



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, Executive Director

FROM: David Bowden, Director
Planning and Development Division

DATE: October 6, 2016

Agenda

**Planning and Development Committee
Thursday, October 13, 2016 – 6:30 p.m.
Boardroom – Herrity Building
Chairman: Ken Quincy
Vice Chair: Michael Thompson, Jr.**

1. Scope Approval – Chessie’s Trail Construction – Lee District Park – Action*
2. Reallocation of Bond Project Fund Balance for Great Falls Grange Americans with Disabilities Act – Action* (*This item is going to the Board on October 13, 2016.*)
3. FY 2018 Capital Improvement Program – Action* (*This item is going to the Board on October 13, 2016.*)
4. Monthly Contract Activity Report – Information*

*Enclosures



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

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Board Agenda Item
October 26, 2016

ACTION

Scope Approval – Chessie’s Trail at the Family Recreation Area in Lee District Park (Lee District)

ISSUE:

Approval of the project scope to construct Chessie’s Trail at the Family Recreation Area of Lee District Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to construct Chessie’s Trail in the Family Recreation Area of Lee District Park.

TIMING:

Board action is requested on October 26, 2016, to maintain the project schedule.

BACKGROUND:

The revised Master Plan for Lee District Park incorporating a Family Recreation Area adjacent to the existing amphitheater and picnic area was approved by the Park Authority Board in May 2006. The master plan revision included adding the following features: an accessible tree house, a themed accessible play area, a water feature, such as a sprayground, picnic shelters, seating areas, and restrooms as part of the Family Recreation Area. The accessible tree house, the themed accessible play area, the sprayground, seating areas, and restrooms have been constructed to date. Supporting facilities including additional paved parking, connecting trails, low impact storm water management, utility connections, and landscaping along with repurposing of the former carousel structure for use as a picnic shelter have been completed as well. Additional planned features include an accessible carousel, additional picnic shelters, and a themed accessible trail featuring multiple play opportunities.

The Park Authority Board approved staff’s request to apply to the Virginia Commonwealth Department of Conservation and Recreation (DCR) for a Land and Water Conservation Fund (LWCF) grant to help fund the themed accessible trail in December 2012. DCR approved a LWCF grant in the amount of \$391,374 to the Park Authority in July 2014 to help fund the project. The LWCF grant funding requires a 50-50 match and can be applied to construction costs only.

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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 Bowman Consulting to develop a plan and prepare a cost estimate for the themed trail that will allow persons of all abilities experience walking and playing in the woods. Cre8Play, a nationally recognized firm that specializes in the design of creative thematic play equipment, was consulted to assist with the design of the accessible nature themed activities and interpretive areas. Chessie's Trail will be 2,160 LF in length and is located in the wooded area below the existing treehouse and amphitheater. It will consist of a variety of surface types including stamped concrete, stone, boardwalks, and a bridge. Interactive features and activities will be spread throughout the trail, which, along with changes in grade and the surface material of the trail itself, will create a continuous linear park experience (Attachment 1).

The recommended project scope includes:

- Approximately 1,925 LF of new concrete trail
- Approximately 215 LF of new boardwalk
- 20 LF metal bridge
- Installation of 11 activity areas and signage along the trail and boardwalk sections
- Invasive species management in the vicinity of the Family Recreation Area

The cost for design and construction of the project has been estimated at \$1,206,662 (see Attachment 2).

Funding for the project is available as identified below:

2008 Park Bond Trail Funding - Chessie's Trail (PR-000016)	\$ 289,076
2008 Park Bond Trail Funding - Lee Infrastructure (PR-000016)	\$ 25,970
2008 Park Bond Chessie's Playground (PR-000005)	\$ 112,652
2012 Park Bond Trail Funding (PR-000091)	<u>\$ 387,590</u>
Subtotal Park Bond Funding	\$ 815,288
LWCF 50-50 Construction Grant Funding	<u>\$ 391,374*</u>
Total Funding	\$1,206,662

*(In addition funding in the amount of \$391,374 will be reserved in 2012 Park Bond Trail Funding PR-000091 until reimbursement is received via the LWCF Grant)

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope Approval	4 th Quarter CY 2016

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Design and Permit Approval
Construction

1st Quarter CY 2017
4th Quarter CY 2017

FISCAL IMPACT:

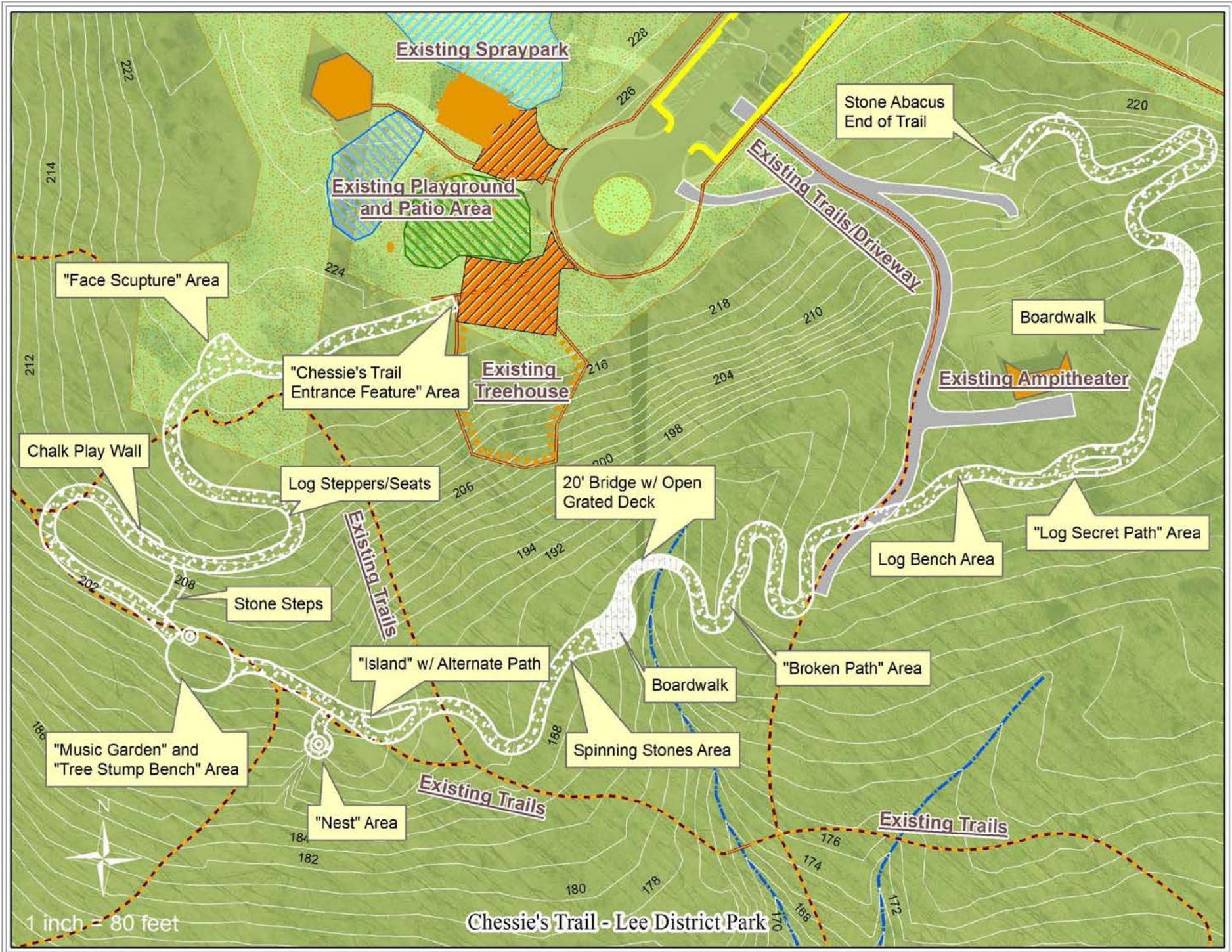
Based on the project cost estimate, funding in the amount of \$1,206,662 is necessary to fund this project. Funding is currently available in the amount of \$815,288 in Fund 30400, Park Authority Bond Construction and \$391,374 in LWCF Grant Funding for a total available amount of \$1,206,662 as identified above.

