



# FAIRFAX COUNTY PARK AUTHORITY

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

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

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

**FROM:** David Bowden, Director  
Planning and Development Division

**DATE:** January 3, 2020

### *Agenda*

**Planning and Development Committee  
(Committee of the Whole)  
Wednesday, January 8, 2020 – 6:30 p.m.  
Boardroom – Herrity Building  
Chairman: Ken Quincy  
Vice Chair: Michael Thompson**

1. Scope Approval – Annandale Community Park Playground Replacement – Action\*
2. Tysons and Reston Update (with presentation) – Information\*
3. Sports Complex Market Analysis and Feasibility Study Update (with presentation) – Information\*
4. Monthly Contract Activity Report – Information\*

\*Enclosures



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

Board Agenda Item  
January 22, 2020

## **ACTION**

### Scope Approval – Annandale Community Park Playground Replacement (Mason District)

#### ISSUE:

Approval of the project scope for design and installation of replacement playground equipment and related work at Annandale Community Park.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for design and installation of replacement playground equipment and related work at Annandale Community Park.

#### TIMING:

Park Authority Board approval is requested on January 22, 2020, to maintain the project schedule.

#### BACKGROUND:

The 2012 and 2016 Park Bonds include a group project to replace playground equipment throughout the county that has exceeded its useful life. Staff identified the replacement of the playground equipment at Annandale Community Park as a priority in the FY 2020 Planning and Development Division Work Plan as the play equipment has exceeded its life cycle. The existing playground at Annandale Community Park is located near the intersection of Horseshoe Drive and Hummer Road in the Annandale area of Fairfax County (Attachment 1) in the area of the park that includes tennis courts, a restroom/picnic shelter building, a multi-use court, two 60 ft. skinned infield diamond fields and parking.

A project team was assembled with representatives from Park Operations, Resource Management, and Planning and Development Divisions to establish the project scope in accordance with the approved FY 2020 Planning and Development Division Work Plan.

The staff team determined that the current location of the playground is not a viable site for the new playground due to the existing slopes that would be cost prohibitive and require extensive grading and clearing of existing trees to meet the Americans with Disabilities Act (ADA) requirements for accessibility standards for the playground and

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an accessible route to the accessible parking area. The staff team evaluated alternative options for the playground location and determined that moving the playground to the area of the existing multi-use court will allow the playground to meet accessibility requirements and locate the playground in closer proximity to the existing rentable picnic shelter.

Other planned improvements at Annandale Community Park in addition to the playground replacement include:

- Renovation and upgrade of the existing restroom/picnic shelter building including improvements to meet accessibility requirements.
- Renovation and expansion of Hidden Oaks Nature Center.
- Department of Public Works and Environmental Services (DPWES) stream restoration of the Coon Branch of Accotink Creek.

Staff held a public meeting on September 17, 2019, to share plans for the improvements at the park and gain community input regarding potential changes to the park facilities as part the planned improvements.

Park users indicated that there was strong support for a new playground and a general understanding that the existing multi-use court location was the selected location for the playground; however, patrons also indicated that a multi-use court is still a desired feature in the park. Staff also learned that the current diamond field #2 that is partially located in the Resource Protection Area (RPA) associated with Coon Branch is underused do to the limited field dimensions and drainage issues. The field can't be expanded or regraded due to the RPA limitations and as a result staff is recommending that the field be removed as part of the DPWES stream restoration project and the RPA be restored in this area. Once the stream restoration is completed a new multi-use court can be constructed in the area currently occupied by the diamond field area that is outside the RPA boundaries.

The proposed playground will include features for both the 2-5 and 5-12 age ranges. In addition to the replacement of the playground equipment, a new accessible trail to the playground, fencing, borders, drainage and safety surfacing will be installed.

The scope of work anticipated to replace the playground includes:

- Design and layout for the replacement equipment.
- Demolition of the existing equipment and related features.
- Demolition of the existing multi-use court.
- Installation of play equipment including features for both the 2-5 and 5-12 age ranges, safety surface, border, subsurface drainage, and related amenities.

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- Installation of an accessible route to the playground area from nearby pedestrian walkways and parking.

The project scope cost estimate for designing and installing the playground equipment and related work at Annandale Community Park is \$260,176 (Attachment 3). The proposed timeline for completing these projects is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	1st Quarter CY 2020
Design	1st Quarter CY 2020
Construction	2nd Quarter CY 2020

Staff anticipates that the playground equipment and related components will be designed and installed using the county's U.S. Communities Contract entitled "Playground Equipment, Surfacing, Site Furnishings, and Related Products and Services" that was established through an open-bid process.

Staff estimates the replacement of the playground equipment at Annandale Community Park will result in no additional annual revenue. Staff estimates no change in annual maintenance costs, with a lifecycle cost of \$260,176 for replacement of playground equipment and related features in year 20.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$260,176 is necessary to fund the Annandale Community Park Playground Replacement project. Funding is available in the amount of \$120,176 in Fund 30400 Park Bond Construction, 2012 Park Bond, PR-000091, Existing Facility/Renovation – Playground Equipment Upgrades and in the amount of \$140,000 in 2016 Park Bond, PR 000078, Park Renovations and Upgrades – Replacement of Playground Equipment to fund this project.

ENCLOSED DOCUMENTS:

Attachment 1: Playground Location  
Attachment 2: Athletic Field Location  
Attachment 3: Scope Cost Estimate

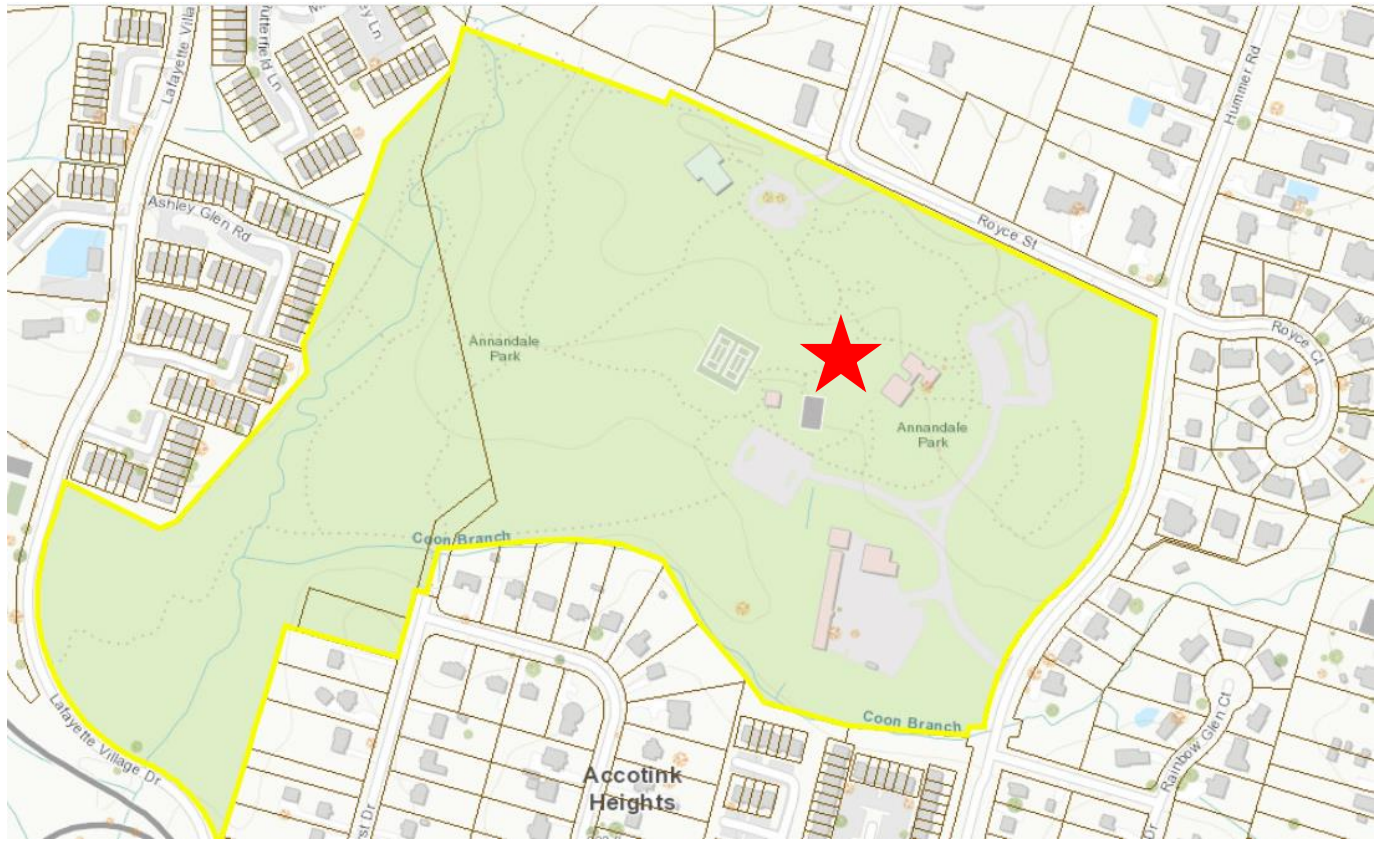
STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD



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David Bowden, Director, Planning and Development Division  
Cindy Walsh, Director, Park Services Division  
Barbara Nugent, Director, Resource Management Division  
Paul Shirey, Manager, Project Management Branch  
Melissa Emory, Supervisor, Project Management Branch  
Pat Rosend, Project Manager, Project Management Branch  
Michael Baird, Manager, Capital and Fiscal Services



Vicinity Map

Not to Scale

# Annandale Community Park Fairfax County Park Authority

June 2019





# Annandale Community Park

4030 Hummer Road, Annandale - Maintenance Area 2 - Mason District  
Level 3's - Fields 1 & 2



## Field Information

- 1 - 60' Bases, 200' Fence
- 2 - 60' Bases, 200' Fence



**Scope Cost Estimate**

**Annandale Community Park Playground Replacement**

Design and Survey	\$ 5,000
Construction (6,000 SF)	\$215,176
• Demolition	
• Subsurface Drainage	
• Playground Equipment	
• Borders	
• Engineered Wood Fiber Safety Surfacing (EWF)	
• Gate	
• Existing Pathway ADA Improvements	
• Guardrail	
Construction Contingency (8%)	\$ 16,000
Administration (12%)	<u>\$ 24,000</u>
<b>Total Project Estimate</b>	<b>\$260,176</b>

Committee Agenda Item  
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**INFORMATION** (with presentation)

Tysons and Reston Status Report (Providence, Dranesville, and Hunter Mill Districts)

The status of on-going planning and implementation efforts related to the adoption of new transit-oriented Comprehensive Plans for Tysons and Reston, including updates on rezoning application review, work with the Tysons and Reston Steering Committee, coordination with other county agencies, and information on new and future parks and facilities will be provided.

ENCLOSED DOCUMENTS:

None

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Andrea L. Dorlester, Development Review Section Chief, Park Planning Branch

Jasmin Kim, Senior Park Planner, Park Planning Branch

# **Tysons & Reston Parks & Recreation Update**

**Park Authority Board – Planning & Development Committee  
January 8, 2020**

**Andrea Dorlester, Development Review Supervisor  
Jasmin Kim, Senior Park Planner**

# Comprehensive Plan Guidance

## URBAN PARKS

### TYSONS

- Provide urban parks onsite
- 1.5 acres / 1,000 residents
- 1 acre / 10,000 employees

### RESTON

- Provide urban parks onsite
- 1.5 acres / 1,000 residents
- 1 acre / 10,000 employees



# Comprehensive Plan Guidance

## ATHLETIC FIELDS

### TYSONS

- 20 Fields Needed
- 1 Field per 4.5m sq ft GFA
- Locational Hierarchy
  - On-site is preferred
  - Off-site within same district
  - In Tysons or nearby
  - Monetary Contribution
- Monetary Contribution based on Cost of Land plus Facility
  - \$2.54 / sq ft GFA

### RESTON

- 12 Fields Needed
- 1 Field per 2.2m sq ft GFA
- 3 Fields within the TSA
- New Fields or Upgrade Existing outside the TSA
- Monetary Contribution based on Cost of Land plus Facility
  - \$1.72 / sq ft GFA



TYSONS

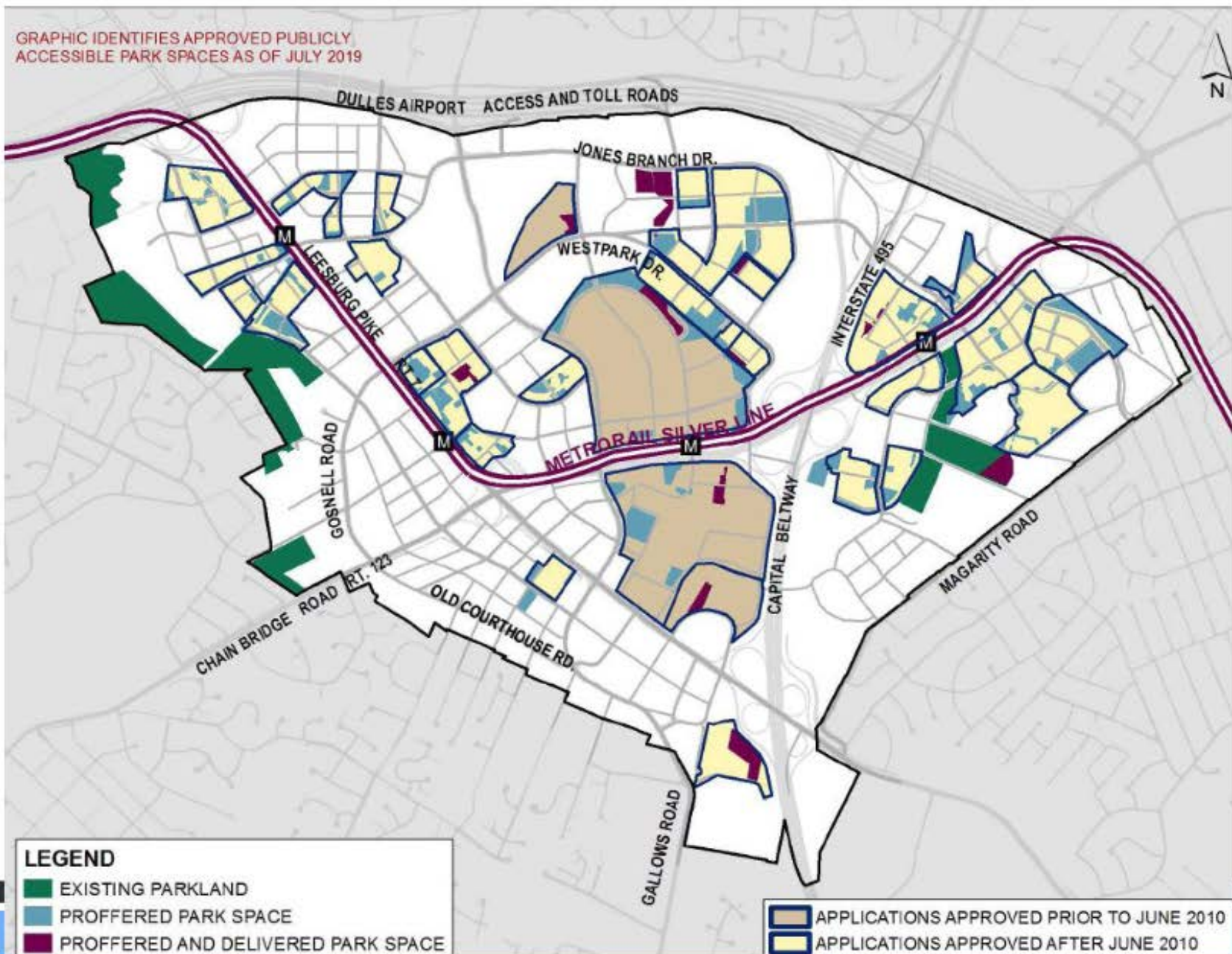


# Existing & Proffered Parks

- About 89 acres of parkland in Tysons in 2010
- About 112 acres of park space in Tysons today
- About 86 additional acres proffered since 2010
  - 36 acres to be dedicated to Fairfax County
  - 50 acres to be privately maintained, publicly accessible

