemed to be also a covenant by Resident Curator or Lessor.

45. NO PARTNERSHIP. Nothing contained in this Lease shall be deemed or construed to create a partnership or joint venture of or between Lessor and Resident Curator, or to create any other relationship between the parties hereto other than that of Lessor and Resident Curator.

46. RECITALS. Recitals R-1 through R-11, above, are incorporated into this Lease and are binding on Lessor and Resident Curator.

[SIGNATURES ON FOLLOWING PAGES]

Witness the following signatures and seals:

LESSOR:

**BOARD OF SUPERVISORS OF
FAIRFAX COUNTY**

By: _____
Joseph M. Mondoro
Chief Financial Officer
Fairfax County

Commonwealth of Virginia :
County of Fairfax :

The foregoing Lease was acknowledged before me this ___ day of _____,
201___ by XXXXXXXXXXXXX, in his capacity as the Deputy County Executive of the Board of
Supervisors of Fairfax County, the Lessor hereunder.

_____ My Commission expires: _____
Notary Public

Registration Number: _____

Witness the following signatures and seals:

RESIDENT CURATOR:

TURNER FARMHOUSE FOUNDATION

By: _____

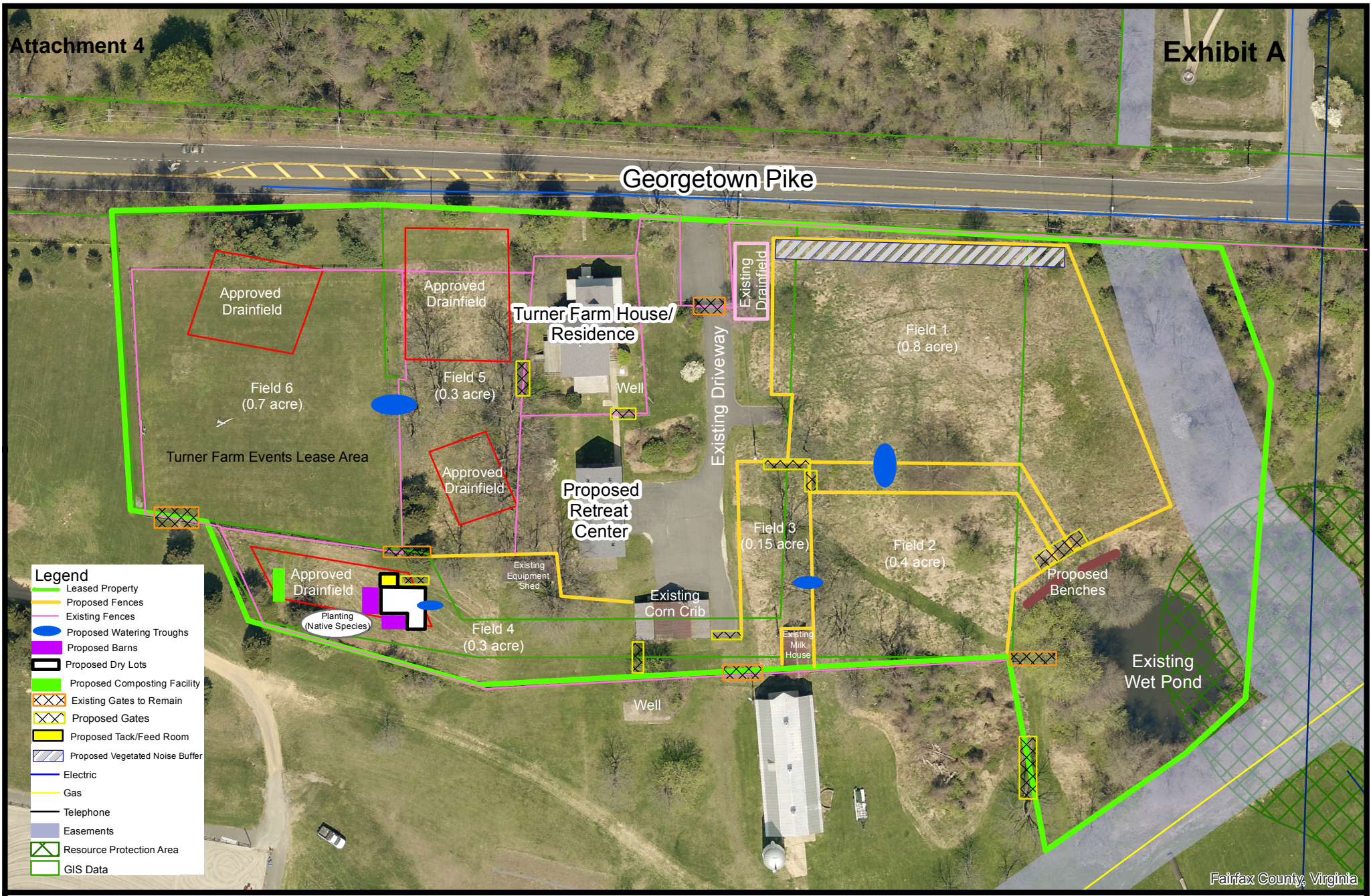
Sarah C. Kirk, President
Turner Farmhouse Foundation
Resident Curator

Commonwealth of Virginia :
County of Fairfax :

The foregoing Lease was acknowledged before me this ____ day of _____
201__ by Sarah C. Kirk, in her capacity as President of Turner Farmhouse Foundation, the
Resident Curator.

_____ My Commission expires: _____
Notary Public

Registration Number: _____



Fairfax County, Virginia




**FAIRFAX COUNTY
PARK AUTHORITY**
12055 Government
Center Parkway, Suite 406
Fairfax, VA 22035-1118

**TURNER FARM PARK
RESIDENT CURATOR PROGRAM
LEASED PROPERTY
APPROXIMATELY 5 ACRES**


0 90
Feet

August 27, 2018
Aerial Feb. 16, 2017



SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



January 24, 2017

Denice Dressel
Resident Curator Project Manager
Fairfax County Park Authority
Resource Management Division
12055 Government Center Parkway
Fairfax, VA 22035-0000

Dear Denice:


Through the Turner Farmhouse Foundation, our family is pleased to apply for the Turner Farm curatorship, and excited about the opportunity to combine our farm life with introducing a pastoral retreat center into our community.

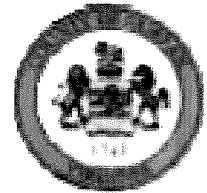
We are taking the next step in a progression to live our farm life, and share our passions with the community. Our family moved to Great Falls in 1998 to have room for our ponies, we bought The Saddlery in 2007 to keep a wonderful institution here in the Great Falls community, and started Turner Farm Events in 2011 to make sure the beautiful equestrian facility was well funded. In 2013, after the death of our daughter, we founded the Becky Love Foundation, with the hope that we could help people who suffer loss. The Turner Farmhouse we envision would help us combine the farm life we love with creating a healing space for the community.

Having watched the Turner Farmhouse in various states over the years, and by our friendship with the Turner family, it would bring us pleasure to restore the historical property to its full and deserving glory.

We have enjoyed working with Fairfax County Park Authority staff over the years, and look forward to finding ways to make this project a success. Please find the Application and all relevant documents attached. Please let us know if you need additional information, or have questions, we expect this to be an open and engaged process.

Sincerely,





**Resident Curator Program
Fairfax County Historic Property**

Turner Farm

Curator Application



**Turner Farmhouse
10609 Georgetown Pike
Great Falls, Va. 22066
Owner: Fairfax County Park Authority**

**Park: Turner Farm Park
Dranesville Supervisory District**

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Section A: APPLICATION SUBMISSION

DUE DATE: before ~~January 13, 2017~~

New Application Deadline: February 12, 2017

The County of Fairfax, Virginia ("County") and the Fairfax County Park Authority ("FCPA") invite interested parties to submit an application for the curator of:

Turner Farm
10609 Georgetown Pike
Great Falls, VA 22066
Attn: Denice Dressel, Resident Curator Project Manager

Application Submittal Instructions

Submit five (5) copies of the completed Application by the due date to:

Fairfax County Park Authority
Resource Management Division
Attn: Denice Dressel, Resident Curator Project Manager
12055 Government Center Pkwy.
Fairfax, Virginia 22035-0000
(Include on the face of the envelope the property's name and address.)

Review of applications will begin upon expiration of the due date. Therefore, applicants are strongly advised to submit their applications on time to ensure consideration by the County and FCPA. The Invitation to Submit Application (ISA) consists of 25 pages. Applicants should examine the ISA and its table of contents to ensure that all pages are included. The County and FCPA assume no responsibility for an application submitted on the basis of an incomplete ISA package.

Applicants are expected to review all requirements and instructions and furnish all information required by this ISA. Failure to do so will be at the applicant's risk. The county and FCPA reserve the right to waive formalities in any application, and may, if they determine that such action is in the best interests of the County, select an application which does not conform in all details with the requirements of this ISA. Likewise, the county reserves the right to reject any and all applications.

This ISA does not commit the County to enter into any disposition of real property interest; or to pay any costs, including costs associated with any studies or designs, incurred by any party in the preparation and submission of an application.

A hard copy of this application can be obtained from the project manager upon request.

Applications will not be returned and will be retained in the records of FCPA subject to the Virginia Freedom of Information Act and the document retention policies of the Library of Virginia.

Inquiries and Explanations

All inquiries concerning this ISA should be directed, in writing, to:

Fairfax County Park Authority
Resource Management Division
Attn: Denice Dressel, Resident Curator Project Manager
12055 Government Center Pkwy .
Fairfax, Virginia 22035-0000
Denice.Dressel@Fairfaxcounty.gov
(703) 324-9569

Any explanation desired by an applicant regarding the meaning or interpretation of this ISA must be submitted and received in writing seven (7) business days prior to the application due date to allow sufficient time for a reply to reach the applicant prior to the submission of their application. Verbal explanations or instructions shall not be binding on FCPA or the county.

Application Instructions

Applications must follow the outline, supply all of the information requested below, and demonstrate the ability of the potential curator to undertake a challenging and complex assignment. Applications must be feasible and should reflect an understanding of the historic qualities of the property and their value. It is intended that the substance of an application, as approved by FCPA and the County, will be incorporated into all agreements. **A cover letter is required with all applications.**

Applications must include responses to all sections of this ISA. If a section does not apply, indicate “not applicable” in your response. Provide responses in the spaces provided and **attach additional sheets or documentation as necessary.**

Section B: APPLICANT INFORMATION

List the names, addresses and telephone numbers of each individual applicant, or all principals, partners, members or shareholders. Attach additional sheets if necessary.

Applicant's Name			[REDACTED]
Address			[REDACTED]
City	State	Zip	
[REDACTED]	[REDACTED]	[REDACTED]	
Email		Telephone	
[REDACTED]		[REDACTED]	
Alternative Telephone Number			
[REDACTED]			

Additional Applicant's Name, if applicable			[REDACTED]
Address			[REDACTED]
City	State	Zip	
[REDACTED]	[REDACTED]	[REDACTED]	
Email		Telephone	
[REDACTED]		[REDACTED]	
Alternative Telephone Number			
[REDACTED]			

Additional Applicant's Name, if applicable			[REDACTED]
Address			[REDACTED]
City	State	Zip	
[REDACTED]	[REDACTED]	[REDACTED]	
Email		Telephone	
[REDACTED]		[REDACTED]	
Alternative Telephone Number			
[REDACTED]			

Section C: PROPOSED USE

Provide a narrative summary of the proposed use of this property. Be sure to describe how the proposed use is compatible with:

- The long-term preservation of the house and its associated cultural landscape;
- FCPA's mission and management of park;
- The surrounding neighborhoods;
- The historic value of the house; and
- The historic context and heritage associated with the park

Our goal is to live in the farmhouse, bring our pony farm, now located on [REDACTED] in [REDACTED] [REDACTED] to the property, and create a Retreat Center in the Garage.

Our family moved to Great Falls in 1998, purchasing a 7 acre farm in the [REDACTED] community to raise our children, ponies, dogs, cats and chickens. In 2007, we purchased The Saddlery when the previous owner retired, to preserve the equestrian community's only local retail outlet. In 2011, we started Turner Farm Events, a 501(c)3 non profit to raise money for Turner Farm by running horse shows, and have donated over \$22,000 to FCPA so far. We are hoping to continue and expand on our passion for horses and the Great Falls community by restoring the Turner Farm house and expanding its use in our community.

Creating a pony farm at Turner Farmhouse will nicely dovetail the equestrian facilities and activities already in place at Turner Farm Park. Ponies grazing in paddocks surrounding the house will preserve the agrarian history of the property, and give our community a clear vision of farm life. The pastoral activities will be a peaceful, calming setting for the retreat house, where small groups of participants can slow down and reflect. Working with water management expert, [REDACTED], the property will serve as an example of how to manage horses on small acreage, without detriment to water quality. Since [REDACTED] is handicapped, we will work with FCPA to creatively adapt the historic house and grounds for challenged members of our community.

Our family will make this our personal project, and will work with neighbors and other Turner Farm Park interest groups to help this project succeed.

Section D: PUBLIC BENEFIT

The Resident Curator Enabling Legislation requires reasonable public access consistent with the property's nature and use. Describe the scope and nature of the public access, and any projects programs/services that will fulfill this requirement.

Our goal is to share the farm and retreat house with the community.

We plan to conduct Open House opportunities for the Farmhouse, and bring the Farmhouse and grounds into compliance with the ADA guidelines, for free access to all members of the community.

We have sponsored lectures on Pasture Management, Manure Management in cooperation with the Northern Virginia Soil and Water Conservation District (NVSCD) as owners of The Saddlery. We hope to coordinate workshops and lectures at Turner Farm, with real life examples of the Best Practices advocated by their organization. The pony farm design, drafted by [REDACTED], of NVSCD, makes use of the terrain, protects the pond, gives the horses access to clean water, and incorporates a manure composting facility. Tours of the pony farm, with its pastures, paddocks, barn and watering system will give the public a true sense of working farm life, and show how that can be done in an environmentally sensitive manner.

Introducing the public to the benefits and healing nature of retreats is an important goal. The Retreat Center will conduct Open Houses for the general public, with tours and presentations on the structure and benefits of taking time away to reflect on life, and nature. We hope to conduct weekend camps for children who have lost a parent or sibling, in conjunction with the Becky Love Foundation, and Comfort Zone Camps. The weekends are free to the participants, and have a 15 year history of helping children with loss. Focusing on reaching the public, we will send out informational material and invite participation in our mission of healing and peaceful reflection.

REHABILITATION AND MAINTENANCE PLAN SUMMARY

Curator terms are comprised of a Rehabilitation Phase and a Maintenance Phase. The Rehabilitation Phase involves the major improvements required by contract. The Maintenance Phase follows the Rehabilitation Phase for the term of the lease, and includes all routine maintenance of the property, as well as any major capital improvements necessary during the term of the lease.

Section E: REHABILITATION PHASE

Work Plan with General Schedule

Work Plan: Describe how the applicant will carry out the rehabilitation phase of the project, including the required improvements listed in Appendix: Treatment Plan and Appendix: Building Evaluation, in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on Appendix: Resources). Include a general schedule with milestones for improvements. The selected applicant for curator will develop a detailed schedule of improvements that will be included in the lease.

PHASE I:

1. Identify likelihood and possibilities for long term use of Garage as Retreat Center, team with County if possible, including: Health Department, Special Use Permits and Fire Suppression Systems, to allow such usage.
2. Seek County guidance and direction to meet Health Department requirements for septic usage in proposed buildings.

PHASE II:

3. Identify extent and availability of plans that have been approved by the County for improvements undertaken but incomplete in main Farmhouse.
4. If no plans available, draw new scaled construction plans suitable for engineering and inspection approval of Farmhouse and Garage.
5. Define amount of ADA accessibility on Farmhouse needed to meet County's annual use requirements.
6. Pursue needed grading plans, septic engineering and perk testing to identify and receive approval on new drain fields as needed. Define stable use spaces and locate new stable and fencing.
7. Seek permits and approvals to finish construction of baths and kitchen in main Farmhouse and permits as needed, to allow the Garage structure to be used as a Retreat Center with sleeping/meeting/dining accommodations for 20 people. This permitting needs to include the approval of a second kitchen in that structure.

PHASE III:

8. Upon approval of permits curator proposes to undertake installation of working septic system. Renovation of Farmhouse, removal of Equipment Shed, demo and shoring of Crib Barn, and installation of new fencing and stables with all possible haste in order to move curator's family and livestock on to property and begin living there.
9. Without interfering with construction needed for occupancy of Farmhouse, work on Garage structure to begin in order to allow its intended use as a Retreat Center.
10. Make repairs on Milk House as outlined elsewhere.
11. Restore Crib Barn in coordinated effort with representatives of the County's Historic Preservation Division.

Proposed Alternatives or Amendments to Required Improvements

Describe any proposed alternatives or amendments to the required improvements, found in Appendix: Treatment Plan and Appendix: Building Evaluation, and provide justification.

1. Remove Equipment Shed from property. Replace structure with stable of similar size and style. Stable to be located in such place as to provide maximum advantage to utilization of space and care for animals.
2. Remove "wing additions" from each side of Crib Barn and shore up structure and repair missing roof until scope of restoration can be defined and agreed upon by Park Authority and curator.
3. Upgrade Garage structure to house Retreat Center in compliance with Fairfax County Zoning, Permits and Usage Covenants.
4. Address roof and exterior painting on Milk House structure to upgrade overall impression of property. Secure building to prevent vandalism and further deterioration until suitable use by curator is determined.

Description and Documentation of Donations

Describe in detail all labor, material, or services proposed to be donated by any third party sources. Written commitments for such labor, material, or services must be provided as an attachment to the application.

We intend to reach out to the Great Falls community to secure donations of time, materials and services if we are successful in winning this project. As President and founder of Turner Farm Events, [REDACTED] has successfully raised funds for Turner Farm Park, donating over \$24,000, many volunteer hours, and materials for the equestrian facilities over the past 5 years. We will take that experience, and build on it to raise funds for the **Turner Farmhouse Foundation**.

We will also coordinate with other non-profit groups, such as the Friends of Frying Pan Park to rehabilitate and restore the buildings at Turner Farm. Those fundraising activities will commence once the project is awarded in our favor, and as a public non-profit, the records will be available for public review.

Sustainability

Describe any proposed historically appropriate, environmentally sustainable building technology and practices that will be used in the rehabilitation, maintenance, and/or operation of the property, in compliance with the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (See link on Appendix: Resource Page).

Our family has owned and operated a seven (7) acre farm in Great Falls since 1998. We worked with the NVSWD and USDA to develop a plan that incorporated Best Practices, and won the Bay Friendly Clean Water Farm Award in 2002.

We built a barn on our property in 1998 in conjunction with Timberline Design Build (farm contractor) and have operated and maintained the property since then.

Accessibility

All proposed curators must comply with applicable requirements of the Americans with Disabilities Act. Describe how the required public access to, and rehabilitation, operation, and maintenance of the property will address the applicable accessibility regulations required by the Americans with Disabilities Act.

Our goal is to bring the Farmhouse, the Garage and property into compliance with the ADA.

Section F: EXPERIENCE AND QUALIFICATIONS

Applicant's General Qualifications

Provide a narrative summary of the applicant's experience and qualifications to undertake, implement, and manage the rehabilitation, reuse and maintenance of the historic property. Include the applicant's resume or CV, and references to support such experience and qualifications. Supplemental material describing pertinent projects, including visual aids, is encouraged but not required.

The summary should include a list of all of the following actions which have become final in the three years prior to the application submission:

1. Willful violations, violations for failure to abate, or repeated violations, for which the applicant was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
2. Three (3) or more serious construction safety violations for which the applicant was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
3. Termination of a contract between the applicant and any public entity for safety violations. If the applicant has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

TFF, [REDACTED] have not had any safety violations, or accidents.

Applicant's Specialized Skill in Historic Preservation

Describe the applicant's specialized skills in historic preservation projects, including any relevant experience with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on Appendix: Resource Page).

We recently (10/7/16) purchased a house in [REDACTED] built in 1904. We removed post construction walls and revealed the original staircase and banister. We removed the floor, increased the crawl space, put down additional supports, added a vapor barrier, supplemented floor joists, and installed hardwood floors. We removed a supplemental ornamental chimney and fireplace, and restored the original roof line and first floor living space.

Professional Service Providers' General Qualifications

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc.

The list of professional qualifications and relevant work history of any such providers, contractors or subcontractors shall include a list of all of the following actions which have become final in the three years prior to the application submission:

1. Willful violations, violations for failure to abate, or repeated violations, for which the provider, contractor or subcontractor was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
2. Three (3) or more serious construction safety violations for which the provider, contractor or subcontractor was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
3. Termination of a contract between the provider, contractor or subcontractor and any public entity for safety violations.

For each provider, contractor or subcontractor that has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

FOXCRAFT Design Group, Inc. is a 27-year old Design/Build firm that specializes in assisting clients through the decision-making process while balancing budget considerations. From exterior architecture, space planning, interior design, kitchen and bath design, to budget management, FOXCRAFT manages projects from start to finish.

As an award-winning Design/Build firm and licensed general contractor, FOXCRAFT offers extensive experience in functional innovative design and quality craftsmanship. We work with our clients to develop a project that fits their needs and budget.

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FOXCRAFT is a company that has been satisfying clients since 1989 and through hundreds of completed projects. We have more than 125 years of combined construction management experience, ensuring your project will be built to the highest standards of quality.

FOXCRAFT is a Virginia Class A licensed general contractor and a C Corporation. We also hold licenses in both Maryland and the District of Columbia.

We employ a full-time team and manage a strong network of specialty subcontractors, as well as utilizing a core pool of reliable specialists for projects that require the added expertise in areas of:

- Excavation
- Demolition
- Concrete/Masonry
- Framing
- Electrical
- Plumbing
- Insulation
- HVAC
- Drywall
- Tile
- Glass
- Painting
- Audio/Visual
- Security
- Automation
- Flooring
- Cabinetry
- Historic Restoration

FOXCRAFT is proud to have received the Worker's Compensation Leadership Award for the entirety of our company's existence. FOXCRAFT has a 100% clean safety record.

Professional Service Providers' Qualifications in Historic Preservation

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in the rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc. pertaining to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on Appendix: Resource Page).

