



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: April 2, 2015

Agenda

Planning and Development Committee

Wednesday, April 8, 2015 – 5:30 p.m.

Boardroom – Herrity Building

Chairman: Ken Quincy

Vice Chair: Michael Thompson, Jr.

Members: Linwood Gorham, Grace Wolf, Frank Vajda, Harold L. Strickland

1. Scope Approval – Scotts Run Trail – Action*
2. Scope Approval – Riverbend Picnic Shelter – Action*
3. Scope Approval – Greendale Golf Course Irrigation System Replacement – Action*
4. Scope Approval – Installation of Synthetic Turf on Field #5, Lt. Col. Gary F. Smith Memorial Field, at Grist Mill Park – Action*
5. Scope Approval – Installation of Synthetic Turf on Fields #1 and #3 at Arrowhead Park – Action*
6. Scope Approval – Riverbend Park Key House Demolition – Action*
7. 7 ysons Status Report – Information*
- 0 nthly Contract Activity Report – Information*

*Enclosures



This page intentionally left blank.

ACTION

Scotts Run Trail (Providence District)

The Fairfax County Board of Supervisors adopted the Comprehensive Plan for the Tysons area to take advantage of the arrival of Metrorail service to Tysons on June 10, 2010. The new plan for a walkable, pedestrian and bicycle friendly urban center was formed by the Tysons Metrorail Station Access Management Study (TMSAMS) with an objective to create a multimodal access management plan for the new Metrorail stations that were being constructed in the Tysons area. The study was carried out by an advisory group that consisted of county staff from the Board of Supervisor's district offices, the Fairfax County Department of Transportation (FCDOT), the Fairfax County Office of Public Affairs, and the Fairfax County Park Authority, as well as bicycle advocates and representatives of the business and development community. The group conducted an extensive public outreach campaign that included stakeholder interviews, four public meetings, and an on-line survey. Development of a trail connection from Magarity Road to Colshire Meadow Drive allowing pedestrian access from the surrounding neighborhoods to the new Metrorail Station at Dolley Madison Boulevard and Colshire Drive was one of the high priority trail connections recommended by the TMSAMS study and incorporated into the County Comprehensive Plan.

FCDOT obtained funding for the project from the Federal Regional Surface Transportation Program (RSTP) and the Congestion Mitigation and Air Quality Improvements Program (CMAQ). The majority of the trail alignment is to be located in Westgate Park and Scotts Run Stream Valley Park between Magarity Road and Colshire Meadow Drive. As a result of the funding sources, all federal regulations, standards, and requirements apply to design and construction of the trail. Although funding for the trail is through the grants obtained by FCDOT, the trail is almost entirely on Park Authority property and FCDOT has requested to partner with the Park Authority and have Planning and Development staff manage the design and construction of the trail.

The Fairfax County Department of Transportation has requested the Park Authority to manage the design and construction of 2,500 linear feet of 10' wide lighted, accessible trail and two bridges in Westgate Park and Scotts Run Stream Valley Park. Funding for design, permitting, land acquisition, construction, and administrative costs will be provided in the amount of \$2,075,500 by FCDOT through the RSTP and CMAQ programs.

Board Agenda Item
April 22, 2015

Due to the difficulty of reconciling the design requirements imposed by the federal funding with the challenges resulting from the existing site conditions, the proposed future developments in Westgate Park, and the proposed future stream restoration project in Scotts Run, FCDOT commissioned a feasibility study for a conceptual alignment of the trail that would meet all conditions. This study was completed in January 2014 by Whitman, Requardt, and Associates, LLC, and a preferred alignment was identified (Attachment 1). The alignment involves acquisition of several permanent trail easements from adjacent private landowners near Colshire Meadow Drive and a temporary construction easement from The Colonies Condominiums near Magarity Road. Staff from the Park Authority and FCDOT have been working on a Letter of Agreement outlining the responsibilities of the partners for execution of the project (Attachment 2). The Letter of Agreement acknowledges that that the design, permitting, and construction will be managed by Park Authority staff, the land acquisition will be performed by the county's Land Acquisition Division, and all funding and grant reimbursements will be managed by FCDOT. FCDOT will reimburse all Park Authority staff costs associated with managing the project as part of the project funding.

The scope of work for this project includes design, permitting, and construction of:

- 2,500 LF of new 10-ft. wide ADA compliant asphalt trail
- One 70' x 14' steel frame bridge over Scotts Run
- One 50' x 14' steel frame bridge over a tributary to Scotts Run
- Lighting, signage, handrail, and other trail related fixtures

The proposed timeline for the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	April 2015
Land Acquisition	August 2017
Design / Permitting	May 2018
Construction	October 2019

ENCLOSED DOCUMENTS:

Attachment 1: Preferred Alignment – Scotts Run Trail

Attachment 2: Draft Letter of Agreement for Project Administration of Scotts Run Trail

Attachment 3: Cost Estimate – Scotts Run Trail

STAFF:

Kirk W. Kincannon, Director

Aimee L. Vosper, Deputy Director/CBD

Board Agenda Item
April 22, 2015

Sara Baldwin, Deputy Director/COO
David Bowden, Director, Planning and Development Division
Cindy Walsh, Director, Resource Management Division
Todd Johnson, Director, Park Operations Division
Timothy Scott, Coordinator, Project Management Branch
Elizabeth Cronauer, Trail Program Manager, Project Management Branch
Janet Burns, Senior Fiscal Administrator, Financial Management Branch
Michael Baird, Manager, Capital and Fiscal Services

This page intentionally left blank.



County of Fairfax, Virginia

Attachment 2

DRAFT

DATE: February 23, 2015

TO: Kirk Kincannon
Director, Fairfax County Park Authority

FROM: Tom Biesiadny
Director, Fairfax County Department of Transportation

SUBJECT: Letter Agreement for Project Administration of Scotts Run Trail, TMSAMS-107, FOCUS # AA1400107-13;

This letter agreement made and executed between the Fairfax County Park Authority (Park Authority) and Fairfax County (County) will set forth the funding and administration for the design of the “Scotts Run Trail Project” (Project). The Project will be designed and engineered in accordance with all applicable federal, state and local laws and regulations and the “Project Schedule” (Attachment 1) established by the County and Park Authority.

In addition to the “Responsibility Matrix” (Attachment 2) which is incorporated herein, the County and Park Authority agree to several Project specific conditions and requirements as outlined in this letter and its attachments to ensure a timely and smooth progression for Project design completion.

Pursuant to this Letter Agreement, Park Authority agrees:

1. The Scotts Run Trail Project, as described on “Conceptual Layout” (Attachment 3), shall be located within Park Authority property, as further located on “Tax Map No. 29-4-01-0031” (Attachment 4) and on “Tax Map No. 30-3-01-0007A” (Attachment 5) or in easements on adjacent properties as defined during the design process. The trail shall be connected from Magarity Road to Colshire Meadow Drive.
2. Park Authority shall act as the Project Manager. Financing for the project will be with federal funds pursuant to an existing agreement between the County and the Commonwealth of Virginia “Standard Project Administration Agreement” dated July, 15, 2013 (“County-VDOT Agreement” Attachment 6) and is hereby incorporated by reference. Because the County is considered the responsible party under the County-VDOT Agreement, all project design decisions will be subject to final County approval.

