



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of June 13, 2009**

**DATE: May 20, 2009**

**SUBJECT:** Approval of the Award of a Construction Management Budget for Rosslyn Station Access Improvements Project (“RSAIP”) and the Award of Contract Number 458-08 between the County Board of Arlington County, Virginia and STV, Inc. to provide Construction Management Services for the RSAIP.

### **C. M. RECOMMENDATIONS:**

1. **Approve** the budget of \$4,700,000 for RSAIP construction management shown in Exhibit 1.
2. **Approve** the use of County Transportation Investment Funds (“TIF”) totaling \$1,850,160:
  - a. \$712,460 as local match to FTA grant #VA-95-X030 for RSAIP construction management, and
  - b. \$1,137,700 for remaining RSAIP construction management expenses.
3. **Approve** the award of Contract Number 458-08 between the County Board of Arlington County, Virginia and STV, Inc. to provide construction management services for RSAIP at a cost not to exceed \$3,829,240.
4. **Authorize** the Purchasing Agent to execute the contract documents for construction management services for RSAIP, subject to legal review by the County Attorney.

**ISSUES:** County Board approval is requested for use of TIF funds approved and available for RSAIP from the FY09 Capital Improvement Program (“CIP”) to meet the local match requirement for FTA Grant #VA-95-X030 as well as to provide additional funds needed to meet the proposed RSAIP construction management budget expenses. This action will consume \$1,850,160 of the \$5.05 million TIF funds approved for RSAIP by the County Board of Arlington County, Virginia.

**SUMMARY:** On July 7, 2007, the Arlington County Board took the first steps in funding the Rosslyn Station Access Improvements Project (“RSAIP” or “Project”) by approving and

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Bea E. Hicks, DES/DOT

allocating approximately \$5 million from various sources for preliminary and final design. This Board action requests approval of a \$4.7 million budget for construction management services and oversight (Exhibit 1), approval of an award of a contract for construction management services, and authorization for the County Purchasing Agent to execute contract documents. The completion of the RSAIP is projected to be February, 2013, subject to change due to unforeseen conditions and possible delays. The preliminary estimate for future construction of RSAIP is approximately \$33 million based on the 60 percent design submittal prepared by WMATA and its designer.

**BACKGROUND:** The initial concept planning work for the RSAIP is contained in the County FY03 Capital Improvement Program (“CIP”). In May 2007, the Board approved the Rosslyn Central Place Site Plan #335 which included a new Rosslyn station entrance concept plan consisting of three new high speed, high capacity elevators, a mezzanine, emergency stairs, and related infrastructure as part of the approved Site Plan for Rosslyn Central Place. This new station entrance will support the approved higher density of residential and commercial developments in Rosslyn, provide greater passenger throughput at the Metrorail station to accommodate the increasing ridership, include an emergency exit stairway for the safe evacuation of passengers from the train platform, if needed, and provide access and egress for the additional demand that can be anticipated with completion of the first phase of Metrorail to Dulles Airport in 2013. The RSAIP is currently in the final design phase with a target completion of November, 2009.

Request for Proposals number 458-08 for construction management services for the RSAIP was advertised on October 29, 2008. Five (5) proposals were received and three (3) of the offerors were invited to make oral presentations. Subsequently, STV Inc. was determined to be a fully qualified offeror and presented the best proposal at a cost of \$3,829,240. The remaining amount of \$870,760 requested in this Board action will cover costs for the County’s project management and grant administration staff (\$400,000), technical support (\$50,000), and a contingency amount (\$420,760).

**DISCUSSION:** Construction management services are needed to assist the County in managing the construction of the new entrance to assure project completion on schedule and within budget. Some specific services include participation in finalizing construction bid documents and cost estimates and negotiation of a general construction contract; monitoring construction progress, contractor performance, quality control and site safety; and inspection, testing, acceptance and commissioning services. It will be most helpful to get the construction manager engaged in the Project as soon as possible as design approaches 100 percent completion (November, 2009) and invitation for bid documents are being prepared.

The County anticipates beginning excavation for the Project during the first quarter of calendar year 2010. The construction manager expertise in preconstruction services will allow for construction planning and scheduling to occur concurrently with final design completion as well as early implementation of site mobilization tasks and will minimize delays for Project start.

**FISCAL IMPACT:** Funds identified for RSAIP construction management expenses are an executed FTA Grant #VA-95-X030 of \$2,849,840 (313.364000.43515.MA47.FTA.0000) and

TIF funds (331.438200.47001.CT09.0000) of \$1,850,160 available in the approved FY09 CIP for RSAIP to cover the local match of \$712,460 and additional projected costs of \$1,137,700 needed for construction management. This Board action will increase the total TIF funds authorized for RSAIP from \$1,008,594 to \$2,858,754. The remaining TIF funds will be used in future years due to the delay of the Project start. Original plans for this Project called for concurrent construction with Central Place Phase I; however, current market conditions and the difficulty of the developer to secure financing have caused the Central Place project to be delayed for approximately one year. As a result, the request to use FY09 TIF funds was delayed as well.

The budget for construction and construction funding approval will be addressed in a subsequent Board action. The funding sources to cover \$33 million estimated cost for construction will include federal, state, and local sources as well as \$5 million in developer contributions. TIF funds are expected to be the local fund source. The RSAIP is in the FY09 – 14 CIP approved by the County Board on July 28, 2008.