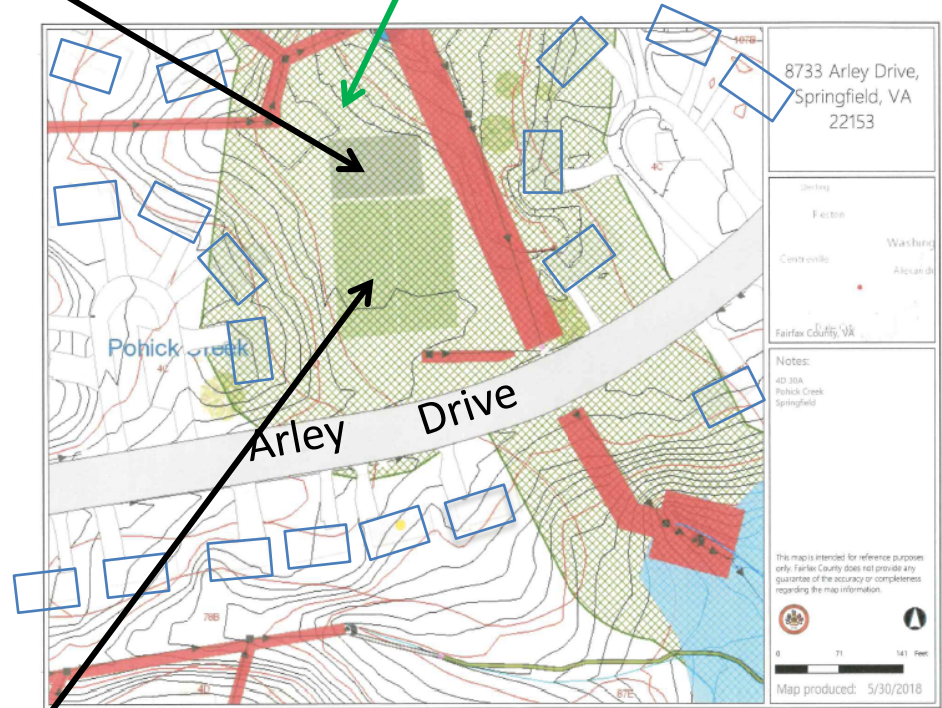


2020 Report on Tennis Courts

basketball area
 $51' \times 86' = 4,386 \text{ sq ft}$

light green shading
= Resource Protection Area



tennis (sport) court area
 $110' \times 123' = 13,530 \text{ sq ft}$

Background & History of Plans – Part I

The Problem:

The basketball and tennis courts are original (1971) and have deteriorated with multiple cracks in the asphalt and dilapidated chain link fencing. The cracks in the tennis courts are caused by the existence of five feet of uncontrolled fill beneath the courts.

Options from 2010 Engineering Study by Geo-Env:

- 1) Complete refurbishment of both tennis courts. 2010 cost \$122,500.
- 2) Refurbishment to one tennis court. 2010 cost \$92,100.
- 3) Remove courts and return to grass. 2010 cost \$72,000.

Previous General Membership Meeting:

Voted to maintain a multi-purpose court. But insufficient funds to proceed. Dues were increased to build up a fund.

Background & History of Plans – Part II

Conservation Issue:

In 2017 learned of new requirements imposed by Fairfax County. The courts lie within a Resource Protection Area (RPA) and is thereby subject to many environmental regulations from Fairfax County and the Chesapeake Bay Watershed Act that require:

- Rough Grading Plan (RGP) for work that disturbs > 2,500 sq ft.
- Resource Protection Area Exemption
- Water Quality Impact Assessment.

Opportunity:

The Virginia Conservation Assistance Program (VCAP) offers a reimbursement for removal of existing asphalt and return to grass at \$2.50 per sq ft, up to 4,000 sq ft = \$10,000.

General Membership Meeting 2019 – Part I

Three previous options for the court area were reviewed.

