



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Kirk W. Kincannon, Director

FROM: David Bowden, Director
Planning and Development Division

DATE: March 6, 2014

Agenda

**Planning and Development Committee
Wednesday, March 12, 2014 – 5:30 p.m.**

Boardroom – Herrity Building

Chairman: Ken Quincy

Vice Chair: Michael Thompson, Jr.

Members: Linwood Gorham, Richard C. (Rip) Sullivan, Jr., Frank S. Vajda

1. Scope Approval – Great Falls Grange – Americans with Disabilities Act Improvements – Action*
2. Draft Brookfield Park Master Plan Amendment – Information*
3. Monthly Contract Activity Report – Information*

*Enclosures



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ACTION

Scope Approval – Great Falls Grange Park Americans with Disabilities Act Improvements (Dranesville District)

ISSUE:

Approval of the project scope to construct Americans with Disabilities Act Improvements at Great Falls Grange Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to construct Americans with Disabilities Act Improvements at Great Falls Grange Park.

TIMING:

Board action is requested on March 26, 2014, to maintain the project schedule.

BACKGROUND:

Great Falls Grange Park is a 9.02 acre park located in the Great Falls area of Fairfax County and includes a playground, pavilion, baseball/soccer field, school house and historic Grange hall. The Grange is used by the Great Falls Citizens Association and other community groups for meetings, theatrical productions, and is rented for other special events.

The United States Department of Justice (DOJ) entered into a settlement agreement with Fairfax County, Virginia, under title II of the Americans with Disabilities Act of 1990 (ADA) – DJ 204-79-258 on January 28, 2011. The text of the agreement, in part, includes the requirement that the county make physical modifications to facilities surveyed by DOJ to provide accessible facilities including parking, routes into the buildings, entrances, service areas and counters, restrooms, public telephones and drinking fountains. The settlement with DOJ also required the Park Authority to perform a self-assessment of additional Park Authority facilities to ensure compliance with ADA. The Park Authority's Accessibility Coordinator included the Grange as part of the required self-assessment.

The Resource Management Division of the Park Authority hired the consulting firm of Shaffer, Wilson, Sarver and Gray, PC in 2008 to complete a Historic Structure Report for the Grange. The report included recommendations to bring the Grange into compliance with ADA requirements. Staff used the ADA improvements recommended

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by SWSG as the basis for the self-assessment and estimated the cost of the improvements to be approximately \$500,000 to perform the work necessary to make the Grange and surrounding site facilities accessible in accordance with ADA requirements.

The Fairfax County Board of Supervisors included funding in the amount of \$503,295 as part of their Fiscal Year 2013 Carryover Budget action in September 2013 to fund the ADA improvements at the Grange. A project team consisting of representatives from Planning and Development, Park Services, Resource Management, and Park Operations Divisions was created to determine the scope for the site and building ADA improvements needed at the Great Falls Grange Park.

Based on the 2008 Historic Structures Report, subsequent design drawings and staff's evaluation of the site, the project team recommends the following scope of work:

- Reconstruct the existing ADA parking spaces and travel route at the southeast parking lot near the building to comply with current ADA requirements. The existing brick paver trail will be realigned to move it away from the tree. Reconstruct the existing parking space at the northeast corner of the gravel parking lot and provide a concrete pad for the portable toilets and dumpster. Provide an accessible route from the accessible parking space to the tot lot, pavilion, ball fields and bleachers. Construct a concrete pad for the pavilion, bleachers and construct an asphalt observation pad at the ball fields.
- Install a new ADA compliant vertical platform lift from the basement level to the first floor level. This will require construction of a shaft and lift pit. Alter the existing ladies restroom and janitor's closet to accommodate the vertical lift.
- Construct a new ADA unisex restroom on the basement level adjacent to the existing stairs utilizing existing office/open floor space. This new restroom will have the required hardware that meets ADA requirements and will be added to the existing septic system at the septic tank.
- Install a 75 CFM bathroom exhaust fan to vent the new restroom to the outside.
- Install new 400 amp electric service and modify the existing 200 amp panel to reduce the load. This will require an upgrade of the existing service including the service drop to the building from the pole mounted transformer all the way down to the meter base. Additional work associated with the new service is to install new 400 amp disconnect on the exterior of the building and new service entrance conductors to a new 400 amp Main Distribution Panel. Modify all other electrical systems within the construction area as required to complete the improvements.

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Staff is working with SWSG to update the design drawings to bring them up to the current building codes and ADA requirements.

