



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: Kim Eckert, Acting Division Director
Park Operations Division

DATE: July 22, 2022

Agenda

**Park Operations Committee
(Committee of the Whole)**

Wednesday, July 27, 2022 – 6:45 pm

Virtual

Chairman: Linwood Gorham

Vice Chair: Mike Thompson

1. Great Falls Grange Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Great Falls Grange Foundation (with presentation) – Action*

*Enclosures



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

Board Agenda Item
July 27, 2022

ACTION

Great Falls Grange Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Great Falls Grange Foundation (Dranesville District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from the Great Falls Grange Foundation (GFGF) in the amount of \$20,000 to help fund installation of a municipal-connected water line to service the Great Falls Grange.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant Program request from the Great Falls Grange Foundation (GFGF) in the amount of \$20,000 to help install a municipal-connected water line to service the Great Falls Grange.

TIMING:

Board action is requested on July 27, 2022, in order to award the grant.

BACKGROUND:

In April 2022 the Park Authority and the Great Falls Grange Foundation (GFGF) entered into an agreement which permits the GFGF to operate and maintain the historic Great Falls Grange. The Grange was built in 1929 as a public assembly hall and is listed on the National Register of Historic Places. The overall vision for the venture is to sustain a self-supporting community center for Great Falls. The Grange will serve as a community meeting place, a potential location for classes and planned activities, and a venue for public and private special events. To support these uses, the GFGF plans to undertake internal building improvements, new landscaping, and other enhancements.

To prepare the facility for these expanded uses, a critical first step is to install a water line connected to municipal water (Attachment 1). The onsite well has a 20-year-old well pump and is presenting with sedimentation and discoloration issues, a situation that raises concerns about water quality. Failure of the aged well pump is believed to be imminent, which puts water reliability during an event at risk, and thus impedes the goal of becoming a sustainable, self-supporting enterprise. Connecting a water line to the Grange structure will also benefit the adjacent Forestville Schoolhouse, as there already exists a waterline that connects the two facilities. The project will include restoration of the existing asphalt parking lot after the water line is installed.

Board Agenda Item
July 27, 2022

The project also includes installation of a yard hydrant behind the Grange. The yard hydrant will be connected to the well, with the understanding that water from the hydrant is not tested for water quality and therefore must be considered non-potable. Its primary use will be for watering of the landscaping.

The GFGF is requesting \$20,000 from the Mastenbrook Volunteer Matching Funds Grant Program to help fund a project to install a municipal-connected water line to service the Great Falls Grange (Attachment 2). The total project estimate based on current vendor quotes is \$40,924.85. If approved, an amount of \$20,000 from the Mastenbrook Volunteer Matching Fund Grants Program, along with a donation of \$20,924.85 from the GFGF, will provide the funds sufficient for the project. Upon scheduling of the project, new vendor quotes will be obtained and any amount greater than the current project cost will be covered by the GFGF.

The Park Authority Board Member for the Dranesville District supports approval of the grant request. The Park Operations Division's Facilities Management Branch will manage the project. The project is expected to be completed in FY2023, with more specific scheduling to be coordinated with the GFGF. Matching funds are available to award the grant.

FISCAL IMPACT:

The estimated total project cost is \$40,924.85. Funds are currently available in the amount of \$20,000.00 in WBS PR-000091, Park Renovations and Upgrades - 2016, in Fund 300-C30040, Park Bond Construction Fund; and \$20,924.85 from GFGF's contribution, resulting in the total available funding of \$40,924.85. Operational and maintenance expenses will be managed by the GFGF under the terms of their agreement.

Upon approval of this grant, the new balance of Mastenbrook Volunteer Matching Fund Grant Program funds previously disbursed from prior bonds will be \$13,260.23.

