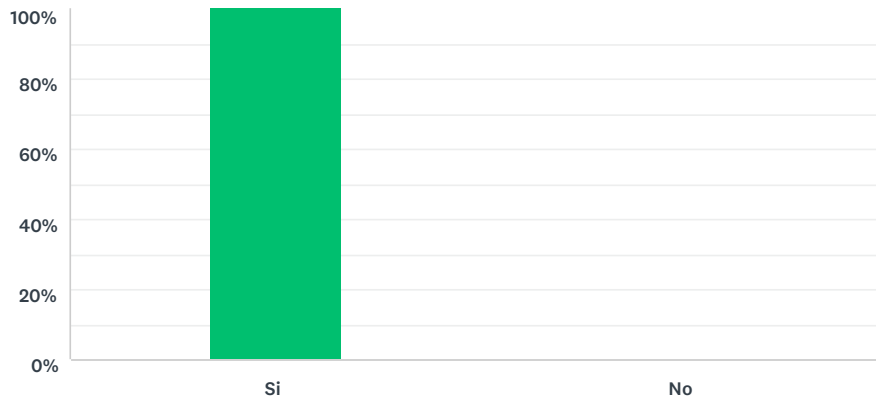


50 & Forward: Van Dyck Master Plan Survey

Q18 Usted o alguno de sus familiares ha visitado Van Dyck Park en los últimos 12 meses?

Answered: 3 Skipped: 911

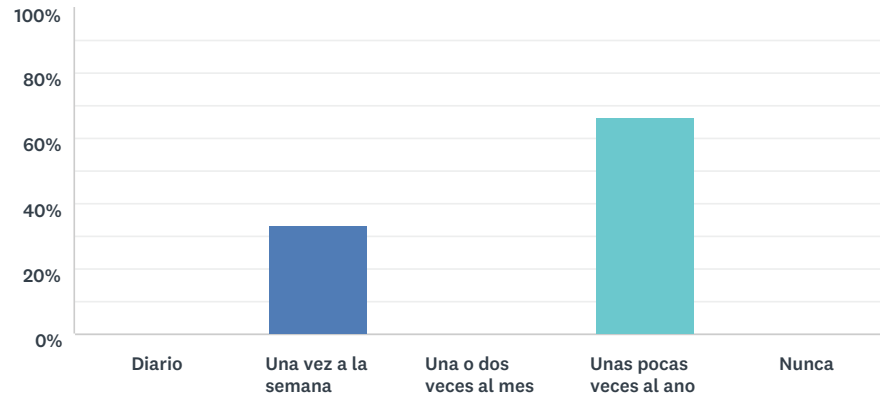


ANSWER CHOICES	RESPONSES	
Si	100.00%	3
No	0.00%	0
TOTAL		3

50 & Forward: Van Dyck Master Plan Survey

Q19 Si es si, Con que frecuencia?

Answered: 3 Skipped: 911

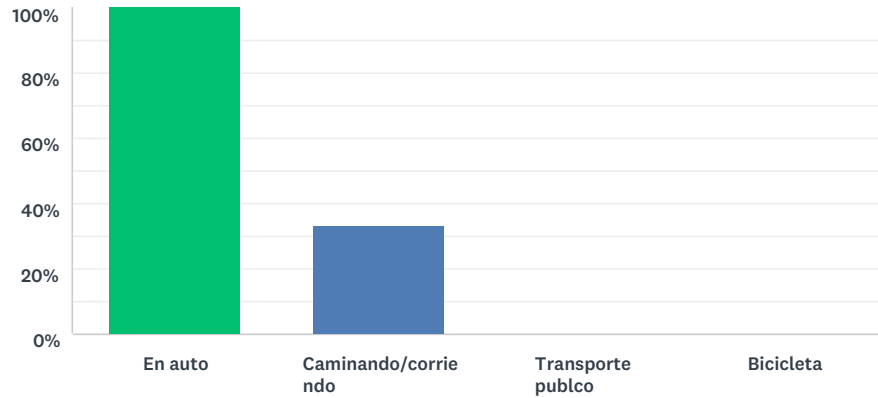


ANSWER CHOICES	RESPONSES	
Diario	0.00%	0
Una vez a la semana	33.33%	1
Una o dos veces al mes	0.00%	0
Unas pocas veces al año	66.67%	2
Nunca	0.00%	0
TOTAL		3

50 & Forward: Van Dyck Master Plan Survey

Q20 Como llega a Van Dyck Park?

Answered: 3 Skipped: 911

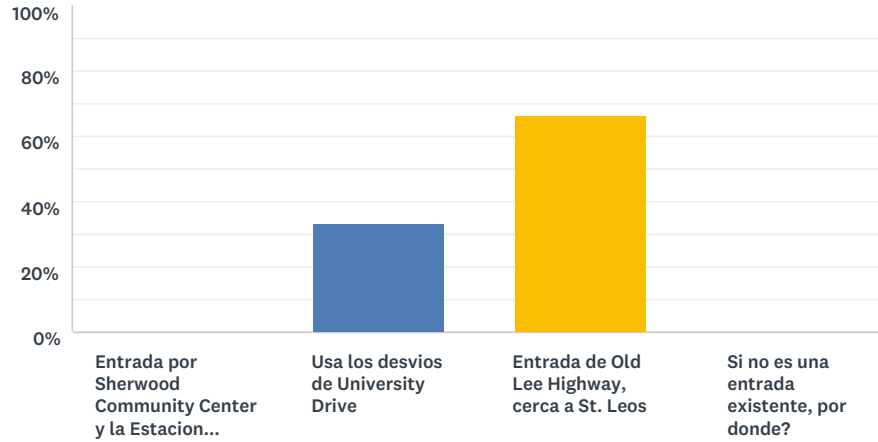


ANSWER CHOICES		RESPONSES	
En auto		100.00%	3
Caminando/corriendo		33.33%	1
Transporte publico		0.00%	0
Bicicleta		0.00%	0
Total Respondents: 3			

50 & Forward: Van Dyck Master Plan Survey

Q21 Por donde entra al parque mas a menudo?

Answered: 3 Skipped: 911



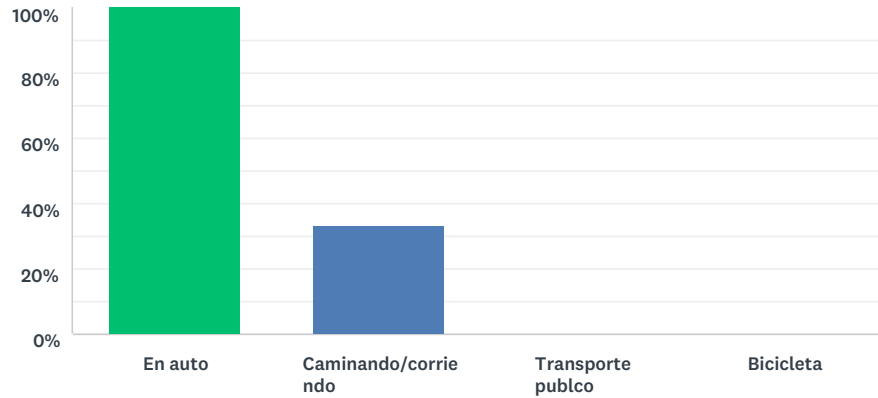
ANSWER CHOICES		RESPONSES	
Entrada por Sherwood Community Center y la Estacion de Policia		0.00%	0
Usa los desvios de University Drive		33.33%	1
Entrada de Old Lee Highway, cerca a St. Leos		66.67%	2
Si no es una entrada existente, por donde?		0.00%	0
TOTAL			3

#	SI NO ES UNA ENTRADA EXISTENTE, POR DONDE?	DATE
	There are no responses.	

50 & Forward: Van Dyck Master Plan Survey

Q20 Como llega a Van Dyck Park?

Answered: 3 Skipped: 911

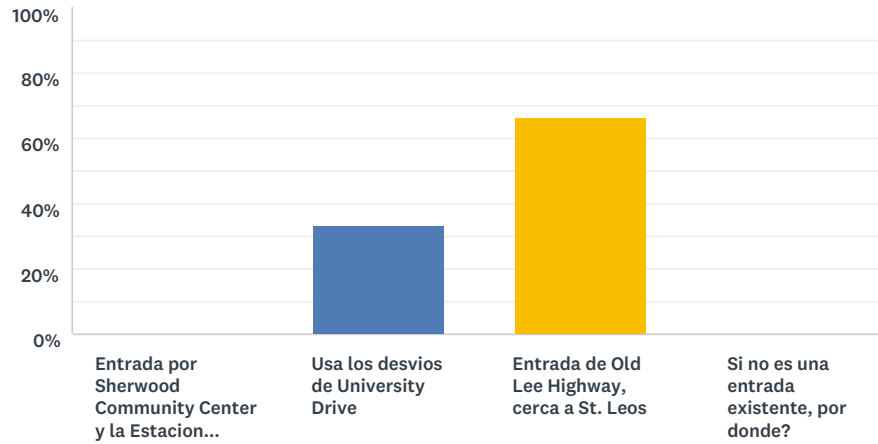


ANSWER CHOICES		RESPONSES	
En auto		100.00%	3
Caminando/corriendo		33.33%	1
Transporte publico		0.00%	0
Bicicleta		0.00%	0
Total Respondents: 3			

50 & Forward: Van Dyck Master Plan Survey

Q21 Por donde entra al parque mas a menudo?

Answered: 3 Skipped: 911



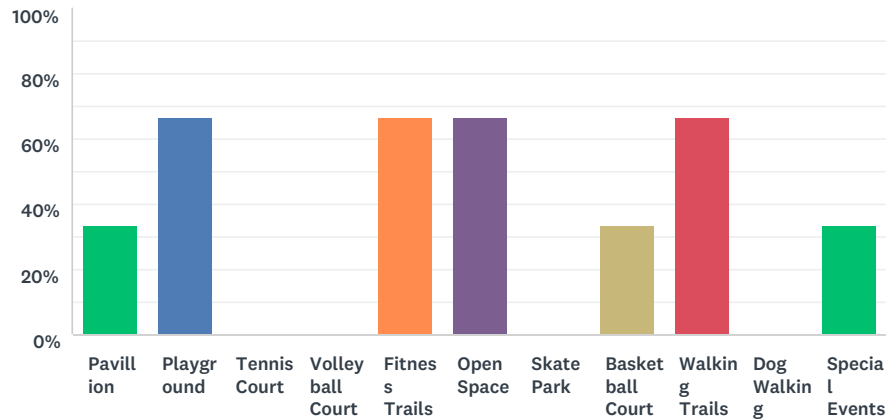
ANSWER CHOICES		RESPONSES	
Entrada por Sherwood Community Center y la Estacion de Policia		0.00%	0
Usa los desvios de University Drive		33.33%	1
Entrada de Old Lee Highway, cerca a St. Leos		66.67%	2
Si no es una entrada existente, por donde?		0.00%	0
TOTAL			3

#	SI NO ES UNA ENTRADA EXISTENTE, POR DONDE?	DATE
	There are no responses.	

50 & Forward: Van Dyck Master Plan Survey

Q22 Porque normalmente viene a Van Dyck Park? Seleccione todas las que aplican

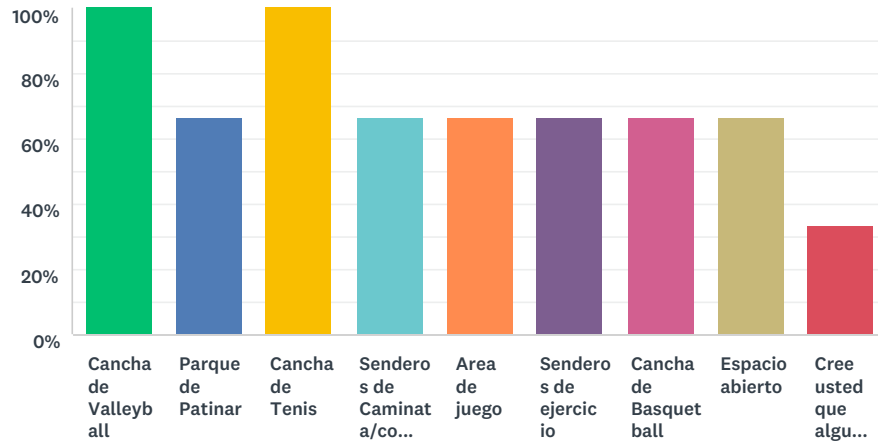
Answered: 3 Skipped: 911



ANSWER CHOICES	RESPONSES	
	33.33%	1
	66.67%	2
	0.00%	0
	0.00%	0
	66.67%	2
	66.67%	2
	0.00%	0
	33.33%	1
	66.67%	2
	0.00%	0
	33.33%	1
Total Respondents: 3		

Q23 Que cree que funciona apropiadamente en el parque? Seleccione todas las que aplican:

Answered: 3 Skipped: 911



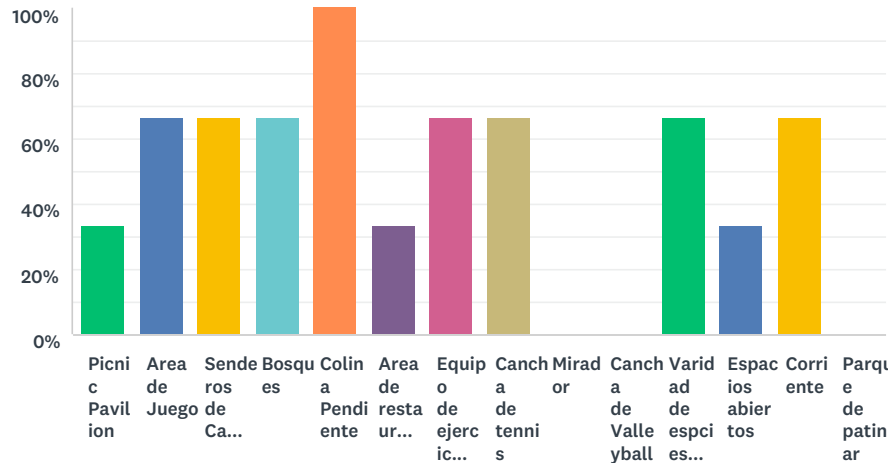
ANSWER CHOICES	RESPONSES	
Cancha de Valleyball	100.00%	3
Parque de Patinar	66.67%	2
Cancha de Tenis	100.00%	3
Senderos de Caminata/corrida	66.67%	2
Area de juego	66.67%	2
Senderos de ejercicio	66.67%	2
Cancha de Basquetball	66.67%	2
Espacio abierto	66.67%	2
Cree usted que alguna de estas actividades existentes debe ser removida del parque?	33.33%	1
Total Respondents: 3		

#	CREE USTED QUE ALGUNA DE ESTAS ACTIVIDADES EXISTENTES DEBE SER REMOVIDA DEL PARQUE?	DATE
1	No	4/15/2017 10:20 AM

50 & Forward: Van Dyck Master Plan Survey

Q24 Que es lo que mas valora en el parque? Seleccione las tres principales.

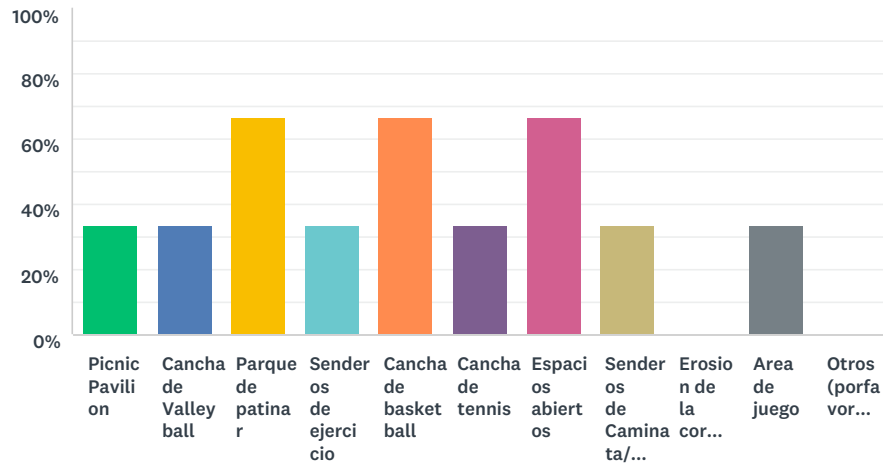
Answered: 3 Skipped: 911



ANSWER CHOICES	RESPONSES	
Picnic Pavilion	33.33%	1
Area de Juego	66.67%	2
Senderos de Caminata/corrida	66.67%	2
Bosques	66.67%	2
Colina Pendiente	100.00%	3
Area de restauracion de Habitat	33.33%	1
Equipo de ejercicio en los senderos	66.67%	2
Cancha de tenis	66.67%	2
Mirador	0.00%	0
Cancha de Valleyball	0.00%	0
Variedad de especies de plantas	66.67%	2
Espacios abiertos	33.33%	1
Corriente	66.67%	2
Parque de patinar	0.00%	0
Total Respondents: 3		

Q25 Qué características existentes del parque necesitan ser mejoradas o reemplazadas? Seleccione todas las que aplican.

Answered: 3 Skipped: 911



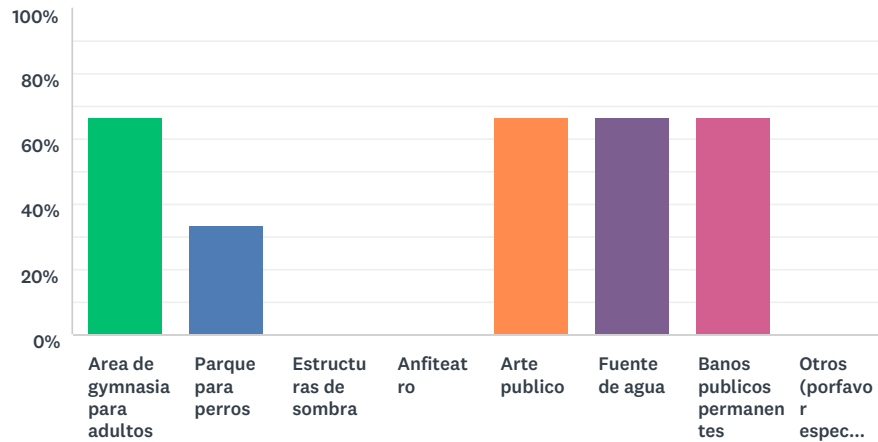
ANSWER CHOICES	RESPONSES	
Picnic Pavilion	33.33%	1
Cancha de Valleyball	33.33%	1
Parque de patinar	66.67%	2
Senderos de ejercicio	33.33%	1
Cancha de basketball	66.67%	2
Cancha de tennis	33.33%	1
Espacios abiertos	66.67%	2
Senderos de Caminata/correr	33.33%	1
Erosion de la corriente	0.00%	0
Area de juego	33.33%	1
Otros (porfavor especifique)	0.00%	0
Total Respondents: 3		

#	OTROS (PORFAVOR ESPECIFIQUE)	DATE
	There are no responses.	

50 & Forward: Van Dyck Master Plan Survey

Q26 Qué otras actividades le gustaría ver en el parque? Seleccione todas las que aplican:

Answered: 3 Skipped: 911



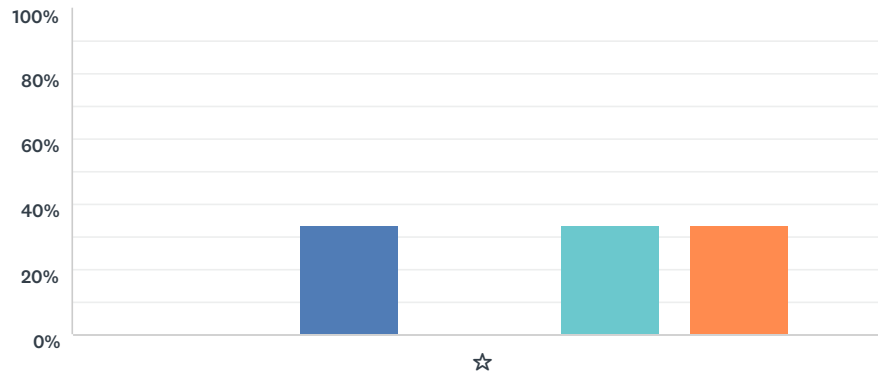
ANSWER CHOICES	RESPONSES	
Area de gymnasia para adultos	66.67%	2
Parque para perros	33.33%	1
Estructuras de sombra	0.00%	0
Anfiteatro	0.00%	0
Arte publico	66.67%	2
Fuente de agua	66.67%	2
Banos publicos permanentes	66.67%	2
Otros (porfavor especifique)	0.00%	0
Total Respondents: 3		

#	OTROS (PORFAVOR ESPECIFIQUE)	DATE
	There are no responses.	

50 & Forward: Van Dyck Master Plan Survey

Q27 Como califica la condicion fisica de Van Dyck Park? (5 estrellas empezando lo mas alto)

Answered: 3 Skipped: 911



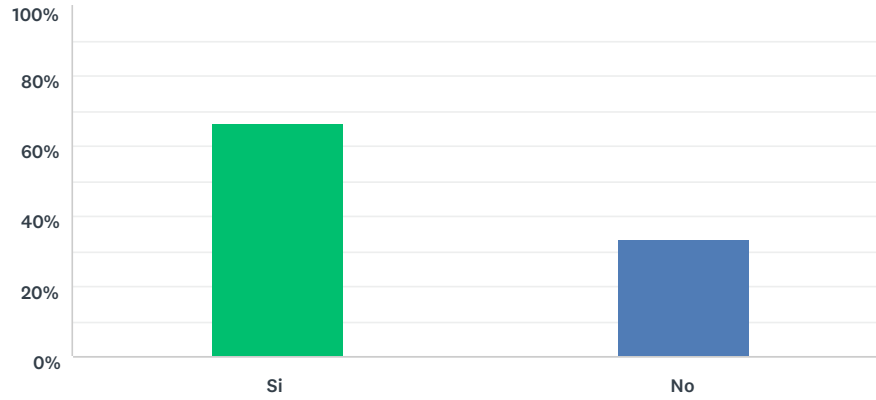
1 2 3 4 5

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	33.33% 1	0.00% 0	33.33% 1	33.33% 1	3	3.67

50 & Forward: Van Dyck Master Plan Survey

Q28 Es usted residente de la ciudad de Fairfax?

Answered: 3 Skipped: 911



ANSWER CHOICES		RESPONSES	
Si		66.67%	2
No		33.33%	1
TOTAL			3

#	EN CASO AFIRMATIVO, PORFAVOR DIGANOS SU CODIGO POSTAL.	DATE
1	22030	4/15/2017 10:20 AM
2	22031	3/18/2017 8:51 PM

50 & Forward: Van Dyck Master Plan Survey

Q30 Cual es sue edad?

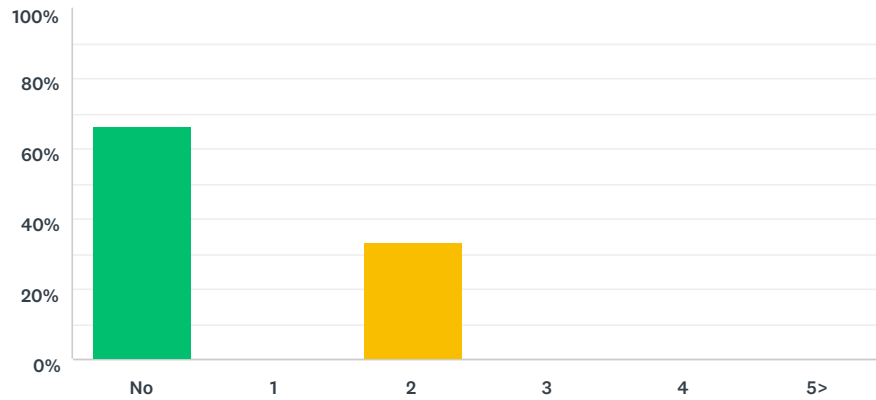
Answered: 3 Skipped: 911

#	RESPONSES	DATE
1	42	4/15/2017 10:20 AM
2	16	3/31/2017 2:38 PM
3	70	3/18/2017 8:51 PM

50 & Forward: Van Dyck Master Plan Survey

Q31 Usted tiene niños menores de 18 años viviendo en su casa? Si es afirmativo, por favor seleccione el número de niños.

