



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: Kim Eckert, Division Director
Park Operations Division

DATE: September 22, 2023

Agenda

**Park Operations Committee
(Committee of the Whole)
Wednesday, September 27, 2023 – 5:50 pm
Board Room, Herrity Building
Chairman: Linwood Gorham
Vice Chair: Mike Thompson**

1. Great Falls Grange Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Great Falls Grange Foundation (with presentation) – Presentation*

*Enclosures



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

Board Agenda Item
September 27, 2023

ACTION

Great Falls Grange Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Great Falls Grange Foundation (Dranesville District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant request from the Great Falls Grange Foundation in the amount of \$15,763.00 to help fund a project to furnish and install central HVAC service in the Historic Forestville Schoolhouse.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant request from the Great Falls Grange Foundation in the amount of \$15,763.00 to help fund a project to furnish and install central HVAC service in the Historic Forestville Schoolhouse.

TIMING:

Board action is requested on September 27, 2023, in order to award the grant.

BACKGROUND:

The Great Falls Grange Foundation has been working over the past year to upgrade the facilities it leases through its agreement with the Park Authority. One of these facilities is the Forestville Schoolhouse, a historic structure within Great Falls Grange Park, which serves as a community center and rentable space for meetings, classes and private events (Attachment 1). Lack of air conditioning has made the schoolhouse difficult to utilize during the summer months. For this reason, the Great Falls Grange Foundation has requested to install a central HVAC system for the schoolhouse to allow for year-round use of the facility (Attachment 2).

The project plan consists of installing an HVAC compressor unit outside on the rear facet of the schoolhouse building. The system will not require any upgrades to the current electrical system/panel. Inside the building, floor heat strips will be replaced with wooden baseboard to match what is already in the schoolhouse. The proposed project is expected to have minimal aesthetic impact to the historic setting and will enhance energy efficiency due to the replacement of the existing baseboard heating system. The central HVAC solution was determined after reviewing several options with community members, the Fairfax County Park Authority Heritage Conservation Branch Manager, the Architectural Review Board for Fairfax County, and professionals within the HVAC industry.

Park Authority staff have reviewed the project plan and determined that it meets required specifications. The Great Falls Grange Foundation will manage the project

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through their vendors. Staff from the Heritage Conservation Branch and the Facilities and Equipment Management Branch will provide technical oversight.

The total project budget is \$31,526.00. The Great Falls Grange Foundation is requesting \$15,763.00 from the Mastenbrook Volunteer Matching Fund Program (Attachment 2). If approved, the \$15,763.00 from the Mastenbrook Volunteer Matching Fund Grant program, along with \$15,763.00 to be contributed toward the project by the Great Falls Grange Foundation, will comprise the total funding needed to implement the project. Sufficient funds are available in the Mastenbrook Matching Fund Grant program to award the grant. Post-project operational and maintenance expenses will be managed in accordance with the License Agreement between the Park Authority and the Great Falls Grange Foundation.

The Park Authority Board Member for the Dranesville District supports approval of the grant request. The project is expected to be completed by the Spring of 2024.

FISCAL IMPACT:

The estimated total project cost is \$31,526.00. Funds are currently available in the amount of \$15,763.00 in PR-000147, Park Renovations and Upgrades-2020, in Fund 300-C30400, Park Bond Construction Fund; and \$15,763.00 from the Great Falls Grange Foundation, resulting in total available funding of \$31,526.00.

Contingent on approval of this grant, the new balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$705,385.00.