Proposed Project Manager(s)

Dan Dalrymple – Dan has been an integral part of the management and production teams at FOXCRAFT since 1998. He has 35+ years of construction experience in commercial, industrial and residential projects; is a Fairfax County resident, a life-long horseman, current horse owner and active rider – showing, competing and instructing. He is a volunteer for Fairfax County Park Authority and has intimate familiarity with lesson, riding and therapy programs and facilities in several states and is a frequent visitor and user of the equestrian amenities at Turner Farm Park and Laurel Hill.

Dan's career includes long-term relationships with accomplished clients who expect the same expertise and attention to detail as they demand of themselves. These clients appreciate his ability to be discreet, stay actively involved with their specific needs and his detail-oriented work. His flexibility and communication skills enhance his ability to translate the clients' vision into reality.

Specific on-going, long-term construction projects for his loyal clients include:

- Large addition and pool house for Great Falls residence; renovation of Rosslyn penthouse.
- Renovation of several houses for DC-area client with multiple houses worldwide.
- Design, renovation and construction of multi-property complex in Great Falls.

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Other high-visibility projects include:

- Wolf Trap Farm Park – managed a project team to paint and fireproof the Filene Center after it was destroyed in a fire.
- US Naval Observatory – managed and built a gazebo in the on-grounds Rose Garden for Vice Presidential residence.
- Historic properties - Led renovations on multiple historic residences and buildings in Georgetown for over seven years.

Michael Blood, CR, CGP - Vice President & Chief Production Officer - co-founded FOXCRAFT with Chandler Fox in 1989. Starting with carpentry school in 1975, Mike has more than 40 years of experience in the remodeling industry with a well-rounded background in carpentry, organizational skills and business management. Mike's extensive experience ensures that our estimating and operations run smoothly and efficiently. His diligence and attention to detail provide the foundation that enables our field staff to deliver the highest quality of work. Mike is a "Certified Remodeler" through the National Association of the Remodeling Industry and a "Certified Green Professional" with the National Home Builders Association. Mike is dedicated to his family and actively involved in community service through the United States Civil Air Patrol. He has received the Commander's Commendation Award and CAP Achievement Award from the Civil Air Patrol.

Mike's Certificates and Awards include:

- Certified Green Professional by NAHB.
- NARI Certified Remodeler.
- Certified Field Team Member under the Virginia Department of Emergency Management.
- Certified Community Emergency Response Team Member (by Fairfax County Fire Department)
- Certified Service Training Officer for Fairfax Composite Squadron of Civil Air Patrol.

Experience in Fairfax County with building and occupancy permits

Chandler Fox, CKD, CBD – President & Co-Founder of FOXCRAFT - works regularly with Fairfax County permit officials, and is intimately familiar with the personnel and procedures required to navigate the complex permit process. His frequent, in-person visits to the County Zoning Office have established a solid relationship with the key decision-makers within the department.

Specifically:

- FOXCRAFT has been working in Fairfax County since 1989
- 80% of FOXCRAFT's work is in Fairfax County
- Examples include:
 - Zoning and Building Permits on an addition abutting a Resource Protection Area (RPA) and flood plain in Fairfax County (2010-2011)
 - Horse facility in Great Falls, including a change of occupancy, tree preservation study, and a complete grading plan (2009)
 - Building Permits for an addition with flood plain encroachment in Fairfax County (2010)

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Previous work with non-profit organizations

FOXCRAFT is accustomed to accommodating unique scheduling needs, managing budgetary and timeline expectations and interacting with all stakeholders in a project. While FOXCRAFT has worked primarily with for-profit entities and owners, we understand the unique structure and resource constraints of non-profits from our volunteer and philanthropic activities.

The culture of FOXCRAFT encourages its employees and associates to support various non-profit organizations; current and past participation includes:

- DC Design House – A multi-year sponsor of DC Design House benefitting Children’s National Medical Center in Washington, DC.
- Donor for several area school charity auctions
- Donor to Falls Church Chamber of Commerce for various fundraisers
- USA Today’s “Make-A-Difference Day” National Award winner
- Individual team members also participate in:
 - Falls Church Arts – Past-President and active current member of Falls Church Arts
 - Creative Cauldron (Falls Church, Virginia) – Active volunteer and supporter
 - Fairfax County Park Authority Volunteer Program
 - “Fairfax for Horses” volunteer
 - NKBA, VP of Education and Treasurer for Baltimore/Washington Chapter
 - Rebuilding Together, “Christmas In April”
 - Civil Air Patrol volunteer:
 - Certified Field Team Member under the Virginia Department of Emergency Management.
 - Certified Community Emergency Response Team Member (by Fairfax County Fire Department)
 - Certified Service Training Officer for Fairfax Composite Squadron of Civil Air Patrol

Green Construction

Key members of our team:

- Are certified Green Professional by NAHB, including all necessary continuing education and seminars.
- Have completed a mixed residential-commercial project in Dupont Circle with specific Green building guidelines, as requested by the customer.
- Have participated in:
 - Solar Thermal Energy training courses
 - Solar Power International Conference
 - National Renewable Energy Labs Conference (NREL)
- Are currently certified in Lead-safe work practices, as required by the EPA, including all required training and seminars.
- Designed and built several ADA-compliant projects in residential homes.
- Are a NARI Certified Remodeler.
- Guided FOXCRAFT’s successful negotiation with the City of Falls Church to transform a historic farmhouse into an ADA-compliant commercial property.

Section G: ESTIMATED PROJECT COSTS

Use the table below to summarize proposed expected costs (Attach more detailed breakdowns if desired).

PROJECT COSTS BUDGET		
Cost Category	Amount	Total Amount
Hard Costs		
General Conditions (mobilization, temporary facilities)		
Site Work		
Excavation		
Foundation		
Demolition		
Superstructure		
Floor Structure		
Roof Structure & Cover		
Doors & Windows		
Interior Construction		
Plumbing		
HVAC		
Electrical		
Sprinklers		
Conveying Systems (if applicable)		
Utility Upgrades (electrical, water, sanitary)		
HAZMAT Abatement		
Specialties		
Clean up		
Miscellaneous		
Construction Contingency (_____ %)		
Soft Costs		
Architectural Fees		
Engineering Fees		
Third party HAZMAT inspection, testing, and monitoring		
Other Design Fees		
Commissioning HVAC, sanitation systems		
Construction Period Interest		
Other Financing Fees		
Other Consulting Fees		
Permits and Licenses		
Construction Administration fees		
Other Soft Costs		
Design Contingency (_____ %)		
Other Project Costs		
TOTAL PROJECT COSTS		

See WJE
 Turner Farm
 Treatment Costs
 Report
 and next page

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Applicant is willing to accept construction cost estimates provided to the County by WJE as reasonable approximations of total expenditures as long as the cost-specific items may be traded to offset costs of more critical work. Further, the following costs are not included in County's projections:

- A. Kitchen in Farmhouse
- B. Bath rooms in Farmhouse
- C. ADA compliancy in Farmhouse
- D. Grading, Tree and Sanitation plans and engineering for Farmhouse
- E. Costs of fencing, water and stabling to accommodate proposed curators use.
- F. Kitchen in Garage
- G. Bath rooms in Garage
- H. ADA compliancy in Garage
- I. Grading, Tree and Sanitation plans and engineering for Garage

Section H: MAINTENANCE PHASE EXPENSES

The Maintenance Phase follows the Rehabilitation Phase for the term of the lease, and includes all routine maintenance of the property, as well as any major capital improvements necessary during the term of the lease.

The cost of ongoing maintenance of the property will be factored into the calculation of lease length (assuming all required maintenance tasks are being performed according to the guidelines established in Appendix: Maintenance Guidelines and Checklist). An additional annual amount will be factored into this calculation, to recognize the value of the occupation and management of the property (utilities, fees, any applicable taxes, etc.).

Estimated Annual Maintenance Costs*

Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See Appendix: Maintenance Guidelines and Checklist)

2013 Historic Replacement Value	Multiply the Historical Replacement Value by 1%	Total Annual Maintenance Expense Allowance
\$1,597,000	1%	\$15,970

Estimated Annual Occupancy/Management Costs*

For example: utilities, additional required liability insurance, legal fees, public benefit component, pro-rated property taxes, etc.

Utilities	\$1,935
Real Estate Taxes (prorated for 30yr lease, 60% of estimated taxes, 'as is' condition)	\$3,531
Other Miscellaneous Expenses	\$746
Total Estimated Annual Occupancy and Management Costs	\$6,212

Total Estimated Annual Maintenance Phase Costs

Annual Estimated Maintenance Costs	\$15,970
Total Estimated Annual Occupancy and Management Costs	\$6,212
Total Estimated Annual Maintenance Phase Costs	\$22,182

*Estimated costs are for the Turner Farmhouse only.

Section I: LEASE TERM

According to the Curator Program's Enabling Legislation, FCPA must establish a Fair Market Rental Value (FMRV) for the property. For the purposes of this solicitation, FCPA is establishing a rent value of **\$33,600** per annum for the length of the base term, as determined by an independent appraiser. This FMRV applies to residential use only. Proposed uses other than residential would require a re-evaluation of the Fair Market Rental Value. The length of the lease term will be determined based upon the following:

- Annual Fair Market Rental Value (FMRV)
- Rehabilitation Project Costs
- Estimated Annual Maintenance Costs: Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See Appendix: Maintenance Guidelines and Checklist)
- Estimated Annual Occupancy and Management Costs: includes utilities, insurance, legal fees, public benefit component; prorated property taxes, etc.

Formula for Estimating

Annual Fair Market Rental Value *minus* Annual Estimated Maintenance Costs *minus* Estimated Annual Occupancy and Management Costs *equals* Adjusted Annual Fair Market Rental Value.

Total Rehabilitation Project Costs *divided by* Adjusted Annual Fair Market Rental Value *equals* Estimated Lease Term, in years.

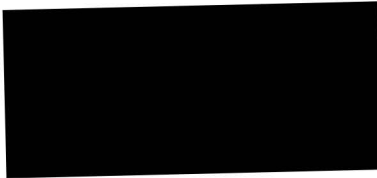
	Annual	Total
Rehabilitation Project Costs Provided by Applicant (Total Projected Costs, see Section G)		
Annual Fair Market Rental Value (FMRV)	\$33,600	
Estimated Annual Maintenance Costs (see Section H)	(\$15,970)	
Estimated Annual Occupancy & Management Costs (see Section H)	(\$6,212)	
Adjusted Annual FMRV	\$11,418	
Rehabilitation Project Costs / Adjusted FMRV = Estimated Length of Lease, or Lease Terms, in years		

Insert the estimated cost of your rehabilitation plan into this formula and state the estimated lease term. Please describe any considerations that you wish for FCPA to make in the negotiation of the lease term.

Estimated Lease Term, in years: Twenty (20)

In all cases, the lease term will be less than 30 years

TFF



February 21, 2017

Denice Dressel
Resident Curator Project Manager
Fairfax County Park Authority
Resource Management Division
12055 Government Center Parkway
Fairfax, VA 22035-0000

Dear Denice,

Please find additional information, as requested in your letter of 2/17/2017.

SECTION E: REHABILITATION PHASE

Sustainability

In 2016, we met with Willie Woode with the Northern Virginia Soil Conservation District (NVSCD) to develop a site plan for locating the pony farm on the Turner Farmhouse property. Our goals were to incorporate a dry lot for the horses to rest the fields when necessary, and a manure composting facility to reduce and transform the fresh manure on site, and to protect the pond from runoff/waste. Please find a draft plan attached.

We will bring our sustainable practices from our farm on [REDACTED] to the Turner Farmhouse. We rotate our ponies on the pastures, use the dry lot during times when the pastures cannot support grazing, and feed grain and hay to supplement the pasture grasses. We compost the manure, and use it to mulch trees, shrubs and our vegetable garden. We do not use pesticides and herbicides, but rely on mowing and judicious seeding to maintain our pastures and lawn. The draft plan will be revised as we move forward in the process, we welcome additional insight into the process.

Accessibility

For the farmhouse, we are amenable to a mutually agreed upon solution for the ground floor (basement) and first floor access. Options being considered are a ramp, lift, etc. We currently are not planning for access to the second floor, perhaps in a later phase, as Glenn can still navigate stairs.

For the garage, we plan to have the ground floor accessible by ramp, or ground leveling, and use that for our public meeting space, with possibly one guest room for challenged patrons. We do not plan to make the upper floors accessible at this time, although if need arises in the future, we are open to lifts, etc. to allow additional accommodation.

SECTION F: EXPERIENCE AND QUALIFICATIONS

In 1998, we purchased [REDACTED]. At that time, there was a house and one pasture on the property, the remainder was in trees. We worked with NVSCD to develop a site plan for the barn, pastures, and water. We engaged loggers to remove trees from the property, and a demolition company to remove the lap [sap?] wood. We engaged an engineering firm to provide a plan for restoring the disturbed earth, which also



incorporated the NVSCD site plan. We contracted the barn and fence building to Timberline Design Build. Due to delays in the project, our family completed the barn and fence building, digging trenches, laying water lines, running electrical and plumbing. All permits were closed out satisfactorily. We planted over 200 bare root saplings to replenish the tree cover next to the stream, and Jefferson Run (fenced off according to the plan.) We took soil samples, received counseling from NVSCD, applied lime and composted manure, and grass seed to establish the pastures. We worked with NVSCD to obtain cost share grants to build a manure composting facility on site, two trail protection crossings for the streams on the property, and cross fencing to enhance pasture management. The project came in under budget, as our family took over the project. The barn was completed by January 1999, just in time for the first big snow, and our first foal was born in the barn in May, 1999. Project Duration September 1998 – 2000.

In 2016 we purchased an historic beach house in [REDACTED] Built in 1910, the house had a porch, a back cottage, and 2 additional floors added over time. The house was used as a boarding house, and later a bed and breakfast. The upper floors were well maintained and updated, but the ground floor was a warren of doorways, added closets and housed an unstable fireplace. We hired a design consultant, developed a plan to take out extra walls, install beams as needed, reveal an original bannister that was obscured by a wall/closet, and install hardwood floors. We hired M & M Contracting to perform the renovations. During the course of the renovation, additional issues came up, and we removed the floor, dug out the crawl space, reinforced and supplemented floor pilings, added a vapor barrier, insulation, and laid in oak flooring. We removed the fireplace and chimney, as they were seriously deteriorated, and restored the roof to match the existing material. We also replaced appliances, including the gas stove, washer and dryer and water heater. This project should be completed in the next month, we are waiting on the water heater and a fencing permit. Project duration – October 2016 – March 2017.

We are working with Foxcraft on this project. They came recommended by a local horse woman, with many successful projects in the area. We are impressed with their qualifications, and the depth of their knowledge. I feel that we can work together well to get the project completed and that we can make reasonable decisions about unexpected challenges.

SECTION I: LEASE TERM

We selected a 20 year lease as a win-win solution for both parties to the lease. Fairfax County will benefit by having one trusted and highly motivated tenant for 20 years – avoiding the challenges of identifying, vetting and securing new tenants in a timely manner to keep the farmhouse occupied and in good repair. The 20 year lease will also allow TFF to get the maximum benefit from the significant upfront financial investment in the property.

We hope to complete the initial phases within the five year window, and want to enjoy the pony farm for as long as possible. The retreat center should be a benefit to the community, and become a center for reflection and mental health benefit for as many years as possible.

SECTION J – FINANCING PLAN

Narrative Statement of Financial Capacity

The Turner Farmhouse Foundation (TFF) is a Virginia nonprofit corporation, established by [REDACTED] to rehabilitate, renovate and maintain and operate the Turner Farmhouse property. If this application is successful, TFF will expand the board of directors, apply for an IRS 501(c)3 tax status, and begin raising funds for the project. Since fundraising is an uncertain source of revenue, we project that this source will be helpful for later years, and for supplementing other sources of income. Once the TFF Retreat Center is generating income, TFF will fund a larger share of the operation, and should take over as the primary source of funding for the curatorship.

Upon approval of this application, [REDACTED] plan to sell their home a [REDACTED] [REDACTED] The current appraisal of the h [REDACTED] current outstanding encumbrances [REDACTED] (including home equity loan). That leaves more than enough funds to start the project, and complete the five year [REDACTED]

renovation and reuse goals. The sale of the farm is the primary source of funding for the initial phase of the curatorship.

██████████ is the President of btr, inc., a Virginia S Corporation which has contracts with the US Government, and provides a salary to ██████████ has disability payments from the Social Security Administration, as does their son, ██████████. The family anticipates using these incomes to pay for operating costs and maintenance expenses for the foreseeable future. Btr, inc. will not be a party to the curatorship agreement.

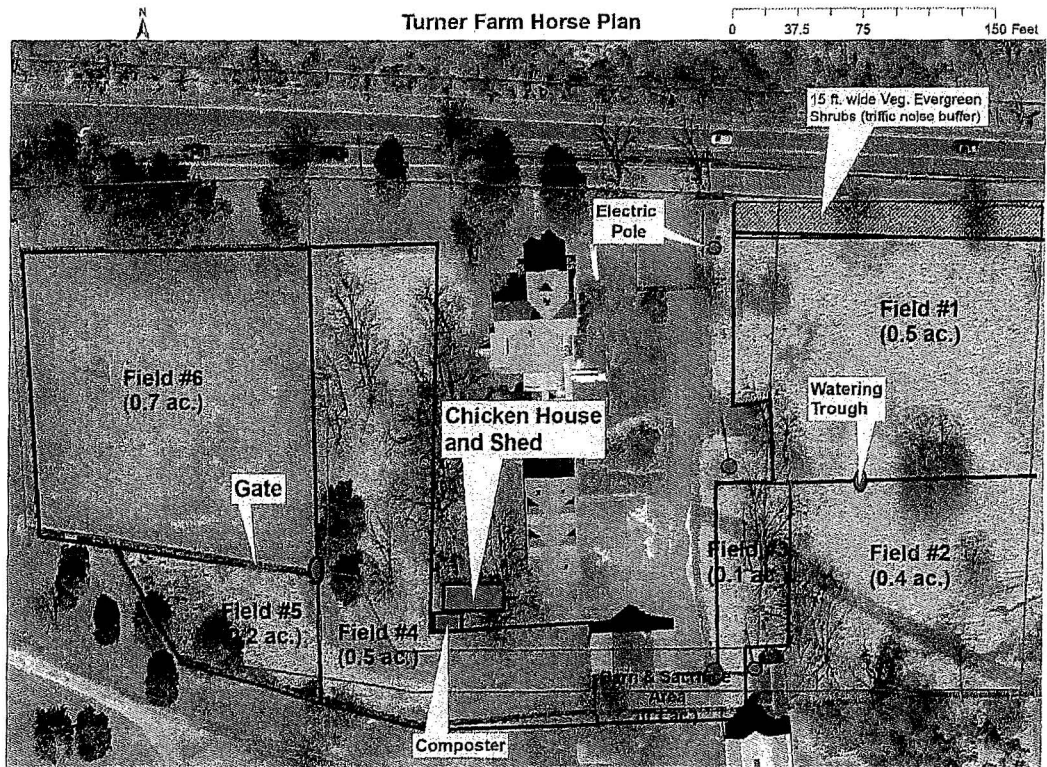
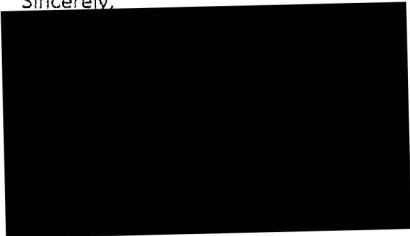
██████████ is the President of the Becky Love Foundation (blf), a 501(c)3 charity started in 2013. Blf raises funds for mental health, and partners with other nonprofit corporations, including Comfort Zone Camps (CZC). We anticipate that blf will contract with the TFF retreat center to sponsor retreats held by CZC and other entities and groups. Blf will not be a party to the curatorship agreement.

Bankruptcy Disclosure

Not applicable

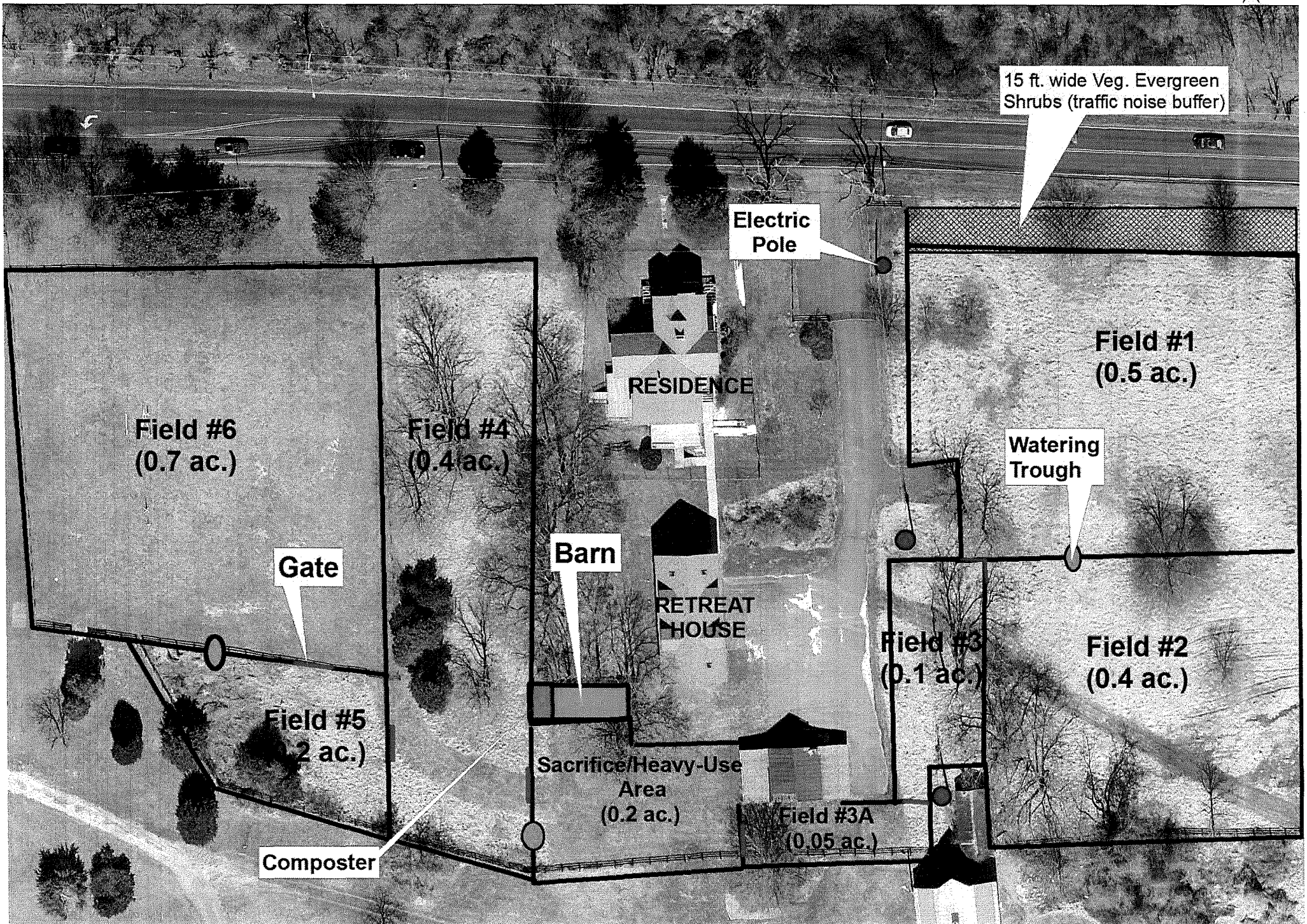
Please let me know if you have further questions, or need more information.