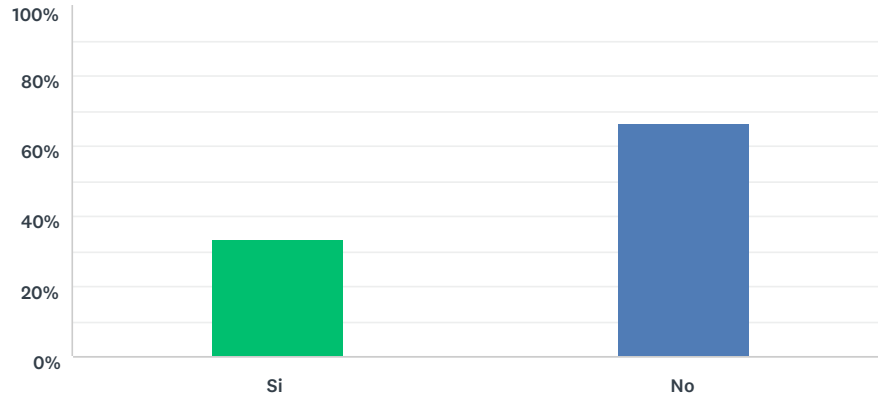
Answered: 3 Skipped: 911



ANSWER CHOICES	RESPONSES	
No	66.67%	2
1	0.00%	0
2	33.33%	1
3	0.00%	0
4	0.00%	0
5>	0.00%	0
TOTAL		3

Q32 Existe alguna persona con discapacidad viviendo en su casa?

Answered: 3 Skipped: 911



ANSWER CHOICES	RESPONSES	
Si	33.33%	1
No	66.67%	2
TOTAL		3

50 & Forward: Van Dyck Master Plan Survey

Q33 Si le gustaria recibir informacion actualizada sobre el plan de Van Dyck Park, porfavor proveer su direccion de correo electronico.

Answered: 2 Skipped: 912

#	RESPONSES	DATE
1	rosmerytorcatt@hotmail.com	4/15/2017 10:20 AM
2	aeroestarmg@gmeil.com	3/18/2017 8:51 PM

Appendix B - RIB U.S. Draft Master Plan Cost Estimate for Van Dyck Park October 16, 2017

I. EXECUTIVE SUMMARY



RIB U.S. Cost was tasked with providing a cost estimate, utilizing the Final Master Plan Design Submittal for the renovation of Van Dyck Park in the City of Fairfax, VA as a guide that was prepared by Lardner/Klein Landscape Architects, P.C.

The Master Plan estimate for Van Dyck Park includes several program areas outlined in the Final Master Plan dated October 03, 2017 and review comments from the design team and City of Fairfax Parks and Recreation.

Each program item is estimated separately to provide the City of Fairfax a type of shopping list to allow the city to fit items within the current budget.

The project is estimated not to start for three to five years from the current date, to allow the city to provide funding through various options. The estimate includes escalation to the estimated mid-point start of construction based on the ENR 10 year running average.

The project elements are estimated from various projects of the same type within the Virginia area completed by RIB US Cost. Specialty items, like the skate park, are based on budget quotes from contractors in the industry.

Labor cost is based on the 2017 RS Means and Davis/Bacon prevailing wage rates for the City and County of Fairfax, VA.

The estimate assumes the project will be constructed under a single general contract, and the cost estimate has been priced for construction by a General Contractor utilizing subcontractors.

The estimate was compiled by the RIB U. S Cost with offices in Stafford, Virginia.
R. Bruce Dixon, CCP as the Project Manager.

Executive Cost Summary

Master Plan – Van Dyck Park

Base Bid Cost:

Playground -----	\$ 1,755,940 – 25,000 GSF
Skate Park -----	\$ 626,500 – 7,000 GSF
Street Plaza -----	\$ 815,970 – 10,500 GSF
Large Pavilion w/ Restroom -----	\$ 1,302,496 – 1,850 GSF
Small Pavilions – 2 each -----	\$ 200,161 – 1,000 GSF
Parking Area 1 – Permeable/ Impervious	\$ 750,486 – 20,195 GSF
Parking Area 2 – Permeable/ Impervious	\$ 515,752 – 17,560 GSF
Switchback Trail -----	\$ 127,447 – 3,760 GSF
Mulched Trail & Sign -----	\$ 70,051 – 4,637 GSF
Front Door Trail -----	\$ 304,697 – 11,362 GSF
Plaza at Large Pavilion -----	\$ 126,630 – 4,872 GSF
Basketball Courts -----	\$ 149,987 – 7,050 GSF
University Drive Entrance -----	\$ 308,160 – 500 GSF
Access Roadway & crosswalk -----	\$ 158,259 – 8,406 GSF
Site Preparation -----	\$ 706,650 – 260,000 GSF

Base Bid Construction Costs ----- \$ 7,919,187

Alternates:

1 – Parking Area 1- Impervious -----	\$ 362,381
2 – Parking Area 2- Impervious -----	\$ 324,101

Prime Contractor Markups:

Direct Design Development Allowance- --	25.00%
Escalation for Market Conditions -----	9.45%
Field General Conditions -----	15.00%
Contractor Overhead and Profit -----	7.50%
Contractor's Bond & Insurance -----	2.00%

The estimate is based on current design development documents and American Association of Cost Engineering International (AACEI) standard practices. The estimate would be classified as a Class 3 for budget authorization, feasibility and would indicate a possible range for the total project cost of plus/minus 10 to 15 percent.



Inclusions

General rough grading of project areas	Parking lot area with permeable pavers
Skate park area – Vendor budget quote	Large and small picnic pavilions open sides
Revisions to University Drive entrance	Restroom at large pavilion only
Pedestrian bridge at University Drive entrance	ADA accessible trail
Limited landscaping around the various project areas	Basketball Courts – Full and Half
Access roadway with removable bollards	New and relocated welcome signage – based on previous projects of similar type
Water and sewer service mains to restroom only	Raised crosswalk and landscaped median
Allowance for tap fees for water and sewer only	General landscaping around project areas

Exclusions

Land/Real Estate Costs	Relocation/Moving Costs
Endowment for Future Operations	Design Permits and Testing
Design Fees	Permanent Utility Consumption Charges
Legal and Accounting Fees	Fundraising Expenses
Temporary Utility Consumption Charges	Removal of unsuitable soils and replacing with select structural fill
Hazardous Waste Removal and Disposal	
Rock Excavation	

Factors that affect project cost for future projects:

Direct Cost Development Allowance (Design Contingence):

This is a percentage applied to the direct cost of the project for the labor, material and equipment used to construct the project. This percentage is based on the level of design development. In the early project definition phase, for studies and conceptual designs, when not all the scope or design criteria is known, the design contingencies are high, twenty (20) to twenty five (25) percent on average. This percentage reduces as the design details are developed and finalized through the design process. When the project is completely designed and ready for bid, this percentage will be reduced to zero (0). There is no industry standard that dictates what percentage to be used at each design phase. There are only guidelines based on the level of design detail. The Direct Cost Development Allowance is based on the estimator's professional judgment, conversations with the design team and client input with regards to the overall completeness of the design documents at a particular phase in the design process.

Escalation for Current Market Conditions:

This is a percentage added to the direct cost for the labor, material and equipment used to construct the project. It is based on the current and projected local market conditions. The percentage is calculated to the midpoint of construction and is based on the duration of the projects design and construction schedule. This is the point in the project when the prime contractor will have bought out the project, have it under contract, and most likely have the final project cost established. RIB US Cost uses data from the ENR 10 year running average table to calculate the escalation percentage. The percentage is a compounded factor for each year the project is under construction. The escalation factor is based on established industry projections and conversations with the design team and client as to the duration of their project and knowledge of the local construction market.



SUMMARY REPORT - LEVEL 1
Total Cost

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- BASE BID	\$7,919,187	260,000	SF	\$30.46
- 01 PLAYGROUND	\$1,755,940	25,000	SF	\$70.24
0101 PLAYGROUND SURFACE	\$1,002,311	25,000	SF	\$40.09
0102 PLAYGROUND EQUIPMENT	\$753,630	25,000	SF	\$30.15
- 02 SKATE PARK	\$626,500	7,000	SF	\$89.50
0201 SKATE PARK CONSTRUCTION	\$626,500	7,000	SF	\$89.50
- 03 STREET PLAZA	\$815,970	10,500	SF	\$77.71
- 0301 PEDESTRIAN PAVING - 75% of AREA	\$545,673	7,875	SF	\$69.29
3032 LANDSCAPING- 25% of AREA	\$257,079	218	SY	\$1,179.26
0303 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 04 LARGE PICNIC PAVILION w/ RESTROOM	\$1,302,496	1,850	SF	\$704.05
0401 LARGE PICNIC PAVILION	\$313,427	1,850	SF	\$169.42
0402 RESTROOM - STRUCTURE	\$522,107	1,000	SF	\$522.11
0403 RESTROOM SERVICES	\$466,962	1,450	LF	\$322.04
- 05 SMALL PICNIC PAVILIONS - 2 EA	\$200,161	1,000	SF	\$200.16
0501 SMALL PICNIC PAVILIONS - 2 EA	\$200,161	1,000	SF	\$200.16
- 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS	\$750,486	20,195	SF	\$37.16
- 0601 PAVEMENT	\$750,486	20,195	SF	\$37.16
- 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS	\$515,752	17,560	SF	\$29.37
- 0701 PAVEMENT	\$515,752	17,560	SF	\$29.37
- 08 SWITCHBACK TRAIL	\$127,447	3,760	SF	\$33.90
0801 SWITCHBACK TRAIL	\$48,186	3,760	SF	\$12.82
0802 RAILINGS & BENCHES	\$79,260	1	LS	\$79,260.32
- 09 MULCHED TRAIL & WELCOME SIGN	\$70,051	4,637	SF	\$15.11
0901 MULCHED TRAIL	\$56,833	4,637	SF	\$12.26
0903 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 10 FRONT DOOR TRAIL	\$304,697	11,362	SF	\$26.82
1001 FRONT DOOR TRAIL	\$145,610	11,362	SF	\$12.82
1002 RAILINGS & BENCHES	\$111,220	1	LS	\$111,219.60
1003 ENTRANCE SIGNAGE w/ ELECTRICAL	\$47,868	1	EA	\$47,867.60



SUMMARY REPORT - LEVEL 1
Total Cost

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- 11 PLAZA @ LARGE PAVILION	\$126,630	4,872	SF	\$25.99
1101 PEDESTRIAN PAVING	\$79,410	4,872	SF	\$16.30
1102 SEAT WALL 18" WIDE	\$47,221	50	LF	\$944.41
- 12 BASKETBALL COURTS	\$149,987	7,050	SF	\$21.27
1201 BASKETBALL COURT - FULL COURT	\$99,353	4,700	SF	\$21.14
1202 BASKETBALL COURT - HALF COURT	\$50,634	2,350	SF	\$21.55
- 13 UNIVERSITY DRIVE ENTRANCE	\$308,160	500	SF	\$616.32
1301 BRIDGE	\$147,769	1	EA	\$147,768.57
1302 SHADED GATHERING SPACE	\$147,173	500	SF	\$294.35
1303 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 14 ACCESS ROADWAY & CROSSWALK	\$158,259	8,406	SF	\$18.83
- 1401 ROADWAY - IMPERVIOUS SURFACE	\$111,716	830	SY	\$134.60
1402 RAISED LANDSCAPE MEDIAN	\$27,222	360	SF	\$75.62
- 1403 RAISED CROSSWALK/SPEED TABLE	\$6,103	576	SF	\$10.60
1404 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 15 SITE PREPARATION	\$706,650	260,000	SF	\$2.72
1501 SITE DEMOLITION	\$320,657	114,786	SF	\$2.79
1502 SITE EARTHWORK & LANDSCAPING	\$344,204	145,214	SF	\$2.37
1503 TEMPORARY EROSION & SEDIMENT CONTROL	\$41,789	260,000	SF	\$0.16

MASTER PLAN COST ESTIMATE

OWNER:



VAN DYCK PARK MASTER PLAN CITY OF FAIRFAX, VA

DESIGNER:



**Lardner/Klein Landscape
Architects, P.C.
815 North Royal Street, Suite 200
Alexandria, VA 22314**

PREPARED BY:



**RIB U.S. COST
241 Garrisonville Rd., Suite 202,
Stafford, Virginia 22554**

OCTOBER 16, 2017



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III	Base: Project Markup Report
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V	Base: Detail Reports
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VII	Alternate 2: Parking Area 2

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Endowment for Future Operations	Design Permits and Testing
Design Fees	Permanent Utility Consumption Charges
Legal and Accounting Fees	Fundraising Expenses
Temporary Utility Consumption Charges	Removal of unsuitable soils and replacing with select structural fill
Hazardous Waste Removal and Disposal	
Rock Excavation	

Factors that affect project cost for future projects:

Direct Cost Development Allowance (Design Contingence):

This is a percentage applied to the direct cost of the project for the labor, material and equipment used to construct the project. This percentage is based on the level of design development. In the early project definition phase, for studies and conceptual designs, when not all the scope or design criteria is known, the design contingencies are high, twenty (20) to twenty five (25) percent on average. This percentage reduces as the design details are developed and finalized through the design process. When the project is completely designed and ready for bid, this percentage will be reduced to zero (0). There is no industry standard that dictates what percentage to be used at each design phase. There are only guidelines based on the level of design detail. The Direct Cost Development Allowance is based on the estimator's professional judgment, conversations with the design team and client input with regards to the overall completeness of the design documents at a particular phase in the design process.

Escalation for Current Market Conditions:

This is a percentage added to the direct cost for the labor, material and equipment used to construct the project. It is based on the current and projected local market conditions. The percentage is calculated to the midpoint of construction and is based on the duration of the projects design and construction schedule. This is the point in the project when the prime contractor will have bought out the project, have it under contract, and most likely have the final project cost established. RIB US Cost uses data from the ENR 10 year running average table to calculate the escalation percentage. The percentage is a compounded factor for each year the project is under construction. The escalation factor is based on established industry projections and conversations with the design team and client as to the duration of their project and knowledge of the local construction market.

MARKET CONDITIONS ADJUSTMENT CALCULATION



Item	ADJUSTMENT PERIOD				MONTH	Unit	% per YEAR	% per MONTH	% Total/year	% Compounding Cumulative
Escalation is from date of estimate to mid-point of construction - Assuming 4 years till start										
Based on ENR data 10 year running average										
1	ADJUSTMENT PERIOD : Oct-17 to Dec-17				3	MONTH	2.34%	0.195%	0.585%	0.585%
2	ADJUSTMENT PERIOD : Jan-18 to Dec-18				12	MONTH	2.44%	0.203%	2.440%	3.039%
3	ADJUSTMENT PERIOD : Jan-19 to Dec-19				12	MONTH	2.06%	0.172%	2.060%	5.162%
4	ADJUSTMENT PERIOD : Jan-20 to Dec-20				12	MONTH	2.48%	0.207%	2.480%	7.770%
5	ADJUSTMENT PERIOD : Jan-21 to Aug-21				8	MONTH	2.34%	0.195%	1.560%	9.451%
TOTAL MONTHS					47	MONTH				
AVG. MONTHLY PERCENTAGE					0.192%					
CALCULATED TOTAL MARKET ADJUSTMENT					9.45%					



II. Base: Total Summary Report



SUMMARY REPORT
Total Cost

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- BASE BID	\$7,919,187	260,000	SF	\$30.46
- 01 PLAYGROUND	\$1,755,940	25,000	SF	\$70.24
- 02 SKATE PARK	\$626,500	7,000	SF	\$89.50
- 03 STREET PLAZA	\$815,970	10,500	SF	\$77.71
- 04 LARGE PICNIC PAVILION w/ RESTROOM	\$1,302,496	1,850	SF	\$704.05
- 05 SMALL PICNIC PAVILIONS - 2 EA	\$200,161	1,000	SF	\$200.16
- 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS	\$750,486	20,195	SF	\$37.16
- 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS	\$515,752	17,560	SF	\$29.37
- 08 SWITCHBACK TRAIL	\$127,447	3,760	SF	\$33.90
- 09 MULCHED TRAIL & WELCOME SIGN	\$70,051	4,637	SF	\$15.11
- 10 FRONT DOOR TRAIL	\$304,697	11,362	SF	\$26.82
- 11 PLAZA @ LARGE PAVILION	\$126,630	4,872	SF	\$25.99
- 12 BASKETBALL COURTS	\$149,987	7,050	SF	\$21.27
- 13 UNIVERSITY DRIVE ENTRANCE	\$308,160	500	SF	\$616.32
- 14 ACCESS ROADWAY & CROSSWALK	\$158,259	8,406	SF	\$18.83
- 15 SITE PREPARATION	\$706,650	260,000	SF	\$2.72



SUMMARY REPORT - LEVEL 1
Total Cost

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- BASE BID	\$7,919,187	260,000	SF	\$30.46
- 01 PLAYGROUND	\$1,755,940	25,000	SF	\$70.24
0101 PLAYGROUND SURFACE	\$1,002,311	25,000	SF	\$40.09
0102 PLAYGROUND EQUIPMENT	\$753,630	25,000	SF	\$30.15
- 02 SKATE PARK	\$626,500	7,000	SF	\$89.50
0201 SKATE PARK CONSTRUCTION	\$626,500	7,000	SF	\$89.50
- 03 STREET PLAZA	\$815,970	10,500	SF	\$77.71
- 0301 PEDESTRIAN PAVING - 75% of AREA	\$545,673	7,875	SF	\$69.29
3032 LANDSCAPING- 25% of AREA	\$257,079	218	SY	\$1,179.26
0303 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 04 LARGE PICNIC PAVILION w/ RESTROOM	\$1,302,496	1,850	SF	\$704.05
0401 LARGE PICNIC PAVILION	\$313,427	1,850	SF	\$169.42
0402 RESTROOM - STRUCTURE	\$522,107	1,000	SF	\$522.11
0403 RESTROOM SERVICES	\$466,962	1,450	LF	\$322.04
- 05 SMALL PICNIC PAVILIONS - 2 EA	\$200,161	1,000	SF	\$200.16
0501 SMALL PICNIC PAVILIONS - 2 EA	\$200,161	1,000	SF	\$200.16
- 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS	\$750,486	20,195	SF	\$37.16
- 0601 PAVEMENT	\$750,486	20,195	SF	\$37.16
- 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS	\$515,752	17,560	SF	\$29.37
- 0701 PAVEMENT	\$515,752	17,560	SF	\$29.37
- 08 SWITCHBACK TRAIL	\$127,447	3,760	SF	\$33.90
0801 SWITCHBACK TRAIL	\$48,186	3,760	SF	\$12.82
0802 RAILINGS & BENCHES	\$79,260	1	LS	\$79,260.32
- 09 MULCHED TRAIL & WELCOME SIGN	\$70,051	4,637	SF	\$15.11
0901 MULCHED TRAIL	\$56,833	4,637	SF	\$12.26
0903 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 10 FRONT DOOR TRAIL	\$304,697	11,362	SF	\$26.82
1001 FRONT DOOR TRAIL	\$145,610	11,362	SF	\$12.82
1002 RAILINGS & BENCHES	\$111,220	1	LS	\$111,219.60
1003 ENTRANCE SIGNAGE w/ ELECTRICAL	\$47,868	1	EA	\$47,867.60



SUMMARY REPORT - LEVEL 1
Total Cost

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- 11 PLAZA @ LARGE PAVILION	\$126,630	4,872	SF	\$25.99
1101 PEDESTRIAN PAVING	\$79,410	4,872	SF	\$16.30
1102 SEAT WALL 18" WIDE	\$47,221	50	LF	\$944.41
- 12 BASKETBALL COURTS	\$149,987	7,050	SF	\$21.27
1201 BASKETBALL COURT - FULL COURT	\$99,353	4,700	SF	\$21.14
1202 BASKETBALL COURT - HALF COURT	\$50,634	2,350	SF	\$21.55
- 13 UNIVERSITY DRIVE ENTRANCE	\$308,160	500	SF	\$616.32
1301 BRIDGE	\$147,769	1	EA	\$147,768.57
1302 SHADED GATHERING SPACE	\$147,173	500	SF	\$294.35
1303 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 14 ACCESS ROADWAY & CROSSWALK	\$158,259	8,406	SF	\$18.83
- 1401 ROADWAY - IMPERVIOUS SURFACE	\$111,716	830	SY	\$134.60
1402 RAISED LANDSCAPE MEDIAN	\$27,222	360	SF	\$75.62
- 1403 RAISED CROSSWALK/SPEED TABLE	\$6,103	576	SF	\$10.60
1404 ENTRANCE SIGNAGE	\$13,218	1	EA	\$13,218.19
- 15 SITE PREPARATION	\$706,650	260,000	SF	\$2.72
1501 SITE DEMOLITION	\$320,657	114,786	SF	\$2.79
1502 SITE EARTHWORK & LANDSCAPING	\$344,204	145,214	SF	\$2.37
1503 TEMPORARY EROSION & SEDIMENT CONTROL	\$41,789	260,000	SF	\$0.16



III. Base: Project Markup Report

MASTER PLAN

LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

FOR

CITY of FAIRFAX - VAN DYCK PARK

FAIRFAX VIRGINIA

PROJECT MARK-UP REPORT



		Estimate Cost To Prime	\$4,590,377
		<u>Mark-up %</u>	
<u>Mark-ups For</u>	<u>Direct</u>		
	1. Direct Cost Development Allowance	25.00%	\$1,147,594
	2. Escalation To Start of Const - Aug 2021	9.45%	\$542,238
	3. Field General Conditions	15.00%	\$942,031
		<i>Direct - Mark-ups Total</i>	\$2,631,863
		Subtotal Including <i>Direct</i>	\$7,222,240
<u>Mark-ups For</u>	<u>Overhead</u>		
	4. Contractor Overhead & Profit	7.50%	\$541,668
	5. Bonds	2.00%	\$155,278
		<i>Overhead - Mark-ups Total</i>	\$696,946
		Subtotal Including <i>Overhead</i>	\$7,919,186
		Total Project Cost	\$7,919,186 (Including all Mark-ups)



IV. Base: Cost to Prime Summary Reports

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

SUMMARY REPORT
Cost To Prime Only

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- BASE BID	\$4,590,377	260,000	SF	\$17.66
- 01 PLAYGROUND	\$1,017,835	25,000	SF	\$40.71
- 02 SKATE PARK	\$363,152	7,000	SF	\$51.88
- 03 STREET PLAZA	\$472,979	10,500	SF	\$45.05
- 04 LARGE PICNIC PAVILION w/ RESTROOM	\$754,995	1,850	SF	\$408.11
- 05 SMALL PICNIC PAVILIONS - 2 EA	\$116,024	1,000	SF	\$116.02
- 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS	\$435,021	20,195	SF	\$21.54
- 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS	\$298,957	17,560	SF	\$17.02
- 08 SWITCHBACK TRAIL	\$73,875	3,760	SF	\$19.65
- 09 MULCHED TRAIL & WELCOME SIGN	\$40,605	4,637	SF	\$8.76
- 10 FRONT DOOR TRAIL	\$176,618	11,362	SF	\$15.54
- 11 PLAZA @ LARGE PAVILION	\$73,402	4,872	SF	\$15.07
- 12 BASKETBALL COURTS	\$86,940	7,050	SF	\$12.33
- 13 UNIVERSITY DRIVE ENTRANCE	\$178,626	500	SF	\$357.25
- 14 ACCESS ROADWAY & CROSSWALK	\$91,736	8,406	SF	\$10.91
- 15 SITE PREPARATION	\$409,612	260,000	SF	\$1.58