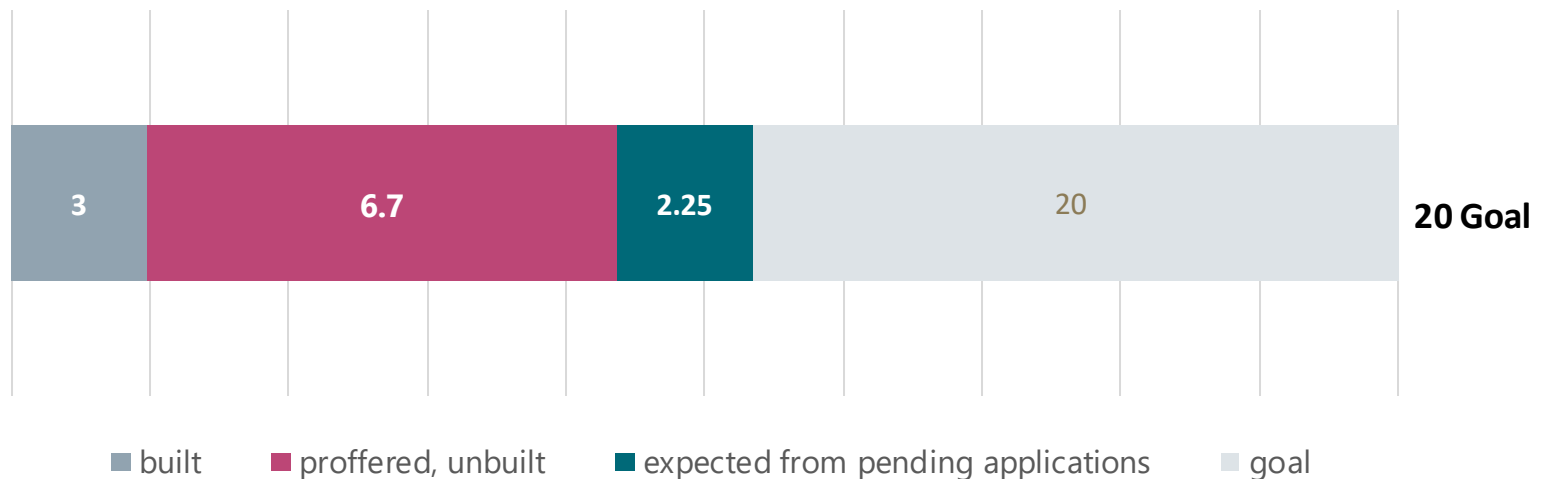
Park Type	Proffered Acreage
Civic Plaza	4.82
Common Green	24.08
Pocket Park	16.22
Linear Park	1.64
Recreation Focused	31.04
Resource Based	8.43
Total	86.23

# Proffered & Built Parks



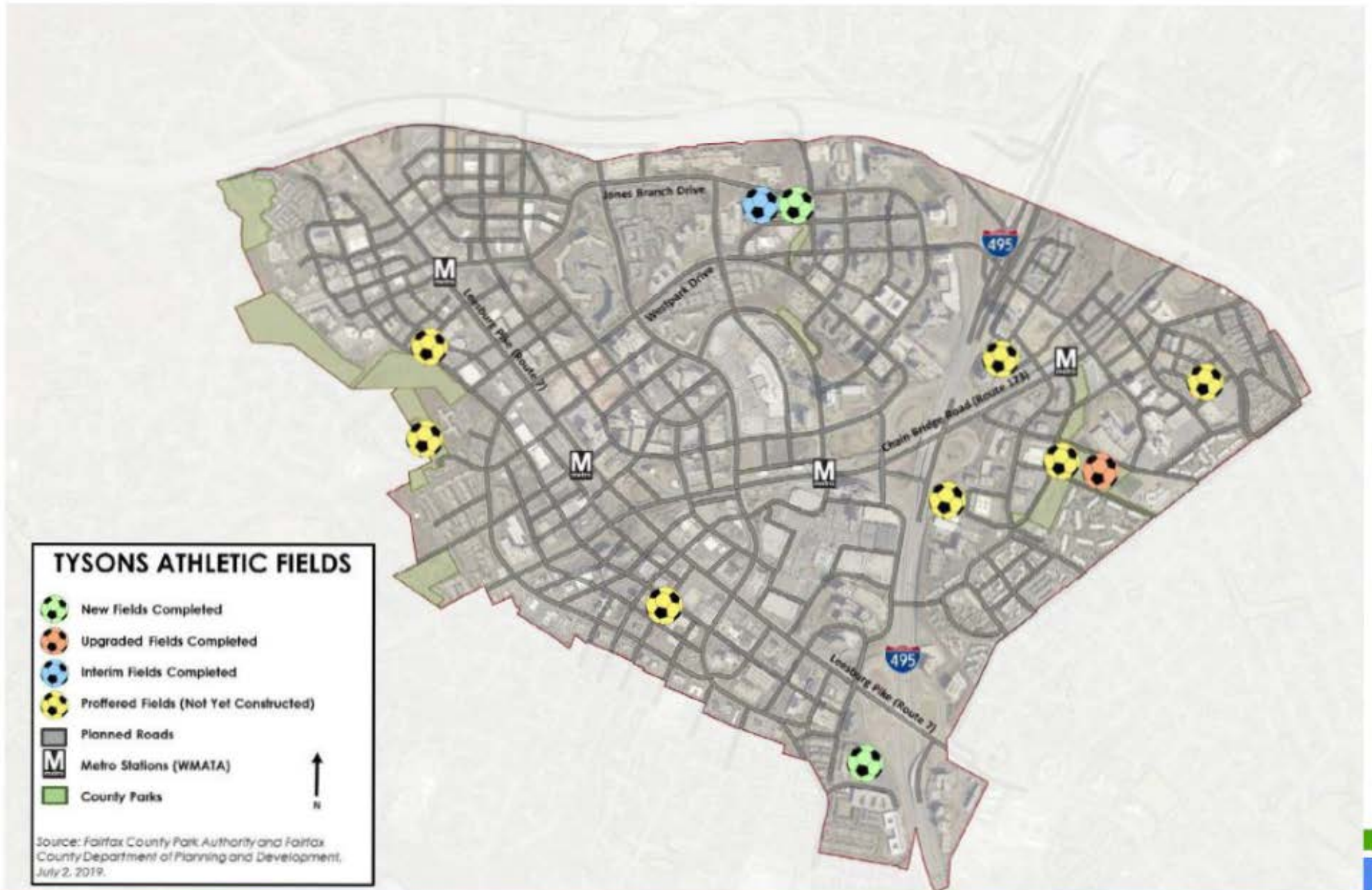
# Tysons Athletic Fields Status

- Comp Plan: Provide 1 field per 4.5 million sq. ft. new GFA
- 5.7 million sq. ft. GFA built since June 2010
- **New development *thus far* generates a need for 1.3 fields**
- Built: 2 full size rectangle, 1 interim youth rectangle, and 1 diamond/rectangle upgrade





# Proffered & Built Fields



# **Major Proffered Park Commitments in Tysons**

**since  
December 2018**



# Hanover Zoning Application

- 1.1 acre onsite common green park
- Dedication to FCPA on demand
- May be converted to athletic field if adjacent property redevelops

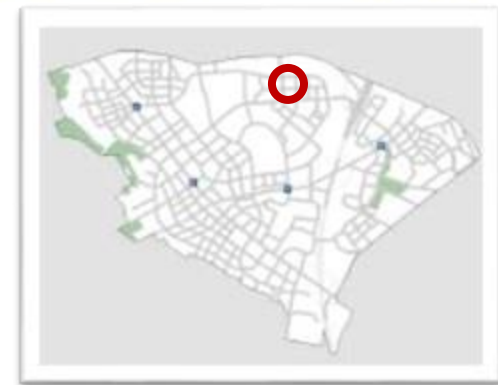
Approved March 19, 2019



FOOT BRIDGE AT L.I.D. BASIN  
LOCATION: LANDSCAPE AVENUE PANEL



TREE ALLEE  
LOCATION: PARK





# The Mile Zoning Application

- 10.5 acres of onsite urban parks
- 5-acre Signature Central Park to be dedicated to FCPA with private maintenance
- Pickleball & basketball courts, playground, splash pad, dog park, fitness stations, trails



Approved July 16, 2019



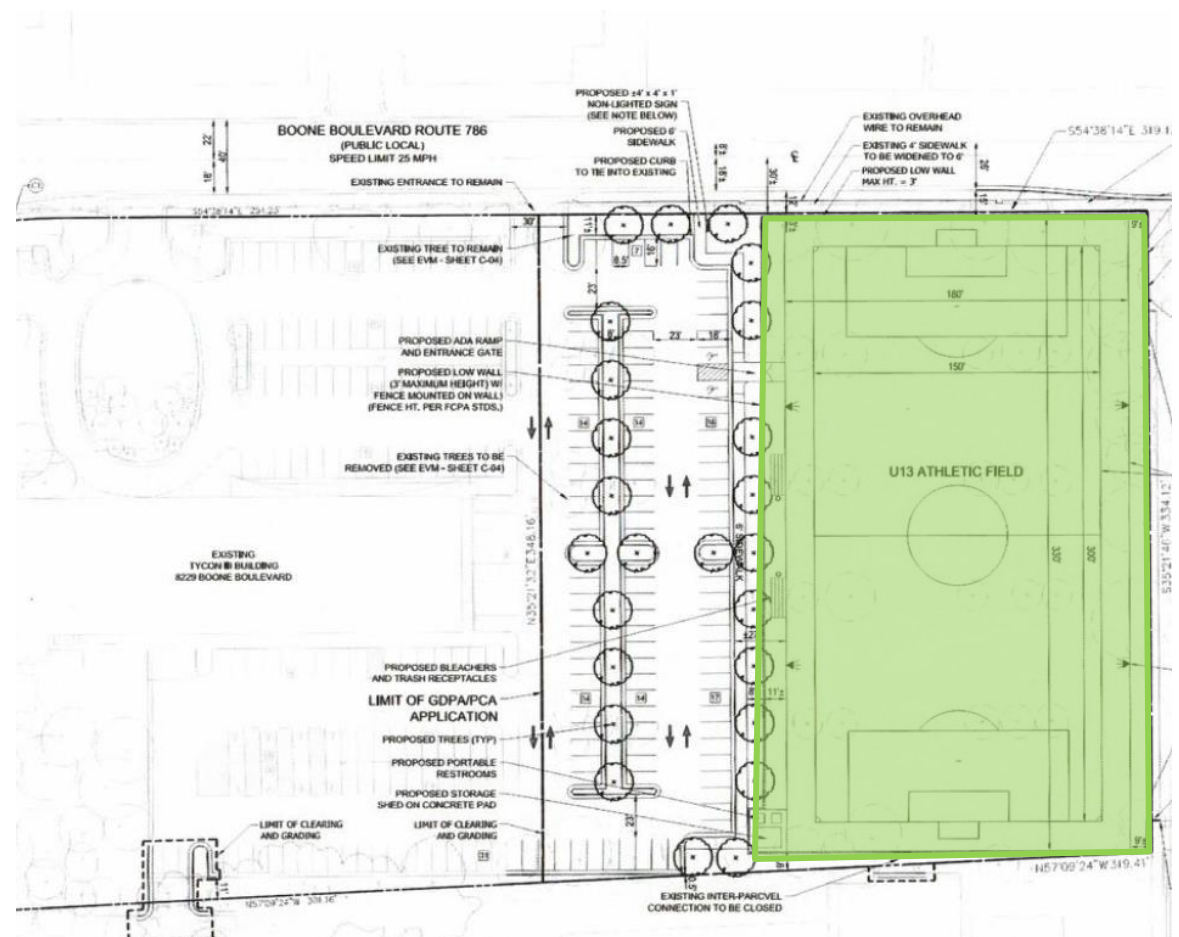
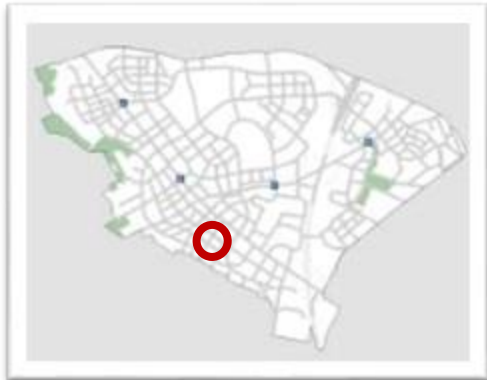
# The Mile Zoning Application

## Signature Central Park



# Boone Boulevard Field Zoning Application

- U13 rectangle field
- Private ownership
- Public scheduling & maintenance



Approved September 24, 2019



# The View Zoning Application

- 2.88 acres of onsite urban parks
- Plazas and pocket parks, play elements, outdoor amphitheater stage, media wall, public art



Approved October 15, 2019

# **Delivered Parks & Facilities in Tysons**

**since  
December 2018**





# Vesper Trail



Opened to the public in April 2019





# Quantum Field



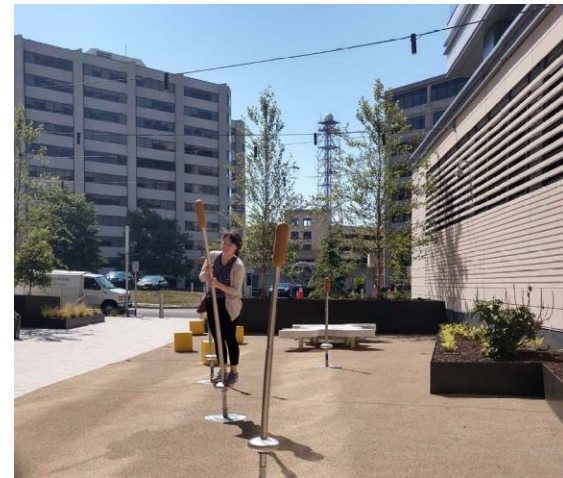
Opened to the public  
in June 2019



# Boro Park



Substantially complete  
July 2019





# REFERENCES

Tysons Comprehensive Plan

<https://www.fairfaxcounty.gov/tysons/comprehensive-plan>

Policy Plan, Parks & Recreation Element (Urban Parks Framework)

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/policy/parksrec.pdf>

Tysons Park System Concept Plan

<https://www.fairfaxcounty.gov/parks/sites/parks/files/assets/documents/plandev/tysons-park-system-concept-plan-final.pdf>