3. Park Authority shall be responsible for all invoice tracking and budgeting tasks and will work with County staff per the following:
 - A. Park Authority Project staff time costs shall be well documented and sent to the County for approval. The County will set aside 3% of the project budget so that the Park Authority can charge approved staff time directly. At the time of construction additional budget will be set aside for contract administration as needed.
 - B. County staff will review all design consultant invoices, make payments and submit to VDOT for reimbursement. Park Authority shall submit to the County invoice documents in formats that follow established County invoicing procedures
 - C. Once Park Authority has received any Project invoices, Park Authority will have 15 days to review, approve and submit invoices to the County; after which the County will also have 15 days to review approve and make payment to the design consultant.
4. All design aspects for the Project shall be prepared in accordance with the most recent edition of VDOT's "Locally Administered Project" (LAP) Manual. The LAP Manual outlines requirements for federally assisted projects and is in accordance with all applicable federal and state laws and regulations. The LAP Manual can be found at: http://www.virginiadot.org/business/locally_administered_projects_manual.asp
5. Park Authority and the County shall adhere to the agreed upon schedule and will coordinate with the County on major milestones that may require modifications to the schedule. In the event of unanticipated land acquisition delays or extended VDOT review times, the schedule will be revised accordingly.
6. The County will be accorded the opportunity to review the design plans at each stage of Project development. . The County's comments shall be addressed concurrently with VDOT's comments.
7. If the County and or VDOT determine that the Project may not be feasible as a result of the standard design process, Park Authority will coordinate with the County and VDOT to meet, confer and consider alternatives that would move the Project to the next stage, in accordance with VDOT procedures.
8. Upon approval of final design by VDOT and the County, Park Authority shall at no cost to the project, grant to the County, all easements that may be necessary for temporary grading, construction and permanent trail and utility easements on Park Authority property for the perpetual use, maintenance and operation of the trail.

9. All requirements for funding by the County under this letter agreement are subject to annual appropriations by the Fairfax County Board of Supervisors.
10. Nothing herein shall be construed as a waiver of the County's or Park Authority's sovereign immunity and nothing herein shall create or vest any rights in any third parties, except as may be required under the County-VDOT Agreement.
11. Park Authority shall provide notices and correspondence to the County via email and/or U.S. mail to:

Tom Biesiadny (Tom.Biesiadny@fairfaxcounty.gov), Director, FCDOT, and to Vanessa Aguayo (Vanessa.Aguayo@fairfaxcounty.gov), Project Manager, FCDOT, 4050 Legato Road, Suite 400, Fairfax, VA 22033-2895.
12. Upon approval of final design of the Project, the parties may negotiate a supplement to this letter agreement for the acquisition of right of way and construction of the Project.

Signatures below acknowledge project concurrence.

Tom Biesiadny
Director, Fairfax County Department of Transportation

Kirk Kincannon
Director, Fairfax County Park Authority

Attachments:

cc: Eric Teitelman, P.E., Chief, Capital Projects & Traffic Engineering, Division, FCDOT
W. Todd Minnix, P.E., Chief, Transportation Design Division, FCDOT
Andrew Kolaitis, Right of Way Project Coordinator, CPTED, FCDOT
Ellen F. M. Posner, Esq., Coordination & Funding Division, FCDOT
Vanessa Aguayo, Transportation Planner III, CPTED, FCDOT
Doug Miller, Environmental Project Coordinator, CPTED, FCDOT
John Dresser, Engineer, Transportation & Design Division, FCDOT
Elizabeth Cronauer, Trails Program Manager, FCPA
David Bowden, Chief, Planning & Development Division, FCPA

**Scotts Run Trail
Scope Cost Estimate**

Design phase:

Design (Public Improvement Plan)	\$340,000
Utilities	\$30,000
Permits (LDS, ACOE, NEPA)	\$35,000
Field Testing / Inspections	<u>\$13,000</u>
Subtotal	\$418,000
Administration	<u>\$41,800</u>
Design Subtotal	\$459,800

Construction Phase:

Mobilization / Surveying	\$85,000
Landscaping	\$25,000
Clearing	\$85,000
Erosion and Sediment Controls	\$75,000
Earthwork	\$75,000
Asphalt Trail and Base Material	\$136,400
Bridges	\$400,000
Lighting	\$265,000
Signs, Railings, and other Site Fixtures	<u>\$200,000</u>
Subtotal	\$1,346,400
Construction Contingency (10%)	\$134,650
Administration (10%)	<u>\$134,650</u>
Construction Subtotal	\$1,615,700
Project Total (Design, Construction, Administrative)	\$2,075,500

This page intentionally left blank.

Board Agenda Item
April 22, 2015

ACTION

Scope Approval – Riverbend Park Picnic Shelter (Dranesville District)

ISSUE:

Approval of the project scope to design, permit, and construct a picnic shelter at Riverbend Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design, permit, and construct a picnic shelter at Riverbend Park.

TIMING:

Board action is requested on April 22, 2015, to maintain the project schedule.

BACKGROUND:

Riverbend Park is a 400-acre resource based park in the Great Falls area of the Dranesville District. The park contains forest, meadows and ponds, and fronts along the Potomac River. Facilities at the park include a Nature Center, Visitor's Center, boat launch ramp, and parking lots.

The Park Authority Board authorized funding for a new picnic shelter at Riverbend Park in 2008 by reallocating residual funds from the 2002 and 2004 Park Bond programs. The project was ready to advance in 2010, but at the request of the community construction was put on hold until re-master planning of the park was completed in 2013.

A project team was assembled with representatives from Resource Management, Park Operations, Park Services, and Planning and Development Divisions to establish the project scope. Staff hired the civil engineering firm of Paculli Simmons and Associates to develop a concept plan and prepare a preliminary estimate for the picnic shelter and associated infrastructure. In accordance with the revised master plan the picnic shelter will be designed to accommodate 130 people and sited near the existing Nature Center. Staff will use the picnic shelter to support educational programs and generate additional revenue through rental reservations for the picnic shelter. Parking will be provided at the existing parking area at the Nature Center which is accessed from the entrance on

Board Agenda Item
April 22, 2015

Jeffery Road. Accessible parking/access and an option for an additional nine parking spaces along the Jeffery Road entrance will be included in the picnic shelter design.

The project team recommends the following scope of work based on the conceptual plan and estimate prepared by the consultant:

- Design, permit, and prepare construction documents for the project.
- Construct a rentable picnic shelter (36'x52') that accommodates 130 people.
- Construct supporting infrastructure to include a storm water management facility, drive lane/accessible parking, walkways, amenities, and landscaping.

The additional nine parking spaces proposed along Jeffery Road will not be constructed at this time unless construction costs are lower than anticipated.

The cost estimate to design, permit and construct the picnic shelter and supporting infrastructure at Riverbend Park as described above is \$349,000 (Attachment 2).