The scope cost estimate to design, permit and construct the proposed improvements of the Great Falls Grange Park is \$503,295 (Attachment 1).

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	1 st Quarter 2014
Design & Permit	2 nd Quarter 2014
Construction	3 rd Quarter 2014

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$503,295 is necessary to fund design, permitting and construction for the project. Funding in the amount of \$503,295 in WBS/IO PR-000083-022, ADA Compliance - Parks, Great Falls Grange, Fund 300-C30010, ADA Compliance - Parks is available to complete the design, permitting, and construction phases.

ENCLOSED DOCUMENTS:

Attachment 1: Scope Cost Estimate – Great Falls Grange Americans with Disabilities Act

Attachment 2: Aerial view of the proposed site improvements

STAFF:

Kirk W. Kincannon, Director

Cindy Messinger, Deputy Director/CFO

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

Barbara Nugent, Director, Park Services Division

Todd Johnson, Director, Park Operations Division

Cindy Walsh, Director, Resource Management Division

John Lehman, Manager, Project Management Branch

Monika Szczepaniec, Manager, Buildings Branch

Cecil F. Hardee, Jr., Project Manager, Buildings Branch

Janet Burns, Fiscal Administrator

Michael Baird, Manager, Capital and Fiscal Services

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SCOPE COST ESTIMATE
Great Falls Grange ADA Improvements

DESIGN

Design	\$29,000
Permits and fees	\$1,000
Design Administration	<u>\$10,000</u>
Subtotal	\$40,000

CONSTRUCTION

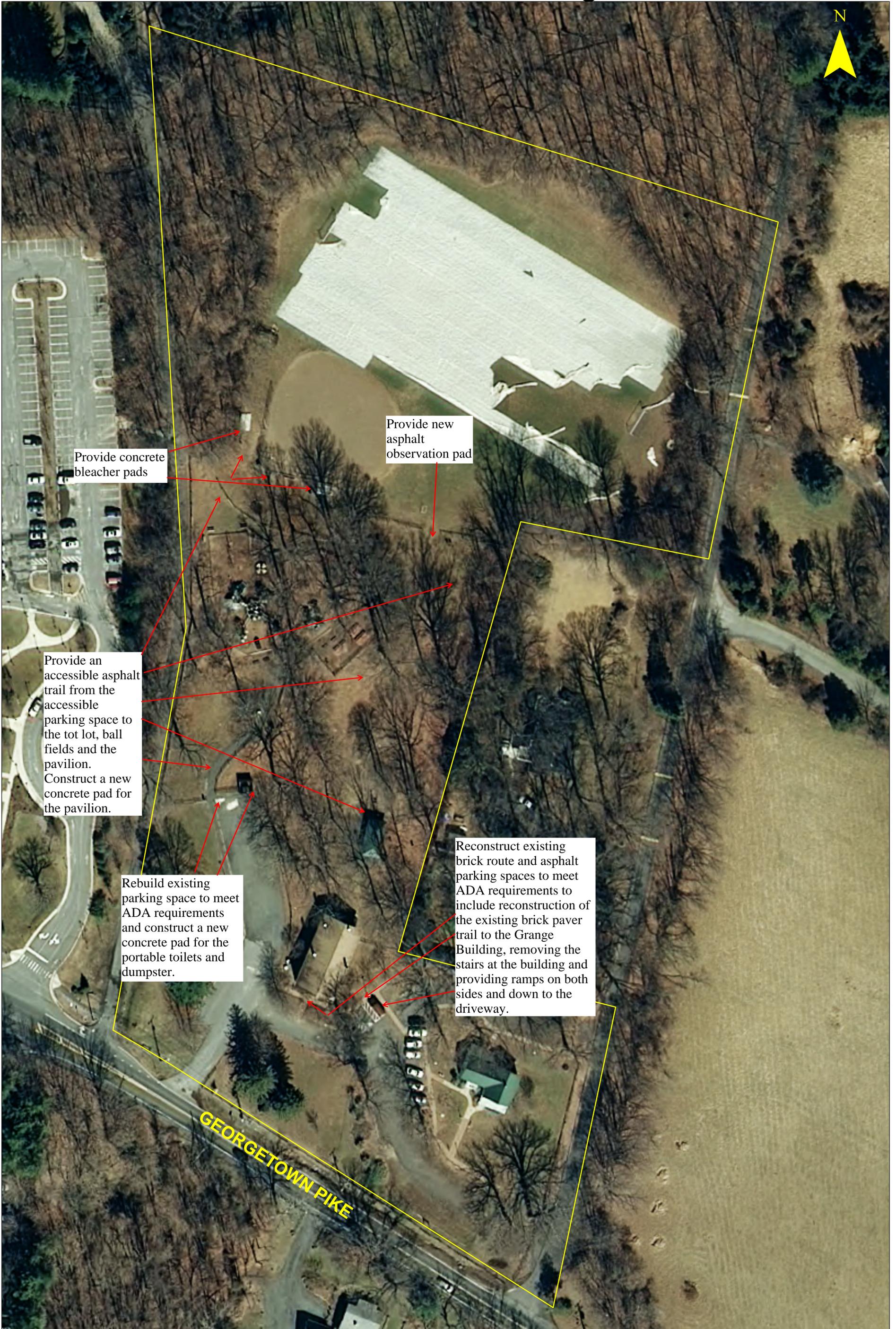
Sitework	\$275,000
Grange Building Improvements	<u>\$151,295</u>
Subtotal	\$426,295