ENCLOSED DOCUMENTS:

Attachment 1: Aerial Showing Grant Project Area at the Great Falls Grange Park
Attachment 2: Mastenbrook Volunteer Matching Fund Grant Program Request –
Great Falls Grange Foundation

STAFF:

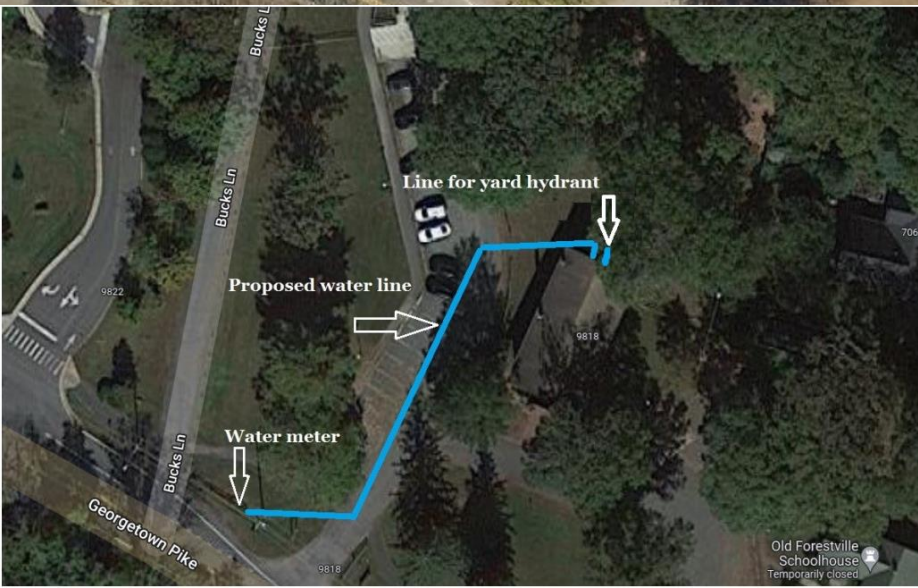
Jai Cole, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Laura Grape, Director, Resource Management Division

Board Agenda Item
July 27, 2022

Michael Peter, Director, Business Administration
Roberta Longworth, Executive Director, Fairfax County Park Foundation
Kim Eckert, Acting Director, Park Operations Division
Dan Sutherland, Manager, Park Management Branch, Park Operations Division
Alan Crofford, Manager, Facilities Management Branch, Park Operations Division

Great Falls Grange Park

Project Area





**Mastenbrook Volunteer Matching Fund Grants Program
Application Form**

PLEASE PRINT. Please provide all information requested. Attach additional sheets and/or materials as needed to support your request.

1. Grantee Information

Name of Individual or Organization: Great Falls Grange Foundation

Contact Person: Kim Abod, GFGF Grants Chair & Bill Canis, Board Member

Mailing Address: P.O. Box 1164, Great Falls, VA 22066

Phone: [REDACTED]

Email: [REDACTED]

2. Project Title

Municipal water-connected water line installation for the Great Falls Grange

3. Funding Requested for this project

Applicant may apply for more than one project per fiscal year; however, the combined total of grant funding awarded may not exceed \$20,000 within a fiscal year.

Amount: \$20,000

4. Project Description

Provide a description of your project. Attach drawings or specifications for materials proposed for purchase. If educational materials are proposed, provide a mock-up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock-up of your project and what the finished product will look like. *Provide as much detail as you can to help evaluators clearly understand your project.*

Installation of approx. 270 LF of 1" water service and yard hydrant. Reconstruction of asphalt parking lot and pavement line marking.

(Running the water line to the Grange will bring municipal water to both the Grange and the Old Forestville Schoolhouse, as an existing waterline runs from the Grange to the Schoolhouse).

5. Public Benefits

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? *Please be aware that projects must be ADA compliant.*

Provides a longterm solution for water reliability and water quality for community and client use of the properties. The present well has a 20 year old well pump and is presenting with sedimentation and discoloration issues. Failure of the aged well pump is imminent and puts water reliability during an event at risk. Additionally, the discoloration and sediments in the well water raises concerns about water quality. These factors reduce community/client confidence in renting the properties which interferes with their ability to become self-funding and self-sustaining.

