



Strategic Planning and Development Committee

Fairfax County Water Authority
Request for Easement across the Dulles Toll Road
and the
Dulles International Airport Access Highway

April 2013

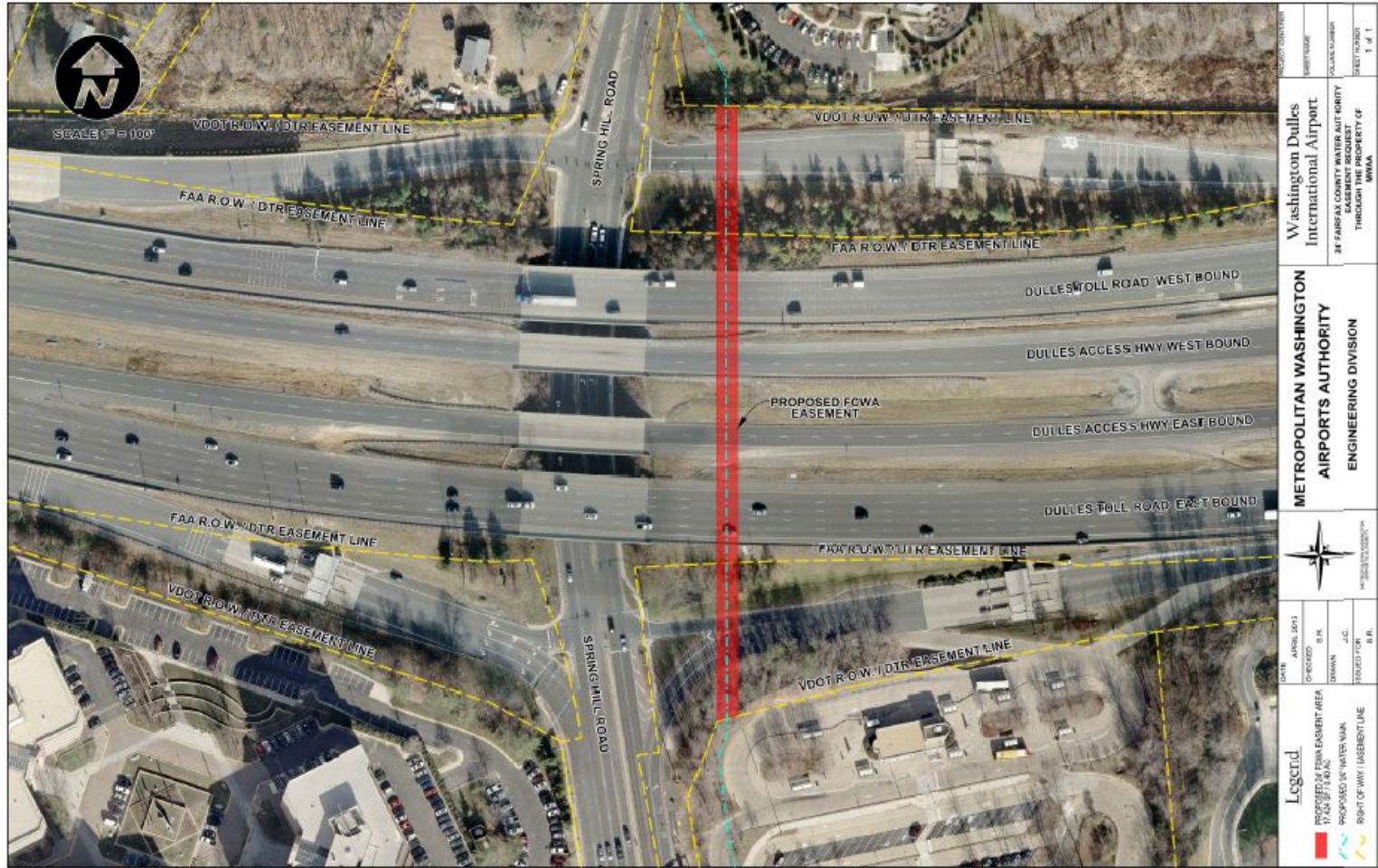


BACKGROUND

FCWA is installing a water main along Spring Hill Road in connection with the McLean Water System Improvements Project.