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Start</u>	<u>Complete</u>
Scope	June 2014	April 2015
Design & Permitting	May 2015	July 2015
Construction	August 2015	December 2015

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$349,000 is necessary to fund this project. Funding is currently available in the amount of \$187,498 in WBS PR-000018-007, Riverbend, and \$161,583 in WBS PR-000018-016, Group Paving, both in Fund 300-C30400, Park Authority Bond Construction for a total of \$349,081.

ENCLOSED DOCUMENTS:

Attachment 1: Concept Plan - Riverbend Park Picnic Shelter

Attachment 2: Scope Cost Estimate - Riverbend Park Picnic Shelter

Board Agenda Item
April 22, 2015

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Todd Johnson, Director, Park Operations Division

Barbara Nugent, Director, Park Services Division

Cindy Walsh, Director, Resource Management Division

Todd Brown, Manager, Operations Branch

John Lehman, Manager, Project Management Branch

Heather Lynch, Project Manager, Project Management Branch

Janet Burns, Senior Fiscal Administrator, Financial Management Branch

Michael Baird, Manager, Capital and F-+

iscal Services

This page intentionally left blank.

SCOPE COST ESTIMATE

Riverbend Park Picnic Shelter

Scope and Design

• Professional Services	\$ 67,000
• Permits	\$ 6,000
• Administration	<u>\$ 6,000</u>
Subtotal	\$ 79,000

Construction

• Mobilization	\$ 10,000
• Erosion & Sediment Control	\$ 13,000
• Earthwork	\$ 25,000
• Stormwater Management Facility (Biofilter)	\$ 22,000
• Picnic Shelter Structure (36' x 52')	\$ 90,000
• Drive Lane/Handicap Parking	\$ 30,000
• Walkways	\$ 10,000
• Amenities	\$ 6,000
• Landscaping	<u>\$ 19,000</u>
Subtotal	\$225,000

Inspections & Testing	\$ 5,000
-----------------------	----------

Contingency	\$ 22,000
-------------	-----------

Administration	<u>\$ 18,000</u>
----------------	------------------

Total Project Estimate	\$349,000
-------------------------------	------------------

Board Agenda Item
April 22, 2015

ACTION

Scope Approval – Greendale Golf Course Irrigation System Replacement (Lee District)

ISSUE:

Approval of the project scope to install a replacement irrigation system at Greendale Golf Course.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to install a replacement irrigation system at Greendale Golf Course.

TIMING:

Board action is requested on April 22, 2015, to maintain the project schedule.

BACKGROUND:

Greendale Golf Course is located at 6700 Telegraph Road, Alexandria, Virginia (Attachment 1). It is an 18-hole regulation course featuring 148 acres of rolling terrain with asphalt cart paths. Greendale's facilities include a practice putting green, clubhouse with food service, golfing supplies, and club and power cart rentals.

The 2012 Park Bond Program approved by the Park Authority Board includes a project to replace the golf course irrigation systems at Pinecrest and Greendale Golf Courses. The irrigation system replacement at Pinecrest Golf Course was completed in April 2014. The FY 2015 Planning and Development Division Work Plan includes a project to replace the 37-year old irrigation system serving Greendale Golf Course. A project team was assembled with representatives from Golf Enterprises and the Planning and Development Divisions to establish the project scope for the irrigation replacement in accordance with the Work Plan.

The project team has confirmed that the existing Greendale Golf Course irrigation system is beyond its useful life and needs to be replaced. The current system no longer provides sufficient water pressure to adequately irrigate the course and is very costly to keep operational.

Board Agenda Item
April 22, 2015

The project scope recommended by the project team includes designing and installing a new irrigation system to include main, lateral and station piping, valves and boxes, sprinkler heads and quick couplers, control wire and controllers.

The project cost estimate to design and replace the golf course irrigation system is \$924,000 as detailed in Attachment 2. Construction is scheduled to start in October 2015 when golfer demand begins to decrease due to the cooler fall season to minimize impact to golfers and the associated revenue potential. The contractor will have access to the entire golf course. However, only one golf hole will be closed off to golfers at any one time during construction. Staff anticipates providing adequate notice of this highly anticipated improvement and is planning to implement a small fee reduction during construction to minimize impacts to revenue performance and customer service.

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Start</u>	<u>Complete</u>
Scope	February 2015	April 2015
Design	May 2015	September 2015
Construction	October 2015	March 2016

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$924,000 is necessary to fund this project. Funding is currently available in the amount of \$924,000 in WBS PR-000091-010, Existing Facilities Renovation, in Fund 300-C30400, Park Authority Bond Construction to complete this project.

ENCLOSED DOCUMENTS:

- Attachment 1: Master Plan – Greendale Golf Course
- Attachment 2: Scope Cost Estimate

STAFF:

Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Peter Furey, Manager, Golf Enterprises
David Bowden, Director, Planning and Development Division
Timothy Scott, Branch Manager, Project Management Branch
Wendy Li, Project Manager, Project Management Branch
Janet Burns, Senior Fiscal Administrator, Financial Management Branch
Michael Baird, Manager, Capital and Fiscal Services

SCOPE COST ESTIMATE

Greendale Golf Course Irrigation System Replacement

Construction

• Mobilization	\$5,000
• Demolition	\$7,000
• Sprinklers	\$78,000
• Piping, Fittings, and Swing Joints	\$365,000
• Control System	\$86,000
• Wiring	130,000
• Valves, Boxes, and Drains	\$68,000
• Equipment, Miscellaneous Materials	\$9,000
• Site Restoration	<u>\$30,000</u>
Subtotal	\$778,000
Inspections & Testing	\$ 6,000
Contingency (10%)	\$ 78,000
Administration	<u>\$ 62,000</u>
Total Project Estimate	\$924,000

Board Agenda Item
April 22, 2015

ACTION

Scope Approval – Installation of Synthetic Turf on Field #5, Lt. Col. Gary F. Smith Memorial Field, at Grist Mill Park (Mount Vernon District)

ISSUE:

Approvals of the project scope to design, permit, and install synthetic turf at Grist Mill Park Field #5.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design, permit, and install synthetic turf at Grist Mill Park Field #5.

TIMING:

Board approval of the project scope is requested on April 22, 2015, to maintain the project schedule.

BACKGROUND:

Grist Mill Park is a 76-acre local park located at 4710 Mount Vernon Memorial Highway in the Mount Vernon area of the county. Park facilities include two natural turf rectangular fields, two 60-foot diamonds, one 90-foot diamond field, two multi-use courts, a tot lot and playground, picnic areas, garden plots, historic structure, dog park, trails, and parking.

Mrs. Ann Smith approached the Park Foundation in 2011 with an offer to donate funding for improvements to Grist Mill Park in honor of her late husband Lt. Col. Gary F. Smith who was killed in the 911 attack on the Pentagon. Mrs. Smith offered to donate \$200,000 and requested that the donation be used at Grist Mill Park where her late husband coached youth sports teams that included her children. Staff in consultation with Mrs. Smith determined that the best use of the donation to meet her wishes would be to assist in funding the conversion of an existing natural turf rectangle athletic field at Grist Mill Park to synthetic turf. Field #5 at Grist Mill Park was dedicated as the Lt. Col. Gary F. Smith Memorial Field in April 2012 and the 2012 Park Bond Program included the balance of funding required to convert Grist Mill Park Field #5 from natural grass to synthetic turf. Mrs. Smith has raised approximately \$9,000 in additional donations to her original pledge of \$200,000 subsequent to naming the field in her husband's honor.

