



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Jai Cole, Executive Director

FROM: Brendon Hanafin, Division Director
Planning and Development Division

DATE: March 3, 2023

Agenda

**Planning and Development Committee
(Committee of the Whole)
Wednesday, March 8, 2023 – 6:15 p
Boardroom – Herrity Building
Chairman: Ken Quincy
Vice Chair: Linwood Gorham**

1. Scope Approval – Lake Fairfax Park Byrd Property Demolition - Action*
2. Scope Approval – Audrey Moore Rec Center – Building Wellness Considerations (with presentation) – Action

*Enclosures



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

Board Agenda Item
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ACTION - 1

Scope Approval – Lake Fairfax Park Byrd Property Demolition (Hunter Mill District)

ISSUE:

Approval of the project scope for the demolition of residential and ancillary structures at the Byrd Property at Lake Fairfax Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for the Lake Fairfax Park Byrd Property Demolition.

TIMING:

Board action is requested on March 8, 2023, to maintain the project schedule.

BACKGROUND:

The Park Authority acquired the properties known as the Byrd Property in 2014. This property consists of three parcels with three single family residences and multiple outbuildings. These structures are in disrepair, the subject of community complaints, and need to be demolished.

A project team that included representatives from Park Operations, Resource Management, Park Services, and Planning and Development Divisions was assembled to determine the project scope. The project team is recommending the following scope:

- Demolish three residential structures.
- Demolish four ancillary structures.
- Grading, seed, and straw of the disturbed areas

The cost for the demolition work is estimated to be \$295,000 (Attachment 2).

The proposed timeline for completing this work is as follows:

<u>Phase</u>	<u>Complete</u>
Scope	1 st Quarter CY23
Permit	2nd Quarter CY23
Construction	4th Quarter CY23

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Staff estimates the new development will result in no additional annual revenue. Staff estimates no increase in annual maintenance costs.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$295,000 is necessary to fund this project. Funding is currently available in the amount of \$30,000 in PR-000110-112, Byrd Property Demolition, Fund 30010, \$100,000 in PR-000091-103, 2012 Bond-Demo Properties, and \$165,000 in PR-000147, Lake Fairfax Park Improvements, both in Fund 30400.

ENCLOSED DOCUMENTS:

Attachment 1: Lake Fairfax Vicinity Map

Attachment 2: Scope Cost Estimate

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Brendon Hanafin, Director, Planning and Development Division

Michael Peter, Director, Business Administration Division

Kim Eckert, Director, Park Operations Division

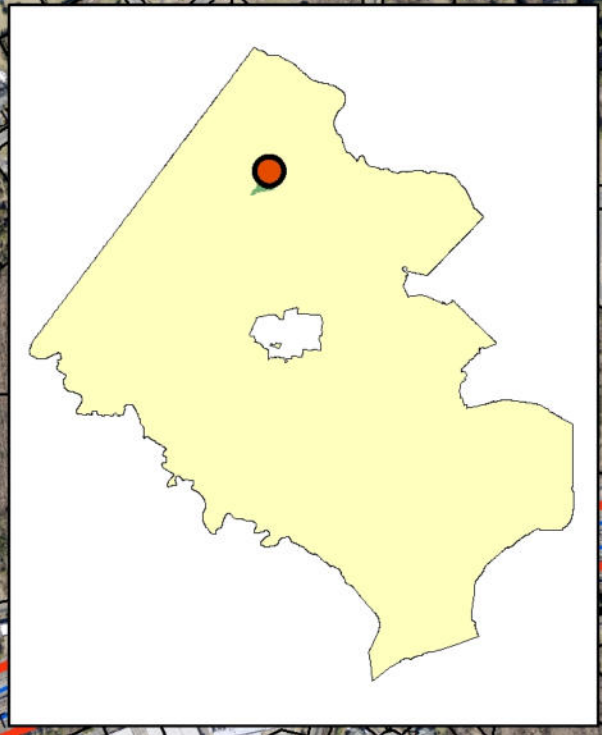
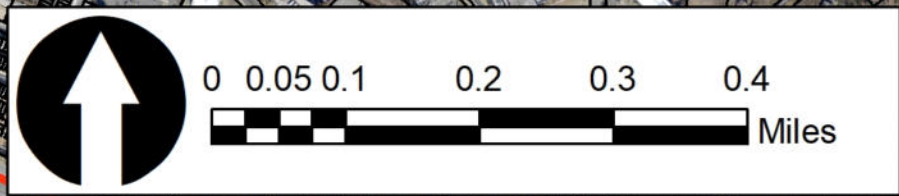
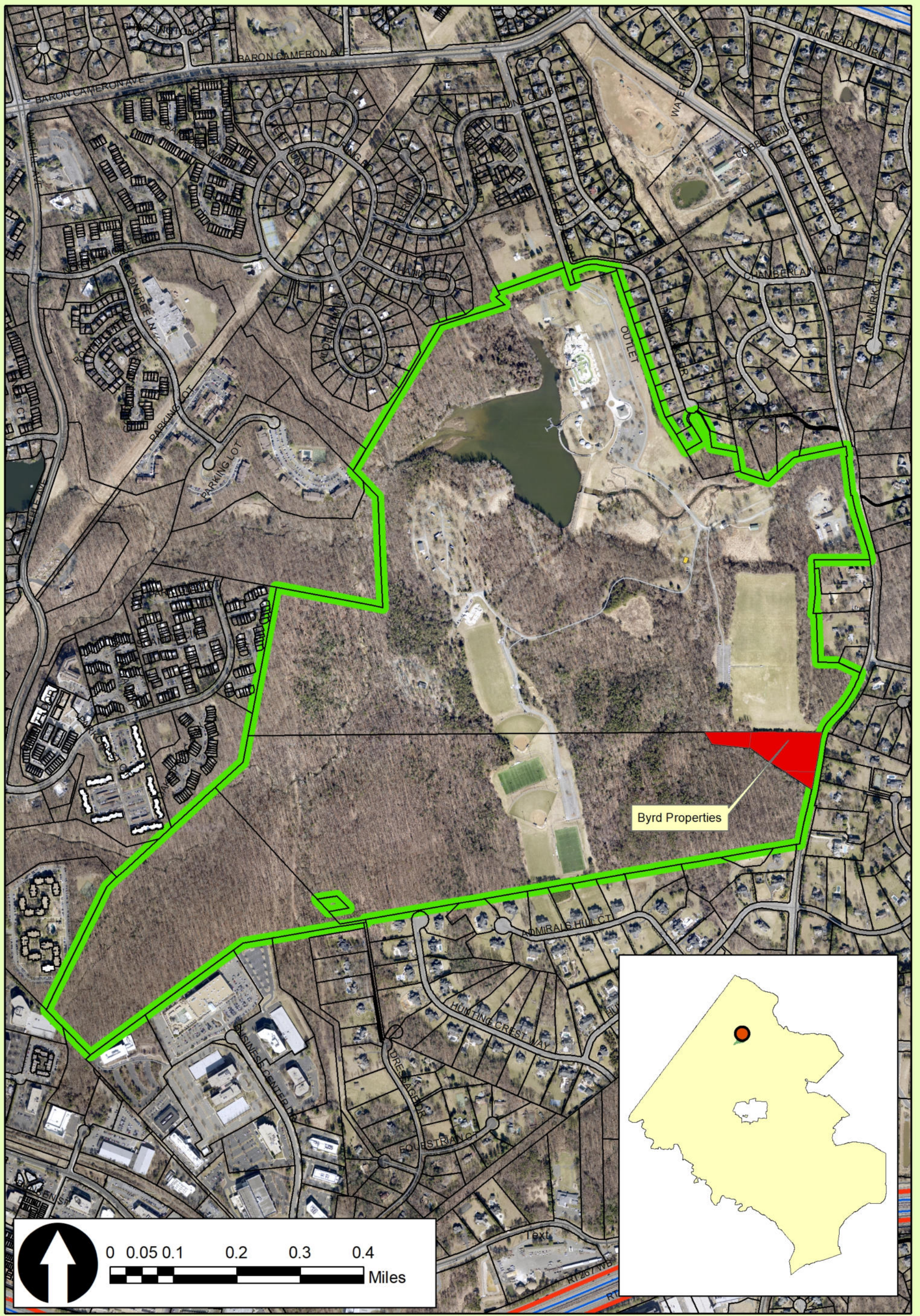
Cindy Walsh, Director, Park Services Division