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

SUMMARY REPORT - LEVEL 1
Cost To Prime Only

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- BASE BID	\$4,590,377	260,000	SF	\$17.66
- 01 PLAYGROUND	\$1,017,835	25,000	SF	\$40.71
0101 PLAYGROUND SURFACE	\$580,992	25,000	SF	\$23.24
0102 PLAYGROUND EQUIPMENT	\$436,843	25,000	SF	\$17.47
- 02 SKATE PARK	\$363,152	7,000	SF	\$51.88
0201 SKATE PARK CONSTRUCTION	\$363,152	7,000	SF	\$51.88
- 03 STREET PLAZA	\$472,979	10,500	SF	\$45.05
- 0301 PEDESTRIAN PAVING - 75% of AREA	\$316,301	7,875	SF	\$40.17
3032 LANDSCAPING- 25% of AREA	\$149,016	218	SY	\$683.56
0303 ENTRANCE SIGNAGE	\$7,662	1	EA	\$7,661.96
- 04 LARGE PICNIC PAVILION w/ RESTROOM	\$754,995	1,850	SF	\$408.11
0401 LARGE PICNIC PAVILION	\$181,679	1,850	SF	\$98.20
0402 RESTROOM - STRUCTURE	\$302,641	1,000	SF	\$302.64
0403 RESTROOM SERVICES	\$270,676	1,450	LF	\$186.67
- 05 SMALL PICNIC PAVILIONS - 2 EA	\$116,024	1,000	SF	\$116.02
0501 SMALL PICNIC PAVILIONS - 2 EA	\$116,024	1,000	SF	\$116.02
- 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS	\$435,021	20,195	SF	\$21.54
- 0601 PAVEMENT	\$435,021	20,195	SF	\$21.54
- 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS	\$298,957	17,560	SF	\$17.02
- 0701 PAVEMENT	\$298,957	17,560	SF	\$17.02
- 08 SWITCHBACK TRAIL	\$73,875	3,760	SF	\$19.65
0801 SWITCHBACK TRAIL	\$27,931	3,760	SF	\$7.43
0802 RAILINGS & BENCHES	\$45,943	1	LS	\$45,943.45
- 09 MULCHED TRAIL & WELCOME SIGN	\$40,605	4,637	SF	\$8.76
0901 MULCHED TRAIL	\$32,943	4,637	SF	\$7.10
0903 ENTRANCE SIGNAGE	\$7,662	1	EA	\$7,661.96
- 10 FRONT DOOR TRAIL	\$176,618	11,362	SF	\$15.54
1001 FRONT DOOR TRAIL	\$84,403	11,362	SF	\$7.43
1002 RAILINGS & BENCHES	\$64,469	1	LS	\$64,468.72
1003 ENTRANCE SIGNAGE w/ ELECTRICAL	\$27,747	1	EA	\$27,746.58

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

SUMMARY REPORT - LEVEL 1
Cost To Prime Only

LEVEL DESCRIPTION	TOTAL	QUANTITY	UNIT	UNIT COST
- 11 PLAZA @ LARGE PAVILION	\$73,402	4,872	SF	\$15.07
1101 PEDESTRIAN PAVING	\$46,030	4,872	SF	\$9.45
1102 SEAT WALL 18" WIDE	\$27,372	50	LF	\$547.43
- 12 BASKETBALL COURTS	\$86,940	7,050	SF	\$12.33
1201 BASKETBALL COURT - FULL COURT	\$57,590	4,700	SF	\$12.25
1202 BASKETBALL COURT - HALF COURT	\$29,350	2,350	SF	\$12.49
- 13 UNIVERSITY DRIVE ENTRANCE	\$178,626	500	SF	\$357.25
1301 BRIDGE	\$85,654	1	EA	\$85,654.43
1302 SHADED GATHERING SPACE	\$85,309	500	SF	\$170.62
1303 ENTRANCE SIGNAGE	\$7,662	1	EA	\$7,661.96
- 14 ACCESS ROADWAY & CROSSWALK	\$91,736	8,406	SF	\$10.91
- 1401 ROADWAY - IMPERVIOUS SURFACE	\$64,756	830	SY	\$78.02
1402 RAISED LANDSCAPE MEDIAN	\$15,779	360	SF	\$43.83
- 1403 RAISED CROSSWALK/SPEED TABLE	\$3,538	576	SF	\$6.14
1404 ENTRANCE SIGNAGE	\$7,662	1	EA	\$7,661.96
- 15 SITE PREPARATION	\$409,612	260,000	SF	\$1.58
1501 SITE DEMOLITION	\$185,869	114,786	SF	\$1.62
1502 SITE EARTHWORK & LANDSCAPING	\$199,519	145,214	SF	\$1.37
1503 TEMPORARY EROSION & SEDIMENT CONTROL	\$24,223	260,000	SF	\$0.09



V. Base: Detail Reports

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$1,755,940 01 PLAYGROUND

0101 PLAYGROUND SURFACE

	QTY	UOM	UNIT COST	TOTAL ITEM COST
1 Playground protective surfacing, resilient rubber surface, 4" thick, poured in place	25,000	S.F.	18.03	\$450,740
2 Fine grading, finish grading, small area, to be paved with grader	2,780	S.Y.	4.14	\$11,522
3 Fine grading, fine grade granular base for sidewalks and bikeways	2,780	S.Y.	1.12	\$3,117
4 Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	2,780	S.Y.	9.73	\$27,057
5 Add for drainage system	25,000	S.F.	3.54	\$88,557

0101 PLAYGROUND SURFACE	25,000	SF	23.24	\$580,992
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Prime/Project Mark-ups			16.85	\$421,319
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Total Cost	25,000	SF	40.09	\$1,002,311
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ROLL-UP TOTALS

\$1,755,940 01 PLAYGROUND

0102 PLAYGROUND EQUIPMENT

	QTY	UOM	UNIT COST	TOTAL ITEM COST
6 Allowance for Playground equipment	1	L.S	436,843.37	\$436,843

0102 PLAYGROUND EQUIPMENT	25,000	SF	17.47	\$436,843
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Prime/Project Mark-ups			12.67	\$316,786
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Total Cost	25,000	SF	30.15	\$753,630
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ROLL-UP TOTALS

\$626,500 02 SKATE PARK

0201 SKATE PARK CONSTRUCTION

	QTY	UOM	UNIT COST	TOTAL ITEM COST
7 Fine grading, fine grade for slab on grade, machine	778.45	S.Y.	1.55	\$1,210
8 Skate park - SPOHN RANCH budget price	7,000	S.F.	50.00	\$350,000
9 Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	778.40	S.Y.	15.34	\$11,943

0201 SKATE PARK CONSTRUCTION	7,000	SF	51.88	\$363,152
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Prime/Project Mark-ups			37.62	\$263,348
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Total Cost	7,000	SF	89.50	\$626,500
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MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$815,970 03 STREET PLAZA
\$545,673 0301 PEDESTRIAN PAVING - 75% of AREA

030101 PEDESTRIAN PAVING - 75% of AREA

		QTY	UOM	UNIT COST	TOTAL ITEM COST
10	Fine grading, finish grading, small area, to be paved with grader	875.70	S.Y.	4.14	\$3,629
11	Fine grading, slopes, steep, finish grading	875.70	S.Y.	0.21	\$181
12	Fine grading, fine grade granular base for sidewalks and bikeways	875.70	S.Y.	1.12	\$982
13	Backfill, light soil, by hand, no compaction	236.25	L.C.Y.	23.86	\$5,638
14	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3000 psi, 4" thick, excludes base	7,875	S.F.	4.21	\$33,196
15	Sidewalks, driveways, and patios, sidewalks, concrete, for patterned surface, excludes base, add to above, maximum	7,875	S.F.	2.33	\$18,376
16	Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	875.70	S.Y.	9.73	\$8,523

030101 PEDESTRIAN PAVING - 75% of AREA

7,875 SF 8.96 \$70,525

Prime/Project Mark-ups

6.49 \$51,143

Total Cost

7,875 SF 15.45 \$121,668

ROLL-UP TOTALS

\$815,970 03 STREET PLAZA
\$545,673 0301 PEDESTRIAN PAVING - 75% of AREA

030102 SHADED GATHERING SPACE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
17	Site seating, park benches, aluminum pedestals, with backs, aluminum slats, 8' long	10	Ea.	3,255.19	\$32,552
18	Trash receptacles, fiberglass, 2' square, 1'-6" high	10	Ea.	1,925.24	\$19,252
19	Planters, precast concrete, sandblasted, 48" diameter, 24" high	6	Ea.	843.84	\$5,063
20	Precast concrete unit paving slabs, patio block, exposed local aggregate, natural	500	S.F.	28.89	\$14,444
21	Topsoil placement and grading, loam or topsoil, up to 200' radius, remove and stockpile on site, spread from pile to rough finish grade, by hand	10	C.Y.	23.86	\$239
22	Deciduous trees, canopy, B & B, in prepared beds w/ 3 year warranty	15	Ea.	1,950.40	\$29,256
23	Deciduous trees, flowering, B & B, in prepared beds w/ 3 year warranty	10	Ea.	1,010.78	\$10,108
24	Shrubs, evergreen, in prepared beds, B & B, allowance	1	LS	933.53	\$934
25	Seeding, mechanical seeding, fine grading and seeding, with equipment	50	S.Y.	2.85	\$142

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$815,970 03 STREET PLAZA
\$545,673 0301 PEDESTRIAN PAVING - 75% of AREA

030102 SHADED GATHERING SPACE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
26	Site seating, picnic tables, 8' long	8	Ea.	5,241.73	\$41,934
27	Base course drainage layers, VA-21-A base course,spread & compacted, 24" deep	55	S.Y.	18.74	\$1,030
28	Exterior water fountain, outdoor, 48" high, with bowl and figures w/ water supply	1	Ea.	16,826.68	\$16,827
29	Recycle receptacle, recycled plastic, various colors, round	10	Ea.	1,925.24	\$19,252

030102 SHADED GATHERING SPACE

500 SF 382.07 \$191,033

Prime/Project Mark-ups

277.06 \$138,531

Total Cost

500 SF 659.13 \$329,564

ROLL-UP TOTALS

\$815,970 03 STREET PLAZA
\$545,673 0301 PEDESTRIAN PAVING - 75% of AREA

030103 SEAT WALL 18" WIDE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
30	Stone seat walls, decorative random stone	100	L.F.	547.43	\$54,743

030103 SEAT WALL 18" WIDE

100 LF 547.43 \$54,743

Prime/Project Mark-ups

396.98 \$39,698

Total Cost

100 LF 944.41 \$94,441

ROLL-UP TOTALS

\$815,970 03 STREET PLAZA

3032 LANDSCAPING- 25% of AREA

		QTY	UOM	UNIT COST	TOTAL ITEM COST
31	Sodding, sod, on level ground.	1.96	M.S.F.	466.90	\$915
32	Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 200 HP dozer, 6" deep, 300' haul	40	C.Y.	4.28	\$171
33	Soil preparation, structural soil mixing, spread topsoil, skid steer loader	26.86	C.Y.	36.07	\$969
34	Soil preparation, structural soil mixing, spread stockpiled topsoil, hand dress	29.82	C.Y.	4.99	\$149
35	Plant Allowance for trees, shrubs & perennials	1	LS	119,683.12	\$119,683
36	Site seating, park benches, aluminum pedestals, with backs, aluminum slats, 8' long	5	Ea.	3,255.19	\$16,276

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$815,970 03 STREET PLAZA

3032 LANDSCAPING- 25% of AREA

		QTY	UOM	UNIT COST	TOTAL ITEM COST
37	Trash receptacles, fiberglass, 2' square, 1'-6" high	2	Ea.	1,925.23	\$3,850
38	Planters, precast concrete, sandblasted, 48" diameter, 24" high	3	Ea.	843.84	\$2,532
39	Seeding, mechanical seeding, fine grading and seeding, with equipment	218	S.Y.	2.85	\$621
40	Recycle receptacles, fiberglass, 2' square, 1'-6" high	2	Ea.	1,925.23	\$3,850

3032 LANDSCAPING- 25% of AREA

218 SY 683.56 \$149,016

Prime/Project Mark-ups

495.70 \$108,062

Total Cost

218 SY 1,179.26 \$257,079

ROLL-UP TOTALS

\$815,970 03 STREET PLAZA

0303 ENTRANCE SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
41	Signs, exterior, allowance	1	Ea.	7,661.96	\$7,662

0303 ENTRANCE SIGNAGE

1 EA 7,661.96 \$7,662

Prime/Project Mark-ups

5,556.23 \$5,556

Total Cost

1 EA 13,218.19 \$13,218

ROLL-UP TOTALS

\$1,302,496 04 LARGE PICNIC PAVILION w/ RESTROOM

0401 LARGE PICNIC PAVILION

		QTY	UOM	UNIT COST	TOTAL ITEM COST
42	Large pavilion structure - covered with open sides	1,850	SF Flr	52.77	\$97,629
43	Fine grading, finish grading, small area, to be paved with grader	205.72	S.Y.	4.14	\$853
44	Fine grading, fine grade granular base for sidewalks and bikeways	205.72	S.Y.	1.12	\$231
45	Backfill, light soil, by hand, no compaction	55.50	L.C.Y.	23.86	\$1,324
46	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing,	35.43	C.Y.	226.50	\$8,025
47	Structural concrete, thickened edge for slab on grade (3500 psi), depth is added to and poured monolithically with slab, 8" wide x 8" deep, reinforced, includes	152.72	L.F.	11.11	\$1,696
48	Exterior water fountain, outdoor, 48" high, with bowl and figures w/ water supply	1	Ea.	16,826.68	\$16,827

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ROLL-UP TOTALS

\$1,302,496 04 LARGE PICNIC PAVILION w/ RESTROOM

0401 LARGE PICNIC PAVILION

	QTY	UOM	UNIT COST	TOTAL ITEM COST
49 Site seating, picnic tables, 8' long	8	Ea.	5,241.73	\$41,934
50 Stand alone picnic grill	4	Ea.	642.91	\$2,572
51 Add electrical service - allowance	1	LS	7,432.32	\$7,432
52 Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	205.72	S.Y.	15.34	\$3,156

0401 LARGE PICNIC PAVILION

1,850 SF 98.20 \$181,679

Prime/Project Mark-ups

71.22 \$131,748

Total Cost

1,850 SF 169.42 \$313,427

ROLL-UP TOTALS

\$1,302,496 04 LARGE PICNIC PAVILION w/ RESTROOM

0402 RESTROOM - STRUCTURE

	QTY	UOM	UNIT COST	TOTAL ITEM COST
53 Fine grading, finish grading, small area, to be paved with grader	111.20	S.Y.	4.14	\$461
54 Fine grading, fine grade granular base for sidewalks and bikeways	111.20	S.Y.	1.12	\$125
55 Backfill, light soil, by hand, no compaction	30	L.C.Y.	23.86	\$716
56 Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing,	19.15	C.Y.	226.51	\$4,338
57 Structural concrete, thickened edge for slab on grade (3500 psi), depth is added to and poured monolithically with slab, 8" wide x 8" deep, reinforced, includes	82.55	L.F.	11.11	\$917
58 Comfort stations, excludes utility service mains	1,000	S.F.	286.95	\$286,946
59 Add electrical service - allowance	1	LS	7,432.32	\$7,432
60 Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	111.20	S.Y.	15.34	\$1,706

0402 RESTROOM - STRUCTURE

1,000 SF 302.64 \$302,641

Prime/Project Mark-ups

219.47 \$219,466

Total Cost

1,000 SF 522.11 \$522,107

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\$1,302,496 04 LARGE PICNIC PAVILION w/ RESTROOM

0403 RESTROOM SERVICES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
61 Water service to restroom - connection at Old Lee Highway	250	L.F	149.72	\$37,431
62 Sewer service to restroom - connection at University Drive	1,200	L.F	168.39	\$202,073
63 Water service connection fee - 1" meter	1	L.S	13,200.00	\$13,200
64 Sewer service connection fee	1	L.S	17,972.00	\$17,972

0403 RESTROOM SERVICES

1,450 LF 186.67 \$270,676

Prime/Project Mark-ups

135.37 \$196,286

Total Cost

1,450 LF 322.04 \$466,962

ROLL-UP TOTALS

\$200,161 05 SMALL PICNIC PAVILIONS - 2 EA

0501 SMALL PICNIC PAVILIONS - 2 EA

	QTY	UOM	UNIT COST	TOTAL ITEM COST
65 Small pavilion structure - covered with open sides	1,000	SF Flr	46.43	\$46,429
66 Fine grading, finish grading, small area, to be paved with grader	111.20	S.Y.	4.14	\$461
67 Fine grading, fine grade granular base for sidewalks and bikeways	111.20	S.Y.	1.12	\$125
68 Backfill, light soil, by hand, no compaction	30	L.C.Y.	23.86	\$716
69 Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing,	19.15	C.Y.	226.51	\$4,338
70 Structural concrete, thickened edge for slab on grade (3500 psi), depth is added to and poured monolithically with slab, 8" wide x 8" deep, reinforced, includes	82.55	L.F.	11.11	\$917
71 Exterior water fountain, outdoor, 48" high, with bowl and figures w/ water supply	1	Ea.	16,826.68	\$16,827
72 Site seating, picnic tables, 8' long	8	Ea.	5,241.73	\$41,934
73 Stand alone picnic grill	4	Ea.	642.91	\$2,572
74 Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	111.20	S.Y.	15.34	\$1,706

0501 SMALL PICNIC PAVILIONS - 2 EA

1,000 SF 116.02 \$116,024

Prime/Project Mark-ups

84.14 \$84,137

Total Cost

1,000 SF 200.16 \$200,161

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ROLL-UP TOTALS

\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060101 BASES & SUBBASES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
75	Base course drainage layers, prepare & roll sub-base for roadways	2,245	S.Y.	1.12	\$2,519
76	Base course drainage layers, stone base, compacted, 3/4" stone base, to 6" deep	2,245	S.Y.	7.25	\$16,269

060101 BASES & SUBBASES

2,245

SY

8.37

\$18,788**Prime/Project Mark-ups**

6.07

\$13,624**Total Cost**

2,245

SY

14.44

\$32,412**ROLL-UP TOTALS**

\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060102 CURB AND GUTTER

		QTY	UOM	UNIT COST	TOTAL ITEM COST
77	Cast-in place concrete curbs & gutters, radius, machine formed, 6" high curb, 6" thick gutter, 24" wide, includes concrete	905	L.F.	10.91	\$9,877
78	Cast-in place concrete curbs & gutters, valley gutter	115	L.F.	10.91	\$1,255

060102 CURB AND GUTTER

1,020

LF

10.91

\$11,132**Prime/Project Mark-ups**

7.91

\$8,073**Total Cost**

1,020

LF

18.83

\$19,205**ROLL-UP TOTALS**

\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060103 PERMEABLE PAVERS

		QTY	UOM	UNIT COST	TOTAL ITEM COST
79	Precast concrete plantable pavers, excludes subgrade preparation	9,252	S.F.	27.89	\$258,041
80	Seeding, mechanical seeding grass seed, 4.5 lbs per M.S.F., hand push spreader	9.25	M.S.F.	29.76	\$275
81	Seeding, mechanical apply fertilizer, 35 lbs per M.S.F., hand push spreader	9.25	M.S.F.	14.17	\$131
82	Sidewalks, driveways, and patios, bedding for brick or stone, sand, 4" thick, excludes base	9,252	S.F.	1.08	\$10,006
83	Geosynthetic soil stabilization, geotextile fabric, woven, heavy duty, 600 lb. tensile strength	1,028	S.Y.	2.54	\$2,609

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\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060103 PERMEABLE PAVERS

		QTY	UOM	UNIT COST	TOTAL ITEM COST
84	Base course drainage layers, VA-21-A base course,spread & compacted, 24" deep	1,028	S.Y.	16.49	\$16,954

060103 PERMEABLE PAVERS

1,028 SY 280.17 \$288,016

Prime/Project Mark-ups

203.17 \$208,861

Total Cost

1,028 SY 483.34 \$496,877

ROLL-UP TOTALS

\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060104 IMPERVIOUS PAVED SURFACES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
85	Plant-mix asphalt paving, pre-treatment for paving, tack coat, emulsion, 0.10 gallons per S.Y., 1000 S.Y.	1,217	S.Y.	1.64	\$2,000
86	Plant-mix asphalt paving, for highways and large paved areas, wearing course, 1-1/2" thick, no hauling included	1,217	S.Y.	9.08	\$11,051
87	Asphalt paving, plant mixed asphaltic base courses for roadways, bituminous concrete, 6" thick	1,217	S.Y.	31.20	\$37,976
88	Plant-mix asphalt paving, pre-treatment for paving, prime coat, emulsion, 0.30 gallons per S.Y., 1000 S.Y.	1,217	S.Y.	2.91	\$3,544
89	Base course drainage layers, VA-21-A base course,spread & compacted, 24" deep	1,217	S.Y.	16.49	\$20,071

060104 IMPERVIOUS PAVED SURFACES

1,217 SY 61.33 \$74,642

Prime/Project Mark-ups

44.48 \$54,128

Total Cost

1,217 SY 105.81 \$128,770

ROLL-UP TOTALS

\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060105 MARKING & SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
90	Painted pavement markings, thermoplastic, white or yellow, gore lines	170	S.F.	2.12	\$361
91	Painted pavement markings, thermoplastic, white or yellow, 4" wide, less than 6000 L.F.	210	L.F.	0.62	\$130
92	Pavement markings, handicap symbol, painted	3	Ea.	59.22	\$178
93	Signs, guide and directional signs, high intensity, 12" x 18", excludes posts	3	Ea.	96.53	\$290

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\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060105 MARKING & SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
94	Signs, stock, aluminum, reflectorized, high intensity, .080" aluminum, 30" x 30", excludes posts	3	Ea.	205.00	\$615

060105 MARKING & SIGNAGE

2,245

SY

0.70

\$1,574**Prime/Project Mark-ups**

0.51

\$1,141**Total Cost**

2,245

SY

1.21

\$2,715**ROLL-UP TOTALS**

\$750,486 06 PARKING AREA 1 - PERMEABLE/IMPERVIOUS
\$750,486 0601 PAVEMENT

060106 LANDSCAPING

		QTY	UOM	UNIT COST	TOTAL ITEM COST
95	Topsoil placement and grading, loam or topsoil, up to 200' radius, remove and stockpile on site, spread from pile to rough finish grade, by hand	24	C.Y.	23.86	\$573
96	Deciduous trees, canopy, B & B, in prepared beds w/ 3 year warranty	15	Ea.	1,950.40	\$29,256
97	Deciduous trees, flowering, B & B, in prepared beds w/ 3 year warranty	10	Ea.	1,010.78	\$10,108
98	Shrubs, evergreen, in prepared beds, B & B, allowance	1	LS	933.53	\$934

060106 LANDSCAPING

1,200

SF

34.06

\$40,870**Prime/Project Mark-ups**

24.70

\$29,638**Total Cost**

1,200

SF

58.76

\$70,508**ROLL-UP TOTALS**

\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070101 BASES & SUBBASES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
99	Base course drainage layers, prepare & roll sub-base for roadways	1,952	S.Y.	1.12	\$2,190
100	Base course drainage layers, stone base, compacted, 3/4" stone base, to 6" deep	1,952	S.Y.	7.25	\$14,146

070101 BASES & SUBBASES

1,952

SY

8.37

\$16,336**Prime/Project Mark-ups**

6.07

\$11,846**Total Cost**

1,952

SY

14.44

\$28,182

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ROLL-UP TOTALS

\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070102 CURB AND GUTTER

		QTY	UOM	UNIT COST	TOTAL ITEM COST
101	Cast-in place concrete curbs & gutters, radius, machine formed, 6" high curb, 6" thick gutter, 24" wide, includes concrete	785	L.F.	10.91	\$8,567
102	Cast-in place concrete curbs & gutters, valley gutter	100	L.F.	10.91	\$1,091
070102 CURB AND GUTTER		885	LF	10.91	\$9,659
Prime/Project Mark-ups				7.91	\$7,004
Total Cost		885	LF	18.83	\$16,663