6. Sponsor Commitment

What experience do you or does your organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? Describe what maintenance the improvement will require and how the maintenance will be accomplished over time.

Due to the complexity of this type of project, the Great Falls Grange Foundation will rely on the Park Authority to manage the project and the contracting of vendors. The project will be paid for by utilizing the grant funds, if approved, along with the Great Falls Grange Foundation's donation of \$20,924.85, which will be submitted before the project begins.

7. Proposed Budget

Provide a detailed and complete budget. Include enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices (e.g. price quotes, website screenshots, etc.) for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds.

Construction Services, materials, and permitting related to installation of water line and yard hydrant: \$30,925.00
Asphalt parking lot reconstruction and restriping: \$9,999.85

Total Project Cost Estimate: \$40,924.85

Proposed Funding:

\$20,924.85 cash donation from the Great Falls Grange Foundation
\$20,000 grant from the Mastenbrook Matching Fund Grant Program



8. Funding Process

The Park Authority prefers to reimburse grantees after the work is completed. Please check one of the following:

- We understand that we will receive the grant funds from the Park Authority after we complete the project and furnish receipts with our letter requesting payment.
- We must have the Park Authority pay the grant-funded portion of project costs during the course of the project. (Grant funds are remitted directly to vendors or suppliers, not to the grantee.)

Signature

Date

6/22/22

Submit application to:

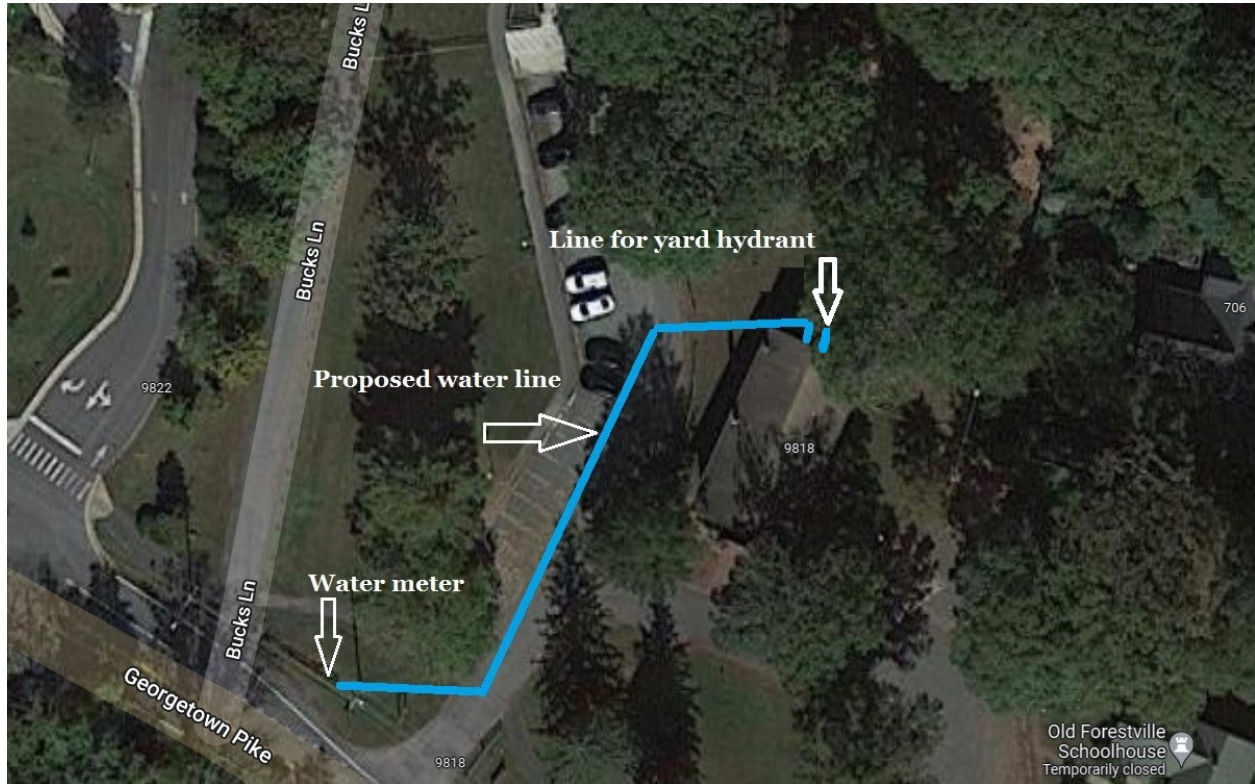
Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, Virginia 22035-1118