Sincerely,



TURNER FARM - Concept Plan for Horse Farm and Retreat Center

0 25 50 100 Feet



4/10/17



Maintenance Guidelines
and Checklist

FAIRFAX COUNTY PARK
AUTHORITY

**RESIDENT CURATOR PROGRAM
MAINTENANCE GUIDELINES**

Guidelines for:
The Maintenance of Historic Properties
Including Recommendations for the Long Term Care of Historic Buildings and Landscapes

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Resident Curator Program Maintenance Guidelines

FOREWORD AND ACKNOWLEDGMENTS

Fairfax County, through the Fairfax County Park Authority (FCPA), gratefully acknowledges and attributes the following document, *Guidelines for The Maintenance of Historic Properties*, to the Massachusetts Department of Conservation and Recreation (DCR), through the Office of Cultural Resources. *Guidelines for the Maintenance of Historic Properties*, is used by permission from the Resident Curator Program of the Massachusetts Department of Conservation and Recreation and has been adapted, with their permission, for use by the Resident Curator Program of the Fairfax County Park Authority (FCPA).

Guidelines for the Maintenance of Historic Properties was prepared as a means to aid Curators in the development of a long term maintenance plan for Resident Curator Program properties. The purpose of these Maintenance Standards is to provide a means of evaluating the performance of the Curator as well as to insure a high level of care and protection for these valuable historic resources.

The guidelines contained herein are meant to provide a broad-based philosophy of maintenance, applicable to all historic properties. However, FCPA acknowledges that Curatorship properties vary in size and condition, with some properties requiring specialized attention to landscape and architectural details. Therefore, it is FCPA's goal to work with each Curator in setting annual priorities for individual properties in order to both preserve the character of the property and minimize future expenditures.

FCPA intends to work cooperatively with the Curator in overseeing the condition of the Curatorship property. The result of a well-developed maintenance plan will be the extended life of a historically significant property, lowered costs for the Curator and the public benefit of a well-maintained, attractive property. FCPA looks forward to working with Curator towards the common goal of the preservation of the Commonwealth's historic properties.

Resident Curator Program Maintenance Guidelines

PART I – BACKGROUND

Fairfax County Park Authority Mission Statement

To set aside public spaces for and assist citizens in the protection and enhancement of environmental values, diversity of natural habitats and cultural heritage to guarantee that these resources will be available to both present and future generations. To create and sustain quality facilities and services which offer citizens opportunities for recreation, improvement of their physical and mental wellbeing, and enhancement of their quality of life.

The Resource Management Division Mission Statement

We interpret and preserve Fairfax County's natural and cultural resources for the enjoyment, health and inspiration of current and future generations

Resident Curatorship Program

The objective of a Fairfax County Resident Curator program is the preservation of historic buildings within the county...The end goal is to rehabilitate and maintain underutilized historic properties and provide periodic public access to appreciate the historical significance of the properties.

PART II – METHODOLOGY

Purpose

The purpose of this document is to describe the maintenance requirements of the Resident Curator Program and to provide the Curator with guidelines for the maintenance of historic properties in the Program.

The following guidelines are general maintenance standards required under a Curatorship lease. However, many Resident Curator Program properties include historic landscape elements which are character defining features of the property. In such cases, significant elements will be identified by FCPA, and specific maintenance treatments will be developed with the Curator.

Resident Curator Program Maintenance Guidelines

Annual vs. Cyclical Property Maintenance

There are two categories of property maintenance: annual and cyclical. Since climate, weather conditions and other variables can affect the lifespan of materials, both annual and cyclical maintenance are essential to the proper upkeep of a historic building or landscape. Annual and cyclical maintenance can be defined as follows:

Annual maintenance is a regular, repeated action, periodically performed, but at least once a year, and serves as a preventative measure. In a building, the cleaning of the roof gutters and downspouts would be examples of annual maintenance. In a landscape, mowing the lawn or raking leaves would be categorized as annual maintenance. A well-developed annual maintenance plan can extend the longevity of building materials, preventing costly future repairs.

Cyclical maintenance is a less frequent schedule of repair and replacement with a varied timetable, depending on the material in question. Installation of a new roof would be considered cyclical, since it occurs every 15 to 20 years. In a landscape, the rejuvenation of a plant bed or the resetting of stone steps is cyclical maintenance. Since cyclical maintenance can be more expensive than annual maintenance, Curators should anticipate cyclical needs and plan accordingly. A list of the average lifespans for some common building materials is provided at the end of these guidelines.

Goals of Proper Maintenance

Benefits to the Curator:

- a. Cost savings - Annual and cyclic maintenance of a property can prevent more serious and costly deterioration.
- b. Visual Character - If a property is regularly maintained it will look well-kept and attractive and inviting.
- c. Energy Efficiency - Regular work on securing windows, doors and chimneys as well as placement of insulation insure tighter, more energy efficient buildings. Such efficiency results in annual cost savings for building heat as well as making the building more livable.
- d. Public Safety - Regular and cyclical maintenance insures that buildings are kept up to current building codes and less likely to encourage fires, plumbing leaks and structural failures. Built forms within the landscape also need to be attended to in order to avoid structural failures, earth movement or other problems.
- e. Environmental Protection - Failed septic systems, well contamination, underground fuel storage tank leaks, over use of pesticides and herbicides and other forms of environmental degradation can be avoided if tested, checked and/or inspected on a regular basis.

Resident Curator Program Maintenance Guidelines

Benefits to the County:

- a. Compatibility with Public Open Space - Over the years FCPA has acquired land for public use and has maintained these properties to a high standard. A comprehensive maintenance plan for a Historic Curatorship property will enhance the appearance of the FCPA facility and promote the goals of the facility management plan.
- b. Preservation of Historically Significant Property -Almost all of the Historic Curatorship properties are listed in or eligible for listing in the Fairfax County Inventory of Historic Sites. Each property - building and landscape - is a significant physical reminder of the past. With proper maintenance they will be preserved for many generations to come.
- c. Public benefit - Historic Curatorship properties will be open to the public at least twice each year, some more frequently. Regular maintenance of the property will add to the public enjoyment of the historic site.

PART III - MAINTENANCE STANDARDS

In order to keep the Resident Curator Program properties - both buildings and their settings - in good, operable condition, the following minimum standards shall apply:

Building Exteriors

Buildings shall be kept tight to the weather by installation of watertight roofing, protective paint coatings, proper drainage systems and other means by which water is prevented from penetrating into the building. Foundation plantings shall be pruned in order to prevent excessive moisture against the buildings.

Building Interior

Interiors shall be kept clean and dry. To the greatest extent possible, interior plaster and wood finishes shall be protected from insect infestation, condensation and water penetration.

Building Structure

Buildings shall be kept dry, structurally sound and in good repair. While under structural repair, buildings shall be stabilized and properly protected to prevent further damage to the building or to persons performing or observing the work in progress. All building repairs shall comply with all applicable state and/or local building codes. In the event repairs and/or restoration cannot occur immediately, the building shall be stabilized, in accordance with recognized preservation standards, in order to prevent further deterioration.

Resident Curator Program Maintenance Guidelines

Building Systems

All building systems (plumbing, heating, air conditioning, electrical, smoke detector, fire suppression, security alarm systems and other building systems) shall be kept operable and in good repair and shall comply with applicable state and/or local building codes. The Curator shall take every measure to prevent water leaks and resultant damage, electrical shocks or failure, and other similar damage that may result from the failure of a building system.

Grounds

The Curator shall keep the grounds around the buildings in good condition. Grounds shall be free of litter or debris, clear of clutter and, generally, shall be kept neatly and attractively. The Resident Curator Program property shall be kept in accordance with the standards and goals established by the park management and/or Resident Curator Landscape Management plan, including mowing schedules and historic landscape management. Where applicable, the Curator shall maintain the landscaped areas of the property in accordance with recognized standards for maintenance of historically-significant landscapes. The Curator shall exercise every effort to protect, stabilize and maintain significant landscape features for interpretation and/or restoration. Missing or deteriorated landscape elements will be replaced, in kind.

Environmental Hazards

All Resident Curator Program properties shall be kept free of environmental contaminants or hazards including, but not limited to, unregistered vehicles, unused/antiquated agricultural machinery or vehicles or parts thereof, automotive lubricants, hazardous and/or toxic materials, used tires, tree stumps, road salts and other potential contaminants to the ground.

The Curator shall keep all buildings free of destructive rodents and other animals or pests that may cause damage to the property. If applicable, the Curator shall maintain a septic system in compliance with the State of Virginia Sanitary Code and shall maintain a potable water supply in accordance with State and local standards.

Sanitation

Properties shall be kept clean and free of litter and debris. Trash and other wastes shall be removed on a regular basis. If the permitted uses of a property include the keeping of domestic or farm animals the Curator shall remove animal wastes on a regular basis. The composting of organic wastes shall comply with all local health and safety regulations. Compost piles shall be located in areas approved by FCPA.

Permitting

The Curator will be responsible for obtaining all necessary permits and approvals for work on the Curatorship property. Special resources such as wetlands and archaeological sites contained within the Curatorship property will be identified.

Resident Curator Program Maintenance Guidelines

PART IV - REVIEW & INSPECTION

Review

Cyclical maintenance of the Curatorship property may involve major changes to the building or landscape. **Replacement of or significant repair to historic fabric, including landscape elements, will require formal and written approval from FCPA.**

Inspection

Each year a FCPA representative will inspect the property with the Curator. Using the checklist found in below, the inspector will evaluate the condition of the property and the performance of the Curator.

The Curator should inspect the property periodically to insure that the guidelines are being met prior to the annual inspection. From the ground, binoculars will make the inspection easier. The best time to observe the performance of the roof is during a moderate rain, when the drainage systems are in full use. The Quick Checks found in Appendix B will aid the Curator in identifying areas which need attention. The checklists provided address general maintenance issues and should be customized to include special features or circumstances associated with a specific property.

Resident Curator Program Maintenance Guidelines

PART V: APPENDICES

Annual Maintenance Inspection Checklist

Property Name:			
Date of Inspection:			
FCPA Representative(s) present:			
I. BUILDING EXTERIOR			
yes	no	n/a	A. Roof Structure and Materials
			1. Are there any missing, broken, or damaged roof slates or shingles?
			2. Are wooden shingles splitting and/or curling?
			3. Are slates cracked?
			4. Are there any signs of rusting?
			5. Are there any indications of standing water, water back-up or other water damage? (Example: damage from ice dams, damaged or missing gutters)
			6. Does any part of the roof sag or look out of alignment?
			7. Is there any damage to the cornice, soffits or fascia boards?
			8. Are there loose, rotten or missing gutters?
			9. Is the paint on the gutters peeling from the gutter?
			10. Do the gutters need to be cleaned and oiled with linseed oil?
			11. Do the downspouts need to be adjusted and connected with the gutter?
			12. Does the water from the downspouts need to be directed away from the house?
			13. Does the house need splash pads?
			14. Does the water collect near the foundation?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

yes	no	n/a	B. Chimneys (from roof line up)
			1. Are the chimney flashings unsecured from either the roof or the chimney?
			2. Is the masonry cracked or crumbling?
			3. Are bricks and/or chimney cap cracked or missing?
			4. Is the chimney leaning more than a few degrees?
			5. Is there bracing on the chimney?
			6. Are the chimneys in need of cleaning?
Comments:			

			C. Exterior Walls
			I. Are the walls warped or bulging?
			2. Are doors and windows misaligned with their frames or operating improperly?
			3. Are there signs of settlement around the doors and windows?
			4. Is the exterior siding placed on the building improperly?
			5. If wooden exterior walls, does the exterior siding undulate, buckle or curl?
			6. If brick or masonry walls, are mortar joints spalled, washed out or broken?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

yes	no	n/a	D. Exterior Woodwork
			1. Is the woodwork less than 6"-8" from the ground?
			2. Do probes into the wood indicate more than a % penetration?
			3. Is there any rotted or splitting wood?
			4. Are there any signs of dirt (in the form of termite mud tunnels) on foundations, steps and cellar walls?
			5. Are there any signs of insect boring, such as holes, sawdust, wood penetration, or other indicators?
			6. Are vines and other vegetation located close to the house, thus keeping moisture close to the house and inviting insect damage and rot?
Comments:			

yes	no	n/a	E. Exterior Trim and Finishes
			1. Are there any clapboards or sheathing materials missing from the exterior?
			2. Are there any loose, cracked or damaged clapboards or sheathing materials?
			3. Are sheathing materials improperly attached to the wall?
			4. If aluminum, vinyl or asbestos siding is over the original sheathing, is artificial siding cracking, buckling or splitting, etc.? Does the siding prevent the building from breathing?
			5. Is decorative woodwork improperly secured to the house?
			6. Do decorative features, windows, door frames and other areas need to be caulked and painted?
			7. Is paint peeling, flaking or blistering? (If so, check for moisture in the walls and presence of a vapor barrier)
			8. Do any joint areas require caulking or flashing to prevent moisture penetration
			9. Does the surface contain mildew, chalking or other paint surface reaction?
Comments:			

Resident Curator Program Maintenance Guidelines

yes	no	n/a	F. Doors and Windows
			1. Are doors and windows improperly fitted in their openings?
			2. Is the glass cracked, loose or improperly glazed or painted?
			3. Is there any rotted wood in the sills or lower rails?
			4. Is weather stripping failing?
			5. Are exterior storm windows and doors uninstalled?
Comments:			

yes	no	n/a	G. Foundation and Masonry
			1. Is water collecting at the foundation walls?
			2. Is the foundation or masonry cracked or crumbling?
			3. Are bricks, stone and/or parging cracked or missing?
			4. Is the mortar eroding or loosening?
			5. Are there serious signs of building settlement (i.e., more than hairline cracks in the masonry)?
			6. Are there any signs (bulges, cracks, etc.) of separation of brick courses?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

II. BUILDING INTERIOR			
yes	no	n/a	A. Cellar/Basement
			1. Is the basement inadequately ventilated?
			2. Does the basement smell damp and moldy?
			3. Do sills or joists show signs of termite or insect damage? (Probe wood to determine extent of damage)
			4. Are there any signs of building sagging or deflection? (If so, check for weakened support posts, rotten beams, etc.)
			5. Are there any signs (wood dust, holes, active insects) of weakened or damaged floor joists or beams, flooring or other wooden members?
			6. Are there indications of leaking pipes — water pipes, pumps or wells, waste pipe failure, etc.?
			7. Is there any flooding in the basement?
			8. Is the bulkhead unsecured or improperly flashed and caulked?
			9. If there is a crawl space, is it opening and allowing moisture to enter the house?
			10. Is the foundation mortar separating from the masonry foundation or cracking?
Comments:			

yes	no	n/a	B. Finished Spaces
			1. Are there any signs of damp plaster on ceilings, walls, around chimneys, under kitchen or bathrooms, or in other applicable locations?
			2. Is there any vibration or "bounce" to the staircase or other floor area of the house, indicating potential structural problems?
			3. Do floors sag or vibrate when there is a lot of foot traffic or jumping?
			4. Are there prominent cracks in walls, floors or near window or door casings which indicate settlement?
			5. Are these cracks old or recently created?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

			C. Insulation and Ventilation
yes	no	n/a	
			1. Are the exterior walls uninsulated? If not, what insulating material is used, and was a vapor barrier installed?
			2. Is attic insulation improperly installed?
			3. Does the attic insulation restrict adequate ventilation?
Comments:			

			D. Attic
yes	no	n/a	
			1. Are there any signs of leaks (staining) on the attic rafters or sheathing?
			2. Is the attic improperly ventilated, causing moisture and mildew to collect on the underside of the roof?
			3. Are there any sagging rafters, broken collar ties or other structural deficiencies?
			4. Are the chimney bricks in the attic loose or in bad condition?
			5. Are there any holes in the chimney or indication that there is a failure of the present chimney flue to contain the heat generated from the heating system and/or fireplaces?
			6. Is there any evidence of insect infestation (sawdust, borings, etc.) in wooden members (rafters, purlins or sheathing)?
Comments:			

III. BUILDING SYSTEMS			
			A. Water Systems and Plumbing
yes	no	n/a	
			1. Is water pressure inadequate?
			2. If a private well, is the pump malfunctioning?
			3. If a private well are there any issues with the drinking water quality?
			4. Are there any leaks in the water lines?
			5. Are the kitchen and bathroom fixtures improperly installed, causing leaks, "sweating", or other water damage?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

yes	no	n/a	B. HVAC System
			1. Is the HVAC system malfunctioning?
			2. Are filters clean and installed properly?
Comments:			

yes	no	n/a	C. Sewage/Septic Systems
			1. Are there odors emanating from the septic tank/field or sewage line area?
			2. If a septic system, are there any depressions or "wet spots" in the ground area adjacent to or within the septic field?
			3. Does the septic tank need pumping?
Comments:			

yes	no	n/a	D. Natural Gas Systems
			1. Are there any natural gas/propane odors emanating from the system?
			2. If a propane tank is located on the property, is it improperly secured?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

yes	no	n/a	E. Electrical Systems
			1. Are overhead electrical lines coming into the property disconnected or uncovered?
			2. Are poles supporting the wires too close to tree limbs and other encumbrances?
			3. Have any major electrical appliances been added to the system within the last year?
			4. Do any lights or electrical utilities fail when turned on?
			5. Are bathroom, laundry room and kitchen ground fault outlets working properly?
			6. Beyond regional electric systems failures, have there been any electrical failures, "black outs", or other problems within the last year?
			7. Are any electrical lines located close to water sources?
			8. Are any outside electrical plugs and lights exposed to weather damage?
Comments:			

yes	no	n/a	F. Telephone/Cable System
			1. Are the overhead telephone lines coming into the property loose or disconnected?
			2. Are poles supporting the wires too close to tree limbs or other encumbrances?
Comments:			

yes	no	n/a	G. Fire/Security Systems
			1. If there is a fire suppression system, is it due for an annual checkup?
			2. If there is a home security system, is it due for an annual checkup?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

yes	no	n/a	IV. WALKWAY AND DRIVEWAY MAINTENANCE
			1. Are the walks and driveway surfaces in bad condition, with any uneven or cracked surfaces?
			2. If gravel, stone or brick paths, are any materials missing and is infill material needed to supplement existing way?
			3. If an asphalt material, does surface need a seal coat?
Comments:			

yes	no	n/a	V. MISCELLANEOUS PROVISIONS
			1. Are there any systems and/or property features that warrant special maintenance considerations and/or unique treatment? If so, what are they and what special provisions need to be made?
			2. Are trash containers securely covered to prevent animals from getting in?
			3. Are trash containers left in the street after trash pickup?
			4. Where waste collection is not available, is no more than two weeks' worth of waste collected located on the site?
			5. Are recycling materials uncovered?
			6. Is more than a month's worth of recycled materials located on the site?
			7. Are ladders, building materials and other construction-related equipment properly secured to limit theft and insurance liability?
			8. Are boats, mobile homes, trailers, recreational vehicles, etc., in plain view?
			9. Is the yard littered with children's toys, bicycles, plant pots, garden tools, barbecue grill and other items?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Is the outside laundry line screened in plain view?
Comments:			

**Resident Curator Program
Maintenance Guidelines**

			VI. COMPLIANCE AND COMPATIBILITY
yes	no	n/a	
			1. Has the Curator failed to comply with the reporting requirements of the lease agreement?
Comments:			

			VII. REMINDERS
yes	no	n/a	
			1. Are there any unpaid taxes on the property?
			2. Is the insurance coverage inadequate or out of date?
			3. Do we need a copy for the file?
			4. Are any utility services out of date?
Comments:			

Resident Curator Program Maintenance Guidelines

ANNUAL BUILDING AND LANDSCAPE QUICK CHECKS

3 MONTH INSPECTION

	Inspect yard to see that it is properly maintained/picked up
	Check foundation plantings for moisture retention
	Check roof for debris
	Clean downspouts and gutters. Oil gutters
	Check fuse box for proper operation and amperage of fuses
	Inspection of yard
	Mow lawn regularly (April-November)
	Weed/water lawn and planting beds (April-November)
	Mulch (seasonal)
	Check irrigation systems

6 MONTH INSPECTION

	Inspect foundation for movement, spalling or other damage
	Inspect and treat for insect damage and/or nests
	Check for any structural deficiencies in wooden members
	Inspect joint areas for caulking and flashing
	Check condition of exterior paint
	Check condition and energy efficiency of doors, windows and bulkhead
	Check gas/propane system for leaks and proper connection to structure
	Inspect electrical lines to determine if they are free of obstructions
	Inspect interior electrical systems for proper operation
	Test fire suppression system for proper operation
	Test security alarm system for proper operation
	Apply fertilizers, and lime to lawns and plants (as needed)
	Apply soil nutrients (as needed)
	Rake leaves, general yard clean up (seasonal)
	Aerate Lawn
	Replace plant materials (spring and fall for trees and shrubs)
	Prune trees and shrubs (spring and fall)
	Clear paths and trails
	Mow meadow (once per year or as needed)
	Inspect fruit trees
	Divide perennials

Resident Curator Program Maintenance Guidelines

9 MONTH INSPECTION

	Check exterior walls for bulges, settlement, and curling clapboards
	Check condition of exterior woodwork (trim, corner boards, posts, balustrades)
	Review plumbing system for leaks, "sweating" and general operation
	Protect garden furnishings (paint as needed)
	Inspect driveway and drainage system