Contingency	\$10,000
Construction Administration	<u>\$27,000</u>
Subtotal	\$37,000

Total Project Estimate **\$503,295**

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Great Falls Grange



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Provide concrete bleacher pads

Provide new asphalt observation pad

Provide an accessible asphalt trail from the accessible parking space to the tot lot, ball fields and the pavilion. Construct a new concrete pad for the pavilion.

Rebuild existing parking space to meet ADA requirements and construct a new concrete pad for the portable toilets and dumpster.

Reconstruct existing brick route and asphalt parking spaces to meet ADA requirements to include reconstruction of the existing brick paver trail to the Grange Building, removing the stairs at the building and providing ramps on both sides and down to the driveway.

GEORGETOWN PIKE

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INFORMATION

Draft Brookfield Park Master Plan Amendment (Lee District)

Brookfield Park is a 27-acre Local Park in the Lee Supervisory District located at 7417 Floyd Avenue in Springfield (Attachment 1). The park was master planned in 1968 and has largely been developed and managed over the last 45 years as a local-serving park in the Springfield community. The park is bordered to the west by a portion of the Accotink Stream Valley Park, to the east by the Grace Presbyterian Church, and to the north and south by single-family detached homes. Brookfield and Accotink Stream Valley Parks are contiguous parkland that is connected via a multiuse trail. Existing facilities in the park include 0.6 miles of multiuse trails, a reservable picnic shelter, picnic tables, a multiuse court, a school age playground, a roughly 16,000 square foot open play field, and onsite parking.

In July 2013, the Park Authority received a request from Trails for Youth (TFY) to consider a bicycle pump track use in the park, and identified a portion of the open play field as an optimal location. TFY is a non-profit organization based in Springfield that focuses on providing children an opportunity to enjoy the outdoors through a variety of programs and activities, including mountain bike races and overnight camping trips. To learn more about TFY, please visit their website at www.trailsforyouth.org. In September 2013, TFY presented the bicycle pump track proposal to the Springfield Citizens Association, which voted to support the proposal in theory and recommended further dialogue with the Park Authority (Attachment 2). In addition, both Lee District Supervisor and Park Authority Board representative expressed support for the project.

The broad definition of a bicycle pump track is “a continuous circuit of dirt rollers, berms, and jumps that loops back on itself, allowing you to ride it continuously” (www.singletracks.com). A bicycle pump track can range widely in size, though an absolute minimum is roughly 1,000 square feet. The TFY proposal seeks an approximate 2,000 square foot track. To evaluate the bicycle pump track proposal, staff conducted background research and site analysis, collected input from park staff, and reviewed bicycle pump track examples in the region. Staff analysis identified that the bicycle pump track could be physically located in a portion of the existing open play area (formerly a small diamond field). Potential impacts identified by staff included maintenance, soil erosion, off-trail impacts, water access, and neighborhood impacts. Through continued dialogue with staff, TFY committed to addressing potential impacts, including entering into an agreement with FCPA to construct and maintain the bicycle pump track facility.

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In addition, a simple amendment to the existing Master Plan is needed to allow the proposed use. A simple amendment to the existing Brookfield Park Master Plan adds the proposed bicycle track label to the open space area shown on the master plan. To facilitate a community discussion on the proposed use, a public comment meeting is scheduled for Wednesday, May 7, 2014, at Crestwood Elementary School, at which staff will present the TFY proposal and Draft Brookfield Park Master Plan Amendment (Attachment 3).