Attn: Julie Tahan, Community Support Specialist
Park Operations Division
703-324-8740
Julie.tahan@fairfaxcounty.gov

FOR OFFICE USE ONLY

Date received	
Delivery method	

FCPA PROPOSED WATER LINE RUN USED FOR COST ESTIMATES



(Image provided by Russell C. Davis, Russell.Davis@FairfaxCounty.gov)

- 1) The municipal water meter has already been installed and is located on the left-hand side of the driveway as you enter the Grange parking lot, northeast of Georgetown Pike. All work would take place on FCPA property.
- 2) The municipal water hook-up would serve both the Grange and the Old Schoolhouse. There is already a waterline in place that connects the two facilities as they both presently share the same well.
- 3) The GFGF desires that the yard hydrant be connected to the existing well (not the municipal water line). One of the uses for the yard hydrant will be for irrigation of the new landscape until it is fully established. All source connections will take place inside the wellhouse, providing an option to connect the yard hydrant to the municipal water line if the well needs to be abandoned in the future.



CONSTRUCTION SERVICES PROPOSAL

April 26, 2022

County of Fairfax - Parks and Recreation Division

Attn: Russell Davis

Contract No.: 4400005373

Quotation No.: 1410-0084 (The Grange – 1” Water Service and Yard Hydrant)

Mr. Davis,

We are pleased to offer The County of Fairfax, our proposal in the amount of **\$30,925** per the attached schedule of values for the construction services and materials on the above referenced project in accordance with the specifications listed below.

We propose to furnish all labor, materials, tools and equipment to complete, in a timely manner, the work described hereafter, and listed in our attached schedule of values. All work is to be performed in accordance with current local governing standards and specifications and any special conditions or requirements contained herein.

THE WORK IS INCLUSIVE AND PRICING IS BASED ON THE FOLLOWING:

- (1) Mobilization/De-Mobilization
- Conduct required test pitting.
- Furnish & Install approx. 270 LF of 1” Water Service and associated appurtenances.
- Complete bedding, backfill with 21A in parking lot, Backfill with excavated material outside parking lot seed & straw of the disturbed area from the necessary excavation required to install the proposed water service.
- Furnish Plumbing permit through building permit division with Fairfax County and schedule required inspections

EROSION CONTROLS:

1. Install inlet and outlet protection as necessary.
2. Install safety, silt fence, and super silt fence as necessary.
3. Maintenance of inlet and outlet protection while UULLC is on site or until storm system is approved.
4. All other erosion controls are specifically excluded.

GENERAL CONDITIONS:

1. Prices are based on one mobilization to complete the work.
2. Prices are based on a clear working area from building materials, stockpiles, other contractor equipment and vehicles and subsequent trash and debris.
3. Prices are based on a reasonable scheduled sequence of construction.
4. Existing utilities required to be removed or relocated by others, shall be completed prior to work commencing within the areas affected by the utilities.
5. The pipeline backfill specification is the local governing standard except that the first lift thickness will be adjusted to allow for the compaction equipment utilized and the protection of the pipe. It has been assumed to utilize the excavated material for backfill without soil manipulation to attain the proper moisture content or gradation for compaction. Compaction of all structural fills to 95% of the standard proctor as required by ASTM D698.
6. The lines and structures will initially be left clean and any flushing or cleaning due to erosion control failure or lack of maintenance is specifically excluded.
7. UULLC shall not be responsible for failure to complete the contract or for delays in performance due to circumstances beyond our control.
8. All work performed by UULLC shall have an on-site walk-through and acceptance by the Owner prior to construction activity by others. Construction beginning prior to inspection shall have a signed punch-list signifying acceptance of the work by the Owner.
9. UULLC is not responsible for any unsuitable material manipulation.
10. UULLC requires that suitable material will be available (provided by Contractor) at the time of unsuitable excavation and will not delay our operations.
11. Existing utilities as shown by test pit symbol on the plan shall be test dug as quoted in the schedule of values. UULLC will not be held responsible for damage due to inaccurate locating of existing utilities in the field or delays based on utility company permits or other requirements not disclosed by owner.
12. Payment of stored materials is required if the project construction schedule/activities require UU to have material on-site prior to our work activities commencing (Invoices provided).

THE WORK IS EXCLUSIVE OF THE FOLLOWING ITEMS:

1. Engineering, stakeout or as-built drawings.
2. Performance or payment bonds. (Add 2% to contract value if needed.)
3. Rock drilling and blasting, ripping, hoe ramming, trenching or disposal.
4. Pre-blast surveys.
5. Surface and subsurface monitoring.
6. Excavating or replacing over-blast areas.
7. Geotechnical or compaction testing or inspection and/or recommendations.
8. Maintenance of erosion controls after construction begins by others.
9. Repair of Erosion Control items if damaged by others.
10. Water supply for wash rack.
11. Rework due to disturbance or damage by others.
12. Off-site borrow and/or disposal of any kind.

13. Drying, liming, disking, wetting, or manipulation to attain proper moisture content or gradation of subgrade or embankment.

MEASUREMENT FOR PAYMENT

Per the attached pricing schedule.

SCHEDULE OF VALUES:

BidItem	Description	Units	Unit Price	Units Used	Price
SECTION A. MOBILIZATION & MAINTENANCE OF TRAFFIC					
A.1	MOBILIZATION / DEMOBILIZATION - Project example for Bid Evaluation - 5% of \$100,000 Project Value - See <i>Special Provisions</i> , Section 19. Min. \$2500	LS	\$ 2,500.00	1	\$2,500.00
WATER					
B.41	Furnish & Install Restrain Water Line 6" DIP 52 MJ with Meg – Lugs less than 8' depth, less than 40 LF in length, waxed and taped and/or 1" Water & Yard Hydrant with associated appurtenances as well as restoration.	LF	\$ 107.00	230	\$24,610.00
SECTION F. EARTHWORK					
F.1	TEST PIT ? 7' Deep	EA	\$ 750.00	2	\$1,500.00
F.2	TEST PIT >7' Deep	EA	\$ 900.00	1	\$900.00
F.8	VDOT #21-A COMPACTED BASE	TON	\$ 57.00	15	\$855.00
SECTION H. EROSION CONTROL & TREE PRESERVATION					
H.1	SILT FENCE	LF	\$ 5.60	100	\$560.00
Grant Total					\$30,925.00

(These quantities are an estimation base on the site visit, quantities or items may need to be added or subtracted based on actual conditions encountered.)

Utilities Unlimited, L.L.C

Proposed By: Jordan Williams

Cc: Letters To/File/D. Schneider/ M.Oetjen

Enclosure

Accepted By: _____ Date

Southern Asphalt Company, Inc.