Board Agenda Item
April 22, 2015

The FY 2015 Planning and Development Division Work Plan includes a project to install synthetic turf on Field #5 at Grist Mill Park. A project team was assembled with representatives from Park Operations, Resource Management, Planning and Development Divisions, and the Department of Public Works and Environmental Services to begin scoping the project. An open-end professional service contract was used to initiate the design phase to assist in preparing the scope for this project.

The scope of work to design, permit, and convert existing field #5 is as follows:

Grist Mill Park Field #5

- Excavate and fill to achieve design grades
- Install the storm drainage piping system
- Place and laser grade the base aggregate
- Install concrete perimeter curb
- Install synthetic turf on playing field area of 238' x 360', including striping for multipurpose sports and side play
- Install sod
- Install bleacher and bench pads
- Install goal posts
- Install fencing
- Install accessible asphalt trail

The installation of Grist Mill Park field #5 will meet all general guidelines and standards established under the Park Authority's synthetic turf program. The scope total project cost estimate for Field #5 at Grist Mill Park is \$1,158,800 as detailed in Attachment 2.

Fairfax County Department of Public Works and Environmental Services (DPWES), Stormwater Management staff is working with Park Authority staff to evaluate design options, which will enhance stormwater controls and measures as a part of the project. DPWES will fund all design and construction costs related to any enhanced stormwater controls and measures installed as part of this project. There will be no fiscal impact to the project cost to incorporate the enhanced stormwater controls and measures which benefit the park as well as the community.

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	April 2015
Design & Permitting	June 2015
Construction	September 2015

Board Agenda Item
April 22, 2015

Staff anticipates utilizing an available nationwide cooperative procurement program to complete the installation of the synthetic turf in a cost effective and timely manner. The Planning and Development Division reports contracts and purchase orders in excess of \$100,000 to the Park Authority Board via the Monthly Contract Activities Report. Staff anticipates construction will start in July 2015 after the end of the spring 2015 sports season.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,158,800 is necessary to fund this project. Funding is currently available in the amount of \$950,000 in WBS PR-000091-018 in Existing Facility/Renovation 2012, in the 2012 Bond, in Fund 300-C30400 and in the amount of \$208,944 in WBS PR-000098, Grist Mill Park-Smith Synthetic Turf Field, in Fund 800-C80300, for a total of \$1,158,944 to complete this project.

ENCLOSED DOCUMENTS:

Attachment 1: Field Layout
Attachment 2: Scope Cost Estimate

STAFF:

Kirk W. Kincannon, Director
Aimee L. Vosper, Deputy Director/CBD
Sara Baldwin, Deputy Director/COO
David Bowden, Director, Planning and Development Division
Todd Johnson, Director, Park Operations Division
Timothy Scott, Manager, Project Management Branch
Charles Mends-Cole, Project Manager, Project Management Branch
Janet Burns, Senior Fiscal Administrator
Michael P. Baird, Manager, Capital and Fiscal Services

This page intentionally left blank.



Grist Mill Park – Location Map

Grist Mill Park – Field #5

SCOPE COST ESTIMATE

Synthetic Turf Field Conversion

Design and Permitting

Design,	87,000
Permits & Fees	<u>6,000</u>
Subtotal	93,000

Construction

Mobilization and Layout	\$10,000
Site Earthwork	87,000
Erosion & Sedimentation Control	12,000
Storm Drainage System	63,000
Synthetic Turf Field System Including Curb	668,000
Concrete Players Pad and Goals	25,000
Sod Perimeter	10,000
Fencing	13,000
Accessible Asphalt Trail	<u>10,000</u>
Construction Subtotal	\$898,000

Project Contingency	89,800
Testing	6,000
Administration	<u>72,000</u>
	\$167,800

Total Project Estimate Field #5	\$1,158,800
--	--------------------

Board Agenda Item
April 22, 2015

ACTION

Scope Approval – Installation of Synthetic Turf on Fields #1 and #3 at Arrowhead Park (Sully District)

ISSUE:

Approval of the project scope to design, permit, and convert fields #1 and #3 to synthetic turf at Arrowhead Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design, permit, and convert fields #1 and #3 to synthetic turf at Arrowhead Park.

TIMING:

Board approval of the project scope is requested on April 22, 2015, to maintain the project schedule.

BACKGROUND:

Arrowhead Park is a 36-acre local park located at 5200 Arrow Head Park Drive in the Chantilly area of the county. Park facilities include two lighted rectangular fields, one unlighted rectangular field, trails, a historic feature, and parking.

The 2012 Park Bond Program includes a project to convert Arrowhead Park fields #1 and #3 from existing natural grass fields to synthetic turf. The FY 2015 Planning and Development Division Work Plan includes a project to install synthetic turf on fields #1 and #3 at Arrowhead Park. A project team was assembled with representatives from Park Operations, Resource Management, Planning, and Development Divisions, and the Department of Public Works and Environmental Services to begin scoping the project. An open-end professional service contract was used to initiate the design phase to assist in preparing the scope for this project.

The scope of work to design, permit, and convert existing fields #1 and #3 is as follows:

Arrowhead Park Field #1

- Excavate and fill to achieve design grades
- Install the storm drainage piping system
- Place and laser grade the base aggregate
- Install concrete perimeter curb

Board Agenda Item
April 22, 2015

- Synthetic turf installation area of 210' x 330', including striping for multi-purpose sports and side play (no football or women's lacrosse due to field size)
- Install sod as shown on plans
- Install bleacher and bench pads
- Install goal posts

Arrowhead Park Field #3

- Excavate and fill to achieve design grades
- Install the storm drainage piping system
- Place and laser grade the base aggregate
- Install concrete perimeter curb
- Synthetic turf Installation area of 210' x 360', including striping for multi-purpose sports and side play
- Install sod as shown on plans
- Install goal posts

The installation of the Arrowhead Park fields #1 and #3 will meet all general guidelines and standards established under the Park Authority's synthetic turf program. The scope total project cost estimate for fields #1 and #3 at Arrowhead Park is \$1,647,500 as detailed in Attachment 2.

Fairfax County Department of Public Works and Environmental Services (DPWES), Stormwater Management staff is working with Park Authority staff to evaluate design options, which will enhance stormwater controls and measures as a part of the project. DPWES will fund all design and construction costs related to any enhanced stormwater controls and measures installed as part of this project. There will be no fiscal impact to the project cost to incorporate the enhanced stormwater controls and measures which benefit the park as well as the community.