ENCLOSED DOCUMENTS:

Attachment 1: Chessie's Trail in Lee District Park - Location Map
Attachment 2: Cost Estimate – Chessie's Trail in Lee District Park

STAFF:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning and Development Division
Todd Brown, Director, Park Operations Division
Barbara Nugent, Director, Park Services Division
Cindy Walsh, Director, Resource Management Division
Mohamed A. Kadasi, Branch Manager, Planning and Development Division
Thomas McFarland, Project Manager, Planning and Development Division
Elizabeth Cronauer, Trail Program Manager, Planning and Development Division
Janet Burns, Fiscal Administrator
Michael Baird, Manager, Capital and Fiscal Services



**Chessie's Trail Construction
Scope Cost Estimate**

Design phase (completed):

Design (Minor Site Plan)	\$196,308
Administration	<u>\$27,334</u>
Design Subtotal	\$223,642

Permit phase (in progress):

Permit	\$6,000
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Construction Phase:

Boardwalk and Trail Sections	\$355,000
Landscaping	\$61,200
Activity/Play Features	\$255,000
E&S Controls, Fine Grading and Seeding	\$67,200
Mobilization, Layout and Bond	<u>\$48,300</u>
Construction Subtotal	\$786,700

Other:

Invasive Management	\$24,980
Field Testing/Inspection	\$8,000
Construction Contingency (10%)	\$78,670
Administration (10%)	<u>\$78,670</u>
Subtotal	\$190,320

Project Total (Design, Permit, Construction, Other)	\$1,206,662
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Entrance Feature