The project affects approximately 0.40 acre of Airports Authority property across the Dulles Toll Road and the Dulles International Airport Access Highway, as shown on Exhibit A, attached to the recommendation paper.

FCWA has requested a 24-foot permanent roadway easement over this .40 acre of Airports Authority property.





DISCUSSION

Staff has worked with FCWA to address specific issues and concerns presented by this easement request, including long-term pavement maintenance, traffic disruption and coordination with Airports Authority noise wall construction.

As a result of discussions, FCWA has worked with Airports Authority staff to address the issues satisfactorily. FCWA has (i) revised portions of the project design to alleviate concerns; (ii) agreed to restore the property to its original condition after construction; (iii) agreed to inspect the pavement in the future and repair any damage caused by the installation; (iv) provided traffic concept plans; and (v) coordinated locations for the water main installation and the sound wall to eliminate conflicts between the projects.

Consistent with long-standing practice, FCWA will not be assessed a charge for the easement.



CONCLUSION

It is requested that the Strategic Planning and Development Committee recommend to the Board that it authorize the President and Chief Executive Officer to execute a 24 foot easement in favor of FCWA for the installation of a water main over the property shown on Exhibit A, as attached to the recommendation paper.

**RECOMMENDATION PAPER TO THE STRATEGIC PLANNING AND
DEVELOPMENT COMMITTEE**

**FAIRFAX COUNTY WATER AUTHORITY REQUEST
FOR EASEMENT ACROSS THE DULLES INTERNATIONAL AIRPORT
ACCESS HIGHWAY AND DULLES TOLL ROAD**

APRIL 2013

ACTION REQUESTED

That the Strategic Planning and Development Committee recommend to the Board of Directors that it authorize the President and Chief Executive Officer to execute an easement on a strip of Airports Authority land running across the Dulles International Airport Access Highway (DIAAH) and the Dulles Toll Road (DTR), including the DTR entrance and exit ramps at Spring Hill Road, in favor of the Fairfax County Water Authority (FCWA) in connection with its McLean Water System Improvements project. A depiction of the easement area is shown on the plat, identified as “24’ Fairfax County Water Authority Easement Request,” dated April 2013, which is attached as Exhibit A.

BACKGROUND

FCWA is undertaking a significant construction project that is designed to address low water system pressures during periods of peak usage in parts of the McLean area. FCWA plans to install a new water main along Spring Hill Road in McLean. This new main will increase transmission capacity to the affected areas from FCWA’s storage and pumping facility located in Tysons Corner. The project includes a trenchless boring under the main travel lanes of the DIAAH and DTR, and open-cut steel encasement pipe installations across the Toll Road entrance and exit ramps at Spring Hill Road. This installation requires a 24-foot-wide easement from the Airports Authority for a length of 730 feet; the total area of the easement is 0.400 acre, or 17,424 square feet. The easement area is more particularly shown on Exhibit A.

DISCUSSION

On June 18, 2012, FCWA submitted a request to the Airports Authority for preliminary approval of the construction of this project on Airports Authority property and for the easement. At that time, staff reviewed the request and indicated several concerns, including long-term pavement maintenance issues, disruptions to traffic flow during construction, and potential conflicts between construction of the FWCA project and the Airports Authority planned construction of a nearby replacement noise wall. Over the

past several months, staff has worked with FCWA and its consultants to address each of these concerns and to develop solutions which allow the project to progress largely as planned.

A major concern of staff involved long-term pavement maintenance problems that would result from the proposed trenchless water main installation under the DIAAH and DTR, as well as the open-cut installations on the DTR entry and exit ramps at Spring Hill Road. Staff requested design revisions that would replace the open-trench cut installations on the ramps with trenchless installations. However, these revisions came with a high price; they would require FCWA to double the length of the more expensive trenchless installations at a cost estimated to exceed \$600,000 or 20 percent of the project budget. To avoid this increase in cost, FCWA worked with Airports Authority staff and made adjustments to certain components of its initially proposed open-cut installations and to its pavement restoration plans to address Airports Authority concerns. Also, upon completion of the water main installation, FCWA will restore all curb and gutter, shoulder, and median areas to their original condition.