ENCLOSED DOCUMENTS:

Attachment 1: Aerial Showing Grant Project Area at the Great Falls Grange Park
Attachment 2: Mastenbrook Volunteer Matching Fund Grant Request – Great Falls Grange Foundation

STAFF:

Jai Cole, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Kim Eckert, Director, Park Operations Division
Laura Grape, Director, Resource Management Division
Michael Peter, Director, Business Administration Division
Cindy Walsh, Director, Park Services Division
Kevin Williams, Manager, Park Management Branch, Park Operations Division
Alan Crofford, Manager, Facilities Management Branch, Park Operations Division
David Buchta, Manager, Heritage Resources Branch, Resource Management Division

Great Falls Grange Park

Project Area





Mastenbrook Volunteer Matching Fund Grants Program Application Form

PLEASE PRINT. Please provide all information requested. Attach additional sheets and/or materials as needed to support your request.

i. Grantee Information

Name of Individual or Organization: The Great Falls Grange Foundation
Contact Person: Julie Maher -703-774-6579
Mailing Address: PO Box 1164 Great Falls, Virginia 22066
Phone: () _____
Email: juliemaher4@aol.com

2. Project Title

Installation of Central HVAC in the Historic Forestville Schoolhouse

3. Funding Requested for this project

Applicant may apply for more than one project per fiscal year; however, the combined total of grant funding awarded may not exceed \$20,000 within a fiscal year.

\$15,763

Amount: _____

4. Project Description

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

Please see attachment # 4 Project Description Response

5. Public Benefits

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? *Please be aware that projects must be ADA compliant.*

Installation of Central HVAC in the Schoolhouse will allow expanded use of the facility during the months of May- September. Currently, there is no air conditioning and the temperature inside the schoolhouse rises quickly in the afternoon. As a result , the facility does not get used. Throughout the months of October - April the facility is used for meetings and events by all of the non profit organizations in the Great Falls Community. It is also used by the public for small celebrations and parties. Air conditioning in the schoolhouse will ensure its use during those months.

6. Sponsor Commitment

What experience do you or does your organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? Describe what maintenance the improvement will require and how the maintenance will be accomplished over time.

Please see attached sheet - #6 Sponsor Commitment Response

7. Proposed Budget

Provide a detailed and complete budget. Include enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices (e.g. price quotes, website screenshots, etc.) for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds.

The entire cost of the project is \$31,526.00. We are requesting a \$15,763.00 Mastenbrook Grant which is 50% of the total cost. This includes the materials, labor and equipment. The breakdown is as follows:

\$27,576.00 Total Installation of Central HVAC

\$3950.00 materials and labor to remove heat strips and replace with matching wood baseboards.

Detailed Proposals from Selected contractors are attached - see 7 A and 7 B.

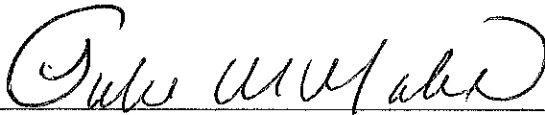
8. Funding Process

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

We understand that we will receive the grant funds from the Park Authority after we complete the project and furnish receipts with our letter requesting payment.

We must have the Park Authority pay the grant-funded portion of project costs during the course of the project. (Grant funds are remitted directly to vendors or suppliers, not to the grantee.)

Signature



Date

08/15/2023

Submit application to:

Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, Virginia 22035-1118

Attn: Julie Tahan, Community Support Specialist
Park Operations Division
703-324-8740
julie.tahan@fairfaxcounty.gov

FOR OFFICE USE ONLY	
Date received	8/18/2023
Delivery method	Email

Response to #4 Project Description:

The GFGF would like to install HVAC in the Schoolhouse that would provide air conditioning in the summer months and replace the existing baseboard heat system with a more energy efficient system.

The Forestville Schoolhouse is a historic structure in the heart of Great Falls that serves as a community center for its residents. Constructed in 1889 it consists of 2 large rooms and includes 2 bathrooms and a pantry/kitchen area. It is handicap accessible. Currently the building does not have air conditioning making it difficult to utilize in June – September. After reviewing several options and consulting with community members, the Fairfax County Park Authority Historic Homes Director, the Architectural Review Board for Fairfax County and HVAC professionals, we concluded that a central HVAC system would be the most favorable as it will have the least aesthetic impact to the structure and will also allow us to remove the floor heat strips that will be replaced with wooden baseboard to match what is already in the schoolhouse. A Central HVAC system will require only one compressor unit outside on the rear facet of the building. In addition, installation of this system will not require any upgrades to the current electrical system/panel.