12 MONTH INSPECTION

	Inspect roof for leaks, shingle/slate coverage, structural changes, and proper ventilation
	Clean heating system (ducts and vents)
	Inspect and clean chimney
	Check insulation materials and vapor barriers
	Inspect septic system for proper operation and/or pumping
	Inspect driveways and walkways
	Test private well water per State and Local regulations
	Test soils for Ph and other factors (add supplements as needed)
	Clean drainage structures
	Repoint masonry on garden structures (as needed)

Resident Curator Program Maintenance Guidelines

CYCLICAL BUILDING AND LANDSCAPE MILESTONES

2-5 YEAR TASKS

- Apply fungicide treatment to wooden roof shingles.
- Check roof air circulation
- Repair windows and doors for damage and energy efficiency Check and clear property storm drainage system Install basement vapor barrier (as needed)
- Add insulation to walls, basement ceiling and attic (as needed)
- Check house for proper ventilation - basement, attic and living area
- Pump septic system (every two years or more as necessary)
- Replace/supplement path materials
- Drain and clean ornamental pool
- Remove invasive plant material from natural pond
- Stabilize stone walls
- Stabilize garden structures
- Replace lawnmower blades

5-10 YEAR TASKS

- Repoint chimneys and foundations, add related flashings (as needed)
- Paint interior walls, trim and ceilings
- Paint exterior siding, trim and windows
- Replace gas meter (every 7 years)
- Replace hot water tank (every 5-10 years)
- Rejuvenate plant beds (as needed)
- Replace/stabilize driveway materials

11-15 YEAR TASKS

- Replace linoleum and similar flooring materials
- Refinish wood floors (as needed)
- Repair or replace private well pump
- Replace gas dryer
- Replace propane tank
- Replace/repair garden water system
- Replace/Repair wooden fencing and posts

16-20 YEAR TASKS

- Replace roofing materials and wooden sheathing as necessary
- Replace synthetic (vinyl, aluminum, etc.) as needed
- Replant lawn area (as needed)

Resident Curator Program Maintenance Guidelines

21-30 YEAR TASKS

- Replace wooden clapboard, trim and/or decorative elements (as needed)
- Repoint masonry (as needed)
- Repair cracks from structural settlement (as needed)
- Replace gas boiler
- Replace gas or electric stove
- Replace water lines to property

Average Lifespan of Some Common Building Materials

BUILDING EXTERIOR

Roof

Asphalt Shingles	20-25 years
Slate/Tile	60-80 years
Wooden Shingle	20-30 years
Metal	20-30 years

Chimneys

Brick/Stone	10-15 years (repoint)
Clapboard or Metal cover	15-20 years
Clay Flue Liner	75 years

Masonry Foundation	10 years (repoint)
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Exterior Walls

Wooden Clapboard	25 years
Wooden Shingles	40 years
Paint	5-7 years
Brick, stone, concrete block	25 years (repoint)
Synthetic siding (aluminum, vinyl)	20-30 years

Exterior Woodwork	Indefinitely (with proper maintenance)
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BUILDING INTERIOR

Finishes

Paint, varnish and wallpaper	7-10 years
Wood Flooring	5-10 years (refinish)
Linoleum	10-15 years

Resident Curator Program Maintenance Guidelines

BUILDING SYSTEMS

Plumbing

Lead pipes	Replace immediately
Water Meter	7-10 years
Well pump	10-20 years
Fixtures	Varies
Septic	Pump every 5 years

Heating Systems

Gas meter	7 years
Boiler	15-20 years (repair @ 10 years)
Hater Water Tank	5-10 years
Oil Tank	25-10 years (inspect @ 5 years)

Electrical System

Electrical System	50 years
Pull cords	5 years
Switch plates and outlets	15 years
Lighting fixtures	20 years
Electric heat pump	20-25 years (repair @ 10 years)
Baseboard wiring	2-5 years (repair)

Insulation

Insulation (Check for settlement)	2 years
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Life Safety Systems

Smoke detectors	15 years
Home security system (repair)	10 years



TURNER FARM
Turner Farm Treatment Costs

10609 Georgetown Pike
Great Falls, Virginia 22066



Turner Farm Treatment Costs

November 10, 2016
WJE No. 2015.3162.4

Prepared for:

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TURNER FARM TREATMENT PLAN

BUILDING	ESTIMATE TOTAL	WITH 20% CONTINGENCY
FARMHOUSE TOTAL	\$253,735.75	\$304,482.90
GARAGE TOTAL	\$131,395.00	\$157,674.00
EQUIPMENT SHED TOTAL	\$14,115.50	\$16,938.60
CRIB BARN RESTORATION TOTAL	\$39,120.00	\$46,944.00
CRIB BARN REHABILITATION TOTAL	\$64,105.75	\$76,926.90
MILK HOUSE TOTAL	\$28,024.10	\$33,628.92
DAIRY BARN TOTAL	\$70,569.75	\$84,683.70
SILO TOTAL	\$2,115.50	\$2,538.60
TOTAL INCLUDING CRIB BARN RESTORATION	\$539,075.60	\$646,890.72
TOTAL INCLUDING CRIB BARN REHABILITATION	\$564,061.35	\$676,873.62

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Architectural					
All exterior wood elements should be clean and repainted on a cyclical basis. In this climate, maintenance cycles for residential grade coatings on wood are typically between seven (7) and ten (10) years and depend heavily on the preparation the substrate received, the exposure, and the bond between the new coating and the existing elements.	6250	sf	\$2.25	\$14,062.50	
Repair deteriorated wood at secondary gable and Repaint. Inspect asphalt shingle roof termination when painting the gable and repair for proper integration, if needed.	6	lf	\$20.00	\$120.00	
Install half-timbered decorative trusses following the pattern of missing paint at the secondary gable.	6	lf	\$20.00	\$120.00	
Finishes analysis on farmhouse (includes windows, doors, plaster on first and second floor, spindle work, and juliet balcony)	16	ea	\$800.00	\$12,800.00	At WJE rates per contract
At doors with broken or missing glazing, replace glass with similar glazing, clean and repair wood where needed, and paint.	15	ea	\$100.00	\$1,500.00	Glazing lites each
Remove boards at the exterior from obscured doors and windows, inspect and address any additional damage not observable from interior.	2	ea	\$150.00	\$300.00	
Replace broken fixed window glazing and replace with an era appropriate pattern/texture on west facade.	1	ea	\$350.00	\$350.00	
Install sealant fillet joint at perimeter of windows	832	lf	\$6.00	\$4,992.00	
Replace damaged screen on west facade first floor window.	1	ea	\$100.00	\$100.00	
Re-secure or replace door handle at the non-historic door of the Kitchen (104) on the west facade.	1	ea	\$50.00	\$50.00	
Engage a local chimney inspector to inspect the interior of the firebox and chimney.	2	ea	\$250.00	\$500.00	
Repair shingles at the northeast corner to ensure roofing is watertight.	6	sf	\$75.00	\$450.00	
Infill fastener holes at window of enclosed porch on the north facade. Paint.	6	ea	\$15.00	\$90.00	
Inspect flashing at Juliet balcony to ensure secure and lapped properly to encourage water shed.	4	hrs	\$169.00	\$676.00	At WJE rates per contract
Repair cracked wood decorative spindle element at Juliet balcony.	3	lf	\$25.00	\$75.00	
Remove miscellaneous horizontal boards at decorative gable shingles above Juliet balcony, fill fasteners holes and paint.	3	ea	\$80.00	\$240.00	
Review the gap between the second floor flashing and porch roof on the north façade up close and determine if it poses a risk for water infiltration due to wind driven rain or snow accumulation. As part of cyclical maintenance, inspect standing seams of metal roof over the porch and repair if needed.	2	hrs	\$169.00	\$338.00	At WJE rates per contract
Install storm shutters at original windows (if archival documentation is found).	12	ea	\$62.50	\$750.00	Windows listed in qty, each window had two shutters
Remove exposed cable at the porch on north facade.	1	ea	\$50.00	\$50.00	
Door from formal dining room to porch should be inspected and repaired when the door can be opened.	2	hrs	\$143.00	\$286.00	At WJE rates per contract; repairs cannot be anticipated until door has been opened and inspected.
Install new WRB as recommended by the insulation block manufacturer to avoid damaging insulations forms.	1250	sf	\$4.25	\$5,312.50	
Install new exterior cladding once WRB is in place sensitive to house design (similar to ship lap)	1250	ea	\$8.00	\$10,000.00	

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Consider removing wood lattice between the porch columns as it is not a historic feature of the home.	11	ea	\$15.00	\$165.00	
If non-original lattice is to remain in place, paint.	352	ea	\$2.00	\$704.00	Assuming 4'x8' each
Install new downspout on north facade at daylighting connection at valley.	1	ea	\$35.00	\$35.00	
Reconnect fallen downspout at southeast corner.	1	ea	\$35.00	\$35.00	
Investigate stained gutter at north facade and ensure any debris is removed to ensure proper drainage.	1	ea	\$50.00	\$50.00	
Replace any deteriorated and damaged wood at non-historic porches on south and west facades.	200	lf	\$8.00	\$1,600.00	
Install new access to south patio.	1	ea	\$550.00	\$550.00	
Install new railings on south patio	45	lf	\$10.00	\$450.00	
Apply sealer or paint to exposed wood.	275	sf	\$2.50	\$687.50	
Apply sealer or paint exposed wood to the exposed wood cellar door.	1	ea	\$45.00	\$45.00	
Clean CMU retaining wall and applying a breathable coating for masonry. Clean and apply corrosion inhibiting coating on reinforcement and install coping cap to protect reinforcing.	50	sf	\$8.00	\$400.00	
Monitor cracks in concrete floor slab at east wall and near mechanical room. Route and seal if no movement is observed.	20	lf	\$25.00	\$500.00	
Repair damage to entry door from porch in the Formal Dining Room (102).	1	ea	\$125.00	\$125.00	
Repair frame at large doors to the Living Room (101). Clean and rest doors on tracks as they were unable to be moved.	2	ea	\$325.00	\$650.00	
Maintain and document hinges at door openings where doors have been removed. If door is to be replaced, look at inventory of doors in the equipment shed for potential replacements.	4	hrs	\$143.00	\$572.00	At WJE rates per contract
Clean and repair wood elements at door frame on the south wall of the Casual Dining Room (103), the left jamb may need to be completely replaced. Repaint.	1	ea	\$125.00	\$125.00	
Remove transom infill at historic door between the Kitchen (104) and Parlor (106) where door has been removed. Install glass to restore transom.	1	ea	\$325.00	\$325.00	Assume 3' x 2'
Clean and repaint door at Closet in Parlor (106).	1	ea	\$48.75	\$48.75	
Reset cabinet adjacent to the fireplace in the Formal Dining Room (102) once structural repairs are made.	1	ea	\$225.00	\$225.00	
Reset cabinet in the north corner of the Casual Dining Room (103) once structural repairs are made.	1	ea	\$225.00	\$225.00	
Document historic window infills in the Formal Dining Room (102), first floor bathroom (105), and second floor bathroom (206).	4	hrs	\$143.00	\$572.00	At WJE rates per contract
Replace broken glazing in the lower pane of a window in the Living Room (101), lower pane in the Casual Dining Room (103), closet window in Bedroom (204), upper left pane of northeast window in Bedroom (201), and top pane of glass on north window in Bedroom (201). Clean and repair wood where needed. Replacement glass should be similar to historic glass existing at the house, if possible.	5	ea	\$50.00	\$250.00	

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Clean and repaint all windows. Ensure windows are operational. Once windows have been cleaned, inspect wood for any deteriorated wood elements and repair. Maintain profile and orientation of window elements such as muntin spacing and size.	52	ea	\$125.00	\$6,500.00	
Clean and paint all baseboards.	1250	lf	\$1.25	\$1,562.50	
Replace metal sash lift at south window in the Casual Dining Room (103). Utilize other sash lifts intact as an example.	1	ea	\$25.00	\$25.00	
Replace missing glass with similar glazing at the large window on the south wall of the Casual Dining Room (103), clean and repair wood where needed, and paint. Remove board at the exterior and inspect for additional damage not observable from interior.	1	ea	\$400.00	\$400.00	
Remove baseboard and repair any deteriorated areas below windows on the east wall of the Casual Dining Room (103). Re-install once plaster has been repaired and paint.	31	lf	\$27.00	\$837.00	
Modern windows in Kitchen (104) are exposed wood. Wood should be protected either by clear coating or paint.	2	ea	\$35.00	\$70.00	
Complete interior finishes in Bedroom (204) and Bedroom (207) around windows to obscure insulation and gaps.	5	ea	\$75.00	\$375.00	
Replace window at the Enclosed Porch (208) with a proper fitting window.	1	ea	\$75.00	\$75.00	
Replace all non-historic wood wall finish (particle board) and install new interior finishes with proper interfaces with window.	75	sf	\$75.00	\$5,625.00	
Clean and repair/replace deteriorated wood elements at the historic attic window. Paint.	1	ea	\$48.00	\$48.00	
Repair plaster cracking once structural repairs have been completed.	3750	lf	\$6.00	\$22,500.00	Using 30% of plaster surfaces cracked
Repaint all interior plaster finishes once repaired.	12500	sf	\$3.00	\$37,500.00	Of wall surface (perimeter lf x wall height 10' [est])
Remove and clean spindlework at entryway while plaster repairs are being undertaken. Reinstall spindlework once plaster repairs and repainting is complete.	1	ea	\$350.00	\$350.00	Assume 8' x 4'
Infill penetrations in wood floor of the Hallway (100) and Formal Dining Room (102) with wood filler and finish.	5	ea	\$50.00	\$250.00	Assume NTE 1/2" in diameter
Inspect stained wood flooring for any soft wood that should be repaired. The staining typically occurring near radiators. As such, the radiators may need to be removed to fully inspect and perform any repairs and cleaning.	8	hrs	\$143.00	\$1,144.00	At WJE rates per contract
Repair crack in wood flooring along south wall in the Formal Dining Room (102) with similar wood species and finish.	12	lf	\$60.50	\$726.00	3/8" wide at widest point
Install baseboard and infill all gaps at the floor at Hallway (100) and Hall transition to ensure they tie back to the structure.	15	lf	\$40.00	\$600.00	
Install proper transitions between rooms throughout the first floor to fill span gaps between floor boards and to make transitions between rooms smooth without a tripping hazard or abrupt change in elevation.	9	lf	\$21.67	\$195.00	
Re-secure baseboard (skirtboard) at back hall stairs.	5	lf	\$8.00	\$40.00	
Install sealant along top of stair baseboard and paint.	48	lf	\$6.00	\$288.00	
Investigate newel post at second floor back hall stairs to ensure stable, infill gap.	2	hrs	\$169.00	\$338.00	At WJE rates per contract
Repair visible chipping and missing wood in the Parlor (106).	10	sf	\$35.00	\$350.00	

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Fix loose and debonded tiles and grout or replace non-historic flooring once appliances are installed. Reset loose tiles and re-grout, or replace non-historic flooring in the Bathroom (205).	675	sf	\$8.00	\$5,400.00	
Repair any cracked tiles and regROUT the Bathroom (105).	10	sf	\$750.00	\$7,500.00	
Repair crack in baseboard between stair treads in rear hall stairs.	5	lf	\$40.00	\$200.00	
Remove soft and damaged wood at the hole in the attic floor and repair.	5	sf	\$40.00	\$200.00	
Re-secure faucet cap at shower in the Bathroom (105).	1	ea	\$30.00	\$30.00	
Install backer rod and sealant above medicine cabinet in the Bathroom (105).	3	lf	\$10.00	\$30.00	
Remove abandoned fasteners and patch at the walls of the Bathroom (105).	5	ea	\$25.00	\$125.00	
Install sealant at crown molding joints where they have separated in the Bathroom, paint (105).	10	lf	\$10.00	\$100.00	
Inspect for soft deteriorated wood at the door frame and repair and repaint at the Bathroom (105).	19	lf	\$10.00	\$190.00	
Infill gap at ceiling at the 2000s Kitchen (104) and the original doorway of the house with backer rod and sealant, which allows for this material to be removed in the future (reversible).	3	lf	\$15.00	\$45.00	
Replace non-original interior finishes in the Kitchen (104) once new appliances are in place to address existing holes.	1030	sf	\$4.50	\$4,635.00	Counters and cabinets.
Monitor for active water leaks in the closets for Bedrooms 201 and 202, Enclosed Porch (208), and attic.	16	hrs	\$143.00	\$2,288.00	At WJE rates per contract; could include cost on how much it would take for us to monitor/visit and a line item for data loggers (\$8K to \$10K)
Clean and refinish wood floor in Enclosed Porch (208). Seal.	34	sf	\$20.00	\$680.00	
Contact Department of Agricultural for a list of registered beekeepers to inspect the attic and potentially relocate bees.	1		\$300.00	\$300.00	
Structural					

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Based on several of the crack patterns that we observed, gaps at interior finishes, out of plumb window and door openings, and warping of the first floor, it appears that the house may have been racked during lifting operations and we anticipate that inadequate support during lifting of the house or uneven lifting caused a majority of these issues. Deflections were observed in several framing members which indicate the members are potentially being overloaded and it is unknown whether the current support configuration for the farmhouse is adequate without further documentation and analysis. WJE observed wood beam spans that approached 27 feet; a length not commonly spanned by unsupported beams. WJE also observed beams that were not properly braced and wood framing elements that appeared to be taking on load. Although the type and extent of repairs cannot be determined without further investigation, we anticipate that potential repairs include: <ul style="list-style-type: none"> • Sistering of wood members that exhibit decay or have been compromised due to notching; • Installation of supplemental wood members and posts (often metal columns) to address spans that are excessive or load paths that create members which are overloaded; and 	1	ls	\$7,500.00	\$7,500.00	Allowance for installation of supplemental structural elements.
Jacking to level the first floor.	1	ls	\$22,500.00	\$22,500.00	
Monitor gaps between interior finishes and cracks in the plaster walls and ceiling for any substantial movement or change but hold off on performing repairs until repairs are made to level the first floor framing as additional movement and cracking may occur as a result of efforts to correct those deficiencies.	1	ls	\$750.00	\$750.00	
Repair wood bridging between first floor joists by installing new bridging where missing and re-anchoring disengaged bridging.	1	ea	\$750.00	\$750.00	
Replace deteriorated floor boards on the first floor walking surface.	25	sf	\$40.00	\$1,000.00	
Perform a core sample, or other destructive testing method in coordination with a structural engineer, to determine original foundation.	16	hrs	\$143.00	\$2,288.00	At WJE rates per contract
<i>Mechanical, Electrical, and Plumbing</i>					
The electrical panels in the Farmhouse have inspection stickers applied to the front of the panel indicating that only initial inspections have occurred including temporary electric and gas. Recommend that all construction is completed and final inspections are received for all trades prior to occupancy or use of the structure.	1	ls	\$2,000.00	\$2,000.00	Only obvious work was in the finishing out the basement. This excludes any unknown modifications to the upper floors.
In several locations within the basement and attic, electrical wires are cut off, disconnected, or have exposed wire ends either inside or outside of an approved junction box or panel. Recommend having a skilled electrician survey the building to locate, identify, safe, or remove electrical wiring that does not meet current code requirements. Temporary wiring should no longer be left in place. Panel directories should be corrected and completed.	1	ls	\$1,100.00	\$1,100.00	Exclusive of the work for the item above.
The roof collar around the gas vent flue serving the boiler and water heater leaks water into the attic. Water stains are evident in the attic and daylight can be seen around the flue pipe.	1	ls	\$150.00	\$150.00	

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
The boot or roof collar around the plumbing vent stack leaks water into the attic. Daylight can be seen around the vent boot from inside the attic.	1	ls	\$150.00	\$150.00	
Recommend installing a plug in the gas rough-in for the stove until the stove is replaced to prevent accidental discharge of gas. Additionally, relocate the gas piping penetration from below to the exterior wall to allow flexibility in placement of the stove/oven.	1	ls	\$500.00	\$500.00	
The boiler appears to have been left operating to prevent freezing conditions over the winter, despite the plumbing fixtures being winterized. However, the boiler does not fire, likely due to a faulty ignition module or flame sensor. This exposes the heating system to possible freezing conditions and may jeopardize one or more of the existing radiators. The risk of flooding is minimized with the water service being turned off at the meter. Fairfax County Park Authority should determine if the boiler should be left running, or drained and turned off. Please note that MBP turned off the manual gas valve following visual inspection, but the circulator pump continues to run based on demand from one of the zone valves.	1	ls	\$200.00	\$200.00	
There is an open Tee fitting in the washer rough-in piping at the basement level near the floor. This appears to have a rag stuffed in the pipe with obvious signs of past leakage. This tee should be capped or plugged if unused and the rag should be removed.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
All electrical panels are dirty and dusty with leftover parts. The panels should be vacuumed and wiped out prior to final inspection.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
All panels have some screws missing in the covers. Recommend that these are replaced.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Breakers have been removed or relocated but blank covers are missing in the open slots. Recommend providing blanks for all open breaker slots.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The panel schedules are outdated and incomplete. Recommend updating prior to final inspection, use, or occupancy.	1	ls	\$300.00	\$300.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Recommend verifying that all bolted electrical connections are torqued to manufacturer recommended torque values.	1	ls	\$75.00	\$75.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Though not a residential requirement, the County should verify the requirements of NFPA 70E are met if the structure will be used for commercial purposes.	1	ls	\$50.00	\$50.00	
Storm drain box inlet at basement stairs should be cleaned at least annually. If possible, a screen should be applied on the outlet pipe (into the basement) to prevent leaf trash from entering the basement sump.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Recommend having an electrician review the junction boxes installed in the basement on foundation walls where corrosion is present. It may be beneficial to replace these with plastic boxes due to corrosion.	1	ls	\$250.00	\$250.00	For replacement.