ROLL-UP TOTALS

\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070103 PERMEABLE PAVERS

		QTY	UOM	UNIT COST	TOTAL ITEM COST
103	Precast concrete plantable pavers, excludes subgrade preparation	4,563	S.F.	27.89	\$127,263
104	Seeding, mechanical seeding grass seed, 4.5 lbs per M.S.F., hand push spreader	4.56	M.S.F.	29.77	\$136
105	Seeding, mechanical apply fertilizer, 35 lbs per M.S.F., hand push spreader	4.56	M.S.F.	14.18	\$65
106	Sidewalks, driveways, and patios, bedding for brick or stone, sand, 4" thick, excludes base	4,563	S.F.	1.08	\$4,935
107	Geosynthetic soil stabilization, geotextile fabric, woven, heavy duty, 600 lb. tensile strength	507	S.Y.	2.54	\$1,287
108	Base course drainage layers, VA-21-A base course, spread & compacted, 24" deep	507	S.Y.	16.49	\$8,362
070103 PERMEABLE PAVERS		507	SY	280.17	\$142,047
Prime/Project Mark-ups				203.17	\$103,008
Total Cost		507	SY	483.34	\$245,055

ROLL-UP TOTALS

\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070104 IMPERVIOUS PAVED SURFACES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
109	Plant-mix asphalt paving, pre-treatment for paving, tack coat, emulsion, 0.10 gallons per S.Y., 1000 S.Y.	1,445	S.Y.	1.64	\$2,374
110	Plant-mix asphalt paving, for highways and large paved areas, wearing course, 1-1/2" thick, no hauling included	1,445	S.Y.	9.08	\$13,121
111	Asphalt paving, plant mixed asphaltic base courses for roadways, bituminous concrete, 6" thick	1,445	S.Y.	31.20	\$45,091

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\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070104 IMPERVIOUS PAVED SURFACES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
112	Plant-mix asphalt paving, pre-treatment for paving, prime coat, emulsion, 0.30 gallons per S.Y., 1000 S.Y.	1,445	S.Y.	2.91	\$4,208
113	Base course drainage layers, VA-21-A base course, spread & compacted, 24" deep	1,445	S.Y.	16.49	\$23,831
070104 IMPERVIOUS PAVED SURFACES		1,445	SY	61.33	\$88,625
Prime/Project Mark-ups				44.48	\$64,269
Total Cost		1,445	SY	105.81	\$152,894

ROLL-UP TOTALS

\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070105 MARKING & SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
114	Painted pavement markings, thermoplastic, white or yellow, gore lines	150	S.F.	2.12	\$319
115	Painted pavement markings, thermoplastic, white or yellow, 4" wide, less than 6000 L.F.	185	L.F.	0.62	\$115
116	Pavement markings, handicap symbol, painted	3	Ea.	59.22	\$178
117	Signs, guide and directional signs, high intensity, 12" x 18", excludes posts	3	Ea.	96.53	\$290
118	Signs, stock, aluminum, reflectorized, high intensity, .080" aluminum, 30" x 30", excludes posts	3	Ea.	205.00	\$615
070105 MARKING & SIGNAGE		1,952	SY	0.78	\$1,516
Prime/Project Mark-ups				0.56	\$1,099
Total Cost		1,952	SY	1.34	\$2,615

ROLL-UP TOTALS

\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070106 LANDSCAPING

		QTY	UOM	UNIT COST	TOTAL ITEM COST
119	Topsoil placement and grading, loam or topsoil, up to 200' radius, remove and stockpile on site, spread from pile to rough finish grade, by hand	20	C.Y.	23.86	\$477
120	Deciduous trees, canopy, B & B, in prepared beds w/ 3 year warranty	15	Ea.	1,950.40	\$29,256
121	Deciduous trees, flowering, B & B, in prepared beds w/ 3 year warranty	10	Ea.	1,010.78	\$10,108

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\$515,752 07 PARKING AREA 2 - PERMEABLE/IMPERVIOUS
\$515,752 0701 PAVEMENT

070106 LANDSCAPING

	QTY	UOM	UNIT COST	TOTAL ITEM COST
122 Shrubs, evergreen, in prepared beds, B & B, allowance	1	LS	933.53	\$934

070106 LANDSCAPING

1,043

SF

39.08

\$40,775**Prime/Project Mark-ups**

28.34

\$29,569**Total Cost**

1,043

SF

67.42

\$70,343**ROLL-UP TOTALS**

\$127,447 08 SWITCHBACK TRAIL

0801 SWITCHBACK TRAIL

	QTY	UOM	UNIT COST	TOTAL ITEM COST
123 Fine grading, finish grading, small area, to be paved with grader	418.11	S.Y.	4.14	\$1,733
124 Fine grading, slopes, steep, finish grading	418.11	S.Y.	0.21	\$87
125 Fine grading, fine grade granular base for sidewalks and bikeways	418.11	S.Y.	1.12	\$469
126 Backfill, light soil, by hand, no compaction	112.80	L.C.Y.	23.86	\$2,692
127 Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	418.11	S.Y.	15.34	\$6,415
128 Asphaltic concrete paving, parking lots & driveways, 2" topping	3,760	S.F.	4.40	\$16,536

0801 SWITCHBACK TRAIL

3,760

SF

7.43

\$27,931**Prime/Project Mark-ups**

5.39

\$20,255**Total Cost**

3,760

SF

12.82

\$48,186**ROLL-UP TOTALS**

\$127,447 08 SWITCHBACK TRAIL

0802 RAILINGS & BENCHES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
129 Site seating, park benches, steel barstock pedestals with backs, 2 x 3 wood rails, 8' long	4	Ea.	2,315.66	\$9,263
130 Railing, pipe, aluminum, wall rail, dark anodized finish, 1-1/2" dia, shop fabricated	125	L.F.	293.45	\$36,681

0802 RAILINGS & BENCHES

1

LS

45,943.44

\$45,943**Prime/Project Mark-ups**

33,316.87

\$33,317**Total Cost**

1

LS

79,260.31

\$79,260

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ROLL-UP TOTALS

\$70,051 09 MULCHED TRAIL & WELCOME SIGN

0901 MULCHED TRAIL

		QTY	UOM	UNIT COST	TOTAL ITEM COST
131	Fine grading, fine grade for slab on grade, machine	515.67	S.Y.	1.55	\$801
132	Fine grading, fine grade granular base for sidewalks and bikeways	515.63	S.Y.	1.12	\$578
133	Backfill, light soil, by hand, no compaction	139.11	L.C.Y.	23.86	\$3,320
134	Compaction, structural, common fill, 8" lifts, vibratory plate	556.44	E.C.Y.	1.89	\$1,049
135	Geogrid	4,637	S.F.	3.73	\$17,315
136	Trail surfacing, wood chip mulch, 6" deep	4,637	S.F.	2.13	\$9,880

0901 MULCHED TRAIL	4,637	SF	7.10	\$32,943
Prime/Project Mark-ups			5.15	\$23,890
Total Cost	4,637	SF	12.26	\$56,833

ROLL-UP TOTALS

\$70,051 09 MULCHED TRAIL & WELCOME SIGN

0903 ENTRANCE SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
137	Signs, exterior, allowance	1	Ea.	7,661.96	\$7,662

0903 ENTRANCE SIGNAGE	1	EA	7,661.96	\$7,662
Prime/Project Mark-ups			5,556.23	\$5,556
Total Cost	1	EA	13,218.19	\$13,218

ROLL-UP TOTALS

\$304,697 10 FRONT DOOR TRAIL

1001 FRONT DOOR TRAIL

		QTY	UOM	UNIT COST	TOTAL ITEM COST
138	Fine grading, finish grading, small area, to be paved with grader	1,263.45	S.Y.	4.14	\$5,236
139	Fine grading, slopes, steep, finish grading	1,263.45	S.Y.	0.21	\$262
140	Fine grading, fine grade granular base for sidewalks and bikeways	1,263.45	S.Y.	1.12	\$1,416
141	Backfill, light soil, by hand, no compaction	340.86	L.C.Y.	23.86	\$8,134
142	Asphaltic concrete paving, parking lots & driveways, 2" topping	11,362	S.F.	4.40	\$49,970

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\$304,697 10 FRONT DOOR TRAIL

1001 FRONT DOOR TRAIL

		QTY	UOM	UNIT COST	TOTAL ITEM COST
143	Base course drainage layers, VA-21-A base course, spread & compacted, 6" deep	1,263.45	S.Y.	15.34	\$19,385
1001 FRONT DOOR TRAIL		11,362	SF	7.43	\$84,403
Prime/Project Mark-ups				5.39	\$61,207
Total Cost		11,362	SF	12.82	\$145,610

ROLL-UP TOTALS

\$304,697 10 FRONT DOOR TRAIL

1002 RAILINGS & BENCHES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
144	Site seating, park benches, steel barstock pedestals with backs, 2 x 3 wood rails, 8' long	12	Ea.	2,315.66	\$27,788
145	Railing, pipe, aluminum, wall rail, dark anodized finish, 1-1/2" dia, shop fabricated	125	L.F.	293.45	\$36,681
1002 RAILINGS & BENCHES		1	LS	64,468.72	\$64,469
Prime/Project Mark-ups				46,750.87	\$46,751
Total Cost		1	LS	111,219.60	\$111,220

ROLL-UP TOTALS

\$304,697 10 FRONT DOOR TRAIL

1003 ENTRANCE SIGNAGE w/ ELECTRICAL

		QTY	UOM	UNIT COST	TOTAL ITEM COST
146	Front Entrance signs, exterior, allowance	1	Ea.	23,519.97	\$23,520
147	Add electrical service - allowance	1	LS	4,226.61	\$4,227
1003 ENTRANCE SIGNAGE w/ ELECTRICAL		1	EA	27,746.58	\$27,747
Prime/Project Mark-ups				20,121.02	\$20,121
Total Cost		1	EA	47,867.60	\$47,868

ROLL-UP TOTALS

\$126,630 11 PLAZA @ LARGE PAVILION

1101 PEDESTRIAN PAVING

		QTY	UOM	UNIT COST	TOTAL ITEM COST
148	Fine grading, finish grading, small area, to be paved with grader	541.77	S.Y.	4.14	\$2,245
149	Fine grading, slopes, steep, finish grading	541.77	S.Y.	0.21	\$112

MASTER PLAN
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LARDNER/KLEIN LANDSCAPE ARCHITECT

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ROLL-UP TOTALS

\$126,630 11 PLAZA @ LARGE PAVILION

1101 PEDESTRIAN PAVING

		QTY	UOM	UNIT COST	TOTAL ITEM COST
150	Fine grading, fine grade granular base for sidewalks and bikeways	541.77	S.Y.	1.12	\$607
151	Backfill, light soil, by hand, no compaction	146.16	L.C.Y.	23.86	\$3,488
152	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3000 psi, 4" thick, excludes base	4,872	S.F.	4.21	\$20,537
153	Sidewalks, driveways, and patios, sidewalks, concrete, for patterned surface, excludes base, add to above, maximum	4,872	S.F.	2.33	\$11,368
154	Sidewalks, driveways, and patios, sidewalks, concrete, excludes base, for 6" thick bank run gravel base, add	4,872	S.F.	1.58	\$7,671

1101 PEDESTRIAN PAVING	4,872	SF	9.45	\$46,030
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Prime/Project Mark-ups			6.85	\$33,380
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Total Cost	4,872	SF	16.30	\$79,410
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ROLL-UP TOTALS

\$126,630 11 PLAZA @ LARGE PAVILION

1102 SEAT WALL 18" WIDE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
155	Stone seat walls, decorative random stone	50	L.F.	547.43	\$27,372

1102 SEAT WALL 18" WIDE	50	LF	547.43	\$27,372
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Prime/Project Mark-ups			396.98	\$19,849
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Total Cost	50	LF	944.41	\$47,221
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ROLL-UP TOTALS

\$149,987 12 BASKETBALL COURTS

1201 BASKETBALL COURT - FULL COURT

		QTY	UOM	UNIT COST	TOTAL ITEM COST
156	Backstops, basketball, steel, single goal, with pole	2	Ea.	3,196.68	\$6,393
157	Fine grading, finish grading, small area, to be paved with grader	522.64	S.Y.	4.14	\$2,166
158	Fine grading, fine grade granular base for sidewalks and bikeways	522.64	S.Y.	1.12	\$586
159	Backfill, light soil, by hand, no compaction	141	L.C.Y.	23.86	\$3,365
160	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing,	90	C.Y.	226.53	\$20,387
161	Structural concrete, thickened edge for slab on grade (3500 psi), depth is added to and poured monolithically with slab, 8" wide x 8" deep, reinforced, includes	288	L.F.	11.11	\$3,198

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ROLL-UP TOTALS

\$149,987 12 BASKETBALL COURTS

1201 BASKETBALL COURT - FULL COURT

		QTY	UOM	UNIT COST	TOTAL ITEM COST
162	Base course drainage layers, aggregate base course for concrete slabs and capillary water barrier, 1" minus graded gravel, 6" compacted thickness	90	C.Y.	224.67	\$20,220
163	Painted pavement markings, acrylic waterborne, white or yellow, 4" wide, less than 3000 LF	560	L.F.	0.25	\$142
164	Court surfacing, paint markings, 2 coats	1	Court	1,131.62	\$1,132
1201 BASKETBALL COURT - FULL COURT		4,700	SF	12.25	\$57,590
Prime/Project Mark-ups				8.89	\$41,763
Total Cost		4,700	SF	21.14	\$99,353

ROLL-UP TOTALS

\$149,987 12 BASKETBALL COURTS

1202 BASKETBALL COURT - HALF COURT

		QTY	UOM	UNIT COST	TOTAL ITEM COST
165	Backstops, basketball, steel, single goal, with pole	1	Ea.	3,196.69	\$3,197
166	Fine grading, finish grading, small area, to be paved with grader	261.32	S.Y.	4.14	\$1,083
167	Fine grading, fine grade granular base for sidewalks and bikeways	261.32	S.Y.	1.12	\$293
168	Backfill, light soil, by hand, no compaction	70.50	L.C.Y.	23.86	\$1,682
169	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing,	45	C.Y.	226.53	\$10,194
170	Structural concrete, thickened edge for slab on grade (3500 psi), depth is added to and poured monolithically with slab, 8" wide x 8" deep, reinforced, includes	194	L.F.	11.11	\$2,155
171	Base course drainage layers, aggregate base course for concrete slabs and capillary water barrier, 1" minus graded gravel, 6" compacted thickness	45	C.Y.	224.67	\$10,110
172	Painted pavement markings, acrylic waterborne, white or yellow, 4" wide, less than 3000 LF	280	L.F.	0.25	\$71
173	Court surfacing, paint markings, 2 coats	1	Court	565.80	\$566
1202 BASKETBALL COURT - HALF COURT		2,350	SF	12.49	\$29,350
Prime/Project Mark-ups				9.06	\$21,284
Total Cost		2,350	SF	21.55	\$50,634

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ROLL-UP TOTALS

\$308,160 13 UNIVERSITY DRIVE ENTRANCE

1301 BRIDGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
174	Fabricated pedestrian bridges, precast concrete, complete in place, 8' wide, 100' span, includes erection, excludes foundations	640	S.F.	121.91	\$78,025
175	Structural concrete, in place, (3000 psi), 10' x 10' x 12", includes forms, reinforcing steel, concrete, placing and finishing	2	Ea.	1,186.90	\$2,374
176	Concrete inspection technician, per day	5	Ea.	296.80	\$1,484
177	Earthwork inspection technician, per day	2	Ea.	339.20	\$678
178	Field personnel, field engineer, inspection	2	Week	1,475.00	\$2,950
179	Concrete testing, compressive strength test, incl. picked up by lab	5	Ea.	28.62	\$143

1301 BRIDGE	1	EA	85,654.43	\$85,654
Prime/Project Mark-ups			62,114.14	\$62,114
Total Cost	1	EA	147,768.57	\$147,769

ROLL-UP TOTALS

\$308,160 13 UNIVERSITY DRIVE ENTRANCE

1302 SHADED GATHERING SPACE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
180	Site seating, park benches, aluminum pedestals, with backs, aluminum slats, 8' long	4	Ea.	3,255.19	\$13,021
181	Trash receptacles, fiberglass, 2' square, 1'-6" high	2	Ea.	1,925.23	\$3,850
182	Planters, precast concrete, sandblasted, 48" diameter, 24" high	6	Ea.	843.84	\$5,063
183	Stone retaining walls, decorative random stone, to 6' high, 1'-6" thick, dry set, includes excavation, concrete footing and stone, 3' below grade. Price is	100	S.F.	85.53	\$8,553
184	Precast concrete unit paving slabs, patio block, exposed local aggregate, natural	500	S.F.	28.89	\$14,444
185	Topsoil placement and grading, loam or topsoil, up to 200' radius, remove and stockpile on site, spread from pile to rough finish grade, by hand	10	C.Y.	23.86	\$239
186	Deciduous trees, canopy, B & B, in prepared beds w/ 3 year warranty	2	Ea.	1,950.40	\$3,901
187	Deciduous trees, flowering, B & B, in prepared beds w/ 3 year warranty	5	Ea.	1,010.78	\$5,054
188	Shrubs, evergreen, in prepared beds, B & B, allowance	10	LS	933.53	\$9,335
189	Seeding, mechanical seeding, fine grading and seeding, with equipment	50	S.Y.	2.85	\$142
190	Exterior water fountain, outdoor, 48" high, with bowl and figures w/ water supply	1	Ea.	16,826.68	\$16,827

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\$308,160 13 UNIVERSITY DRIVE ENTRANCE

1302 SHADED GATHERING SPACE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
191	Recycle receptacle, recycled plastic, various colors, round	2	Ea.	1,925.23	\$3,850
192	Base course drainage layers, VA-21-A base course, spread & compacted, 24" deep	55	S.Y.	18.74	\$1,030

1302 SHADED GATHERING SPACE

500 SF 170.62 \$85,309

Prime/Project Mark-ups

123.73 \$61,864

Total Cost

500 SF 294.35 \$147,173

ROLL-UP TOTALS

\$308,160 13 UNIVERSITY DRIVE ENTRANCE

1303 ENTRANCE SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
193	Signs, exterior, allowance	1	Ea.	7,661.96	\$7,662

1303 ENTRANCE SIGNAGE

1 EA 7,661.96 \$7,662

Prime/Project Mark-ups

5,556.23 \$5,556

Total Cost

1 EA 13,218.19 \$13,218

ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK
\$111,716 1401 ROADWAY - IMPERVIOUS SURFACE

140101 BASES & SUBBASES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
194	Base course drainage layers, prepare & roll sub-base for roadways	830	S.Y.	1.12	\$931
195	Base course drainage layers, stone base, compacted, 3/4" stone base, to 6" deep	830	S.Y.	7.25	\$6,015

140101 BASES & SUBBASES

830 SY 8.37 \$6,946

Prime/Project Mark-ups

6.07 \$5,037

Total Cost

830 SY 14.44 \$11,983

ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK
\$111,716 1401 ROADWAY - IMPERVIOUS SURFACE

140103 PAVED SURFACES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
196	Plant-mix asphalt paving, pre-treatment for paving, tack coat, emulsion, 0.10 gallons per S.Y., 1000 S.Y.	830	S.Y.	1.64	\$1,364

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ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK
\$111,716 1401 ROADWAY - IMPERVIOUS SURFACE

140103 PAVED SURFACES

		QTY	UOM	UNIT COST	TOTAL ITEM COST
197	Plant-mix asphalt paving, for highways and large paved areas, wearing course, 1-1/2" thick, no hauling included	830	S.Y.	9.08	\$7,537
198	Asphalt paving, plant mixed asphaltic base courses for roadways, bituminous concrete, 6" thick	830	S.Y.	31.20	\$25,900
199	Plant-mix asphalt paving, pre-treatment for paving, prime coat, emulsion, 0.30 gallons per S.Y., 1000 S.Y.	830	S.Y.	2.91	\$2,417
200	Base course drainage layers, VA-21-A base course, spread & compacted, 24" deep	830	S.Y.	16.49	\$13,689

140103 PAVED SURFACES	830	SY	61.33	\$50,906
Prime/Project Mark-ups			44.48	\$36,916
Total Cost	830	SY	105.81	\$87,821

ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK
\$111,716 1401 ROADWAY - IMPERVIOUS SURFACE

140105 BOLLARDS - REMOVABLE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
201	Removable bollards including steel sleeve	5	Ea.	1,380.86	\$6,904

140105 BOLLARDS - REMOVABLE	5	EA	1,380.86	\$6,904
Prime/Project Mark-ups			1,001.36	\$5,007
Total Cost	5	EA	2,382.22	\$11,911

ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK

1402 RAISED LANDSCAPE MEDIAN

		QTY	UOM	UNIT COST	TOTAL ITEM COST
202	Cast-in place concrete curbs & gutters, valley gutter	104	L.F.	10.91	\$1,135
203	Topsoil placement and grading, loam or topsoil, up to 200' radius, remove and stockpile on site, spread from pile to rough finish grade, by hand	10	C.Y.	23.86	\$239
204	Shrubs, evergreen, in prepared beds, B & B, allowance	5	LS	933.53	\$4,668
205	Planting beds preparation, backfill planting pit, on site topsoil, by hand	10	C.Y.	37.15	\$372
206	Ground cover and vines, 2 year, 1 year, includes planting only	3.60	C	1,197.96	\$4,313

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\$158,259 14 ACCESS ROADWAY & CROSSWALK

1402 RAISED LANDSCAPE MEDIAN

	QTY	UOM	UNIT COST	TOTAL ITEM COST
207 Deciduous trees, flowering, B & B, in prepared beds w/ 3 year warranty	5	Ea.	1,010.78	\$5,054

1402 RAISED LANDSCAPE MEDIAN

360 SF 43.83 \$15,779

Prime/Project Mark-ups

31.79 \$11,443

Total Cost

360 SF 75.62 \$27,222

ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK
\$6,103 1403 RAISED CROSSWALK/SPEED TABLE

140301 BASES & SUBBASES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
208 Base course drainage layers, prepare & roll sub-base for roadways	64.05	S.Y.	1.12	\$72
209 Base course drainage layers, stone base, compacted, 3/4" stone base, to 6" deep	64.05	S.Y.	7.25	\$464

140301 BASES & SUBBASES

576 SY 0.93 \$536

Prime/Project Mark-ups

0.67 \$389

Total Cost

576 SY 1.61 \$925

ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK
\$6,103 1403 RAISED CROSSWALK/SPEED TABLE

140302 PAVED SURFACES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
210 Plant-mix asphalt paving, pre-treatment for paving, tack coat, emulsion, 0.10 gallons per S.Y., 1000 S.Y.	64.05	S.Y.	1.64	\$105
211 Plant-mix asphalt paving, for highways and large paved areas, wearing course, 1-1/2" thick, no hauling included	64.05	S.Y.	9.08	\$582
212 Asphalt paving, plant mixed asphaltic base courses for roadways, bituminous concrete, 6" thick	64.05	S.Y.	31.20	\$1,999
213 Plant-mix asphalt paving, pre-treatment for paving, prime coat, emulsion, 0.30 gallons per S.Y., 1000 S.Y.	64.05	S.Y.	2.91	\$186

140302 PAVED SURFACES

576 SY 4.99 \$2,872

Prime/Project Mark-ups

3.62 \$2,083

Total Cost

576 SY 8.60 \$4,955

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\$158,259 14 ACCESS ROADWAY & CROSSWALK
\$6,103 1403 RAISED CROSSWALK/SPEED TABLE

140303 MARKING & SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
214	Painted pavement markings, thermoplastic, white or yellow, gore lines	45	S.F.	2.13	\$96
215	Painted pavement markings, thermoplastic, white or yellow, 4" wide, less than 6000 L.F.	55	L.F.	0.62	\$34
140303 MARKING & SIGNAGE		576	SY	0.23	\$130
Prime/Project Mark-ups				0.16	\$94
Total Cost		576	SY	0.39	\$224

ROLL-UP TOTALS

\$158,259 14 ACCESS ROADWAY & CROSSWALK

1404 ENTRANCE SIGNAGE

		QTY	UOM	UNIT COST	TOTAL ITEM COST
216	Signs, exterior, allowance	1	Ea.	7,661.96	\$7,662
1404 ENTRANCE SIGNAGE		1	EA	7,661.96	\$7,662
Prime/Project Mark-ups				5,556.23	\$5,556
Total Cost		1	EA	13,218.19	\$13,218