- 1) Refurbishment of two courts. Estimated 2019 cost \$165,00 (3% inflation/yr), but one firm suggested more like \$200,000.
- 2) Refurbishment to one court. Estimated 2019 cost \$124,000.
- 3) Remove courts and return to grass. Estimated 2019 cost \$97,000.

RGP engineering plan for County would be an additional cost.

Refurbishment costs are outstripping total saved funds (about \$110,000).

Another option was outlined at that meeting:

- 4) Remove basketball court (\$10,000 reimbursement via VCAP).

Limit refurbishment of tennis court area to repave with milling and a new fence, and paint a basketball court with two nets in the repaved area. It was noted that this is not a permanent fix, but existing courts had 49 yrs of use.

My rough estimated cost \$90,000.

General Membership Meeting 2019 – Part II

A “lively” discussion ensued ending with consideration of two affordable directions: Option 3 (replace court area with grass) and Option 4 (repave court area and new fence). The SSHOA Board asked for direction from the assembled membership.

The motion “in favor of the space to include general purpose courts” was made, seconded, and approved by vote.

Plan A from draft of minutes:

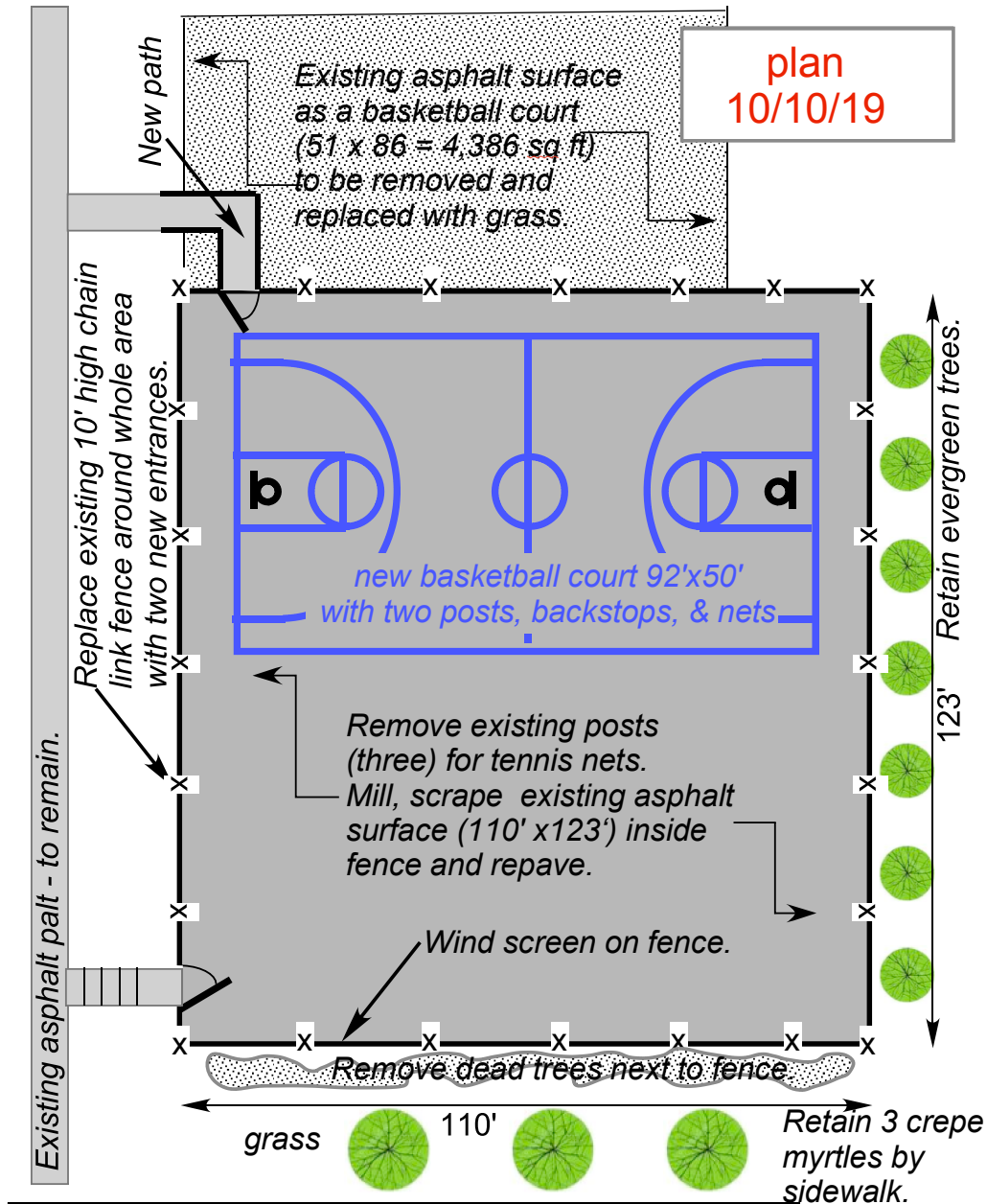
- (a) Remove existing basketball court and return to grass.
- (b) Resurface existing tennis court area to a multi-purpose including a painted basketball court with two nets and an unmarked area (possible lines & a wall could be added later.
- (c) Both areas to include milling and a 2” new top asphalt coat.
- (d) Trees around court to be removed (except Crepe/Crape Myrtles).
- (e) New fence with wind-shield.