Public input on the proposed use will be collected at the public meeting and will be followed by a 30-day open comment period. The draft Master Plan Amendment will also be published on the Park Authority website in order to disseminate information and collect input. Consideration for the Master Plan Amendment approval by the Park Authority Board is expected in July 2014 after all public comments are evaluated. If approved, a development, maintenance, and use agreement with TFY will be required. In addition, a public use conformance determination (2232 process) may also be required.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Brookfield Park Vicinity Map

Attachment 2: Trails for Youth Proposal Presentation to Springfield Citizens Association
(abridged)

Attachment 3: Draft Brookfield Park Master Plan Amendment

STAFF:

Kirk W. Kincannon, Director

Cindy Messinger, Deputy Director/CFO

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning & Development Division

Cindy Walsh, Director, Resource Management Division

Barbara Nugent, Director, Park Services Division

Todd Johnson, Director, Park Operations Division

Judy Pedersen, Public Information Officer

Sandy Stallman, Manager, Park Planning Branch

Jay Rauschenbach, Project Manager, Park Planning Branch

Braddock Rd



Brookfield Park

**Springfield
Subdivision**

Accotink SV Park

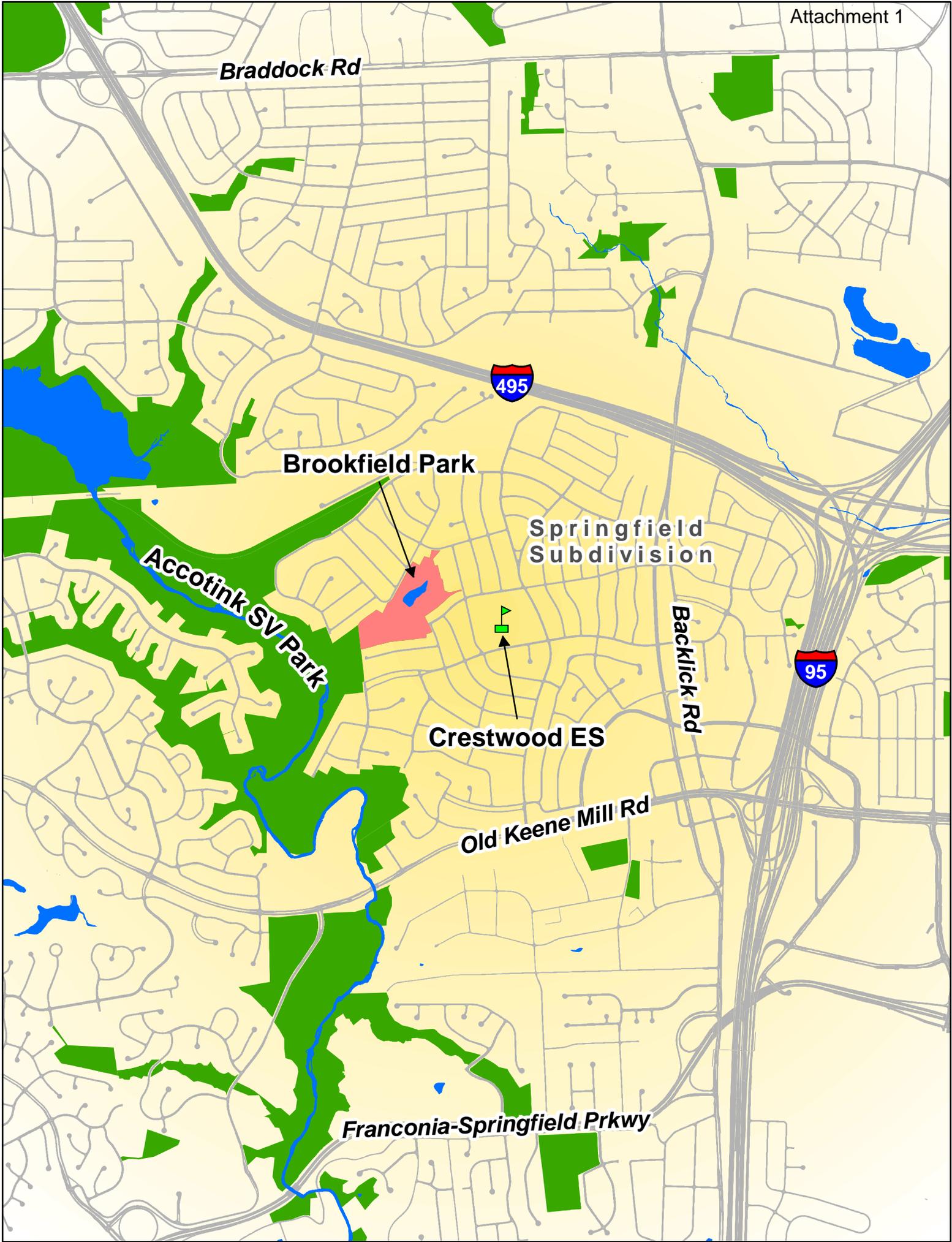
Backlick Rd



Crestwood ES

Old Keene Mill Rd

Franconia-Springfield Prkwy

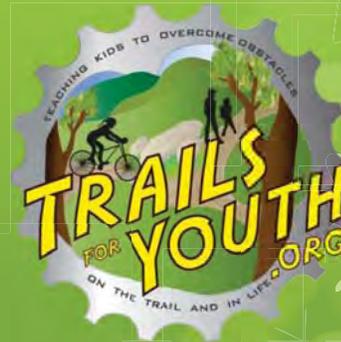


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Bicycle Pump Track for Brookfield Park

Presented to the Springfield Civic Association

By Julie and Patrick Childers of
TrailsforYouth.Org

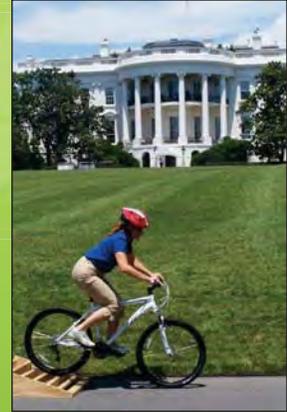


TrailsforYouth.Org (TYO)

- Children's Health non-profit that provides services to youth