ROLL-UP TOTALS

\$706,650 15 SITE PREPARATION

1501 SITE DEMOLITION

		QTY	UOM	UNIT COST	TOTAL ITEM COST
217	Selective demolition, wood fences & gates, open rail fence	935	L.F.	0.25	\$234
218	Selective demolition, wood fences & gates, fence	355	L.F.	1.80	\$638
219	Minor site demolition, masonry walls, stone, with mortar, block, excludes hauling	60	C.F.	4.82	\$289
220	Minor site demolition, sidewalk, concrete, mesh reinforced, 5" thick, remove, excludes hauling	400	S.Y.	12.00	\$4,800
221	Minor site demolition, basketball court, mesh reinforced, 6" thick, remove, excludes hauling	105	C.Y.	131.83	\$13,842
222	Demolish, roadway, bituminous pavement, 4" to 6" thick, excludes hauling and disposal fees	830	S.Y.	8.31	\$6,899
223	Demolish, pavement & curb, remove concrete curbs, plain, excludes hauling and disposal fees	785	L.F.	4.39	\$3,449
224	Demolish, parking lot, bituminous pavement, 4" to 6" thick, excludes hauling and disposal fees	3,700	S.Y.	8.31	\$30,754
225	Demolish, concrete, skate park, hydraulic hammer, excludes hauling and disposal fees	960	S.Y.	13.74	\$13,187

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\$706,650 15 SITE PREPARATION

1501 SITE DEMOLITION

		QTY	UOM	UNIT COST	TOTAL ITEM COST
226	Selective demolition, play ground surfaces	5,350	S.F.	0.33	\$1,789
227	Selective demolition, shelter, footings and foundations demolition	1,875	S.F.	0.87	\$1,623
228	Selective demolition, shelter building	1,875	S.F.	14.63	\$27,426
229	Load Debris w/ 3 cy bucket front end loader, wheel-mounted	1,200	C.Y.	1.04	\$1,254
230	Haul Debris to off-site disposal w/ 16 cy truck, cycle 10 miles	1,200	C.Y.	37.83	\$45,400
231	School equipment, basketball backstop, selective demolition	2	Ea.	453.45	\$907
232	Selective demolition, playground equipment	15	Ea.	255.54	\$3,833
233	Remove aggregate base load and haul, 10 miles round trip	1,375	L.C.Y.	11.05	\$15,196
234	Selective demolition, dump charges, includes tipping fees only	45	Ton	79.92	\$3,597
235	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	15	Week	716.78	\$10,752

1501 SITE DEMOLITION	114,786	SF	1.62	\$185,869
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Prime/Project Mark-ups			1.17	\$134,787
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Total Cost	114,786	SF	2.79	\$320,657
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ROLL-UP TOTALS

\$706,650 15 SITE PREPARATION

1502 SITE EARTHWORK & LANDSCAPING

		QTY	UOM	UNIT COST	TOTAL ITEM COST
236	Rough grading, grader, shape existing site, does not includes stripping & stockpiling topsoil	16,148.80	S.Y.	2.28	\$36,810
237	Topsoil stripping and stockpiling, loam or topsoil, remove and stockpile on site, 200 HP dozer, 6" deep, 300' haul per C.Y.	2,688.30	C.Y.	4.28	\$11,492
238	Seeding, mechanical seeding, 44 lb./M.S.Y.	145,214	S.F.	0.07	\$9,753
239	Seeding, mechanical seeding, fine grading and seeding, includes lime, fertilizer & seed	16,148.80	S.Y.	3.17	\$51,142

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ROLL-UP TOTALS

\$706,650 15 SITE PREPARATION

1502 SITE EARTHWORK & LANDSCAPING

		QTY	UOM	UNIT COST	TOTAL ITEM COST
240	Soil preparation, structural soil mixing, spread conditioned topsoil, 4" deep, 180 H.P. grader	145.21	M.S.F.	622.01	\$90,322
1502 SITE EARTHWORK & LANDSCAPING		145,214	SF	1.37	\$199,519
Prime/Project Mark-ups				1.00	\$144,685
Total Cost		145,214	SF	2.37	\$344,204

ROLL-UP TOTALS

\$706,650 15 SITE PREPARATION

1503 TEMPORARY EROSION & SEDIMENT CONTROL

		QTY	UOM	UNIT COST	TOTAL ITEM COST
241	Synthetic erosion control, silt fence, polypropylene & wire mesh, 3' high	2,500	L.F.	7.03	\$17,584
242	Gravel Construction Entrance with wash racks	1,000	S.F.	4.63	\$4,635
243	Temporary Inlet Protection	5	EA	400.75	\$2,004
1503 TEMPORARY EROSION & SEDIMENT CONTROL		260,000	SF	0.09	\$24,223
Prime/Project Mark-ups				0.07	\$17,566
Total Cost		260,000	SF	0.16	\$41,789



VI. Add Alternate 1: Parking Area 1



SUMMARY REPORT - LEVEL 2
Total Cost

LEVEL DESCRIPTION	<u>TOTAL</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>
- 06 PARKING AREA 1 - IMPERVIOUS SURFACE	\$362,381	20,195	SF	\$17.94
- 0601 PAVEMENT	\$362,381	20,195	SF	\$17.94
060101 BASES & SUBBASES	\$32,412	2,245	SY	\$14.44
060102 CURB AND GUTTER	\$19,205	1,017	LF	\$18.88
060103 PAVED SURFACES	\$237,541	2,245	SY	\$105.81
060104 MARKING & SIGNAGE	\$2,715	2,245	SY	\$1.21
060105 LANDSCAPING	\$70,508	1,200	SF	\$58.76

MASTER PLAN

LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

FOR

CITY of FAIRFAX - VAN DYCK PARK

FAIRFAX VIRGINIA

PROJECT MARK-UP REPORT



		Estimate Cost To Prime	\$210,055
		<u>Mark-up %</u>	
<u>Mark-ups For</u>	<u>Direct</u>		
	1. Direct Cost Development Allowance	25.00%	\$52,514
	2. Escalation To Start of Const - Aug 2021	9.45%	\$24,813
	3. Field General Conditions	15.00%	\$43,107
		<i>Direct - Mark-ups Total</i>	\$120,434
		Subtotal Including <i>Direct</i>	\$330,489
<u>Mark-ups For</u>	<u>Overhead</u>		
	4. Contractor Overhead & Profit	7.50%	\$24,787
	5. Bonds	2.00%	\$7,106
		<i>Overhead - Mark-ups Total</i>	\$31,893
		Subtotal Including <i>Overhead</i>	\$362,382
		Total Project Cost	\$362,382 (Including all Mark-ups)

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LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

SUMMARY REPORT - LEVEL 2
Cost To Prime Only

LEVEL DESCRIPTION	<u>TOTAL</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>
- 06 PARKING AREA 1 - IMPERVIOUS SURFACE	\$210,055	20,195	SF	\$10.40
- 0601 PAVEMENT	\$210,055	20,195	SF	\$10.40
060101 BASES & SUBBASES	\$18,788	2,245	SY	\$8.37
060102 CURB AND GUTTER	\$11,132	1,017	LF	\$10.95
060103 PAVED SURFACES	\$137,691	2,245	SY	\$61.33
060104 MARKING & SIGNAGE	\$1,574	2,245	SY	\$0.70
060105 LANDSCAPING	\$40,870	1,200	SF	\$34.06

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$362,381 0601 PAVEMENT

060101 BASES & SUBBASES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
1 Base course drainage layers, prepare & roll sub-base for roadways	2,245	S.Y.	1.12	\$2,519
2 Base course drainage layers, stone base, compacted, 3/4" stone base, to 6" deep	2,245	S.Y.	7.25	\$16,269

060101 BASES & SUBBASES	2,245	SY	8.37	\$18,788
Prime/Project Mark-ups			6.07	\$13,624
Total Cost	2,245	SY	14.44	\$32,412

ROLL-UP TOTALS

\$362,381 0601 PAVEMENT

060102 CURB AND GUTTER

	QTY	UOM	UNIT COST	TOTAL ITEM COST
3 Cast-in place concrete curbs & gutters, radius, machine formed, 6" high curb, 6" thick gutter, 24" wide, includes concrete	905	L.F.	10.91	\$9,877
4 Cast-in place concrete curbs & gutters, valley gutter	115	L.F.	10.91	\$1,255

060102 CURB AND GUTTER	1,017	LF	10.95	\$11,132
Prime/Project Mark-ups			7.94	\$8,073
Total Cost	1,017	LF	18.88	\$19,205

ROLL-UP TOTALS

\$362,381 0601 PAVEMENT

060103 PAVED SURFACES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
5 Plant-mix asphalt paving, pre-treatment for paving, tack coat, emulsion, 0.10 gallons per S.Y., 1000 S.Y.	2,245	S.Y.	1.64	\$3,689
6 Plant-mix asphalt paving, for highways and large paved areas, wearing course, 1-1/2" thick, no hauling included	2,245	S.Y.	9.08	\$20,385
7 Asphalt paving, plant mixed asphaltic base courses for roadways, bituminous concrete, 6" thick	2,245	S.Y.	31.20	\$70,055
8 Plant-mix asphalt paving, pre-treatment for paving, prime coat, emulsion, 0.30 gallons per S.Y., 1000 S.Y.	2,245	S.Y.	2.91	\$6,537
9 Base course drainage layers, VA-21-A base course, spread & compacted, 24" deep	2,245	S.Y.	16.49	\$37,025

060103 PAVED SURFACES	2,245	SY	61.33	\$137,691
Prime/Project Mark-ups			44.48	\$99,850
Total Cost	2,245	SY	105.81	\$237,541

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$362,381 0601 PAVEMENT

060104 MARKING & SIGNAGE

	QTY	UOM	UNIT COST	TOTAL ITEM COST
10 Painted pavement markings, thermoplastic, white or yellow, gore lines	170	S.F.	2.12	\$361
11 Painted pavement markings, thermoplastic, white or yellow, 4" wide, less than 6000 L.F.	210	L.F.	0.62	\$130
12 Pavement markings, handicap symbol, painted	3	Ea.	59.22	\$178
13 Signs, guide and directional signs, high intensity, 12" x 18", excludes posts	3	Ea.	96.53	\$290
14 Signs, stock, aluminum, reflectorized, high intensity, .080" aluminum, 30" x 30", excludes posts	3	Ea.	205.00	\$615

060104 MARKING & SIGNAGE

2,245 SY 0.70 \$1,574

Prime/Project Mark-ups

0.51 \$1,141

Total Cost

2,245 SY 1.21 \$2,715

ROLL-UP TOTALS

\$362,381 0601 PAVEMENT

060105 LANDSCAPING

	QTY	UOM	UNIT COST	TOTAL ITEM COST
15 Topsoil placement and grading, loam or topsoil, up to 200' radius, remove and stockpile on site, spread from pile to rough finish grade, by hand	24	C.Y.	23.86	\$573
16 Deciduous trees, canopy, B & B, in prepared beds w/ 3 year warranty	15	Ea.	1,950.40	\$29,256
17 Deciduous trees, flowering, B & B, in prepared beds w/ 3 year warranty	10	Ea.	1,010.78	\$10,108
18 Shrubs, evergreen, in prepared beds, B & B, allowance	1	LS	933.53	\$934

060105 LANDSCAPING

1,200 SF 34.06 \$40,870

Prime/Project Mark-ups

24.70 \$29,638

Total Cost

1,200 SF 58.76 \$70,508



VII. Add Alternate 2: Parking Area 2



SUMMARY REPORT - LEVEL 2
Total Cost

LEVEL DESCRIPTION	<u>TOTAL</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>
- 07 PARKING AREA 2 - IMPERVIOUS SURFACE	\$324,101	17,560	SF	\$18.46
- 0701 PAVEMENT	\$324,101	17,560	SF	\$18.46
070101 BASES & SUBBASES	\$28,153	1,950	SY	\$14.44
070102 CURB AND GUTTER	\$16,663	885	LF	\$18.83
070103 PAVED SURFACES	\$206,328	1,950	SY	\$105.81
070104 MARKING & SIGNAGE	\$2,615	1,950	SY	\$1.34
070105 LANDSCAPING	\$70,342	1,042	SF	\$67.49

MASTER PLAN

LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

FOR

CITY of FAIRFAX - VAN DYCK PARK

FAIRFAX VIRGINIA

PROJECT MARK-UP REPORT



		Estimate Cost To Prime	\$187,866
		<u>Mark-up %</u>	
<u>Mark-ups For</u> <i>Direct</i>			
1. Direct Cost Development Allowance	25.00%		\$46,966
2. Escalation To Start of Const - Aug 2021	9.45%		\$22,192
3. Field General Conditions	15.00%		\$38,554
		<i>Direct - Mark-ups Total</i>	\$107,712
Subtotal Including <i>Direct</i>			\$295,578
<u>Mark-ups For</u> <i>Overhead</i>			
4. Contractor Overhead & Profit	7.50%		\$22,168
5. Bonds	2.00%		\$6,355
		<i>Overhead - Mark-ups Total</i>	\$28,523
Subtotal Including <i>Overhead</i>			\$324,101
Total Project Cost			\$324,101 (Including all Mark-ups)

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECTS P.C.

SUMMARY REPORT - LEVEL 2
Cost To Prime Only

LEVEL DESCRIPTION	<u>TOTAL</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>
- 07 PARKING AREA 2 - IMPERVIOUS SURFACE	\$187,866	17,560	SF	\$10.70
- 0701 PAVEMENT	\$187,866	17,560	SF	\$10.70
070101 BASES & SUBBASES	\$16,319	1,950	SY	\$8.37
070102 CURB AND GUTTER	\$9,659	885	LF	\$10.91
070103 PAVED SURFACES	\$119,598	1,950	SY	\$61.33
070104 MARKING & SIGNAGE	\$1,516	1,950	SY	\$0.78
070105 LANDSCAPING	\$40,774	1,042	SF	\$39.12

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$324,101 0701 PAVEMENT

070101 BASES & SUBBASES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
1 Base course drainage layers, prepare & roll sub-base for roadways	1,950	S.Y.	1.12	\$2,188
2 Base course drainage layers, stone base, compacted, 3/4" stone base, to 6" deep	1,950	S.Y.	7.25	\$14,131

070101 BASES & SUBBASES	1,950	SY	8.37	\$16,319
Prime/Project Mark-ups			6.07	\$11,834
Total Cost	1,950	SY	14.44	\$28,153

ROLL-UP TOTALS

\$324,101 0701 PAVEMENT

070102 CURB AND GUTTER

	QTY	UOM	UNIT COST	TOTAL ITEM COST
3 Cast-in place concrete curbs & gutters, radius, machine formed, 6" high curb, 6" thick gutter, 24" wide, includes concrete	785	L.F.	10.91	\$8,567
4 Cast-in place concrete curbs & gutters, valley gutter	100	L.F.	10.91	\$1,091

070102 CURB AND GUTTER	885	LF	10.91	\$9,659
Prime/Project Mark-ups			7.91	\$7,004
Total Cost	885	LF	18.83	\$16,663

ROLL-UP TOTALS

\$324,101 0701 PAVEMENT

070103 PAVED SURFACES

	QTY	UOM	UNIT COST	TOTAL ITEM COST
5 Plant-mix asphalt paving, pre-treatment for paving, tack coat, emulsion, 0.10 gallons per S.Y., 1000 S.Y.	1,950	S.Y.	1.64	\$3,204
6 Plant-mix asphalt paving, for highways and large paved areas, wearing course, 1-1/2" thick, no hauling included	1,950	S.Y.	9.08	\$17,707
7 Asphalt paving, plant mixed asphaltic base courses for roadways, bituminous concrete, 6" thick	1,950	S.Y.	31.20	\$60,849
8 Plant-mix asphalt paving, pre-treatment for paving, prime coat, emulsion, 0.30 gallons per S.Y., 1000 S.Y.	1,950	S.Y.	2.91	\$5,678
9 Base course drainage layers, VA-21-A base course, spread & compacted, 24" deep	1,950	S.Y.	16.49	\$32,160

070103 PAVED SURFACES	1,950	SY	61.33	\$119,598
Prime/Project Mark-ups			44.48	\$86,729
Total Cost	1,950	SY	105.81	\$206,328

MASTER PLAN
FOR
CITY of FAIRFAX - VAN DYCK PARK
FAIRFAX VIRGINIA



LARDNER/KLEIN LANDSCAPE ARCHITECT

DETAIL REPORT

ROLL-UP TOTALS

\$324,101 0701 PAVEMENT

070104 MARKING & SIGNAGE

	QTY	UOM	UNIT COST	TOTAL ITEM COST
10 Painted pavement markings, thermoplastic, white or yellow, gore lines	150	S.F.	2.12	\$319
11 Painted pavement markings, thermoplastic, white or yellow, 4" wide, less than 6000 L.F.	185	L.F.	0.62	\$115
12 Pavement markings, handicap symbol, painted	3	Ea.	59.22	\$178
13 Signs, guide and directional signs, high intensity, 12" x 18", excludes posts	3	Ea.	96.53	\$290
14 Signs, stock, aluminum, reflectorized, high intensity, .080" aluminum, 30" x 30", excludes posts	3	Ea.	205.00	\$615

070104 MARKING & SIGNAGE

1,950 SY 0.78 \$1,516

Prime/Project Mark-ups

0.56 \$1,099

Total Cost

1,950 SY 1.34 \$2,615

ROLL-UP TOTALS

\$324,101 0701 PAVEMENT

070105 LANDSCAPING

	QTY	UOM	UNIT COST	TOTAL ITEM COST
15 Topsoil placement and grading, loam or topsoil, up to 200' radius, remove and stockpile on site, spread from pile to rough finish grade, by hand	19.98	C.Y.	23.86	\$477
16 Deciduous trees, canopy, B & B, in prepared beds w/ 3 year warranty	15	Ea.	1,950.40	\$29,256
17 Deciduous trees, flowering, B & B, in prepared beds w/ 3 year warranty	10	Ea.	1,010.78	\$10,108
18 Shrubs, evergreen, in prepared beds, B & B, allowance	1	LS	933.53	\$934

070105 LANDSCAPING

1,042 SF 39.12 \$40,774

Prime/Project Mark-ups

28.37 \$29,568

Total Cost

1,042 SF 67.49 \$70,342

Appendix C - Park History

History of E. Calvin Van Dyck Park Master Plan, Donald F. Lederer, FASLA, March 2008

HISTORY

E. CALVIN VAN DYCK PARK

MASTER PLAN

By

Donald F. Lederer, FASLA

March, 2008

March, 2008

HISTORY - E. CALVIN VAN DYCK PARK MASTER PLAN

February 15, 1966 Councilman Bradford moved the Appointment of a Park Development Committee. It was unanimously carried. Mayor Prichard appointed Councilman Bradford and himself to the committee and stated that he would request the Planning Commission and School Board to name members.

April 19, 1966 - The City Manager was authorized to negotiate with Father Malloy regarding the boundary between the Catholic Church and the City's recreation site on Route 237.

June 3, 1966 - Letter to Mr Donald F. Lederer from City Manager William M. Zollman, Jr. stating that the City had just purchased a 45-acre park site and had applied for a Federal grant to purchase an additional 20 acres in the vicinity of St. Leo's Catholic Church. He asked , "whether you might be interested in preparing some development plans for the City." (See attachment AA)

August 1, 1966 at the School Board Meeting discussion of a Community Center was opened by Mrs Caroll Karr, president of the Fairfax Area League of Women Voters. (See attachment BB) Statement by the League of Women Voters of the Fairfax Area before the Fairfax City School Board. (See attachment CC)

August 2, 1966 The Mayor added to the agenda a discussion between the City Council and the City School Board concerning the proposed Community Center for the City. Main points raised in the discussion were the proper procedure for planning the center, and the appropriate authority for executing the plan. Councilman Fisher made a motion to request the City School Board to obtain citizens' suggestions on development requirements for the Dura-Scott Tract and the Morris-Hunt Tract and the Community Civic Center, prepare recommendations of its findings for the use of the landscape architect. Councilman Russell seconded the motion, which was unanimously carried by voice vote.

September 12, 1966 at the School Board meeting the Board discussed at some length the responsibility of the proposed study committee for a community center and the appointment of those who would serve on the committee. The motion adopted by the City Council on August 2, 1966 was read by Mr. Whitman:

"To request the City School Board to obtain citizen's suggestions on development requirements for the Duras-Scott Tract and the Morris-Hutman Tract, and the Community Civic Center, and prepare recommendations of its findings for the use of the landscape architect."

Mr. Hausler moved that the top name from each group as shown on the list of nominees compose the committee, with the understanding that the committee itself and the City Council may appoint other members, and that Mr. Seth Hawkins be appointed temporary chairman for organization purposes. Mr Sale seconded the motion and it was passed.

November 7, 1966 School Board Meeting it was reported that Mr. Seth Hawkins, chairman of the Community Center Study Committee, had advised that three sub-committees were at work. Mrs. Woods, Mr. Thaiss and Mr. Mobley were respectively chairman of sub-committees dealing with the indoor, outdoor and park facility need. Mr. Hawkins was preparing a report to be given to the Board in the near future.

November 15, 1966 Council Meeting Councilman Russell moved to authorize the City manager and attorney to negotiate with the owner of the Scott Tract on Old Lee Highway per values approved by the Department of Housing and Urban Development. and City Appraisers.

December 5, 1966 Mr. Whitmore highlighted a report of the Community Center and Recreation Planning Committee. (See attachment DD) Mr. Whitman moved that the Board delegate to the Committee the authority to make replacement appointments to the Community Center study committee. The motion was seconded by Mr. Benneche and was passed.

February 7, 1967 Council Meeting Council received an "Interim Report From The Fairfax City Community Center and Recreation Planning Committee - Recommendations For 1967-68 Budget" (See attachment A). Chairman Hausler, on behalf of the School Board, recommended that planning for recreation facilities be considered without regard to the availability of high school facilities because of existing questions relating to acquisition of city schools. Councilman Lamb moved to accept the report, as presented, for consideration at a future date. Councilman Bradford seconded the motion and it was approved with no opposition.

April 16, 1967 Council Meeting Mr Lederer sent a letter to Mr Zollman, Jr. City Manager, asking for certain information needed, and outlining the steps he would take and at what cost in order to prepare the final master plan (See attachment B). Mr Zollman, Jr sent a memorandum to the mayor and members of council, subject: Scott Tract Development Plans dated April 19, 1967 (See attachment C).

May 2, 1967 Council Meeting Mayor Prichard presented a proposals for the development of Scott Tract: (1) complete topographic survey by Patton, Harris & Foard at a cost of \$850. (2) final master plan for development of the site by Donald F. Lederer, Landscape Architect, at a cost of \$1,700. The Mayor stated that Council and School Board representatives on and members of the Fairfax City Community Center and Recreation Planning Committee have met with Mr Lederer and discussed plans for the tract. Councilman Bradford moved to authorize an expenditure of funds for the purpose requested. Councilman Lamb seconded the motion and it was unanimously carried by a voice vote.

August 15, 1967 Mr Lederer signed a contract with the City of Fairfax, Virginia to prepare a park development plan on the parcel of land containing 20 acres, more or less, known as the Scott Tract, situated along Old Lee Highway (Route 237) signed by the City Manager, William M. Zollman, Jr. (See attachment D)

August 31, 1967 William M. Haussman, AIA, architect sent a letter to Mr. Lederer expressing some additional thoughts on the Community Center for the City of Fairfax. (See attachment E)

September 5, 1967 Council Meeting Mr Donald F. Lederer, Landscape Architect, presented plans for the proposed development of the E. Calvin Van Dyck Park (formerly known as the Duras-Scott tract) to the Mayor and Council. The plan proposed development of the 33.62-acre tract (the southeast corner of which is occupied by John C. Wood Elementary School) to provide a variety of year-round active recreational activities and a community center building for indoor recreational and social activities. (copies of the plan together with cost estimates for the proposed development, as prepared by Mr Lederer on September 1, 1967, were distributed to council for study immediately prior to this meeting.)(See attachment F)

Responding to questions raised by Council Mr Lederer stated that (1) the proposed design for the front of the community center building (shown on the rendering prepared by William M. Haussmann, Architect, 1611 Connecticut Avenue, N.W. Washington, D.C.) may be changed to colonial - type architecture; (2) portable equipment could be provided for the large open play area to accommodate football, baseball, soccer, hockey and other sports activities; (3) the large open play area can be expanded over the track area to accommodate baseball, football and other activities; and (4) the grading and seeding of the entire area are the first steps proposed to make the area available for use. Councilman Hamill suggested further study be given to the proposed vehicular crossing for the Accotink Creek. In response to questioning by Council, City Superintendent of Schools Walker stated this proposed plan does not encroach on the State of Virginia area requirements for the John C. Wood Elementary School.