Attached are the following:

- Statement of work from the chosen vendors (see 4A and 4B)
- A photo/description of the Carrier Infinity Condensing Unit (see 4C)
- Photos of the schoolhouse floorplan indicating placement of the return vents (4D)
- A photo of the location of the exterior compressor on rear of building (see 4E)
- Photos of the existing heat strips to be replaced with wooden baseboard to match the existing wood (see 4F)

4A- STATEMENT OF WORK FOR THE INSTALLATION OF THE HVAC UNITS

General Expectations: - Perform all job tasks in accordance with National, State and Local Code Authority - Remove and properly dispose of all old equipment and debris - Install all equipment in accordance with manufacturer recommendations to ensure warranty is upheld - Use drop cloths when necessary - Leave work space cleaner than before our arrival - Ensure process is transparent to all customers as to what is taking place in their home - Ensure all customers health and safety expectations are met - Provide a comfortable, efficient and exceptional installation from start to finish

Included with AC or Heat Pump: - Recover all existing refrigerant in accordance with EPA Standards - Flushing lineset with RX11 Flush - Purging with nitrogen - New outdoor disconnect with high voltage wire to new unit - New level condenser pad (with pea gravel if necessary) - New pump ups - Any penetrations made through exterior wall will be sealed with silicon or permagum - New NoLeak Locking Caps

Included with Air Handler: - New return box and supply transitions as needed - Mastic or Mastic tape pending installer discretion - Test existing High-Voltage lines and Ensure Correct AWG



**HOME ADDITIONS
REMODELING**

Prepared For

GREAT FALLS GRANGE
9818 GEORGETOWN PIKE
GREAT FALLS, Va
(703) 774-6579

ELEC MULTISERVICES, LLC
Class A General Contractor
DPOR LICENSE # 2705164574
Licensed & Insured