Face Sculpture



Stepping Blocks



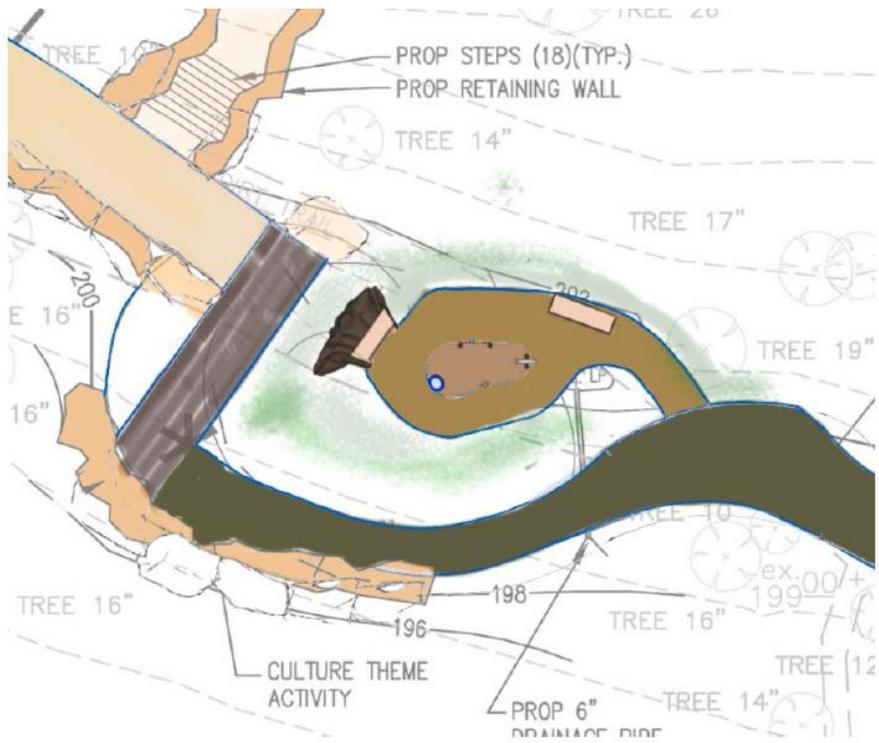
Chalkboard



Rock Steps



Tree Stump Bench



Interactive Musical Instruments



Sound Garden



Nest Seating Area



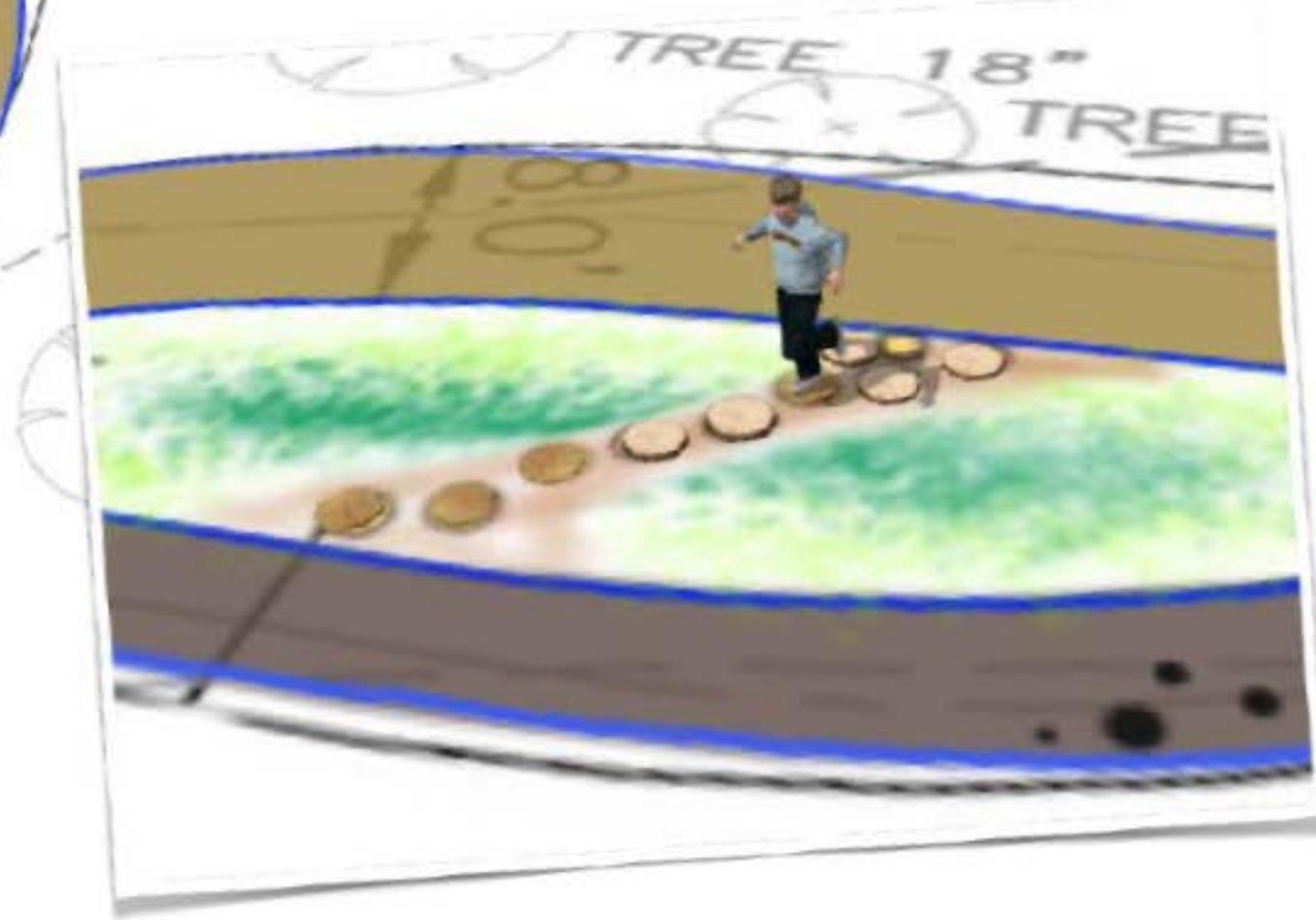
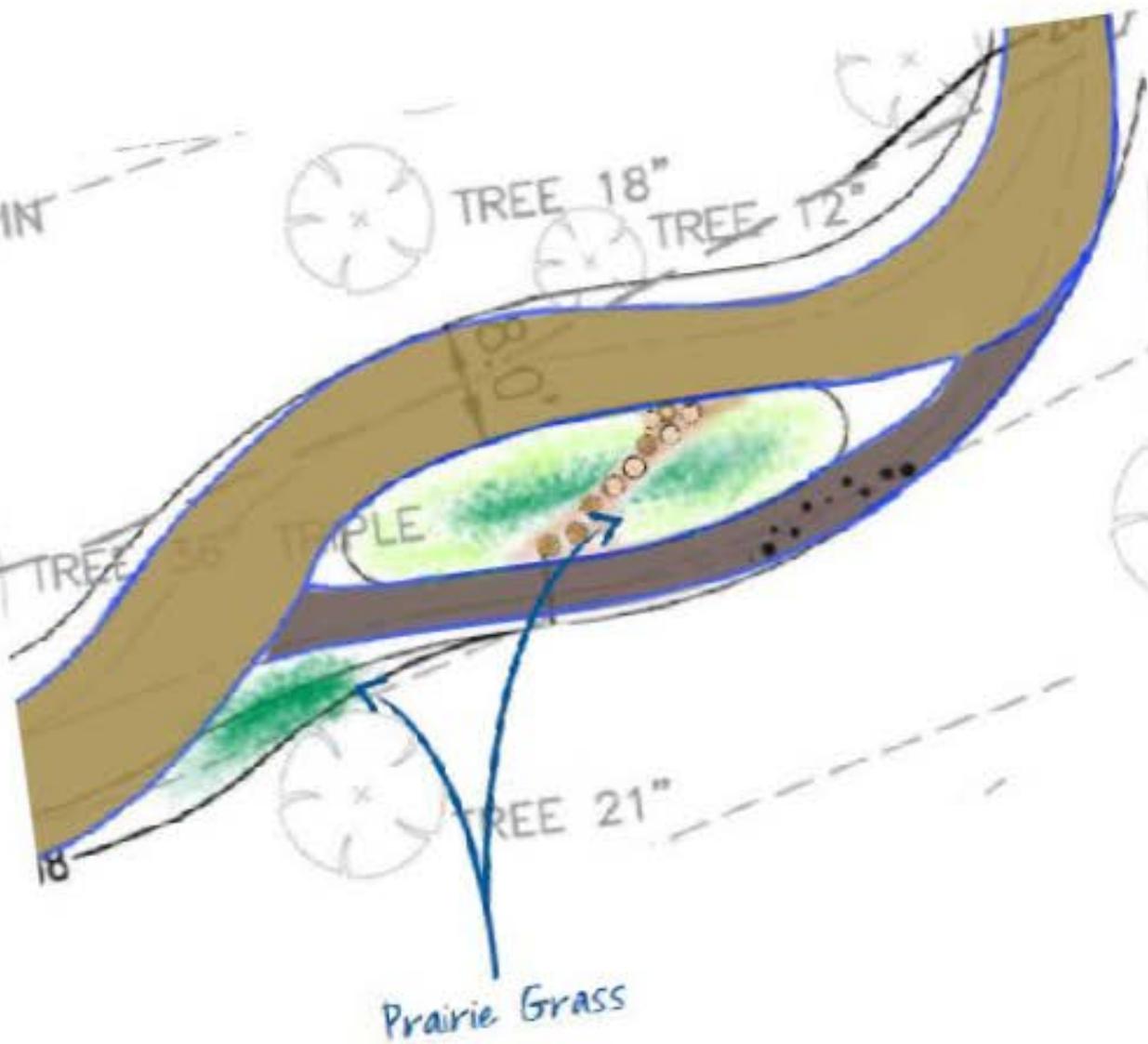
Boardwalk



Spinning Rocks



Fallen Log Bench



Log Stone Secret Path



Stone Abacus

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ACTION

Scope Approval – Reallocation of Bond Project Fund Balance for Great Falls Grange Americans with Disabilities Act Improvements (Dranesville District)

ISSUE:

Approval of the staff recommendation for reallocation of Park Bond project fund balance to increase construction funding for the Americans with Disabilities Act Improvements at Great Falls Grange Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the reallocation of a project fund balance to increase construction funding for Americans with Disabilities Act Improvements at Great Falls Grange Park.

TIMING:

Board action is requested on October 13, 2016, 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.

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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. Improvements included:

- Reconstruction of 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 was realigned to move it away from the tree. Reconstruction of the existing parking space at the northeast corner of the gravel parking lot and provide a concrete pad for the portable toilets and dumpster. Construction of an accessible route from the accessible parking space to the tot lot, ball fields and bleachers. Construction of bleachers and construction an asphalt observation pad at the ball fields.
- Installation of a new ADA compliant vertical platform lift from the basement level to the first floor level.
- Construction a new ADA unisex restroom on the basement level adjacent to the existing stairs utilizing existing office/open floor space.
- Construction of an accessible picnic shelter adjacent to the existing playground.

