



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Jai Cole, Executive Director

FROM: Aimee Vosper, Deputy Director/CBD

DATE: July 8, 2022

Agenda

**Planning and Development Committee
(Committee of the Whole)**

Wednesday, July 13, 2022 – 5:00 pm

Virtual

Chairman: Ken Quincy

Vice Chair: Mike Thompson

1. Scope Approval – Sugarland Run Bridge Replacement (with presentation) – Action*
2. Reallocation of Project Funds for Laurel Hill Golf Course Irrigation Improvements (with presentation) – Action*

*Enclosures



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

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ACTION - 1

Scope Approval – Sugarland Run Bridge Replacement (Hunter Mill District)

ISSUE:

Approval of the project scope to install a new steel pedestrian bridge in the section of the Sugarland Run Stream Valley Park between Heather Down Drive and Eddyspark Drive.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to install a new steel pedestrian bridge in the section of the Sugarland Run Stream Valley Park between Heather Down Drive and Eddyspark Drive.

TIMING:

Board action is requested on July 27, 2022, to meet desired construction schedules.

BACKGROUND:

The Park Authority Board approved the list of projects identified for funding from the 2020 Park Bond designated for improvements as part of the Planning and Development Division Annual Work Plan for FY 2021 on July 14, 2021. This list of projects includes improvements to an existing section of stream valley trail in the Sugarland Run Stream Valley between Heather Down Drive and Eddyspark Drive in the Hunter Mill District.

A wooden bridge was constructed to connect the neighborhood on Heather Down Drive to the Sugarland Run Stream Valley Trail when the neighborhood was developed in 1987. After many years of service, this bridge failed as a result of the storms and resulting historic flooding of June 2006. Staff chose to replace this bridge with a fiberglass bridge in 2007. This bridge was damaged as a result of record flooding from Tropical Storm Hanna in September 2008. While the damage was repairable, staff determined that the location was not appropriate for a fiberglass bridge structure. As a result, this bridge was removed in 2009, and a project to replace the bridge with a steel bridge was added to the Trail Development Strategy Plan for future bond funding consideration. This project was selected for funding as part of the 2020 Bond.

A project team was assembled with representatives from Park Operations, Resource Management and Planning and Development Divisions to establish the project scope in

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accordance with the approved FY 2021 Planning and Development Division Work Plan. The civil engineering firm of Bowman Consulting was hired to assist the project team in developing the project scope.

Staff recommends the following scope of work for this project to include:

- Demolition and removal of the remaining structures from the 2009 bridge
- Construction of a 75' x 10' steel pedestrian bridge
- Construction of 10' wide connecting approaches to the bridge

The detailed cost estimate for the construction of trail improvements, including the associated contingency and administrative costs as outlined above is \$500,000 (Attachment 2.) This project will not generate any additional revenue. Staff estimates an increase of \$578 in annual maintenance costs and a lifecycle replacement cost of \$500,000 in year 70 for replacement of the bridge.

The proposed timeline for the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Design	January 2022
Permitting	September 2022
Construction	March 2023

FISCAL IMPACT:

Based on the scope estimate, funding in the amount of \$500,000 is necessary to fund the Sugarland Run Stream Valley trail improvements. Funding is currently available in Fund 300-30400 in the amount of \$500,000 in PR-000146-003, Sugarland Run Bridge Replacement, 2020 Park Bond.

ENCLOSED DOCUMENTS:

Attachment 1: Location Map – Sugarland Run Bridge Replacement
Attachment 2: Cost Estimate - Sugarland Run Bridge Replacement