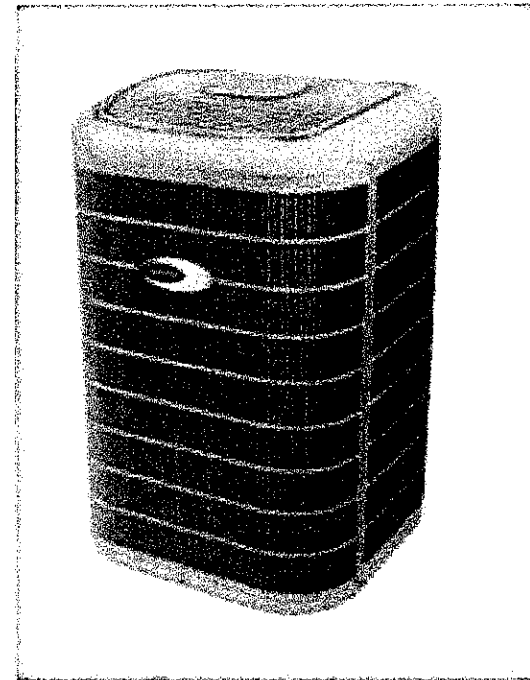
Estimate # 2848
Date 08/02/2023

8373 Irongate Way
Manassas, Va 20109
Phone: (571) 316-7958
Email: elecmultiservicesllc@gmail.com

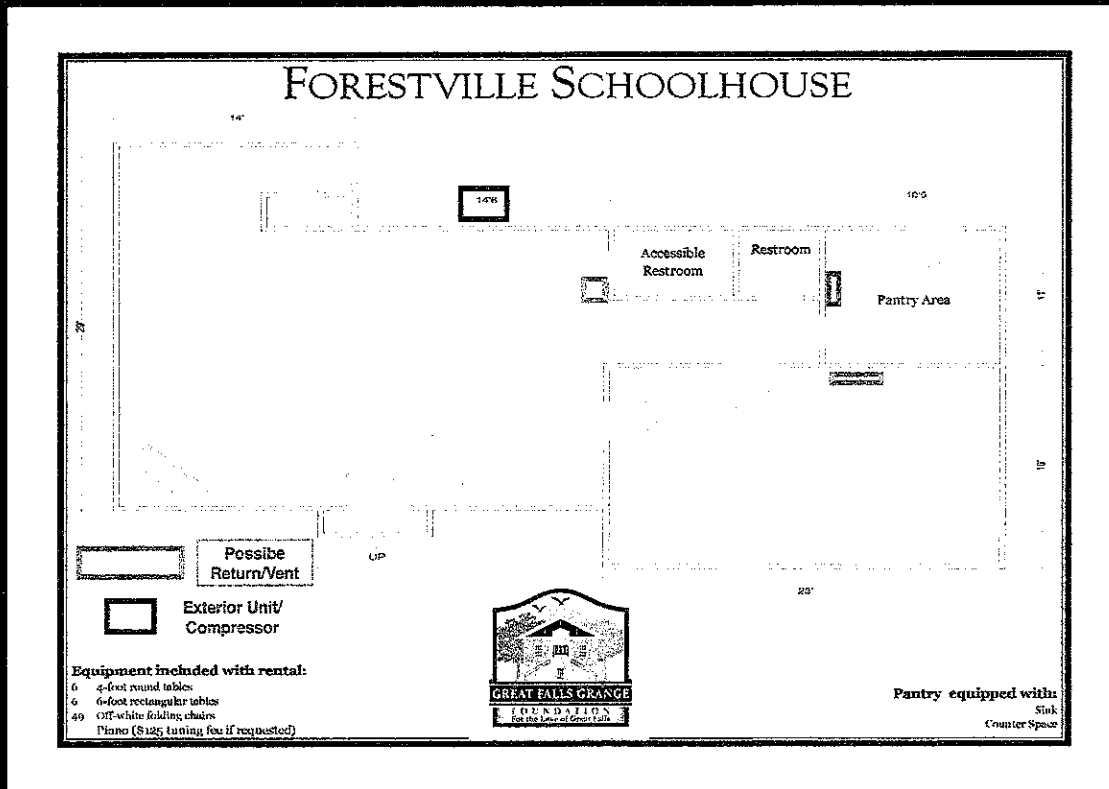
Description	Rate	Quantity	Total
7 INCHES BASEBOARD PINE WOOD Remove old baseboard and install new one from corner to corner No cuts between	\$15.00	140	\$2,100.00
ELECTRICAL BASEBOARD HEATER REMOVE Remove all electrical baseboard heater and install plastic or metal junction box to protect electrical wire from the wall	\$95.00	10	\$950.00
MATERIAL EXPENSES 1. 1 gallon of stain matching existing color 2. 150 ft 5 inch pine 3. 150 ft 2 inch baseboard molding 4. 1 gallon of sealer satin	\$900.00	1	\$900.00
Subtotal			\$3,950.00
Total			\$3,950.00

4C- Proposed Exterior Units

The Infinity 18VS heat pump is different in a lot of ways. It offers variable-speed compression that can step down in 5 stages to as low as 25% of its capacity. That's huge from a comfort perspective. The ability to run in lower speeds most of the time makes it quieter and more adept at removing humidity in the summer. It's also significantly better than a 2-stage unit at keeping temperatures even. Plus, those lower speeds are the sweet spot for the unit's best efficiency levels and for getting the most benefit out of other systems you might have like an air purifier because of more constant air flow through the system. And, it's seldom you can upgrade your system a component at a time. Most often, the leap to higher efficiency and better comfort via a communicating system for that home you love, can mean you have to deal with the cost of a whole system even though only your outdoor cooling unit has called it quits. The Infinity 18VS could change that for you.