The improvements have been completed and project funding has been expended.

The new accessible picnic shelter is located next to the existing playground adjacent to the property line where a private road adjoins the park property. Landscape screening and a split rail fence were installed at the property line when the playground was constructed. Staff is recommending extending the landscape screening and split rail fence at the property line behind the new accessible picnic shelter consistent with the existing landscape screening and fencing.

Staff estimates the cost for the additional landscape screening and fencing is \$25,000. Staff recommends reallocating funding in the amount of \$25,000 from the available balance in the recently scoped Colvin Run Millrace Stabilization project. Funding in the amount of \$600,000 was allocated in PR-000005-043 Colvin Run Millrace Stabilization in Fund 300-C30400, Park Authority Bond Construction for the project. Based on the approved project scope funding in the amount of \$380,000 is necessary to fund this project leaving an available balance of \$220,000.

FISCAL IMPACT:

Funding in the amount of \$25,000 is required to be reallocated to fund the installation of landscape screening and fencing at the Great Falls Grange as outlined above.

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ENCLOSED DOCUMENTS:

None

STAFF:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/CCO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning & Development Division
Cindy Walsh, Director, Resource Management Division
Todd Brown, Director, Park Operations Division
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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ACTION

Capital Improvement Program (FY 2018 - FY 2022) (with presentation)

ISSUE:

Approval of the submission of the Capital Improvement Program (FY 2018 - FY 2022) to the County's Capital Improvement Program review team.

RECOMMENDATION:

The Park Authority Director recommends approval of the submission of the Capital Improvement Program (FY 2018 - FY 2022) to the County's Capital Improvement Program review team.

TIMING:

Board action is requested on October 13, 2016, as the submission of the Capital Improvement Program (FY 2018 - FY 2022) is due on October 15, 2016, to the Department of Management and Budget.

BACKGROUND:

The Park Authority received the draft submission package for completing the Park Authority's Capital Improvement Program (CIP) (FY 2018 - FY 2022) from the Department of Management and Budget on August 30, 2016. Attachment 1 details the preliminary schedule for submission and review of the CIP. The Park Authority is one of several agencies that have been asked to brief the County Executive on our CIP program and project priorities.

Fairfax County has adopted the Principles of Sound Capital Improvement Planning as part of this CIP process (Attachment 2). These principles serve as the foundation for the CIP process, linking the process with the goals as articulated in the Policy Plan of the County Comprehensive Plan. The CIP will reflect not only the need for new facilities required to handle population increases but also incorporate planning and funding for maintenance, renewal and replacement of existing facilities. The principle of life cycle planning for all facilities is established with a commitment to invest in long-term infrastructure renewal and maintenance.

The county also adopted Criteria for Recommending Future Capital Projects in conjunction with the Principles of Sound Capital Improvement Planning (Attachment 3).

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These criteria serve as a guide for evaluating and prioritizing future capital projects to be included in the CIP. The intent is to formalize and standardize the CIP process using current best practices and accepted standards while maintaining a degree of flexibility to meet unforeseen or immediate needs. Application of these criteria will ensure that each project recommended for consideration by the Board of Supervisors supports the policy objectives of the Comprehensive Plan and identifies a basis for scheduling and allocation of resources. The objective is to ensure that the CIP reflects not only what is needed and when, but also what is possible and a commitment for completion.

A large portion of Fairfax County Park Authority projects are supported by General Obligation Bonds. Park Bond referenda were approved in November 2004, 2006, 2008, and 2012 totaling \$218,000,000. The completion of the 2016 Parks Count, which is the Park Authority Needs Assessment provides recommendations for capital investments in the park system based on a body of data that the Park Authority will continue using for years. The 10-year Capital Improvement Plan was developed after evaluating RECenters, Natural and Cultural Resources, lifecycle schedules, and Park Authority identified capital projects. Factors used to develop the plan include community values and needs, service level deficiencies, operational cost and revenue impacts, health and safety, regulatory requirements, and FCPA mission oriented priorities. Funding to meet this identified 10-year framework was established in three tiers:

- Phase I: Critical, "Repairing what we have". Refocus and make the most of existing resources with the primary goal being for FCPA to maintain services. The plan addresses deferred maintenance at existing park facilities. The Critical funding need is \$155,926,000 over the next five years.
- Phase II: Sustainable, "Upgrade Existing". Strategically enhancing existing programs, beginning new alternative programs, or making other strategic changes that would require additional operational or capital funding. The Sustainable need for years 1-5 is \$107,945,000. The need for years 6-10 is \$172,350,000. The total Sustainable need over 10 years is \$280,295,000.
- Phase III: Visionary, "New, Significant Upgrades". New and expanded facilities to fully meet needs desired by the community and ensure that the Park Authority remains a preferred provider of park and recreation amenities. The Visionary need for years 1-5 is \$37,198,000. The need for years 6-10 is \$465,742,000. The total Visionary need over 10 years is \$502,940,000.

The main elements of this package to be included in the submission are the Fairfax County Park Authority Capital Program Description (Attachment 4) and the Project Cost Summaries (Attachment 5).

FISCAL IMPACT:

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The Park Authority appropriation for the current fiscal year is \$51,872,375. This amount includes a current cash balance of \$3,612,375, and bond sales in the amount of \$48,260,000. On November 6, 2012 the voters approved a \$63,000,000 Park Bond. Including prior sales, a total of \$48,260,000 remains in authorized but unissued bonds from this fund.

ENCLOSED DOCUMENTS:

Attachment 1: The CIP Calendar

Attachment 2: Principles of Sound Capital Improvement Planning

Attachment 3: Criteria for Recommending Future Capital Projects

Attachment 4: Fairfax County Park Authority Capital Program Description

Attachment 5: Project Cost Summaries

STAFF:

Kirk W. Kincannon, Executive Director

Aimee L. Vosper, Deputy Director/CBD

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

Janet Burns, Senior Fiscal Administrator

Michael Baird, Capital and Fiscal Services

THE CIP CALENDAR

October/November 2016	Departmental Meetings (Including Park Authority) with County Executive and CIP submission due to DMB
December 2016	CIP Recommendations discussed with County Executive
January/February 2017	CIP decisions and draft documents shared with agencies
Late February 2017	Advertised CIP released with Advertised Budget
March 2017	Formal Presentations to the BOS and PC; Public Hearings with PC
April 2017	Presentations and Public Hearings with BOS
Late April	CIP Adoption