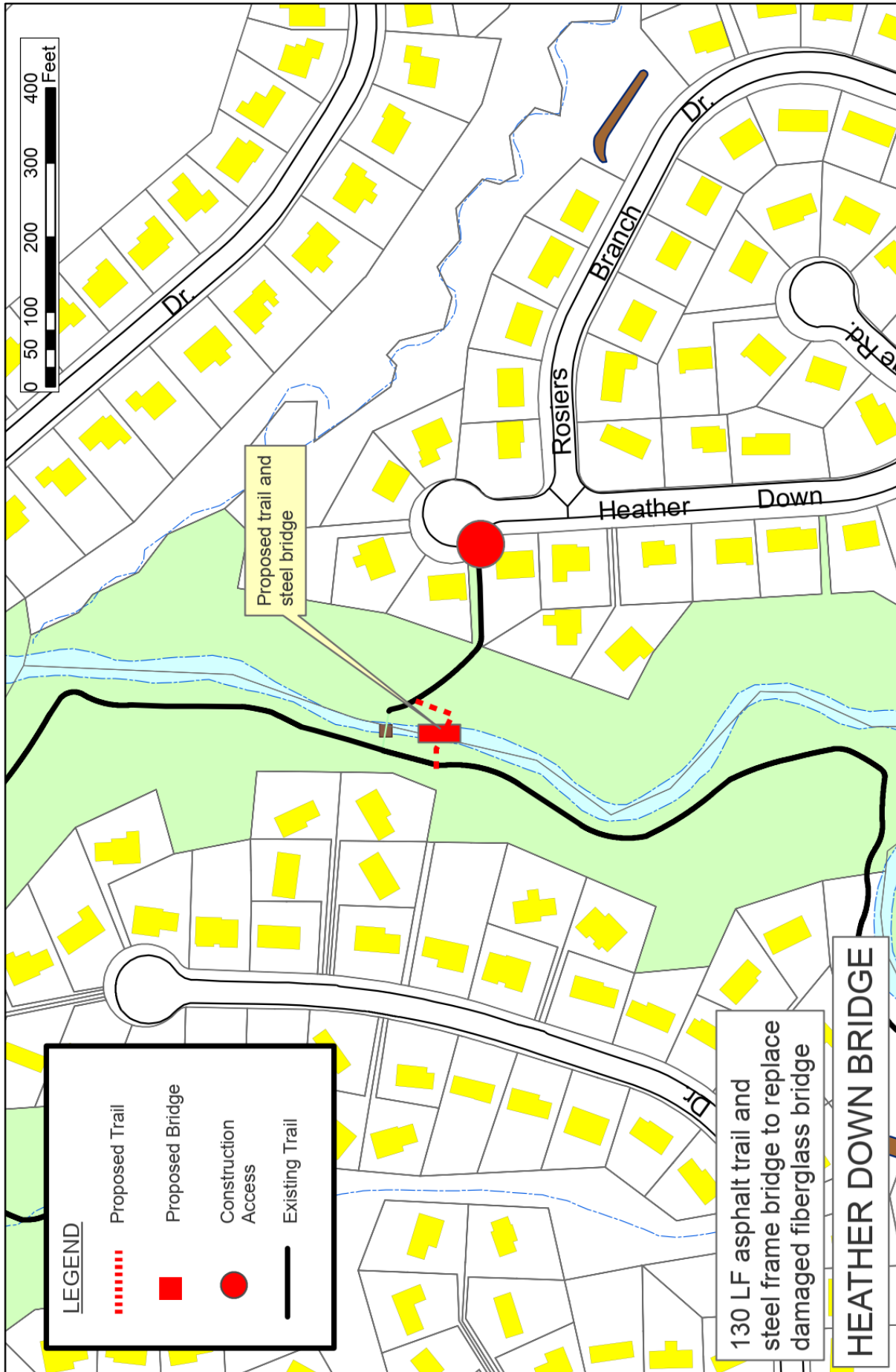
STAFF:

Jai Cole, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Kim Eckert, Acting Director, Park Operations Division
Cindy Walsh, Director, Park Services Division

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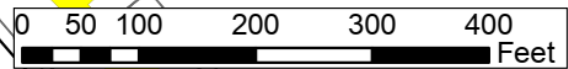
Laura Grape, Director, Resource Management Division
Paul Shirey, Project Management Branch Manager, Planning and Development Division
Tom McFarland, Trails Program Manager, Project Management Branch
Victoria Kurbatova, Project Manager, Project Management Branch
Jessica Tadlock, Senior Fiscal Administrator

Sugarland Run Bridge Replacement



**Sugarland Run Bridge Replacement
Scope Cost Estimate**

Design (Minor Site Plan)	\$120,000
Permits	\$10,000
Fabrication and Installation of Bridge	\$260,000
Construction Contingency (15%)	\$25,800
Mitigation (3%)	\$8,500
Inspection and Testing	\$12,000
Administration (15%)	\$63,700
Project Total (Design, Construction, Administrative)	\$500,000