Comments during the public hearing: "suggested adding bicycle-path access to the park."; "raised questions concerning the adequacy of the on-site parking facilities."; "suggested that main access to the park be located at some point other than Route 237."; "spoke in support of maintaining the limit of proposed parking spaces at 14 in the vicinity of University Drive."; "In response to Mrs George Miller, 10917 Warwick Avenue, Mr Lederer stated that underground piping is desirable for the eventual flooding of the large open play area for wintertime use as an ice skating rink."; "raised questions concerning proposed plans to relieve the residents in the area from the anticipated traffic of the park."; "made comments on the proposed use of the large open play area."; "the Mayor stated that the proposed development costs for the park will be provided for in the capital outlay budget, and that the proposed community center building will be the subject of a referendum. The Mayor stated further that \$20,000 is provided in the current capital outlay budget for the grading and seeding costs".

Councilman Russell, in the absence of a report from the community Center and Recreation Committee, moved to continue consideration of the plan until the special meeting on September 26, 1967. Seconded by Council Hamill and approved with no opposition.

Council Fisher suggested that the colored map used by Mr Lederer to illustrate the park layout be placed on public display in a glass-enclosed bulletin board. It was suggested by Councilman Lamb that the Mayor's name on the map be corrected.

At the September 26, 1967 Council Meeting "Consideration of proposed plan for development of E. Calvin Van Dyck Park, formerly known as the Duras-Scott tract, (Continued from September 5, 1967, meeting)" Council Russell read the following School Board report which had been submitted to each Council member for study prior to this meeting:

September 15, 1967

Hon. E. A. Prichard
Mayor, City of Fairfax
3976 Chain Bridge Road
Fairfax, Va. 22030

Dear Ed:

In meeting on September 11, 1967, the City School Board passed the following motion:

Mr. Benneche moved that the School Board approve the plan for a community center as presented and request the City Council to proceed with its implementation as funds can be approved and, further, that:

- (1) it be emphasized that the reference to a high school basketball court was related only to the size of same and was not intended to mean in lieu of a high school basketball court at the high school;
- (2) the City Council be urged to plan for adequate sidewalk access to the community center site from all areas of the city;
- (3) the City Council be advised that the School Board has not made judgement of the validity of the cost estimates in the committee's report;
- (4) grading and seeding of the site should be done in the fall of 1967, the School Board concurring with the Council's intent to do so;

(5) the citizens planning committee should remain active until the plan has been completely implemented.

Mrs. Sale seconded the motion and it was passed."

Sincerely yours,

cc: Charles Jeckell,
Acting City Manager

Robert B. Walker
Division Superintendent

The Mayor presented the following questions for Council consideration in connection with the proposed development of the E. Calvin Van Dyck Park: (1) approval of the plan; (2) filing of a certificate with the court whereby the owner of the property may draw on the appraised value of the property pending a decision in the condemnation proceedings; (3) letting of the contracts for the grading and seeding work to be done.

A request was made to immediately improve the area of the park adjacent to the sidewalk on Route 237, a safety measure for children going to and from school and urged that clearing work to make the entire park useable be started without delay. An other person urged fragmentation development, if necessary, to make areas available for use this fall.

The acting City Manager stated that (1)the work on clearing, grading and seeding in the park will be done by contract; (2) the amount of funds provided in the current budget for park development are not sufficient to cover the anticipated cost of grading and seeding the entire park; (3) no area of the park can be readied for fall seeding because of the time required to make plans and to do the work; (4) hydro-seeding in the spring will make the park available for use in the late spring at the earliest; (5) it would be desirable to grade and seed the entire area at one time if sufficient funds are available for this purpose.

Councilman Russell moved to approve the plan. Councilman Bradford seconded the motion and it was unanimously carried by voice vote, recorded as follows: In favor, Councilmen Hamill, Bradford, Lamb, Fisher, Russell and Young; opposed, none

Councilman Bradford moved to authorize the Acting City Manager and City Attorney to obtain possession of the property by filing the certificate with the court. Councilman Lamb seconded the motion and it was unanimously carried.

March 17, 1968 Mr. Lederer wrote a proposal to Mr. Golightly with regards to designing the tot lot, apparatus area and adult area of the Van Dyck Park. March 20, 1968 Mr. Golightly sent a letter to Mr. Lederer stating that the City's best approach would be for them to do further laying out the Van Dyck Park on an in-house bases. (See attachment G)

Donald F. Lederer, FASLA
3614 Embassy Lane
Fairfax, VA 22030

CITY OF FAIRFAX

FAIRFAX, VIRGINIA 22030
PHONE 273-7900

June 3, 1966

Mr. Donald F. Lederer
3614 Embassy Lane
Fairfax, Virginia 22030

Dear Mr. Lederer:

I am very much impressed by the booklet of park master plans which you recently furnished Mayor E. A. Prichard.

We recently purchased a 45-acre park site in the City and have applied for a Federal grant to purchase an additional 20 acres in the vicinity of St. Leo's Catholic Church. I will appreciate knowing whether you might be interested in preparing some development plans for the City. I realize that you are employed by the Park Authority and do not wish to jeopardize your activities with them in any way.

Should you be interested in doing some work on a part-time basis, I will be happy to talk with you at your convenience.

Thank you very much.

Sincerely yours,



WILLIAM M. ZOLLMAN, JR.
City Manager

WMZ:bca

Attachment AA

MINUTES OF MEETING

Fairfax City School Board

The School Board of the City of Fairfax met on August 1, 1966. Mr. Whitman, Mrs. Sale and Mr. Hausler were present. Mr. Bowman and Mr. Endsley were absent. The meeting was opened at 8:05 P.M. by the Vice-Chairman, Mr. Whitman, who offered an opening prayer.

On motion of Mr. Hausler, seconded by Mrs. Sale, the minutes of Board meetings held on July 11 and July 19, 1966, were approved.

Mrs. Sale moved that the Vice-Chairman, Mr. Whitman, be authorized to sign Form 441-B furnished by the U. S. Office of Education, showing compliance with the Civil Rights Act based upon the desegregation plan of the Fairfax County School Board. Mr. Hausler seconded the motion and it was passed.

Mr. Douglas Smith, Director of the Summer Recreation Program, and members of the staff reported on the summer program. In the discussion that followed, it was indicated that a projector and record player should be made more readily available for use at the several playgrounds.

Mrs. Sale inquired as to the adequacy of games, materials and equipment. The staff indicated that they were adequate and that improved inventories of materials were available.

Mr. Hausler asked about the effect of charging a fee for attendance. There was a mixed response. Some felt that charging a fee was proper, and others felt that it was a hardship for some families and perhaps kept some children from attending.

Mrs. Turtora asked whether or not the hours of operating the playgrounds might be changed to a later opening and closing time. After some discussion, it seemed to be generally agreed that the present hours of 9:00 A.M. to 3:00 P.M. were best.

Discussion of a Community Center was opened by Mrs. Carol Karr, President of the Fairfax Area League of Women Voters. A copy of Mrs. Karr's statement is attached to and made a part of these minutes.

Mr. Fred Thaiss, President of the Fairfax High School SPTA, spoke briefly, raising the question of just what is the planned project and suggesting that caution should be used in the planning so that a sound basis would exist in fulfilling the desired outcome.

Mr. Leonard Mobley, representing the Fairfax Methodist Church, spoke at some length and answered questions regarding the Crow's Nest. He indicated that the problems which led to the closing of the Crow's Nest were: (1) it could not be supported financially; (2) youth did not participate; (3) adult leadership permitted youth to decide what they wanted and he felt they really did not know. The basic problem seemed to be one of an inadequate financial income to meet the \$1500 per month needed to sustain the program in its rented location.

Mr. Arthur Moore, President of the Fairfax Jubil-Aires, Mrs. Ray Wood, representing the Women's Club of Fairfax, Mrs. Fran Clancy, President of the Fairfax Chapter of Sweet Adelines, Inc., Mrs. Armistice Turtora and Mrs. Jeannette Miller, representing the Fairfax City Federation of Citizens Associations, and Mr. Robert Miller of the Country Club Hills Citizens Association, all spoke favorably

for the development of a Community Center for the City. [It was emphasized throughout their remarks and subsequent discussion that the planning of the Center should encompass the needs of the adult community as well as that of youth.

Mr. L. R. Dehn from the Fairfax County YMCA explained how his organization is extending the services of the YMCA to several areas of the County from its central facility near Fairfax. He offered the services of his office in helping to plan a Community Center. In the questioning and discussion that followed, it was brought out by Mr. Dehn that perhaps the City would desire to have an affiliate of the YMCA in lieu of the Community Center being discussed.

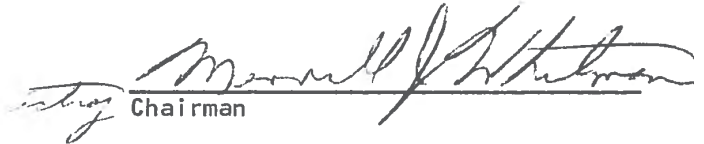
Mr. Freeman, representing the Mosby Woods Elementary School PTA, expressed concern that school buildings did not seem to be used for community purposes. He also raised the question of what happens in the interim period while waiting for the development of a Community Center.

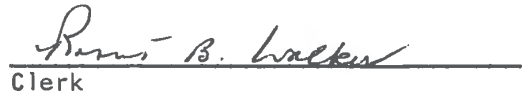
Mrs. Lyles of the Sweet Adelines told of how difficult it was to get prime time at the high school due to the many school activities which rightly had priority.

Mrs. Howland, Principal of the John C. Wood School, spoke briefly on the use of schools, indicating that schools were being used for many community purposes.

The Board discussed the formation of a Community Center Planning Committee. The Superintendent was asked to canvass the several organizations, requesting nominations from them for persons to serve. From this list, a planning committee would be formed.

On motion of Mr. Hausler, seconded by Mrs. Sale and passed, the meeting was adjourned at 10:10 P.M.


Chairman


Clerk

Mr. Carr

Statement by the League of Women Voters
of the Fairfax Area before the Fairfax City
School Board. August 1, 1966

Chairman Bowman, Mrs. Sale, and Gentlemen:

I am Carroll Karr, President of the Fairfax Area League of Women Voters. Our Fairfax City members thank you for your invitation to present our views here this evening and commend you for this continuing effort to let City citizens be informed and heard.

In our letter of February 1st, 1966, as you will recall, we presented positions reached by City members after a year and a half of study and discussion on planning for parks and recreation in the City. At this time, we should like to re-state for the public record our consensus in regard to a community center.

The League supports the building of a community center as soon as it is feasible. We recognize the difficulties in deciding when it is feasible. Some of our members were willing to limit work on playing fields; others were prepared to postpone development of the Morris-Hutman tract, in order to have a community center. All agreed that the center should be given a high priority in the park and recreation projects list.

The League enthusiastically supports the cooperation of citizens' groups and appropriate governmental bodies in developing recreational facilities on public land, and so we are pleased that you will establish a Citizens' Planning Committee to study all aspects of developing a community center.

At the meetings in which our present League consensus was reached members felt we would need to re-evaluate our position on the City's recreation policy after a year of experience with it. Our League planning committee will soon be at work on this matter and would welcome an expression of your views.

Thank you.

Attachment CC

THE FAIRFAX CITY COMMUNITY CENTER AND
RECREATION PLANNING COMMITTEE

Background

In 1965, after public hearings and due deliberation, the City Council officially adopted a recreation policy. The policy statement contained general recommendations and a suggested time table for the implementation of the recreation program over the next decade. Subsequent to the adoption of a recreation policy, the City has, among other things, purchased or initiated preliminary steps towards the purchase of three tracts of land which shall be used for recreational purposes.

During the same period as the aforementioned actions, many of the recreational groups and organizations within the city independently began to recognize the need for specific recommendations as to the facilities which should be located within the city. These feelings eventually came to the attention of the leaders of the city, with the end result that the, City Council moved: "To request the City School Board to obtain citizen's suggestions on development requirements for the Duras-Scott Tract and the Morris-Hutman Tract, and the Community Civic Center, and prepare recommendations of its findings for the use of the landscape architect."

On September 12, 1966 the City School Board appointed 14 representatives of local organizations to carry out this request.

Organization of the Committee

On October 4, 1966 a meeting was held for the purposes of organization. The committee was set up as follows:

- (1) An executive committee comprised of a Chairman, recording secretary and three subcommittee chairmen.

- (2) Three subcommittees covering the area of:
indoor recreation, outdoor athletics, and
parks.

Elections were held and committee members were assigned as follows:

Chairman: Mr. Seth Hawkins (Fairfax Community
Recording Secretary: Mrs. Armistice Turtora Theatre)
(Fairfax City Fed. Cit. Assoc.)

The Subcommittees are as follows:

Outdoor Athletics: Chairman, Mr. F.W. Thaiss (Fx. H.S., PTA)
Mr. Robert Miller - Country Club Hills Civic Assoc.
Mr. Lonnie Westbrook - Boys Club of Fairfax
Mrs. Gilbert Davidson - Episcopal Church
Mrs. Armistic Turtora - Fed. Cit. Assoc.
Mrs. J. B. Starker - Layton Hall PTA

Indoor Recreation: Chairman, Mrs. Ray W. Wood (Women's Clubs
of Fairfax)

Mrs. Kathryn Everhart - Sweet Adelines
Mr. Albert Holliday - St. Leo's Cath. Church
Mr. D. W. Hager - Westmore Cit. Assoc.
Mrs. John Vandenburg - League of Women Voters
Mr. S. Hawkins - Fairfax Community Theatre
*Mr. Robert Taggart - Boy Scouts of America
Mrs. Virginia Stamler - Fairfax Baptist Church

Parks: Chairman, Mr. L. Mobley (John C. Wood PTA)
Mrs. John Vandenburg - L.W.V.
Mr. D. Hager - Westmore Cit. Assoc.
Mrs. Noble Dowling - Geo. Mason Jr. Women's Club

Mr. Merrill Whitman of the Fairfax City School Board was, on
the 12th of October, appointed as the chairman of a liasion
committee. The other members of the committee are Mr. Robert Walker
and Mr. Benneche.

As the need arises or as other groups show an interest, the
committee membership will be supplemented.

* Subsequently appointed by City Council

General

The aim of the Community Center and Recreation Committee is to make specific recommendations as to the quantity, type and location of recreational facilities within the city; to suggest priorities for the implementation of these recommendations, and possibly to provide estimates of the costs of such facilities.

The study itself shall cover all forms of indoor and outdoor recreations and will attempt to utilize existing land and facilities to the greatest possible extent and at the earliest possible time. Further, it will cover the projected requirements of the next few years as well as the immediate needs of the community.

It is thought that the work before the committee can be accomplished over a period of from 8 months to a year. Periodic progress reports will be made to city officials. Particular emphasis will be placed upon having recommendations for consideration in the 1967-1968 budget.

Fairfax City Council

February 7, 1967

Mr. Seth Hawkins, Chairman of the Recreation Planning Committee, read aloud the following report:

INTERIM REPORT FROM THE FAIRFAX CITY COMMUNITY
CENTER AND RECREATION PLANNING COMMITTEE -
RECOMMENDATIONS FOR 1967-68 BUDGET.

January 30, 1967

Purpose of the Report

The Committee would like to submit to the City Council, School Board and City Manager a series of interim recommendations for recreational development in the City of Fairfax. These recommendations were arrived at by the Committee as a result of four months' work and do not constitute the culmination of their efforts. Rather, they can be considered as reasonable suggestions in the interest of maintaining continuity of the City's recreation program. Further, they do not preclude or compromise any future recommendations which will be forthcoming from the committee.

Recommendations

I. Morris-Hutman Tract

It is recommended that the City hire a competent landscape architect to draw up a plan for the development of this land as a natural park and picnic area. This plan should include the immediate development of areas on this tract which adjoin access streets to this property. These areas should be cleared of underbrush for the placement of six to eight picnic tables and outdoor grills at each site, and ample trash facilities should be provided.

Further, nature walks should be cleared using existing natural paths where possible.

Also, provision for parking spaces should be included near each of the picnic areas.

It is estimated that all or most of these recommendations can be fulfilled for approximately \$5,000.

II. Scott-Duras Tract

As soon as the City is able to use this tract of land, it is recommended that it be cleared of existing underbrush and improved to the extent that it is topographically blended in with the adjoining tracts of land. This will entail landscaping, planting of grass, and any steps necessary to make it immediately useful as an open recreational area. Consideration should be given to the interim placement of playground equipment on a portion of this land.

It is suggested that no further development of this land be undertaken

Attachment A

until such time as the City establishes a long-range program of specific development steps for recreation in the City.

It is estimated that these recommendations can be accomplished for approximately \$8,000.

III. General

It is recommended that \$2,000 be allocated to hire a competent architect and landscape architect as consultants to the City to provide technical information which will be required in the process of the committee work. If this is approved, these periodic services will be cleared through an office designated by the City Council.

During the phases where land clearing is being undertaken, it is suggested that the City Forester be present to preserve valuable plants and shrubs for the City nursery. Also, it is suggested that summer student help be utilized to the greatest possible extent in accomplishing these recommendations.

Civic Community Center

The Committee is now conducting a survey of all groups in the City which need indoor facilities. After this is completed, statistics such as the number and size of the groups, needs which are common among the groups, any specific and/or special needs of various organizations such as a small theater, a large assembly hall, soundproof meeting rooms, and exhibit rooms and showcases, will be compiled and studied. It is hoped that from this information first, some general recommendations concerning a civic-community center can be put forth and then, more detailed plans can be drawn up. Also, the committee hopes to be able to recommend where such a building should be placed. Naturally, this will depend upon what land is available, its accessibility to other facilities already built such as parking space and other buildings in the neighborhood, cost and means of financing the building.

All of this will necessarily take considerable time to study and work out. As soon as further concrete recommendations can be put forth to the City Council, the School Board and the City Manager, the Committee will submit another interim report.

Conclusion

This Committee has found considerable and widespread interest among the citizens of the City of Fairfax concerning a specific recreational and cultural plan for the City. We invite any suggestions, either general or specific, which residents may have concerning our work.

The members of the Committee sincerely hope that the suggestions which it has made in this first report will be put into effect as soon as it is possible to do so.

3614 Embassy Lane
Fairfax, Va. 22030

April 16, 1967

Mr. William Zollman
City Manager
Fairfax, Va. 22030

Dear Mr. Zollman:

After the meeting with the mayor and the other ladies and gentlemen this past Thursday in regards to planning the Scott-Duras Tract, I wish to present the following for your consideration:

1. A site plan for the John Wood Elementary School with topography and all buildings, walks, parking, etc. on it will be needed. Topography for the Scott-Duras Tract with all details on it will be needed, the topo. being at 2 foot contour interval.

2. With the proper information, I shall prepare a master park plan, this plan showing an organized use of the land for park purposes.

3. After a meeting with Mr. Seth Hawkins committee I will prepare sketch plans at a scale of 1" = 50' showing play areas, walks, buildings, etc. which will be to the Community Center and Recreation Planning Committee.

4. Following the review of the sketch plans, any revisions which have to, will be made, and a final master plan prepared.

5. A brief written report and a cost estimate will be submitted.

6. An explanation of the master plan to the City Council and City School Board, if requested.

The fee for the services as described is \$1,700, payable upon completion of the master plan. Should additional work or councilation be needed, a fee or hourly rate can be worked out.

Yours truly

Donald F. Lederer, ASLA
Landscape Architect

Attachment B

Office of City Manager

1 Mr. Lederer

CITY OF FAIRFAX

FAIRFAX, VIRGINIA 22030
PHONE 273-7900

April 19, 1967

M E M O R A N D U M

TO: The Honorable Mayor and Members of the City Council

FROM: William M. Zollman, Jr., City Manager

SUBJECT: Scott Tract Development Plans

I have received a proposal from Mr. Donald F. Lederer, Landscape Architect, in the amount of \$1,700 for the preparation of a master plan for the development of the Scott Tract on Route 237. On April 13, Mayor Prichard, Mrs. Bradford, Mr. Benneche, Mr. Whitman, Mr. Walker, Mr. Seth Hawkins, Mr. Lederer, and I met for the purpose of discussing general concepts and criteria for the development of this tract and its relationship with the adjacent John C. Wood School and St. Leo's Catholic Church properties.

For the stated fee, Mr. Lederer will prepare, for review by the appropriate committee, the City Council and/or the City School Board, sketch plans with alternates at a scale of 1" = 50'. Based upon our review of these sketch plans, he will prepare a final master plan, a narrative report, and cost estimates for the development. I recommend that we employ Mr. Lederer.

You will note that his fee for this site exceeds that for the Morris & Hutman Tract (\$1,500), which contains more than twice the area. However, this is not considered out of line, since the study of the Scott Tract must be on a more intensive basis.

Attachment C

- 2 -

In order for Mr. Lederer to proceed, a topographic survey of the Scott Tract is needed showing contours at not more than two-foot intervals. It will be necessary to (1) contract this work with a local surveying firm, and (2) gain permission from the property owner to enter the property for this purpose. The firm of Patton, Harris & Foard performed the topographic survey on the adjacent Wood School site; therefore I believe they would be in the best position to extend this topography over the Scott Tract. I will seek a proposal for this work and will work with Mr. Blankingship toward gaining permission to enter the property. The entire topographic detail will be necessary for the grading and site preparation, which is included in the forthcoming budget.

Respectfully submitted,



WMZ:bca

cc: City Attorney
Mr. Benneche
Mr. Whitman
Mr. Walker
Mr. Hawkins
Mr. Lederer

A G R E E M E N T

THIS AGREEMENT made this 15 day of August, 1967,
by and between the CITY OF FAIRFAX, VIRGINIA, a body corporate,
hereinafter called the "City", and MR. DONALD F. LEDERER, A.S.L.A.,
hereinafter called the "Landscape Architect";

WHEREAS the City is desirous of having a park development plan
prepared for that parcel of land containing 20 acres, more or less,
known as the Scott Tract, situated along Old Lee Highway (Route 237);
and

WHEREAS the City is desirous of having this plan prepared by
an experienced landscape architect; and

WHEREAS the Landscape Architect is desirous of performing this
work for the City at an agreed fee;

NOW, THEREFORE, the parties covenant and agree as follows:

1. Using topographic maps, plats, aerial photos, and other
information furnished by the City, the Landscape Architect will
prepare a preliminary sketch plan of the park at a scale of 1" = 50'
showing play areas, walks, roads, picnic areas, buildings, and other
facilities, and will present same to the City for consideration and
approval. The Landscape Architect will review and discuss the
sketch plan with the City, and based upon such discussions will
develop a final detailed plan. The Landscape Architect will meet
as necessary with such committees as may be established by the City
Council or the City Manager to assure that the development concepts
and ideas of the City are accurately and completely conveyed to the
Landscape Architect.

Attachment D

2. A written report and a cost estimate for the complete plan will be submitted to the City by the Landscape Architect.

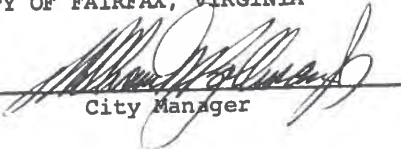
3. An explanation of the final plan will be made by the Landscape Architect to the City Council at a public meeting if requested by the City.