Tysons Urban Design Guidelines

<https://www.fairfaxcounty.gov/tysons/urban-design>





RESTON

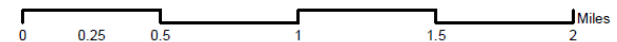
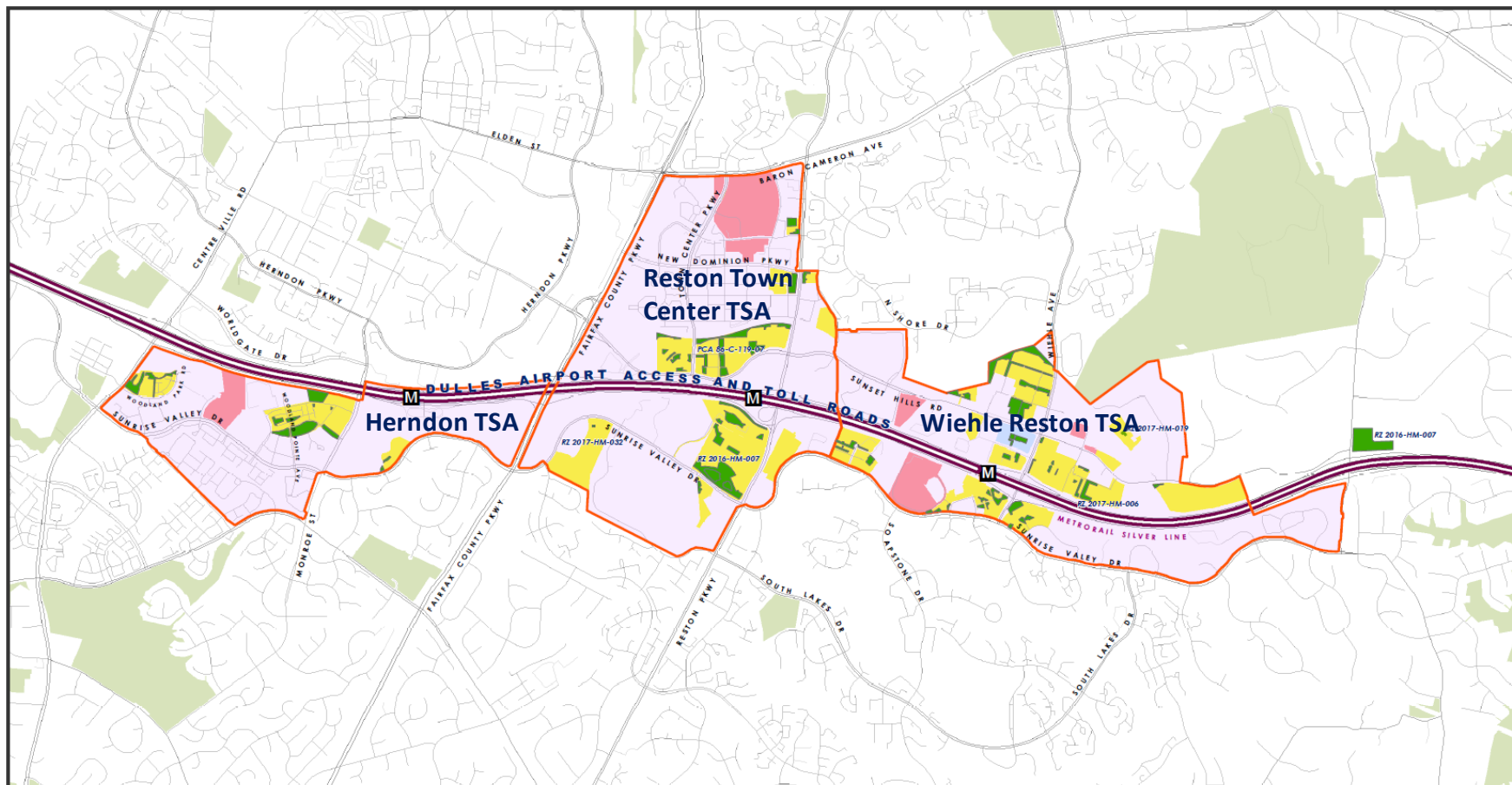


# Existing & Proffered Parks

- Currently no parkland in the Reston TSA corridor
- About 49 acres of urban parks proffered since 2014

## Reston Approved Urban Parks

January 6, 2020

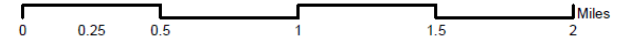
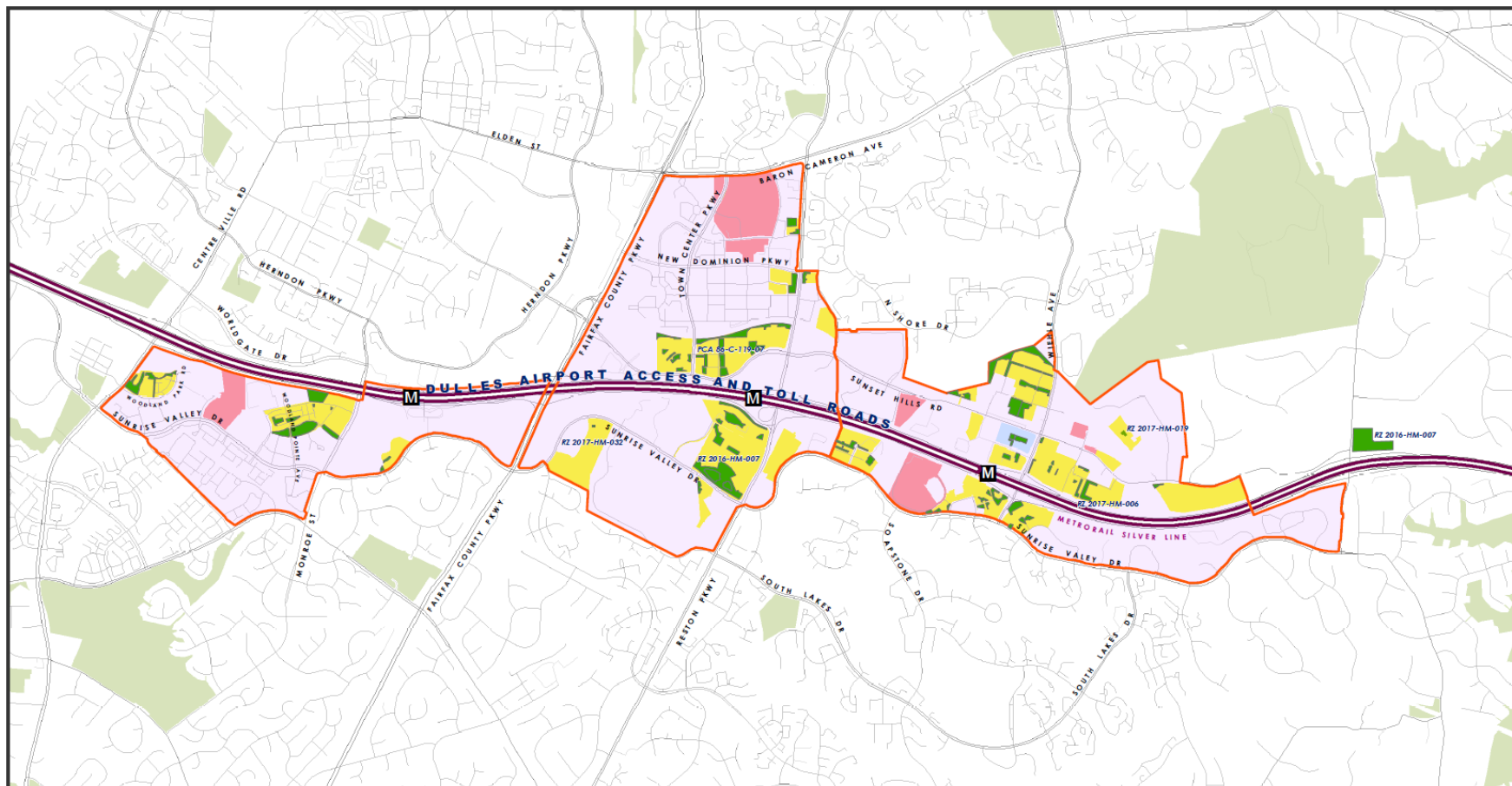


# Existing & Proffered Parks

- Currently no parkland in the Reston TSA corridor
- About 49 acres of urban parks proffered since 2014

## Reston Approved Urban Parks

January 6, 2020



# **Urban Parks Proffered in Reston**

**since Dec. 2018**

**20 acres**

# Athletic Field Commitments in Reston

- \$25 million in proffer commitments to date
- Reston Crescent – 7-acre land dedication on Hunter Mill Road
- Isaac Newton Square – land dedication and construction of one full-size rectangle field with warm-up area

# **Major Proffered Park Commitments in Reston**

**since  
December 2018**

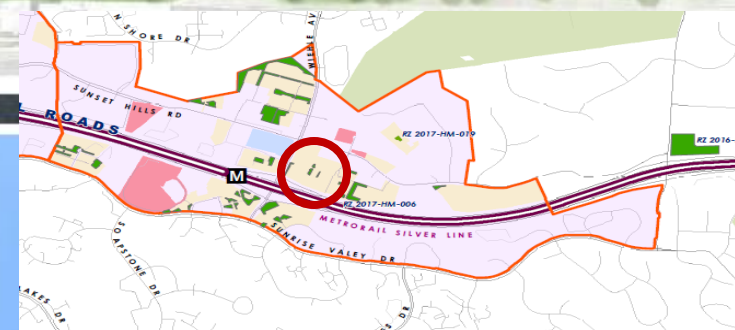
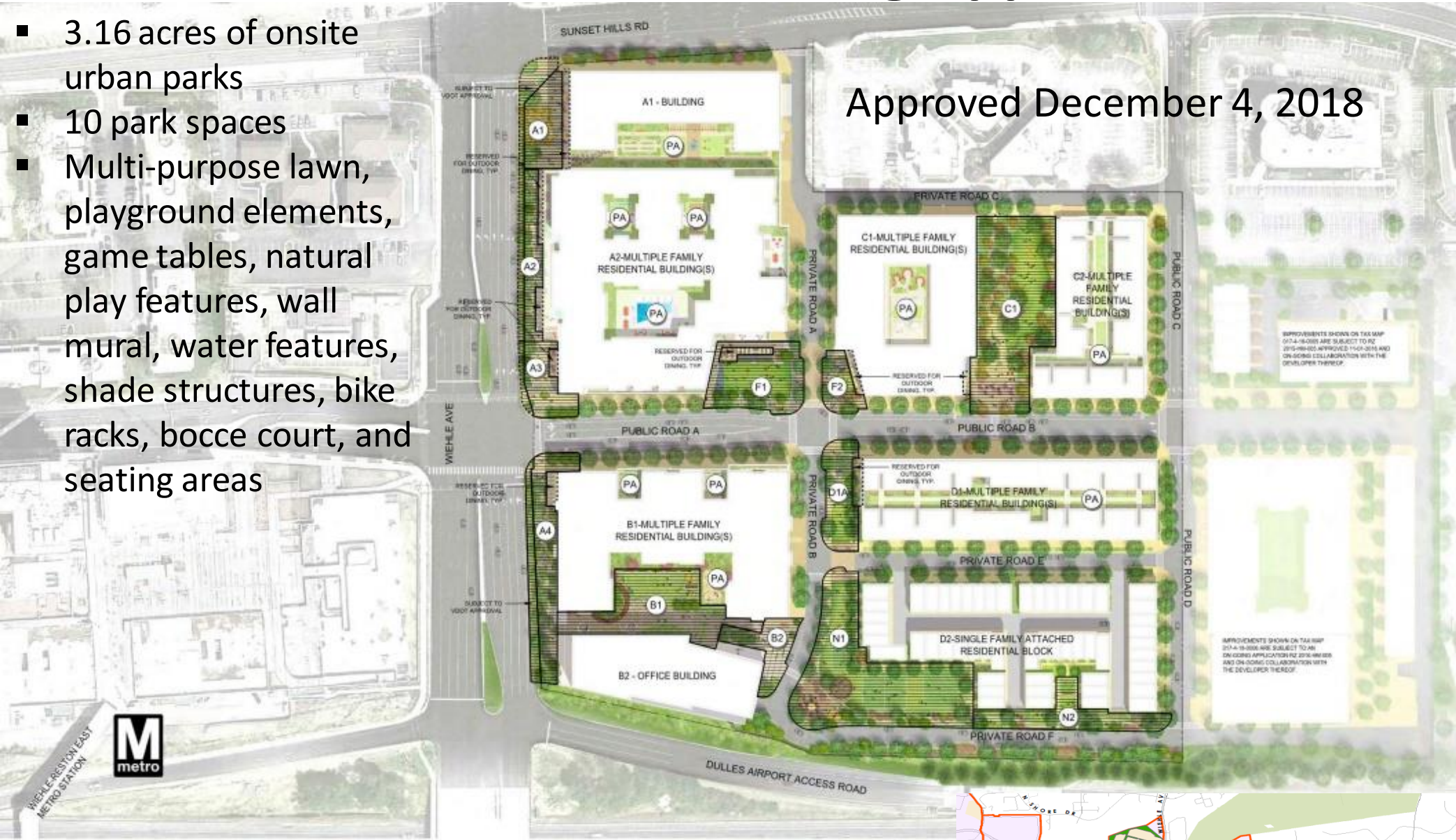




# JBG/EYA – Midline Zoning Application

Approved December 4, 2018

- 3.16 acres of onsite urban parks
- 10 park spaces
- Multi-purpose lawn, playground elements, game tables, natural play features, wall mural, water features, shade structures, bike racks, bocce court, and seating areas