Capital Improvement Programming

Principles of Sound Capital Improvement Planning

1. The Board of Supervisors' goals and the adopted Comprehensive Plan, specifically the Land Use Plan and the Policy Plan, are the basis for capital planning in Fairfax County. The Capital Improvement Program (CIP) shall execute the goals and objectives of the adopted Comprehensive Plan for Fairfax County.
2. Pursuant to Section 15.2-2239 of the Code of Virginia, the Planning Commission shall review and recommend annually the County's Capital Improvement Program based on the adopted Comprehensive Plan for the consideration of the governing body. Public participation in the CIP process is essential and shall continue to be encouraged.
3. Criteria consistent with the Comprehensive Plan, and with the principles stated herein, shall be established to guide the selection and prioritization of CIP projects.
4. The development of the CIP shall be guided by the principles of life cycle planning to ensure that long-term maintenance, renewal and replacement requirements are adequately addressed to protect the county's investment and maximize the useful life of facilities. The county shall allocate an appropriate amount of its general operating, special revenue, enterprise, and other funds to finance ongoing infrastructure maintenance, renewal and replacement of facilities. Facilities are defined to include all fixed installations constructed and/or maintained with public funds, including buildings and structures, utilities and related improvements.
5. The CIP shall include the fiscal impact of each project and identify unfunded capital requirements to adequately anticipate resource requirements and capacity to provide services beyond the planning period.
6. The CIP shall support the county's efforts to promote economic vitality and high-quality of life. The CIP should recognize the revenue generating and/or cost avoiding value of making public infrastructure improvements to spur private reinvestment and revitalization in support of county land use policy.
7. The CIP shall support the county's efforts to encourage the development of affordable and effective multi-use public facilities as feasible.
8. The CIP shall be developed to provide facilities that are cost effective, consistent with appropriate best practice standards, community standards, and expectations of useful life.
9. The county will endeavor to execute the projects as approved and scheduled in the CIP. Value Engineering principles will continue to be applied to appropriate capital projects. Changes in project scope, cost, and scheduling will be subject to close scrutiny.
10. The CIP shall be guided by the county's adopted Ten Principles of Sound Financial Management.

Criteria for Recommending Future Capital Projects

The following criteria shall be applied to future capital projects in order to establish a relative priority for beginning and completing projects. These criteria are intended to guide decision making and may be adjusted as necessary. All capital projects must support the goals established by the Board of Supervisors and the adopted Comprehensive Plan and conform to specified standards mentioned in the Plan. Other county or best practice standards may be cited so long as they are not in conflict with the Comprehensive Plan or Board directives.

All capital projects within the 5-Year CIP period are not ranked, as funding is approved or anticipated. Future projects are categorized based on priority and recommended for appropriate funding sources (i.e., general funds, bonds, special revenue funds, other funds) according to their criticality or other standards as recommended by the staff, School Board, Planning Commission, or other advisory body. Actual project commencement and completion are subject to identification of resources and annual appropriation by the Board of Supervisors.

1

Immediate: *Projects may be moved to the 5-year plan within a year.*

Examples of such projects may exhibit the following criteria:

- Eliminate an immediate threat to personal and public safety.
- Alleviate immediate threats to property or the environment.
- Respond to a court order or comply with approved federal or state legislation.

2

Near Term: *Projects may be moved to the 5-year plan within 2–3 years.*

Examples of such projects may exhibit the following criteria:

- Have significant federal/state commitment or significant private sector investment.
- Preserve existing resources or realize significant return on investment.
- Preserve previous capital investment or restore capital facilities to adequate operating condition.
- Respond to federal or state mandates in compliance with extended implementation schedules.
- Generate significant revenue, are self supporting, or generate cost avoidance (return on investment and/or improved efficiency).
- Alleviate existing overcrowded conditions that directly contribute to the deterioration of quality public services.
- Generate private reinvestment and revitalization.
- Have significant public expectations as demonstrated by development proffers or other Board action.
- Support the county's efforts to encourage development of affordable and effective multi-use public facilities.

3

Long Term: *Projects may be moved to the 5-Year plan within 4–5 years.*

Examples of such projects may exhibit the following criteria:

- Accommodate projected increases in demand for public services and facilities.
- Maintain support for public services identified by citizens or appointed Boards and Commissions as a priority in furtherance of the goals and objectives established by the Comprehensive Plan.
- Meet new program goals or respond to new technology.
- Fulfill long-term plans to preserve capital investments.

4

Future Projects: *Projects that are anticipated, but not yet scheduled.*

Fairfax County Park Authority

PROGRAM DESCRIPTION

The Fairfax County Park Authority (FCPA) is directed by a twelve-member board appointed by the county Board of Supervisors. One member is appointed from each of the county's nine supervisory districts, and three are appointed at-large. Since its establishment in 1950, the Authority has acquired 23,372 acres of parkland, including 426 individual parks. In the past, most of the funds to carry out capital acquisition and improvements were provided through bond referenda. Currently, more than half of the Park Authority operating funds are raised by revenue-producing facilities in the system; additional funding for the operations and maintenance of parks is appropriated annually by the county Board of Supervisors. Grants from the state and federal government supplement funds on a limited basis; however, gifts and donations from individuals, community organizations, corporations, and foundations are an increasingly important source of funding for community improvements.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Identify and serve park and recreation needs through an integrated park system that provides open space, recreational services and facilities and stewardship of natural and cultural resources.
- ✓ Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources, and protect and preserve significant cultural resources on parklands.
- ✓ Provide for current and future parks and recreational needs through development of new and existing sites and the optimal use of all existing facilities, including Fairfax County Public Schools.
- ✓ Ensure the long-term protection, preservation and sustainability of park resources.

CURRENT PROGRAM INITIATIVES

The Park Authority acquired 26 acres of land in FY 2016 for a total of 23,372 park acres which equates to over 9.3 percent of the land mass of Fairfax County. In FY 2016, the cumulative level of parkland in the county held by the Fairfax County Park Authority increased by 26 acres or 0.1 percent primarily due to a 10 acre addition to Paul Springs Stream Valley Park in the Mount Vernon District via fee simple purchase as a result of a Tax Sale, a private donation of a 2.5-acre addition to Mason Neck West Park in the Mount Vernon District, the Developer dedication of the an 11-acre addition to Loisdale Community Park in the Lee District and the Developer dedication of the 2-acre Park at Tysons II a new park in the Providence District. The agency has been challenged to acquire an additional 1,908 acres of land, which would ensure that 10 percent of the total county landmass, or a total of 25,280 acres, are held as county parks. The current Land Acquisition Work Plan programs the expenditure of funds authorized by the 2012 Park Bond Referendum.

One of the Park Authority's primary objectives over the CIP period is to complete construction already begun in county parks and to upgrade the various athletic fields and courts maintained by the Park Authority. An objective is also to sustain existing parks, facilities, and natural resources. Another major objective is to continue land acquisition and work toward meeting the acreage standard established for acquisition of developable parkland. In addition, many park facilities are 20-30 years old. Without a significant reinvestment in building and park infrastructure and facilities many of these older parks will fall into a state of deteriorating condition and functionality and repair/operating costs will increase.