General Membership Meeting 2019 – Part III

The membership specified this option as their preference and authorized the Board to engage with vendors to determine cost of implementation. Motion made and seconded that:

“The Board is authorized to spend \$75,000 - \$90,000 (including necessary fees, permits) on Plan A. If the costs exceed \$90,000 a special general membership meeting will be convened to discuss the project and a special assessment or increase in dues.”

Proposed Plan A



SSHOA sport court across the street from
8733 Arley Drive, Springfield VA 22153

Actions and Expenditures to Date (>60 emails)

- 09/08/2019 contacted seven firms and three responded
DeMarr Engineering had the most thorough reply including RGP & VCAP management.
- 10/10/2019 in person meeting with Blake DeMarr at court area (\$250).
- 10/15/2019 proposal from DeMarr Eng. for the engineering paperwork (\$10,690.00).
- 03/12/2020 SSHA signed agreement for proposal from DeMarr Eng.
- 04/16/2020 five documents from DeMarr Eng for County submittal:
 1. Springfield Station Rough Grading Plan (RGP) = 5 architectural size drawings;
 2. Resource Protection Area (RPA) exemption letter;
 3. IRS W-9 form;
 4. Virginia Conservation Assistance Program (VCAP) application
for reimbursement of asphalt removal of basketball court area;
 5. Water Quality Impact Assessment Application.
- 04/29/2020 revised documents based on Board comments.
- 05/01/2020 submittal to County.
- 05/08/2020 County fee for first review of the RGP (\$903.00).
- 06/22/2020 County required a Tree Preservation Plan, change order (\$2,100)
- 07/15/2020 revised RGP submitted to County and fee (\$516).
- 07/22/2020 submitted VCAP application for reimbursement of asphalt removal.
- 07/31 – 08/31/2020 three bids received for work.

total expenditures to date: \$14,459

Images from Documents prepared by DeMarr Engineering

ROUGH GRADING PLAN

ROLLING VALLEY PCL A SEC 8B

SPRINGFIELD STATION HOA

SPRINGFIELD, VA 22153

OWNER/APPLICANT
 SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC.
 8845 APPLECROSS LANE
 SPRINGFIELD, VIRGINIA 22153
 (703) 564-7370
 jnguliani@cox.net

CIVIL ENGINEER
 DEMARR ENGINEERING, PLLC
 7145 LEESBURG PIKE, STE. 215
 FALLS CHURCH, VIRGINIA 22048
 (703) 214-0975
 blake@demarr-engr.com

INFORMATION ONLY

COVER SHEET

ROLLING VALLEY PCL A SEC 8B
 SPRINGFIELD STATION HOA
 SPRINGFIELD, VA 22153

VICINITY MAP SCALE: 1" = 5,000'