WHEELER-RESTON EAST METRO STATION



# JBG/EYA – Midline Zoning Application



2 FRONT PORCH PARK PERSPECTIVE  
L8 01



4 BLOCK D | NEIGHBORHOOD PARK PERSPECTIVE  
L8 02

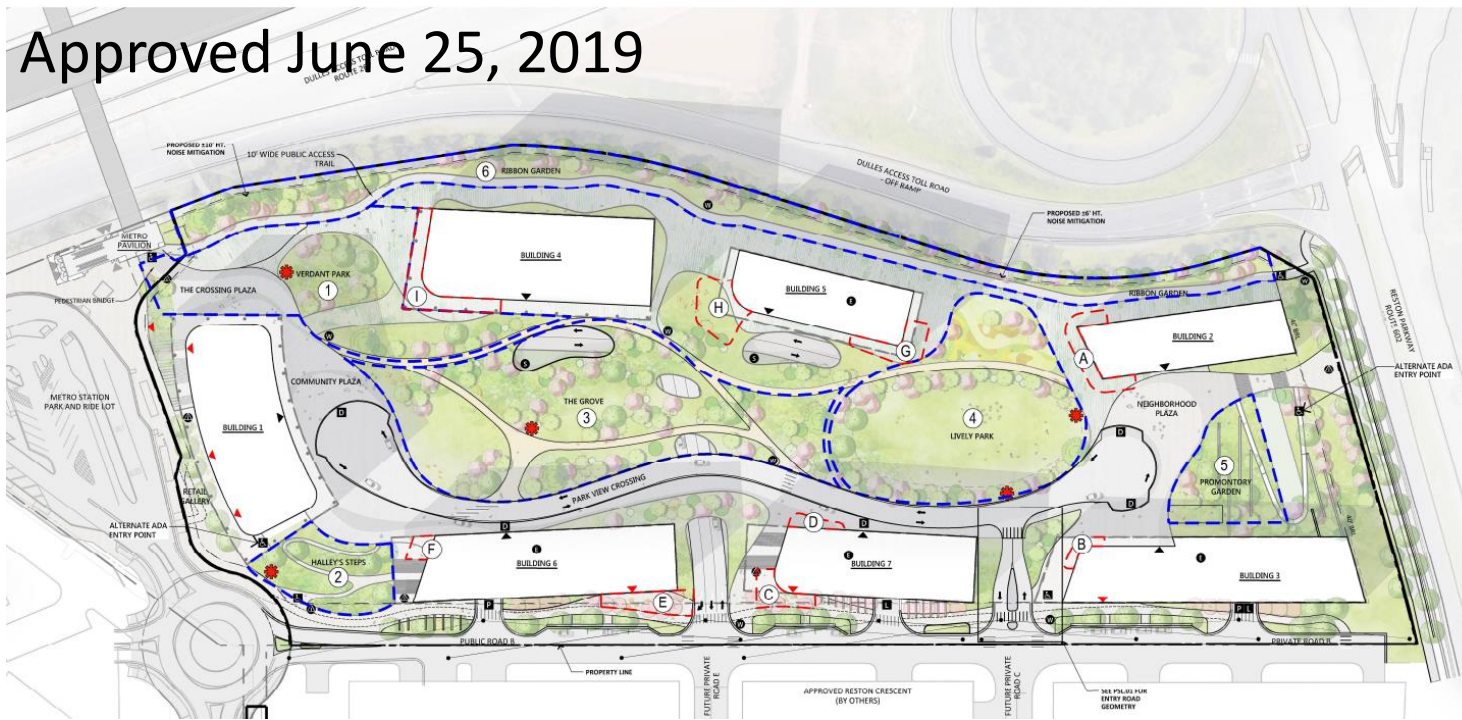


5 BLOCK D | NEIGHBORHOOD PARK PERSPECTIVE  
L8 03



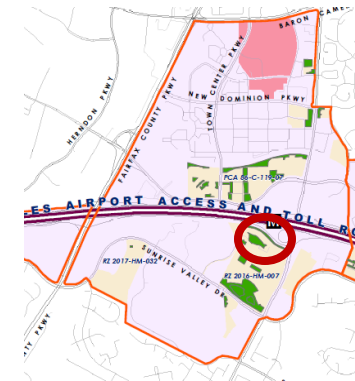
# Reston Crossing Zoning Application

Approved June 25, 2019



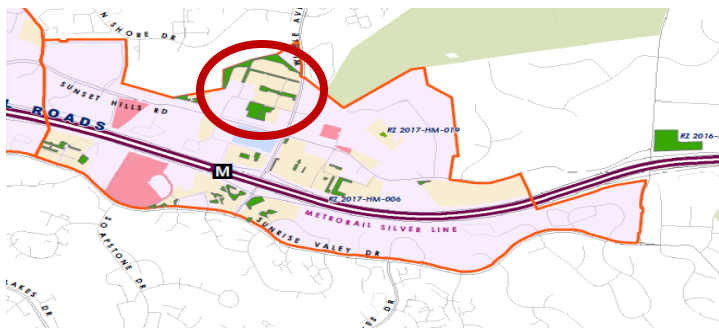
- 1. Crossing Plaza/Verdant Park** – Hardscaping, landscaping, seat walls, café seating, focal element
- 2. Halley's Steps** –seating, landscaping
- 3. The Grove** – tree groves, lawn areas, flexible seating, paths
- 4. Lively Park** – turf lawn to accommodate a variety of active recreational activities, and 7,300 SF of play area with children's play equipment
- 5. Promontory Garden** –seating, landscaping
- 6. Ribbon Garden** – 10' trail, landscaping, seating
- 7. The Forum** – open lawn panel, outdoor seating, focal element

- 3.7 acres of onsite urban parks
- 7 park spaces



# Isaac Newton Square Zoning Application

- 7 acres of onsite urban parks
- **Athletic Field** - full-size, lighted, rectangular synthetic turf field and warm-up area
- **Nature's Edge Park** - boardwalks, observation decks, trails, dog park, sport courts, playground/tot lots, sculptural elements
- **Willow Oak Park** - floating deck systems, shade structures, public art
- **Rain Garden Meander** - flexible lawn, playgrounds and tot lots, public art, and seating areas
- **Urban Park** – active recreational elements, hardscape elements, landscaping, shade structures, public art



Approved October 15, 2019



# Isaac Newton Square Zoning Application



ENLARGEMENT PLAN - ATHLETIC FIELD AND WARM UP FIELD



PERSPECTIVE - URBAN PARK

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



PERSPECTIVE - COMMUNITY GREEN



PERSPECTIVE - WILLOW OAK PARK

PARK SHAPAL 1 21

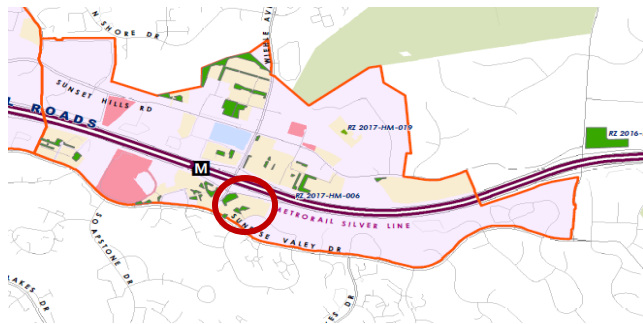
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



# Campus Commons Zoning Application

- 2.26 acres of onsite urban parks
- 5 park spaces
- \$1.9 million athletic field contribution

1. **Corner Park** – potential pavilion, pathways, landscape garden planes, swing notes, public art
2. **Office/Residential Plaza** – play mounds and moveable furniture
3. **Piazza** – sculptures, potential water feature, moveable furniture
4. **Active Park** – lawn, swing seats, playground
5. **Sunrise Pocket Park** – hardscape, seating, bicycle racks, tire pump station, enhanced paving



Approved October 15, 2019



# Campus Commons Zoning Application





# REFERENCES

Reston Comprehensive Plan

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/area3/reston.pdf>

Policy Plan, Parks & Recreation Element (Urban Parks Framework)

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/compplan/policy/parksrec.pdf>





**Questions?**

# The Mile Zoning Application





# Isaac Newton Square Zoning Application



ENLARGEMENT PLAN - ATHLETIC FIELD AND WARM UP FIELD



PERSPECTIVE - URBAN PARK

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY





# Isaac Newton Square Zoning Application



PERSPECTIVE - MAIN GARDEN MEADOWS WEST



KEY PLAN - MAIN GARDEN MEADOWS  
SCALE 1"=80'-0"



PERSPECTIVE - WILLOW OAK PARK  
PARK CHARACTER

HELIX PERILLIFORMIS PLANTING WALL



PERSPECTIVE - COMMUNITY GREEN



Committee Agenda Item  
January 8, 2020

## **INFORMATION**

### Sports Complex Market Analysis and Feasibility Study Update

Staff will present an update on the Sports Complex Market Analysis and Feasibility Study project.

### ENCLOSED DOCUMENTS:

None

### STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning & Development Division

Cindy Walsh, Director, Park Services Division

Barbara Nugent, Director, Resource Management Division

Michael Baird, Capital and Fiscal Services





# STUDY OF SPORTS TOURISM FACILITY OPPORTUNITIES IN FAIRFAX COUNTY

November 26, 2019





# INTRODUCTION: Study Overview

- Two-phased study of potential new and/or enhanced sports complexes in Fairfax County.
- Intent of the study is to assist the Sports Tourism Task Force, Fairfax County Park Authority, Visit Fairfax and other stakeholders in evaluating:
  1. Market opportunities in specific sports segments to grow sports tourism in Fairfax County.
  2. New and/or enhanced sports facility/complex products designed to address opportunities and needs related to sports tourism, while also enhancing opportunities for local user groups.
  3. Strategies to better align governance, management, scheduling, and pricing attributes of targeted facilities with industry best practices in order to optimize competitiveness in sports tourism markets.
- Consulting Team:
  - Conventions, Sports & Leisure International (CSL)
  - CHA Consulting, Inc. (CHA)

# INTRODUCTION: Study Scope of Work \$

## PHASE ONE: Market Analysis

1. Kickoff, Tours and Interviews
2. Demographic & Destination Analysis
3. County Sports Facility Supply and Demand Analysis
4. State and Regional Sports Facilities and Key Events Analysis
5. Sports Tournament Opportunity Analysis \$
6. Potential Partnerships
7. Preliminary Facility Recommendations \$

## PHASE TWO: Cost/Benefit, Site & Governance Analysis

1. Refined Facility and Site Recommendations
2. Development Costs
3. Operations and Maintenance
4. Projection of Demand and Financials \$
5. Economic Impact Analysis
6. Benefit to the Community
7. Governance Structure
8. Presentation of Final Report

# INTRODUCTION: Study Approach

- Experience garnered through more than **1,000** sports and event facility and tourism studies throughout the country.
- Local market visits at the outset of the project, including community and facility tours, and \$ discussions with study stakeholders. \$
- In-person and telephone interviews, meetings and focus groups with more than **200** individuals representing user groups and Fairfax County stakeholders, including:
  - Fairfax County Athletic Council
  - Fairfax County Park Authority
  - George Mason University
  - Neighborhood and Community Services
  - Nova Parks
  - Visit Fairfax
  - Various other recreational and amateur sporting groups
  - Local hoteliers
  - Business leaders
  - Other visitor industry and community stakeholders
  - Local and non-local tournament/competition producers
- Research and analysis of facility data and interviews conducted with **60** competitive and **24** comparable sports facilities.

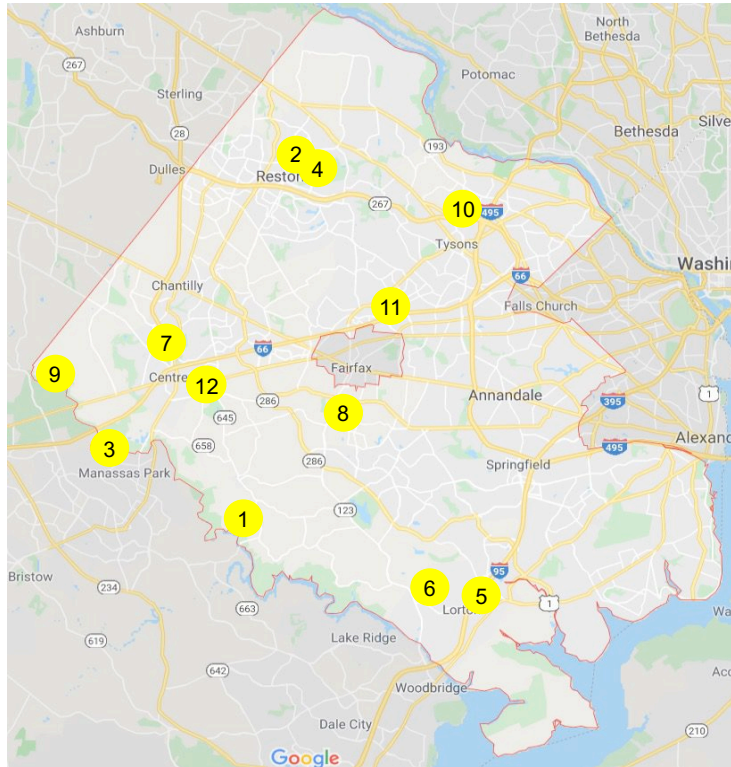




# INTRODUCTION: Situation & Key Issues \$

1. Large local and greater metro area population base and associated visitor industry infrastructure. \$
2. Strong destination appeal and strong national/regional accessibility.
3. Limited land/site availability within County.
4. Traffic congestion, long travel times within County's large geographic area.
5. Fragmented existing facility product, lack of sports tourism-optimized complexes.
6. Quality, capabilities, amenities and infrastructure associated with much of existing facility product is substandard relative to state-of-the-industry sports tourism products.
7. Existing scheduling, rates and field/facility reservation system works to detriment of sports tourism. \$
8. Growing competition of high-quality sports tourism products throughout the region and country and sophistication of efforts to attract sports tourism activity.

# LOCAL FACILITY SUPPLY: Rectangle Fields \$

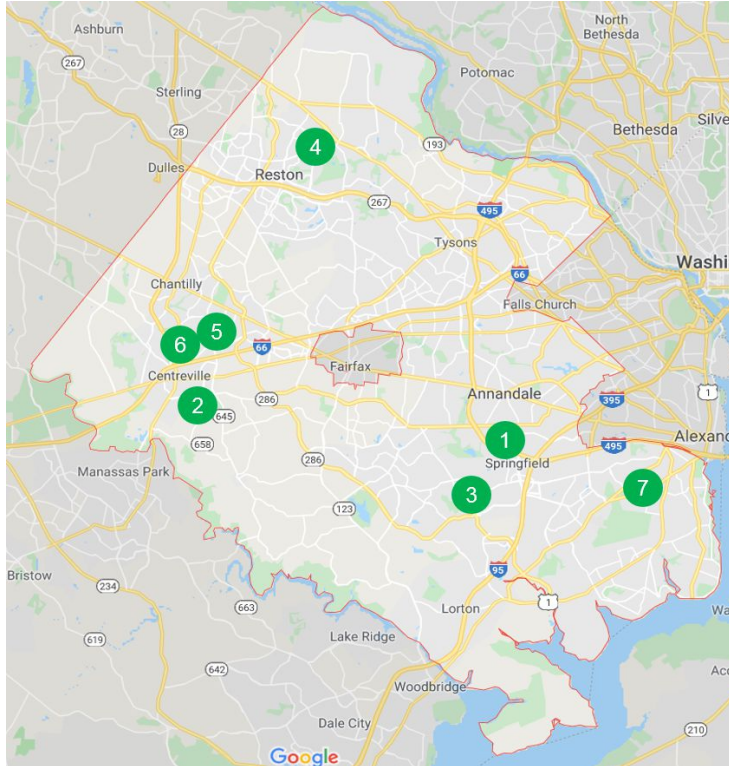


Key	Facility	Location	Rectangle Fields		
			Adult	Youth	Total
1	Kincheloe Park	Clifton, VA	5	4	9
2	Baron Cameron Park	Reston, VA	8	0	8
3	Bull Run Regional Park	Centreville, VA	6	0	6
4	Lake Fairfax Park	Reston, VA	4	2	6
5	South County Middle School	Lorton, VA	6	0	6
6	South Run District Park	Springfield, VA	3	2	5
7	Ellanor C. Lawrence Park	Chantilly, VA	4	0	4
8	GMU Recreation Fields	Fairfax, VA	4	0	4
9	SYA Sports Park	Centreville, VA	3	0	3
10	Spring Hill RECenter	McLean, VA	3	0	3
11	Oakton High School	Vienna, VA	3	0	3
12	Popes Head Park	Fairfax, VA	0	3	3

Note: Only includes complexes with three (3) fields or more.  
Source: Facility Management, 2019.