Recently completed improvements include:

- Continued expansion of synthetic turf fields including: Partnered with Fairfax County Public Schools to install lighted, synthetic-turf athletic fields at South County Middle including 90' diamond and a separate full-sized rectangular athletic field. At Arrowhead Park installed synthetic turf on two fields and provided ADA accessible trails and parking spaces, installation of ball protection fencing, and site restoration with sod. Grist Mill Park, converted an existing natural surface field to synthetic turf. This field was partially funded from a donation from the Smith family in honor of Lt. Col. Gary F. Smith, a veteran killed at the Pentagon during 9/11.
- Americans with Disability Act (ADA) improvements at Providence District RECenter and Lee District RECenter. At both facilities, the family changing areas were modified to provide required turn around space and clearances to the toilet, sink and shower, new grab bars, and shower controls.
- Broyhill Crest Park: Replaced a failing bridge with a new 40' x 6' fiberglass bridge. This project was one of the first projects using the Capital Sinking Fund for Parks funding source.
- Outdoor Fitness: Gum Springs Community Center (adjacent MLK Park) includes clustered fitness center with a rubber tile safety surfacing covering approximately 2,320 SF surrounding eight fitness units (3 accessible). Lincolnia Park includes clustered outdoor fitness center with a rubber tile safety surfacing covering approximately 2,500 SF surrounding eight fitness units (3 accessible). Both projects provided upgraded accessible route from the site/park entrance.
- Greendale Golf Course: Irrigation System Replacement including main, lateral and station piping, valves and boxes, sprinkler heads and quick couplers, control wire and controllers, and pumps.
- Wakefield Park Audrey Moore RECenter Playground Replacement: 1,400 SF totlot/playground replacement, new shade structure, new rubber tile surfacing, and enhancing RECenter access with an accessible concrete walkway from the RECenter entrance.
- Providence RECenter: Construction of a new accessible multipurpose court with SportCourt surfacing and striping for half size basketball and pickle-ball courts.
- Turkeycock Run Stream Restoration: Restoration of 250 LF of the Turkeycock Run Stream and includes some minor grading within the stream to repair the stream centerline, installation of two rock vanes and scour pools, installation of a two-foot high rock wall on the northern side of the stream and re-vegetation of the southern side of the stream bank.
- GCCCT Bridge: 50' Fiberglass Bridge replaces an unimproved stream crossing on the Cross County Trail. The project was coordinated with DPWES Stormwater Planning Division and as part of an agreement, Stormwater Planning Division completed 100' of rerouted trail while the Park Authority completed the bridge installation. The bridge structure along with the new trail and restored stream will better withstand the extreme flood conditions present in the Accotink Stream Valley.

The Park Authority Board approved eight master plans/master plan revisions during the past fiscal year, highlights include: South Run District Park 2232 Revision, Ruckstuhl Park Master Plan, Green Springs Garden Master Plan Revision, and Countywide Outdoor Fitness Plan.

The continuing urbanization of the county requires that the existing suburban park system be supplemented by parks that are more suitable for the urban context and provide appropriate functions, uses, amenities, visual form, ownership, and accessibility to various users of the urban environment. In 2013, the Board of Supervisors adopted a policy in the Comprehensive Plan that incorporates the Park Authority's Urban Park Framework as official guidance to define urban park metrics, elements and types. The Urban Park Framework policy clarifies expectations for community decision makers and developers who seek to implement changes to existing development patterns and provide for park and recreation needs in these areas. Prior to 2010 there were almost 90 acres of publicly owned parkland in Tysons Corner. In addition, approximately eight and a half acres of privately owned land that will either be dedicated to the Park Authority or accessible for public use was committed in major zoning applications approved prior to that time. Combined, the major applications approved since 2010 provide commitments to create an additional 41 acres of new publicly-accessible urban park space in Tysons Corner. Collectively, the major rezoning applications approved since 2010 generate a need for five and a half new athletic fields under their maximum development levels. Applicants have proffered to provide for this need through dedication of land areas, construction of facilities, and/or contribution of funds to Fairfax County to be used towards land acquisition and facility development.

The implementation of the Laurel Hill Master Plan is proceeding. Funding is earmarked for infrastructure development for this project. Development of Phase I of the equestrian area in Laurel Hill is complete. An area-wide signage and way finding plan is nearly complete and a cultural resource study for the Laurel Hill House was completed as well as a historic landscape study of its gardens. Further archeological work at the site is anticipated. Improvements to the Laurel Hill Greenway portion of the Cross County Trail continue to be made. Construction of a lighted synthetic turf diamond and rectangular athletic fields were completed at the South County Middle School in partnership with Fairfax County Public Schools to provide additional athletic fields to the surrounding communities. Maintenance and land management activities continue to be provided. In addition, there continues to be some informal interest from proposers for options for the Sportsplex. A large gathering space with picnic facilities is being designed for the Central Green.

A large portion of Fairfax County Park Authority projects are supported by General Obligation Bonds. Park Bond referenda were approved in November 2004, 2006, 2008, and 2012 totaling \$218 million. The completion of the 2016 Parks Count, which is the Park Authority Needs Assessment provides recommendations for capital investments in the park system based on a body of data that the Park Authority will continue using for years. The 10-year Capital Improvement Plan was developed after evaluating RECenters, Natural and Cultural Resources, lifecycle schedules, and Park Authority identified capital projects. Factors used to develop the plan include community values and needs, service level deficiencies, operational cost and revenue impacts, health and safety, regulatory requirements, and FCPA mission oriented priorities. Funding to meet this identified 10-year framework was established in three tiers:

- Phase I: Critical, "Repairing what we have". Refocus and make the most of existing resources with the primary goal being for FCPA to maintain services. The plan addresses deferred maintenance at existing park facilities. The Critical funding need is \$155,926,000 over the next five years.
- Phase II: Sustainable, "Upgrade Existing". Strategically enhancing existing programs, beginning new alternative programs, or making other strategic changes that would require additional operational or capital funding. The Sustainable need for years 1-5 is \$107,945,000. The need for years 6-10 is \$172,350,000. The total Sustainable need over 10 years is \$280,295,000.
- Phase III: Visionary, "New, Significant Upgrades". New and expanded facilities to fully meet needs desired by the community and ensure that the Park Authority remains a preferred provider of park and recreation amenities. The Visionary need for years 1-5 is \$37,198,000. The need for years 6-10 is \$465,742,000. The total Visionary need over 10 years is \$502,940,000.

The Needs Assessment is complemented by "Great Parks, Great Communities," a comprehensive, long-range park plan adopted in 2011 that examines needs within 14 planning districts. This plan uses data from the Needs Assessment and serves as a decision making guide for future park land use, service delivery and resource protection to better address changing needs and growth forecasts through 2020.

Based on continual facility condition assessments, growing and shifting community needs and expectations, an ever increasing amount of funding will be needed for capital maintenance of aging park assets in order to maximize the life of the existing facilities and to develop new facilities.