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	April 2015
Design & Permitting	June 2015
Construction	September 2015

Staff anticipates utilizing an available nationwide cooperative procurement program to complete the installation of the synthetic turf in a cost effective and timely manner. The Planning and Development Division reports contracts and purchase orders in excess of \$100,000 to the Park Authority Board via the Monthly Contract Activities Report. Staff anticipates construction will start in June 2015 after the end of the spring 2015 sports

Board Agenda Item
April 22, 2015

season and the synthetic turf fields will be available for play in concert with the start of the fall sports season in September 2015.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,647,500 is necessary to fund this project. Funding is currently available in the amount of \$1,647,500 in WBS PR-000091-017 in Existing Facility/Renovation 2012, in the 2012 Bond, in Fund 300-C30400.

ENCLOSED DOCUMENTS:

Attachment 1: Field Layout
Attachment 2: Scope Cost Estimate

STAFF:

Kirk W. Kincannon, Director
Aimee L. Vosper, Deputy Director/CBD
Sara Baldwin, Deputy Director/COO
David Bowden, Director, Planning and Development Division
Todd Johnson, Director, Park Operations Division
Timothy Scott, Manager, Project Management Branch
Charles Mends-Cole, Project Manager, Project Management Branch
Janet Burns, Senior Fiscal Administrator
Michael P. Baird, Manager, Capital and Fiscal Services

This page intentionally left blank.



Arrowhead Park – Location Map

Arrowhead Park – Fields #1 and #3

SCOPE COST ESTIMATE

Synthetic Turf Field Conversion

Design & Permit

Design,	72,500
Permits & Fees	<u>10,000</u>
Subtotal	82,500

Construction

Mobilization and Layout	15,000
Site Earthwork	124,000
Erosion & Sedimentation Control	18,000
Storm Drainage System	90,000
Synthetic Turf Field System Including Curb	950,000
Concrete Players Pad and Goals	35,000
Sod Perimeter	15,000
Fencing	77,500
Accessible Asphalt Trail	<u>13,500</u>
Subtotal	\$1,338,000

Project Contingency	130,000
Testing	12,000
Administration	85,000
Subtotal	<u>\$227,000</u>

Total Project Estimate Fields #1 and #3 **\$1,647,500**

Board Agenda Item
April 22, 2015

ACTION

Scope Approval – Riverbend Park Key House Demolition (Dranesville District)

ISSUE:

Approval of the project scope to demolish the Key House residential property at Riverbend Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to demolish the Key House residential property at Riverbend Park.

TIMING:

Board action is requested on April 22, 2015, to maintain the project schedule.

BACKGROUND:

Riverbend Park is a 400-acre resource based park in the Great Falls area of the Dranesville District. The park contains forest, meadows and ponds, and fronts along the Potomac River. Facilities at the park include a Nature Center, Visitor's Center, boat launch ramp, and parking lots. Two single-family residential houses, known as the Potomac House and the Key House, which were part of the former Reside Rental Program are located within the park in addition to the park facilities. The Park Authority Board approved an initiative in February 2011 to discontinue the Residential Rental Program. Staff has continued to demolish residential houses that have no historic value or park uses when they become vacant in accordance with this initiative

The Key House is a brick two-story single family dwelling built in 1954 that is located in a remote area of Riverbend Park at 8911 Weant Drive, Great Falls, Virginia. The structure is approximately 3,000 square feet in size and has a basement, car port and screened porch. Accessory structures also on the property include retaining walls, shed, well and septic tank. The Key House has been vacant and deteriorating since March 2011 and was scheduled for demolition in the fall of 2011. However at the request of the community, demolition of the house was put on hold until re-master planning of the park was completed in 2013 to determine if the house could be repurposed for park use. The revised master plan calls for the Key House to be demolished and the park area where the house is located to be used as an Outdoor Education Area with authorized vehicle access only.

Board Agenda Item
April 22, 2015

The Key House has suffered considerable vandalism in the past year due to the remote location in the park and as a result staff recommends demolishing the structure at this time. A project team comprised of staff from the Park Operations, Resource Management and Planning and Development Divisions recommends the following scope of work to complete the demolition:

- Abate hazardous materials present and dispose materials at a licensed facility.
- Perform abatement air monitoring as required by state regulations.
- Demolish and dispose of the brick two-story single family home (approximately 3,000 square feet), and all accessory structures.
- Import, place, and compact soil material to match existing grade.
- Import and place 4" of topsoil.
- Fine grade, seed and mulch all disturbed areas.

The consulting firm of Pacuilli, Simmons & Associates Ltd has been hired to prepare the Rough Grading Plan required to obtain a demolition permit. The scope cost estimate for the demolition is \$153,000 as detailed in Attachment 2.

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	April 2015
Permits	April 2015
Demolition	May 2015

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$153,000 is necessary to fund this project. Funding is currently available in the amount of \$133,704 in WBS/IO Project PR-000005-037, Park and Building Renovation-2008, 300-C30400 Park Bond Construction and \$19,296 in WBS/IO Project 2G51-021-000, Park Rental Building Maintenance, 800-C80300 Park Improvement Fund for a total of \$153,000 needed to complete the demolition work.

ENCLOSED DOCUMENTS:

- Attachment 1: Key House Location Plan
- Attachment 2: Scope Cost Estimate

Board Agenda Item
April 22, 2015

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Todd Johnson, Director, Park Operations Division

Cindy Walsh, Director, Resource Management Division

John Lehman, Branch Manager, Project Management Branch

Monika Szczepaniec, Project Coordinator, Project Management Branch

Colleen Regotti, Project Manager

Janet Burns, Senior Fiscal Administrator

Michael P. Baird, Manager, Capital and Fiscal Services

This page intentionally left blank.



SCOPE COST ESTIMATE

Key House Demolition

Design

• Professional Services	\$ 5,000
• Administration	<u>\$ 2,000</u>
Subtotal	\$ 7,000

Construction

• Hazardous materials abatement and monitoring	\$ 21,000
• Demolition	<u>\$105,000</u>
Subtotal	\$126,000

Permits \$ 1,000

Inspections and Testing \$ 3,000

Contingency (5%) \$ 6,000

Administration (8%) \$ 10,000

Total \$153,000

Committee Agenda Item
April 8, 2015

INFORMATION (with presentation)

Tyson's Status Report (Providence, Dranesville, and Hunter Mill Districts)

The status of on-going planning and implementation efforts related to the adoption of a new Comprehensive Plan for Tysons Corner, including updates on rezoning application review, work with the Tysons Steering Committee, coordination with other County agencies, and information on new parks open to the public will be provided.

