



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of December 12, 2009

DATE: November 25, 2009

SUBJECT: Approve the Award of Contract for the Phase 7I Interior Lighting Upgrade Project at the Arlington County Water Pollution Plant (WPCP), Invitation to Bid No. 341-09; and approval of an Amendment to the current contract with the contractor for engineering construction services related to the Phase 7I project.

C. M. RECOMMENDATION:

1. Approve the award of Contract No. 341-09 for the Phase 7I Interior Lighting Upgrade Project to Alpha Construction Co., Inc. (Alpha) in an amount not to exceed \$1,250,400.
2. Authorize an amendment (No. 9) to engineering Contract No. 96-03 held by Malcolm Pirnie, Inc. (Malcolm) in the amount not to exceed \$142,000.
3. Authorize the Purchasing Agent to execute the Contract Documents and the Amendment subject to legal review by the County Attorney.

ISSUE: Approval by the County Board is needed for the award of a construction contract and authorization of an amendment to an existing engineering construction services contract, both related to the Phase 7I Interior Lighting Upgrade for Existing Buildings Project (Phase 7I Project) at the WPCP. No issues have been identified.

SUMMARY: The Phase 7I Project is included in the \$568 million overall WPCP Master Plan 2001 (MP01) budget. This project will replace and/or retrofit existing light fixtures, provide necessary upgrades to the WPCP for more efficient lighting, meet current safety regulations, maintain efficient operations, and provide energy use savings.

BACKGROUND: In January 2003, the County Board endorsed the concept for the WPCP MP01 upgrade and expansion project at the Department of Environmental Services WPCP, to enable the County to meet current and future capacity demands in the most environmentally appropriate manner. The capital improvements MP01 will provide increased capacity which will meet existing flow and estimated flows to the year 2015-2020+ and provide a positive environmental impact. A lighting study performed in April 2003 recommended upgrades and improvements to the existing aging building interior lighting fixtures that are in poor condition

County Manager: BMD/mta

County Attorney: JM/GM

Staff: Lawrence Slattery, Bureau Chief, WPCB

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and ineffective in order to meet the current safety regulations, achieve energy savings, and allow continued effective operation of the plant.

DISCUSSION:

On November 16, 2009, one (1) firm submitted a bid under ITB 341-09:

Alpha Construction Co., Inc. in the amount of \$1,042,000

The bidder, Alpha was found to be responsible and the bid submitted was responsive. It is recommended that a construction contract be awarded to Alpha. A contingency fund of \$208,400 is recommended for change orders; therefore, the total construction contract authorization is \$1,250,400. This contract work includes the upgrading of the existing interior lighting and necessary electrical work associated with the upgrade of eight (8) existing buildings for the replacement and retrofitting of existing lighting fixtures, new lighting controls, demolition, relocation and reconnection of electrical wiring and conduit, and temporary area lighting to maintain plant operations. The contract upgrade work also includes the control upgrades for detecting a space’s occupancy and controlling the lighting function during the occupied-unoccupied periods, without premature shut down of the lighting during the occupied times by installing some fixtures as night-lights and using timers. Replacing the ineffective incandescent lamps with more efficient and longer lifespan lamp is for reduction of labor cost for replacement. The expected contract time is 248 calendar days and will begin after the Board approves the funds, the Purchasing Office awards the Contract and a Notice to Proceed is issued by WPCP.

Malcolm, the Design Engineer, was selected to perform specific engineering and construction services related to the WPCP interior lighting upgrade project under RFP No. 96-03. The increased scope of services requested herein under this amendment, includes but is not limited to:

- Malcolm will perform the review of submittals for compliance with the specifications and design intent, and provide comments accordingly; Malcolm will also review and respond to Requests for Information.
- Malcolm will provide new design or design modifications when requested and provide technical input to facilitate resolution of Non-Compliance Report.
- Malcolm will perform on-site and off-site Project Administration, attend progress meetings, perform control and general start-up testing, inspection for Substantial Completion, and inspection for Final Completion.

The total authorization for the engineering services under the Amendment is \$142,000.

FISCAL IMPACT: The Phase 7I Interior Lighting Upgrade Project is included in the approved \$568 million overall budget for the MP01 upgrade and expansion project at the DES WPCP. The debt service costs are included in the annual projections for the Water Sewer Rate, which ultimately funds the repayment of the debt service associated with MP01. Rate increases are

projected to range from 5-10% per year for several years for funding all Utilities Fund projects and operating expenses. The bond funding for this project resides in fund 530, cost center 43541.