In addition, to fund additional facilities and land acquisition, funding will be necessary to operate, support, sustain and protect future years of county investment in existing facilities. As the county's largest landowner, the Park Authority's stewardship responsibility is documented in its Natural Resource Management Plan (NRMP) and Cultural Resource Management Plan (CRMP). These plans identify issues, strategies, and projects to protect county parkland and valuable natural and cultural resources. This effort meets the County's Vision of Practicing Environmental Stewardship and is supported in the Board of Supervisors' Environmental Agenda. In addition, the Park Authority is charged with stewardship of all county cultural resources. These plans contain critical strategies for preventing the degradation of resources that cannot be reclaimed once lost.

The Park Authority also recently automated its asset tracking and maintenance scheduling system that relates to a Park Facility Condition Assessment and Lifecycle Replacement Schedule. This system is utilized to efficiently manage facility repairs and develop long-range facility life cycle plans, as well as aid in the forecasting of future capital renovations.

On June 26, 2013, the Park Authority Board approved the FY 2014–FY 2018 Strategic Plan and Balanced Scorecard. The Strategic Plan is a tool to enable the agency to focus on the most pressing concerns and opportunities over the next five years. In light of increasing demands and limited or shrinking resources, it is more important than ever that priorities be strategically determined. Key focus areas include:

- ❖ Emphasizing and communicating the park systems value and benefits
- ❖ Encouraging park users to utilize the park system from generation to generation
- ❖ Inspiring tomorrow's stewards
- ❖ Investing in aging infrastructure and natural capital
- ❖ Strengthening community partnerships
- ❖ Stabilizing funding resources and prioritizing core services
- ❖ Building leadership capacity to champion innovative solutions

With input from park leadership, staff, stakeholders, and the general public, the strategic plan is structured around four important perspectives: Customer, Financial, Business Process and Learning and Growth.

On December 14, 2011, the Park Authority Board approved the Financial Sustainability Plan. This Plan focuses on the evaluation of core services and options and opportunities for improving the overall cost recovery of the whole organization. The Plan contains clearly defined recommendations that when collectively implemented will position the Authority to reach a cost recovery target that is greater (more self-sufficient) than the present day one. In addition to the focus on sustainable operations, capital investment in facilities and stewardship efforts are also significant to future growth and sustainability. Work continues on the implementation of these initiatives.

CURRENT PROGRAM INITIATIVES

1. **Americans with Disabilities Act (ADA) Compliance** (Countywide): This is a continuing project to address ADA Compliance measures throughout county parks. The Park Authority has retrofitted existing park facilities and continues to retrofit parks in priority order so that park facilities, programs, services, and activities are readily accessible to individuals with disabilities. It should be noted that in May and June 2007, the United States Department of Justice (DOJ) conducted an audit of the county government facilities and programs to determine compliance with the Americans with Disabilities Act (ADA). The DOJ presented the county with the audit results in August 2009. The audit covered 78 buildings in the county and listed approximately 2,100 violations as well as approximately ten program areas which needed improvement in order to comply with the ADA. These violations ranged from updating emergency management procedures, web-based services, and general communication procedures, to improving access to buildings, parking garages, restrooms, and elevators. During their deliberations on the FY 2017 Advertised Budget Plan, the Board of Supervisors approved pre-funding this project in the amount of \$2,370,000 as part of the

FY 2016 Third Quarter Review, eliminating the need for funding in FY 2017. Funding for violations associated with county buildings and facilities is detailed in the Facilities Management and Infrastructure Upgrades section of this document.

2. **Parks-General Maintenance** (Countywide): This is a continuing project to address Park Authority general maintenance requirements at non-revenue producing parks, including plumbing, electrical, lighting, security/fire systems, sprinklers and HVAC. In addition, this project funds roof repairs and structural preservation of park historic sites. The facilities maintained include, but are not limited to rental properties, historic properties, nature centers, maintenance facilities, sheds, shelters and office buildings. Park priorities are based on the assessment of current repair needs including safety and health issues, facility protection, facility renewal and improved services. Priorities are based on an assessment of current repair needs associated with safety and health issues, facility protection, facility renewal and improved services.



The Historic Huntley House

This program also provides for the stabilization of newly acquired structures and emergency repairs as needed at these facilities. In FY 2017, an amount of \$425,000 is included for general park maintenance at non-revenue supported Park facilities.

3. **Parks-Facility/Equipment Maintenance** (Countywide): This is a continuing project to address routine repairs in non-revenue producing Park Authority buildings and to provide routine and corrective maintenance of Park Authority structures and the equipment fleet. Facility maintenance includes routine and preventive maintenance such as carpentry, plumbing, electrical HVAC, security and fire alarm systems at park sites. Equipment maintenance includes routine and preventative maintenance on operating equipment such as mowers, tractors, utility vehicles, and heavy construction equipment. In FY 2017, an amount of \$484,000 is included to provide corrective and preventative maintenance for over 567,053 SF at non-revenue supported Park Authority structures and buildings.

4. **Parks-Grounds Maintenance** (Countywide): This is a continuing project to provide for routine preventative and corrective grounds maintenance at non-revenue producing parks throughout the park system on park roads and parking lots, irrigation systems, bridges, playgrounds, picnic areas, tennis courts and trails. In FY 2017, an amount of \$1,000,000 is provided to fund annual requirements for Parks grounds maintenance at non-revenue supported parks.
5. **Capital Sinking Fund for Parks** (Countywide): \$1,675,328 for the capital sinking fund for parks. The Capital Sinking Reserve Fund was established as a direct result of the Infrastructure Financing Committee (IFC) and had accumulated based on the approval of funding at both the *FY 2014 Carryover Review* and the *FY 2015 Carryover Review*. The Board of Supervisors approved the allocation of the Capital Sinking Reserve Fund for capital projects as part of the *FY 2016 Third Quarter Review*. The Capital Sinking Reserve Fund totaled \$8,376,639 and an amount of \$1,675,328 was allocated to fund Park infrastructure replacement and upgrade projects. It is anticipated that the allocation proposed in the *FY 2016 Third Quarter Review* would be implemented at each Carryover Review based on the following percentage allocation: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization maintenance.
6. **Stewardship - 2008** (Countywide): \$11,541,881 for projects that promote the protection, enhancement, interpretation and education of natural and cultural park resources. Projects include Phase II Huntley Meadows wetlands restoration and boardwalk replacement, Historic Huntley restoration to allow public accessibility, mandatory dam repairs, Colvin Run Mill Visitors Center design, concept design for the Stewardship Education Center, and other natural resource protection projects in Sully Woodlands and Laurel Hill. Cultural resource and archaeology projects are also included to protect various cultural resource sites associated with capital projects.
7. **Park and Building Renovations - 2008** (Countywide): \$30,711,000 for replacement of aging roofs, HVAC, and pool systems for RECenters built in the 1980s and 1990s. These RECenters include Spring Hill, Lee District, Oak Marr, and Providence. An engineering study to assess renewal requirements for Mount Vernon RECenter and Ice Rink which opened in 1981 is also funded. Replaced the 41-year-old train track at Burke Lake Park, parking and entrance improvements at Spring Hill, irrigation system at Jefferson Golf Course, and renovation at Ossian Hall Park and Kings Park will renew these facilities and extend their service life.
8. **Park Development - 2008** (Countywide): \$18,832,103 to develop new park facilities and infrastructure. This category includes funding for the conversion of four natural-turf rectangular fields to synthetic turf and to upgrade the lighting systems on eight fields. Funding is also included to continue the planning, design and site preparation of a countywide Sportsplex at Laurel Hill Park. Another goal is to add 75 miles of trails and trail connections that will increase citizen access to this highly used resource. Additional development includes the construction of the new concrete "streetscape" style urban skate park and bowl at Lake Fairfax and the expansion of the skate park at Wakefield. Future projects include the clubhouse replacement and driving range expansion at Burke Lake Golf Course and a small roll-top observatory at Observatory Park in Great Falls.
9. **Community Parks/New Facilities - 2012** (Countywide): \$7,285,000 for planning, design and construction of new parks or park facilities to implement approved master plans, meet community needs, or provide additional functionality. Projects include: development of Phase 1 of the park planned improvements per the master plan at Monticello Park, building the internal trail network and shelter at the John C. and Margaret K. White Gardens, providing Signage and Branding to develop a branding approach to identify Park Authority facilities, and development to continue the phased development of the Park at Laurel Hill.
10. **Existing Facility Renovations - 2012** (Countywide): \$30,990,730 to improve existing park facilities to maintain designed capacity or retrofit obsolete facilities and bring them up to contemporary standards and codes. Projects include renovation and upgrading infrastructure and other amenities at Lake Accotink, countywide playground equipment upgrades, and countywide trails.
11. **Facility Expansions - 2012** (Countywide): \$19,483,355 to expand existing buildings and facilities to update, renew and improve existing aging facilities and add user capacity. Projects include expansion of Spring Hill and Oak Marr RECenters, Lake Fairfax Water Mine, and Twin Lakes Oaks Room and an additional practice putting area.