ENCLOSED DOCUMENTS:

None

STAFF:

Kirk W. Kincannon, Director

Aimee Long Vosper, Deputy Director/CBD

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

Sandy Stallman, Manager, Park Planning Branch

Andrea L. Dorlester, Senior Park Planner, Park Planning Branch

Tysons Parks & Recreation Update

Park Authority Board
Planning & Development Committee
April 8, 2015

LEGEND

- PLANNED PARK NETWORK
- PARKLAND OUTSIDE OF TYSONS DISTRICT

- 1. Update on Comp Plan Amendment**
- 2. Review of Rezoning Activity**
- 3. Completed Parks**

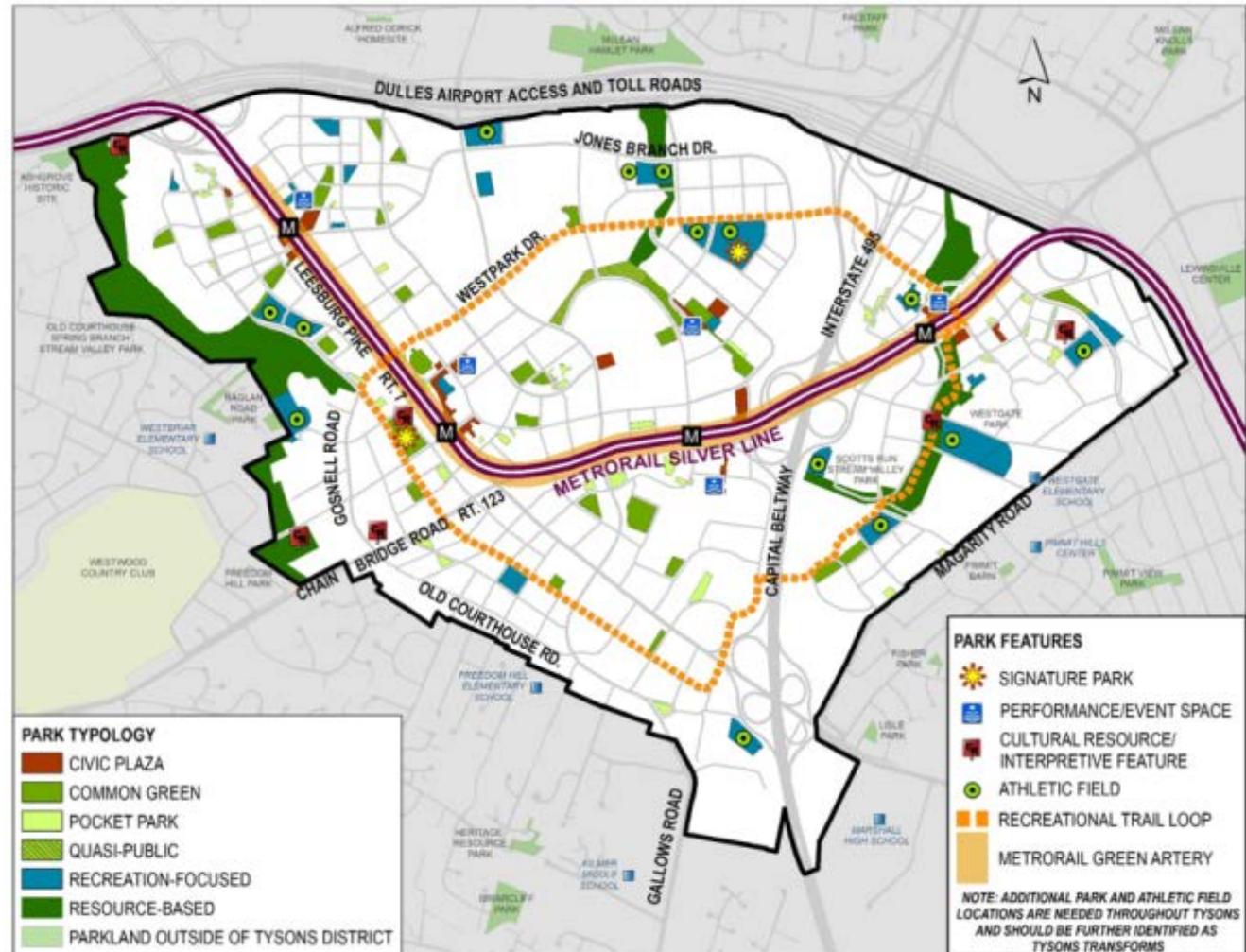
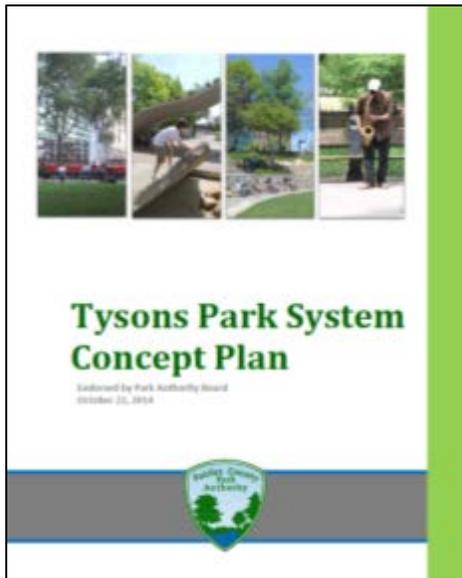


Comprehensive Plan Amendment



Tysons Park System Concept Plan

Endorsed by Park Authority Board in October 2014



Tysons Comprehensive Plan Amendment

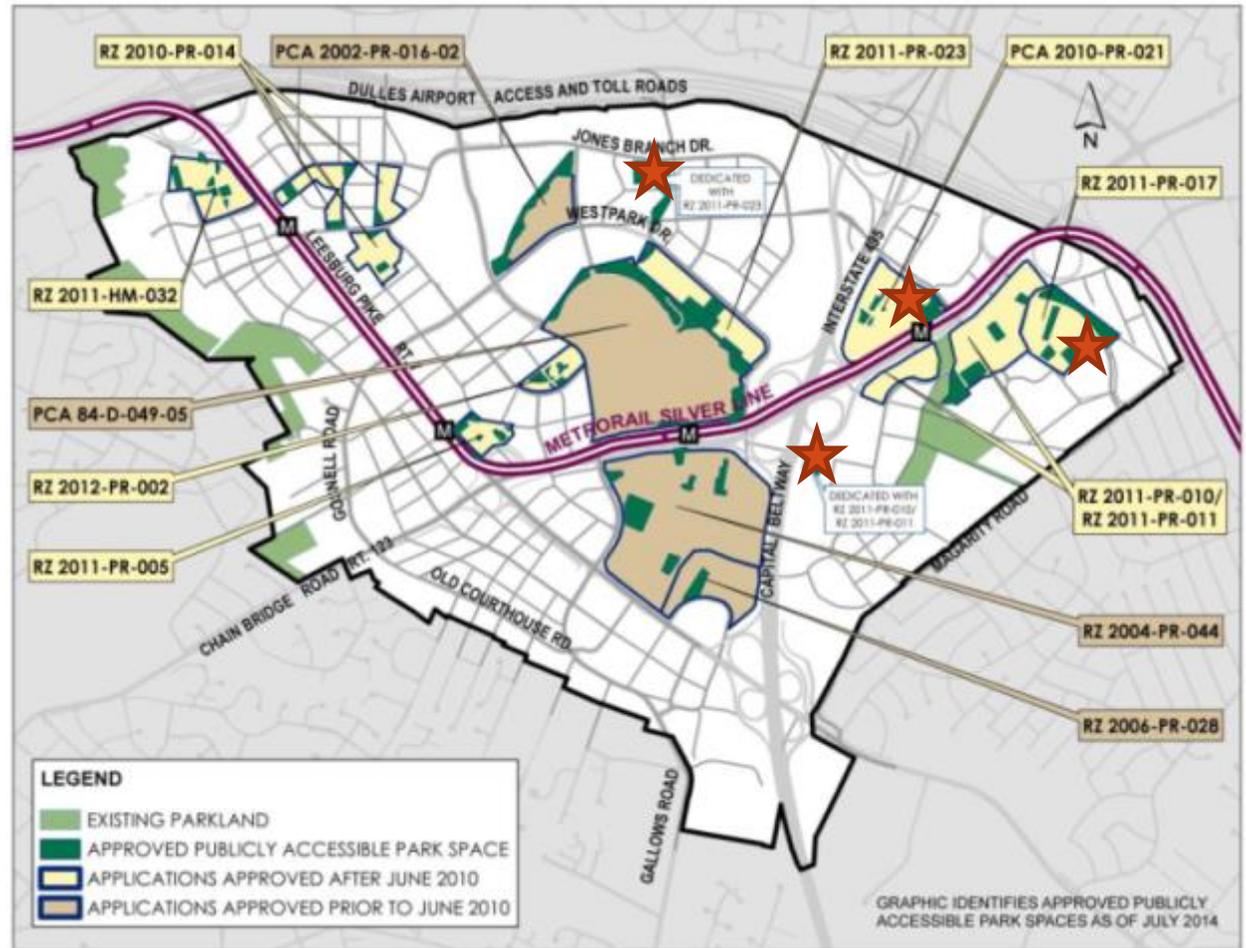
- Phase 1 & 2 – Land Use & Transportation
- *Phase 3 – Parks & Public Facilities*
 - Phase 3 kickoff – March 11
 - PC Tysons Committee Meetings – March-May
- PC Public Hearing June/July
- BOS Public Hearing July or Sept