4D-Possible Placement Return Vents



4E- Proposed Placement of Exterior Unit with native plant shield



4F- EXISTING FLOOR HEATERS



Response to #6 – Sponsor Commitment

The Great Falls Grange Foundation has completed many projects to upgrade the property. Last year the foundation received funding through the Mastenbrook Grant to connect the Fairfax County Water Supply to the Grange Hall. This was a significant improvement to the property as it ensured a reliable water source. Previously, the facility was dependent on a well water system that was in a deteriorating condition. The waterline connection was a huge accomplishment for the GFGF .

The installation of the Central HVAC to the schoolhouse will provide equal benefits as it will guarantee reliable heating and cooling to this much-loved facility in Great Falls.

The renovations committee of the GFGF will oversee every phase of this project. This includes President Jorge Adeler, Vice President Tom Tucker and the GFGF Director, Julie Maher. Additional consult will be provided by Robert Mobley (resident who served on the Fairfax County Architectural Review Board and has been instrumental to the preservation of the Historic Forestville Schoolhouse for many years) and David Buchta, the Branch Manager of the Heritage Conservation Branch from the Fairfax County Park Authority.

Throughout the installation we will document all phases of the project with written notes, and pictures. The GFGF uses a professional bookkeeper to ensure that all expenses related to this project will be captured and categorized separately. In addition, the treasurer and the board will review and approve the financial statements to ensure this is done.

The central HVAC system will require yearly maintenance which will be completed by the company chosen for this project-John Nugent and Sons which is owned by local businessman and Great Falls Resident John Nugent.

Your Proposal Best

Julie Maher

Address: 9812
Georgetown Pike Great
Falls, VA 22066

Phone: (703) 774-6579

Email:
Juliemaher4@aol.com

Consultation Code: ENG5HUZE6

Date Presented: Jul 11, 2023

Expiration Date: Aug 10, 2023

Presented by: Lucas Shartzter

Phone: (703) 969-3174

Email: Lucas.shartzter@nugentsons.com

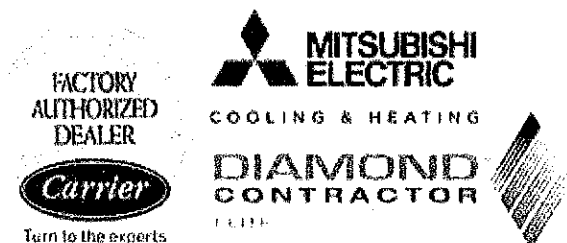
Next Steps

1. Review your proposal below
2. Scroll down to easily

[Review Terms And Sign Proposal](#)

About Us

John Nugent & Sons has been a family-owned and operated company since 1975. We pride ourselves on providing the high quality of service and very personal touch that only a family company can offer. It is our belief that each and every customer deserves to be treated with the same respect and honesty as a member of our family. Our top-ranked customer service and superior quality of work can be attributed to this belief. In 1975 we started small, but over the years more and more people have accepted our offer to join the family. While we've grown to meet the expanding needs of these customers, we're always careful not to jeopardize the value and quality of service that have been our trademark since the beginning. Our commitment to excellence is what got us this far and we plan on honoring this commitment long into the future