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Recommend having an electrician review the installation of wiring near the stove and sink rough-in, including installation of Romex near or through tile flooring, junction box installation, and wire support.	1	ls	\$75.00	\$75.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The burner section of the boiler should be cleaned to remove dust and corrosion from the tops of the burner and to ensure that the jets are clear.	1	ls	\$75.00	\$75.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Following correction of the ignition cycle of the boiler, the automatic vent damper operation should be checked. The damper does rotate, but its closed position should be verified when the boiler firing cycle is satisfied to ensure maximum efficiency.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The boiler is currently running with a very low system pressure (cold) and the water service has been turned off. Makeup water should be available when the boiler is operating, however, possible unchecked flooding could occur. The pressure regulating valve operation and setting should be checked upon restart of the boiler.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The basement thermostat has been removed from the wall and hangs freely. This may cause a false heat signal, or prevent heating when needed. Recommend the thermostat is mounted and leveled on the exposed framing to ensure that heating reaction is correct.	1	ls	\$75.00	\$75.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The hot water heater manual gas valve was turned off prior to visual inspection. Recommend that the heater is fully flushed, heat exchanger and pilot is cleaned, and the system is checked prior to beginning operation in the future.	1	ls	\$250.00	\$250.00	
MBP was not able to remove the sewage ejector pit lid to access the pump due to stripped bolts. Recommend that the ejector pump is inspected and operation is ensured prior to placing the basement level waste piping system into operation, including washer rough-in piping and lower level bathroom.	1	ls	\$400.00	\$400.00	Includes new stainless steel bolts.
The flue vent pipe for the basement wood stove enters a damaged (broken) clay thimble less than 12" from combustible subflooring and floor joists for the first level above. Additionally, it is not clear that the clay thimble is rated for zero clearance from combustible materials as it passes through the floor. Recommend that this chimney flue is abandoned at the basement level and the woodstove is removed. If the chimney is allowed to remain, review installation with a code official.	1	ls	\$150.00	\$150.00	For removal of the wood stove.
Pipe insulation at the basement level should be completed to increase the efficiency of the heating and domestic hot water systems.	1	ls	\$1,500.00	\$1,500.00	
There is an existing cistern or well located just east of the outside basement steps, currently covered with an aluminum plate. Although historical, the presence of collected water adjacent to the foundation should be reviewed. Note that it does not appear that the piping in the well is currently active.	1	ls	\$150.00	\$150.00	Includes water testing.

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
MBP was not able to test the quality of water supplied to the farmhouse as it appears that the utility meter has been turned off at the street. MBP recommends water testing prior to any occupancy or use of the facility. Additionally, it may be beneficial to visually inspect the interior condition of the water service piping inside the structure, which is galvanized piping. Galvanized piping is known to corrode from the inside of the pipe and can clog valves or strainers, affect pressure reducing valves, or contribute to contamination of the water system. Replacement of service piping from the meter to the house with plastic piping is recommended if possible or feasible. It should be noted that the frost proof ground hydrant installed outside the barn tested positive for E. Coliform bacteria and lead and it is possible that existing underground piping serving the farmhouse may exhibit similar test results.	1	ls	\$150.00	\$150.00	Water testing only.
The septic system and drain field were evaluated by Five Star Septic and Portables. The distribution box was unable to be definitively located, but it appears to be located under a section of asphalt driveway. Locating this distribution box is recommended. Septic field components are required to be accessible and this portion of the driveway should be removed to allow access and prevent damage to the distribution box and potential damage to the nearby drain field lines.	1	ls	\$5,000.00	\$5,000.00	Demo of the asphalt plus reseeding.
The Farm House septic tank was located and cleaned by a contractor, Five Star Septic, who also located and defined the boundaries of the existing septic field. During a supplemental visit, Five Star Septic attempted to locate the distribution box using a camera and utility locator. The camera was refused at a length of just over 100 feet due to the poor conditions of the existing concrete sewer piping and lack of intermediate cleanouts between the septic tank and distribution box. Five Star Septic recommends that the concrete pipe be replaced due to the damage (breaks or holes) visible on the inspection video.	1	ls	\$33,200.00	\$33,200.00	For cast iron replacement, combined with the next item.
The location, routing and connection of the Garage sewer pipe was investigated on a supplemental site visit. The existing (original) cast iron sewer piping exiting the Garage slightly below grade through the west wall is damaged and the camera was not able to extend more than 18 inches beyond the entry point due to corrosion of the pipe restricting the movement of the camera. This pipe should also be replaced due to its age and condition.	1				Included with above.
The basement bathroom has been installed with some finishes not yet in place. There is a hole under the tub drain into the foundation that should be filled, after the drain connections are tested and confirmed as acceptable by code. The sink waste pipe rough-in has paper stuffed into the pipe as a plug and should be capped pending completion of the installation.	1	ls	\$2,000.00	\$2,000.00	Test and complete connections.
Baseboard heater conditions should be checked prior to use. Several of the pipes are improperly supported and the enclosure covers and end caps are loose and are starting to rust. Piping to the radiators should be insulated, including down the walls.	1	ls	\$1,200.00	\$1,200.00	Inspection and insulation.

Turner Farm Treatment Plan
Farmhouse

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
The cold water pipe to the tub faucet assembly has evidence of a leak near the faucet assembly connection and should be inspected under pressure and corrected. This is visible through the access hatch in the hallway.	1	ls	\$75.00	\$75.00	
In general, the heating radiators are in good to excellent condition. The system should be evaluated under operating temperature and pressure to verify that no leaks are occurring. Additionally, it may be beneficial to change the manual shutoff (and tempering) valves for thermostatically actuated valves to better control temperature within individual spaces.	1	ls	\$250.00	\$250.00	Excludes thermostatic valves which would run \$200/radiator installed.
At several locations where hot water piping extends to the second floor through occupiable rooms, all thread fittings have been used as couplings. These fittings are not allowed by code on hot water piping and should be replaced with malleable fittings if possible. It is noted that no evidence of leaks is present at either of these fittings.	1	ls	\$500.00	\$500.00	
There is no access door to allow access to the bathtub valve and shower diverter assembly. It is recommended that an access panel is installed through the bedroom wall to allow access for inspection and service.	1	ls	\$150.00	\$150.00	
Install new distribution box, sleeved conveyance line, and header lines for the septic systems	1	ls	\$5,300.00	\$5,300.00	Distribution box (\$1,600), "sleeved" conveyance line (\$2,500), and header lines (\$1,200)
The access to the boiler, water heater, and sewage ejector pump is limited by installed framing to one access point. Recommend considering installing a framed doorway from the larger basement room to the mechanical equipment area to allow ease of access and removal of the water heater due to the proximity of framing to the existing boiler.	1	ls	\$300.00	\$300.00	

FARMHOUSE TOTAL

\$253,735.75

Turner Farm Treatment Plan
Garage

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
<i>Architectural</i>					
Clean and repaint all exterior finishes.	4000	sf	\$3.00	\$12,000.00	
Finishes analysis on garage (includes windows, doors, plaster on first and second floor, spindle work, and juliet balcony)	14	ea	\$800.00	\$11,200.00	At WJE rates per contract
Inspect wood shingles at dormer gables for deterioration and repair.	100	sf	\$2.50	\$250.00	
Install new patterned wood shingles at south side gable to match existing and half-timbered decorative truss following paint outline (if possible). Paint.	100	lf	\$29.00	\$2,900.00	
Replace broken glass at dormer window.	1	ea	\$300.00	\$300.00	
Inspect area for any deterioration caused by missing wood under dormer and repair (as appropriate). Install new wood and paint.	10	lf	\$250.50	\$2,505.00	
Remove miscellaneous boards and repair/paint underneath wood members unless archival documentation reveals the historic use of these elements.	5	ea	\$80.00	\$400.00	
Install sealant at gap between the first and second floor and at the east facade of the south addition. If gap is too large for a proper sealant profile (generally less than 1 inch is desirable), infill gap with wood and paint.	25	lf	\$6.00	\$150.00	
Remove boards covering previous doors and windows to allow for observation and inspection.	8	ea	\$20.00	\$160.00	
At all exposed wood, inspect for any soft or deteriorated wood that needs to be repaired and paint.	500	sf	\$150.00	\$75,000.00	
Repair cracks and spalls in parge coat on CMU walls. Repaint after repairs to parge coat are complete.	160	lf	\$35.00	\$5,600.00	Assume 10% cracking of first floor concrete
Remove all abandoned fasteners and patch. Repaint.	10	sf	\$20.00	\$200.00	Numerous small areas throughout
Remove remaining stair reinforcement. Install new stain.	1	ls	\$2,560.00	\$2,560.00	
Remove abandoned concrete supports from previous stairs.	2	ea	\$320.00	\$640.00	
Reinstall stairs or other means of access to upper floor.	1	ea	\$1,800.00	\$1,800.00	Assume between 1st and 2nd floors @ 10'
Remove exposed white WRB and inspect wood for any deterioration and repair as needed.	55	sf	\$2.00	\$110.00	
Install WRB and new siding. Paint.	55	sf	\$28.00	\$1,540.00	
Observe from interior if type of exposed flashing can be determined. Some flashing materials are not intended to be exposed to UV for extended periods.	3	hrs	\$143.00	\$429.00	At WJE rates per contract
Install weather resistive barrier at southwestern corner of missing siding and install new siding.	10	lf	\$25.00	\$250.00	
Remove roof underlayment and inspect the interior for indication on why this may have been installed. Install new roofing.	125	sf	\$14.40	\$1,800.00	Remove and reinstall roof.
Inspect the interior for indication on why roof underlayment was installed along the west facade.	2	hrs	\$143.00	\$286.00	
Re-install lid to cover brick pit.	1	ea	\$100.00	\$100.00	Assume 3' x 1'

Turner Farm Treatment Plan
Garage

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Temporarily fill penetrations through the building's first floor walls to reduce water infiltration. Future use of this building will dictate need of re-using these penetrations.	10	ea	\$50.00	\$500.00	Assume NTE 6" square
Re-secure or replace loose non-historic railings on north facade.	1	ea	\$100.00	\$100.00	Railings are at 2 stair treads and approximately 10' long
Remove exposed wood sheathing at first floor south facade and replace with permanent siding.	250	sf	\$8.00	\$2,000.00	
Structural					
Access the interior of the second level and roof and perform a review of the framing. Connections between the first level and second level along with the framing should be further documented and evaluated; therefore, we recommend performing a comprehensive engineering investigation to document as-built conditions of the exterior walls and floor framing and perform structural analysis to determine if structural repairs/upgrades are necessary. Although the type and extent of repairs cannot be determined without further investigation, we anticipate that potential repairs include: • Sistering of wood members; • Installation of supplemental structural members; and • Modifications to existing structural members.	1	ls	\$3,500.00	\$3,500.00	At WJE rates per contract
Review lintels for corrosion induced section loss and replace if necessary; otherwise, remove existing paint and corrosion from steel lintels and paint with a corrosion inhibiting coating.	42	lf	\$30.00	\$1,260.00	
Perform isolated repointing and crack repairs to CMU walls following comprehensive engineering evaluation of structural framing and subsequent repairs, if required.	25	lf	\$25.60	\$640.00	
Mechanical, Electrical, and Plumbing					
The electrical panels in the Farmhouse have inspection stickers applied to the front of the panel indicating only initial inspections have occurred including temporary electric and first gas. Recommend that all construction is completed and final inspections are received for all trades prior to occupancy or use of the structure.	1	ls	\$150.00	\$150.00	
A dual breaker was shut off, but left in place. Wires connected to the breaker extended outside of the enclosure and were cut off, leaving a potential hazard. Recommend removing the wires from the breaker immediately.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
All electrical panels are dirty and dusty with leftover parts. The panels should be vacuumed and wiped out prior to final inspection.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
All panels have some screws missing in the covers. Recommend that these are replaced.	1	ls	\$640.00	\$640.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.

Turner Farm Treatment Plan
Garage

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Breakers have been removed or relocated but blank covers are missing in the open slots. Recommend providing blanks for all open breaker slots.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The panel schedules are outdated and incomplete. Recommend updating prior to final inspection, use, or occupancy.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Recommend verifying that all bolted electrical connections are torqued to manufacturer recommended torque values.	1	ls	\$75.00	\$75.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Though not a residential requirement, the County should verify the requirements of NFPA 70E are met if structure will be used for commercial purposes.	1	ls	\$50.00	\$50.00	
Install new sewer line with cleanout	1 ls	ls	\$2,100.00	\$2,100.00	

GARAGE TOTAL

\$131,395.00

Turner Farm Treatment Plan
Equipment Shed

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Architectural					
Re-secure siding to frame in areas where the siding is out of plane or bowed.	25	sf	\$5.00	\$125.00	Assume 5% of wall surface
Perform repair patches where siding has been compromised and treat corroded areas.	20	sf	\$8.00	\$160.00	
Paint metal siding	480	sf	\$3.00	\$1,440.00	
Remove vegetation, clean, and inspect metal roof. Perform repairs where needed and treat any corrosion.	450	sf	\$1.50	\$675.00	Cost for repairs cannot be quantified as condition is unknown
Paint or coat to protect metal roof.	450	sf	\$3.00	\$1,350.00	
Remove windows and discard. Salvage any windows that may have any historical value for muntin example. Reinstall new windows once building repairs have been completed.	4	ea	\$100.00	\$400.00	
Repair door framing and install new door once building repairs have been completed.	1	ea	\$275.00	\$275.00	
Replace missing wood fascia board on west facade.	10	lf	\$50.00	\$500.00	
Inventory materials in the center stall as they may prove to be salvageable replacement materials for other areas. It may also be advantageous to store them with the salvaged patio wood in the farmhouse cellar as documentation of previous fabric.	6	hrs	\$143.00	\$858.00	At WJE rates per contract
Contact Department of Agricultural for a list of registered beekeepers to inspect the interior spaces and potentially relocate bees.	1	ls	\$300.00	\$300.00	
Structural					
Excavate the soil below the shed and create short foundation walls to hold the wood structure off the ground, thereby limiting future deterioration of the wood framing due to moisture.	1	ls	\$3,200.00	\$3,200.00	
Perform repairs to the timber sills or replace as necessary.	1	ls	\$1,280.00	\$1,280.00	
Consider installing a new floor system commensurate with the building's function in lieu of tongue and groove floor planks.	450	sf	\$6.25	\$2,812.50	
Perform isolated repairs to the wall framing and rafters.	1	ls	\$640.00	\$640.00	
Mechanical, Electrical, and Plumbing					
Remove existing electrical service and wiring.	1	ls	\$100.00	\$100.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.

EQUIPMENT SHED TOTAL

\$14,115.50

Turner Farm Treatment Plan
Crib Barn

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Architectural					
Restoration Approach					
Remove vegetation from building.	200	sf	\$0.50	\$100.00	
Remove side shed lean-to additions.	2	ea	\$640.00	\$1,280.00	Each lean to is approximately 8' tall, 25' long, and 15' wide of basic wood framing and asphalt shingle roof
Install access doors at the crib entry areas of similar wood slat spacing as above the openings.	2	ea	\$325.00	\$650.00	Assume 5' x 3'
Remove modern oriented strand board (OSB) siding. Install wide vertical siding above central bay and spaced slats at the remaining exterior of the structure similar to those in place above crib access doors on south facade.	450	sf	\$8.00	\$3,600.00	
Remove large modern window above central bay and infill with wide wood vertical siding (similar to the historic siding on the south facade).	1	ea	\$475.00	\$475.00	Assume a 4' x 3' ganged window
Remove areas of deteriorated metal at roof at central bay and perform large patches.	200	sf	\$12.00	\$2,400.00	Standing seam
Install new doors at the south facade at the sides of the central bay.	4	ea	\$575.00	\$2,300.00	Two double doors approximately 10' wide and 8' tall
Rehabilitation Approach					
Replace missing wood fascia board on north facade.	7	lf	\$50.00	\$350.00	
At areas where siding is out of plane, investigate interior condition (east lean-to space was locked and west lean-to has modern plywood at the interior). Siding may be able to be reset in place if just simply loose.	1500	sf	\$2.50	\$3,750.00	Assuming 50% of siding is out of plane on lean-tos
Reset large barn door and repair where needed. Evaluate if connection, size, and number of hinges is appropriate for door weight. Paint doors.	1	ea	\$825.00	\$825.00	One half of a double door assembly approximately 10' wide and 8' tall
Consider removing the west lean-to as it is significantly deteriorated from water damage.	1	ea	\$320.00	\$320.00	
Inspect east lean-to to determine condition.	4	hrs	\$169.00	\$676.00	At WJE rates per contract
Reset gutter on west to allow for proper watershed from roof to gutter and install downspout and splash pads directing water away from siding.	25	lf	\$9.50	\$237.50	
Remove plywood at west lean-to, discard.	1500	sf	\$0.75	\$1,125.00	
At west lean-to, investigate condition of wood rafters and perform repairs where needed.	4	hrs	\$169.00	\$676.00	At WJE rates per contract
At west lean-to, remove existing shingles and install new roofing system.	375	sf	\$7.50	\$2,812.50	
Investigate for soft or deteriorated wood at the vertical closure wood piece between central bay roof and lean-to roofs. Potentially replace entire wood unit with a properly sized member that will completely close gap. Paint.	25	lf	\$12.75	\$318.75	
Removed degraded white building paper and inspect exposed plywood for degradation at south facade.	120	sf	\$10.00	\$1,200.00	

Turner Farm Treatment Plan
Crib Barn

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Install new weather resistive barrier and new siding of similar wood species and installation techniques as central bay at both lean-tos.	3000	sf	\$7.50	\$22,500.00	
Once other repairs have been made to this structure, install new doors at the south facade at the sides of the central bay, west lean-to, and central bay. Design should be simple unless archival documentation can be found on original doors. Iron pintles (hinges) from previous doors at the central bay are still in place.	4	ea	\$250.00	\$1,000.00	Two personnel doors and one swing double door.
Structural					
Perform repairs to original stone foundations. Temporary repairs, stabilization, and shoring or jacking of the wood framing will likely be necessary prior to making repairs to the foundations.	1	ls	\$17,520.00	\$17,520.00	
Perform replacement of existing timber sills and wood joists. We anticipate that a majority of the floor planks will also require replacement but should be salvaged where deterioration is not present.	1	ls	\$1,280.00	\$1,280.00	
Perform isolated repairs to wall framing elements, specifically the bases of vertical elements.	1	ls	\$875.00	\$875.00	
Replace severely deteriorated framing under openings in roof.	1	ls	\$640.00	\$640.00	
Perform isolated repairs to interior wood slats where fractured or deteriorated.	1	ls	\$325.00	\$325.00	
Fasten loose wood planks to loft framing and install new planks where missing. Perform isolated repairs at wood planks where deterioration is present.	1	ls	\$320.00	\$320.00	
Install wooden pegs at mortise and tenon connections where missing.	1	ls	\$500.00	\$500.00	
We anticipate that exterior wood cladding will continue to deteriorate if not addressed. Consider the installation of a protective exterior coating on the wood cladding.	2880	sf	\$2.25	\$6,480.00	
Remove sheet metal installed on the inside of the east bin.	1	ls	\$275.00	\$275.00	
Mechanical, Electrical, and Plumbing					
MBP was not able to access the finished section of the Crib barn where the electrical service appears to enter the building. The origin of this service was not able to be established. In the unfinished portions of the building, the wiring and fixtures are derelict and should be removed.	1	ls	\$100.00	\$100.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.

CRIB BARN RESTORATION TOTAL

\$39,120.00

CRIB BARN REHABILITATION TOTAL

\$64,105.75

Turner Farm Treatment Plan
Milk House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
<i>Architectural</i>					
Remove vegetation from building and observe building for any additional damage that was not previously visible.	270	sf	\$1.25	\$337.50	Assuming 50% of roof covered
Clean and inspect all wood trim. Remove soft and deteriorated wood trim and replace/repair.	8	hrs	\$143.00	\$1,144.00	At WJE rates per contract. Quantity of wood trim repairs cannot be quantified until inspection has taken place.
Paint wood trim.	100	lf	\$2.25	\$225.00	
Repoint mortar at chimney to building interface and repair concrete at base. Visually inspect for additional deterioration of chimney to structure once mortar is removed.	20	lf	\$37.50	\$750.00	
Perform isolated repointing of mortar at debonded areas at chimney.	50	lf	\$37.50	\$1,875.00	Assuming 10% of repointing at chimney
Clean exterior concrete masonry block surface with a gentle cleaner once debris and vegetation is removed from the building.	960	sf	\$1.75	\$1,680.00	
Remove pipes on north facade and infill holes or cap pipes and install sealant around pipes at concrete masonry block to reduce water infiltration.	2	ea	\$40.00	\$80.00	Assume 1sf
Remove metal fasteners from the concrete masonry block and patch.	10	ea	\$32.00	\$320.00	
Remove insulation and infill vent at interior to maintain vent location while allowing the infill to be reversible.	1	ea	\$75.00	\$75.00	Assume 1' x 2'
Window on the north facade is not salvageable. Remove existing wood elements and replace with a new window. Window should be wood and match the muntin arrangement similar to windows still in place at the building (e.g. east facade window).	1	ea	\$225.00	\$225.00	3/3 hung window divided lites
Remove boards from windows and repair areas where fasteners penetrated material when windows are repaired.	4	ea	\$150.00	\$600.00	
Once vegetation is removed from the building, remove interior board and clean and inspect historic window on the east facade. Repair any soft or deteriorated wood. Repaint. This window may serve as a model for additional window replacements or restorations in this building.	1	ea	\$100.00	\$100.00	3/3 hung window divided lites
Remove vegetation from the south door. Remove boards at door to fully clean and inspect wood and glazing. Remove coating from glazing (if possible), replace broken glazing in lower pane. If coating cannot be removed from glass, replace glass. Clean and inspect door frame, which may have some deterioration due to vegetation growth and lack of paint. Perform wood repairs where needed and paint all wood elements.	1	ea	\$450.00	\$450.00	Wide door, assume 4' x 6'
Clean and inspect wood frame at east facade for repair.	2	hrs	\$143.00	\$286.00	At WJE rates per contract
Install new door on east facade.	1	ea	\$250.00	\$250.00	

