



Commercial Revitalization Area Maintenance Update

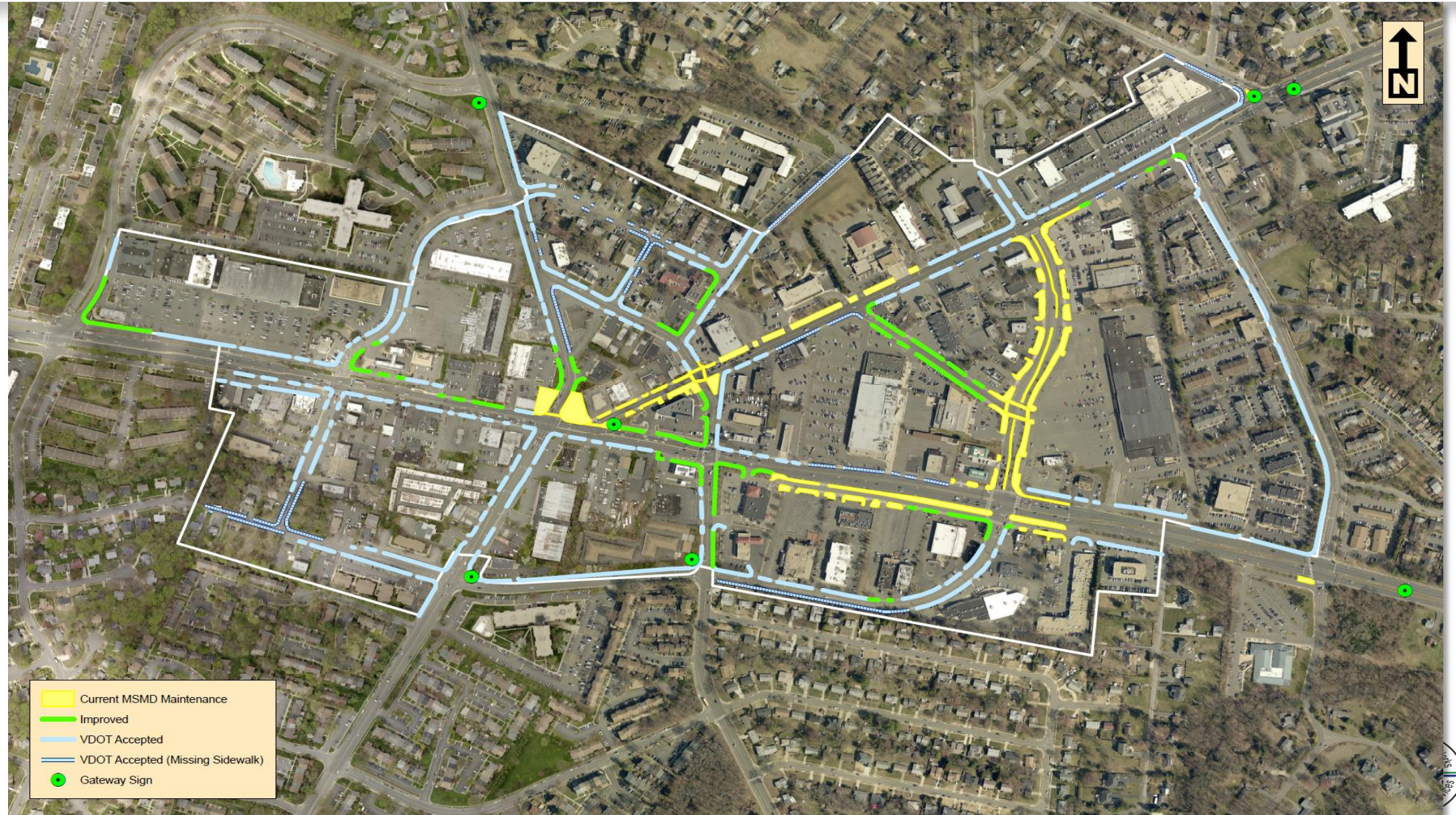
Randy Bartlett, Deputy Director DPWES

10/10/2017

Level of Service - Review

- October 11, 2016 - Board endorsed a level of service Maintenance Program 4
 - Includes all current services which are just county maintained areas
 - Expands current services to all improved areas in the CRD including:
 - Grass cutting
 - Landscaping
 - Litter control
 - Weed control
 - Street light inspection
 - Adds 2 positions to plan, manage, implement, and provide enhanced inspections
 - Provides routine street sweeping to all areas in CRD
 - Provides for replacement and repair of sidewalks in CRD including incidental curb work
 - Provides for maintenance, repair and improvement of streetscapes in all of CRD area