# LOCAL FACILITY SUPPLY: Diamond Fields \$

**DRAFT COPY**  
For Discussion Purposes Only



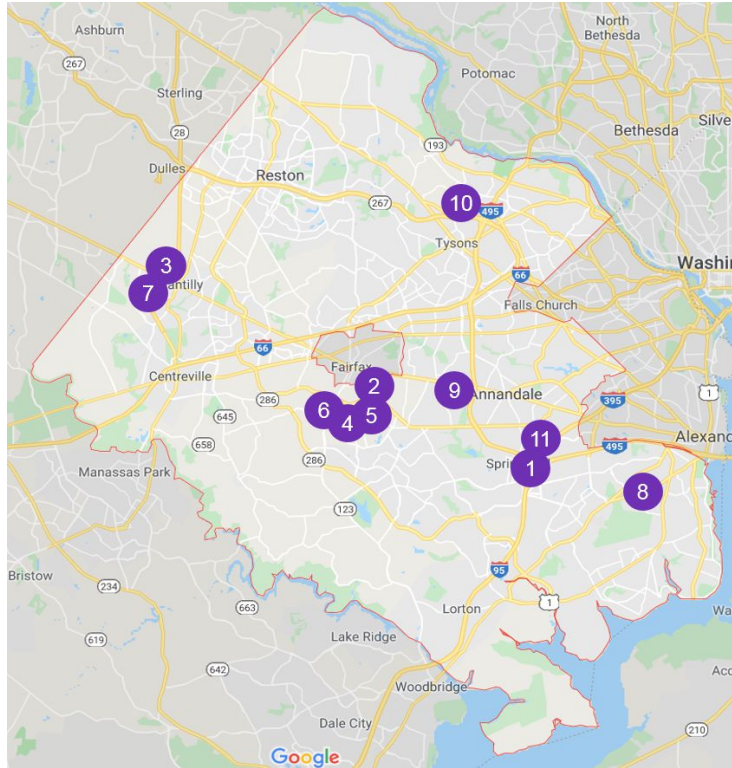
Key	Facility	Location	Baseball		Softball		Total
			Adult	Youth	Adult	Youth	
1	Wakefield Park	Annandale, VA	0	0	3	3	6
2	Braddock Road Park Softball Complex	Clifton, VA	0	0	6	0	6
3	South Run District Park	Springfield, VA	0	1	0	2	3
4	Baron Cameron Park	Reston, VA	0	1	1	1	3
5	Greenbriar Park	Fairfax, VA	0	1	0	2	3
6	Ellanor C. Lawrence Park	Chantilly, VA	0	1	0	2	3
7	Lee District RECenter	Alexandria, VA	0	0	0	3	3

Note: Only includes complexes with three (3) fields or more. \$  
Source: Facility Management, 2019. \$



# LOCAL FACILITY SUPPLY: Indoor Court Facilities \$

**DRAFT COPY**  
For Discussion Purposes Only

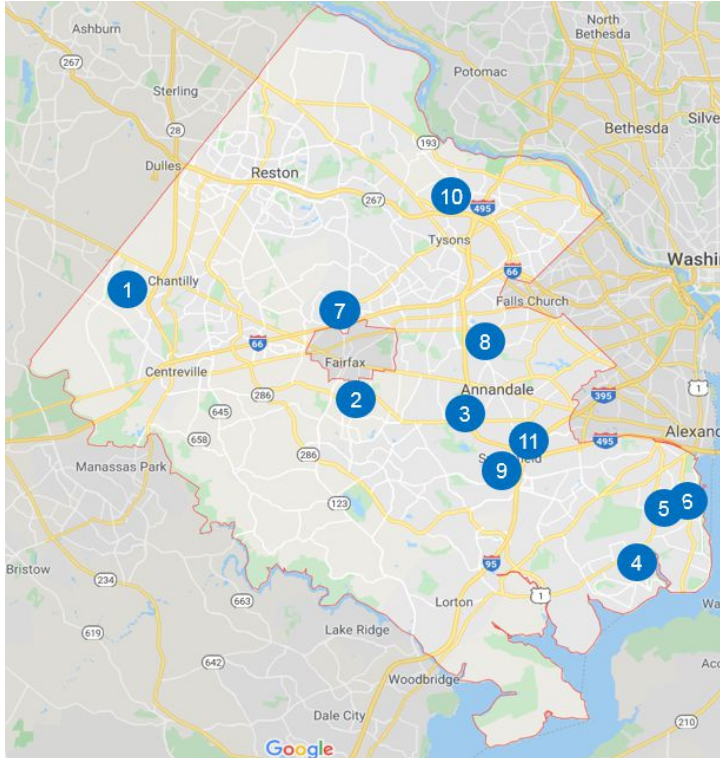


Note: Excludes high school gyms. \$  
Source: Facility Management, 2019. \$

Key	Facility	Location	Basketball Courts	Volleyball Courts	Indoor Turf Fields
1	The St. James	Springfield, VA	4	9	1
2	GMU Field House	Fairfax, VA	3	0	0
3	The Fieldhouse	Chantilly, VA	3	0	2
4	RAC Complex	Fairfax, VA	3	3	0
5	Linn Gym	Fairfax, VA	2	3	0
6	GMU Basketball Practice Facility	Fairfax, VA	2	0	0
7	nZone	Chantilly, VA	2	2	3
8	Lee District RECenter	Alexandria, VA	1	0	0
9	NOVA Ernst Community Gym	Annandale, VA	1	2	0
10	Spring Hill RECenter	McLean, VA	1	0	0
11	Fairfax Sportsplex	Springfield, VA	0	4	3

# LOCAL FACILITY SUPPLY: Indoor Aquatic Facilities \$

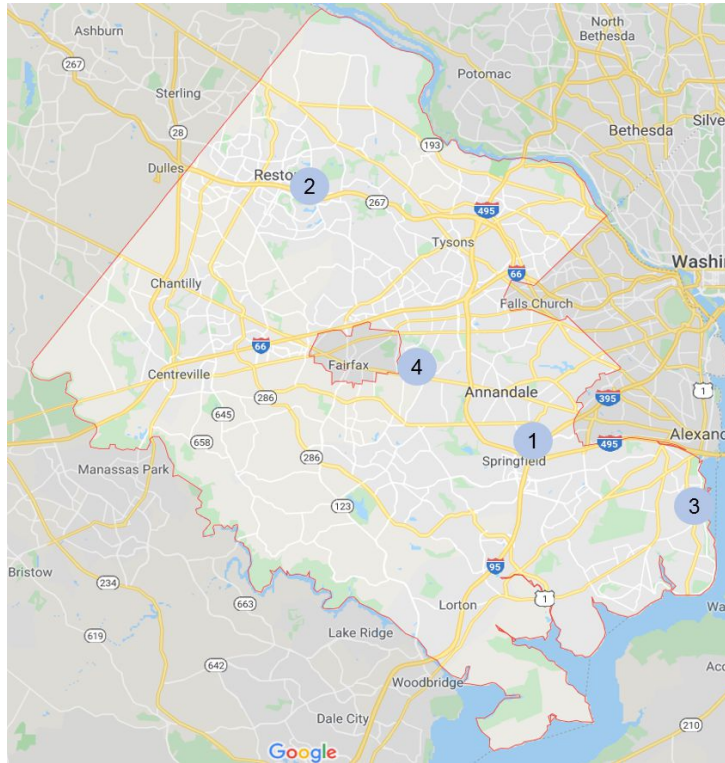
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Source: Facility Management, 2019.

Key	Facility	Location	# of Pools	Type
1	Cub Run RECenter	Chantilly, VA	2	25M & Leisure
2	GMU Aquatic & Fitness Center	Fairfax, VA	2	50M & 25M
3	Audrey Moore RECenter	Annandale, VA	1	50M
4	George Washington RECenter	Alexandria, VA	1	25yd
5	Lee District RECenter	Alexandria, VA	1	50M
6	Mount Vernon RECenter	Alexandria, VA	1	25yd
7	Oak Marr RECenter	Oakton, VA	1	50M
8	Providence RECenter	Falls Church, VA	1	25yd
9	South Run RECenter	Springfield, VA	1	25yd
10	Spring Hill RECenter	McLean, VA	1	25yd
11	The St. James	Springfield, VA	1	50M

# LOCAL FACILITY SUPPLY: Indoor Ice Facilities \$



Source: Facility Management, 2019.

Key	Facility	Location	# of Rinks	Type
1	The St. James	Springfield, VA	2	NHL
2	Reston SkateQuest	Reston, VA	2	NHL & Olympic
3	Mount Vernon RECenter	Alexandria, VA	1	NHL
4	Fairfax Ice Arena	Fairfax, VA	1	Leisure

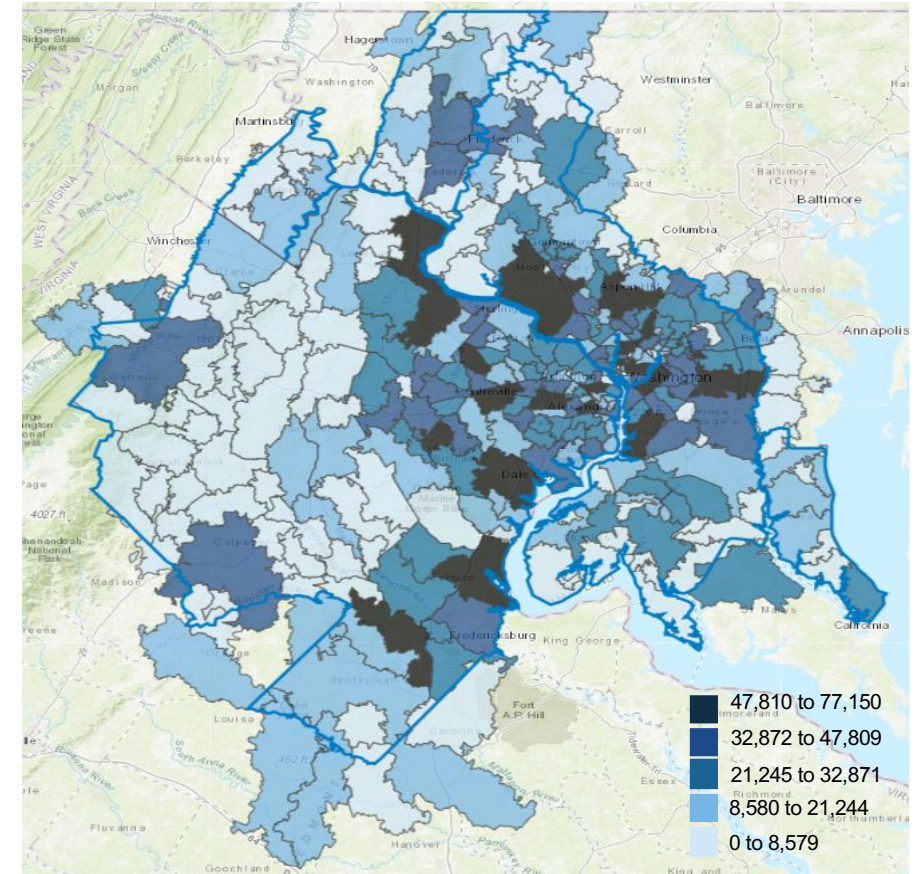


# DESTINATION & DEMOGRAPHICS: Summary \$

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DEMOGRAPHIC VARIABLE	Fairfax County	Washington, D.C. CBSA	United States
<b>POPULATION:</b>			
2019 Total Population	1,132,004	6,249,043	332,417,793
2024 Total Population	1,161,299	6,597,430	345,487,602
Historical Annual Growth Rate (2010 to 2019)	0.5%	1.2%	0.9%
Projected Annual Growth Rate (2019 to 2024)	0.5%	1.1%	0.8%
<b>AGE:</b>			
Median Age	38.9	37.6	38.5
Population Age 25 to 44	27.5%	29.2%	26.6%
<b>AGE DISTRIBUTION:</b>			
Under 15	19.0%	18.9%	18.4%
15 to 24	11.8%	12.3%	13.0%
25 to 34	13.4%	15.0%	14.0%
35 to 44	14.1%	14.2%	12.6%
45 to 54	13.9%	13.3%	12.5%
55 and over	27.7%	26.3%	29.5%
<b>HOUSEHOLD INCOME:</b>			
Median Household Income	\$118,780	\$102,025	\$60,548
Per Capita Income	\$58,856	\$50,722	\$33,028
<b>INCOME DISTRIBUTION</b>			
\$0 to \$24,999	7.0%	10.0%	19.7%
\$25,000 to \$49,999	9.7%	12.3%	21.3%
\$50,000 to \$74,999	11.5%	13.9%	17.5%
\$75,000 to \$99,999	11.5%	12.5%	12.6%
\$100,000 to \$149,999	21.5%	20.2%	15.1%
\$150,000 or more	38.8%	31.1%	13.8%

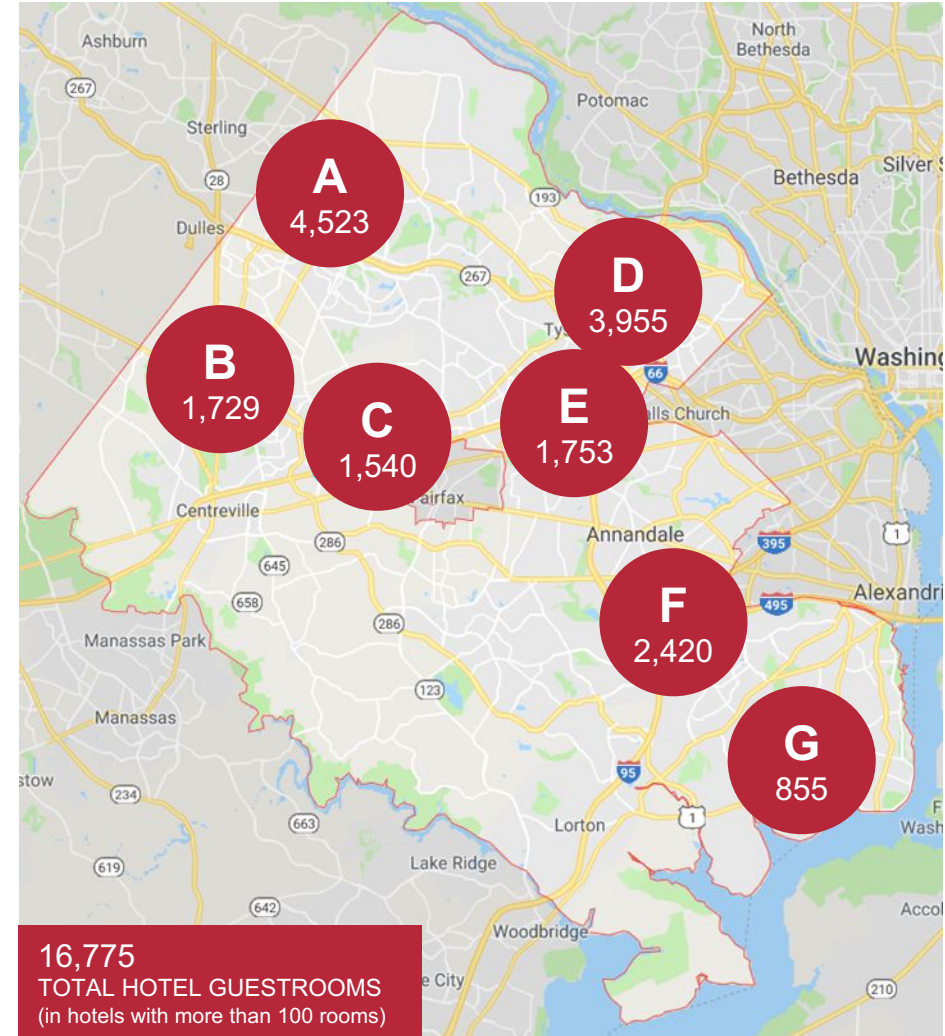
**Greater Washington Metro (by Zip Code) &**



# DESTINATION & DEMOGRAPHICS: Summary \$

- Demographic & Socioeconomic Characteristics:
  - CBSA
  - Fairfax County
  - Submarkets
- Transportation & Accessibility
- Hotel Inventory
- Climate Conditions
- Attractions & Tourism Infrastructure

