



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: Brendon Hanafin, Division Director
Planning and Development Division

DATE: July 7, 2023

Agenda

**Planning and Development Committee
(Committee of the Whole)
Wednesday, July 12, 2023 – 7:20 pm
Virtual, via Zoom
Chairman: Ken Quincy
Vice Chair: Linwood Gorham**

1. Scope Approval – McLean Central Park Renovation – Action*
2. Scope Approval – Irrigation Replacement at Rolling Valley West Park – Action*

*Enclosures



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

Board Agenda Item
July 12, 2023

ACTION

Scope Approval – McLean Central Park Renovation (Dranesville District)

ISSUE:

Approval of the project scope for the renovation of McLean Central Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for the renovation of McLean Central Park.

TIMING:

Board approval of the project scope is requested on July 12, 2023, to maintain the project schedule.

BACKGROUND:

The 2020 Park Bond Program includes the renovation of McLean Central Park to include an amphitheater, 5 to 12-year old playground, fitness area, accessible parking, stormwater management facilities, trails, and associated site work.

A project team was assembled with representatives from Park Operations Division (POD), Resource Management Division (RMD), and Planning and Development Division (PDD) to establish the project scope with guidance from McLean Community Center, McLean Center for the Arts, and McLean Central Park Playground Team, in accordance with the approved FY2023 Planning and Development Division Work Plan.

A replacement of the 2 to 5-year old (Tot Lot) playground is anticipated to be funded by \$315,318 in donations from the community. The project scope cost estimate for the base renovation without the Tot Lot replacement is \$2,403,682.35. The complete renovation project cost estimate including the Tot Lot replacement is \$2,719,000.

Current funding is available in the amount of \$2,403,682.35. Until donor funding in the amount of \$315,318 has been received by FCPA, staff shall move forward with the design, permitting, and construction of the base renovation work only. Once the \$315,318 balance of funding has been secured, staff will proceed with the 2 to 5-year old (Tot Lot) playground.

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The proposed timeline for the project is as follows:

<u>Milestone</u>	<u>Schedule</u>
Permitting Completion_____	4 th Quarter CY 2023
Completion_____	4 th Quarter CY 2024*

* *Depending on permitting*

Staff estimates that the renovation will result in no additional annual revenue. Staff estimates a negligible change in annual operating and maintenance costs.

FISCAL IMPACT:

Funding is currently available in Fund 80300 in the amount of \$203,682.35 in PR-000058-190, Park Improvement Fund, and Fund 30400 in the amount of \$2,200,000 in PR-0000147-009, Park Bonds, to fund the permitting and construction of the base renovation work. The 2 to 5-year (Tot Lot) and fitness area will be constructed once funding has been secured.

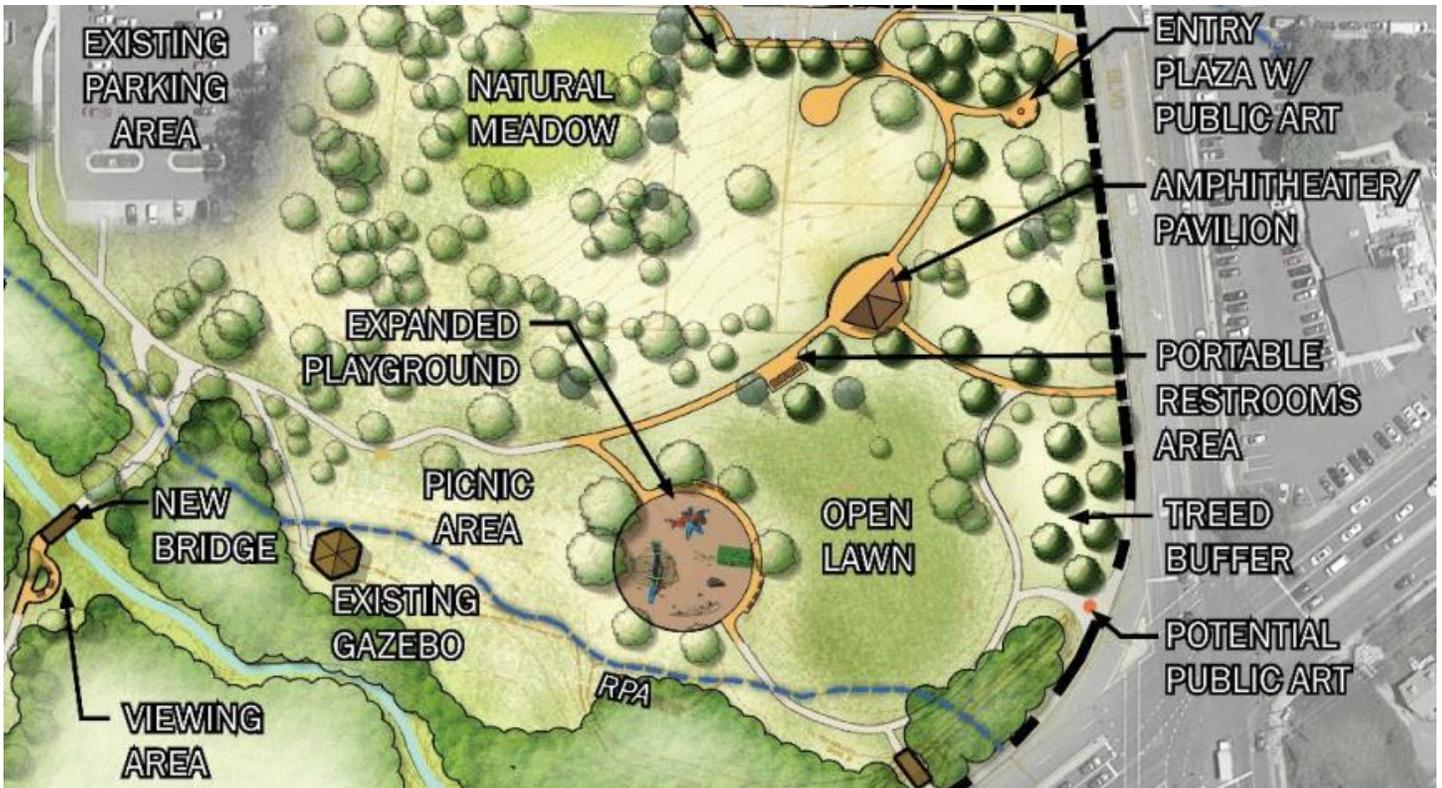
ENCLOSED DOCUMENTS:

- Attachment 1: Site Layout
- Attachment 2: Scope Cost Estimate

STAFF:

- Jai Cole, Executive Director
- Sara Baldwin, Deputy Director/COO
- Aimee L. Vosper, Deputy Director/CBD
- Brendon Hanafin, Division Director, Planning and Development Division
- Kim Eckert, Division Director, Park Operations Division
- Cindy Walsh, Division Director, Park Services Division
- Laura Grape, Division Director, Resource Management Division
- Paul Shirey, Assistant Division Director, Planning and Development Division
- Heather Lynch, Project Coordinator, Planning and Development Division
- Adam Wynn, Design Project Manager, Planning and Development Division
- Michael Peter, Director, Business Administration Division
- Tonya Mills, Senior Fiscal Administrator, Business Administration Division

Attachment 1



SCOPE COST ESTIMATE

McLean Central Park Renovation

Design	\$ 352,000.00
Permits	\$ 84,000.00
Construction	\$ 1,576,344.00
Utilities	\$ 50,000.00
Inspections & Testing	\$ 33,500.00
Construction Contingency (10.5%)	\$ 166,100.00
Administration (8.9%)	\$ 141,738.35
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Total Project Estimate	\$2,403,682.35

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ACTION

Scope Approval – Irrigation Replacement at Rolling Valley West Park (Springfield District)

ISSUE:

Approval of the project scope for the replacement of existing irrigation at Rolling Valley West Park Diamond Field #1 and Rectangular Field #3.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for the replacement of existing irrigation at Rolling Valley West Park Diamond Field #1 and Rectangular Field #3.

TIMING:

Board approval of the project scope is requested on July 12, 2023, to maintain the project schedule.

BACKGROUND:

The 2020 Park Bond Program includes lifecycle replacement of athletic field irrigation systems throughout the county that have exceeded their useful life. Staff identified athletic fields requiring end of lifecycle irrigation replacement which include Rolling Valley West Park.

A project team was assembled with representatives from Park Operations (POD), Resource Management (RMD), and Planning and Development Division (PDD) to establish the project scope in accordance with the approved FY2023 Planning and Development Division Work Plan.

The project scope cost estimate for the replacement of the irrigation at Rolling Valley West Park – Diamond Field #1 and Rectangular Field #3 is \$394,111 (Attachment 2).

The proposed timeline for the project is as follows:

<u>Milestone</u>	<u>Schedule</u>
Completion	3 rd Quarter FY2024

Staff estimates that the replacement of the athletic field irrigation system will result in no additional annual revenue. Staff estimates a negligible change in annual operating and maintenance costs.

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FISCAL IMPACT:

Funding in the amount of \$253,357 is currently available in PR-000147- 015 and \$140,754 is available in PR-000147 to fund this project. It is requested that the following reallocations occur to fund this project as shown below. The total available funding is \$394,111.

		2020 Park Bond Allocation	Available Funds	Reallocation
PR-000147-012	Cunningham Park	\$351,870.00	\$62,820.95	\$31,000.00
PR-000147-015	Rolling Valley West	\$253,357.00	\$253,357.00	
PR-000147-016	South Run Park	\$697,976.00	\$129,526.14	\$57,000.00
PR-000147-011	Greenbriar Irrigation	\$646,000.00	\$50,056.00	\$50,056.00
PR-000078-109	Greenbriar Irrigation	\$46,000.00	\$2,698.00	\$2,698.00
				<u>\$140,754.00</u>

ENCLOSED DOCUMENTS:

Attachment 1: Location Map – Rolling Valley West Park

Attachment 2: Scope Cost Estimate – Rolling Valley West Park

STAFF:

Jai Cole, Executive Director

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Som Govender, Project Manager, Planning and Development Division

Michael Peter, Director, Business Administration Division

Tonya Mills, Senior Fiscal Administrator

ROLLING VALLEY WEST PARK



SCOPE COST ESTIMATE

Rolling Valley West Irrigation Replacement

Design	\$ 35,000
Construction	\$ 290,000
Construction Contingency	\$ 29,031
Administration (12%)	\$ 40,080
Total Project Estimate	<u>\$394,111</u>