Mechanical License: #2710061382

System

Carrier Infinity 25VNA8 Heat Pump 4 Ton

✓ AHRI Matched

HP#: 206765169 | CC: 46000 | SEER: 18 | EER: 11 | HSPF: 11

HP#: 206765169 | CC: 46000 | SEER2: 18 | EER2: 10.5 | HSPF2:
8.5

ABOUT THIS SYSTEM

INSTALLATION INCLUDES

Manual j for permit application

ALL DUCTWORK NEEDED TO SUPPLY AIR

RETURN AIR TO UNIT

ELECTRICAL TO CONDENSER AND AIRHANDLER

THERMOSTAT WIRE

DRAINLINES

SECONDARY DRAIN PAN AND SAFETIES

INSULATE DUCTWORK IN ATTIC

JNS to install a new emergency pan with safety switch under new furnace -

All piping, wiring, and sheet metal fabrication is included -

All necessary materials included -

EZ Trap Flood Prevention safety device installed in the condensate line -

New Electric Disconnect & Whip for outdoor and indoor unit -

New pad for outdoor unit -

Vibration Isolation Pump Ups for outdoor unit -

Tamper Proof Refrigerant Lock Caps for outdoor unit -

Insulate Exterior Suction Line - UV Protected Insulation -

Seal Refrigeration Line Penetrations -

Mastik seal all new duct joints -

Complete Clean-Up, Incl. Drop Cloths & Shoe Covers -

Complete System Start-Up -

All Required Permits -

Installation will meet or exceed all County and VA Code Requirements -

AHRI Certified Matching System -

Nitrogen Pressure Check on lineset -

Vacuum Test below 500 Microns for lineset -

Refrigerant Charged To Manufacturer's Specifications -

Set up thermostat for customer -

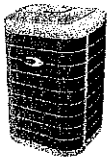
100% SATISFACTION GUARANTEE

Warranty info on system:

- 3 year labor on complete installation
- 10 year parts on all Carrier equipment
- 10 year compressor on Carrier outdoor unit
- Lifetime year heat exchanger on Carrier gas furnaces
- 5 year warranty on Honeywell thermostat
- 2 year maintenance agreement included

EQUIPMENT

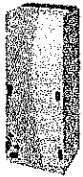
2 ITEMS



Category: Condenser

Name: Carrier® Infinity - 4 Ton 18 SEER Residential Variable Speed Heat Pump Condensing Unit

Number: 25VNA848A003



Category: Fan Coil

Name: 2.5 - 4 Ton Residential Fan Coil Communicating Variable-Speed Multipoise (Aluminum Coil)

Number: FE4ANF005L00

INCLUDES

2 ITEMS



Category: Thermostats / Quantity: 1

Name: Carrier® - SYSTXCCITC01-B Infinity® System Control with Wi-Fi® Remote Access Capability

Number: SYSTXCCITC01-B



Category: Services / Quantity: 1

Name: Check Out Our Customer Reviews

Number:

WHAT YOU'LL GET

7 ITEMS

Carrier

Quantity: 3

Ductwork

General Expectations: - Perform all job tasks in accordance with National, State and Local Code Authority - Remove and properly dispose of all old equipment and debris - Install all equipment in accordance with manufacturer recommendations to ensure warranty is upheld - Use drop cloths when necessary - Leave work space cleaner than before our arrival - Ensure process is transparent to all customers as to what is taking place in their home - Ensure all customers health and safety expectations are met - Provide a comfortable, efficient and exceptional installation from start to finish

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Included with Air Handler: - New return box and supply transitions as needed - Mastic or Mastic tape pending installer discretion - Test existing High-Voltage lines and Ensure Correct AWG

INVESTMENT DETAILS

Sale Price	\$27,576.00
Total Investment	\$27,576.00
The Total Investment is the total cost of the goods and services described in this proposal	

PAYMENT TERMS

Unless customer has chosen to finance the job, a deposit of 50% of total contract price will need to be received upon contract acceptance. Scheduling, Ordering and measuring cannot begin until a deposit has been received. Upon completion of work, the customer will need to pay the remaining balance to install technicians onsite by check, cash, or card. (Additional fees may be applied for using a credit card if the deposit was put in check or cash.) All financing is subject to approval before Scheduling, Ordering Equipment, and Measuring can begin.

If salesman has estimated the job to take more than 2 days payment terms are as follows: 50% Deposit to begin the process, 30% Upon completion of rough in outdoor unit(s), and 20% Upon completion of work and start-up. If a job falls under new construction category or is expected to be an ongoing job payment terms will be directly stated in proposal per salesman's discretion.

Job Foreman has right to make any changes deemed necessary for correct installation upon on-site walk through and measure. Charges may apply to changes if necessary. If foreman deems job can not be completed as initially planned with salesman John Nugent and Sons holds the right to cancel installation and bring salesman back out to review job and all changes need to be made to ensure a proper installation that is up to manufacturer recommendations.