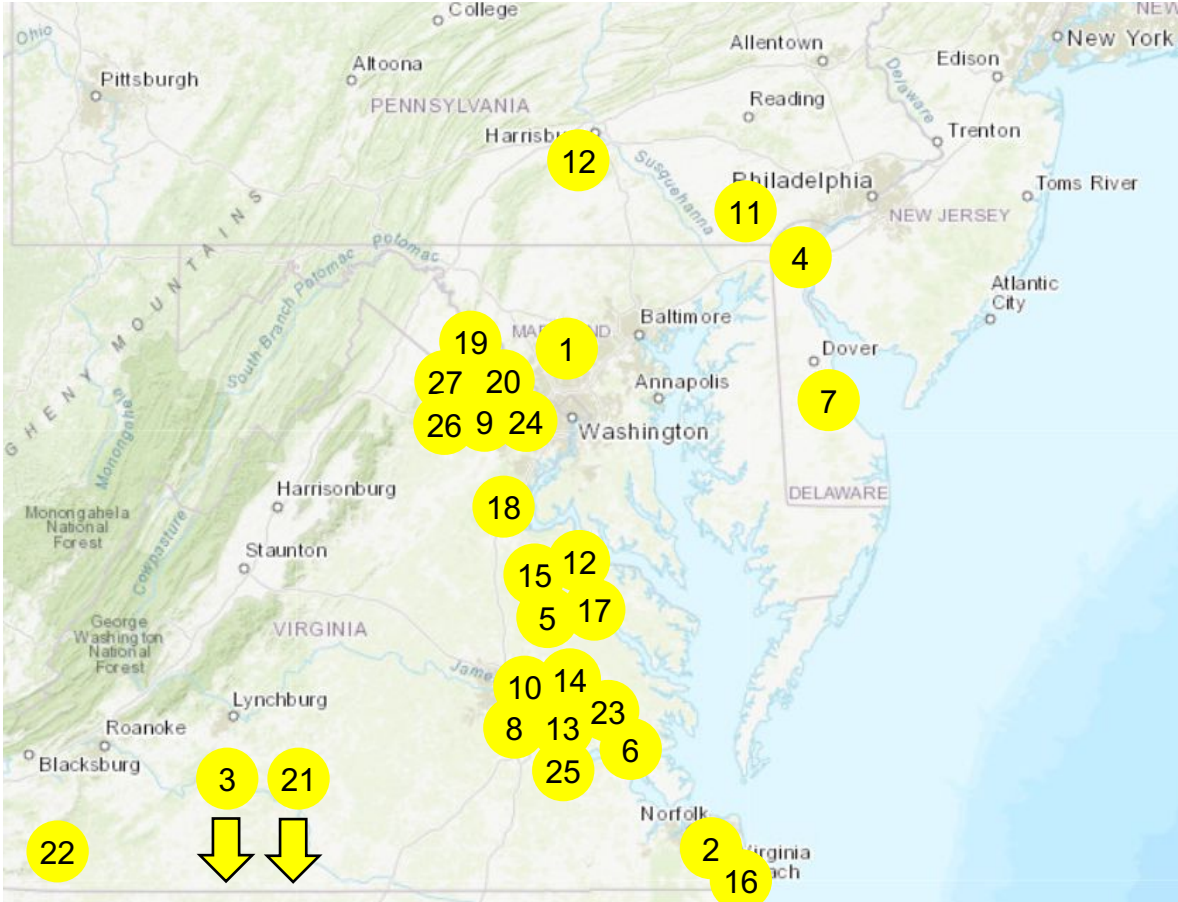
## Key Hotel Product Inventory





# COMPETITIVE FACILITY SUPPLY: Rectangle Fields \$

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For Discussion Purposes Only



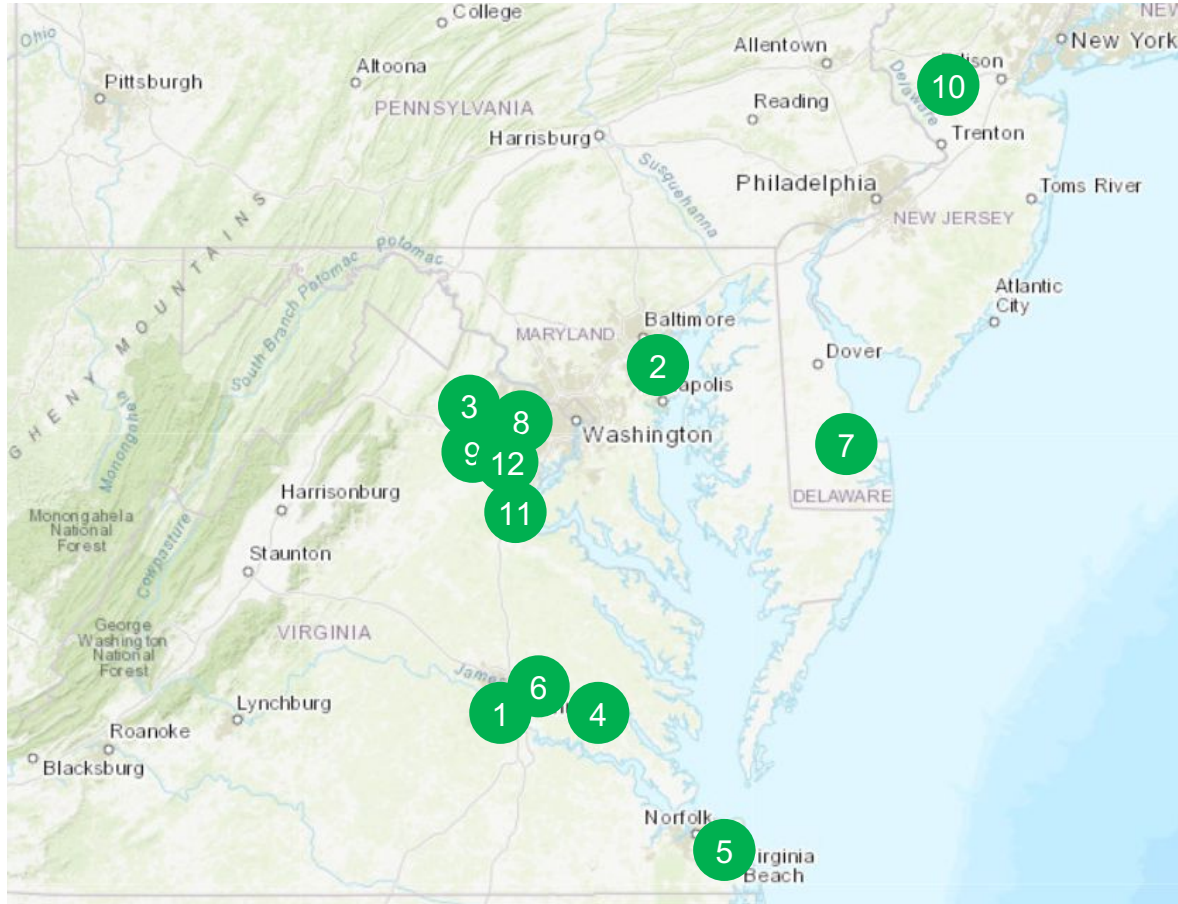
Source: Facility Management, 2019.

Key	Facility	Location	Rectangle Fields		Total
			Adult	Youth	
1	Maryland SoccerPlex	Boyds, MD	24	0	24 \$
2	Hampton Roads Soccer Complex	Virginia Beach, VA	10	14	24 \$
3	WRAL Soccer Park	Raleigh, NC	15	7	22 \$
4	Kirkwood Soccer Complex	New Castle, DE	6	11	17 \$
5	Sportsylvania Sportsplex	Fredericksburg, VA	15	0	15 \$
6	Warhill Sports Complex	Williamsburg, VA	6	8	14 \$
7	DE Turf Sports Complex	Milford, DE	12	0	12 \$
8	River City Sportsplex	Midlothian, VA	12	0	12 \$
9	Hanson Park	Leesburg, VA	11	1	12 \$
10	Striker Park	Glen Allen, VA	6	5	11 \$
11	United Sports	Downington, PA	3	7	10 \$
12	PA Classics Soccer Park	Manheim, PA	10	0	10 \$
13	Ukrop Park	Richmond, VA	9	0	9 \$
14	Glover Park	Glen Allen, VA	8	0	8 \$
15	Publix Virginia Soccer Training Center	Fredericksburg, VA	8	0	8 \$
16	Princess Anne Athletic Complex	Virginia Beach, VA	8	0	8 \$
17	Embrey Mill Park	Stafford, VA	0	8	8 \$
18	Hellwig Park	Manassas, VA	2	6	8 \$
19	Morven Park Athletic Park	Leesburg, VA	8	0	8 \$
20	Phillip A. Bolen Memorial Park	Leesburg, VA	8	0	8 \$
21	WakeMed Soccer Park	Cary, NC	5	3	8 \$
22	Smith River Sports Complex	Axton, VA	6	0	6 \$
23	Dorey Park	Henrico, VA	6	0	6 \$
24	Potomack Lakes Sportsplex	Sterling, VA	6	0	6 \$
25	Harry Daniel Park	Richmond, VA	5	0	5 \$
26	Valley View Park	Nokesville, VA	4	0	4 \$
27	Evergreen Sportsplex	Leesburg, VA	4	0	4 \$



# COMPETITIVE FACILITY SUPPLY: Diamond Fields \$

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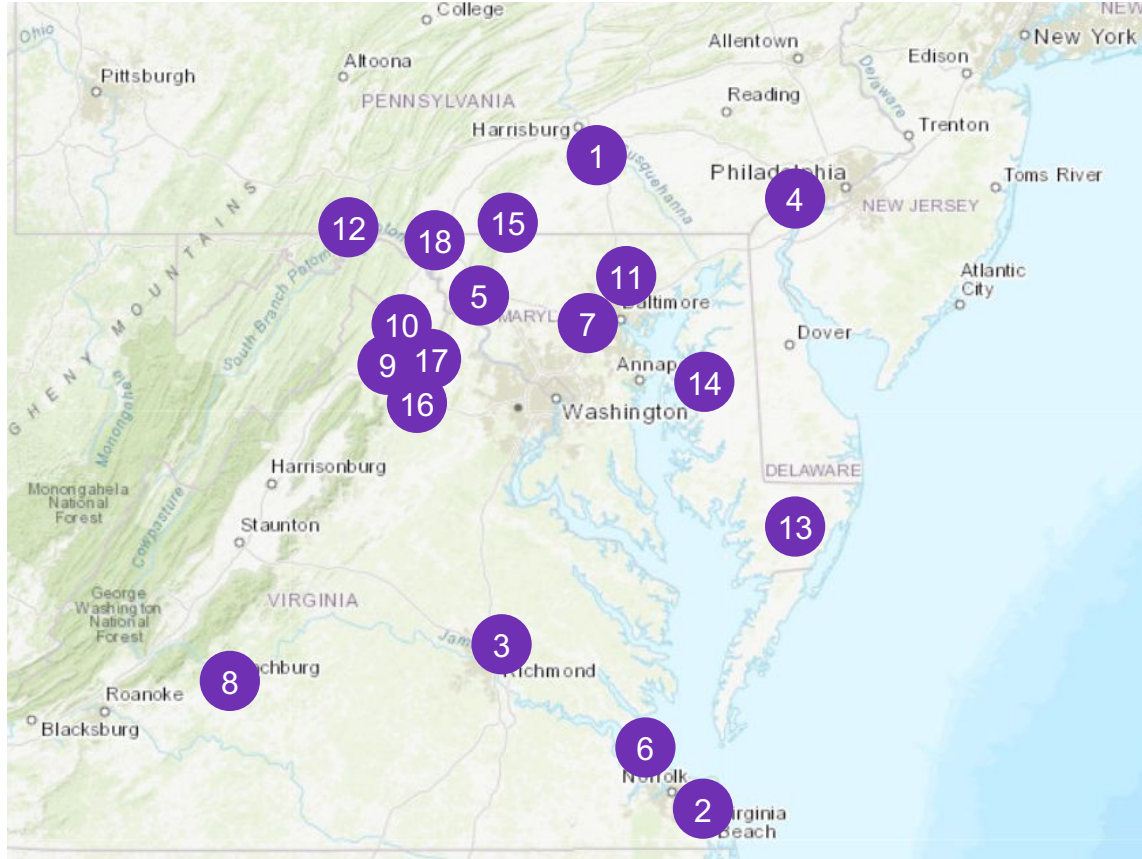


Source: Facility Management, 2019.

Key	Facility	Location	Baseball		Softball		Total Fields
			Adult	Youth	Adult	Youth	
1	Harry Daniel Park	Richmond, VA	1	1	6	12	20
2	Lake Shore Athletic Complex	Pasadena, MD	0	2	0	10	12
3	Phillip A. Bolen Memorial Park	Leesburg, VA	2	0	4	3	9
4	Warhill Sports Complex	Williamsburg, VA	1	3	0	4	8
5	Princess Anne Athletic Complex	Virginia Beach, VA	0	0	8	0	8
6	Dorey Park	Henrico, VA	1	1	4	2	8
7	Sports at the Beach	Georgetown, DE	0	6	0	2	8
8	Claude Moore Park	Sterling, VA	2	0	0	5	7
9	Brambleton Sportsplex	Ashburn, VA	4	0	0	2	6
10	Diamond Nation	Flemington, NJ	0	1	4	1	6
11	Valley View Park	Nokesville, VA	0	0	5	0	5
12	Potomack Lakes Sportsplex	Sterling, VA	0	0	4	0	4

# COMPETITIVE FACILITY SUPPLY: Indoor Court Facilities

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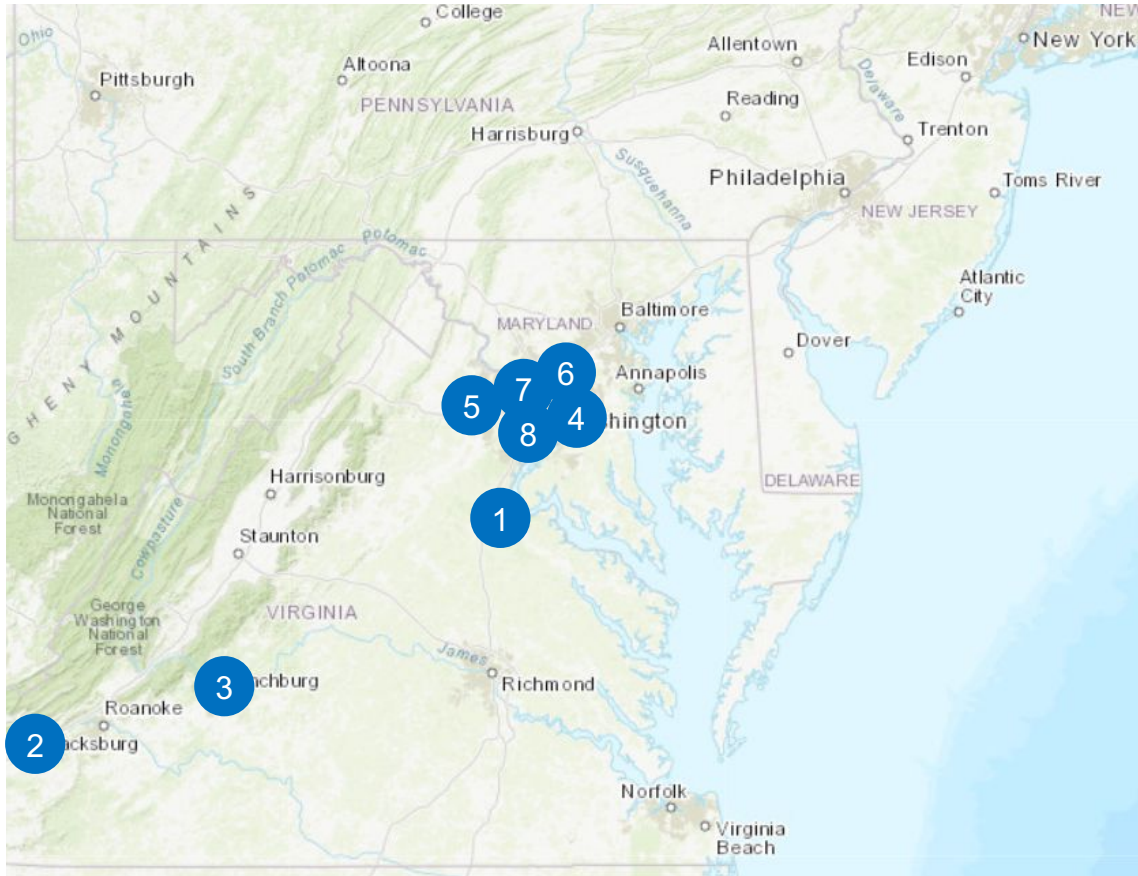


Key	Facility	Location	Basketball Courts	Volleyball Courts	Indoor Turf Fields
1	Spooky Nook Sports	Manheim, PA	20	0	1
2	Virginia Beach Sports Center	Virginia Beach, VA	12	24	0
3	Henrico Indoor Sports Facility	Henrico, VA	12	0	0
4	Huntington Park Recreation Center	Philadelphia, PA	11	0	1
5	Maryland SoccerPlex	Boysds, MD	8	8	2
6	Boo Williams Sportsplex	Hampton, VA	8	12	0
7	Meadowbrook Athletic Complex	Ellicott City, MD	4	6	0
8	Vines Center	Lynchburg, VA	4	4	1
9	The Campus	Sterling, VA	3	4	2
10	Dulles Sports Plex	Sterling, VA	3	3	3
11	Coppermine Fieldhouse	Baltimore, MD	3	0	2
12	W. Randy Smith Recreation Center	Inwood, WV	2	2	0
13	Worcester County Recreation Center	Snow Hill, MD	2	2	1
14	Queenstown Sports Center	Queenstown, MD	1	2	1
15	Carroll Indoor Sports Center	Westminster, MD	1	1	3
16	Cassel's Sports Complex	Herndon, VA	0	7	0
17	Virginia Volleyball Center	Sterling, VA	0	6	0
18	Frederick Indoor Sports Center	Frederick, MD	0	0	4

Source: Facility Management, 2019.

