

FOXFIRE VILLAGE GREEN PARK & TRAIL SYSTEMS CAPITAL ASSET MANAGEMENT & OPERATIONAL SERVICES ASSESSMENT



Prepared by: Legion Construction Services

Date: 20 May 2026

Document Type: Strategic Infrastructure Assessment Framework

EXECUTIVE SUMMARY

At the request of Foxfire Village leadership, Legion Construction Services conducted a field assessment of the Village Green Park, recreational infrastructure, trail systems, restroom facilities, pavilion structures, playground areas, and associated public-use assets. Legion Construction Services will conduct a field assessment of the Pickle Ball Courts and Connecting Facilities in a separate report. The purpose of this assessment was to evaluate current infrastructure conditions, operational sustainability, deferred maintenance concerns, public safety exposure, asset preservation requirements, and long-term capital improvement considerations. The assessment identified varying degrees of deferred maintenance, environmental degradation, erosion-related impacts, aging infrastructure deterioration, operational inefficiencies, and inconsistent sustainment practices. Legion Construction Services recommends transitioning from a reactive maintenance model toward a phased capital asset management and preventative sustainment framework focused on preserving infrastructure life, reducing life-cycle costs, higher end - non forecasted repair demands, improving public safety, enhancing operational efficiency, and supporting long-term recreational development and capital outlay objectives.

ASSESSMENT METHODOLOGY

Legion Construction Services conducted on-site field observations and operational evaluations of restroom facilities, pavilion structures, playground infrastructure, green spaces, common-use areas, and trail systems. Assessment criteria included observable infrastructure degradation, public safety concerns, drainage and erosion conditions, operational functionality, maintenance accessibility, environmental exposure, life-cycle sustainability, and long-term serviceability considerations.

STRATEGIC ASSESSMENT OBJECTIVES

1. Public Safety & Risk Reduction
2. Asset Preservation
3. Operational Sustainability
4. Capital Improvement Planning
5. Recreational Infrastructure Enhancement

RESTROOM FACILITY ASSESSMENT

The restroom facility remains operational and structurally serviceable; however, multiple maintenance and sustainment deficiencies were identified requiring corrective action to preserve long-term functionality and operational reliability. Observed issues included damaged septic tank riser access cover, improperly mounted security cameras, broken exterior fan mounting, lighting failures, damaged light switches, malfunctioning urinal motion sensors, intermittent hand dryer operation, deteriorated stall hardware, non-serviceable mounted soap dispensers, deep cleaning requirements, deteriorated caulking around all caulked areas including ceiling trim, separated trim, lack of common water point connections, and recurring pest activity.

Legion recommends monthly inspection and service schedules addressing current prioritized punch list repairs while evolving to preventative maintenance services tracking procedures that include standardized inspections, on the spot minor repair remedy, identified and planned replacement inventory systems, and inclusion of recurring professional sanitation and pest management services. Legion also recommends capital upgrades to the facility that consider exterior hose connection / frost free yard hydrant, and an accessible drinking / bottle refill fountain.

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PAVILION & COMMON AREA ASSESSMENT

The pavilion area remains a valuable communal recreational asset but exhibits environmental exposure, deferred maintenance, and aging infrastructure conditions. Concrete flat work displayed mildew accumulation, staining, and weather-related discoloration. Waste receptacles showed accelerated corrosion exposure beyond repair and at risk to rust staining surrounding concrete surfaces. Existing grill infrastructure exhibited advanced corrosion and deteriorating grates beyond repair and a risk to users for transfer of rust and metal particles to food. Pavilions show fascia boards improperly fastened, warped, partially deteriorated, and in need of replacement. Pavilions show multiple wasp nests and carpenter bee activity. Ceiling fans appear to be undersized to generate air circulation relevant to the structure size or capable of insect deterrence. Entrance signage shows extensive rodent and insect damage and live activity.

Legion recommends semi-annual surface cleaning, pest management, inspection cycles, life-cycle replacement of aging grills with 390 sq. in. Covered Park Style Charcoal Grills and Exterior Rated Waste Receptacles, ceiling fan replacement, sign replacement with non-hollow core signage, and phased fascia board replacement to support long-term preservation with planned maintenance and sustainment efforts.