Laura Grape, Director, Resource Management Division

Paul Shirey, Manager, Project Management Branch

Melissa Emory, Manager, Special Projects Branch

Pat Rosend, Project Manager, Planning and Development Division




**Lake Fairfax Park
Byrd Properties
Vicinity Map**
March 2023

Legend

-  Lake Fairfax
-  Byrd Properties

COST ESTIMATE

Demolition of Structures at Lake Fairfax Park-Byrd Property

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ACTION - 2

Scope Approval – Audrey Moore Rec Center – Building Wellness Considerations

ISSUE:

Approval of the project scope to make building repairs to Audrey Moore Rec Center.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to make building repairs at Audrey Moore Rec Center.

TIMING:

Board action is requested on March 8, 2023, to maintain project schedule.

BACKGROUND:

Audrey Moore Rec Center was built in 1977 and is currently in need of major renovations. Major renovations are currently projected to be part of the 2026 Bond Referendum, and construction could begin as soon as January 2027. However, in order to avoid facility shutdowns and disruptions to the customers, staff have been working on a plan to improve and replace major building systems that are needed now and are expected to be incorporated into the larger renovations, as possible. Improvements need to be implemented to provide a more reliable, safe, more efficient and attractive Rec Center that will last until the planned renovations are able to move forward. If possible, larger equipment purchases will be selected with an eye to be useful after the building renovations occur.

The following is an overview of the types of issues that need attention immediately due to the failing infrastructure and aesthetic needs at the site:

- Mechanical equipment needs include new units and/or parts to repair existing units to extend the useful life until replacement is available in the larger project;
- Aesthetic needs to update building finishes that are more than 45 years old; and
- Roof replacement over the natatorium and gymnasium, which are expected to remain in their current configurations.

The cost for the needed replacements and repairs is estimated to be up to \$3 million.

The proposed timeline for completing the work should be approximately 18 months, based on the availability of supplies and required equipment.

FISCAL IMPACT:

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Based on the scope cost estimate, funding in the amount of \$3,000,000 is necessary to fund this project. Funding is currently available in Project PR-000078-036, Audrey Moore Rec Center Improvements and PR-000147-018, Audrey Moore Rec Center Upgrades, in fund 300-C30400, Park Bond Fund.

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Brendon Hanafin, Director, Planning and Development Division

Michael Peter, Director, Administration Division

Kim Eckert, Director, Park Operations Division

Cindy Walsh, Director, Park Services Division

Paul Shirey, Manager, Project Management Branch

Tonya Mills, Senior Fiscal Administrator, Financial Management Branch

Nicole Varnes, Budget and Capital Manager, Financial Management Branch