# COMPETITIVE FACILITY SUPPLY: Indoor Aquatic \$

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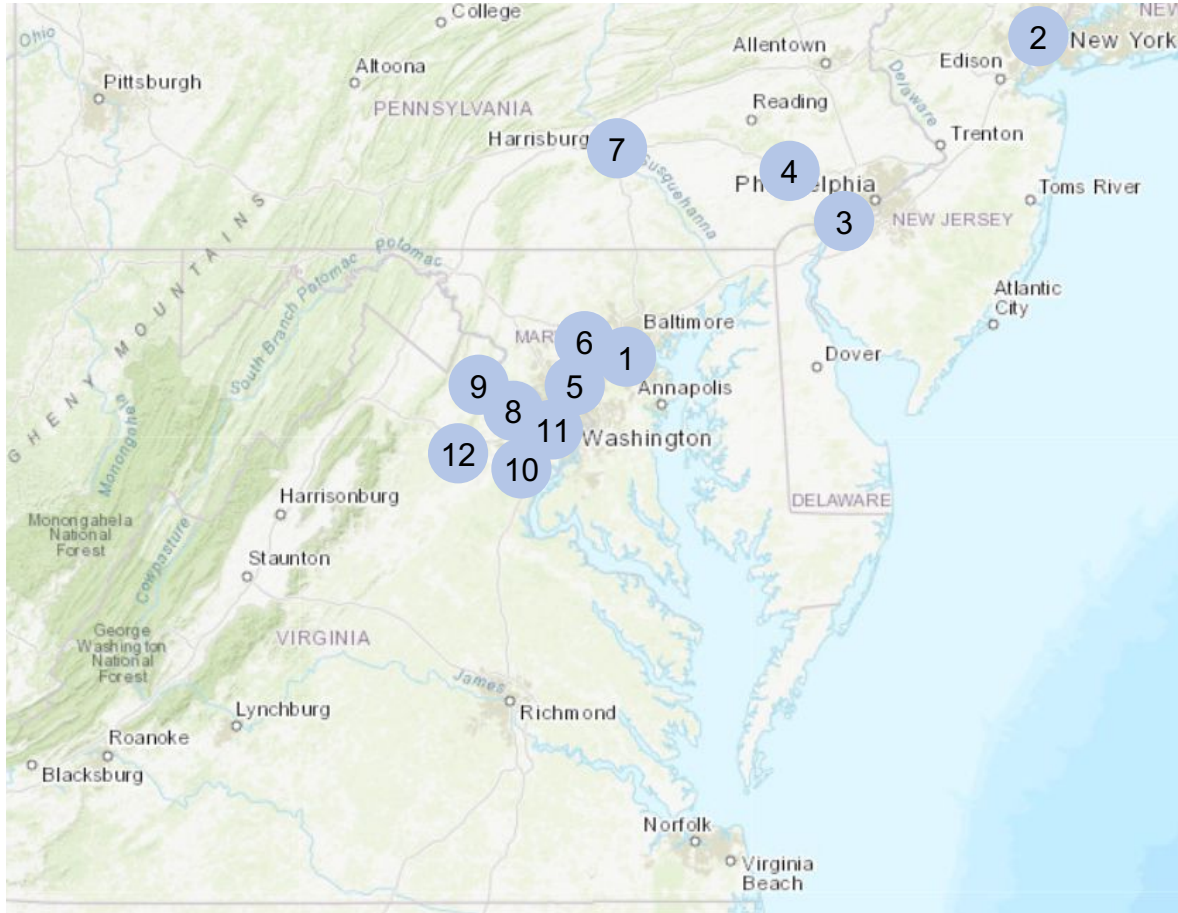
Key	Facility	Location	# of Pools	Type
1	Jeff Rouse Swim & Sports Center	Stafford, VA	3	50M, 25yd & Leisure
2	Christianburg Aquatic Center	Christianburg, VA	3	50M & Leisure
3	Liberty Natatorium	Lynchburg, VA	3	50M & Leisure
4	Prince George's Sports & Learning Center	Landover, MD	2	50M & Leisure
5	Claude Moore Rec & Community Center	Sterling, VA	2	50M & Leisure
6	Fairland Sports and Aquatics Complex	Laurel, MD	2	50M & Leisure
7	Kennedy Shriver Aquatic Center	Rockville, MD	2	50M & Leisure
8	Long Bridge Park Aquatics Center	Arlington, VA	2	50M & Leisure

Source: Facility Management, 2019.



# COMPETITIVE FACILITY SUPPLY: Indoor Ice Facilities \$

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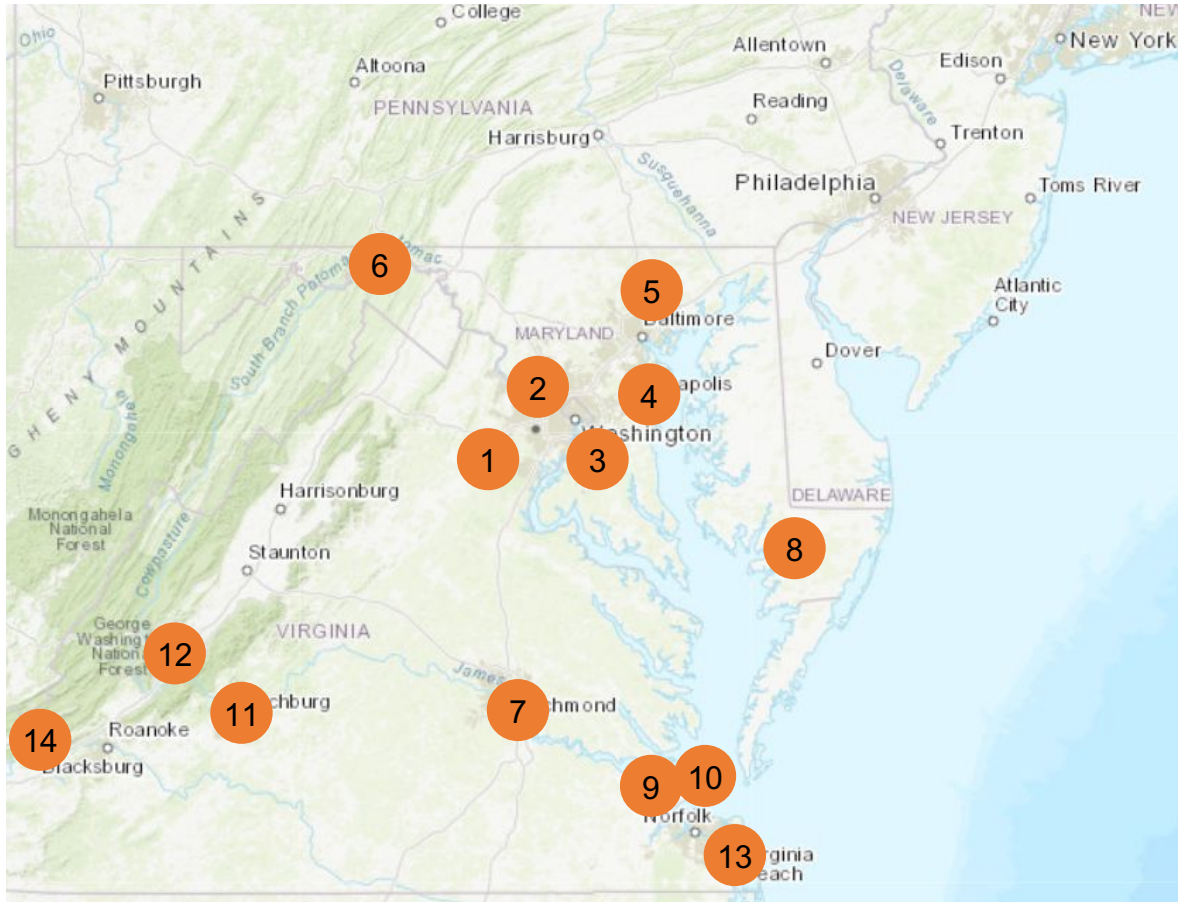


Source: Facility Management, 2019.

Key Facility	Location	# of Rinks	Type
1 The Gardens Ice House	Laurel, MD	5	2 NHL, 2 outdoor, 1 Olympic
2 Ice House	Hackensack, NJ	4	NHL
3 IceWorks Skating Complex	Aston, PA	4	3 NHL, 1 Olympic
4 Ice Line	West Chester, PA	4	NHL
5 Cabin John Ice Rink	Rockville, MD	3	NHL, Olympic, Studio
6 Rockville Ice Arena	Rockville, MD	3	NHL
7 Twin Ponds East	Harrisburg, PA	3	2 NHL, 1 Studio
8 Ashburn Ice House	Ashburn, VA	2	NHL
9 ION International Training Center	Leesburg, VA	2	NHL
10 Prince William Ice Center	Dale City, VA	2	NHL, Olympic
11 MedStar Capitals Iceplex	Arlington, VA	2	NHL
12 Haymarket Iceplex	Haymarket, VA	2	NHL, Leisure

# COMPETITIVE FACILITY SUPPLY: Indoor Track & Field \$

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Source: Facility Management, 2019.

Key	Facility	Location	Length	Type
1	George Mason Field House	Fairfax, VA	200m	Flat
2	Georgetown Prep - Hanley Center	North Bethesda, MD	200m	Flat
3	Prince George's County Sports Complex	Landover, MD	200m	Flat
4	Navy-Wesley A. Brown	Annapolis, MD	200m	Banked
5	Towson University	Towson, MD	200m	Flat
6	Hagerstown CC-ARCC	Hagerstown, MD	200m	Flat
7	Arthur Ashe Center	Richmond, VA	200m	Flat
8	UMES - Hytche Center	Princess Anne, MD	200m	Flat
9	Christopher Newport - Freeman Center	Newport News, VA	200m	Flat
10	Boo Williams Sports Complex	Hampton, VA	200m	Flat
11	Liberty - Tolsma Indoor Track Center	Lynchburg, VA	200m	Flat
12	Virginia Military In-Cormack Field House	Lexington, VA	200m	Banked
13	Virginia Beach Sports Center	Virginia Beach, VA	200m	Banked
14	Virginia Tech-Rector Field House	Blacksburg, VA	200m	Banked



# COMPARABLE FACILITIES: Overview \$

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Facility Name	City	Year Open	Facility Type
Aurora Sports Park	Aurora, CO	1999	Outdoor
Central Broward Regional Park	Lauderhill, FL	2007	Outdoor
DE Turf	Milford, DE	2017	Outdoor
Grand Park	Westfield, IN	2014	Outdoor/Indoor
Hampton Roads Soccer Complex	Virginia Beach, VA	1991	Outdoor
Louisville Slugger Sports Complex	Peoria, IL	2016	Outdoor
Maryland SoccerPlex & Discovery Sports Center	Germantown, MD	2000	Outdoor
National Sports Center	Blaine, MN	1990	Outdoor
Ripken Experience	Myrtle Beach, SC	2006	Outdoor
River City Sportsplex	Midlothian, VA	2011	Outdoor
Scheels Overland Park Soccer Complex	Overland Park, KS	2009	Outdoor
Woodside Sports Complex	Mauston, WI	2014	Outdoor
Bill Gray's Regional Iceplex	Rochester, NY	1998	Indoor
Cape Sportsplex	Cape Girardeau, MO	2017	Indoor
Chelsea Piers Connecticut	Stamford, CT	2012	Indoor
Community First Champion Center	Grand Chute, WI	2019	Indoor
Fieldhouse USA	Frisco, TX	2009	Indoor
Greensboro Sportsplex	Greensboro, NC	2002	Indoor
Hammond Sportsplex	Hammond, IN	2018	Indoor
Pleasant Prairie Recplex	Pleasant Prairie, WI	2000	Indoor
Reggie Lewis Track and Athletic Center	Roxbury, MA	1995	Indoor
Sports Pavilion Lawrence	Lawrence, KS	2014	Indoor
UW Health Sports Factory	Rockford, IL	2016	Indoor
Virginia Beach Sports Center	Virginia Beach, VA	2020	Indoor





# INDUSTRY TRENDS: Summary

- Critical mass of high quality courts, fields & playing surfaces in one location.
- Maximization of local uses and sports tourism.
- Flexibility to accommodate the widest variety of uses.
- Synthetic turf (indoor & outdoor) is increasing accepted and \$ expected by most tournament and local sports/rec activity. \$
- Growing emphasis on partnerships (equity, sponsorship and ancillary development).
- Focus on creating/enhancing the quality of sub-destinations surrounding facility complexes. \$
- Incorporation of quality amenities & specialty components:
  - \$Performance centers
  - \$eSports capabilities/technology
  - \$Restaurants/cafes/food courts
  - \$Fitness & wellness
  - \$Leisure amenities (child play areas, mini-golf, AR tech)
  - \$Ancillary development (hotels, retail, attractions)
- \$Growth of adventure tourism, along with the positive and \$ negative impacts on existing facilities/infrastructure. \$



## LEADERSHIP, GOVERNMENT & TOURISM PARTNERS

- Fairfax County Athletic Council
- Fairfax County Park Authority
- George Mason University
- Neighborhood and Community Services
- Nova Parks
- Visit Fairfax

## SPORTS CLUBS & ORGANIZATIONS

- Alexandria Dive Club
- Alexandria Masters Swimming
- Braddock Road Youth Club
- Chantilly Youth Association
- DC Metro Area Cricket League
- Dominion Dive Club
- FC Public Schools Track and Field
- Fairfax Stars Basketball
- Fairfax/Cosmos/Virginia Cricket
- Fort Hunt Youth Athletic Association
- FXA Sports
- Glory Softball
- Great Falls Reston Soccer Club
- Herndon Optimist Club
- Legends Sports Leagues
- McLean Youth Athletics
- McLean Youth Soccer
- Northern Virginia Tennis League
- Northern VA Travel Baseball
- Reston Youth Association
- Southwestern Youth Association
- Special Olympics
- The Virginian Soccer Tournament
- USA Field Hockey
- USA Pickleball Association
- Vienna Girls Softball League
- Vienna Youth Inc.
- Washington Cricket Academy
- Washington Metro Cricket
- Women and Girls in Soccer
- Woodson Ice Hockey
- York Swim Club