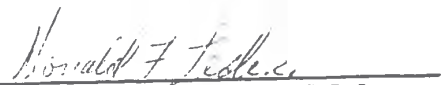
4. In full consideration for the services described herein, the City will pay to the Landscape Architect a lump sum of ONE THOUSAND SEVEN HUNDRED DOLLARS (\$1,700.00) upon completion of the final master plan, report, and cost estimate, and acceptance of same by the City.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day and year first above mentioned.

CITY OF FAIRFAX, VIRGINIA

By


City Manager


Donald F. Lederer, A.S.L.A.

Attachment D

WILLIAM M. HAUSSMANN, A.I.A.

ARCHITECT

1611 CONNECTICUT AVE., N.W.

WASHINGTON, D. C. 20009

Telephone 234-2763

August 31, 1967

Mr. Donald Lederer, ASLA
3614 Embassy Lane
Fairfax, Virginia

Dear Don:

Here are some additional thoughts concerning the Community Center for the city of Fairfax. As I discussed with you, the plan on Sheet 2, Job 67-11, is a carefully developed diagrammatic presentation based on information which you had given me augmented by some researched assumptions. As such, it is somewhat a "preliminary preliminary", but it is, nevertheless, a scheme which will function. Certainly all of the areas would need to be more thoroughly studied prior to any more complete graphic indication.

1. The meeting room wing, for instance, is entirely flexible. It can be--and should be--restudied and redesigned, but even if it were to be constructed substantially as shown, it is susceptible to enlargement.

2. The lobby is thought of as a central circulation collecting spot for any use or combination of uses, but particularly for the theatre. It could also serve as a gallery for small exhibits.

3. The theatre seats two hundred on the lower level and fifty in a balcony as shown, and the stage is proportionate. The seating requirements can be expanded, graphically, with no difficulty. The shape is an acoustically designed one. The stage block has several tiers of dressing spaces on either side and work shops in a lower level. All of these, too, might be re-thought to their advantage.

4. Kitchen and storage spaces may be expanded as more carefully analyzed requirements might indicate. The rear entrance, as here shown, is intended to also provide service access; this is capable of rearrangement.

Attachment E

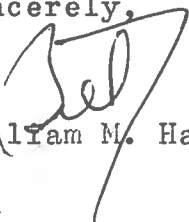
Mr. Donald Lederer, ASLA
3614 Embassy Lane
Fairfax, Virginia

5. The gymnasium is designed to provide a standard high school basket ball court, seating for several hundred, and proportionate locker rooms with rest room facilities for the public as well. All of these are, as before, subject to further detailed study.

Exclusive of grounds development, lower levels for shops, heat, etc. and for utility connections, the scheme as shown contains 20,298 square feet which would average out to a minimum of about \$500,000 or perhaps \$600,000 if the utilities and basement levels are included. This is assuming about \$22.00 a square foot plus the usual contingencies but not including professional fees. Increases in individual areas or overall scope would be in the same ratio.

If this brief summation leaves you with further questions, please call me.

Sincerely,



William M. Haussmann, AIA

njd

E. CALVIN VAN DYCK PARK

City of Fairfax

Virginia

City Council

Edgar A. Prichard
Mrs. Ruth G. Bradford
Philip D. Fisher
George A. Handill
Arthur J. Lamb
John W. Russell
Nathaniel F. Young

Mayor

By Donald F. Lederer, A.S.L.A.
Landscape Architect

Plan for Community Center
By William M. Haussmann, A.I.A.

September, 1967

Attachment F

September 1, 1967

E. CALVIN VAN DYCK PARK

The E. Calvin Van Dyck Park is located in the center of Fairfax City about three-fourths of a mile northeast of City Hall. It is accessible from Old Lee Highway and University Drive.

The E. Calvin Van Dyck Park is bounded on the northeast by St. Leo's Catholic Church; on the southeast by Old Lee Highway (Route 237); on the south by Joseph Willard Health Center, Belle Willard Elementary School, and Layton Hall Apartments; and on the west by Layton Hall Apartments, University Drive, and Lord Fairfax Estates.

The total tract consists of 33.62 acres. The John C. Wood Elementary School occupies the southeast corner of the property. About one quarter of the property--that which fronts on Old Lee Highway--is relatively level, with an artificial level area located behind the John C. Wood School. About 400 feet from the northeast border and running approximately parallel to it in a northerly direction is a wide depression which begins to narrow and deepen about 600 feet from the stream. A small stream, the Accotink, runs from south to north. The entire area is almost completely covered with grass and scrub trees. There are a few large trees along the stream. A sanitary sewer runs from southwest to northeast in the flood plain.

The park is treated as a community center with buildings for inside activities, separated areas outside for various passive and active recreational activities. It is the designer's hope that this park may blend with the public or quasi-public properties on either side to form one contiguous area.

- 2 -

In order to have space and dimension to work from, an architect was employed to design a community center building along the desires expressed by a special committee. The community center contains 20,298 square feet and has an auditorium, which seats about 250 people, with backstage capacity for dressing rooms, rest rooms, and storage area; a large lobby; locker rooms and a gymnasium with a senior high school basketball court which can also be used for dances, suppers, etc.; five rooms with dividers which can handle 170 people; a kitchen so placed as to serve all areas; and a utility and storage area under a portion of the building.

Total parking for the area is 239. A limited amount of parking is provided along the front of the community center so that the cars and parking area do not detract from the building. A parking area was placed on the east side, thus providing parking for people who wish to use the adult area or when other parking areas become crowded. The parking area behind the building provides parking for the entire area with easy access to the large open play area, small open play area, and the adult area as well as easy access to the community center building. The small parking area off University Drive provides easier access to the lower park from the vicinity of Layton Hall and Lord Fairfax Estates. Additional parking was added to the existing parking area at the J. C. Wood Elementary School. The center entrance was divided in order to provide a pleasing and functional main entrance either to the school or to the community center.

The adult area, located to the north of the community center, is in reality usable by most age groups. Shuffleboard, horseshoes, badminton, lawn bowling, and croquet are generally played by adults but

- 3 -

should be available to the children and teenagers. Volleyball, a more active sport, is generally played by teenagers and adults. The open-air shelter is added to provide a seating area in the shade and possible protection from the elements. Since most of the games played in this area require special equipment, it can be readily available in the nearby community center building.

The small open play area to the northwest of the adult area is designed to accommodate organized games and races such as dodgeball, cat and mouse, bag races, three-legged races, etc. This area could be flooded in the wintertime for ice-skating. Thought was given to placing a swimming pool in the park. This area will accommodate a swimming pool of Olympic size and all facilities which go with it. Parking is next to the area for easy access.

To the northeast of the small open play area, five tennis courts and four handball courts are located. The handball courts will be lower than the tennis courts but high enough to have about a 12-foot exposed wall on the southeast side of the tennis courts--a wall which can be used for instruction or practice. The two-end handball courts are shown with sidewalls and a fence across the back, and the center two courts open down the middle and across the back. The thought is that at times this area could double for an improvised stage since there is a slope adjacent to the back of the courts.

To the southwest of the aforementioned areas is a large open play area. This area is designed and oriented to accommodate such sports as baseball, football, lacrosse, hockey, soccer, and softball, as well as special events such as open-air shows, fireworks, etc. The slopes on

- 4 -

one half of the southeast and southwest sides and the slope on the south side are of such a height and grade that many people could sit and view events from them. On the northern slope, which slopes away from the field, is a sledding area which runs to the stream. This is about 350 to 400 feet long.

Between the community center building and the future wing of the John C. Wood School, an apparatus area and multi-use court are shown. These areas and the open play area to the north of the school are to accommodate the older children during the school day and are easily accessible for this age group after school, on week ends, and during the summer. A portion of the existing blacktop between the wings on the southeast side of the school has been eliminated in hope that someday this area can be planted to make it more appealing. The lot area on the west side of the school is set aside so that kindergarten children from the Belle Willard Elementary School may use this area as well as those children from the John C. Wood Elementary School during school session.

Directly behind the John C. Wood Elementary School at the far end of the open play area is the amphitheater. It could hold between 400 and 700 people and was placed in the park because of the auditorium and other facilities in the community center building. The setting is appealing in that it is surrounded on three sides by a garden. It is hoped that the schools will use this area, weather permitting, as well as other groups which would attract small crowds.

The garden area would be informal and, depending upon the number of personnel employed, would be an ever changing garden. Certain areas

- 5 -

would have the more natural shrubs, flowers, and trees, with a change to annual and perennial flowers in other areas. The labeling of the plant material would make the area ideal for teaching purposes.

The area set aside for archery is a secluded one and, hopefully, out of the way of children. One can practice at ranges from 10 to 30 yards. It may be found that this area should be fenced.

The picnic area is small and might accommodate about 10 to 15 tables, enough for about 50 to 100 people. A few pieces of play equipment could be placed below the tennis courts, therefore serving mothers playing tennis or families picnicking.

All walks except the paths in the garden are to be paved walks of either concrete or asphaltic composition. There are approximately 1,115 feet of walks which vary in width from four to eight feet.

The people of Fairfax City are fortunate to have a park such as E. Calvin Van Dyck Park located in the center of the city. Upon completion of the park the citizens of Fairfax City will have a large area in which to perform almost any type of activity they wish. It must be remembered that the park will not accommodate all groups, sports, and activities, and it is not designed to do so. The auditorium is designed for small groups of musicians, players, etc.; the gymnasium is designed for team play or small groups which will attract a few people; the open play area is designed for several sports with possibly a few thousand people watching; and the rest of the areas are designed for a moderate number of people. It is felt that specialized areas or buildings such as an auditorium, a field house, or a stadium to hold large numbers of people be built in the future in various strategic locations or in one large complex.

- 6 -

Under the proper management the E. Calvin Van Dyck Park can serve many groups and people. The John C. Wood Elementary School children can use the gymnasium and auditorium facilities during the day, and the school facilities can be used at night by various groups. Due to ample parking facilities, badminton, horseshoes, handball, shuffleboard, and tennis tournaments could be held here for the whole city. With the community center building as headquarters, a well rounded recreation program can be administered on week ends during the school year and on week days during the summer.

E. CALVIN VAN DYCK PARK

Cost Estimates

1. COMMUNITY CENTER BUILDING (lump sum)		\$500,000 - \$600,000	
2. PARKING, BITUMINOUS CONCRETE			
East, 312 sq. yds. @ \$2.95/sq. yd.	\$	920.40	
Back, 4,106 sq. yds. @ \$2.95/sq. yd.		<u>12,112.70</u>	13,033
3. ROADS AND PARKING, BITUMINOUS CONCRETE			
Entrance & front, 1,297 sq. yds. @ \$2.95/sq. yd.	\$	3,826.15	
Side & back, 667 sq. yds. @ \$2.95/sq. yd.		1,967.65	
University Drive, 1,654 sq. yds. @ \$2.95/sq. yd.		4,879.30	
Pipe & endwalls		<u>7,000.00</u>	17,673
4. PARKING, CONCRETE CURB AND GUTTER			
East, 746 ft. @ \$3/ft.	\$	2,238.00	
Front & entrance, 2,010 ft. @ \$3/ft.		6,030.00	
Back & side, 1,730 ft. @ \$3/ft.		5,190.00	
University Drive, 1,400 ft. @ \$3/ft.		<u>4,200.00</u>	17,658
5. MULTI-USE COURT			
753 sq. yds. @ \$4.25/sq. yd.	\$	3,115.25	
2 backstops @ \$63 ea.		<u>126.00</u>	3,253
6. APPARATUS AREA			
930 sq. yds. @ \$4.25/sq. yd.	\$	3,952.50	
10 pieces apparatus @ \$350 ea.		3,500.00	
5 benches @ \$40 ea.		200.00	
Drinking fountain		<u>200.00</u>	7,852
7. TOT AREA			
428 sq. yds. @ \$4.25/sq. yd.	\$	1,818.00	
7 pieces apparatus @ \$300 ea.		2,100.00	
3 benches @ \$40 ea.		120.00	
Geat well		<u>300.00</u>	4,339
8. ADULT AREA			
Open shelter	\$	5,000.00	
Shuffleboard, 5 @ \$280 ea.		1,400.00	
Horseshoes, 5 @ \$100 ea.		500.00	
Fertilize & seed area, 6,644 sq. yds. @ \$0.92/sq. yd.		<u>6,112.00</u>	13,012

9. SMALL OPEN PLAY AREA		
Fertilize & seed area, 7,556 sq. yds. @ \$0.92/sq. yds.	\$	6,951
10. TENNIS COURTS		
5 @ \$5,250 ea.		26,250
11. HANDBALL COURTS		
4 @ \$7,000 ea.		28,000
12. OPEN PLAY AREA		
Fertilize & seed area, 22,000 sq. yds. @ \$0.92/sq. yd.		20,240
13. ARCHERY		
Fertilize & seed area, 3,667 sq. yds. @ \$0.92/sq. yd.		3,373
14. AMPHITHEATER (lump sum)		15,000
15. PICNIC AREA		
Includes tables (20), grills, trash cans, preparation of area, and a few pieces of play equipment		2,000
16. WALKS AND STEPS		
Bituminous concrete, 451 sq. yds. @ \$4/sq. yd.	\$	1,804.00
Concrete, 286 sq. yds. @ \$5/sq. yd.		1,430.00
Steps & walls (lump sum)		<u>1,500.00</u>
		4,734
17. GRADING		
12,000 cu. yds. @ \$0.65/cu. yd.		7,800
18. UTILITIES		
Electric (lump sum)	\$	400.00
Water (lump sum)		5,760.00
Sewage (lump sum)		<u>7,380.00</u>
		13,540
19. SHRUBS AND TREES		
		<u>35,000</u>
TOTAL		\$839,408
10% Contingencies		<u>\$83,940</u>
GRAND TOTAL		\$923,348

Note: The preceding estimates are based on what is shown and do not include such things as lighting of courts, walks, etc.; irrigation systems; etc.

The future expansion and work in conjunction with it at the John C. Wood Elementary School were not included in the cost estimates.

An Olympic-size pool with additional teaching and diving areas, bath house, and walk areas would run approximately \$175,000 - \$300,000.

Donald F. Lederer
3614 Embassy Lane
Fairfax, Va. 22030

Mr. W. D. Golightly
City Manger
Fairfax, Va. 22030

March 17, 1968

Dear Mr. Golightly:

With regards to our discussion concerning the tot lot, apparatus area, and adult area of the Van Dyck Park, I forward the following proposal. Due to the fact that work for doing the details for the three (3) areas can go from a few to many various details I feel that the best way to make a proposal is by a hourly rate.

The work to be done for each of the three (3) areas would be as follows:

1. Details, specifications, and/or names and catalog numbers for equipment.
2. Details and specifications for paving, walls, etc..
3. Flat plans at 1" = 20' or better.
4. A cost estimate showing a cost breakdown.

The work to be done at the following rates:

Drafting.....\$ 2.50 per hour

1.\$18.00 per hour

n immediatly and take about 30 days. If a proposal for this will be given.

a set ..

Sincerly

Donald F. Lederer
Landscape Architect

Office of City Manager

CITY OF FAIRFAX

FAIRFAX, VIRGINIA 22030
PHONE 273-7900

March 20, 1968

Mr. Donald F. Lederer
3614 Embassy Lane
Fairfax, Virginia 22030

Dear Mr. Lederer:

Thank you very much for your letter of March 17, 1968. We have reviewed the cost factors together with what we feel to be a practical and feasible approach from our standpoint. Based on these factors, we have concluded that the best method of approach would be for us to try to do what we can in further laying out the Van Dyck Park on an "in-house basis."

Should we require further assistance, we will be sure to call on you. We appreciate your interest and cooperation.

Sincerely yours,



William D. Golightly
City Manager

WDG:lt

Attachment G

Land Trade Documents (St. Leo's Catholic Church and City of Fairfax)

PRELIMINARY LETTER OF SUPPORT
FOR APPLICATION
OF SAINT LEO'S CATHOLIC CHURCH

On September 31, 1968, the Council of the City of Fairfax, Virginia, enacted an Ordinance providing for an exchange of land between the City of Fairfax and the Roman Catholic Bishop of Richmond, Virginia. One of the conditions of the Ordinance is that Saint Leo's Catholic Church obtain all necessary zoning approvals from the Board of Zoning Appeals of the City of Fairfax to use the subject land for school purposes. Until this and other conditions are met, no deed can be transferred.

The planned addition to the existing school facilities will add eight (8) rooms, six (6) to be used as classrooms, one (1) as a library and one (1) as a science room. This addition will enable an additional two hundred eighty (280) students to attend the school.

The addition will result in a "U" shaped building which will be more fully displayed at the hearing. The approximate dimensions will be two hundred fifty (250) feet by sixty (60) feet in length, and the connection between the new and old structures will be approximately one hundred



SAINT LEO'S CHURCH

3700 Old Lee Highway, Fairfax, Va. 22030
Phone 273-5369

May 16, 1968

MEMO FROM: Rev. Walter F. Malloy.
TO: William Golightly, City Manager, Fairfax, Va.

Summary of Proposals Made at Meeting, Wednesday, May 15, 1968:

1. Exchange 3.4 acres S.E. corner of Van Dyck Park (220' x 675') for 4.55 acres N. end of St. Leo's Church property.
Dollar value (appraisal of both parcels of land by N. McK. Downs) is -
 (3.4 acres @ \$16,000.00 = \$54,400.00
 (4.5 acres @ \$12,000.00 = 54,600.00

This proposal is preferred to the alternate below, because a school needs a considerable setback from the adjoining land.

2. Alternate. Exchange 3.07 S.E. corner of Van Dyck Park (200' x 675') for 4.1 acres N. end of St. Leo's Church property.
Dollar value -
 3.07 acres = \$49,120.00
 4.1 acres = \$49,200.00
3. The value of both parcels is outlined - though not exhaustively in the attached appraisal.
4. The advantages of the exchange to the city are:
 - a) Access from Country Club Hills and Lord Fairfax Estates.
 This would eliminate a large number of cars from parking areas.
 Would make Park available to hundreds of children without the hazard of using route 257.
 - b) Additional parking area.
 - c) Larger Picnic Area, or
 - d) Alternate Picnic Area, if present picnic area is developed for other uses in future.
 - e) Space for - tennis courts
 basketball courts
 archery
 miniature golf
 - f) Swimming Pool
 - g) Amphitheatre

The advantages to St. Leo's:

- a) Room to add to existing school.
 Initial addition would be 10 classrooms which could be undertaken immediately if no major revision of plans is required at this point.
 Later addition of 10 classrooms is projected.



SAINT LEO'S CHURCH

3700 Old Lee Highway, Fairfax, Va. 22030
Phone 273-5369

- b) Avoiding the severe administrative problem, if it should be decided that a school building would be located in another section of the property.
 - This relocation would be considerably more expensive, forcing a postponement or curtailment of expansion plans.

Exchange involving other portions of St. Leo's Church property is impractical in view of limited, necessary open space now existing, which is needed for church, school and social functions. These cannot all be met by using the new park facilities.

There is in addition, the need of more parking space on the property - the need increasing because of our willingness to dedicate 20 feet on Route 237 to the city, which will cut into our parking area.

In revising our original proposal to exchange approximately 5 acres for 4, we have relocated a future convent building and have requested only the space required for school expansion and a future activities center that will be school related.

Copy to Mr. Frichard.

May 31, 1968

To: The Honorable Mayor and Members of the City Council

From: William D. Golightly, City Manager

Subject: Exchange of Land in E. Calvin Van Dyck Park with
St. Leo's Roman Catholic Church

Attached to this memorandum are staff comments regarding the proposed park exchange. Also attached is the latest summary of position presented to us by Father Malloy. After some considerable time spent in meeting with Father Malloy, reviewing the plans with the Director of Planning and Director of Public Works and discussions with the Landscape Architect who prepared the original design, it is our conclusion that the proposed exchange would not be in the best interests of the City of Fairfax. This is based solely on the criterion of maximum park utilization.

The present use as designed in the park plan presents a well integrated park concept. The land has been graded to fit the uses as shown on the plan. Essentially what would happen if the exchange were made is that the play area would have to be moved to the "neck" which the church proposes to give us. Because of the contours in this area it would be expensive to develop. In addition, much of the "neck" property is flood plain and therefore unusable. Finally, location of facilities in this area would not permit full integration of them with the overall plan.

While it is not our recommendation that the exchange take place at all, if done, the maximum safe trade would be 2.7 acres. From Father Malloy's summary you will note that this is below his minimum figures. Nor is it to the City's advantage to accept Father Malloy's values. Estimates which have been made indicate that including the grading work which has been done on the property, the front land is worth as much as four times the bottom land adjacent to the creek. The City should settle for nothing less than two to one in exchange of dollar value. In no event can we accept figures which indicate the four to three ratio which their estimate shows.

As has been indicated, the criterion which has been used is maximum benefit from park land which, I might add, has been bought at a heavy price. There may be other considerations that should be

The Honorable Mayor and Members of the City Council

May 31, 1968

employed. However, City Council will have to weigh the merits of these. It would be extremely desirable for us to cooperate with the church in this venture. However, it is not felt that this should be done to the detriment of the City. The church does have additional land which can be developed although it is acknowledged that it is not quite as desirable or efficient as would be the case if they acquired a portion of the City's frontage. The Park and Recreation Committee has not been consulted in this process and it might be desirable to refer it to this group since they have worked very hard on the park plan.

Attachments

WDG/dlw

cc: Father Malloy

M E M O R A N D U M

May 31, 1968

To: Mr. William D. Golightly, City Manager
From: Director of Public Works & Planning Director
Subject: E. Calvin Van Dyck Park - St. Leo's School Property Exchange

We have reviewed the proposed exchange of property with the park planner and the engineer involved, and have come to the following conclusions:

The maximum land that the City can exchange for a total 5⁺ acres would be an area of 210 feet frontage on Old Lee Highway, 180 feet wide at the rear and approximately 645 feet deep, totalling approximately 2.7 acres.

To accomplish this we would have to move the parking in the small lot to an expanded large parking area. The adult play area which is presently shown would be destroyed and would be moved to a portion of the area presently shown as play area. Neither of these changes would involve any additional cost, although the resulting adult play area would be smaller and would result in curtailed activity, possibly the loss of the lawn bowling and/or badminton or croquet area.

The tennis courts should be maintained in their present location as is. There is a possibility that these can be moved adjacent to an extension of Cornwall Road, but this would involve an additional expense of approximately \$20,000.

The area adjacent to Cornwall Road could possibly be used for some open play area, and possibly include the swimming pool. If so, there would be an added cost of approximately \$20,000 over the present open area as shown.

It was estimated that to develop the total five acres into a swimming pool and open play area would cost approximately \$50,000. This would require extensive grading to develop. A maximum area of approximately 2 1/2 acres of the total 5⁺ acres would be useable.

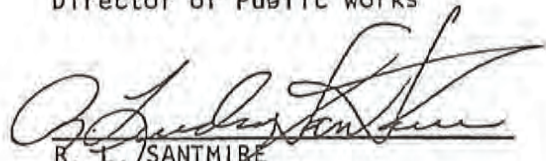
Memo
Mr. William D. Golightly
City Manager

May 31, 1968
Page 2

We could find no way to satisfactorily integrate the 5+ acre area into the concept of the centralized park that has been the result of the present planning, land purchase and development. We feel that the entire concept of the centralized park is disrupted, and to do so would be at substantial, additional expense to the City.

We cannot concur in this land exchange based on existing concepts. Therefore, we recommend that prior to any final action the Parks & Recreation Committee be consulted.


CHARLES J. BECKELL
Director of Public Works


R. L. SANTMIRE
Planning Director

CJJ:RLS:prm

June 18, 1968

To: The Honorable Mayor and Members of City Council
From: Report from Special Committee on Land Transfer
Subject: Transfer of Park Lands with St. Leo's Church

In regard to the transfer of property with St. Leo's Roman Catholic Church at the E. Calvin Van Dyck park site:

1. The Special Committee appointed to review this matter with Father Malloy, has studied the plans and facts available, has inspected the property, and has met with the City staff.

2. It is our belief that interested parties should have the opportunity to study this proposal before action is taken by City Council. To that end, we propose that the Park and Recreation Committee, which originally passed on these plans, be given the opportunity to review the proposal and that the written comments of the landscape architect who prepared the plans be obtained. These should be in the hands of City Council no later than Tuesday, June 25.