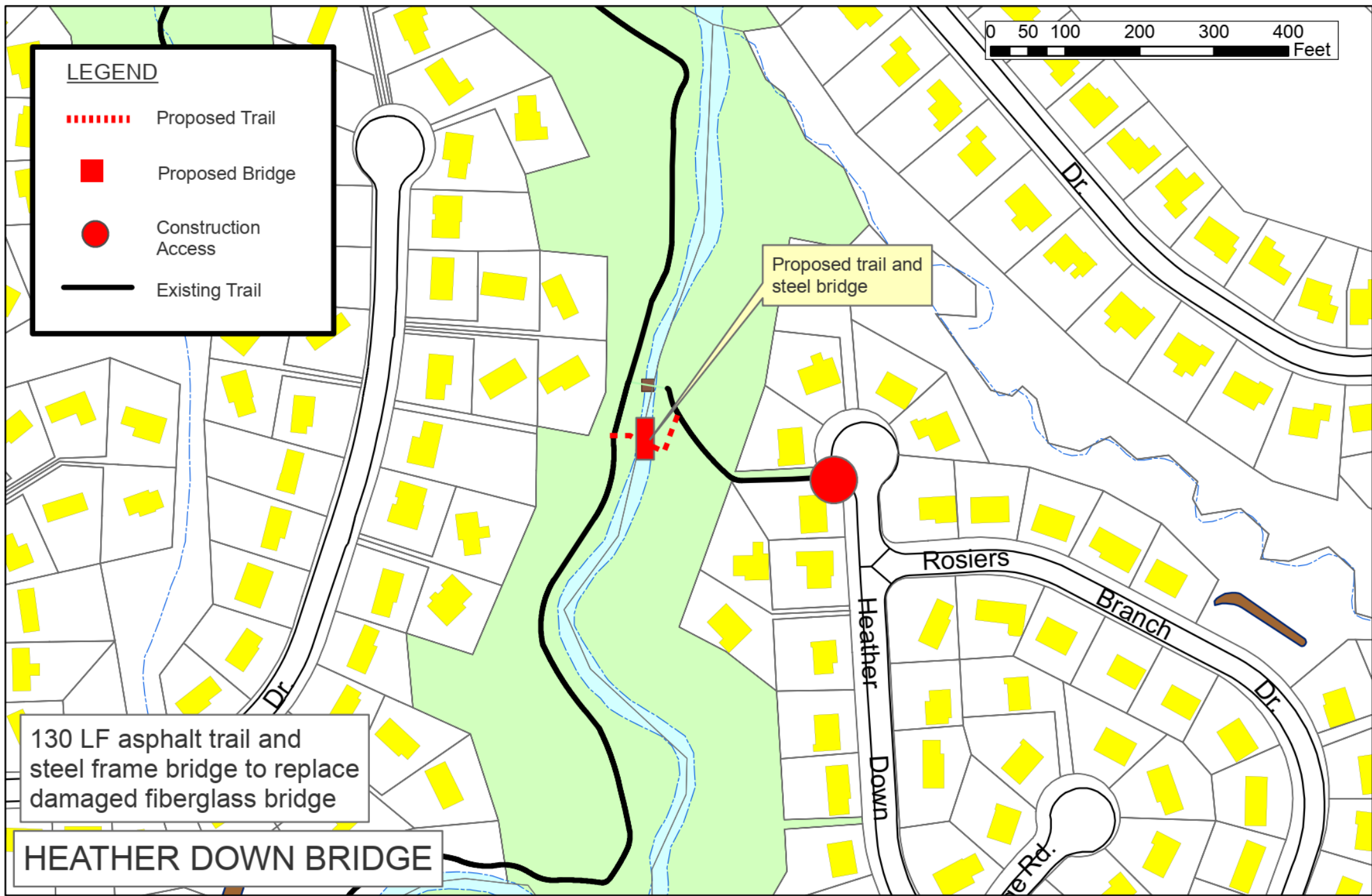
LEGEND

- Proposed Trail
- Proposed Bridge
- Construction Access
- Existing Trail

Proposed trail and steel bridge

130 LF asphalt trail and steel frame bridge to replace damaged fiberglass bridge

HEATHER DOWN BRIDGE



Sugarland Run Bridge Schedule

- ▶ Plans Submitted 3/31/2022
- ▶ Permitting Fall 2022
- ▶ Bidding Winter 2022
- ▶ Construction to begin Spring 2023
- ▶ Construction Completion Summer 2023

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ACTION - 2

Reallocation of Project Funds for Laurel Hill Golf Course Irrigation Improvements (Mt. Vernon)

ISSUE:

Approval of the reallocation of project funds for irrigation improvements for the Laurel Hill Golf Course.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the reallocation of project funds for improvements to the irrigation system for the Laurel Hill Golf Course.