SIGNATURE

DATE:



**HOME ADDITIONS
REMODELING**

Prepared For

GREAT FALLS GRANGE
9818 GEORGETOWN PIKE
GREAT FALLS, Va
(703) 774-6579

ELEC MULTISERVICES,LLC
Class A General Contractor
DPOR LICENSE # 2705164574
Licensed & Insured

Estimate # 2848
Date 08/02/2023

8373 Irongate Way
Manassas, Va 20109
Phone: (571) 316-7958
Email: elecmultiservicesllc@gmail.com

Description	Rate	Quantity	Total
7 INCHES BASEBOARD PINE WOOD Remove old baseboard and install new one from corner to corner No cuts between	\$15.00	140	\$2,100.00
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Subtotal			\$3,950.00
Total			\$3,950.00

Mastenbrook Grant Request
from
The Great Falls Grange Foundation

PRESENTED TO:
Park Operations Committee
September 27, 2023



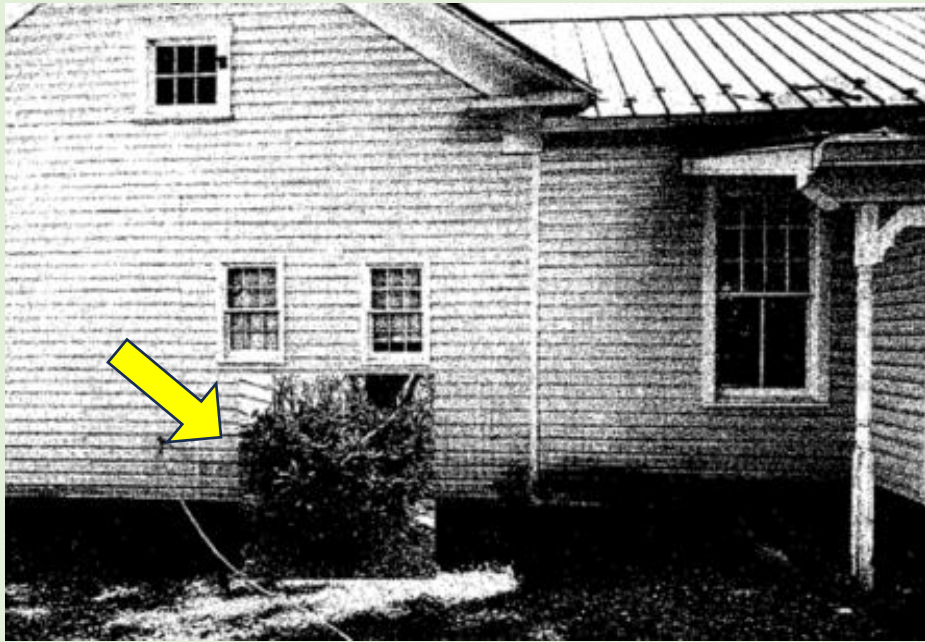


PROJECT

HVAC System Installation
Great Falls Grange Park
Dranesville District



PROJECT LOCATION



View of Forestville Schoolhouse with proposed placement of exterior unit to be screened by native plantings.



PROJECT BUDGET AND FUNDING



PROJECT BUDGET

- \$ 27,576.00 Central HVAC equipment – furnish and install
- \$ 3,950.00 Removal of heat strips, replacement with wood baseboards to match
- \$ 31,526.00 TOTAL PROJECT COST**

PROPOSED FUNDING

- \$ 15,763.00 Great Falls Grange Foundation
- \$ 15,763.00 Mastenbrook Matching Grant Fund
- \$ 31,526.00 TOTAL AVAILABLE FUNDING**

FISCAL IMPACT



\$15,763.00 in WBS PR-000147, 2020 Park Bond - Park Renovations and Upgrades, Fund 30400, Park Bond Construction Fund

Contingent on approval of this grant, the new balance in the Mastenbrook Volunteer Matching Funds Grant Program will be \$705,385.00.



DISCUSSION/ QUESTIONS?