SOIL MAP 8B-3 SCALE: 1" = 400'

GENERAL NOTES

1. APPROVED: [redacted]
2. THE PROPERTY IS OWNED BY SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC. (SHOA) AND IS SUBJECT TO THE SHOA BY-LAWS.
3. THE PROPERTY IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B AND IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B.
4. THE PROPERTY IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B AND IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B.
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9. THE PROPERTY IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B AND IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B.
10. THE PROPERTY IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B AND IS SUBJECT TO THE DEVELOPMENT OF THE ROLLING VALLEY PCL A SEC 8B.
11. THE PLAN SHOWS ALL EXISTING AND PROPOSED DRAINAGE DRAINS.

| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|------------|-------------------|----|-------|
| 1 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 2 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 3 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 4 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 5 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 6 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 7 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 8 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 9 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 10 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 11 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 12 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 13 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 14 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 15 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 16 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 17 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 18 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 19 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |
| 20 | 08/20/2015 | ISSUED FOR PERMIT | JG | BD |

| SHEET # | SHEET TITLE |
|---------|---|
| C-001 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-002 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-003 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-004 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-005 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-006 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-007 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-008 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-009 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-010 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-011 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-012 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-013 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-014 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-015 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-016 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-017 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-018 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-019 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |
| C-020 | EXISTING CONDITIONS AND CONSTRUCTION PLAN |

plus 7 more large engineering drawings available on the SSHOA website.

Board of Directors
 John W. Peterson, Chairman
 George W. Lamb, Vice Chairman
 Gerald O. Peters, Secretary
 Elaine V. Tholen, Treasurer
 Adria C. Bordas, Director-Extension
 Laura Grape, Executive Director

**NORTHERN VIRGINIA
 SWCD
 SOIL & WATER
 CONSERVATION DISTRICT**

Contact
 703-324-1460, TTY 711
 Fax: 703-324-1421
 ConservationDistrict@fairfaxcounty.gov

Working for Clean Streams and Protected Natural Resources in Fairfax County

CAP Watershed (CAP-W) Application
Neighborhood Associations & Places of Worship in Fairfax County

Eligibility Requirements:

- ✓ Practices will be installed on community of place of worship property.
- ✓ Community has approved participation and funding. Volunteer installation hours may be used as match if maximum reimbursement is not reached.
- ✓ Community keeps and maintains practices for 10 years after installation. NVSWCD verifies maintenance and provides technical but not financial assistance for maintenance.
- ✓ VA native species per the Flora of Virginia (vaplantatlas.org) will be used. No new paving will be added.

Questions? Email Kristina Clarin, Kristina.Clarin@fairfaxcounty.gov

CAP-W Application for Project #: _____
Please fill out the entire form completely. Missing information will delay the review process.

- Name of Organization: Springfield Station Homeowners Association, Inc.
- Organization Type (Check all that apply):

| | |
|---|--|
| <input checked="" type="checkbox"/> Homeowners Associations | <input type="checkbox"/> Condominiums |
| <input type="checkbox"/> Civic Association | <input type="checkbox"/> Single Family Homes |
| <input type="checkbox"/> Townhome Community | <input type="checkbox"/> Place of Worship |
- Project Team (Includes individuals from association board, management company, grounds manager, building engineer, etc.):

| Name | Title/Position | Phone | Email |
|------------------|----------------------|--------------|-----------------------|
| John Giuliani | Board Member | | jnguliani@cox.net |
| Blake DeMarr, PE | Civil Engineer/Agent | 703-214-0975 | blake@demarr-engr.com |
| | | | |
| | | | |
| | | | |

Northern Virginia Soil and Water Conservation District | 12055 Government Center Pkwy, Suite 905, Fairfax, VA 22035
<http://www.fairfaxcounty.gov/soil-water-conservation/>

Virginia Conservation Assistance Program (VCAP) application form for reimbursement plus 2 more sheets. slide 9