3. In the interest of the public being given a chance to submit their views on this matter, we propose a special meeting of Council and public hearing beginning at 8 p.m., Tuesday, June 25.

4. Considering the cost of acquisition and development which the City has experienced in this park site, it is our belief that nothing less than a two for one exchange of land take place or the equivalent dollar value thereof. In our opinion, the frontage land is worth at least twice as much as the land adjoining the creek.

Respectfully submitted,


John W. Russell

Nathaniel E. Young

June 26, 1968

Memorandum

To: The Honorable Mayor and Members of City Council 1966-68,
1968-70; Park and Recreation Committee; and Program
Participants

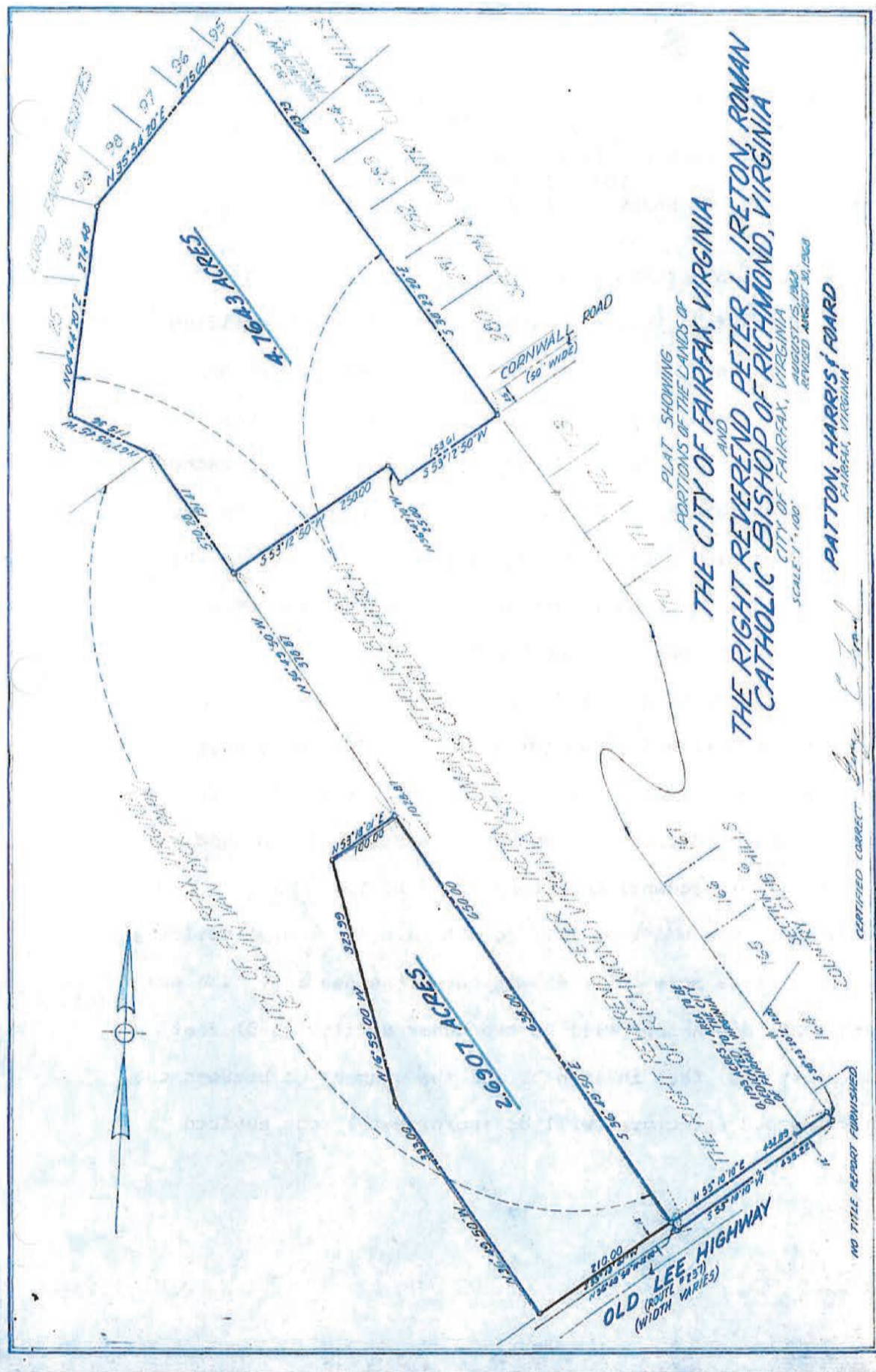
From: William D. Golightly, City Manager

Subject: Dedication of E. Calvin Van Dyck Park

The dedication ceremony for E. Calvin Van Dyck Park will be held on Saturday, June 29, 1968 at 3 p.m. The program will feature remarks by former Mayor John C. Wood, the presentation of the park by Mayor Edgar A. Prichard to Mayor-elect George A. Hamill, remarks by Frederick W. Thaiss, Chairman of the Park and Recreation Committee, and the planting of the first tree in the park at which Councilwoman Ruth G. Bradford will officiate. You are invited to be present at this ceremony. If not actually participating in the program, we would like you to sit on the platform in recognition of the part which you have played in the development of this park. It would be appreciated if you would gather at the site at approximately 2:45 p.m. so that seating arrangements can be completed. Participants in the program are respectfully requested to keep their remarks as brief as appropriate in view of the fact that the swearing-in ceremony for the new Mayor and Council will take place at City Hall at 4 p.m.

See you on Saturday!

WDG:lt



Appendix D - Skate Park Development Background Documents

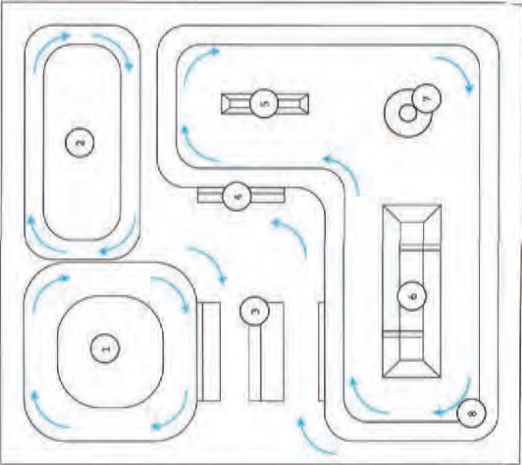
Design proposal submitted by skaters

VAN DYKE SKATE-PARK PROPOSAL: FUNCTION FLOWS THE FORM!



STUFF WE LOVE ABOUT
VD AND WOULD LIKE TO
SEE INCORPORATED:
THE MINI CAN BE
BUILT INTO A SHALLOW
BOWL CONFIGURATION
LIKE AT LAKE
FAIRFAX.

NATURAL ELEMENTS LIKE
BOULDERS WOULD BE RAD!
LAUREL SKATE PARK, MD



ROUGH DRAFT CONCEPT: 1. LARGE MID-SIZED BOUNDED SQUARE BOWL.
2. MINI-SIZED BOWL. 3. DEDICATED STREET SECTION ON TOP/ GROUND
LEVEL. 4. FLAT ANGLED WALLIE WALL. 5. DOUBLE SIDED WALLIE
BENCH. 6. PYRAMID (SIMILAR TO THE EXISTING VD ONE) 7. RIPPLES/
TIT. 8. THE ENTIRE PARK HAS "HOT POCKETS" TO MAINTAIN FLOW.



PROPOSED NEW PARK DESIGN FOR
ARLINGTON - POMHAYAN SKATE-PARK, VA



SHADE SPOTS YES! BUT NOT
SHADES THAT BLOCK THE FUNCTION OF
THE SPACE! ALSO, NO
THIS ISN'T STREET LEAGUE!!

NO HANGING LIPS ON LEDGES
AND PIN ROCKS. THIS
LIMITS WHAT CAN BE DONE ON
THEM (IE. WALLIES)



MONTCLAIR SKATE-PARK, CA

ASTORIA SKATE-PARK, NYC



LAKE FAIRFAX SKATE-PARK, VA

**WITH ALL OF
THESE ELEMENTS
COMBINED WE FORM
THE NEW VAN DYKE
PARK-TRON!**



CONTACT: KEYHAN.LEES@GMAIL.COM | 703-853-7194
KEYHAN@GLO.COM

Criteria, sizing and costing information provided by Spohn Ranch Skateparks



DESIGN. BUILD. COME TOGETHER.

SKATEPARK SITE SELECTION SITE CRITERIA

VISIBILITY

- How easy would it be for law enforcement and parents to patrol and check-in on the skatepark?
- Is the site surrounded by other active areas, giving users the sense that eyes could be on them at any given time?

ACCESSIBILITY

- How centralized is the site? Is it on the outskirts of town and difficult to get to for the majority of the town's residents?
- What is the proximity to public transport? (bus, train, bike trails, sidewalks for walking/skating, etc.)

DESIGN CANVAS

- Is there enough space to achieve the desired square footage? Is there potential for future expansion?
- Is the shape of the space conducive to skateboarding traffic patterns or do awkward corners and boundaries create challenges?
- Is the topography conducive to skatepark design? Do natural elevation changes present opportunities or challenges?
- Would the scenery, aesthetics and atmosphere compliment a social gathering space like a skatepark?
- Do water-table depth and existing drainage present opportunities or challenges?

BARRIERS TO "SHOVEL-READY"

- Does the agency already own the property? Is it properly zoned? Or would a property acquisition and zoning process be lengthy and challenging?
- Would use of the site require demolition of existing structures? How extensive?
- Does use of the site for a skatepark conflict with future plans for the space?

AMENITIES & INFRASTRUCTURE

- Does the site have existing support amenities such as parking, restrooms, water fountain, etc. within walking distance or would they have to be designed and built from scratch?

IMPACT TO SURROUNDING ENVIRONMENT

- Would use of the site for a skatepark conflict with other activities within the overall space? Would a skatepark displace an existing recreational activity?
- Would use of the site for a skatepark damage natural or cultural resources?
- Would the proximity to homes cause excess noise?



DESIGN. BUILD. COME TOGETHER.

SKATEBOARDING POPULATION ANALYSIS
LEESBURG, VIRGINIA
4.1.16

Step 1: Define the target area

- Population is 48,000

Step 2: Apply the skateboarder percentage

Recent statistics from the *National Sporting Goods Association* and *American Sports Data* estimate that approximately 2% of the U.S. population are skateboarders.

- $48,000 \times 2\% = 960$
- There are 960 skateboarders in Leesburg

Step 3: Define the number of active skateboarders

If you had to plan as if every person with access to a skateboard was going to use the skatepark every day, your final numbers would be astronomical. It makes more sense to plan for the population of skateboarders who ride on a regular basis and would frequent the skatepark at least a few times per year.

- $960 \times 25\% = 240$
- There are 240 active skateboarders in Leesburg

Step 4: Apply the skate session percentage

For the average skateboarder, there are roughly 10 skateable hours during the day (10am – 8pm). With the average skate session lasting about 2 hours, there are 5 sessions during the day. While these sessions will obviously overlap, this model gives a good sense for how skateboarders will ride at different times.

- $240/5 = 48$
- At a given time, there will be 48 skateboarders riding in Laguna Beach



DESIGN. BUILD. COME TOGETHER.

SKATEBOARDING POPULATION ANALYSIS
LEESBURG, VIRGINIA
4.1.16

Step 5: Define the ideal square footage of skateable terrain

Spohn Ranch has visited thousands of skateparks across the country and collected observable data on the number of skateboarders it takes before a park feels crowded and skating quality is affected.

- 5,000 square foot skatepark reaches crowding point at 15 skateboarders
- 10,000 square foot skatepark reaches crowding point at 30 skateboarders
- 20,000 square foot skatepark reaches crowding point at 60 skateboarders

1 skater needs 333 square feet of skatepark (roughly an 18' x 18' square)

- 48 skateboarders x 333 = 15,984 square feet
- In an ideal world, Leesburg would have roughly 16,000 square feet of skateable terrain

Step 6: Distribute the terrain

Option 1:

- One central facility at roughly 12,000 square feet
- One "skate spot" at roughly 4,000 square feet

Option 2:

- One central facility of roughly 16,000 square feet

Appendix E - Excerpts from the 2014 Strategic Plan

Parks and Recreation Resources, page C-83 - Qualitative Site Assessment

QUALITATIVE SITE ASSESSMENT

CITY OF FAIRFAX STRATEGIC PLAN FOR PARKS, RECREATION, OPEN SPACE, TRAILS, EVENTS & CULTURAL ARTS

Facility Name: Van Dyck Park 29.6 Acres

Location: 3720 Old Lee Highway

Precinct: 2

Park Type: Community Park

General Comments Year Constructed: 1967 Year Renovated:

PARKS	Num	Size	Condition Level			Priority			Year Built	Comments
			Good	Fair	Poor	H	M	L		
STRUCTURES										
Restrooms	3				✓	✓				3 portable toilets
ADA					✓					
Large Rental Shelter	1	34' x 60'		✓			✓		1974	Rotary Shelter - 10 tables; cracks in concrete pad;
Small Rental Shelter	1	30' x 15'			✓	✓				5 tables; needs new roof; 1 grill
Other Shelter	1	25'			✓	✓				Octagon, 3 tables, dirt surface; no accessible path.
Gazebo										
Concession Building										
Other										
MOVEMENT SYSTEMS										
Paved Walks & Trails	1	1.23		✓		✓				Trails could use some repairs
Unpaved Walkways & Trails	✓			✓						
Fitness Trails	✓				✓					Fitness stations along trail; missing parts
Foot Bridges	1	6'x70'	✓							Near University Drive at Ford Road.
Roads										
Parking	83			✓			✓		2010	
ADA Parking	4			✓		✓				
Curbs										
Other										
ACTIVITY AREAS										
Playgrounds	2		✓				✓			Upper playground 1998; lower 2005;4 different play areas
Surfacing	✓				✓		✓			Wood mulch
Edging	✓			✓			✓			Plastic - 1 of 2 playgrounds, other structures
ADA Access	✓			✓	✓	✓				Some structures
Swings	4			✓						
Sand Box	1			✓						Sand outside of box
Spring rider	4		✓							
Diamonds										
Backstop & Fencing										
Infields										
Lighting										
Dugouts										
Accessible walks										
Spectator areas										
Rectangle Fields										
Spectator areas										
Playfields										
Tennis courts	4			✓			✓			2 resurfaced in 2004; 2 in 2007
Tennis lighting	4				✓		✓			Needs replaced
Volleyball courts	3			✓				✓		3 sand courts; 2 need edging; 2 need new sand
Basketball courts	1		✓							Resurfaced 2013
Bocce Ball courts										
Horseshoe pits										
Skate Park	1			✓		✓			2003	Skate park, some rust
MISC. AMENITIES										
Lighting	✓				✓		✓			At tennis courts
Benches	5+		✓							Near playground, periodically located
Picnic tables	18			✓						
Grills	3			✓						
Vegetation	✓		✓							
Lawn	✓		✓							
Irrigation										
Signage	✓			✓						Signage at entrances, park structures, rules
Fences	1	10'		✓						At skate park
Trash Receptacles	5			✓						4 at picnic and 1 at skate park
Drinking fountains	2				✓				1987	Not ADA accessible
Bike racks										
Community Garden										
GEN. OBSERVATIONS										
Security				✓						
Maintenance				✓						
Access-Barrier Free				✓						
Use level			✓							
Natural Areas				✓						
Environment				✓						
Drainage	✓				✓					Standing water at trails/picnic shelter

PARKS	Num	Size	Condition Level			Priority			Year Built	Comments
			Good	Fair	Poor	H	M	L		
Vernal Pool										
Other										
TOTAL										
General Comments										
Erosion along creek washing away trail near tennis courts.										
Most popular and heavily use park in the City.										
Workshops, Focus Group & Stakeholder Comments										
Bathrooms; signage needed at entrance near school; Upgrade the skate park; improve tennis lighting and courts; remove invasive species; outdoor fitness; ice rink; sprayground; bike riding area for kids; edible landscaping; accessible nature area; shade over playgrounds; Bowl area as possible amphetheater area.										
Suggestd to Master Plan and redevelop the park.										



Entry Sign along Old Lee Highway



Skate Park



Lower Shelter



Upper Shelter



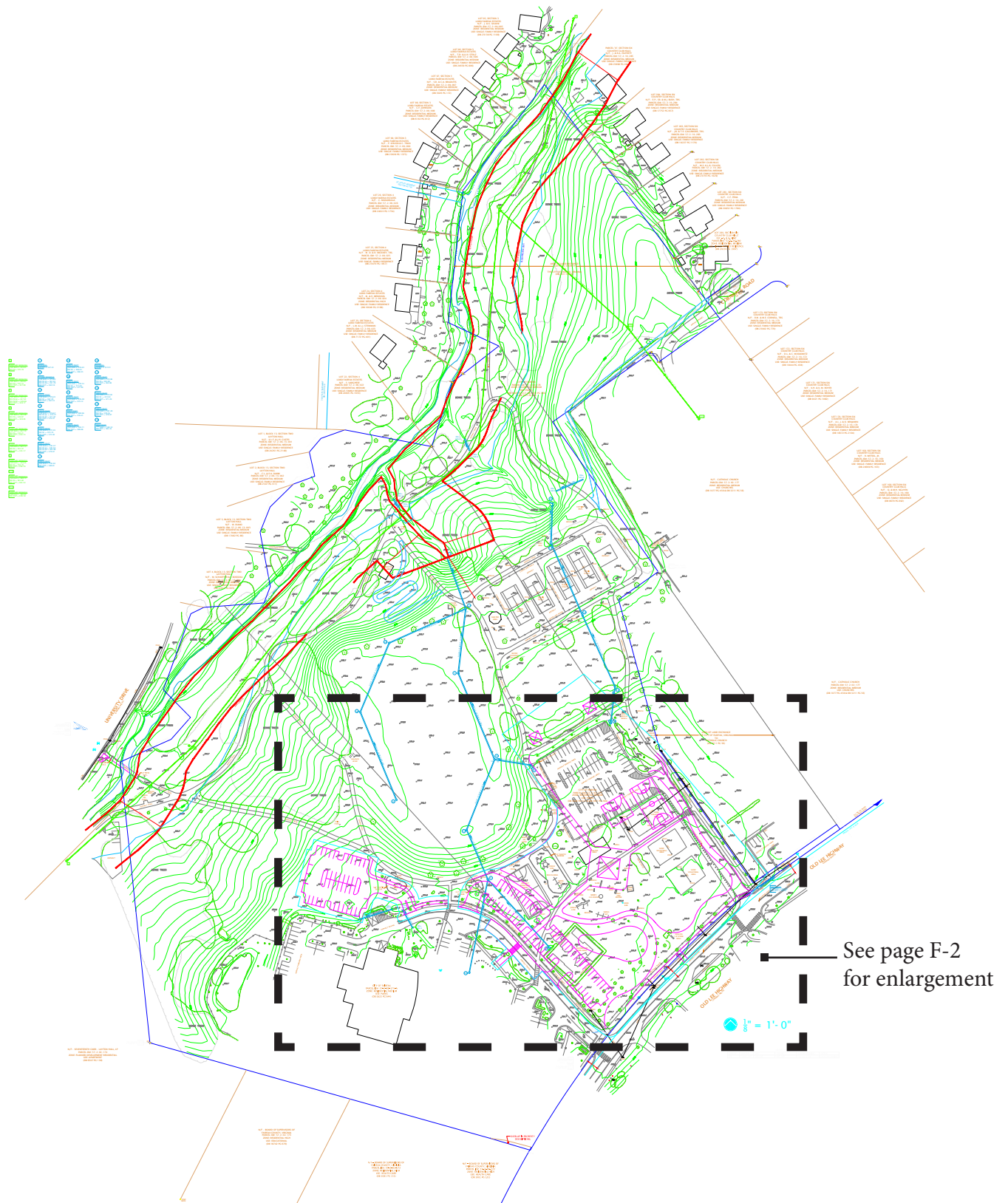
Bowl Area



Newer Playground

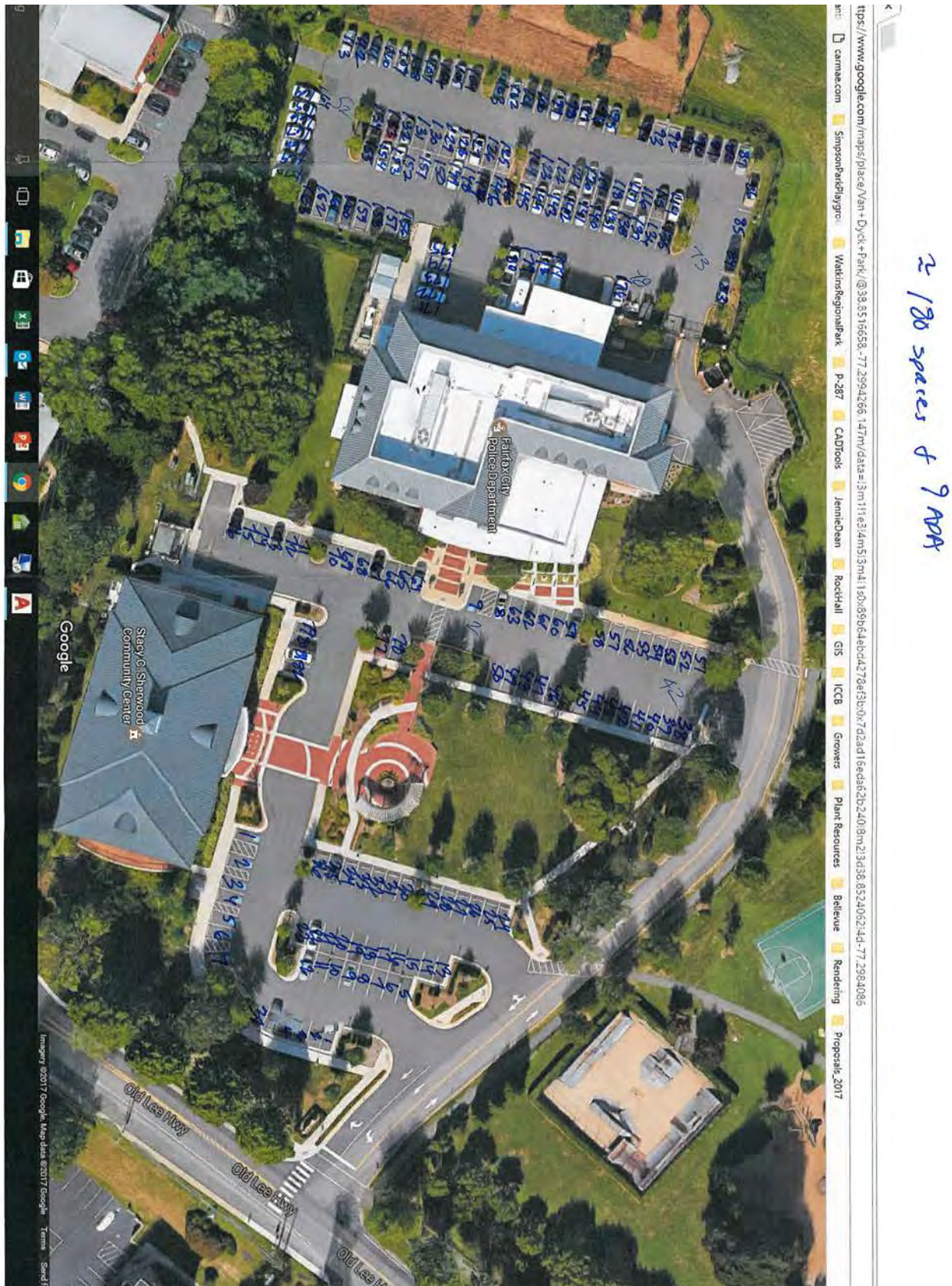
Appendix F - Plan Formulation Documents

CAD drawing for sizing for Master Plan proposals





Parking count at Sherwood Center and Police Station



Appendix G - Site Survey