Current County-Maintained Areas vs. Entire CRD



Implementation Plan

- FY 17 –
 - Enhance Reinvestment with sinking funds
- FY 18 –
 - Add sweeping to entire CRD area
 - Increase street light inspection
 - Expand landscape maintenance to more of CRD
 - Start non routine repairs to streetscapes throughout CRD
 - **Add Program Manager and Project Manager**
- FY 19 –
 - Continue expanding services throughout CRD
 - Begin sidewalk repairs and maintenance
 - Add project manager inspector
- FY 20, 21 and 22 –
 - Continue expanding maintenance, repair and replacement to streetscape features



Implementation Funding – Conceptual Plan

	FY 17	FY 18	FY 19	FY 20	FY21	FY 22	Comments
Current Routine Maintence	\$300	\$300	\$300	\$300	\$300	\$300	Includes landscape beds, litter collection, grass mowing sheltor maintenace
Current non routine Maintenace	\$450	\$450	\$450	\$450	\$450	\$450	tree replacement, replacement of damaged features
Expand grass Mowing and Weed Control		\$50	\$60	\$70	\$80	\$90	
Street Sweeping		\$180	\$360	\$360	\$360	\$360	
Enhanced Street light inspections		\$36	\$36	\$36	\$36	\$36	
Expand Landscaping		\$284	\$379	\$414	\$554	\$694	
Sidewalk Repair and Replacement			\$75	\$150	\$225	\$300	
Expanded Non-Routine		\$100	\$300	\$600	\$800	\$1,000	
Staff		\$100	\$200	\$200	\$200	\$200	Add program manager 18 Add project Manager 18
Total	\$750	\$1,500	\$2,160	\$2,580	\$3,005	\$3,430	
	FY 17	FY 18	FY 19	FY 20	FY21	FY 22	Comments
Annual Funding - Budget	\$750	\$750					
Reinvestment Funding - Carry over	\$742	\$597					

Enhanced Implementation - Routine

- **Street Sweeping**
 - Initiated trial ~2015
 - Proposed program initially 3x per year – Est. cost \$180,000
 - Contractor currently reviewing the sites
 - Contractor is evaluating if they have adequate resources – may have to rebid contract
 - Anticipated implementation Spring 2018
 - Once established will review for expansion to 6x per year – Est. cost \$360,000
- **Grass Mowing and Landscaping**
 - Additional areas(136,000 sf) authorized in August 2017 – Est. cost \$26,750
 - Additional areas being reviewed (1.5M sf) potential
- **Street Lights**
 - 3 evening reviews conducted to-date in all CRDs
 - County staff \$6,900 vs. contract estimate \$9,000
 - Working to streamline reporting while still documenting repeat and performance issues

Levels of Service

- Grass mowing – 23x per year
- Landscape Beds
 - Mulching – 2x per year
 - Weed control – 23x per year
 - Pruning/Cutback – 1x per year
- Trash Removal – 52x per year

Commuter Rail and Park-and-Ride Commercial Revitalization Routine Service Level Maintenance Matrix		Programs														
		Commuter Rail and Park-and-Ride										Commercial Revitalization				
		Backlick Rail	Burke Rail	Lorton Rail	Rolling Rd. Rail	Reston TC Transit	Tysons Transit	Centreville	Hemdon Monroe	Reston South	Rolling Valley	Annandale	Bailey's	McLean	Route 1	Springfield
Maintenance Activity	Item Description															
Routine Service Levels for Turf Management	Grass Mowing	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	23	23	23	23	23
	Fertilization	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	Broadleaf and Weed Control	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	Edging	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	12	12	12	12	12
	Crack Weed Control	4	4	4	4	4	4	4	4	4	4	23	23	23	23	23
	Pest Control	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Routine Service Levels for Tree / Shrub/ Flower Beds	Mulch (Remove / Replace)	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	2	2	2	2	2
	Fertilization	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2
	Edging	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	2	2	2	2	2
	Weed Control	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	23	23	23	23	23
	Pest Control	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Tree Pruning	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	1	1	1	1	1
	Shrub Pruning	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	3	3	3	3	3
	Shearing	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	4	4	4	4	4
	Groundcover Pruning	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	1	1	1	1	1
	Perennial cutback	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	1	1	1	1	1
	Seasonal Flower Rotation	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	2	2	2	2	2
Irrigation Maintenance	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	To Be Determined					
Routine Service Levels for Site Maintenance	Trash Removal (Containers)	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	52	52	52	52	52
	Trash Removal (Site)	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	52	52	52	52	52
	Parking Lot Sweeping	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	Leaf Removal	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	3	3	3	3	3
	Bus Shelter Glass Cleaning	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	12	12	12	12	12
Routine Service Levels for Inspection and Reporting Services	Routine Completed Work	12	12	12	12	12	12	12	12	12	12	52	52	52	52	52
	Non-Routine Completed Work	✕	✕	✕	✕	✕	✕	✕	✕	✕	As Needed Basis					
	Non-Routine Required Work	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
	Night Light Inspection	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12

NOTES:

- 1.) NR-Designates that services are not required at these facilities
- 2.) Some sites that don't currently have requirements have been indicated. Assumptions: The same service level for Routine Maintenance will be provided if requirements for these sites are generated.