12. **Land Acquisition and Stewardship - 2012** (Countywide): \$12,915,000 for acquisition of parkland and/or parkland rights, including easements. Stewardship includes projects that support the approved Natural and Cultural Resource Management Plans and/or county's environmental or cultural resource initiatives, Hidden Pond Nature Center for shelter and parking, and the Sully Woodlands Environmental Education Center. Additional projects include land acquisition, energy management, and Natural and Cultural Resources.

13. **Land Acquisition and Park Development – 2016** (Countywide): It is anticipated that \$94,700,000 proposed for the fall 2016 referendum will continue to fund deferred projects and adequately fund long-term projects identified in the Park Authority 10-Year Capital Plan. Projects could include land acquisition to ensure adequate parkland for future generations, new park facilities, including opportunities in the Lorton area to better serve a growing and diverse population, and continued renovation and replacement of aging and well-used facilities. Increasingly, citizens recognize that parks contribute highly to their quality of life in Fairfax County. Shifting and expanding leisure interests increase the demand for parks and park facilities. These shifts will be evaluated in preparation for 2016 Bond and will likely be reflected in additional prioritized park and facility needs. Additional funding needs that were not included in the needs assessment address escalating land prices, construction and materials costs, infrastructure improvements associated with the identified projects, capital maintenance projects, and site specific engineering and regulatory requirements. In addition to land acquisition and park development projects, the Park Authority adopted Natural Resource and Cultural Resource Management Plans that identify initiatives needed to provide essential stewardship efforts of environmental resources on parkland and cultural resources throughout the county.

PROJECT COST SUMMARIES
FAIRFAX COUNTY PARK AUTHORITY
(\$000's)

	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total FY2018-FY2022	Total FY2023-FY2027	Total Project Estimate
1	Americans with Disabilities Act (ADA) Compliance / PR-000083 ¹	G, X	C	800	300	300	300	300	2,000	1,500	3,500
2	Parks - General Maintenance / 2G51-005-000	G	C	625	638	650	663	676	3,252	3,317	6,569
3	Parks - Facility/Equipment Maintenance / 2G51-007-000	G	C	484	494	499	514	529	2,520	2,720	5,240
4	Parks - Grounds Maintenance / 2G51-006-000	G	C	1,000	1,020	1,040	1,061	1,082	5,204	5,308	10,512
5	Capital Sinking Fund for Parks / 2G51-042-000)	G	1,675						0		1,675
	Subtotal General Fund Projects		1,675	2,909	2,451	2,490	2,538	2,587	12,975	12,845	27,495
6	Stewardship (2008 Bond) / PR-000012	B	10,541	750	250				1,000		11,541
7	Park and Building Renovations (2008 Bond) / PR-000005	B	25,625	3,400	1,686				5,086		30,711
8	Park Development (2008 Bond) / PR-000016	B	16,700	1,400	732				2,132		18,832
9	Community Parks/New Facilities (2012 Bond) / PR-000009	B	400	1,500	3,100	2,285			6,885		7,285
10	Existing Facility Renovations (2012 Bond) / PR-000091	B	20,100	5,500	3,500	1,890			10,890		30,990
11	Facility Expansions (2012 Bond) / PR-000092	B	19,483						0		19,483
12	Land Acquisition and Stewardship (2012 Bond) / PR-000093	B	4,600	3,025	3,125	2,165			8,315		12,915
13	Land Acquisition and Park Development (2016 Bond)	B	0	3,000	6,370	12,500	18,500	18,500	58,870	35,830	94,700
	Subtotal Bond Projects		97,449	18,575	18,763	18,840	18,500	18,500	93,178	35,830	226,457
	TOTAL		\$99,124	\$21,484	\$21,214	\$21,330	\$21,038	\$21,087	\$106,153	\$48,675	\$253,952

¹ During their deliberations on the FY 2017 Advertised Budget Plan, the Board of Supervisors approved pre-funding this project in the amount of \$2.37 million as part of the FY 2016 Third Quarter Review, eliminating the need for funding in FY 2017.

Notes: Numbers in **bold italics** represent funded amounts.
A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined

Committee Agenda Item
October 13, 2016

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 September 2016 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, Executive 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
Monika Szczepaniec, Project Coordinator, Project Management Branch
Mohamed Kadasi, Project Coordinator, Project Manager Branch
Janet Burns, Senior Fiscal Administrator
Michael P. Baird, Manager, Capital and Fiscal Services

Professional Services:

	Firm Name	Amount	Funding Source	Scope of Services	NTP
Oak Marr Golf Course Driving Range Improvements	Pennoni Associates, Inc.	\$142,934.33	PR-000091-009	Design for proposed improvements to the driving range to make it more sustainable and attractive to customers.	September 12, 2016
Area 1 Maintenance Facility Renovation and Related site Improvements Scope and Design	Samaha		PR-000091-037	Scope and Design services for new buildings to the Area 1 Maintenance Facility	