Turner Farm Treatment Plan
Milk House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Clean and inspect wood and glass on historic door at the small south room with wood deterioration (due to no protection from paint). Door frame has significant wood deterioration near grade and is unable to close. Remove soft and deteriorated wood at frame. Repair or replace (depending on amount of deterioration). If frame needs to be replaced, salvage strike plate for reinstallation in new frame.	2	hrs	\$143.00	\$286.00	At WJE rates per contract. Repairs cannot be quantified until inspection has been completed.
At south door, install new door knob assembly that is era appropriate.	1	ea	\$50.00	\$50.00	
Paint south door.	64	sf	\$2.25	\$144.00	
Reset out of plane roof metal at southwest corner and inspect for any metal deterioration.	5	sf	\$32.00	\$160.00	
Clean roof and inspect for any material loss that was not observable from the ground. Apply corrosion inhibiting coat or paint roof.	540	sf	\$3.00	\$1,620.00	
Remove miscellaneous concrete slab at the east facade that is not connected to the building.	1	ea	\$675.00	\$675.00	
Discard all miscellaneous materials around building. Evaluate if any material holds a potential for historic salvage/replacement materials.	1	ls	\$200.00	\$200.00	
Install vent/louwer similar to louver on south facade. Clean and inspect exposed wood. Paint.	1	ea	\$425.00	\$425.00	Assume 1' x 3'. Custom sized unit.
Replace missing fascia board on south facade and paint.	5	lf	\$50.00	\$250.00	
The existing lightning protection creates fire hazard with the rod not being properly ground and directing the charge to the wood, which is flammable. Remove the current assembly and if lightening protection is warranted, reconfigure with a properly anchored and grounded assembly.	1	ea	\$1,200.00	\$1,200.00	
Once vegetation and debris is removed, repoint at concrete masonry block to concrete joint. Time work with the repair, cleaning, and repainting of exterior.	96	lf	\$25.60	\$2,457.60	
Investigate attic space along north facade for any potential locations for water infiltration. Observe conditions along chimney once mortar is removed for repointing. The water damage may be from the immense vegetative growth or a previous leak that is no longer active. Interior finishes may need to be removed and replaced once the condition can be fully observed after vegetation is removed.	6	hrs	\$143.00	\$858.00	At WJE rates per contract
Clean attic space of debris and install hatches at openings in the ceiling.	540	sf	\$4.90	\$2,646.00	
Once vegetation and debris is removed from the interior, clean all interior finishes and evaluate if isolated repairs can be made and walls repainted or if all interior finishes at the walls should be removed and replaced.	960	sf	\$2.25	\$2,160.00	
Remove water heater as it is corroding beyond its serviceable life.	1	ea	\$100.00	\$100.00	
Once interior and exterior repairs have been made to the walls and windows installed, install perimeter sealant at each window opening between the window frame and the adjacent masonry.	80	lf	\$6.00	\$480.00	App 3'x5' windows
Remove interior finishes in the north room and replace.	200	sf	\$1.75	\$350.00	

Turner Farm Treatment Plan
Milk House

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Clean and inspect wood and glazing at the central window on the west facade. This may require removing the sashes from the frame since the upper sash is out of alignment. Repair if possible and repaint. Repair any deteriorated wood at the frame. Repaint and set back in place.	1	ea	\$475.00	\$475.00	
Upper sash of the southernmost window may be salvageable and should be cleaned and inspected. Lower sash needs to be replaced and should use the window in the west facade as an example for muntins and glazing. Repair deterioration in wood at frame near sill. Remove curtains and discard. Repaint and reinstall window.	1	ea	\$625.00	\$625.00	
Contact Department of Agricultural for a list of registered beekeepers to inspect the attic and potentially relocate bees.	1	ls	\$300.00	\$300.00	
Structural					
Perform isolated partial depth concrete repairs at deteriorated areas of concrete foundation.	1	ls	\$1,125.00	\$1,125.00	Allowance.
Perform isolated grouting and repointing at cracks in CMU exterior walls and mortar joints.	1	ls	\$640.00	\$640.00	Allowance.
Perform isolated repairs to wood roof framing.	1	ls	\$800.00	\$800.00	Allowance.
Install new concrete landing at the east entrance.	1	ls	\$800.00	\$800.00	Assume 10'x3'x6"
Mechanical, Electrical, and Plumbing					
All electrical panels are dirty and dusty with leftover parts. The panels should be vacuumed and wiped out prior to final inspection.	1	ls	\$50.00	\$800.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
Panel developing surface rust inside. Recommend cleaning and repainting.	1	ls	\$100.00	\$0.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.

MILK HOUSE TOTAL

\$28,024.10

Turner Farm Treatment Plan
Dairy Barn

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
<i>Architectural</i>					
Replace spire at the northernmost and top section of the central cupola ridge ventilator. Use southernmost cupola ridge ventilator as an example.	2	ea	\$1,500.00	\$3,000.00	Decorative spires. Custom fabricated.
Perform patch repairs of metal roof with appropriate materials. Treat exposed and corroding metal (if needed) to arrest corrosion.	35	sf	\$12.00	\$420.00	
Remove unstable corroded metal on east roof and treat exposed edges (if needed) to arrest corrosion. Repair metal loss through new metal patch.	10	sf	\$26.00	\$260.00	
Monitor minor cracks (1/8" or greater) and paint any exposed wood. Some cracks occur near nails, which could be a result of corroding metal or overdriven nails. Replace siding where crack exceeds 1/8" or allows for the potential of water to enter the interior space. If cracks are static and the wood is sound, they may be filled with a sealant to prevent moisture intrusion.	20	lf	\$46.25	\$925.00	
Infill space at window frame to building opening joint with backer rod or other filler material. Install sealant around perimeter of all windows in an effort to improve weatherization.	42	ea	\$54.00	\$2,268.00	2/2
Re-secure loose siding boards.	30	lf	\$8.25	\$247.50	
Investigate cause of gaps between siding boards (interior siding did not allow for observation). If the board gap exists, either reset the boards to close gap ensuring adequate lap with above course, or infill the gap to prevent moisture intrusion. Paint wood infill the same as exterior siding.	15	lf	\$7.50	\$112.50	
Clean and repaint isolated areas of deteriorated paint.	1690	sf	\$2.50	\$4,225.00	Assumed 5% of wall surface
Infill space at gap between siding and foundation with backer rod and sealant. If gap is too wide to obtain a proper sealant profile, install wood infill and paint same color as siding.	30	lf	\$6.00	\$180.00	
Re-secure loose soffit board at east facade.	8	lf	\$12.00	\$96.00	
Infill penetration at northeast corner to reduce water infiltration to the interior.	1	ea	\$25.00	\$25.00	NTE 2" dia
Clean and treat metal elements of hay track to prevent additional corrosion.	100	lf	\$7.75	\$775.00	
Install sealant around perimeter of loft door on north facade. If gap is too wide to obtain a proper sealant profile, install wood infill and paint same color as siding.	10	lf	\$6.50	\$65.00	
Paint exposed wood on the north double sliding doors.	10	sf	\$2.25	\$22.50	
Replace missing wood fascia board on south facade.	5	lf	\$50.00	\$250.00	
Reset fascia board that is out of plan on the south facade.	10	lf	\$22.50	\$225.00	
Investigate cause of corrosion at the edge of metal roofing at the east facade and remove any corroded materials. Paint metal.	5	sf	\$17.00	\$85.00	Corrosion removal and recoating only.
Remove unsound coating at roof and treat metal (if needed). Repaint.	25	sf	\$8.25	\$206.25	
Paint exposed wood at the underside of the dormer roof.	10	ea	\$50.00	\$500.00	
Replace cracked glazing at dormer roof.	1	ea	\$75.00	\$75.00	

Turner Farm Treatment Plan
Dairy Barn

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
Clean and inspect wood soffit. Remove soft and deteriorated wood and replace. Paint.	260	lf	\$2.25	\$585.00	Quantity of wood repair cannot be estimated until inspection is complete
Document interior evidence of previous doors.	2	hrs	\$143.00	\$286.00	At WJE rates per contract
Remove soft and deteriorated wood at drains and repair taking care to maintain the drain, which would have allowed drainage when the area was washed down. Paint.	20	lf	\$18.75	\$375.00	
Remove deteriorated paint at first floor ceiling (may contain hazardous materials) and repaint. Paint or seal all exposed wood	3600	sf	\$9.00	\$32,400.00	
Repair concrete at the jambs of the double doors.	40	lf	\$31.25	\$1,250.00	Assume min 2" depth
Consider removing plastic from interiors of windows and inspect condition.	16	hrs	\$143.00	\$2,288.00	At WJE rates per contract
Structural					
Perform isolated concrete repairs to foundation walls and interior slab on grade.				\$8,000.00	Allowance. Quantity cannot be verified without further survey.
Perform repairs to exterior parge coat and interior coating on foundation walls. Given the amount of already spalled and deteriorated parge coating, it may be more efficient to replace in total.	1	ls	\$850.00	\$850.00	
Create inspection openings in the interior wood sheathing to allow for observation of the wood framing in the walls. Perform evaluation of wood framing in walls and make repairs as necessary.	5	ea	\$57.00	\$285.00	
Remove corrosion from interior pipe columns and install a new corrosion inhibiting coating. Perform repairs to the base of the steel columns where section loss is apparent. Install new steel pipe columns at locations where columns have been removed.	12	ea	\$67.00	\$804.00	
Remove trim on built-up wood beams supporting loft floor to allow for observation of the beam members. Perform evaluation of wood framing members and make repairs as necessary.	3	hrs	\$143.00	\$429.00	At WJE rates per contract. Cost does not include repairs.
Perform partial rebuilding of the loft floor framing at isolated locations. This work should include selective replacement of decayed tongue and groove floor boards and floor joists.	100	sf	\$25.00	\$2,500.00	
Perform selective replacement and repairs to deteriorated roof framing.	25	sf	\$63.00	\$1,575.00	
Remove vegetation between wood framing and metal roof.	1	ls	\$640.00	\$640.00	
Repair deteriorated portions of eave soffit and eave rafters. Remove painted plywood and install new wood members to match the existing.	36	ea	\$90.00	\$3,240.00	
Treat reinforcement at concrete pit to prevent additional corrosion. This concrete area was possibly used as a collection area for waste. Perform concrete repairs if this area will be re-utilized in the same manner. Consider adding a coating to the interior surface of the concrete to protect concrete from caustic materials.	1	ls	\$325.00	\$325.00	
Mechanical, Electrical, and Plumbing					

Turner Farm Treatment Plan
Dairy Barn

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
All electrical panels are dirty and dusty with leftover parts. The panels should be vacuumed and wiped out prior to final inspection.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The ground and neutral bars have a lot of oxidation/corrosion. This appears to be the result of dissimilar metal contact as opposed to water exposure and replacement is recommend.	1	ls	\$100.00	\$100.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The wire to a two pole breaker was disconnected and capped off, but left in place. The wire cable appears to lead to the non-potable well pump circuit and is also disconnected immediately inside the Dairy Barn (next to the wall where the wire would exit). Recommend removal of unused conductors.	1	ls	\$50.00	\$50.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.
The frost proof ground hydrant installed outside the barn on the east side has been tested and shows contamination (E. Coliform bacteria and lead). This hydrant is already posted as "Non-Potable" and should continue to be. The origin of service for this water was not able to be determined as the power cables that appear to feed the nearby well-head are disconnected on the interior of the Milk House. This is significant because the source should be determined and tested fully to ensure that no other outlets have similar contamination.	1	ls	\$500.00	\$500.00	
Panel developing surface rust inside. Recommend cleaning and repainting.	1	ls	\$75.00	\$75.00	All maintenance items should be combined to minimize the overall cost, as each of these is estimated separately.

DAIRY BARN TOTAL

\$70,569.75

Turner Farm Treatment Plan
Silo

Recommendations	Quantity	Unit	Unit Price	Cost	Comments
<i>Architectural</i>					
Install operable closure piece for roof opening to allow for future use.	1	ls	\$675.00	\$675.00	
Install hatch at wall opening near roof to prevent further moisture infiltration.	6	sf	\$41.75	\$250.50	
Green staining at the upper interior portion of the silo may be a result of the open roof. The source of moisture will be mitigated once the roof opening is closed. The staining could be cleaned, if desired, however it is mostly aesthetic.					
Repair metal roof at secondary roof to stop deterioration and protect ladder enclosure.	1	ls	\$200.00	\$200.00	
Perform isolated concrete repair at base of silo.	5	sf	\$38.00	\$190.00	
<i>Mechanical, Electrical, and Plumbing</i>					
No plumbing, mechanical, or electrical equipment was observed in the Silo. Grounding or lightning protection conductors are incomplete and may need to be re-installed or removed.	1	ls	\$800.00	\$800.00	For removal.

SILO TOTAL

\$2,115.50

Fair Market Rental Value
FAIR MARKET RENT

According to the Resident Curator Program's Enabling Legislation, FCPA must establish a Fair Market Rental Value (FMRV) for the property. For the purposes of this solicitation, FCPA established a rent value of **\$33,600** per annum for the length of the base term, as determined by an independent appraiser.

Total

20 year lease

Anticipated investment

Rehabilitation total: approximately \$672,000.00

Turner FMRV = \$33,600

Estimated Annual Maintenance Costs: \$15,970

Advertised Annual Occupancy/Management Costs: \$6,212

Advertised Adjusted FMRV = \$11,418

Turner Farm Rehabilitation Expense Tracking

	Amount with 20% Contingency
Totals	
Total Projected Cost	\$304,482.90
Total Actual Cost	\$
Total Difference	\$ (304,482.90)

Tririga ID	Structure	Sub-Category	Description	Phase	Date of Completion	Quantity	Unit	Unit Price	Cost
	Farmhouse	Roof - Repair	Repair shingles at the northeast corner to ensure roofing is watertight.						
	Farmhouse	Roof - Maintenance	Inspect flashing at Juliet balcony to ensure secure and lapped properly to encourage water shed.						
	Farmhouse	Roof - Maintenance	Review the gap between the second floor flashing and porch roof on the north facade up close and determine if it poses a risk for water infiltration due to wind driven rain or snow accumulation. As part of cyclical maintenance, inspect standing seams of metal roof over the porch and repair if needed.						
	Farmhouse	Roof - Gutters	Install new downspout on north facade at daylighting connection at valley.						
	Farmhouse	Roof - Gutters	Reconnect fallen downspout at southeast corner.						
	Farmhouse	Roof - Gutters	Investigate stained gutter at north facade and ensure any debris is removed to ensure proper drainage.						
	Farmhouse	Attic	Remove soft and damaged wood at the hole in the attic floor and repair.						
	Farmhouse	Insulation	Install new WRB as recommended by the insulation block manufacturer to avoid damaging insulations forms.						
	Farmhouse	Chimney - Maintenance	Engage a local chimney inspector to inspect the interior of the firebox and chimney.						
	Farmhouse	Chimney - Misc.	The flue vent pipe for the basement wood stove enters a damaged (broken) clay chimney less than 12" from combustible subflooring and floor joists for the first level above. Additionally, it is not clear that the clay chimney is rated for zero clearance from combustible materials as it passes through the floor. Recommend that this chimney flue is abandoned at the basement level and the woodstove is removed. If the chimney is allowed to remain, review installation with a code official.						
	Farmhouse	Exterior - Walls	Install new exterior cladding once WRB is in place sensitive to house design (similar to ship lap)						
	Farmhouse	Exterior - Porch	Remove exposed cable at the porch on north facade.						
	Farmhouse	Exterior - Porch	Consider removing wood lattice between the porch columns as it is not a historic feature of the home.						
	Farmhouse	Exterior - Porch	If non-original lattice is to remain in place, paint.						
	Farmhouse	Exterior - Porch	Replace any deteriorated and damaged wood at non-historic porches on south and west facades.						
	Farmhouse	Exterior - Porch	Install new access to south patio.						
	Farmhouse	Exterior - Porch	Install new railings on south patio						
	Farmhouse	Exterior - Porch	Clean and refinish wood floor in Enclosed Porch (208). Seal.						
	Farmhouse	Exterior - Trim and Finishes	Install half-timbered decorative trusses following the pattern of missing paint at the secondary gable.						
	Farmhouse	Exterior - Trim and Finishes	Repair cracked wood decorative spindle element at Juliet balcony.						
	Farmhouse	Exterior - Woodwork	All exterior wood elements should be clean and repainted on a cyclical basis. In this climate, maintenance cycles for residential grade coatings on wood are typically between seven (7) and ten (10) years and depend heavily on the preparation the substrate received, the exposure, and the bond between the new coating and the existing elements.						
	Farmhouse	Exterior - Woodwork	Repair deteriorated wood at secondary gable and Repair. Inspect asphalt shingle roof termination when painting the gable and repair for proper integration, if needed.						
	Farmhouse	Exterior - Woodwork	Remove miscellaneous horizontal boards at decorative gable shingles above Juliet balcony, fill fasteners holes and paint.						
	Farmhouse	Exterior - Woodwork	Apply sealer or paint to exposed wood.						
	Farmhouse	Exterior - Concrete	Clean CMU retaining wall and applying a breathable coating for masonry. Clean and apply corrosion inhibiting coating on reinforcement and install coping cap to protect reinforcing.						
	Farmhouse	Structural - Walls	Monitor gaps between interior finishes and cracks in the plaster walls and ceiling for any substantial movement or change but hold off on performing repairs until repairs are made to level the first floor framing as additional movement and cracking may occur as a result of efforts to correct those deficiencies.						
	Farmhouse	Structural - Flooring	Repair wood bridging between first floor joists by installing new bridging where missing and re anchoring disengaged bridging.						
	Farmhouse	Structural - Flooring	Replace deteriorated floor boards on the first floor walking surface.						
	Farmhouse	Structural - Foundation	Jacking to level the first floor.						
	Farmhouse	Structural - Foundation	Perform a cone sample, or other destructive testing method in coordination with a structural engineer, to determine original foundation. Based on several of the crack patterns that we observed, gaps at interior finishes, out of plumb window and door openings, and warping of the first floor, it appears that the house may have been racked during lifting operations and we anticipate that inadequate support during lifting of the house or uneven lifting caused a majority of these issues. Deflections were observed in several framing members which indicate the members are potentially being overloaded and it is unknown whether the current support configuration for the farmhouse is adequate without further documentation and analysis. WJE observed wood beam spans that approached 27 feet; a length not commonly spanned by unsupported beams. WJE also observed beams that were not properly braced and wood framing elements that appeared to be taking on load. Although the type and extent of repairs cannot be determined without further investigation, we anticipate that potential repairs include: • Sistering of wood members that exhibit decay or have been compromised due to notching. • Installation of supplemental wood members and posts (often metal columns) to address spans that are excessive or load paths that create members which are overloaded, and						
	Farmhouse	Structural - Misc.							
	Farmhouse	Interior - Flooring	Monitor cracks in concrete floor slab at east wall and near mechanical room. Route and seal if no movement is observed.						
	Farmhouse	Interior - Flooring	Infill penetrations in wood floor of the Hallway (100) and Formal Dining Room (102) with wood filler and finish.						
	Farmhouse	Interior - Flooring	Inspect stained wood flooring for any soft wood that should be repaired. The staining typically occurring near radiators. As such, the radiators may need to be removed to fully inspect and perform any repairs and cleaning.						
	Farmhouse	Interior - Flooring	Repair crack in wood flooring along south wall in the Formal Dining Room (102) with similar wood species and finish.						
	Farmhouse	Interior - Flooring	Install proper transitions between rooms throughout the first floor to fill span gaps between floor boards and to make transitions between rooms smooth without a tripping hazard or abrupt change in elevation.						
	Farmhouse	Interior - Flooring	Fix loose and debonded tiles and grout or replace non-historic flooring once appliances are installed. Reset loose tiles and re-grout, or replace non-historic flooring in the Bathroom (205).						
	Farmhouse	Interior - Flooring	Repair any cracked tiles and regrout the Bathroom (105).						
	Farmhouse	Interior - Millwork	Clean and paint all baseboards.						
	Farmhouse	Interior - Millwork	Remove baseboard and repair any deteriorated areas below windows on the east wall of the Casual Dining Room (103).						
	Farmhouse	Interior - Millwork	Remove and clean spindlework at entryway while plaster repairs are being undertaken. Reinstall spindlework once plaster repairs and repainting is complete.						
	Farmhouse	Interior - Millwork	Install baseboard and in-fill all gaps at the floor at Hallway (100) and Hall transition to ensure they tie back to the structure.						
	Farmhouse	Interior - Millwork	Re-secure baseboard (skirboard) at back hall stairs.						
	Farmhouse	Interior - Millwork	Install sealant along top of stair baseboard and paint.						
	Farmhouse	Interior - Millwork	Repair visible chipping and missing wood in the Parlor (106).						
	Farmhouse	Interior - Millwork	Repair crack in baseboard between stair treads in rear hall stairs.						
	Farmhouse	Interior - Millwork	Install sealant at crown molding joints where they have separated in the Bathroom, paint (105).						
	Farmhouse	Interior - Walls & Ceilings	Repair and paint plaster.						
	Farmhouse	Interior - Walls & Ceilings	Complete interior finishes in Bedroom (204) and Bedroom (207) around windows to obscure insulation and gaps.						
	Farmhouse	Interior - Walls & Ceilings	Replace all non-historic wood wall finish (particle board) and install new interior finishes with proper interfaces with window.						
	Farmhouse	Interior - Walls & Ceilings	Repair plaster cracking once structural repairs have been completed.						
	Farmhouse	Interior - Walls & Ceilings	Repaint all interior plaster finishes once repaired.						
	Farmhouse	Interior - Walls & Ceilings	Install backer rod and sealant above medicine cabinet in the Bathroom (105).						
	Farmhouse	Interior - Walls & Ceilings	Infill gap at ceiling at the 2000s Kitchen (104) and the original doorway of the house with backer rod and sealant, which allows for this material to be removed in the future (reversible).						
	Farmhouse	Interior - Walls & Ceilings	Replace non-original interior finishes in the Kitchen (104) once new appliances are in place to address existing holes.						
	Farmhouse	Interior - Cabinetry	Reset cabinet adjacent to the fireplace in the Formal Dining Room (102) once structural repairs are made.						
	Farmhouse	Interior - Cabinetry	Reset cabinet in the north corner of the Casual Dining Room (103) once structural repairs are made.						
	Farmhouse	Interior - Hardware	Remove abandoned fasteners and patch at the walls of the Bathroom (105).						
	Farmhouse	Stairs - Maintenance	Investigate newel post at second floor back hall stairs to ensure stable, in-fill gap.						
	Farmhouse	Doors - Exterior	At doors with broken or missing glazing, replace glass with similar glazing, clean and repair wood where needed, and paint.						
	Farmhouse	Doors - Exterior	Remove boards at the exterior from obscured doors and windows, inspect and address any additional damage not observable from interior.						
	Farmhouse	Doors - Exterior	Door from formal dining room to porch should be inspected and repaired when the door can be opened.						
	Farmhouse	Doors - Exterior	Apply sealer or paint exposed wood to the exposed wood cellar door.						
	Farmhouse	Doors - Exterior	Repair damage to entry door from porch in the Formal Dining Room (102).						
	Farmhouse	Doors - Interior	Repair frame at large doors to the Living Room (101). Clean and rest doors on tracks as they were unable to be moved.						
	Farmhouse	Doors - Interior	Clean and repair wood elements at door frame on the south wall of the Casual Dining Room (103), the left jamb may need to be completely replaced. Repaint.						
	Farmhouse	Doors - Interior	Remove transom in-fill at historic door between the Kitchen (104) and Parlor (106) where door has been removed. Install glass to restore transom.						
	Farmhouse	Doors - Interior	Clean and repair door at Closet in Parlor (106).						
	Farmhouse	Doors - Interior	Inspect for soft deteriorated wood at the door frame and repair and paint at the Bathroom (105).						
	Farmhouse	Doors - Hardware	Maintain and document hinges at door openings where doors have been removed. If door is to be replaced, look at inventory of doors in the equipment shed for potential replacements.						
	Farmhouse	Doors - Hardware	Re-secure or replace door handle at the non-historic door of the Kitchen (104) on the west facade.						