Enhanced Implementation Non-Routine

- Bus Shelter Replacement
 - Working with FCDOT to identify shelters for replacement
 - 20 identified to date est. at \$10,000 ea. = total \$200,000
 - Working with purchasing on contract
 - Contract will likely be used by FCDOT and MSMD for non CRD shelters
 - Estimate Spring 2018 implementation
- Bailey's Sidewalk Rehabilitation
 - Design 95% complete
 - Construction late fall/early spring – Estimated project cost ~\$200,000



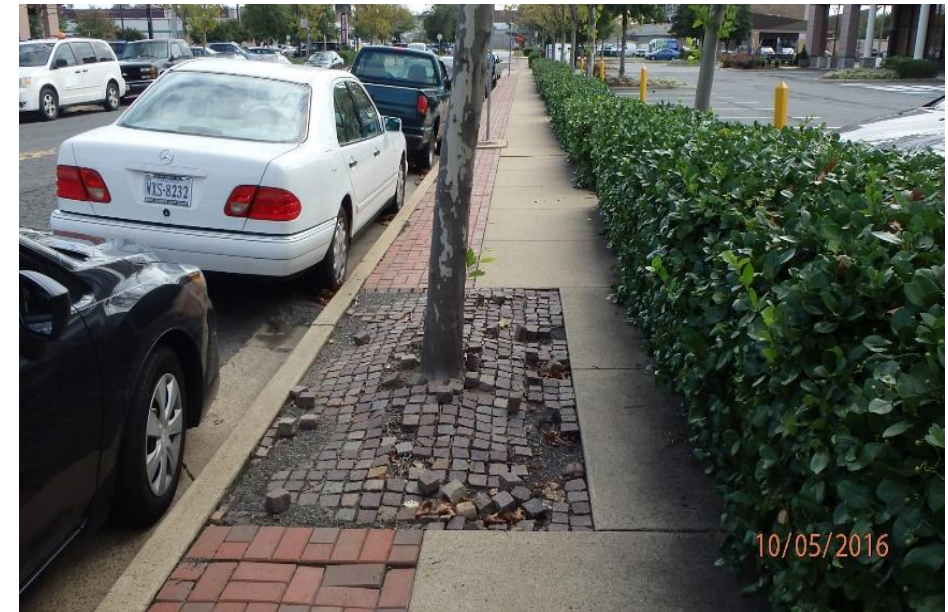
Bailey's Sidewalk Rehabilitation

Enhanced Implementation – Next Steps

- Contracting
 - Negotiate or rebid sweeping contract
 - Bid bus shelter replacement contract
- Routine Maintenance
 - Continue to identify and review expanded landscaping areas
 - Continue to identify and review expanded mowing areas
- Non Routine & Reinvestment Projects
 - Identify concrete repair projects – Inventory & VDOT Coordination
 - Identify, plan, coordinate, design and construct structural improvements
- Staffing
 - Program Manager – Identify work, coordinate, procure services
 - Project Manager – Manage implementation, quality control

Reinvestment Projects - Potential

- Bailey's Sidewalk Rehabilitation (in progress)
- Bus Shelter Replacements (in progress – working with FCDOT)
- Bland Street Public/Private Partnership (in progress, but faces some potential hurdles)
- Potential Bus Shelter Area Improvements (not started)
- Bland Street between Old Keene Mill and Amherst Ave (Springfield Plaza)
 - Currently County maintained with degraded tree boxes
 - Narrow sidewalk due to the tree boxes
- Bailey's Paver Repair/Replacement
 - Multiple areas are in need of being reset and/or repaired
- McLean Sidewalk & Crosswalk Improvements
- Seven Corners Pedestrian Bridge
 - Remove concrete panels and replace with alternative materials
 - Feasibility still questionable
- Seven Corners Transit Center
 - "Structure" to provide shade



Bland Street

Current Challenges

- Review of expanded areas for needed services
- Adding and renegotiating contracts
- On-site inspection of work needs to be continual
- VDOT Coordination of spot repairs
- Additional focused staff are needed to expand the program more timely



Seven Corners Pedestrian Bridge

Successes – From Increased Annual funding - FY15(\$600) & FY16(\$750)

- Developed Map/Inventory
- Sustainable planting palettes
 - Reduced dead loss
 - Created a standard
- Increased levels of service
 - Street sweeping (in CRD Maint. Areas – yellow only)
 - Arbor care
- Special projects
 - Bailey’s Windmill
 - Annandale Tollhouse Park



Annandale Tollhouse Park - Before



Annandale Tollhouse Park - After

Successes



Bailey's Windmill - Before & After



Before
Annandale Service Drive



After





Questions & Discussion



Springfield – Amherst Ave. Tree Box Removal – Before & After