Rezoning Activity in Tysons



Existing & Proffered Parks in Tysons

- About 90 acres of parkland today
- Additional 45 acres proffered since 2010
 - Pocket Parks (11 acres)
 - Common Greens (13 acres)
 - Civic Plazas (3 acres)
 - Recreation (17 acres)
 - Resource (1.5 acres)
- ★ 3.5 new athletic fields
 - \$17.5m cash proffers



Completed Park Projects in Tysons

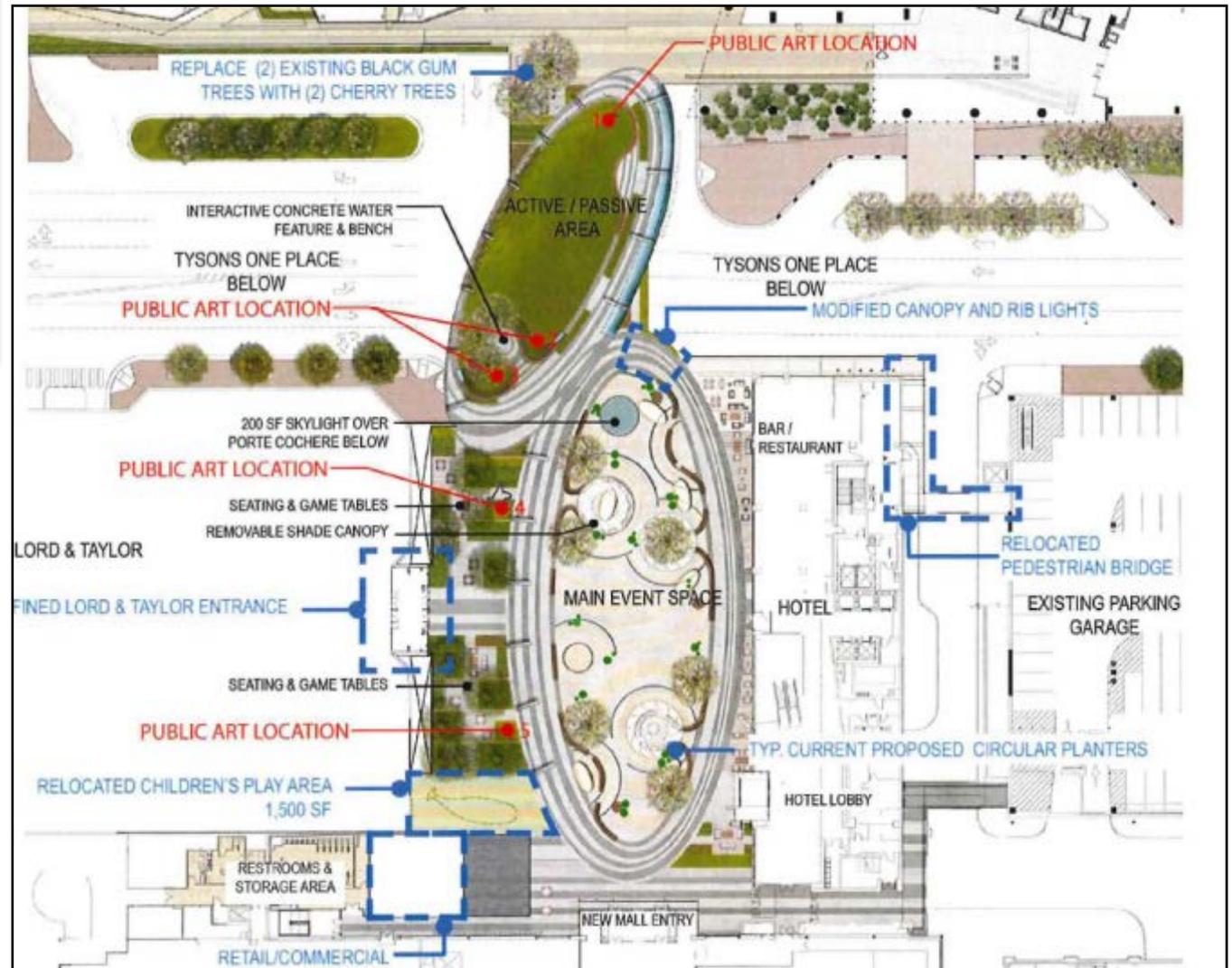


Tysons Corner Center Mall

Urban Civic Plaza

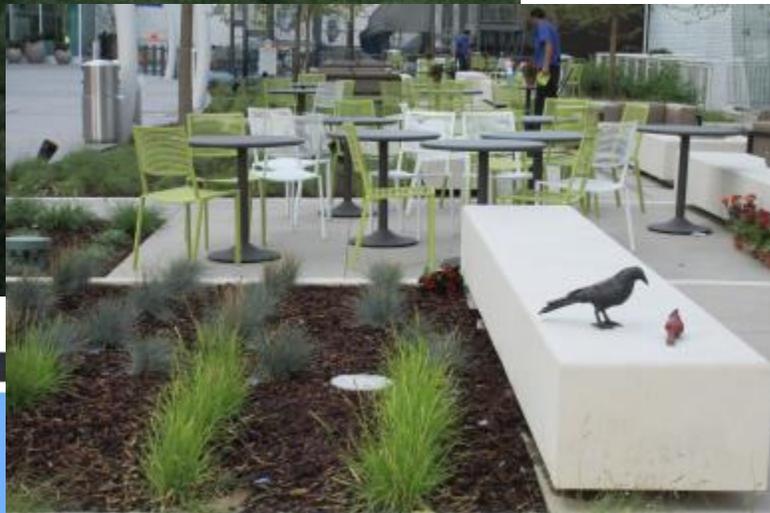


- Opened Summer 2014
- Play area
- Lawn area
- Public Art
- Plaza/Event Space
- Seasonal ice skating