Comparison of Bids

| | construction entrance & remove | silt fencing (County requires) | tree removal & root pruning | remove basketball court | remove fence | grade basketball court & seed | paving of remaining court | replace sidewalk & curb | new fence | total bid |
|-------------------|--------------------------------|--------------------------------|-----------------------------|-------------------------|--------------------------|-------------------------------|--|-------------------------|-----------|-----------|
| EE Lyons | ✓ | ✓ | | ✓ | ✓ north & south posts | ✓ | profile mill seal joint 2" asphalt include short trail paths | ✓ | | \$59,695 |
| DeMarr | ✓ | ✓ | ✓ | ✓ | and ✓ footings | ✓ | | | | \$33,450 |
| Gossum & Costello | | | | ✓ | | | fill cracks tack coat 2" asphalt | | | \$27,300 |

E.E. LYONS CONSTRUCTION COMPANY, INC.

Contracting: All Site Work, Excavation, Pipe, Concrete, Asphalt, Slurry Seal, Equipment Rental

OFFERED TO:

DEMARR Engineering
 7115 Leesburg Pike, Suite 215
 Falls Church, VA 22043
 703-214-0975

DATE: 8/26/2020

PROPOSAL:

PROJECT: Rolling Valley PCL, Tennis Court
 Great Falls, VA



ATTN:

Blake DeMarr

Proposal
Rolling Valley PCL, Tennis Court
 8262020-1

Description:

Install E&S, Remove Chain-link Fence on North & South Sides, Remove Basketball Court
 Grade old Basketball Court per plan, add soil, Profile Mill surface of tennis court, Patch Cracks
 Install 2" SM-9.5 over entire Court, Add two 4' Ramps from Trail to Tennis Court

| ITEM | DESCRIPTION | QUANTITY | UNIT | RATE | AMOUNT |
|------|--|----------|------|----------|---------------------|
| 1 | Install/Remove Temp. Construction Entrance Install/Remove Super Silt Fence, E&S Controls | 1.00 | LS | 12800.00 | \$ 12,800.00 |
| | DEMO Equipment & Labor Dump Trucks Disposal of Asphalt Disposal of Chain Link/Post | 1.00 | LS | 11960.00 | \$ 11,960.00 |
| | Grading Grading Crew & Equipment Un-sifted Topsoil | 1.00 | LS | 6125.00 | \$ 6,125.00 |
| | Asphalt/Scarify Asphalt Crew Quick Seal Tape over Joints 2" Asphalt Trail Path Asphalt Trucking | 1.00 | LS | 24305.00 | \$ 24,305.00 |
| | Seed & Straw Seed & Straw Grading Crew Dons John | 1.00 | LS | 2325.00 | \$ 2,325.00 |
| | Replace Sidewalk and Curb 20' EXCLUDES: Tree Removal Final Landscaping Stairs at first Gate (SW Corner) | 1.00 | LS | 2180.00 | \$ 2,180.00 |
| | TOTAL | | | | \$ 59,695.00 |



I _____ (print name) have reviewed and authorize E.E. Lyons Construction to proceed with the quoted work above.

9325 Leesburg Pike, Vienna, Virginia 22182 Phone (703) 759-2171 Fax (703) 759-5031 Signature _____ Date _____ 1 of 1

Remaining Actions & Expenditures

Waiting for final approval by County and acceptance of VCAP application before work can proceed.

Seek bids for new fence and, as a cost saving measure, save as many fence posts as possible.

Install basketball court with two hoops and painted lines.

Estimated total expenditures:

| | |
|--|-----------------|
| RGP & VCAP engineering + County permit fees: | \$14,767 |
| Demo and repaving of court area: | \$59,695 |
| New chain link fence & replacement posts (estimate): | \$20,000 |
| painted basketball court and two posts with nets: | ?? |
| County bond for land development: | <u>\$5,000</u> |
| | \$99,462+?? |
| future VCAP reimbursement: | -\$10,000 |
| return of bond: | <u>-\$5,000</u> |
| | \$84,462+?? |