FCWA also provided maintenance of traffic plans that satisfied staff that traffic flows in the vicinity of the intersection of Spring Hill Road and the DIAAH and DTR will not be significantly impacted by the lane closures needed to facilitate the FCWA's construction activities. Under these plans, installation work will be phased such that access to the DTR and the entrance and exit ramps at Spring Hill Road will be available at all times during construction and normal traffic patterns will be returned prior to weekday rush hours.

FCWA also addressed the staff concerns regarding the Airports Authority's planned construction of a replacement sound wall along the south side of the Sunrise Assisted Living property. This replacement project is currently in its design phase, with construction expected to occur in 2014. As initially designed, the FCWA water main installation would have intersected the planned location for the replacement sound wall. Staff worked with FCWA to establish mutually agreeable locations for the sound wall and the water main that eliminated this conflict, and to ensure that construction of the Airports Authority sound wall and the FWCA water main would be well coordinated.

FCWA provided additional assurances to the Airports Authority through its contracting process. FCWA will prequalify contractors to bid on its project and only contractors with extensive boring experience and experience working in high-traffic roadways will qualify. FCWA expects to bid the project on June 5, 2013, with anticipated approval by the FCWA Board of Directors of the award of the construction contract on July 25, 2013. If authorized by the Airports Authority Board, the easement to FWCA will be signed and recorded prior to its award of this construction contract.

FCWA will not be assessed a charge for the easement. The Airports Authority's long-standing practice has been to provide easements on its land to governmental entities at no cost.

CONCLUSION

Staff requests that the Strategic Planning and Development Committee recommend to the Board that it authorize the President and Chief Executive Officer to execute the easement across the area shown on Exhibit A in favor of FCWA for the installation of a water main for the McLean Water System Improvements project.

Prepared by:

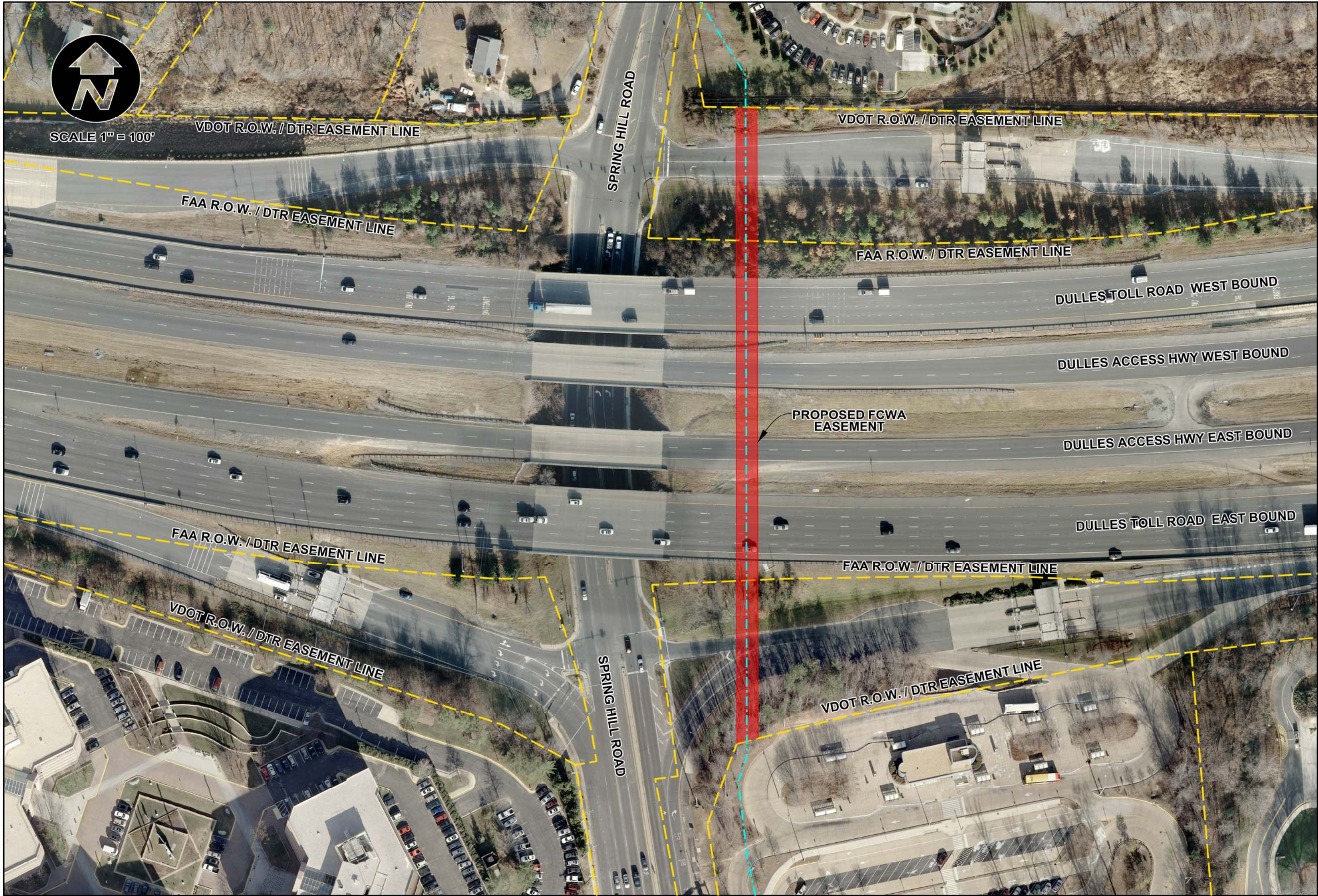
Office of General Counsel
April 2013

Attachment

EXHIBIT A



SCALE 1" = 100'



PROJECT IDENTIFIER		Washington Dulles International Airport	
SHEET NAME		24" FAIRFAX COUNTY WATER AUTHORITY EASEMENT REQUEST THROUGH THE PROPERTY OF MWA	
VOLUME NUMBER		1 of 1	
SHEET NUMBER		1 of 1	
DATE		APRIL 2013	
CHECKED		S.R.	
DRAWN		J.C.	
ISSUED FOR		S.R.	
<p>Legend</p> <ul style="list-style-type: none"> PROPOSED 24" FCWA EASMENT AREA 17,424 SF / 0.40 AC PROPOSED 24" WATER MAIN RIGHT OF WAY / EASEMENT LINE 			
<p>METROPOLITAN WASHINGTON AIRPORTS AUTHORITY ENGINEERING DIVISION</p>			
<p>Washington Dulles International Airport</p>			

Proposed Resolution

Authorizing the Conveyance of an Easement to the Fairfax County Water Authority for the Installation of a Water Main Across the Dulles International Airport Access Highway and Dulles Toll Road at Spring Hill Road

WHEREAS, The Fairfax County Water Authority is undertaking a project to address low water system pressures during periods of peak usage in the McLean area of Fairfax County, which includes installing a new 24-inch water main;

WHEREAS, The water main installation crosses the Dulles International Airport Access Highway and the Dulles Toll Road, as well as the entrance and exit ramps at Spring Hill Road;

WHEREAS, In order to complete this installation, Fairfax County Water Authority has requested an easement approximately 24 feet in width and 730 feet in length (approximately 0.40 acre) over Airports Authority property; and

WHEREAS, The Strategic Planning and Development Committee has reviewed the proposed easement, as presented by staff, and recommended that it should be granted; now, therefore be it

RESOLVED, That the President and Chief Executive Officer is authorized and directed to execute the easement to the Fairfax County Water Authority as identified in detail in the documents presented to the Board of Directors at its April 2013 Meeting; and

2. That this resolution shall be effective upon its adoption.

*For Consideration by the Strategic Planning and Development Committee
and the Board of Directors on April 17, 2013*