 - After School and Summer Nature Programs
 - Biking, hiking, kayaking, fishing
 - Bike Rodeos (safety focus)
 - Camps/classes at Lake Accotink
 - Mt Bike Races at Wakefield Park
 - Camping Trips

TrailsforYouth.Org (TYO)

- Nationally Recognized Youth Organization
 - First Virginia nonprofit listed in Catalog for Philanthropy
 - Invited to White House for Demonstration
 - Numerous hero awards and media coverage
- Located in Springfield, Va
 - 11 years (started in 2002)
 - Approximately 125 – 150 event days with youth annually
 - Staffed by Springfield residents including adult and youth counselors
 - Partner with local Parks, Schools, businesses, and the Springfield Civic Association



We support our home town

TrailsforYouth.Org

- Teaching kids to overcome obstacles on the trail and in life
 - **Teach youth to:**
 - **Lead by example**
 - **Look to their future**
 - **Instill responsibility**
 - **Provide sense of accomplishment**
- Springfield key focus of TYO
 - ***Work with hundreds of children from Springfield annually***



Limited resources - cannot address constant need of local children in our area to get outside and enjoy nature in a safe and fun environment – looking for infrastructure to support this need.

What is a Pump Track?

- A pump track is a small continuous trail consisting of a loop of dirt berms and "rollers" (smooth dirt mounds)
- The name "pump track" comes from the pumping motion used by the rider's upper and lower body as they ride around the track.
- It's a great work out and lots of fun!
- [Pump Track Video](#)

Why is it needed?

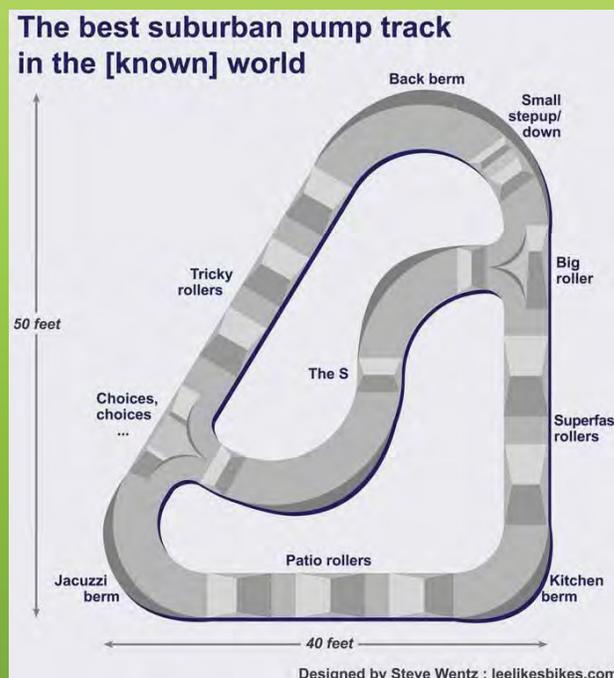
- Good exercise
- Provides a safe environment for local youth in the Springfield area to ride bicycles in a safe confined space
- Good learning environment for youth prior to using more advanced local mountain biking trails

Why Brookfield Park?