6828 Hill Park Drive
 Lorton, VA 22079
 Office 703-550-2700
 Fax 703-550-1609

Estimate

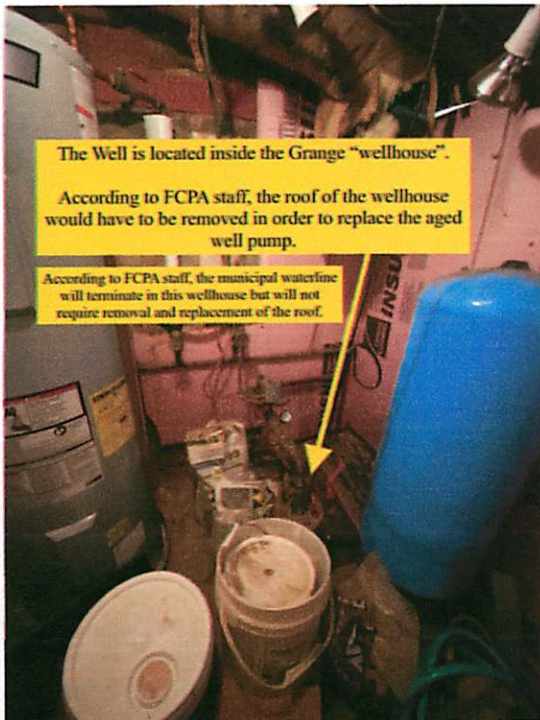
Date	Estimate #
5/13/2022	6288

Name / Address
PARK AUTHORITY ACCOUNTING OFFICE STE 927 12055 GOVERNMENT CENTER PKWY FAIRFAX, VA 22035

Ship To
PROJECT: GREAT FALLS GRANGE

Item	Description	Qty	Cost	Total
	SCOPE OF WORK: PROVIDE EQUIPMENT , LABOR AND MATERIAL TO OVERLAY EXISTING ASPHALT PARKING LOT AND RESTRIPE AS NOW EXISTING AT GREAT FALLS GRANGE			
196.	SM-9.5A 2 Inches SY	661	12.70	8,394.70
200.	BM-25.0 4 Inches SY	30	21.50	645.00
245.	Pavement line marking, Type A, 4" (As related to parking lot repair) LF	500	0.80	400.00
202.	Prime/Tack Coat SY	659	0.85	560.15
Total				\$9,999.85

THE WELLHOUSE -- MUNICIPAL WATER vs. WELL PUMP REPLACEMENT



The Well is located inside the Grange "wellhouse".

According to FCPA staff, the roof of the wellhouse would have to be removed in order to replace the aged well pump.

According to FCPA staff, the municipal waterline will terminate in this wellhouse but will not require removal and replacement of the roof.

WATER RELIABILITY

Well pump replacement would require removing and replacing the wellhouse roof in order to gain access with the required clearances. This option carries additional costs and does not provide a permanent solution to water reliability as the well pump would likely need replacing again in 10-20 years (see representative photo below).

WATER QUALITY

New equipment would need to be installed in the wellhouse in order to properly filter the water to abate the discoloration and provide a reasonable level of assurance that there are no water quality issues. There is no room in the wellhouse for such equipment, thus this is not presently an option (see representative photo to left).



The well that serves water for both the Grange and the Old Schoolhouse is located inside this underground "wellhouse".

According to FCPA staff, the roof of the wellhouse would need to be removed and replaced in order to replace the aged well pump.

According to FCPA staff, the municipal water line would terminate in this wellhouse, but it would not require removal or replacement of the roof.

**MASTENBROOK VOLUNTEER
MATCHING FUND GRANT REQUEST**

The Great Falls Grange Foundation

July 27, 2022

PROJECT: Water Line at Great Falls Grange Park



PROJECT BUDGET:

- ▶ \$30,925.00 Water line installation, construction costs
- ▶ \$ 9,999.85 Asphalt parking lot reconstruction

PROPOSED FUNDING:

- ▶ \$20,924.85 - Great Falls Grange Foundation
- ▶ \$20,000.00 - Mastenbrook Matching Fund Grant

TOTAL PROJECT ESTIMATE: \$40,924.85

PROJECT LOCATION



FISCAL IMPACT:

- ▶ \$20,000.00 in PR-000091, Park Renovations and Upgrades-2016, Fund 300-C30040, Park Bond Construction Fund
- ▶ Upon approval of this grant, the balance in bond funding previously disbursed for the Mastenbrook Grant Program will be \$13,260.23.

Discussion/Questions?