Tysons Corner Center Mall

Urban Civic Plaza



Meridian Pop-up Park

Corner of Solutions & Greensboro Drives



- Opened Fall 2014
- Repurposing of Excess Parking near Food Truck area
- Landscaping, seating areas, tables
- Painted pavement



Meridian Pop-up Park

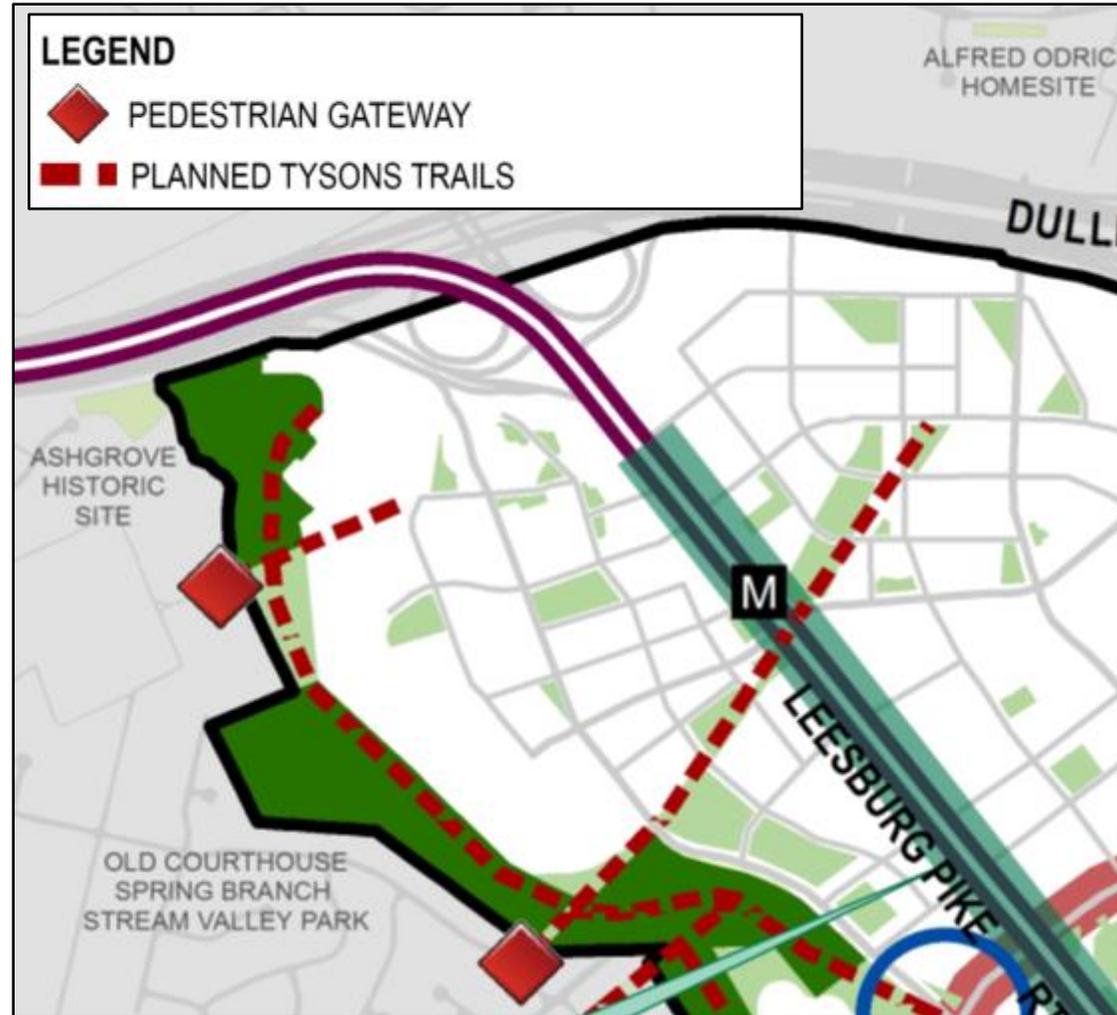
Corner of Solutions & Greensboro Drives



Ashgrove Trail Improvements



- Completed Fall 2014
- Collaborative project w/DOT using Federal funds
- Connects Vienna community to stream valley trail system and Metro through parkland



Ashgrove Trail Improvements



Cityline/Arbor Row

Hanover Site Athletic Fields & Stream Restoration



- 1 full-size permanent field
- 1 half-size interim field (20 years)
- Synthetic turf & lights
- Parking & picnic shelter
- Trails & stream restoration
- Spring 2015 delivery date



Cityline/Arbor Row

Hanover Site Athletic Fields & Stream Restoration



Cityline/Arbor Row

Hanover Site Athletic Fields & Stream Restoration



This page intentionally left blank.

Committee Agenda Item
April 8, 2015

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 March 2015 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

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

John Lehman, Manager, Project Management Branch

Timothy Scott, Project Coordinator, Project Management Branch

Brian Williams, Project Coordinator, Land Acquisition and Management Branch

Monika Szczepaniec, Project Coordinator, Project Management Branch

Janet Burns, Senior Fiscal Administrator

Michael P. Baird, Manager, Capital and Fiscal Services

This page intentionally left blank.

Construction Services:								
Project Name	Company Name	Contract Award	Total Construction	Type of Contract	Funding Source	Scope of Work	NTP	Comments
Key House Demolition	HITT Contracting, Inc.			Purchase Order	WBS/PR-000005-035, Fund 300-C30400 WBS/PR 2G51-021-000 Fund 800-C80300	Demolition of the residential building and accessory structures.		
CCT Improvements in Lake Accotink Park			\$250,000 (estimate)	Competitive Bid	WBS/PR-000008-024 Fund 300-C30400	Pave 5,500 LF of trail, replace bridge		Bid opening: April 16, 2015

Professional Services:					
Project Name	Firm Name	Amount	Funding Source	Scope of Services	NTP
Scotts Run Trail – Magarity Rd. to Colshire Meadow Drive	Whitman, Requardt, and Associates, LLC	TBD	WBS/PR-#1400107-13 FUND 500-C50000	Design and Permitting services for trail project.	
Sully Woodlands Stewardship Education Center	GWWO Inc. Architects	TBD	WBS/PR-000012-013 Fund 300-C30400	Public Outreach, Programming, and Site Selection for new Stewardship Education Center.	
Burke Lake Clubhouse Replacement and Driving Range Expansion	Hughes Group Architects	TBD	WBS/PR-000016-028 Fund 300-C30400	Design, permitting and construction administration services for the clubhouse replacement and driving range expansion and related site improvements.	