- Primarily serves local children
- Utilizes field that is currently not actively used by youth
- Compliments current improvements to Brookfield
- Can be used for community and family events or for park classes



The Neighborhood Pump Track



Big Issue - Budget....maybe not?

- Total construction costs of recent larger pump track projects in area cost less than \$10,000.00
- Cost can be reduced by volunteer labor
- Private donor funding, and volunteer labor have already been committed to a pump track in Springfield.
- TYO is willing to commit additional resources in future years for maintenance and local youth events at a Springfield pump track.

Environmental Impact

- Course is made of all natural materials –Dirt
- Due to the proposed size of the proposed track it should not require a silt permit
- Water is needed for the build of the project, likely requiring a water truck or trailer use.
- Future watering can be done manually to control dust if necessary.

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S P R I N G F I E L D

LORETTO STREET

JUNE ST.

ATTEE NTEE ROAD

GRACE ST.

nature walk with identified plants

lake

deck

walk

existing service road

apparatus area

multi-use court

open play area & small bicycle track

bike path

NANCEMOND STREET

FLOYD AVENUE

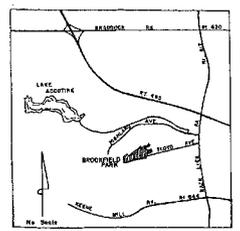
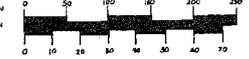
BATH STREET

DICKENSON ST.

S P R I N G F I E L D

DRAFT
 MASTER PLAN AMENDMENT
 MAY 2014
 BROOKFIELD PARK

FAIRFAX COUNTY, VIRGINIA
 FAIRFAX COUNTY PARK AUTHORITY - SEPTEMBER 1988



LOCATION MAP

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INFORMATION

Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during the month of February 2014 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 listed on the report until a Notice to Proceed (NTP) is issued.

ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report

STAFF:

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Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

John Lehman, Manager, Project Management Branch

Tim Scott, Project Coordinator, Project Management Branch

Brian Williams, Project Coordinator, Land Acquisition and Management Branch

Monika Szczepaniec, Project Coordinator, Project Management Branch

Janet Burns, Fiscal Administrator

Michael P. Baird, Manager, Capital and Fiscal Services

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Construction Services:								
Project Name	Company Name	Contract Award	Total Construction	Type of Contract	Funding Source	Scope of Work	NTP	Comments
Huntley Meadows Wetland Restoration	Southern Asphalt Paving Co. Inc.	\$101,000		Purchase Order	WBS/PR/000 012-001 Fund 300-C30400	Repave Hike/Bike Trail at South Kings Highway Entrance		
Audrey Moore RECenter – Natatorium West Wall Repair	HITT Contracting, Inc.	\$899,681.72	\$1,127,000	Purchase Order	WBS/PR/000 005-030 Fund 300-C30400	Reconstruct the west wall of the natatorium at Audrey Moore RECenter		

Professional Services:					
Project Name	Firm Name	Amount	Funding Source	Scope of Services	NTP
ADA Compliance Parks-Variou RECenters	Shaffer, Wilson, Sarver & Gray, PC		WBS/PR-000083-006,010,011,023, Fund 300-C30010	Architectural, Engineering and Construction Administration Services to design ADA improvements to comply with DOJ report	
Mt Vernon RECenter Building Evaluation and Feasibility Study	Hughes Group Architects		WBS/PR 000005-032 Fund 300-C30400	Architectural and Engineering to review and evaluate the existing RECenter building and site. Provide a limited feasibility study to evaluate further improvement to the building.	
Countywide Parks Needs Assessment Study	PROS Consulting	\$300,000	WBS/PR-000005, Fund 300-C30400 (Fund 370)	Professional consulting services to assist in determining countywide park and recreation needs and how best to meet those needs through service level standards, contribution levels and development of a ten-year capital improvement plan	

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