PLAYGROUND AREA ASSESSMENT

Legion Construction Services assessed the playground structure and surface play area. The structure is in great condition and no issues identified. The surfacing ground area for protective mulch depth was identified to be of high risk and not adequate for proper impact attenuation capability. Existing mulch depth was found substantially below commonly accepted playground safety standards for public recreational facilities. The concrete step area entering the playground was also found to be of high risk for excessive tread depth and rise height as part of the low mulch depth. Industry guidance and nationally recognized standards referenced include:

- ASTM F1292 — Standard Specification for Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment
- ASTM F1487 — Standard Consumer Safety Performance Specification for Playground Equipment for Public Use
- U.S. Consumer Product Safety Commission (CPSC) Public Playground Safety Handbook

- Immediate notification was made to the Council Lead for Parks of this identified hazard, and 60 Cubic Yards of Playground Mulch were scheduled at the immediate direction of the Council Lead for Parks for installment on 20 May 2026 as an immediate corrective safety measure and remedied within 12 hours of identification and notification. This also reduced risk to the concrete step area as well.

Legion recommends annual playground structure inspections to ensure all fasteners remain serviceable and at proper manufacturer torque ratings. Legion also recommends periodic depth verification procedures and planned continuous recurring mulch replenishment cycles as a proactive and protective measure to public safety. Legion also identified a significantly deteriorated concrete surface shuffle ball court system appearing non-serviceable adjacent to the playground and recommends a low cost, low maintenance, long term lifecycle capital repurposing effort such as a concrete cornhole game play area or resurface and repurpose to a striped hopscotch or chalk drawing zone.

TRAIL SYSTEM ASSESSMENT

The Village trail system possesses significant recreational and environmental value; however, substantial evidence of erosion progression, deferred drainage maintenance, invasive overgrowth, infrastructure degradation, excessive deadfall accumulation, concentrated high risk tree identification, and storm water management deficiencies were identified. Observed conditions included trail washout areas, erosion channels, gravel displacement, buried trail material, and failed water diversion pathways. Legion also identified, calculated, and estimated 300 tons worth of moderate to high risk accumulated deadfall and over 100 high risk trees concentrated within the entire trail system

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area and an additional 40-plus, high-risk trees near the open trail system. Legion also identified 3x Copperhead snakes moving permissively under concealed underbrush within 18 inches of the walking trail system.

Legion recommends development of a phased trail stabilization and forestry management services program strategy focused on high-erosion corridors, steep-grade areas, repetitive washout zones, and drainage-critical segments. Future stabilization measures may include geo-textile underlay systems, culvert modernization, engineered drainage controls, and selective hard scape trail sections.

Legion recommends that all trail maintenance efforts also focus equally on forestry mulching operations to address deadfall accumulation and factor fire break and control consideration including underbrush management to control hazardous wildlife and insect crossover, poisonous plants, and deliberately phase coordinated hazardous tree removal to mitigate unplanned and uncontrolled tree and limb falling probably in times of severe storms.

Legion also identified significant potential for future capital outlay planning for additional recreational use of the existing trail system without heavy modification as well. Legion was asked to provide consultation on not only the current conditions but also assessments on future recreational amenity planning growth development. Legion assesses the Village Green Trails hold very high potential and long-term community value. Legion identified exceptional potential for disc golf courses, adventure course race challenges, natural scenic sitting and picnic areas, bird watching and photography sites, and other tranquil recreational opportunities within the site. All recommended services to protect and manage this asset set conditions for future development plans and fully incorporate streamlining integration, expansion, and optimal use of all planned capital projects.

STRATEGIC INFRASTRUCTURE MANAGEMENT RECOMMENDATIONS

Legion Construction Services recommend Foxfire Village to consider transitioning toward a structured Parks & Recreational Asset Management Program focused on preventative maintenance, routine services, recurring inspection schedules, life-cycle infrastructure planning, deferred maintenance reduction, operational sustainment, and long-term capital forecasting under programmed budgeting. This will enable optimal usage of all assets to the highest standards, reduction of public safety risk, loss of use, unpredictable budgeting, and higher episodic repair and replacement demands.

RECOMMENDED PRIORITY FRAMEWORK

Critical — Immediate safety or infrastructure preservation concern (0–30 Days)

High — Operational or asset preservation concern (1–6 Months)

Moderate — Sustainment improvement initiative (6–18 Months)

Long-Term — Capital enhancement opportunity (1–5 Years)

FINAL ASSESSMENT

Foxfire Village possesses a strong recreational infrastructure foundation with substantial long-term community value and expansion potential. However, many systems are currently operating within a deferred maintenance environment that will continue compounding unpredictable operational costs, infrastructure degradation, risk to public safety, loss of use, or capital loss if not strategically addressed.

Implementation of a programmed, phased, risk-based, sustainable, capital asset management and services strategy optimize infrastructure resilience, public safety, operational efficiency, and long-term recreational value.