TIMING:

Board action is requested on July 13, 2022 to maintain the project schedule.

BACKGROUND:

The 2020 Park Bond Program approved by the Park Authority Board includes an irrigation improvement project for the Laurel Hill Golf Course.

The Park Authority Board approved the scope of the Irrigation Renovation on March 9, 2022. The scope included replacing sprinkler heads and swing joints, expanding some of the irrigation zones, replacing the control system with a 2-wire system and adding quick couplers to the system. The approved project budget based on the estimated cost was \$840,000.

Staff has now received a cost proposal for construction of the project. Due to increased material costs caused by nationwide supply chain problems, the proposal received for this project was 16% higher than anticipated (Attachment 1.) The revised construction cost estimate for completing the recommended scope of work is \$1,034,200.

Based on current funding available in the amount of \$837,429 and the revised cost estimate of \$1,034,200, additional funding in the amount of \$204,200 is required to complete the project. Funding is available from the recently completed Oak Marr golf Course Improvement project to fund the additional \$204,200 required to complete the Laurel Hill Golf Course Irrigation renovation project.

The schedule for this project is revised as follows:

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Phase
Construction

Planned Completion
Third Quarter CY 2022

FISCAL IMPACT:

Based on the revised cost estimate, funding in the amount of \$204,200 is necessary to fund this project. Funding in the amount of \$74,000 in WBS PR-000091-009, Oak Marr Range Renovations; and \$130,200 in WBS PR-000147 Park Bond Construction for total available funding in the amount of \$204,200 is required to fund this project.

ENCLOSED DOCUMENTS:

Attachment 1: Revised Cost Estimate

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Kim Eckert, Acting Director, Park Operations Division

Cindy Walsh, Director, Park Services Division

Laura Grape, Director, Resource Management Division

Paul Shirey, Project Management Branch Manager, Planning and Development Division

Melissa Emory, Manager, Special Projects Branch

Kelly Davis, Project Manager, Special Projects Branch

Jessica Tadlock, Senior Fiscal Administrator

**SCOPE COST ESTIMATE
Revised**

Laurel Hill Golf Course Irrigation System Replacement

	Original	Revised	Change
<u>Scope and Design</u>			
• Professional Services	\$60,000	\$60,000	\$0
Subtotal	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$0</u>
 <u>Construction</u>			
• Materials - wire, sprinkler heads	\$430,000	\$634,200	\$204,200
• Installation	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$0</u>
Subtotal	\$830,000	\$1,034,200	\$204,200
 Contingency (5%)	\$ 50,000	\$50,000	\$0
 Administration (7%)	<u>\$ 69,470</u>	<u>\$69,470</u>	<u>\$0</u>
 Total Revised	 \$1,009,470	 \$1,213,670	 \$204,200

GOLF COURSE MASTER PLAN

LAUREL HILL GOLF CLUB
FAIRFAX COUNTY, VIRGINIA

FAIRFAX COUNTY PARK AUTHORITY

SCORECARD FOR THE COURSE

NO.	PAR	BLACK	GOLD	BLUE	WHITE	RED
1	4	445	426	419	413	391
2	4	365	351	344	335	289
3	4	462	439	423	403	274
4	3	180	170	168	130	109
5	5	624	608	486	474	404
6	4	500	476	447	418	366
7	4	321	305	289	278	258
8	3	340	223	209	154	145
9	5	638	632	602	491	372
OUT	36	3973	3442	3267	3156	2548
10	4	350	345	334	311	279
11	3	196	149	141	134	119
12	4	413	401	374	338	237
13	4	418	405	386	355	332
14	3	218	212	187	176	98
15	5	612	587	475	447	403
16	3	303	185	174	168	125
17	4	493	466	437	383	342
18	5	662	638	610	483	441
IN	35	3437	3288	3119	2885	2466
TOTAL	71	7010	6730	6386	6021	5014