Tririga ID	Structure	Sub-Category	Description	Phase	Date of Completion	Quantity	Unit	Unit Price	Cost
	Farmhouse	Windows - Misc.	Replace broken fixed window glazing and replace with an era appropriate pattern/texture on west facade.						
	Farmhouse	Windows - Misc.	Install sealant fillet joint at perimeter of windows.						
	Farmhouse	Windows - Misc.	Replace damaged screen on west facade first floor window.						
	Farmhouse	Windows - Misc.	Infill fastener holes at window of enclosed porch on the north facade. Paint.						
	Farmhouse	Windows - Misc.	Install storm shutters at original windows (if archival documentation is found).						
	Farmhouse	Windows - Misc.	Document historic window infills in the Formal Dining Room (102), first floor bathroom (105), and second floor bathroom (206).						
	Farmhouse	Windows - Misc.	Replace broken glazing in the lower pane of a window in the Living Room (101), lower pane in the Casual Dining Room (103), closet window in Bedroom (204), upper left pane of northeast window in Bedroom (201), and top pane of glass on north window in Bedroom (201). Clean and repair wood where needed. Replacement glass should be similar to historic glass existing at the house, if						
	Farmhouse	Windows - Misc.	Clean and repaint all windows. Ensure windows are operational. Once windows have been cleaned, inspect wood for any deteriorated wood elements and repair. Maintain profile and orientation of window elements such as muntin spacing and size.						
	Farmhouse	Windows - Misc.	Replace metal sash lift at south window in the Casual Dining Room (103). Utilize other sash lifts intact as an example.						
	Farmhouse	Windows - Misc.	Replace missing glass with similar glazing at the large window on the south wall of the Casual Dining Room (103), clean and repair wood where needed, and paint. Remove board at the exterior and inspect for additional damage not observable from interior.						
	Farmhouse	Windows - Misc.	Modern windows in Kitchen (104) are exposed wood. Wood should be protected either by clear coating or paint.						
	Farmhouse	Windows - Misc.	Replace window at the Enclosed Porch (208) with a proper fitting window.						
	Farmhouse	Windows - Misc.	Clean and repair/replace deteriorated wood elements at the historic attic window. Paint.						
3464892	Farmhouse	Electrical - Repair	The electrical panels in the Farmhouse have inspection stickers applied to the front of the panel indicating that only initial inspections have occurred including temporary electric and gas.						
3464892	Farmhouse	Electrical - Repair	In several locations within the basement and attic, electrical wires are cut off, disconnected, or have exposed wire ends either inside or outside of an approved junction box or panel. Recommend having a skilled electrician survey the building to locate, identify, safe, or remove electrical wiring that does not meet current code requirements. Temporary wiring should no longer be left in place. Panel directories should be corrected and completed.						
	Farmhouse	Electrical - Repair	Recommend having an electrician review the junction boxes installed in the basement on foundation walls where corrosion is present. It may be beneficial to replace these with plastic boxes due to corrosion.						
	Farmhouse	Electrical - Maintenance	All electrical panels are dirty and dusty with leftover parts. The panels should be vacuumed and wiped out prior to final inspection.						
	Farmhouse	Electrical - Maintenance	All panels have some screws missing in the covers. Recommend that these are replaced.						
	Farmhouse	Electrical - Maintenance	Breakers have been removed or relocated but blank covers are missing in the open slots. Recommend providing blanks for all open breaker slots.						
	Farmhouse	Electrical - Maintenance	The panel schedules are outdated and incomplete. Recommend updating prior to final inspection, use, or occupancy.						
	Farmhouse	Electrical - Maintenance	Recommend verifying that all bolted electrical connections are torqued to manufacturer recommended torque values.						
	Farmhouse	Electrical - Maintenance	Though not a residential requirement, the County should verify the requirements of NFPA 70E are met if the structure will be used for commercial purposes.						
	Farmhouse	Electrical - Maintenance	Recommend having an electrician review the installation of wiring near the stove and sink rough-in, including installation of Romex near or through tile flooring, junction box installation, and wire support.						
	Farmhouse	Mechanical - Repair	Recommend installing a plug in the gas rough-in for the stove until the stove is replaced to prevent accidental discharge of gas. Additionally, relocate the gas piping penetration from below to the exterior wall to allow flexibility in placement of the stove/oven.						
	Farmhouse	Mechanical - Repair	The basement thermostat has been removed from the wall and hangs freely. This may cause a false heat signal, or prevent heating when needed. Recommend the thermostat is mounted and leveled on the exposed framing to ensure that heating reaction is correct.						
	Farmhouse	Mechanical - Repair	The access to the boiler, water heater, and sewage ejector pump is limited by installed framing to one access point. Recommend installing a framed doorway from the larger basement room to the mechanical equipment area to allow ease of access and removal of the water heater due to the proximity of framing to the existing boiler.						
	Farmhouse	Mechanical - Maintenance	Baseboard heater conditions should be checked prior to use. Several of the pipes are improperly supported and the enclosure covers and end caps are loose and are starting to rust. Piping to the radiators should be insulated, including down the walls.						
	Farmhouse	Mechanical - Maintenance	The roof collar around the gas vent flue serving the boiler and water heater leaks water into the attic. Water stains are evident in the attic and daylight can be seen around the flue pipe.						
	Farmhouse	Mechanical - Maintenance	The boot or roof collar around the plumbing vent stack leaks water into the attic. Daylight can be seen around the vent boot from inside the attic.						
	Farmhouse	Mechanical - Maintenance	The burner section of the boiler should be cleaned to remove dust and corrosion from the tops of the burner and to ensure that the jets are clear.						
	Farmhouse	Mechanical - Maintenance	Following correction of the ignition cycle of the boiler, the automatic vent damper operation should be checked. The damper does rotate, but its closed position should be verified when the boiler firing cycle is satisfied to ensure maximum efficiency.						
	Farmhouse	Mechanical - Maintenance	The boiler is currently running with a very low system pressure (cold) and the water service has been turned off. Makeup water should be available when the boiler is operating, however, possible unchecked flooding could occur. The pressure regulating valve operation and setting should be checked upon restart of the boiler.						
	Farmhouse	Mechanical - Maintenance	The hot water heater manual gas valve was turned off prior to visual inspection. Recommend that the heater is fully flushed, heat exchanger and pilot is cleaned, and the system is checked prior to beginning operation in the future.						
	Farmhouse	Mechanical - Maintenance	Pipe insulation at the basement level should be completed to increase the efficiency of the heating and domestic hot water systems.						
	Farmhouse	Mechanical - Maintenance	In general, the heating radiators are in good to excellent condition. The system should be evaluated under operating temperature and pressure to verify that no leaks are occurring. Additionally, it may be beneficial to change the manual shutoff (and tempering) valves for thermostatically actuated valves to better control temperature within individual spaces.						
	Farmhouse	Mechanical - Misc.	The boiler appears to have been left operating to prevent freezing conditions over the winter, despite the plumbing fixtures being winterized. However, the boiler does not fire, likely due to a faulty ignition module or flame sensor. This exposes the heating system to possible freezing conditions and may jeopardize one or more of the existing radiators. The risk of flooding is minimized with the water service being turned off at the meter. Fairfax County Park Authority should determine if the boiler should be left running, or drained and turned off. Please note that MBP turned off the manual gas valve following visual inspection, but the circulator pump continues to run based on demand from one of the zone valves.						
	Farmhouse	Plumbing - Repair	There is an open Tee fitting in the washer rough-in piping at the basement level near the floor. This appears to have a rag stuffed in the pipe with obvious signs of past leakage. This tee should be capped or plugged if unused and the rag should be removed.						
	Farmhouse	Plumbing - Repair	MBP was not able to test the quality of water supplied to the farmhouse as it appears that the utility meter has been turned off at the street. MBP recommends water testing prior to any occupancy or use of the facility. Additionally, it may be beneficial to visually inspect the interior condition of the water service piping inside the structure, which is galvanized piping. Galvanized piping is known to corrode from the inside of the pipe and can clog valves or strainers, affect pressure reducing valves, or contribute to contamination of the water system. Replacement of service piping from the meter to the house with plastic piping is recommended if possible or feasible. It should be noted that the frost proof ground hydrant installed outside the barn tested positive for E. Coliform bacteria and lead and it is possible that existing underground piping serving the farmhouse may exhibit similar test results.						
	Farmhouse	Plumbing - Repair	The septic system and drain field were evaluated by Five Star Septic and Portables. The distribution box was unable to be definitively located, but it appears to be located under a section of asphalt driveway. Locating this distribution box is recommended. Septic field components are required to be accessible and this portion of the driveway should be removed to allow access and prevent damage to the distribution box and potential damage to the nearby drain field lines.						
	Farmhouse	Plumbing - Repair	The Farm House septic tank was located and cleaned by a contractor, Five Star Septic, who also located and defined the boundaries of the existing septic field. During a supplemental visit, Five Star Septic attempted to locate the distribution box using a camera and utility locator. The camera was refused at a length of just over 100 feet due to the poor conditions of the existing concrete sewer piping and lack of intermediate cleanouts between the septic tank and distribution box. Five Star Septic recommends that the concrete pipe be replaced due to the damage (breaks or holes) visible on the inspection video.						
	Farmhouse	Plumbing - Repair	The location, routing and connection of the Garage sewer pipe was investigated on a supplemental site visit. The existing (original) cast iron sewer piping exiting the Garage slightly below grade through the west wall is damaged and the camera was not able to extend more than 18 inches beyond the entry point due to corrosion of the pipe restricting the movement of the camera. This pipe should also be replaced due to its age and condition.						
	Farmhouse	Plumbing - Repair	The basement bathroom has been installed with some finishes not yet in place. There is a hole under the tub drain into the foundation that should be filled, after the drain connections are tested and confirmed as acceptable by code. The sink waste pipe rough-in has paper stuffed into the pipe as a plug and should be capped pending completion of the installation.						
	Farmhouse	Plumbing - Repair	The cold water pipe to the tub faucet assembly has evidence of a leak near the faucet assembly connection and should be inspected under pressure and corrected. This is visible through the access hatch in the hallway.						
	Farmhouse	Plumbing - Repair	There is no access door to allow access to the bathtub valve and shower diverter assembly. It is recommended that an access panel is installed through the bedroom wall to allow access for inspection and service.						
	Farmhouse	Plumbing - Repair	Install new distribution box, sleeved conveyance line, and header lines for the septic systems						
	Farmhouse	Plumbing - Maintenance	Re-secure faucet cap at shower in the Bathroom (105).						
	Farmhouse	Plumbing - Maintenance	Monitor for active water leaks in the closets for Bedrooms 201 and 202, Enclosed Porch (208), and attic.						
	Farmhouse	Plumbing - Maintenance	Storm drain box inlet at basement stairs should be cleaned at least annually. If possible, a screen should be applied on the outlet pipe (into the basement) to prevent leaf trash from entering the basement sump.						
	Farmhouse	Plumbing - Maintenance	MBP was not able to remove the sewage ejector pit lid to access the pump due to stripped bolts. Recommend that the ejector pump is inspected and operation is ensured prior to placing the basement level waste piping system into operation, including washer rough-in piping and lower level bathroom.						
	Farmhouse	Plumbing - Maintenance	There is an existing cistern or well located just east of the outside basement steps, currently covered with an aluminum plate. Although historical, the presence of collected water adjacent to the foundation should be reviewed. Note that it does not appear that the piping in the well is currently active.						
	Farmhouse	Plumbing - Maintenance	At several locations where hot water piping extends to the second floor through occupiable rooms, all thread fittings have been used as couplings. These fittings are not allowed by code on hot water piping and should be replaced with malleable fittings if possible. It is noted that no evidence of leaks is present at either of these fittings.						
	Farmhouse	Finish Analysis	Finishes analysis on farmhouse (includes windows, doors, plaster on first and second floor, spindle work, and Juliet balcony)						
	Farmhouse	Pests	Contact Department of Agricultural for a list of registered beekeepers to inspect the attic and potentially relocate bees.						

\$0.00

Turner Farm Rehabilitation Expense Tracking

Milk House

Totals	Amount with 20% Contingency
Total Projected Cost	\$33,628.92
Total Actual Cost	\$ -
Total Difference	\$(33,628.92)

Tririga ID	Structure	Sub-Category	Description	Phase	Date of Completion	Quantity	Unit	Unit Cost	Cost
	Milk House	Roof - Repair	Reset out of plane roof metal at southwest corner and inspect for any metal deterioration.						
			Clean roof and inspect for any material loss that was not observable from the ground. Apply corrosion inhibiting coat or paint roof.						
	Milk House	Roof - Maintenance							
	Milk House	Attic	Clean attic space of debris and install hatches at openings in the ceiling.						
			Investigate attic space along north facade for any potential locations for water infiltration. Observe conditions along chimney once mortar is removed for repointing. The water damage may be from the immense vegetative growth or a previous leak that is no longer active. Interior finishes may need to be removed and replaced once the condition can be fully observed after vegetation is removed.						
	Milk House	Attic							
			Remove insulation and infill vent at interior to maintain vent location while allowing the infill to be reversible.						
	Milk House	Ventilation							
			Install vent/louver similar to louver on south facade. Clean and inspect exposed wood. Paint. Repoint mortar at chimney to building interface and repair concrete at base. Visually inspect for additional deterioration of chimney to structure once mortar is removed.						
	Milk House	Chimney - Repair							
			Perform isolated repointing of mortar at debonded areas at chimney.						
	Milk House	Chimney - Repair							
			Remove vegetation from building and observe building for any additional damage that was not previously visible.						
	Milk House	Exterior - Walls							
			Clean and inspect all wood trim. Remove soft and deteriorated wood trim and replace/repair.						
	Milk House	Exterior - Woodwork							
			Paint wood trim.						
	Milk House	Exterior - Woodwork							
			Clean and inspect wood frame at east facade for repair.						
	Milk House	Exterior - Woodwork							
			Replace missing fascia board on south facade and paint.						
	Milk House	Exterior - Concrete							
			Clean exterior concrete masonry block surface with a gentle cleaner once debris and vegetation is removed from the building.						
	Milk House	Exterior - Concrete							
			Remove pipes on north facade and infill holes or cap pipes and install sealant around pipes at concrete masonry block to reduce water infiltration.						
	Milk House	Exterior - Concrete							
			Remove metal fasteners from the concrete masonry block and patch.						
	Milk House	Exterior - Concrete							
			Remove miscellaneous concrete slab at the east facade that is not connected to the building.						
	Milk House	Exterior - Concrete							
			Once vegetation and debris is removed, repoint at concrete masonry block to concrete joint. Time work with the repair, cleaning, and repainting of exterior.						
	Milk House	Exterior - Lightning Protection							
			The existing lightning protection creates fire hazard with the rod not being properly ground and directing the charge to the wood, which is flammable. Remove the current assembly and if lightning protection is warranted, reconfigure with a properly anchored and grounded assembly.						
	Milk House	Structural - Walls							
			Perform isolated grouting and repointing at cracks in CMU exterior walls and mortar joints.						
	Milk House	Structural - Foundation							
			Perform isolated partial depth concrete repairs at deteriorated areas of concrete foundation.						
	Milk House	Structural - Foundation							
			Install new concrete landing at the east entrance.						
	Milk House	Structural - Roof							
			Perform isolated repairs to wood roof framing.						
	Milk House	Interior - Walls & Ceilings							
			Once vegetation and debris is removed from the interior, clean all interior finishes and evaluate if isolated repairs can be made and walls repainted or if all interior finishes at the walls should be removed and replaced.						
	Milk House	Interior - Walls & Ceilings							
			Remove interior finishes in the north room and replace.						
	Milk House	Doors - Exterior							
			Remove vegetation from the south door. Remove boards at door to fully clean and inspect wood						
	Milk House	Doors - Exterior							
			Install new door on east facade.						
	Milk House	Doors - Exterior							
			Clean and inspect wood and glass on historic door at the small south room with wood deterioration (due to no protection from paint). Door frame has significant wood deterioration near grade and is unable to close. Remove soft and deteriorated wood at frame. Repair or replace (depending on amount of deterioration). If frame needs to be replaced, salvage strike plate for reinstallation in new frame.						

Turner Farm Rehabilitation Expense Tracking

Equipment Shed

Totals	Amount with 20% Contingency	
Total Projected Cost	\$	16,938.60
Total Actual Cost	\$	-
Total Difference	\$	(16,938.60)

Tririga ID	Structure	Sub-Category	Description	Phase	Date of Completion	Quantity	Unit	Unit Price	Cost
	Equipment Shed	Roof - Maintenance	Remove vegetation, clean, and inspect metal roof. Perform repairs where needed and treat any corrosion.						
	Equipment Shed	Roof - Maintenance	Paint or coat to protect metal roof.						
	Equipment Shed	Exterior - Walls	Re-secure siding to frame in areas where the siding is out of plane or bowed.						
	Equipment Shed	Exterior - Walls	Perform repair patches where siding has been compromised and treat corroded areas.						
	Equipment Shed	Exterior - Walls	Paint metal siding						
	Equipment Shed	Exterior - Woodwork	Replace missing wood fascia board on west facade.						
	Equipment Shed	Structural - Walls	Perform isolated repairs to the wall framing and rafters.						
	Equipment Shed	Structural - Flooring	Consider installing a new floor system commensurate with the building's function in lieu of tongue and groove floor planks.						
	Equipment Shed	Structural - Foundation	Excavate the soil below the shed and create short foundation walls to hold the wood structure off the ground, thereby limiting future deterioration of the wood framing due to moisture.						
	Equipment Shed	Structural - Roof	Perform isolated repairs to the wall framing and rafters.						
	Equipment Shed	Structural - Misc.	Perform repairs to the timber sills or replace as necessary.						
	Equipment Shed	Doors - Exterior	Repair door framing and install new door once building repairs have been completed.						
	Equipment Shed	Windows - Misc.	Remove windows and discard. Salvage any windows that may have any historical value for muntin example. Reinstall new windows once building repairs have been completed.						
	Equipment Shed	Electrical - Misc.	Remove existing electrical service and wiring.						
	Equipment Shed	Inventory	Inventory materials in the center stall as they may prove to be salvageable replacement materials for other areas. It may also be advantageous to store them with the salvaged patio wood in the farmhouse cellar as documentation of previous fabric.						
	Equipment Shed	Pests	Contact Department of Agricultural for a list of registered beekeepers to inspect the interior spaces and potentially relocate bees.						
									\$0.00

Park Authority Regulations

Index

These regulations were adopted on October 23, 2002, and amended on May 24, 2006, and on June 26, 2011 by the Fairfax County Park Authority Board and are authorized by §15.2-5704(17) of the Code of Virginia. Violations of any of these regulations are punishable as a class four misdemeanor pursuant to the Code of Virginia §15.2-5705. Upon conviction, the penalty is a fine of up to \$250 (§18.2-11). Failure to abide by these regulations may also result in violators being prohibited from future use of park property, facilities or services.

Regulations

§1.01 Amplified Sound

§1.02 Business Activities, Soliciting and Advertising

- A. Business Activities
- B. Solicitation
- C. Advertisements

§1.03 Camping

- A. Areas and Fees
- B. Sewage

§1.04 Dangerous Devices

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§1.05 Domestic Animals

- A. Cages and Leashes
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§1.15 Protection of Park Property

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- D. Off-Trail Use
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§1.16-1 Athletic Field Use

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§1.18 Restricted Areas

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- B. Inappropriate Behavior

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§1.21 Swimming, Bathing and Wading

§1.22 Wildlife and Habitat Protection

- A. Animals
- B. Feeding of Wild Animals
- C. Removal of Plants and Fungi
- D. Abandonment or Release of Animals
- E. Planting or Release of Seeds or Spores
- F. Habitat Preservation
- G. Removal of Natural Materials

§1.14 Motor Vehicles and Traffic

- A. Speed Limit Where None is Posted

Park Authority Regulations (continuation)

Revised and Adopted May 24, 2006

Definitions

For the purpose of administering, enforcing or interpreting these regulations the following definitions shall apply:

Park Authority shall refer to either the Fairfax County Park Authority or the Northern Virginia Regional Park Authority.

Park shall refer to any property or facilities owned, leased or maintained by either the Fairfax County Park Authority or the Northern Virginia Regional Park Authority.

Express Permission shall refer to a special allowance granted by the Park Authority or its director on a case-by-case basis to conduct a specific behavior or activity in exception to these regulations.

Law Enforcement/Police Officer has the same meaning as in the Code of Virginia §9.1-101 and also includes the Sheriff of the respective jurisdictions and his or her deputies.

General Provisions

Parks belong to the people and were created to provide for recreational facilities, the enjoyment and leisure pursuits of the citizenry and for the preservation and interpretation of open space resources.

The Fairfax County Park Authority and the Northern Virginia Regional Park Authority have been charged with the operation and maintenance of parks under the Park Authorities Act of the Commonwealth of Virginia (Chapter 57, Title 15.2 of the Virginia Code, 1950, as amended).

The Park Authority is proud to be a host for public activities, but reserves the right to regulate these activities in the best interest of the park, its users, neighbors and the general public.