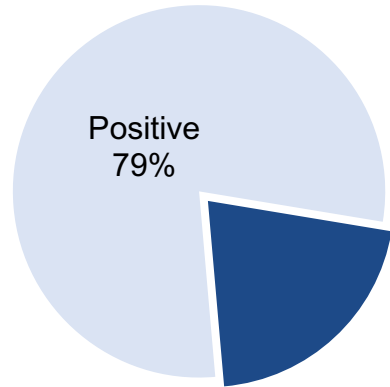
# MARKET DEMAND: User Group Interviews \$

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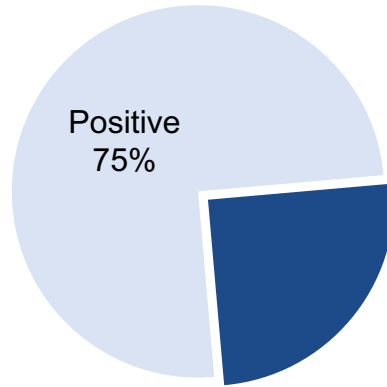
- \$129 Sports, LLC
- \$Alexandria Dive Club
- \$Alexandria Masters Swimming
- \$Aloha Tournaments
- \$Amateur Athletic Union - Volleyball
- \$Amateur Softball Association/USA Softball
- \$American Collegiate Hockey Association
- \$American Volleyball Coaches Association
- \$Anthony Travel
- \$Balloon Federation of America
- \$Baseball Players Association
- \$Beach Rugby USA
- \$Bowl America
- \$Braddock Road Youth Club
- \$Brotman-Winter-Fried Communications
- \$Capital Region Underwater Hockey
- \$Capital Sports Ventures
- \$Capitol Hill Volleyball Classic
- \$CenterLane Attractions
- \$Central Virginia Amateur Softball Assn.
- \$Chantilly Youth Association
- \$Chesapeake & Potomac Softball
- \$Coward Sports Events
- \$Crossfit Games
- \$DC Metro Area Cricket League
- \$Dominion Dive Club
- \$Elite Tournaments
- \$Events & Executive Sports Management
- \$Fairfax Adult Softball
- \$Fairfax Stars Basketball
- \$Fairfax/Cosmos/Virginia Cricket
- \$FC Public Schools Track and Field
- \$Fencing Sports Academy
- \$Fort Hunt Youth Athletic Association
- \$FXA Sports
- \$Glory Softball
- \$Great Falls Reston Soccer Club
- \$GWN Dragon Boat
- \$Herndon Optimist Club
- \$International Senior Softball Association
- \$Izaak Walton League – Arlington/Fairfax
- \$Joe Wootten Basketball Tournaments
- \$Johnny Bashir Sports Academy
- \$Ken Chertow Wrestling
- \$Legends Sports Leagues
- \$McLean Youth Athletics
- \$McLean Youth Soccer
- \$Mid America Youth Basketball
- \$Mid Atlantic Open Pickle Ball Tournament
- \$Mid-Atlantic Off-Road Enthusiasts
- \$MyHockey Tournaments
- \$National Beep Baseball Association
- \$National Club Baseball Association
- \$Nat'l Federation of State High School Assns.
- \$National Gay Basketball Association
- \$National Pro Fastpitch
- \$National Softball/Baseball Players Assn.
- \$Nation's Capital Area USBC Association
- \$Northern VA Travel Baseball
- \$Northern Virginia Girls Softball Association
- \$Northern Virginia Tennis League
- \$Northern Virginia Travel Baseball League
- \$Paintball Events Unlimited
- \$Pop Warner Little Scholars, Inc.
- \$Potomac Valley Swimming
- \$Reston Youth Association
- \$Rugged Races
- \$Sandy Run Regional Park
- \$Small Town Baseball/Softball
- \$Snap Sports
- \$Softball Players Association
- \$Southwestern Youth Association
- \$Special Olympics
- \$Sports Network International
- \$Sports Virginia
- \$State Wars
- \$Strider Sports International
- \$The Virginian Soccer Tournament
- \$U.S. Lawn Mower Racing Association
- \$U90C Management Group
- \$United States Adult Soccer Association
- \$United States Collegiate Athletic Association
- \$United States Specialty Sports Association
- \$USA Boxing
- \$USA Dance
- \$USA Field Hockey
- \$USA Gymnastics
- \$USA Lacrosse
- \$USA Pickleball Association
- \$USA Softball
- \$USA Swimming
- \$USA Water Polo
- \$Vienna Girls Softball League
- \$Vienna Youth Inc.
- \$Virginia High School League
- \$Virginia Scholastic Rowing Association
- \$Washington Area Frisbee Club
- \$Washington Cricket Academy
- \$Washington Metro Cricket
- \$Waupaca Boatribe Volleyball
- \$Women and Girls in Soccer
- \$Woodson Ice Hockey
- \$Wounded Warrior Amputee Softball Team
- \$York Swim Club
- \$Youth Basketball of America



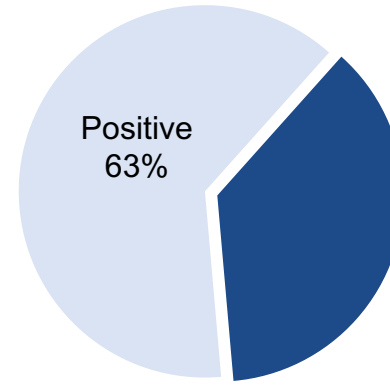
# MARKET DEMAND: User Group Interviews \$



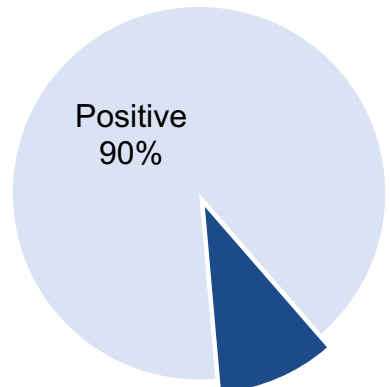
**RECTANGLE FIELDS**  
20 interviews



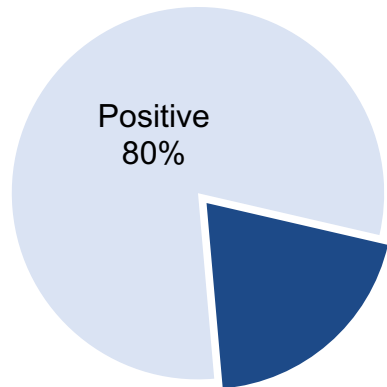
**DIAMOND FIELDS**  
23 interviews



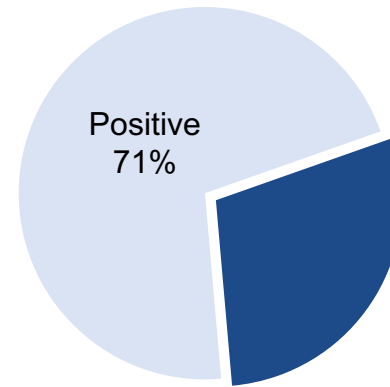
**INDOOR COURTS \$**  
19 interviews \$



**INDOOR AQUATICS**  
8 interviews



**INDOOR ICE**  
7 interviews



**OTHER FACILITIES \$**  
25 interviews \$

## 1) STRENGTHS

- **Socioeconomic Profile** – large base of population and strong number of high-earning households throughout the drivable market.
- **Existing Sports Facility Infrastructure** - many recreational, club, association, tournament, competition, training and other needs being addressed to some degree.
- **Potential Development/Operational Partners** – local clubs/associations, George Mason University, strong presence in health care facilities, large corporate base and other organizations that could benefit through synergistic relationships.
- **Transportation Nexus** – Interstate Highways, Metro, and three major international airports provide access to the greater Washington D.C. metropolitan area, the states of Virginia and Maryland, the mid-Atlantic region and beyond.
- **Favorable Climate** – the Fairfax County destination weather is conducive to extended seasons for outdoor activities.
- **Diversity of Sports/Rec Interests** – the large population base and diverse background of residents creates an environment where more emerging and niche sports and activities can be considered through economies of scale.
- **Visitor Industry Infrastructure** – existing base of hotel products and visitor industry attractions present an appealing destination for non-local participants.

## 2) WEAKNESSES

- **Existing Infrastructure Needs** – many of existing fields/facilities in Fairfax County require improvement, renovation and/or redevelopment.
- **Field/Facility Reservation System** – while the existing allocation policies work well for fairly distributing field/gym space to local and recreational sports user groups, availability and booking associated with tournaments is problematic and not aligned with industry best practices.
- **Field/Facility Maintenance** – maintenance of amateur sports facilities often falls on user groups, which may not have the resources or knowledge base to maintain these facilities at state-of-the-industry levels required to attract tournaments.
- **Lack of Critical Mass of Field/Gym Spaces** – offering multiple fields/gyms at a single location provides operational efficiencies and presents greater opportunities to consolidate tournament activity into a single location, making it more appealing for non-local tournaments and participants.
- **Transportation/Traffic** – nonlinear roadway connectivity & traffic congestion lead to long travel times w/i Fairfax County.
- **Limited Access to Large Development Parcels** – despite the size of the County, much of the land has been developed or is unsuitable for development of a large sports tourism complex.
- **Lack of Sports Tourism Brand Identity** – due to limitations in consolidated facility product, limited availability and fragmented management and marketing approach, an attractive sports tourism brand identity has not been established.



## 3) OPPORTUNITIES

- **New Facility Development** – greater market and submarket destination characteristics are strong and unmet sports tourism demand is high, leading to distinct development opportunities for a variety of state-of-the-industry sports tourism facility products.
- **Renovation/Expansion of Existing Facilities** – leverage existing activity at facilities like Baron Cameron Park, Braddock Park, Wakefield Park, Patriot Park/Patriot Park North, Lee District RECenter, Oak Marr RECenter, and/or Mount Vernon RECenter to limit development costs and provide enhanced access and experiences to local residents.
- **Development/Operational Partnerships** – partnership opportunities with GMU, local health care industry organizations, Fairfax County Public Schools, Visit Fairfax or other agencies to develop and operate mutually beneficial student and community recreation space, with agreements in place to provide opportunities to attract new tournaments, meets and non-local usage.
- **Leverage Existing/Planned Private Investment** – partnership opportunities with private interests such as The St. James and Alpine-X to enhance surrounding facility offerings and/or infrastructure to encourage more non-local participation.

## 4) CHALLENGES

- **County Size** – County service area makes it difficult to develop a one-size-fits-all approach.
- **Sustainability of Existing Amateur and Recreational Sports Facility Infrastructure** – the continued sustainability of operating existing County-wide fields/gyms/aquatic centers/ice complexes could be impacted by the infusion of new facility supply.
- **Appropriateness of Funding Mechanisms** – identification of revenue streams to support development and operations of facility enhancement/development can be challenging with limited service areas and/or access from certain residents.
- **Pricing Structure of Assets** – appropriate pricing structures necessary to balance access for local residents, the desire to attract non-local participants and the need to create an operationally sustainable facility.
- **Competitive Regional Facilities** – communities throughout the Washington D.C. metropolitan area have existing sports tourism infrastructure and continue to invest in further developments.
- **Wide Array of Interests** – creative solutions may be necessary to provide appropriate access to facilities that can accommodate niche amateur and recreational sports activities.

# FACILITY PRODUCT RECOMMENDATIONS \$

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## PRIORITY 1

### Outdoor Field Complexes

- New Complexes:
  - Rectangle Field Complex with 14-16 fields
  - Diamond Field Complex with 8-12 fields
- Expanded/Improved Complexes:
  - Convert all Baron Cameron rectangle fields to synthetic turf
  - Build-out Patriot Park North diamond fields (4 full-sized, 2 youth)
  - Improve Wakefield Park (improvements & turf all diamond fields)
  - Improve Braddock Park (improvements & turf all diamond fields)

## PRIORITY 2

### Indoor Hardcourt Complex

- New facility offering 8-12 full-sized courts

## PRIORITY 3

### Indoor Track Facility

- New 200-meter, 6-lane banked track

## PRIORITY 4

### Ice Complex

- Mount Vernon RECenter 2<sup>nd</sup> sheet expansion & improvements

## PRIORITY 5

### Natatorium

- New 50M competition pool + diving complex



## PHASE TWO (modified): Cost/Benefit, Site & Governance Analysis

1. Refined Facility Recommendations
2. Analysis of Sites
3. Identification of Scenarios
4. Partnership Opportunities
5. Governance Issues  
(Ownership, Management, Booking Priorities/Policies, Collaboration/Coordination)
6. Utilization Estimates
7. Cost Analysis  
(Construction & Operations)
8. Economic Impact Analysis
9. Delivery of Reports & Presentations

Committee Agenda Item  
January 8, 2020

## **INFORMATION**

### Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized from November 1 to December 31, 2019, in value over \$100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

### ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report for November 1 – December 31, 2019

### STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Paul Shirey, Manager, Project Management Branch

<b>Construction Services: November 1 – December 31, 2019</b>								
<b>Project Name</b>	<b>Company Name</b>	<b>Contract Award</b>	<b>Total Construction</b>	<b>Type of Contract</b>	<b>Funding Source</b>	<b>Scope of Work</b>	<b>NTP</b>	<b>Comments</b>
Twin Lakes Golf Course Irrigation Improvements	George E. Ley Co.	\$958,240	TBD	CN	PR-000078-053	Irrigation improvements	12/2/19	
Twin Lakes Golf Course Irrigation Improvements	George E. Ley Co.	\$270,197	TBD	CO	PR-000091-061	Phase 2 Irrigation improvements	12/2/19	
Area 1 Maintenance Facility	TBD	TBD	TBD	CN	PR-000078-03	Replace/upgrade existing Area 1 Maintenance Facility	TBD	Solicitation cancelled after only one high bid received. Anticipate re-bid in January 2020.
Lee District RECenter Playground and Shelter Replacement	GameTime	\$149,164.59	\$256,000	PO	PR-000078-069	Replace RECenter playground and associated shade structure.	11/18/19	
Roundtree Park	GameTime	\$125,530.33	\$1,300,000	PO	PR-000078-049	Replace existing playground and add a tot lot	10/24/19	
Roundtree Park	Southern Asphalt Company, Inc.	\$208,449.20	\$1,300,000	PO	PR-000078-049	ADA Trail Restoration	TBD	
Roundtree Park	TBD	TBD	\$1,300,000	TBD	PR-000078-049	Renovation of Picnic Shelter and Bathrooms	TBD	
Green Spring Gardens Park Horticulture Center Roof Replacement	Garland	\$399,946	\$470,000	PO	PR-000078-057	Replace existing roof	12/2/19	



January 8, 2020

Sully Historic Site Main House Restoration	AP Construction, LLC	\$437,000	\$965,000	CN	PR-000076-004	Main house restorations and repairs per the Historic Structure Report	12/19/19	
Accotink SV-Trail Improvement at Hunter Village Dr	Tibbs Paving Inc.	\$107,640	\$468,160	PO	PR-000091-046	Storm drainage, erosion control and tree removal work	12/13/2019	
Arrowbrook Field#1 Turf Replacement	TBD	TBD	\$450,000	PO	PR-000097-020	Synthetic Turf Replacement	TBD	