



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 14, 2009**

DATE: November 12, 2009

SUBJECT: Approval of the Award of a Contract between the County Board and Turner Construction Company for the Renovation of the Leased Space at Sequoia Plaza Located at 2100 Washington Boulevard.

C. M. RECOMMENDATION:

1. Approve the award of Agreement Number 435-09 between the County Board of Arlington County, Virginia and Turner Construction Company to provide general construction services to renovate leased space on all four floors and the lower level of Building 1 at Sequoia Plaza in an amount not to exceed \$5,467,270, plus a contingency of \$820,091, for a total contract authorization of \$6,287,361.
2. Authorize the Purchasing Agent to execute the contract documents, subject to approval of such documents by the County Attorney.

ISSUES: The work under Agreement Number 435-09 will result in the renovation of 144,740 square feet of Building 1 Sequoia Plaza. The work is needed for the relocation of DHS programs from 3033 Wilson Blvd. to the new location at 2100 Washington Boulevard.

SUMMARY: This is a request for approval of the award of a contract for the renovation of Building 1- Sequoia Plaza. Turner Construction Company has been selected through Invitation to Bid No. 435-09 to provide general construction services. The construction will renovate and reconfigure the interior of the building to meet DHS programmatic needs and replace all finishes. This renovation will be constructed to meet the requirements of LEED CI (commercial interiors) requirements.

BACKGROUND: This project is for interior renovation of a 4 story office building and lower level at Sequoia Plaza One, 2100 Washington Blvd, Arlington. The work will include demolition of existing conditions, the renovation of the HVAC, electrical, plumbing, telecommunication, sprinkler and fire alarm systems; new floors and ceilings finishes, new interior partition construction and millwork. The work will be phased due to time constraints, with separate building permits to be issued for each level. The Department of Human Services

County Manager: *[Signature]* / MJS

County Attorney: *[Signature]* / SAM

Staff: George May, DES

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staff will occupy the building in phases, as each floor is completed, to minimize the disruption of services to the public, and to allow for the phased relocation of existing systems furniture.

A contingency of \$820,091 is requested to provide for any changes between the construction documents used for bidding and the approved permit set, which is forecast to be complete by December 4, 2009. The work is planned to start in early winter of 2009/2010. Completion of the work is scheduled for summer, 2010, which is before the expiration of the existing 3033 Wilson Blvd. lease on August 31, 2010. The landlord will complete the restroom renovations and ADA upgrades as required in the Lease between FR Republic 2006, LLC, FP Sequoia 2006, LLC, Okland Republic 2006, LLC, Okland Sequoia 2006, LLC, RCI Sequoia Maryland, LLC and England Sequoia 2006, LLC, (as Landlord) and the County Board (as Tenant) dated May 4, 2009 ("Lease").

The project has been registered with US Green Building Council with the goal of achieving a LEED Silver Commercial Interiors certification. The contractor is required to comply with the applicable construction program requirements to achieve this rating.

DISCUSSION: Request for Qualifications No. 435-09 was issued to pre-qualify bidders with suitable experience to renovate the building. The following eight companies met the bidding qualification requirements:

Davis Construction Corporation, Rockville, MD
Hitt Contracting, Inc., Falls Church, VA
Turner Construction Company, Arlington, VA
Rand Construction Corporation, Alexandria, VA
The Whiting-Turner Contracting Company, Chantilly, VA
Forrester Construction Company, Rockville, MD
Foulger-Pratt/ Okland Joint Venture, Rockville, MD
Harvey-Cleary Builders, Gaithersburg, MD

The following bids were received from the prequalified firms:

Davis Construction Corporation	\$5,488,000
The Whiting-Turner Contracting Company	\$6,220,000
Forrester Construction Company	\$5,748,015
Foulger-Pratt/ Okland Joint Venture	\$5,775,000
Harvey-Cleary Builders	\$5,548,000
Turner Construction Company	\$5,467,270
Hitt Contracting, Inc.	\$6,436,958
Rand Construction Corporation	\$5,764,346

Bids were received and opened on November 10, 2009. A total of 8 bids were received and it was determined that Turner Construction Company submitted a responsive bid and was the lowest, responsible bidder.

FISCAL IMPACT: Funds for the renovation of Sequoia Plaza 1 are being funded from the Tenant Improvement allowance provided to the County under the Lease. The Board previously

approved the award of a contract for design services in the amount of \$1.02M from the Tenant Improvement allowance funds. The County is receiving a total of \$8,684,400 in Tenant Improvement allowance to be used for the renovation of the property. There is sufficient balance from the award of the design services to award this construction contract. Funds can be found in account 313.437405.43563.SEQU.0000.0000.