In order to protect public parks, assure the safety of park users and maximize the public's enjoyment of these parks, it is necessary that Park Authority Regulations be established and adhered to by all park patrons. These regulations shall also apply to all paid and volunteer park staff except in those instances where an exception to these regulations is required for staff to complete tasks as part of their assigned duties. This document seeks to define those activities that are prohibited and/or regulated by law in Park Authority parks. In addition to these regulations, all State and/or local codes, to include but not limited to, Fire Prevention Codes, traffic and game laws, and zoning ordinances are enforceable on park property. These regulations are authorized by §15.2-5704(17) of the Code of Virginia.

The following regulations shall apply to all property and facilities owned, leased or maintained by the Park Authority.

Park Authority Regulations (continuation)

A VIOLATION OF ANY OF THESE REGULATIONS IS PUNISHABLE AS A CLASS FOUR MISDEMEANOR PURSUANT TO THE CODE OF VIRGINIA §15.2-5705. UPON CONVICTION, THE PENALTY IS A FINE OF UP TO \$250 (§18.2-11). FAILURE TO ABIDE BY THESE REGULATIONS MAY ALSO RESULT IN VIOLATORS BEING EJECTED FROM THE PARK IMMEDIATELY AND PROHIBITED FROM FUTURE USE OF PARK PROPERTY, FACILITIES OR SERVICES.

Park patrons shall follow the lawful orders of Park employees given to enforce or uphold these regulations. Park employees include both paid and authorized volunteer staff. For the purposes of these regulations, a lawful order is any direction by a law enforcement officer or Park employee for a person or persons to comply with park regulations, rules or policies, state laws or local ordinances or to provide for public safety.

If any of these regulations, or the application thereof to any person or circumstances, is held invalid, the remainder of the regulations and the application of such provision to other persons or circumstances shall remain in full force and effect.

In addition to these regulations, park patrons shall follow rules and policies established by the Park Authority governing the use of parks and park facilities.

Regulations

§1.01 Amplified Sound

No person shall operate in a park, in a manner audible to others, any device designed to produce, reproduce or amplify sound without the express written permission of the Park Authority.

§1.02 Business Activities, Soliciting and Advertising

- A. Business Activities. No person shall sell or make an offer to sell goods or services or conduct business activities within a park without the express written permission of the Park Authority.
- B. Solicitation. No person shall solicit monetary or other valuable contributions from others in a park without the express written permission of the Park Authority.
- B. Advertisements. No person shall advertise goods, services or events within a park without the express written permission of the Park Authority. For the purposes of this regulation, advertisements include, but are not limited to, the distribution or posting of handbills, flyers, coupons or public announcements or signs mounted on vehicles (see also §1.20 Signs below).

§1.03 Camping

**Park Authority Regulations
(continuation)**

- A. Areas and Fees. No person shall set up an overnight camping or lodging site in a park except in areas designated and posted as camping areas. Campers shall register and pay appropriate fees.
- B. Sewage. No person shall dispose of sewage or gray water within a park except by transferring it to a dumping station provided by the Park Authority for this purpose or by storing it in a completely closed container and removing it from the park.

§1.04 Dangerous Devices

- A. Projectiles. No person shall operate in a park any device or undertake any activity which will cause a projectile to be loosed or propelled which could injure a person or animal or damage property unless the person is operating the device or engaging in the activity in accordance with established park practices as part of a Park Authority managed or permitted activity. Activities and devices restricted under this provision include, but are not limited to, the hitting of golf balls, and the operation of a bow and arrow, crossbow, taser, spear, slingshot, dart device, or other device designed for high-speed missile projection.
- B. Knives. No person shall possess a knife with a blade more than four (4) inches in length within a park except for the purpose of food preparation.
- C. Fireworks. No person shall possess or discharge fireworks in a park without the express written permission of the Park Authority.

§1.05 Domestic Animals

- A. Cages and Leashes. No person shall have in his or her custody within a park any animal, other than a horse, that is not either caged, or on a leash and under the person's control; except that a dog may be under the direct supervision of its owner or their agent without a cage or a leash in an area designated as an off-leash dog exercise area. (See §1.05 (B) Horses below for horses.)
- B. Horses. No person shall ride or lead a horse other than in an area designated by the Park Authority for horseback riding.
- C. Feeding Domestic Animals. No person shall feed any domestic animal other than an animal under his or her own care within a park unless such feeding is expressly authorized by the Park Authority by a posted sign or in writing.

§1.06 Fires

- A. Location. No person shall start or use a fire within a park except in facilities provided or approved by the Park Authority for this purpose.
- B. Control and Extinguishment. Fires shall be attended at all times and fully extinguished before the site is left unattended.

**Park Authority Regulations
(continuation)**

- C. Violation of Fire Bans. No person shall violate any provision of fire bans that the Park Authority may institute from time to time in order to protect the park resources or public safety.

§1.07 Fishing

Fishing is allowed in a park unless otherwise posted. Persons fishing in a park shall comply with Virginia State game laws and all special conditions established by the Park Authority.

§1.08 Historic Artifacts, Features and Man-Made Objects

No person shall damage, disturb or remove any historic artifacts, historic features or other man-made objects from a park without the express written permission of the Park Authority. For the purposes of these regulations, “historic artifacts” are any material remains that give physical evidence of human occupation, habitation, use or activity; and “historic features” include, but are not limited to, walls, fence lines, cellars, fire pits, mill races, trenches, tent platforms, quarries or any other man-made arrangement of materials or the trace thereof.

§1.09 Hours of Operation

- A. Opening and Closing. No person shall enter a park more than one half hour before sunrise or remain in a park more than one half hour after sunset unless the person is (i) using a lighted facility (as provided for in §1.09(C) below) or specially posted park, (ii) attending a special event permitted by the Park Authority, (iii) is a bonafide renter or camper or (iv) has the express written permission of the Park Authority to be in a park before opening or after closing. If a patron is in a park outside of operating hours in accordance with exceptions (i – iv) above, the patron must leave the park by the closing time posted for the facility, park or event or specified in the permit.
- B. Visiting with Campers. Persons visiting with campers and renters are NOT exempt from a park’s hours of operation as set forth in §1.09(A) above.
- B. Lighted Facilities. Hours of operation for facilities for which the Park Authority furnishes artificial lighting shall be posted at the facility or stipulated in a use permit.

§1.10 Hunting and Trapping

Hunting and trapping of wildlife are prohibited in a park except when expressly permitted in writing as part of a Park Authority controlled activity.

§1.11 Ice Skating

No person shall go upon the ice of any body of water in a park except at such places and at such times as may be designated by the Park Authority. Indoor ice skating is permitted at rinks maintained by the Park Authority for such use, at such times and subject to the rules prescribed and posted at the facility.

**Park Authority Regulations
(continuation)**

§1.12 Maintenance of Motor Vehicles

No person shall repair, clean, wax or otherwise maintain a motor vehicle in a park. In no case shall anyone discharge or cause to be discharged hazardous substances, including but not limited to, gasoline, antifreeze or motor oil, in a park.

§1.13 Metal Detectors

No person shall use a metal detector or similar device within a park without the express written permission of the Park Authority.

§1.14 Motor Vehicles and Traffic

- A. Speed Limit Where None Is Posted. Where no speed limit is posted, no person shall operate a motor vehicle within a park at a speed greater than 20 miles per hour.
- B. Prohibited Vehicles.
 - (1) No person shall operate within a park a motorized vehicle not licensed for regular use upon public highways, except that motorized carts furnished or approved by the Park Authority may be operated within designated areas and motorized wheelchairs may be operated in areas as provided for in §1.14(C) below.
 - (2) No person shall operate within a park a farm tractor or other farm machinery or a type of vehicle used primarily for earth-moving operations, whether or not licensed for regular use upon public highways, without the express written permission of the Park Authority.
 - (3) Motor-assisted bicycles (commonly referred to as "mopeds") are permitted only in areas where motor vehicles are permitted.
- C. Motorized Wheelchairs and Assistive Devices. Motorized wheelchairs and other motorized assistive devices for mobility impaired persons are permitted in all areas where pedestrian access is permitted, unless otherwise posted by the Park Authority.
- D. Off-Road Vehicle Operation. No person shall operate any type of motorized vehicle in areas of a park other than established roadways without the express written permission of the Park Authority except as noted in §1.14 (C) above.
- E. Parking and Overnight Parking. No person shall park a motor vehicle in areas of a park other than those designated by the Park Authority as parking areas. Motor vehicles may not be parked overnight in a park without the express written permission of the Park Authority. Motor vehicles left over night in violation of this regulation may be ticketed and/or towed.

§1.15 Protection of Park Property

- A. Construction. No person shall erect or construct any structure of any kind, install or perform any maintenance on any utility, equipment or other device on, below, over or across a park

**Park Authority Regulations
(continuation)**

without the express written permission of the Park Authority or in accordance with the terms of an existing easement duly recorded in the appropriate jurisdiction's land records.

- B. Encroachments. No person shall in any way alter, damage, remove or deface any facilities, features, vegetation, man-made objects or equipment in a park or place; nor erect or store personal property, plant vegetation or deposit debris or refuse in a park as an extension of a use on adjacent property without the express written permission of the Park Authority.
- C. Excavation. No person shall make any excavation by tool, equipment, blasting or other means in a park without the express written permission of the Park Authority or in accordance with the terms of an existing easement duly recorded in the appropriate jurisdiction's land records.
- D. Off-Trail Use. No person shall bicycle, skate, ski or ride horses off of established trails, walkways or roadways without the express written permission of the Park Authority.
- E. Unauthorized Trails. No person shall create any new trails without the express written permission of the Park Authority.

§1.16 Public Gathering

No person shall organize or engage in a public gathering of more than 75 persons in a park without the express written permission of the Park Authority. For the purposes of these regulations, "public gathering" shall be defined as demonstrations, picketing, speeches, vigils, parades, ceremonies, meetings, rallies, entertainment, games, shows, concerts, picnics, weddings and all other forms of public assembly.

**Park Authority Regulations
(continuation)**

§ 1.16-1 Athletic Field Use

Use of an athletic field that results in a gathering of 20 or more participants, including spectators, shall require the express written permission of the Park Authority.

§1.17 Remote-Control Devices and Powered Models or Toys

No person shall operate hobby rockets, remote-control gliders or powered remote-control or tethered planes, boats, cars or other like devices in a park except in areas designated by and with the express written permission of the Park Authority.

§1.18 Restricted Areas

No person shall enter any area in a park designated and posted as restricted without the express written permission of the Park Authority.

§1.19 Rest Rooms and Bath Houses

- A. Harassment and Intimidation. No person shall remain in the vicinity of a washroom, rest room, dressing room, or bathhouse in a park with the intent to harass, intimidate or solicit users of such facility.
- B. Inappropriate Behavior. No person shall engage in inappropriate behavior in rest rooms, wash rooms or bath houses. For the purposes of these regulations, inappropriate behavior includes, but is not limited to, sexual activity, use of controlled substances, sleeping, loitering, washing clothes, bathing in fountains or washbasins - or any activities prohibited by law.

§1.20 Signs

No person shall post signs in a park except at locations designated by and with the express written permission of the Park Authority.

§1.21 Swimming, Bathing and Wading

Swimming, bathing and wading are prohibited in bodies of water, to include, but not limited to, streams, rivers, ponds or lakes, within or adjacent to a park without the express written permission of the Park Authority. Swimming, bathing and wading in a park are permitted only in water facilities established by the Park Authority for such purposes and only during posted hours of operation.

**Park Authority Regulations
(continuation)**

§1.22 Wildlife and Habitat Protection

- A. Animals. No person or his or her pet shall harass, capture, remove, injure or kill any animal or its young or eggs found in a park, or disturb the nest, den, burrow, lodge, roost, dam or other structure of any animal found in a park, or attempt to do so, unless the person possesses a federal or Virginia state permit and has the express written permission of the Park Authority.
- B. Feeding of Wild Animals. No person shall feed any wild animal within a park unless such feeding is expressly authorized by the Park Authority by a posted sign or in writing.
- C. Removal of Plants and Fungi. No person shall remove from a park any plant or fungus (e.g., mushrooms) or parts thereof including, but not limited to, cuttings, flowers, seeds, berries, nuts or foliage, without the express written permission of the Park Authority.
- D. Abandonment or Release of Animals. No person shall abandon, release or cause to be released into a park any animal or other organism without the express written permission of the Park Authority.
- E. Planting or Release of Seeds or Spores. No person shall plant any plant or release or cause to be released into a park any plant or fungus seeds or spores without the express written permission of the Park Authority.
- F. Habitat Preservation. No person shall disturb or modify woodlands, streams, stream banks, meadows, ponds, lakes or other natural areas within a park without the express written permission of the Park Authority.
- G. Removal of Natural Materials. No person shall remove or use any wood, wood chips, sod, earth, humus, rocks, minerals, fossils, sand, water or any other natural material from a park without the express written permission of the Park Authority.

Turner Expenditures

Revised 9/6/2018

	PROJECT TASKS	QUANTITY	UNIT	UNIT COST	TOTAL
RESEARCH	WJE and SWSG	Historic Structures Report	1	each	\$19,545.00
		Treatment Plan	1	each	\$57,978.20
		Subtotal			\$77,523.20
ELECTRICAL	Benfield Electric	Invoice #00381	1	each	\$632.78
		Invoice #00376	1	each	\$636.02
		Invoice #00377	1	each	\$626.01
		Invoice #00378	1	each	\$801.39
		Invoice #00380	1	each	\$830.67
		Invoice #00379	1	each	\$804.58
		Invoice #00375	1	each	\$154.00
		Subtotal			\$4,485.45
SOIL TESTING	Soil Tech, Inc.				\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
Subtotal			\$0.00		
SUBDIVISION CONSOLIDATION	Invoices	1	total		\$8,431.20
		Subtotal			\$8,431.20

ARCHAEOLOG Archaeology & Collections		\$0.00
		\$0.00
		\$0.00
	Subtotal	\$0.00

SEPTIC Five Star Septic	Septic System Evaluation	\$2,087.40
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Subtotal	\$2,087.40	

SEPTIC DESIGN TBD		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Subtotal	\$0.00	

SEPTIC INSTALLATION TBD		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Subtotal	\$0.00	

WELL ABANDONMENT TBD		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Subtotal	\$0.00	

Subtotals	\$92,527.25
Risk (Contingency)	\$0.00
Total (Scheduled)	\$92,527.25

Board Agenda Item
September 26, 2018

ACTION – 2

Scope Approval – Grouped Athletic Field Irrigation Replacement – Pine Ridge Park and Trailside Park (Mason and Lee Districts)

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to design and replace the athletic field irrigation systems at Pine Ridge Park and Trailside Park, as presented to and reviewed by the Planning and Development Committee on September 12, 2018.

ACTION – 3

Scope Approval – Repaving of the Gerry Connolly Cross County Trail in Accotink Stream Valley Park near Woodburn Road (Mason District)

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for repaving approximately 2,700 linear feet of asphalt and concrete trail and related work along the GCCCT to restore trail connectivity in Accotink Stream Valley Park, as presented to and reviewed by the Planning and Development Committee on September 12, 2018.

ACTION – 4

Approval of Mount Vernon District Park Master Plan Administrative Update (Mount Vernon District)

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the Mount Vernon District Park Master Plan administrative update to change the trail nomenclature to current definitions, as presented to and reviewed by the Planning and Development Committee on September 12, 2018.

Board Agenda Item
September 26, 2018

ACTION – 5

Lake Fairfax Park Master Plan Revision for Approval (Hunter Mill District)

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the Lake Fairfax Park Master Plan Revision, as presented to and reviewed by the Planning and Development Committee on September 12, 2018.

ACTION – 6

Approval – Park Authority Board Endorsement for the Strategic Recommendations Included in the RECenter System-wide Sustainability Plan Final Report

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the endorsement by the Park Authority Board for the Strategic Recommendations included in the RECenter System-wide Sustainability Plan Final Report, as presented to and reviewed by the Committee of the Whole on September 12, 2018.

Board Agenda Item
September 26, 2018

ACTION – 7

Approval – Policy 306 Alcohol Policy

RECOMMENDATION:

The Park Authority Executive Director recommends approval of Policy 306 – Alcohol Policy, as presented to and revised by the Committee of the Whole on September 12, 2018.

ENCLOSED DOCUMENT:

Revised Attachment 2: Alcohol Policy – Park and Facility Listing

Alcohol Policy – Park and Facility Listing

An approved PA Alcoholic Beverage Use Application, associated rental contract or permit, and appropriate VA ABC license are required for any park uses involving alcohol.

<p>There are many special use facilities within parks that could attract events that may request the use of alcohol that may not be specifically listed below. The FCPA will assess requests for parks and facilities not listed on a case by case basis considering such things as mission alignment, park location, capacity, buffer areas, presence of pre-existing potential inherent dangers, culturally or naturally sensitive areas, vehicular related items such as parking egress access, availability of public transportation and site layout related to flow of traffic, as well as the availability of restrooms, utilities and staffing. Following staff review and recommendation, the Park Authority Executive Director will have final approval.</p>		
Park	Location	Dedicated Area Description
<p>Tier 1 – These parks are generally indoor facilities, have on-site staff and are available “after hours” or not during regularly scheduled program hours. These sites can be booked for hourly-based events and rentals.</p>		
<p>Resource Management Sites:</p>		
Frying Pan Farm Park	Herndon	Visitor Center Lobby, Auditorium, Classroom, Outdoor Shelter
Green Spring Gardens	Alexandria	Horticulture Center with Atrium, Multipurpose Room, Classroom, Library, Defined Patio
The Historic House at Green Spring Gardens (PA programs only)	Alexandria	Kitchen, Michael Straight Room, Fountain Beattie Room, Defined Lawn Area, Porch
Riverbend Park	Great Falls	Indoor at Nature Center, Visitor Center and Outdoor deck area
<p>Historic Properties Rental Services:</p>		
Cabell’s Mill	Centreville	Inside, patio, and immediate grounds (bounded by the fire lane, Walney road, stream, and tree line to meadow trail entrance)
Clark House	Falls Church	Inside, front porch, and immediate grounds (bounded by sidewalk and tree lines)
Dranesville Tavern	Dranesville	Inside, porches and immediate grounds (bounded by entrance road, parking lot, Route 7 fencing/tree line)
Great Falls Grange/Forestville Schoolhouse	Great Falls	Inside and immediate grounds around both buildings, as far back to include the picnic shelter.
Hunter House	Vienna	Inside, porch and immediate grounds (bounded by parking lot and following the tree lines that screen tennis courts, garden plots and open play area)
Stone Mansion	Alexandria	Inside, porch and immediate grounds (bounded by Stoneybrooke Lane, parking lot, following the top of the ridgeline to include the flat lawn space at the rear of the building.)
<p>RECenters:</p>		
Audrey Moore	Annandale	Clubroom 1, 2, 3 and 4, Senior Center Lobby, Senior Center 1 & 2, Gym, Outdoor classroom
Oak Marr	Oakton	Exercise Room 1, 2 & 3, Multipurpose Room
South Run	Springfield	Clubroom 1, 2, 3, & 4 (vestibule)
<p>Tier 1-A (Golf) 6 of the 7 courses have On Premise beer licenses and Laurel Hill Golf Club has a permit for wine. These permits and services are managed by the Public Links, Inc.</p>		
<p>Golf Courses:</p>		

Burke Lake	Fairfax Station	On Premise license allows the sale and consumption of beer inside the clubhouse, on the fenced-in outdoor patio at the front of the clubhouse and on the course with proper marked entries and signage.
Greendale	Alexandria	On Premise license allows the sale and consumption of beer inside the clubhouse, on the patio at the back of the clubhouse and on the course with proper marked entries and signage.
Jefferson District	Falls Church	On Premise license allows the sale and consumption of beer inside the clubhouse, on the bi-level patio at the back of the clubhouse and on the course with proper marked entries and signage.
Laurel Hill	Lorton	On Premise license allows the sale and consumption of beer and wine inside the clubhouse, on the patio behind the clubhouse and on the course with proper marked entries and signage.
Pinecrest	Alexandria	On Premise license allows the sale and consumption of beer inside the clubhouse, on the patio outside the clubhouse and on the course with proper marked entries and signage.
Twin Lakes	Clifton	On Premise license allows the sale and consumption of beer inside the clubhouse, on the outside covered patio, and on both courses with proper marked entries and signage.
Tier 2 – These parks are generally medium to large locations that can accommodate up to 500 people outdoors. These sites are sometimes unstaffed – and may require staff or security to be on-site during an event. These sites can be booked for events as long as one day.		
McLean Central Park	McLean	Designated event area
Turner Farm	Great Falls	Designated event areas
Braddock Park	Clifton	Shelter and adjacent designated event area
Riverbend Park	Great Falls	Shelter and adjacent designated event area
Mason District Park	Annandale	Designated event area
Tier 3 – These parks are large to very large staffed parks that can accommodate high volumes of 500+ people outdoors. A Special Event Permit may also be required. Multiple day events can be approved.		
Burke Lake Park	Fairfax Station	Open Field Area as defined by Large Special Events map
Frying Pan Farm Park	Herndon	Equestrian Center Indoor Arena, 4-H Building and designated event areas
Lake Fairfax Park	Reston	Large Shelter and Picnic Area, Multipurpose Fields A & B, Canopy G
Sully Historic Site	Chantilly	Visitor Center, patio, specified lawn areas

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ACTION – 8

FY 2020 Budget Submission, Fund 10001, General Fund

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the FY 2020 General Fund (Fund 10001) Budget Submission, as presented to and reviewed by the Budget Committee on September 26, 2018.

ACTION – 9

FY 2020 Budget Submission, Fund 80000, Park Revenue & Operating Fund

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the FY 2020 Park Revenue & Operating Fund (Fund 80000) Budget Submission, as presented to and reviewed by the Budget Committee on September 26, 2018.

ACTION – 10

FY 2020 Budget Submission, Fund 30010, General County Construction Fund

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the FY 2020 General County Construction Fund (Fund 30010) Budget Submission, as presented to and reviewed by the Budget Committee on September 26, 2018.

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INFORMATION – 1

Planning and Development Division Quarterly Project Status Report

As presented to and reviewed by the Planning and Development Committee on September 12, 2018.

INFORMATION – 2

FY 2020 Budget Submission, Fund 30400, Park Authority Bond Construction

As presented to and reviewed by the Budget Committee on September 26, 2018.

INFORMATION – 3

FY 2020 Budget Submission, Fund 80300, Park Improvement Fund

As presented to and reviewed by the Budget Committee on September 26, 2018.